OFFICE TO WAREHOUSE WALLING
Supply and fix new 50mm pre bonded insulated plasterboard using hammer fixings or equal approved to the office wall between the warehouse walls using "gyproc or knauf" 50mm composite pre-insulated plasterboard with integral vapour check, wall lining system. Fix boards 50mm clear of the floor and fix on metal stud, Ardit or similar dot and dabs with a minimum 8 No mechanical fixings per board. Scrim and skim joints on completion. Provisionally allow for installing softwood batten kicker at low level.

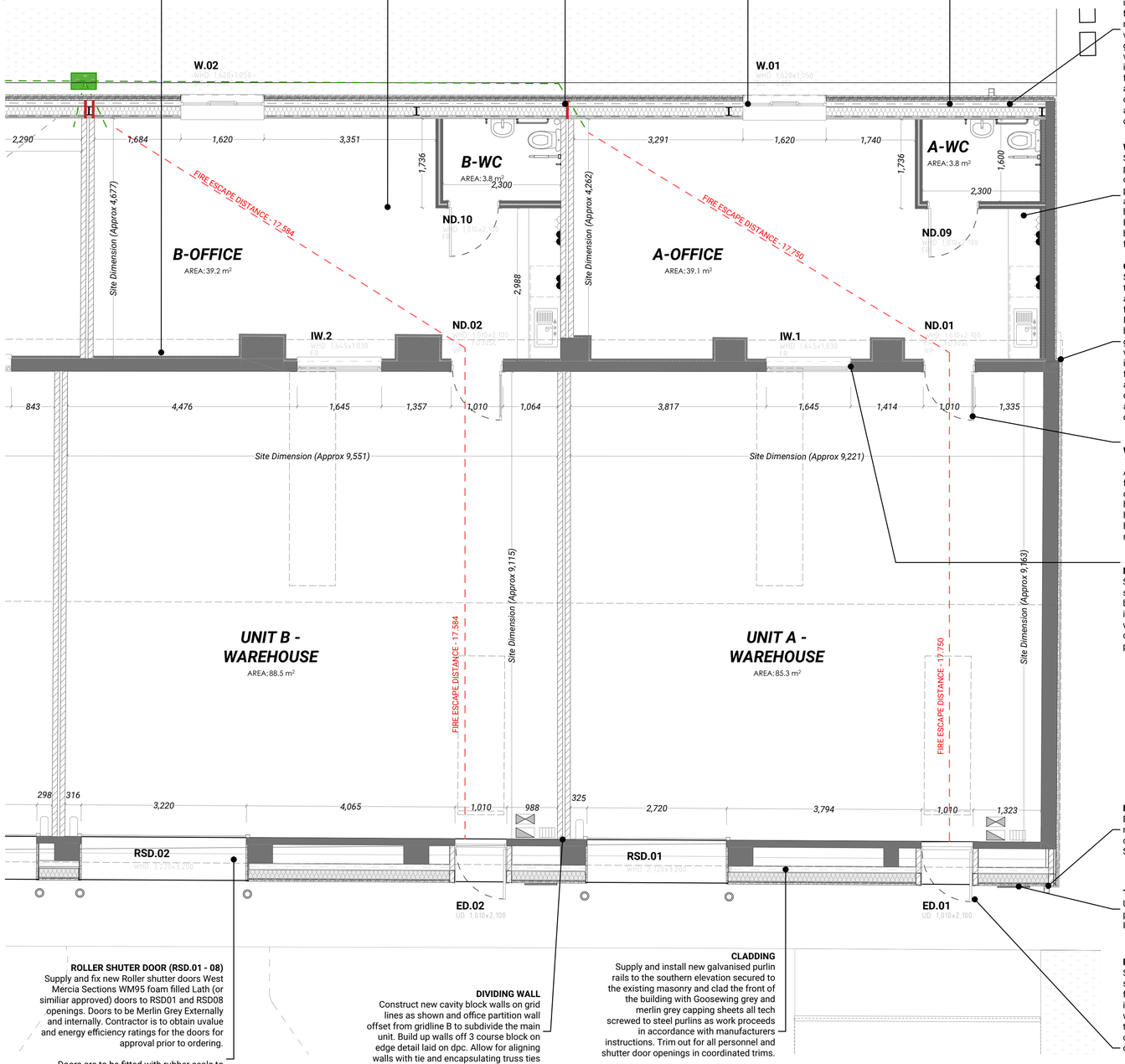
SUSPENDED CEILING
Supply and fix into the WC, beverage and office area new 600 X 600 suspended ceiling system comprising Armstrong or similar white "Dune" style lay in tile and 19mm white exposed "t" grid. Include for installing suspension wires and clips from the existing purlins, do not drill and tap the liner sheeting. 200mm loose laid insulation to be installed above suspended ceiling.

