

## PROPOSED FIT-OUT

Prosperity 24/7,  
Unit B004 (the former Tiffin)  
Castle Quay,  
St. Helier, Jersey.

### Outline Specification.

To be read in conjunction with the Architectural drawings.

**Tender Issue – Rev T2**

**Revisions in RED**

**February 2022**

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## **Description of Works**

The works will be undertaken in unit B004 Millais House (the former Tiffin) Castle Quay, St. Helier. In summary, a breakdown of the works are as follows:

### **Proposed Works include:**

- New mezzanine level with feature stair, walkways to protruding Pods (refer to SE design for detail)
- New protected timber escape stair to rear of unit.
- New conference room, visitor WCs and kitchen at GF level
- New protruding pods through the curtain walling
- New offices, informal meeting spaces, tea point and plant room at mezzanine level
- New section of external curtain walling
- New suspended and MF ceilings
- Floor finishes, wall finishes & decoration throughout
- Various bespoke joinery items / window blinds etc

### **Exclusions**

- Loose furniture, fittings & AV
- Entrances and lobby's
- All MEP services (refer to sub-contractor's drawings & specification)

## **1.0 External Works**

### **1.1 New Curtain Walling**

Install new section of curtain walling to external façade where existing bi-fold doors have been removed. Mullion and transom locations to mirror the removed bi-fold doors with 8 no. glass panel sections. Framing to be powder coated and colour matched with all existing framing. Details to be provided by supplier/specialist contractor for sign-off.

Curtain walling to achieve minimum u-Value of **1.2W/m<sup>2</sup>K.** New windows are to comply with the guidance set out in Technical Guidance Document : PART 10, Glazing & Safety Glazing.

Refer to detailed drawings for more information.

## **2.0 Demolitions**

### **1.1 Timber Stair**

Remove and dispose of timber stair up to existing mezzanine level where WC's are located as shown in RED on the existing / demolition plans.

### **1.2 Curtain Walling Sections**

Remove and dispose of sections of curtain walling at high level to make way for new protruding pods as shown in RED on the existing / demolition plans and elevations. Works to be carried out in conjunction with the specialist curtain walling contractor. Retain sections of curtain walling below. Redundant doors as shown in RED on the existing / demolition plans and elevations are also to be removed and disposed of to make way for new fixed sections of curtain walling.

### **1.3 External Bi-fold doors**

Remove and dispose of section of external bi-fold doors as shown in RED on the existing / demolition plans and elevations. Note – this is only to be carried out when the new section of curtain walling has arrived and is ready for installation.

### **1.4 Granite Cladding to Concrete Columns**

Remove and dispose of existing granite cladding to concrete column (at mezzanine level) as shown in RED on the existing / demolition plans and elevations

### **1.5 Existing 'Tiffin' Signage & Manifestations**

Remove and dispose of all Tiffin branded signage and manifestations to all glazing internally and externally.

## **3.0 Floors**

### **3.1 Existing Floor**

It is assumed that the existing floor is of a concrete / screed construction and is generally in good condition. Allow for the forming of a services channel within the existing screed to accommodate power, data cabling, pipes etc. See Section 3.2.

### **3.2 Service Channels**

Form new service channels within existing screed where required. Metal cover plates to align with top of adjacent finished screed. Refer to floor finish drawing for locations. Exact dimensions TBC in conjunction with MEP contractor. Allow for timber blocks to support metal cover plates at appropriate centres to stop metal bowing.

### **3.3 Mezzanine Level**

Steel beams supported on new steel columns and existing structure to create new mezzanine level with fibre-reinforced 105mm concrete slab on permanent metal deck running between steels. Slab to have power floated finish with allowance for latex self-levelling screed or similar. All structural steelwork to be intumescent painted to give 60min FR. Painted MDF fascia boards to face of structure. Refer to Structural Engineers drawings and specifications for further detail.

### **3.4 Floating Luxury Vinyl Tiles (LVT) – Floor Finish Type 01 (FF01)**

Woodpecker Flooring Brecon easiloc laminate planks. Micro bevel edges. Laid to manufacturer's recommendations. Colour – River Oak, Code – 29-BRE-002. Plank size – 1220mm x 180mm x 5mm. Allow for stainless steel thresholds at junctions with other floor finishes. Floor grommets / floor boxes to be cut in to achieve a flush finish. Grain direction TBC on site by Architect.

### **3.5 Vinyl Safety Flooring – Floor Finish Type 02 (FF02)**

Screw-fix suitable depth of plywood sub-base down onto floor to allow level finish. Vinyl to be Altro Pisces Range. Laid to manufacturer's recommendations with suitable adhesive. Colour – Breakwater. Code – SB2003. SS threshold to junctions with all alternative floor finishes.

