

TEA POINT
 MFC 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

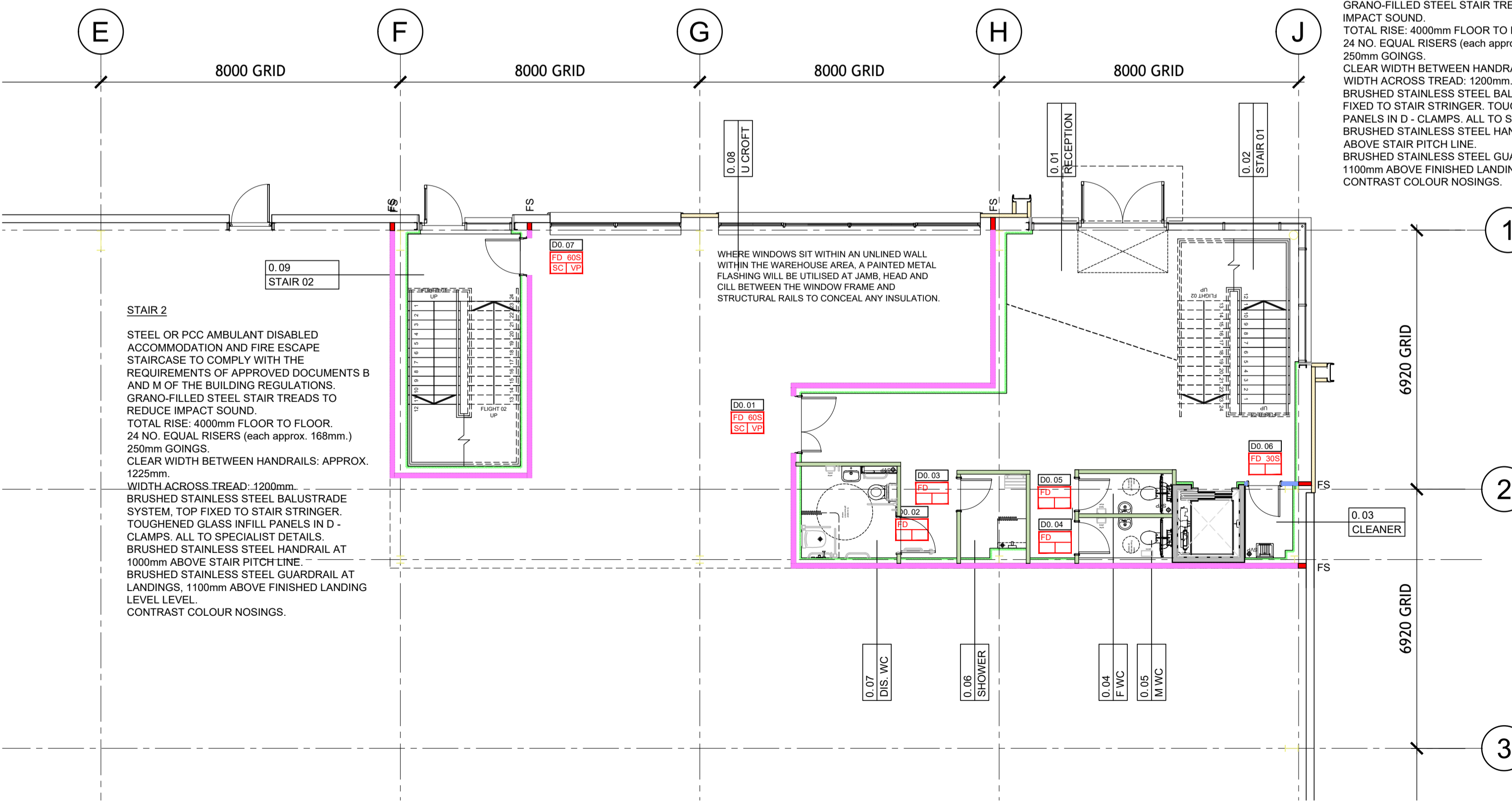
SOLID WOOD 40mm WORKTOP. SQUARE FRONT EDGE. COLOUR: RUSTIC OAK.

