



ALMONDVALE BUSINESS PARK, LIVINGSTON – PHASE 6
Outline Specification – 23 January 2006

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Rev B – 28 March 2006
Rev C – 06 April 2006
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1.0 GROUND FLOOR SLAB

- 1.1 In-situ ground bearing concrete GF slab with floor loading capability of 5KN/m₂ to Structural Engineer's Details laid on a PIFA 500 (2000 Gauge) DPM on blinded well compacted granular material to Structural Engineer's details.
- 1.2 Entrance core and rear stair towers to have a raised slab level to suit hard floor finishes, with no raised floor void.

2.0 FOUNDATIONS

- 2.1 In-situ reinforced concrete pad and strip foundations to Structural Engineer's details.

3.0 EXTERNAL WALLS

3.1 Solid Areas:

- a External cavity wall comprising 100mm masonry blockwork external leaf (as 3.1c below), 60mm clear cavity 6mm Promat board, fully sealed with micro emulsion sealer to form breather membrane, on 15mm thermal packer, on 140mm proprietary metal stud framing system (140 x 45 x 1.2mm) with 130mm proprietary mineral wool insulation, lined internally with a 1000 gauge polythene vapour barrier. Stainless steel safety wall ties at centres to comply with British Standards and to relate to non standard external block module and metal framing system
- refer to Structural Engineer's details and specification.
- b Plasterboard fixed directly to the metal framing system, with taped and filled seamless finish.
- c Block type - Plean pre-cast 'Muracast' dry cast masonry, or equal and approved, to BS 1217: 1986, format size 331.5mm high x 496mm long.
Note:- If these blocks weigh in excess of 20kg mechanical lifting devices will be required.
Plean pre-cast 'Muracast' Specials(cills, lintols, quoins) to have finished face to front and return faces.
- d Wall to provide minimum U-value of 0.30W/m²°K.

- e Inner wall construction to be fully sealed to all perimeters and openings, including M&E apertures, in accordance with the principles contained in the BRE Report BR 265, Minimising Air Infiltration in Office Buildings.

3.2 Glazed Areas to Offices/Escape Stairs:

- a Proprietary aluminium curtain walling / window sections double glazed units, with Low-E, EN=0.05, argon filled glazing units, fire resistant and toughened as necessary, or equal and approved, to comply with British Standard and Local Authority regulations. Clear glass outer pane with clear glass to inner pane. Aluminium frames, internally glazed with concealed hinges externally. Glazing system to be Technal MX Visible Grid or equal and approved.
- b Curtain walling / windows to be thermally broken and coated with polyester powder coated finish (Syntha Pulvin or approved). Colour RAL 7040 (matt) Window Grey.
- c Opening aluminium windows to be incorporated in curtain walling and/or solid wall areas as appropriate, providing natural ventilation to not less than 1/30th of the floor area. Opening lights to be top hung with centrally located brushed aluminium locking handle and concealed hinge operation mechanism.
- d U-value of double glazing - 2.2 W/m²°K.
- e All glazing to be in accordance with BS 8213-1:2004

3.3 Glazed Areas to Reception/Core:

- a Proprietary aluminium curtain walling / window sections double glazed units, with Low-E, EN=0.05, argon filled glazing units, fire resistant and toughened as necessary, or equal approved, to comply with British Standard and Local Authority regulations. Clear glass outer pane with clear glass to inner pane. Aluminium frames, internally glazed with concealed hinges externally.

3.4 Rendered Walls to Rear Elevation:

- a External cavity wall comprising Powerwall system, 60mm clear cavity, 6mm Promat board, fully sealed with micro emulsion sealer (to form breather membrane), on 15mm thermal packer, on 140mm proprietary metal stud framing system (140 x 45 x 1.2mm) with 130mm proprietary mineral wool insulation, lined internally with a 1000 gauge polythene vapour barrier. Stainless steel safety wall ties at centres to comply with British Standards and to relate to non standard external block module and the metal framing system - refer to Structural Engineer's details and specification.
- b Plasterboard fixed directly to the proprietary framing system, with taped and filled seamless finish.
- c Wall to provide minimum U-value of 0.30W/m²°K.

3.5 Column Encasures:

- a Column encasures to be 2mm gauge Polyester Powder coated insulated aluminium encasures with consistently smooth finish – colour RAL 7040 (matt) Window Grey.

3.6 External Envelope Generally:

- a All external envelope elements:- walls, cladding, curtain walling, windows, doors, canopies, flashings, roofs and related interfaces to form a water tight envelope.

4.1 70 or 146mm Gyproc metal studs with either 15mm Fireline Plasterboard or 12.5mm thick plasterboard with taped and filled seamless finish. (Refer to Section 12 for more detail on finishes).

4.2 Lift walls formed in blockwork in accordance with Structural Engineers specification.

5.0 UPPER FLOORS

5.1 Holorib metal sheet with reinforced concrete screed to all areas, on structural steelwork frame to Section 8.

5.2 First floor balcony slab to be Holorib with top being 185mm higher than general office structural floor (ie no raised floor void).