### **3.6 Carpet Tiles – Floor Finish Type 03 & 04 (FF03 & FF04)**

Milliken Colour Compositions 250x1000mm carpet tiles. Carpet tiles to be laid to manufacturer's recommendations with suitable adhesive. Direction of carpet grain and laying pattern TBC by Architect on site. **Milliken specialist designers. Colours :-**

- Bone, Bone/Once Firing & Once Firing.
- Ashen, Ashen/Seafoam & Seafoam.
- Plaster, Plasetr/Gauze & Gauze.

### **3.7 Carpet Tiles – Floor Finish Type 04 (FF04)**

Milliken Colour Compositions 250x1000mm carpet tiles. Carpet tiles to be laid to manufacturer's recommendations with suitable adhesive in ashlar random pattern. Direction of carpet grain TBC by Architect on site.

### **3.8 Carpet Tiles – Floor Finish Type 05 (FF05)**

Milliken Nordic Stories **Isograd** 250x1000mm carpet tiles. Carpet tiles to be laid to manufacturer's recommendations with suitable adhesive in ashlar random pattern. Direction of carpet grain TBC by Architect on site. **Colour – 'Spiritland'. Codes – IGD122-120.**

### **3.9 Existing Luxury Vinyl Tiles (LVT) – Floor Finish Type 06 (FF06)**

Retain existing LVT to ground floor WC's. Protect during works and allow a professional clean at the end of the project. Remove existing mastic and install new where required.

### **3.10 Ceramic Tiles – Floor Finish Type 07 (FF07)**

Prep existing floor screed floor to give level finish with adjacent LVT floor finish. Allow for new 600x300mm ceramic tiling on a suitable adhesive. Specification – Waxman Ceramic Naturestone tiles. Colour – 'Grafit'. Allow for aluminium strips to thresholds. Grouting colour to match tiles.

### **3.11 Luxury Vinyl Tiles (LVT) – Floor Finish Type 08 (FF08)**

Remove existing vinyl floor finish and make good existing plywood sub-base allowing level finish with adjacent floor finishes. Vinyl tiles to be 'Amtico' Spacia LVT Range. Laid to manufacturer's recommendations in full tile widths. **Colour – 'Coastal Pine'. Code – SS5W3029.** SS threshold to junctions with all alternative floor finishes.

### **3.12 Loose Lay Luxury Vinyl Tiles (LVT) – Floor Finish Type 09 (FF09)**

Milliken Loose Lay Vinyl tiles 228.6mm x 1516.9mm, 5.0mm thick. Lay to manufacturer's guidelines using recommended fixing specifications – tackifier to allow access to RAF. Allow for suitable brushed stainless-steel threshold to junction of carpet as specified in Section 3.13. **Range – Heritage Wood. Code – HER208.**

### **3.13 Existing Granite Flag Stones – Floor Finish Type 10 (FF10)**

Retain existing granite flag stones to winter terrace. Some will have to be removed as part of the works, allow for reinstallation if required. Deep clean at end of construction works before hand over.

### **3.14 Thresholds**

Metal thresholds to all junctions where alternate finishes abut. Threshold to be from Schluter/Gradus or similar & approved; Flooring contractor to confirm suitability of all trims prior to application.

### **3.15 Stair Nosings**

Install new Gradus Hardnose UPVC stair nosings to existing timber stair. Profile of 55mm going by 55mm rise. Install using suitable adhesive and fixings as per manufacturers guidelines. Nosing and channel insert to both be in same finish. Feature stair colour – White. Back of house timber stair colour – Black.

### **3.16 Micro Raised Access Floor (Pods)**

Install new 'Intercell' space saving low-profile floor management system from 'Interface' to Pods 1, 2 & 3 as shown on the setting out plans. Panel size 500x500mm. Height 40mm. Pedestals to be installed to manufacturers laying pattern and recommendations using suitable adhesive. Floor box locations as per M&E drawings with exact locations TBC on site by furniture supplier.

NOTE – Metal deck and concrete slab to be dropped by 40mm in Pods to accommodate new micro RAF.

## **4 Walls & Partitions**

### **4.1 Loadbearing Timber Stud Partition – Wall Type 01 (WT01)**

Stud partition secured between the top of the floor slab and the underside of the mezzanine structure / slab above. Stud sizes are to be circa 70x38mm with 2No. layers painted 12.5mm Gyproc Soundbloc each side. 25mm Isover APR 1200 acoustic insulation to cavity. Painted 125x12mm planted MDF skirtings. Allow for additional timber stud to mezzanine section of stud wall to structural engineer's design.

2mm plaster skim finish to partitions using BG Thistle Board Finish to give smooth finish in preparation for decoration. Ensure all gaps at floor junction are filled with acoustic sealant to ensure acoustic performance. Partitions to be constructed to manufacturer's recommendations. Refer to RCP for partition height.

Refer to SE drawings and specification for design detail.

Acoustic rating of partition must attain 51dB (min.)