INSET STAINLESS STEEL SINGLE BOWL SINK AND DRAINER SEALED INTO WORKTOP. MONOBLOCK 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



STAIR 2
 STEEL OR PCC 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: 4000mm 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-CRAMPS. 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.

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: 4000mm 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-CRAMPS. 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. 180

Ref G

INTERNAL WALL CONSTRUCTION

Masonry walls							
100	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	<ul style="list-style-type: none"> 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.							
102	<table border="0"> <tr> <td>ACTUAL</td> <td>DRAWN</td> <td>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.</td> </tr> <tr> <td colspan="3">N.B. Construction to achieve 30 mins FR where shown on the Fire Strategy Plans</td> </tr> </table>	ACTUAL	DRAWN	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		
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WT-P1	Metal stud partition.						
102	<table border="0"> <tr> <td>ACTUAL</td> <td>DRAWN</td> <td>1 no. layer 15mm FireLine 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.</td> </tr> <tr> <td colspan="3">N.B. Construction to achieve 60 mins FR where shown on the Fire Strategy Plans</td> </tr> </table>	ACTUAL	DRAWN	1 no. layer 15mm FireLine 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 60 mins FR where shown on the Fire Strategy Plans		
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WT-P2	Metal stud partition (60 minutes FR.)						
87	<table border="0"> <tr> <td>ACTUAL</td> <td>DRAWN</td> <td>1 no. layer 15mm WallBoard to one side of 70mm metal "I" section studwork. British Gypsum GypLiner IWL (or similar approved.) Board to be taper edged for taping and filling.</td> </tr> </table>	ACTUAL	DRAWN	1 no. layer 15mm WallBoard to one side of 70mm metal "I" section studwork. British Gypsum GypLiner IWL (or similar approved.) Board to be taper edged for taping and filling.			
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WT-P3	Metal stud partition facing wall to conceal structural bracing. Column encasure and as lining to external wall.						
75	<table border="0"> <tr> <td>ACTUAL</td> <td>DRAWN</td> <td>1 no. layer 15mm WallBoard to one side of 70mm metal frame drylining. British Gypsum GypLiner Universal (or similar approved.) Board to be taper edged for taping and filling.</td> </tr> </table>	ACTUAL	DRAWN	1 no. layer 15mm WallBoard to one side of 70mm metal frame drylining. British Gypsum GypLiner Universal (or similar approved.) Board to be taper edged for taping and filling.			
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WT-P4	Metal frame dry lining to lift shaft front wall.						
Whitewall Construction							
ACTUAL (vertical lay)	<table border="0"> <tr> <td>ACTUAL</td> <td>DRAWN</td> <td>Eurobond Firemaster Wall Extra (or similar approved) vertically OR horizontally laid wall panels TEC 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.</td> </tr> </table>	ACTUAL	DRAWN	Eurobond Firemaster Wall Extra (or similar approved) vertically OR horizontally laid wall panels TEC 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.			
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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 Legislation, 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 to 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/conservation regulations. Sketch proposals may be based upon engagements 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	Detail ref on Drawing ref	S.O.P.	SETTING OUT POINT
DOOR REF	DOOR REF fire rating	WO.00	EXTERNAL WINDOW REF
CB	CAVITY BARRIER 30/15mins FR integrity/insulation	SP	FIRE STOPPING to match FR of floor or wall.
G	GULLY	Shwr	SHOWER DRAIN
SVP	SOIL AND VENT PIPE	SP	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		

T5	Windows updated to suit Planning Approved Drawings.	15.06.2023	RJF
T4	Updated for revised Tender Issue.	07.06.2023	RJF
T3	Stair 2 spec note amended.	15.03.2023	jmc
T2	Stair 2 relocated within office.	12.01.2023	jmc
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 8

Scale:	1:100@A1	Date:	JUN 2022
Drawn:	D.N.	Checked By:	D.N.
Drw No:	17-110- T 181	Revision:	T5