FIRE BATT
Rockwool FirePro cavity batt or similiar to be supplied and fitted between blockwork and cladding sheets to fill any voids at junction.

WINDOWS (W.01 - W.08)
Supply and fix into newly formed north elevation window openings new pvc u window frames. Complete with sealed double glazed 22mm air gap Argon filled (see preamble L10) glazed units.

Refer to Window Schedule for further information

CLADDING
Line out the internal office walls to the portal frame lean to with MF top hat section secured to the internal sheeting rails insulate the void space to the depth of the exposed sheeting rails with 200mm gypglass insulation



CLADDING
Supply and fix new spacer rail system over the existing wall and roof cladding to the north side lean to and facilitate installation of new capping sheet. Insulate over the existing roof sheets with 100mm gypglass insulation set between purlins . Supply and fix Goosewing grey capping sheets to the roof areas and secure with tech screws as work proceeds.. Supply and fix goosewing grey and merlin grey capping sheets to the walls trimmed for new window openings all in positions as shown on drawings. Include for forming verge and drip cills to windows and cladding verges and corners with coordinated sheeting. Ensure the cills have adequate falls and seal all joints on completion.

WALL FINISHES
Supply and fix foil backed plasterboard to previously prepared metal framing to the office and WC areas. Fix boards using plaster board fixings through to MF frames and grounds all in accordance with white book Scrim and skim joints on completion. Provisionally allow for installing softwood batten kicker at low level to form a ground for skirtings.

CLADDING
Supply and fix new spacer rail system over the existing main gable walls to the east and west to the original building ready to facilitate installation of new capping sheet. Insulate 100mm gypglass insulation set between purlins . Supply and fix goosewing grey and merlin grey capping sheets to the walls trimmed for new window openings all in positions as shown on drawings. Include for forming verge and drip cills to windows and cladding verges and corners with coordinated sheeting. Ensure the cills have adequate falls and seal all joints on completion .

WC DOOR (ND.09)
1,010w x 2,100mm
Allow for supplying and fixing solid core flush doors and rebated door linings into door openings - ND9 - 16. Doors are to be hung into linings on 1.5 pairs ball race butt hinges, and fitted with SAA tubular lever handles, latch, vacant engaged latches and rubber door stops.

INTERNAL WINDOW (IW.1 - 8)
Supply and install fixed window. Window size to suit existing opening and cill level to be utilised. Frame out head of window to infill between fixed light and retained lintel with MF walling and fireline plasterboard as detailed within schedule of works to provide 60minutes FR.

RAINWATER
Existing rainwater connections to be used, new gullies to be repositioned to suit cladding works as detailed within Schedule.

TENANT SIGNAGE
Unit number and tenant signage to be provided as shown on elevation drawings. Items to be fitted by client post works.

EXTERNAL DOORS
Supply and fix new Bradbury M2M 2 hinged steel doorset (or similar approved) and frames to the external openings as indicated on the drawing as ED1-ED8. Fit with standard letter plate fitted at base of the door as scheduled . All doors are to open outwards, and be fitted with non override latches.

All doors are to fitted with a galvanised steel or aluminium weather bar and draught strips. Doors to be powder coated Empire Green **RAL 6028**.

Rubber door stops to be fitted to all external doors.

ROLLER SHUTER DOOR (RSD.01 - 08)
Supply and fix new Roller shutter doors West Mercia Sections WM95 foam filled Lath (or similiar approved) doors to RSD01 and RSD08 openings. Doors to be Merlin Grey Externally and internally. Contractor is to obtain uvalue and energy efficiency ratings for the doors for approval prior to ordering.

Doors are to be fitted with rubber seals to base of door and rubber threshold to form weather bar at threshold, supply all installation and safety certification on completion of the installation.

Liaise with the electrician to ensure power provision is provided for the door opening gear.

DIVIDING WALL
Construct new cavity block walls on grid lines as shown and office partition wall offset from gridline B to subdivide the main unit. Build up walls off 3 course block on edge detail laid on dpc. Allow for aligning walls with tie and encapsulating truss ties as work proceed.

CLADDING
Supply and install new galvanised purlin rails to the southern elevation secured to the existing masonry and clad the front of the building with Goosewing grey and merlin grey capping sheets all tech screwed to steel purlins as work proceeds in accordance with manufacturers instructions. Trim out for all personnel and shutter door openings in coordinated trims.

Install 200mm Gypglass or similar insulation to rear of proposed capping sheet between new rail system secured in position with netting as detailed.