### **4.1 Party Wall Stud Partition – Wall Type 01 (WT01)**

Stud partition secured between the floor slab and the underside of the mezzanine structure / slab above. Stud sizes are to be circa 70x38mm with 2No. layers of 12.5mm Gyproc Soundbloc each side. 25mm Isover APR 1200 acoustic insulation to cavity. Clad in 'Wienerberger' SVK Fibre Cement Board panels, hung on specialist aluminium hanging system. 10mm gaps between panels with a black tape backing. Panel sizes circa – 1200 x 1200mm and are to be secured using concealed fixings. Colour – Classic Pearl.

Ensure all gaps at floor junction are filled with acoustic sealant to ensure acoustic performance. Partitions to be constructed to manufacturer's recommendations.

Refer to drawings 4139 440 & 441 and SE drawings and specification for design detail.

#### **4.2 Acoustic Stud Partition – Wall Type 02 (WT02)**

Stud partition secured between floor slab and underside of mezzanine level (at GF level) and the top of the mezzanine level to the underside of the slab above. 48mm Gypwall Stud with 2No. layers painted 12.5mm Gyproc Soundbloc each side. 25mm Isover APR 1200 acoustic insulation to cavity. Painted 125x12mm planted MDF skirtings. Allow for additional timber stud to mezzanine section of stud wall to structural engineer's design.

2mm plaster skim finish to partitions using BG Thistle Board Finish to give smooth finish in preparation for decoration. Ensure all gaps at floor junction are filled with acoustic sealant to ensure acoustic performance. Partitions to be constructed to manufacturer's recommendations. Refer to RCP for partition height.

Acoustic rating of partition must attain 51dB (min.)

#### **4.3 Standard Stud Partition – Wall Type 03 (WT03)**

Stud partition secured between floor slab and underside of mezzanine level (at GF level) and the top of the mezzanine level to the underside of the slab above. 48mm Gypwall AcouStud with 2No. layers painted 12.5mm Gyproc wallboard (to stores) / MR Plasterboard (to WC's) each side. 25mm Isover APR 1200 acoustic insulation to cavity. Painted 125x12mm planted MDF skirtings (where there is no ceramic wall finish).

2mm plaster skim finish to partitions using BG Thistle Board Finish to give smooth finish in preparation for decoration. Ensure all gaps in decking are filled with sealant / Rockwool acoustic insulation and to ensure acoustic performance. Refer to RCP for partition height.

#### **4.4 Double Glazed Structural Glass Partition – Wall Type 04 (WT04)**

Double glazed partition with aluminium framing (Ocula FT58 or similar approved). Framing to be a powder-coated finish RAL 9010 (Pure White). Dry minimal C-joints between all glass panels which are to be in equal widths where feasible. 2 no. layers of 12.8mm laminated glass to be secured between the floor and head channel. Allow for solid acoustic batt within void above line of partitioning. Partition to be constructed to structural engineer's design. Ensure all gaps at floor, ceiling and wall junctions are filled with acoustic sealant to ensure acoustic performance. Refer to RCP for partition height.

Acoustic rating of partition must attain at least 40dB.

External glazing overlooking the winter garden to achieve minimum u-Value of **1.6W/m<sup>2</sup>K.** New windows are to comply with the guidance set out in Technical Guidance Document : PART 10, Glazing & Safety Glazing.

Refer to SE drawings and specification for design detail.

#### **4.5 Sliding/Folding Glass Partition – Wall Type 05 (WT05)**

Full-height single glazed crital style sliding folding partition (by Ocular or similar approved) with 3 no. intermediate horizontal transoms and 4 no. vertical (refer to detail for locations), transoms are for aesthetic only so can be superficial (applied to glazing using adhesive). Sliding track to slab below and mezzanine structure above as per structural engineers design. Frame colour to match WT04. Refer to RCP for partition height.

Supplier to provide specification options for client sign off. Refer to SE drawings and specification for design detail.

#### **4.6 Timber Framed Pod Gable End Partition – Wall Type 06 (WT06)**

Softwood framed timber stud wall with steel bracing to form gable end of pods. Cavity to be filled with Isover APR 1200 acoustic insulation and all gaps at floor, ceiling and wall junctions are filled with acoustic sealant to ensure acoustic performance.

Internal face is to be lined with 2No. layers painted 12.5mm Gyproc Soundbloc and painted 125x12mm with planted MDF skirtings with decoration as Section 7. External skin of the pod is to be clad in 'Wienerberger' SVK Fibre Cement Board panels, hung on

specialist aluminium hanging system. 10mm gaps between panels with a black tape backing. Panel sizes circa – 1200 x 1200mm and are to be secured using concealed fixings. Colour – Classic Pearl.

Height and detail of wall & cladding shown on drawings 420 & 421. Refer to SE drawings and specification for design detail.

