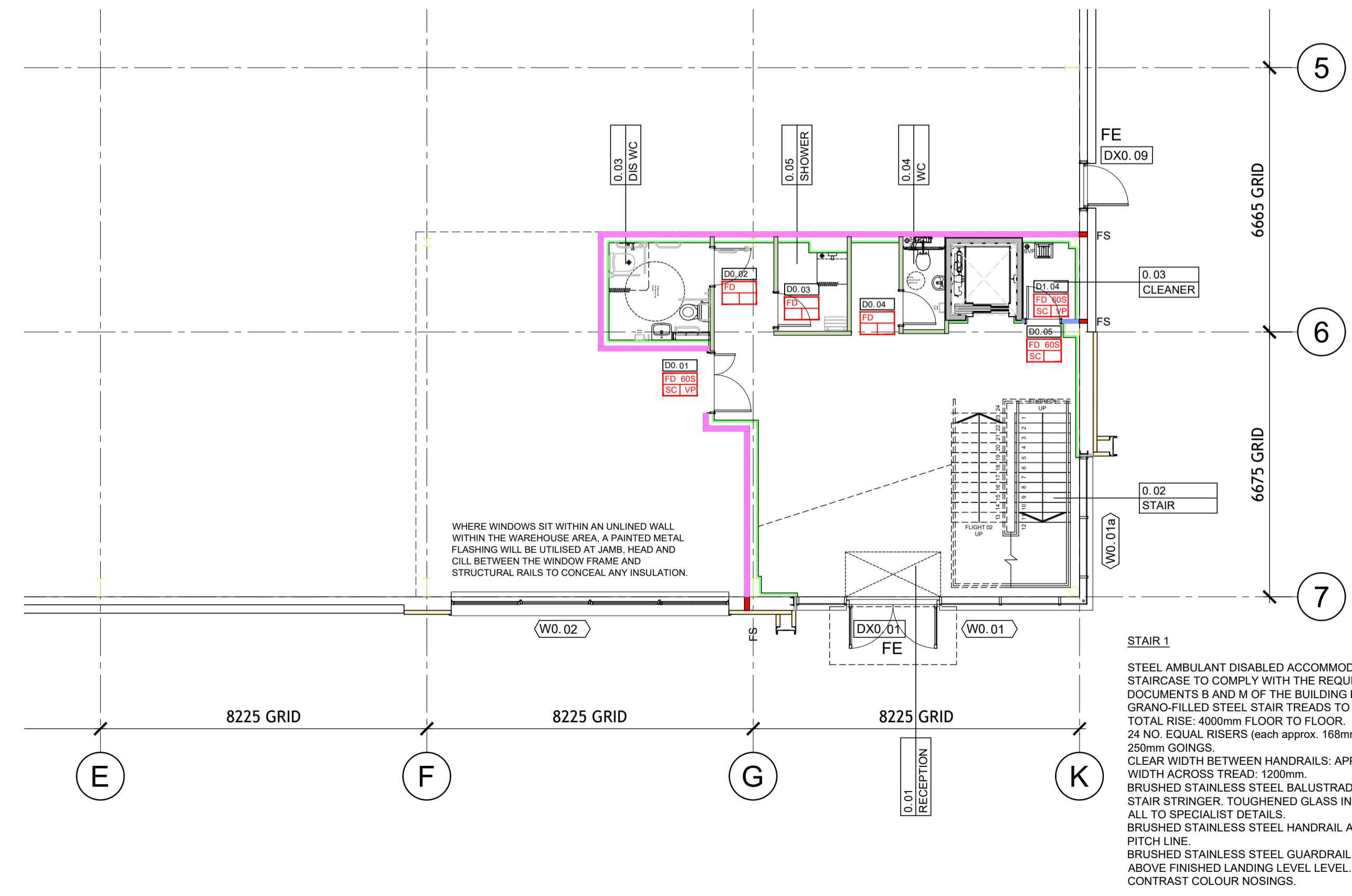


TEA POINT
 MFG CONSTRUCTION WITH ABS EDGING TO CABINETS AND SHELVES. SOLID BACK BOARDS. CLIP ON PLINTHS WITH MATCHING END CAPS. WALL AND BASE UNITS COMPLETE WITH 1 NO. SHELF. WHITE CARCASSING. GLOSS WHITE LAMINATE DOORS, PLINTH AND VANITY PANELS. GLOSS WHITE CORNICE AND PELMET TO WALL UNITS.
 SATIN STAINLESS STEEL D-HANDLES. HOWDENS (OR SIMILAR APPROVED.)
 BASE UNITS: WALL UNITS:
 1 no. 500 1 no. 500
 1 no. 1000 SINK UNIT 1 no. 1000
 SOLID WOOD 40mm WORKTOP. SQUARE FRONT EDGE. COLOUR: RUSTIC OAK.
 INSET STAINLESS STEEL SINGLE BOWL SINK AND DRAINER SEALED INTO WORKTOP. MONOBLOC MIXER TAP WITH THERMOSTATIC ANTI-SCALD CONTROLS TO M & E DETAILS. BASKET STRAINER WASTE. ARMITAGE SHANKS SANDRINGHAM SELECT (OR SIMILAR APPROVED.) SINK TO BE COMPLETE WITH ALL NECESSARY BRACKETS AND FIXINGS FOR MOUNTING TO WORKTOP AND PIPEWORK FOR WATER SUPPLY AND CONNECTION TO FOUL DRAINAGE SYSTEM.
 WHITE GOODS (FRIDGE / FREEZER & DISHWASHER) AS PART OF FIT OUT WORKS. WATER / DRAINAGE CONNEX FOR DISHWASHER ONLY.

Description PART FIRST FLOOR PLAN. OFFICES.

Ref 1st



WHERE WINDOWS SIT WITHIN AN UNLINED WALL WITHIN THE WAREHOUSE AREA, A PAINTED METAL FLASHING WILL BE UTILISED AT JAMB, HEAD AND CILL BETWEEN THE WINDOW FRAME AND STRUCTURAL RAILS TO CONCEAL ANY INSULATION.

STAIR 1
 STEEL AMBULANT DISABLED ACCOMMODATION AND FIRE ESCAPE STAIRCASE TO COMPLY WITH THE REQUIREMENTS OF APPROVED DOCUMENTS B AND M OF THE BUILDING REGULATIONS. GRANO-FILLED STEEL STAIR TREADS TO REDUCE IMPACT SOUND.