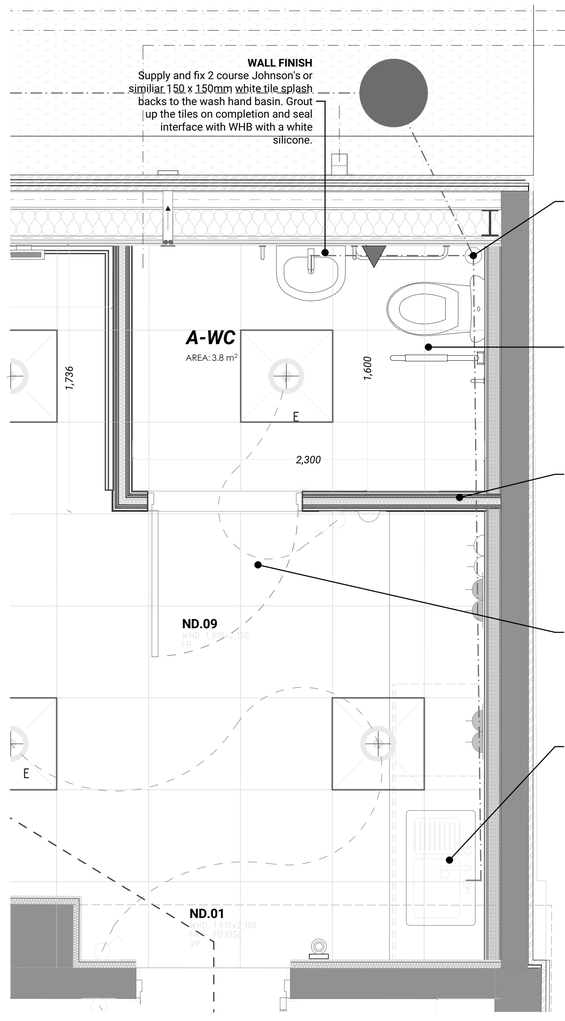
PROPOSED GROUND FLOOR LAYOUT - TYPICAL UNIT
Scale 1:50

HAZARD / ACTIVITY LEADING TO UNUSUAL, SIGNIFICANT OR UNACCEPTABLE RISKS DURING CONSTRUCTION ARE IDENTIFIED ON THIS DRAWING AS:

This list below identifies certain risks but does not cover all possible unusual etc. situations which may be during the construction process, it is therefore the main contractors responsibility to identify any further risks/hazards and take appropriate action.

Risks / Hazards particular to this drawing are listed below in numerical references, please refer to architectural risk register for further details: ############

WALL FINISH
Supply and fix 2 course Johnson's or similiar 150 x 150mm white tile splash backs to the wash hand basin. Grout up the tiles on completion and seal interface with WHB with a white silicone.



DRAINAGE
Supply and fix 110mm stub stack complete with passive one way durgo valve connected into new plastic below ground drainage.

Include for forming waste and branch pipes to foul drainage installations as work proceed.

All internal plumbing to be boxed in.

DDA
Supply and fix Armitage or similiar Doc M Pac WC installations into the accessible WC areas. Include for fitting all ancillary equipment rails as work proceeds including fixing through to secure base.

WC PARTITION
Form new enclosures to the WC areas with MF studwork complete with clips, cleats, fasteners to provide an compliant installation, walls are to be finished with plasterboard both sides, include for installing ply wood pattresses to secure grabrails and sanitary ware fixings as work proceeds.

WC DOOR (ND.09)

Allow for supplying and fixing solid core flush doors and rebated door linings into door openings - ND9 - 16. Doors are to be hung into linings on 1.5 pairs ball race butt hinges, and fitted with SAA tubular lever handles, latch, vacant engaged latches and rubber door stops.

BEVERAGE POINT
Supply and fix 1 No Beverage facility comprising stainless steel 1/2 drainer inset sink top, base unit (Moores Furniture Group Ltd) Alto white gloss range, Horizontal F1J and F1D handles, Tippo Grey worktop with postformed edges.

Worktop to be Howdens 300mm high gloss Grey Metro Tile Effect laminate backboard above worktops.

Allow for all taps and fittings to the sink as described in the preambles.

Supply and fit new hot and cold water service supply to WC, wash basins and beverage areas. Hot water to be supplied via new under sink electric water heaters, "ariston Andris " or similar 15l unit.

Install stainless steel sink to the beverage areas including 50mm wastes, 75mm anti-siphon bottle traps, cross head c.p.b pillar taps connected into new drainage system.

TYPICAL WC / BEVERAGE UNIT
Scale 1:20

Rev	Date	Drawn	Description	Checked

TENDER

Client	PHPUT		
Project	Thorp Arch Unit 717	Date	18/03/2024
Title	Proposed Typical Office Layout	Scale	1:50, 1:20 @ A1
	.	Drawn	SY Auth .

Drawing Number: 11083 BSP 24-312
Revision:

Do not scale from this drawing. Work to figured dimensions, and any discrepancy to be reported to the Architect. © This drawing is copyright and must not be reproduced or used for any other purpose without the permission of LHL Group Ltd.

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