#### **4.7 External Wall Linings – Wall Type 07 (WT07)**

Existing blockwork walls are to be lined using metal Gypliner lined with 12.5mm Gyproc Soundbloc. The lining is to be taped and plaster skimmed to form a seamless finish linings using BG Thistle Board Finish to give smooth finish in preparation for decoration. Void behind lining to accommodate cabling for AV screen. Allow for Ply wood pads where required as shown on the Setting Out and Wall Type Plans. Painted 125x12mm planted MDF skirtings as wall types 01, 02 & 03. Decoration as section 7. Refer to RCP for partition height.

#### **4.8 Existing Columns & External Walls**

Box out any existing pipes/services using softwood framing to the central columns as indicated on the plans with 2 no. layers of painted 12.5mm Gyproc Soundbloc. Ensure all down pipes are thoroughly insulated/lagged to stop sound transfer of waste passing through the pipes. Refer to Plan for Detail.

#### **4.9 New Skirtings**

New 125x12mm thick MDF planted skirtings to all stud partitions, columns and perimeter walls. Allow for painted finish (see section 7).

#### **4.10 Plywood Pads**

Allow for additional layer of 12/15mm ply internally to stud partitioning to accommodate the following;

- a. Wall-mounted TV/AV units.
- b. Wall-mounted shelving / cabinets
- c. Any wall-mounted AC units / control panels etc
- d. Coat hooks
- e. Sanitaryware / accessories

Refer to plan for positioning of all plywood pads.

#### **4.11 Intersection with Structure**

Where full-height stud partitioning or bulkheads are positioned directly below a section of structure or unmoveable M&E equipment. allowance must be made to adapt the partition and linings to continue up to the underside of the slab above by by-passing the item (kink in partition etc). The integrity of the partition must be maintained at all times. Exact details can be determined on site.

#### **4.12 AV Cable Conduits**

Allow for concealed plastic conduit (size TBC) to cavity of partitions to accommodate cables for all wall-mounted TVs. Refer to MEP Contractors drawings for positions.

## 5 Doors & Windows

### 5.1 Door Schedule

All doors are noted below. Doors in **yellow** are existing (note – some existing doors are to be redecorated). Doors in **green** are new. New solid timber paint grade doors to have 50mm wide matching framing and checks, square edged detail to all new frames, decoration as Section 7. New glass doors to be full height and match the style of WT04. Brushed stainless steel ironmongery to all new doors. Door schedule:

#### Ground Floor

Door	Location	Size	Finish	Thickness	VP	Fire-Rated	Lock	Ironmongery
DG-01	Main Entrance (from Chartroom)	As existing						
DG-02	WC Lobby	As existing	Paint grade. RAL 7030.	As existing				
DG-03	Winter Terrace	As existing – Re-hang best 2 no. doors from the doors that have been removed.						
DG-04	Kitchen (from bar)	726mm x 2040mm leaf - double door	Paint grade. RAL 7030.	44mm solid core	Yes (slot)	Yes	Yes	PP, SC, KP, DS, KL
DG-05	Kitchen Store	826mm x 2040mm leaf	Paint grade. RAL 7030.	44mm solid core	No	No	Yes	LH, KL
DG-06	Kitchen (from Lobby)	726mm x 2040mm leaf - double door	Paint grade. RAL 7030.	44mm solid core	Yes (slot)	Yes	Yes	PH, SC, KP, DS, KL
DG-07	Lobby	926mm x 2040mm Leaf	Paint grade. RAL 7030.	44mm solid core	Yes (slot)	No	No	PH, SC, DS
DG-08	Rear Stair	926mm x 2040mm leaf	Paint grade. RAL 7030.	44mm solid core	Yes (slot)	Yes	No	PH, SC, DS
DG-09	To BOH Store	As existing	Paint grade. RAL 7030.	As existing				
DG-10	Conference WC Lobby	926mm x 2040mm leaf	Paint grade. RAL 7030.	44mm solid core	No	No	No	PH, SC, DS
DG-11	Conference WC 1	726mm x 2040mm leaf	Paint grade. RAL 7030.	44mm solid core	No	No	Yes	LH, TT, DS, CH
DG-12	Conference WC 2	726mm x 2040mm leaf	Paint grade. RAL 7030.	44mm solid core	No	No	Yes	LH, TT, DS, CH
DG-13	Conference Room Side Door	926mm x 2040mm leaf	Paint grade. RAL 7030.	44mm solid core	Yes (slot)	No	No	PH, SC, DS
DG-14	Conference Room Store Cup'd	726mm x 2040mm leaf	Paint grade. RAL 7030.	44mm solid core	No	No	Yes	LH, KL
DG-15	Conference Room to Winter Terrace	As existing						
DG-16	Winter Garden to T15	926mm x 2400mm leaf	Double glazed glass, frame to match existing curtain walling system	To match existing	N/A	No	No	Fire escape push bar on both sides, SC