5.3 Floor loading to be 5KN/m₂.

6.0 STAIRS

6.1 Pre-cast concrete stair flights and landings to all stairs (refer to Section 11 for finishes).

6.2 Bin store and cycle store to have 60 minute fire separation from stairwell above.

7.0 ROOFING

7.1 Purlins on steel frame.

7.2 Standing seam roof with 0.9mm gauge aluminium outer skin with new aluminium finish stucco embossed, 200mm (compressed to 180mm) rock fibre insulation quilt, vapour barrier, minimum 0.7mm thick steel decking liner sheet and all associated fixing clips and accessories. Single ply membrane lined composite gutter, located outwith the building line.

7.3 Flat roof areas at central core and side stairs to be formed using 1.5mm Sarnafil single ply membrane (to include manufacturer's guarantee) on compatible solid insulation (thickness to be confirmed to achieve minimum U value) on 1000 gauge polythene vapour barrier on metal decking laid to fall. Potential concrete deck to side stair roofs. Sarnatred maintenance walkways included where indicated on roof plan.

7.4 Aluminium downpipes for rainwater outwith building fabric with access hand holes 300mm above FGL.

7.5 Total roof build up to provide minimum U-value of 0.25W/m²°K.

7.6 All roof elements;- copes, flashings, decking, flat roof, upstands, gutters and fascias to provide free-draining and water tight roof.

7.7 Access to roof plant areas by way of access ladder to BS 5395-3:1985

7.8 Latchways roof safety line (fall, arrest and restraint) or equal and approved.

8.0 STRUCTURAL FRAME

- 8.1 Steel frame to be based on Structural Engineer's information and be sub-contractor designed and finished with 1 No coat of primer.
All steelwork below ground generally encased in concrete, with all steelwork within cavities to be bitumen painted.
- 8.2 Fire protection to beams and columns within ceiling void to be either board or intumescent paint, with one layer of 12.5mm Gyproc fireline plasterboard (or approved) to all other areas, with skim coat plaster finish, except perimeter portal columns which are to receive intumescent paint to portions of columns deemed to be internal.
- 8.3 Rockwool (or approved) fire barriers to be provided at 20m max centres in ceiling voids, with floor cavity barriers within floor void, also at 20m max centres.

9.0 INTERNAL DOORS

- 9.1 Solid core flush faced plywood doors to core area with hardwood (Maple) veneer finish and MDF cubith style frames. Leaderflush doors with Allgoods ironmongery, or equal and approved. Doors within fire rated walls to be fire rated to medium duration(60mins) with fire rated glazing at apertures.
- 9.2 Clear glazed apertures provided to core and stair pass doors and all stainless steel ironmongery to be included, fire rated to match door rating.
- 9.3 All timber should be from a sustainable source.

10.0 RAISED FLOORS

- 10.1 Ground, first and second floor office areas to have 600 x 600mm fully accessible floor with metal encapsulated PSA medium grade flooring.
- 10.2 Raised access finish floor level 170mm (ground) 150mm (first & second) above structural slab level.
- 10.3 Upper floor core areas to have lightweight in-situ make-up to accommodate tile finish.

11.0 STAIR FINISHES

- 11.1 Core Stair - Painted mild steel uprights with stainless steel cord balustrade members between, to pass 100mm sphere test, with solid timber handrail. Internal stringers to stair voids and balcony edges to have a continuous secret fixed painted MDF plate from 50mm above stringer to 50mm below soffit finish, treated with fire retardant as required to comply with Building Regulations. Carpet finish as per main office areas. Continuous painted MDF skirting to wall abutments.
- 11.2 Rear Stairs - Painted mild steel uprights with stainless steel cord balustrade members between, to pass 100mm sphere test, with proprietary nylon coated flat handrail. Painted softwood skirting to wall abutments and carpet finish as core stair. Fire retardant MDF internal stringers.
- 11.3 First Floor Balcony - Stainless steel handrail with toughened glass mid panel.

12.0 FINISHES

Refer to separate finishes schedule.

13.0 SANITARYWARE

- 13.1 Armitage Shanks/Ideal Standard white vitreous china fittings, or approved, throughout.
- 13.2 Ideal Standard 'Domi-Solo' style single lever monoblock mixer taps, or approved, to Vanity Units in toilets.

14.0 MECHANICAL & ELECTRICAL INSTALLATIONS

- 7.9 Refer to separate M&E Outline Specification prepared by DSSR.

15.0 EXTERNAL WORKS

- 15.1 Interlocking porous concrete paviors to car park spaces.
- 15.2 Tarmac with clear-coated red chippings to car access lanes within car park.
- 15.3 Trees, shrubs, grass to car park and surrounding areas as detailed in Condition 5 of the Planning Consent.
- 15.4 External floodlighting to the public elevations.
- 15.5 External lighting columns to car park areas, to match those used in the adjoining buildings, along with illuminated bollards to footpath areas.
- 15.6 Frontage and gable footpath adjacent to entrance road to be formed using Marshall's KL pavior type kerbs or approved, with Perfecta paving or approved and pavior borders.
- 15.7 All other kerbs and footpaths to be formed using Marshall's standard half-battered kerbs and accessories ie radius kerbs, quadrants etc and standard paving slabs.

16.0 LIFTS

- 16.1 2 No. 8 person lifts with tanked lift pit.