 TOTAL RISE: 400mm FLOOR TO FLOOR.
 24 NO. EQUAL RISERS (each approx. 168mm.)
 250mm GOINGS.
 CLEAR WIDTH BETWEEN HANDRAILS: APPROX. 1225mm.
 WIDTH ACROSS TREAD: 1200mm.
 BRUSHED STAINLESS STEEL BALUSTRADE SYSTEM, TOP FIXED TO STAIR STRINGER. TOUGHENED GLASS INFILL PANELS IN D - CLAMPS. ALL TO SPECIALIST DETAILS.
 BRUSHED STAINLESS STEEL HANDRAIL AT 1000mm ABOVE STAIR PITCH LINE.
 BRUSHED STAINLESS STEEL GUARDRAIL AT LANDINGS, 1100mm ABOVE FINISHED LANDING LEVEL.
 CONTRAST COLOUR NOSINGS.

Description PART GROUND FLOOR PLAN. OFFICES. FOR CONTEXT REFER TO DRAWING REF. 150

Ref G

INTERNAL WALL CONSTRUCTION

Masonry walls

100mm th. lightweight blockwork.
Compressive strength to S. Eng.'s details.

WT-B1
140mm th. lightweight blockwork.
Compressive strength to S. Eng.'s details.

WT-B1
FOR FIRE RATING REFER TO FIRE STRATEGY PLANS DRAWING REFS 410 and 411.
Proprietary surface sealer to unfinished blockwork.
Specification subject to Manufacturer's requirements regarding wall height and required fire rating.

FINISHES TO MASONRY / CONCRETE WALLS.

F0 No board finish.
F1 1 No. layer 15mm th. British Gypsum Duraline Wall board on adhesive dabs to one side only.
F2 1 No. layer 15mm th. British Gypsum Duraline Wall board on adhesive dabs to both sides.
N.B: Moisture Resistant plasterboard to be used in toilets and kitchens / tea points.