#### Mezzanine Level

Door	Location	Size	Finish	Thickness	VP	Fire-Rated	Lock	Ironmongery
DM-17	Pod 1	926mm x 2400mm leaf (incl. frame)	Double glazed with powder coated frame (to match WT04)	As WT04	N/A	No	Yes	PH, DS, KL
DM-18	Pod 2	926mm x 2400mm leaf (incl. frame)	Double glazed with powder coated frame (to match WT04)	As WT04	N/A	No	Yes	PH, DS, KL
DM-19	Pod 3	926mm x 2400mm leaf (incl. frame)	Double-glazed sliding door with powder coated frame (to match WT04)	As WT04	N/A	No	Yes	PH, DS, KL
DM-20	Office Store	726mm x 2040mm leaf	Paint grade. RAL 7030.	44mm solid core	No	No	Yes	LH, KL
DM-21	Office	926mm x 2500mm leaf (incl. frame)	Double glazed sliding door with powder coated frame (to match WT04)	As WT04	N/A	No	Yes	PH, KL

DM-22	To Booths & Tea Point	926mm x 2400mm leaf (incl. frame)	Double glazed with powder coated frame (to match WT04)	As WT04	N/A	No	Yes	PH, DS, KL
DM-23	Store Room	As existing						
DM-24	Staff WC 1	As existing						
DM-25	Staff WC 2	As existing						
DM-26	Staff WC 3	As existing						
DM-27	Staff Shower	726mm x 2040mm leaf	Paint grade. RAL 7030.	44mm solid core	No	No	Yes	LH, TT, DS, CH
DM-28	Quiet Pod 1	926mm x 2400mm leaf (incl. frame)	Double glazed bi-fold pivot door with powder coated frame (to match WT04)	As WT04	N/A	No	Yes	PH, DS, KL
DM-29	Quiet Pod 2	926mm x 2400mm leaf (incl. frame)	Double glazed bi-fold pivot door with powder coated frame (to match WT04)	As WT04	N/A	No	Yes	PH, DS, KL
DM-30	Tea Point / Office	926mm x 2400mm leaf (incl. frame)	Double glazed with powder coated frame (to match WT04)	As WT04	N/A	No	Yes	PH, DS, KL
DM-31	Plant Room 1	826mm x 2040mm leaf	Paint grade. RAL 7030.	44mm solid core	No	No	Yes	LH, KL
DM-32	Rear Stair	926mm x 2040mm leaf	Paint grade. RAL 7030.	44mm solid core	Yes (slot)	Yes	No	PH, SC, DS
DM-33	MD Office	926mm x 2400mm leaf (incl. frame)	Double glazed with powder coated frame (to match WT04)	As WT04	N/A	No	Yes	PH, DS, KL
DM - 34	Plant Room 2	626mm x 2040mm double leaf	Paint grade. RAL 7030.	44mm solid core	No	No	Yes	LH, KL

## 5.2 Ironmongery Schedule

Refer to the door schedule for the specific requirements of each door. All solid core doors to have min. of 3No. brushed SS hinges per leaf.

Ref	Type	Manufacturer	Range	Finish	Comments
LH	Lever Handles	Allgood	Sembla 3623	SS (brushed stainless steel)	
PH	Pull Handles	Allgood	Sembla 1629 (BB)	SS (brushed stainless steel)	600mm centres
PP	Push Plate	Allgood		SS (brushed stainless steel)	
SC	Self-Closer	Dorma	TS 93	SS (brushed stainless steel)	
DS	Door Stop	Allgood	Modric 2301	SS (brushed stainless steel)	
KP	Kick Plates	Allgood	Modric 6851	SS (brushed stainless steel)	Height 250mm
CH	Coat Hook	Allgood		SS (brushed stainless steel)	
TT	Thumb Turn	Allgood	Modric	SS (brushed stainless steel)	With indicator
KP	Kick Plate			SS (brushed stainless steel)	Full width of door x 350mm height

## 5.3 External Windows & Doors

All existing windows & doors are to be retained and no works are envisaged. No fixings are permitted to the framing of these windows.

## 5.4 Internal Windows

Install 2No. double glazed windows with framing to match WT04 in partition on mezzanine level through to Office and Quiet Pods as shown in the plans. Window sizes circa 1520 x 1100mm. Window to have 2 no. layers of 12.8mm laminated glass secured with the powder coated frame. Ensure acoustic integrity of partition.

## **6 Ceilings**

### **6.1 MF Plasterboard Ceilings – Ceiling Type 01 (CT01)**

System shall comprise of concealed metal framework suspended from the underside of mezzanine structure / structural soffit using strap hangers or angle sections. 12.5mm Gyproc Soundbloc screw fixed to the framework to form the ceiling lining. The lining shall be taped and plaster skimmed to form a seamless finish suitable to receive 1 mist coat, and two full coats of emulsion paint (RAL 9010).

System to be CasoLine MF by British Gypsum or similar approved. Solid ceilings to be flush with adjacent suspended ceilings and have a 10mm Axiom shadow trim at any interfaces with stud partitioning and 15mm Axiom transition at any interfaces with suspended ceilings.

### **6.2 Suspended Ceiling System – Ceiling Type 02 (CT02)**

Proprietary suspended ceiling system from Ecophon shall comprise of a 600x600mm lay-in suspended 'Connect' grid, to receive ceiling tiles, lighting and ventilation grilles as indicated on the reflected ceiling plans and MEP drawings. The suspended ceiling system must safely support all loads including services fittings. The maximum deflection of the grid between hangers is 3mm when tested to BS 8290: Part 2, Appendix A.

Suspension system to include all hangers, fixings, main runners, cross members, primary channels, perimeter trims, splines, noggins, clips, bracing, bridging, etc, necessary to complete the installation. Exposed grid shall be 15mm wide galvanised steel "T" section finished in white (Connect White 01). Tiles shall be glass wool 600x600x20mm tegular edged, by Ecophon (Hygiene Clinic E). Colour – 'White'. Ceiling fittings such as grilles and light fittings shall be white to match the exposed ceiling grid.

Fire resistance of suspended ceiling assembly only to BS 476: Parts 21,22 and 23 as relevant: Stability/integrity/insulation (minutes): -/60/60. Fire spread rating for materials exposed to both the room and the void to be in accordance with Building Regulations: Class 0/Class 1. All suspended ceiling heights to remain as existing.

### **6.3 Exposed Soffit – Ceiling Type 03 (CT03)**

Double height spaces as shown on the RCP's to be left fully exposed. Allow for tidying up of underside of slab and columns above, and for removal of existing fittings. Retain existing insulation to underside of slab above, tidy up and make good to any areas that are damaged.

### **6.4 Suspended Ceiling Planks – Ceiling Type 04 (CT04)**

Proprietary suspended ceiling system from Ecophon shall comprise of a 1200x600mm or 600x600mm lay-in suspended 'Connect' grid, to receive ceiling tiles, lighting, ventilation grilles, and cavity barriers as indicated on the reflected ceiling plans and MEP drawings. The suspended ceiling system must safely support all loads including services fittings. The maximum deflection of the grid between hangers is 3mm when tested to BS 8290: Part 2, Appendix A.

Suspension system to include all hangers, fixings, main runners, cross members, primary channels, perimeter trims, splines, noggins, clips, bracing, bridging, etc, necessary to complete the installation. Exposed grid shall be 15mm wide galvanised steel "T" section finished in grey (spray-painted to match tiles). Tiles shall be glass wool 1200x600x20mm tegular edged, by Ecophon (Focus E). Colour – 'Volcanic Ash'. Ceiling fittings such as grilles and light fittings shall be white to match the exposed ceiling grid. Fire resistance of suspended ceiling assembly only to BS 476: Parts 21,22 and 23 as relevant: Stability/integrity/insulation (minutes): -/60/60. Fire spread rating for materials exposed to both the room and the void to be in accordance with Building Regulations: Class 0/Class 1.

### **6.5 New Ceiling Rafts – Ceiling Type 05 (CT05)**

A mixture of 3 no. Circular 800/1200/2300mm (circa) diameter & 1200mmx2400mm (circa) acoustic ceiling rafts from 'Soundhush' are to be suspended below exposed and MF ceilings using adjustable wire hangers. Allow for **fabric wrapped finish** to panels from

**Cara Camira** /-Phoenix range. Installation to manufacturer's guidelines. Refer to RCPs for locations. Exact heights of new acoustic rafts to be confirmed on site by Architect.

**Colour – Shetland. Code – EJ191.**

### **6.6 Mezzanine Level Facia Boards**

18mm painted MDF facia boards are fitted to all exposed faces of structure. Secure using concealed fixings. Refer to 7.1 for colour.

### **6.7 Access Panels**

Allow for circa 8No. British Gypsum 600x600mm access panels required for access to the mechanical plant in the ceiling voids above MF ceiling. Locations not shown yet on RCP's and will be confirmed at a later date.

## **7 Wall Finishes & Decoration**

### **7.1 General Painted Finish – Wall Finish 01 (WF01)**

#### **Plasterboard Walls & Ceilings**

Decorate new plasterboard partitions with 2/3No. full coats of 'wipeable' Dulux Easycare emulsion (or similar approved) in a matt finish, and **new plasterboard MF ceilings with of matt emulsion**, ensuring full block of colour throughout. Apply to manufacturer's instructions.

Colour of paintwork:

- Ceilings – RAL 9010 (Pure White)
- Walls – **RAL 9002 (Grey White)**.
- Any feature colours to walls/columns to be confirmed.

#### **Timber Paintwork**

Sand and make good all timberwork prior to application. 2No. undercoat and 1No. satin coat paint finish to all new timberwork – ensure full block of colour throughout. Apply to manufacturer's instructions.