Metal stud and plasterboard partitions & dry lining

All metal stud and plasterboard partitions and drylining to continue up to underside of floor deck or whitewall lid.
Moisture Resistant plasterboard to be used in toilets, kitchens and tea points.

WT-P1
Metal stud partition.
1 no. layer 15mm WallBoard both sides of 70mm metal studwork.
50mm Isover acoustic insulation to stud void.
British Gypsum GypWall Classic (or similar approved.)
Board to be taper edged for taping and filling.
N.B. Construction to achieve 30 mins FR where shown on the Fire Strategy Plans

WT-P2
Metal stud partition (60 minutes FR.)
1 no. layer 15mm WallBoard to one side of 70mm metal studwork.
50mm Isover acoustic insulation to stud void.
British Gypsum GypWall Classic (or similar approved.)
Board to be taper edged for taping and filling.
N.B. Construction to achieve 60 mins FR where shown on the Fire Strategy Plans

WT-P3
Metal stud partition facing wall to conceal structural bracing. Column enclosure and as lining to external wall.
1 no. layer 15mm WallBoard to one side of 70mm metal frame drylining.
British Gypsum GypLiner IWL (or similar approved.)
Board to be taper edged for taping and filling.

WT-P4
Metal frame dry lining to lift shaft front wall.

Whitewall Construction

ACTUAL (vertical lay) DRAWN
Eurobond Firemaster Wall Extra (or similar approved) vertically OR horizontally laid wall panels TBC by Specialist comprising stone wool core between steel facings complete with all necessary trims, flashings and fillers to provide a fire rated and air sealed enclosure. TO ACHIEVE 60 mins FR. Panels to be factory finished Colourcoat PE25 by Tata Steel White polyester RAL 9010.

WT-W1
Division wall between offices and warehouse.

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The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. The Contractor is to comply in all respects with current Building Regulations, British Standard Specifications, Building Regulations, Construction (Design & Management) Regulations, Party Wall Act, etc. whether or not specifically stated on this drawing. This drawing must be read with and checked against any structural, geotechnical or other specialist documentation provided.

This drawing is not intended to show details of foundations, ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any suspect or fluid ground, contaminants on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only & should be further investigated by a suitable expert.

Where existing trees are to be retained they should be subject to a full Arboricultural inspection for safety. All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services. A suitable method of foundation is to be provided to accommodate the proposed tree planting.

Sketch proposals are for illustrative purposes only & as such are subject to detailed site investigation including ground conditions/contaminants, drainage, design & planning/density negotiations. Sketch proposals may be based upon enlargements of OS sheets & visual estimations of existing site features. Accuracy will therefore need to be verified by survey. Sketch proposals have not been considered in respect of CDM Regulations.

LEGEND

1 121 Detail ref on Drawing ref

S.O.P. SETTING OUT POINT

DOOR REF fire rating

EXTERNAL WINDOW REF

CAVITY BARRIER 30/15mins FR integrity/insulation

FIRE STOPPING to match FR of floor or wall

GULLY

SHOWER DRAIN

SVP SOIL AND VENT PIPE

STUB STACK OR DRAINAGE POPUP WITH AIR ADMITTANCE VALVE WHERE NOTED

RWP RAINWATER PIPE

ABBREVIATIONS

Nom.	Nominal	U/s	Underside of
T.O.S	Top of steel	T.O.	Top of
S.O.	Structural Opening	F.O.	Face of
F.F.L.	Finished Floor Level	AFFL	Above Finished Floor Level
S.S.C.	Specialist Sub Contractor	S.S.L.	Structural Slab Level
EOB	Edge Of Beam		

T3	Windows updated to suit Planning Approved Drawings.	15.06.2023	RJF
T2	Updated for revised Tender Issue.	07.06.2023	RJF
T1	Amended as Value Engineering Schedule.	07.11.2022	D.N.
Revisions:	Amendment:	Date:	Name:

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TENDER

CLIENT: **st francis group**

PROJECT: SPECTRUM LOGISTICS PARK ECKERSALL ROAD, KINGS NORTON, BIRMINGHAM

TITLE: GENERAL ARRANGEMENT Offices Ground and First Floor Plans UNIT 5

Scale: 1:100@A1 Date: JUN 2022

Drawn: D.N. Checked By: D.N.

Drw No: 17-110- T 151 Revision: T3