Colour of paintwork:

- Doors – **RAL 7030 (Stone Grey)**.
- Architraves and Skirtings – **RAL 7030 (Stone Grey)**.
- ~~Mezzanine Fascia – RAL TBC.~~

### **7.2 Fibre Cement Board Cladding – Wall Finish 02 (WF02)**

'Wienerberger' SVK Fibre Cement Board panels, hung on specialist aluminium hanging system screw fixed to softwood timber frame. 10mm gaps between panels with a black tape backing to give shadow gap detail. Panel sizes come down at 2500 x 1220mm but are to be cut down to more manageable sizes on site – 1250 x 1220mm and are to be secured using concealed fixings. In areas where concealed fixings are not an option, panels are to be screwed through countersunk holes and capped to hide screw heads. Colour of panels – Classic Pearl.

Extent of cladding and setting out as shown in Pod details.

### **7.3 Bar Area Feature Wall – Wall Finish 03 (WF03)**

Allow PC sum for wall covering / signage / shelving / display. Design, materials and finish TBC in conjunction with the end user once lease has been agreed.

#### **7.4 Feature Timber Slatted Wall Panels – Wall Finish 04 (WF04)**

SlatWall Acoustic Natural Oak (Grey Felt) timber slatted wall panels by Naturewall. Panels to be installed using a 'Grab Adhesive' on the back of the felt as per manufacturers guidelines. Panels are 2400 x 600 x 21mm and come prefinished. Panels can be cut on site where required as per manufacturers guidelines. Timber Slats to run vertically. See detail drawings for more information.

#### **7.5 Booth & Quiet Pod Bespoke Mural Wallcoverings – Wall Finish 05 (WF05)**

Allow for bespoke printed mural wall covering by Graham & Brown to full extent of the rear walls to the Quiet Pods and Booth as shown on the wall finishes plans. Botanique Jungle Range in a Durable Smooth finish. Install to manufacturers guidelines using a suitable adhesive. If required, use pastels or chalk along the seams of this design to avoid white edges showing.

Room Patterns as below:

- Quiet Pod 1 – Botanique Jungle Rouge. Adjacent wall paint colour – Dulux 26YR 18/404.
- Booth – Botanique Jungle Sol. Adjacent wall paint colour – Dulux 08GY 36/175.
- Quiet Pod 2 – Botanique Jungle Dawn. Adjacent wall paint colour – Dulux 23BB 33/133.

#### **7.6 Digital Printed Wall Covering – Wall Finish 06 (WF06)**

Digitally printed mural wallcovering with ~~bespoke messaging text overlay~~ by Muraspec, Abstract Range. Roll comes in 1300mm width. Colour – Blue. Code – LTD00100. Branding designer to detail interface and text requirements. Install to manufacturers guidelines and laying pattern using a suitable adhesive.

#### **7.7 Laminated Corian Splashback – Wall Finish 07 (WF07)**

Extend selected worktop to full extent of exposed tea point walls up to in line with the top of the wall mounted cup'ds. Corian to be secured to wall using suitable adhesive in line with manufacturers guidelines. Colour – Neutral Concrete.

#### **7.8 Conference Room Feature Wall – Wall Finish 08 (WF08)**

Feature wall to include vertical sections of concrete cladding panels by 3D Art Factory and Acoustic Panels by Woven Image. Refer to detailed elevation for setting out information. Layout to be coordinated with multiple TV screens and drop down projector screen. Both wall finishes to be flush with one another. Concrete cladding panel size 1200 x 600mm. Code SKU: BL001. Secure to wall using a suitable adhesive, installed in conjunction with 3D Art Factories fitting instructions. Woven Image 'ION' Panels, size 2800 x 1130mm, these can be cut down to size on site. Colour – 402 'Pebble'. Secure to wall using a suitable adhesive, installed to manufacturers guidelines.

#### **7.9 Ceramic Tiled Wall Finish (WCs & Shower) – Wall Finish 09 (WF09)**

Waxman Ceramic Naturestone ceramic wall tiles on a thin-bed adhesive laid to manufacturer's recommendations. 3mm joints between tiles. Grouting to be by Mapei (or similar & approved) with colour to match tile colour. Tile size – 300mm x 600mm. Colour - Grys. Brushed stainless steel edge trims to any exposed edges. Tiling to be full-height in Shower Room on Mezzanine level and half-height (1200mm height) in the GF Conference Room WCs.

#### **7.10 Feature Acoustic Wall Panels – Wall Finish 10 (WF10)**

Acoustic Panels by Woven Image 'Ion' Embossed Panel. Panel size 2750 x 1100mm, these can be cut down to size on site. Secure to wall using a suitable adhesive, installed to manufacturers guidelines. Colour – Frost. Code – 101.

#### **7.11 Caulking & Siliconing**

Allow for general tidying up of internal areas and include for all finishing including decorators caulking, siliconing etc. Allow for caulking around door frames, skirtings, kitchen cabinetry, windows, columns and along perimeter trim of suspended ceiling system.

#### **7.12 Acoustic Wall Covering – Wall Finish 11 (WF11)**

Acoustic wall covering by Woven Image 'Mura Otto' range to full extent of highlighted walls. Roll width 1210mm. Install to manufacturers guidelines and laying pattern using a suitable adhesive. Colour – Tin. Code – 141.

## **8.0 Mechanical, Electrical & IT Services**

Please read MEP consultant drawings & specification for more detail

### **8.1 BWIC**

Main contractor to include all BWIC with MEP works.

### **8.2 Acoustic Integrity**

Allow for appropriate acoustic sealing around all services that pass through any stud partitioning or acoustic batts / baffles.

### **8.3 Fire Alarms**

Allow for adapting existing fire alarm system to suit new layout.

### **8.4 Sanitary Ware**

For new Conference Room WCs & Shower Room. All sanitaryware from 'Ideal Standard' and to include all relevant accessories.

1. Ideal Standard floor mounted WCs (Concept range).
2. Ideal Standard Sphere Wash hand basin (Concept range).
3. Ideal Standard Mono basin mixer tap to all WHBs (Piccolo range).
4. Dyson Blade handryer
5. 600mm wide mirror above basin
6. Ideal Standard Concept chrome toilet roll holder N1316
7. 900 x 900mm Idealite shower tray (to be site sized prior to order), associated shower screen & mixer set.

NOTE: All sanitaryware to be as specified or similar approved. Samples to be provided and approved prior to installation. Refer to detailed drawings for more information.

Allow for due diligence check on all sanitaryware that is to be retained in existing WC's on both the ground floor and mezzanine level. Flag any items that are fit for purpose and report to Architect. Allow provisional sum for any making good works as required.

## **9.0 Workmanship & Approvals**

### **9.1 Workmanship**

- All works to be designed in accordance with the latest British Standards and shall be constructed in accordance with the latest relevant Codes of Practice.
- All works to be carried out to manufacturer's guidelines and recommendations.
- Workmanship should always be of a high standard and will be subject to the Architect's standard snagging procedure on completion of works.

### **9.2 Approvals**

All works shall be carried out in accordance with the current applicable Building Regulations to the approval of the Local Authority Building Control Inspector and the Local Fire Officer.

### **9.3 O&M Manuals**

A copy of an O&M Manual is to be provided on completion of the works for all new and altered M&E services. This is to include all M&E "as built" drawings and all services agreements and maintenance documentation.

## **10.0 Miscellaneous**

### **10.1 Cleaning**

Allow for professional clean after completion of works.

### **10.2 Signage**

1. Manifestation (50%) to sliding folding glass partition. Design TBC.
2. Manifestation (30%) to sliding-folding / pivot doors to quiet pods. Design TBC
3. Manifestation (50%) to all glass partitions to mezzanine level incl. glazing to pods . Design TBC
4. Signage to 3No. WC doors. Brushed SS disc.
5. 'Prosperity' illuminated acrylic signage (on mezzanine). Refer to Banquette details for more information.

### **10.3 Window Blinds to Winter Garden**

New automatically operated blackout roller blinds to winter terrace. Blinds to be contained within white PC cassette units. Specification: Verosol QS81.1 electrically operated (230V Sonesse motors) roller blinds in 742/5350 Dim out fabric and silver hardware. Colour of blind fabric **Light Grey**.

### **10.4 Tea Point Cabinetry**

Satin kitchen cabinets with concealed finger pull handles and soft-close hinges (Speak with Sian at Beaumont Home Centre) **Colour of units – RAL 5001 (Green Blue)**. Plinths, end panels, knee recess back & side panels and pelmets to match. Wall-mounted cupboards where indicated on the elevations. **LED ribbon lighting to be rebated to underside of wall units**. **Corian** worktop at 900mm height with lowered 850mm section for disabled users, **colour – 'Neutral Concrete'**. Provide one 3 drawer unit below worktop. Drawers to have soft-closers and cutlery insert to top drawer. Soft close doors. Allow for the following provision:

- 1 no. bowl SS sink and drainer.
- 1 no. Chrome hot & cold mixer tap.
- 1 no. Integrated 600mm wide dishwasher with 3 drawers. Bosch range or similar & approved.
- **1 no. integrated full-height larder fridge. Bosch range or similar approved.**
- 1 no. Integrated microwave. Bosch range or similar & approved.
- **1 no. Boiling, chilled & sparkling tap by Aqua Libra Illi or similar approved.**

Refer to detailed drawing for more information.

Supplier to provide 3D visuals, samples and drawings for client sign-off prior to procurement.

### **10.5 Feature Stair**

New bespoke steel stair by specialist. Solid treads finished in FF09 with contrasting nosing's (as section 3.14). Strings to be overlaid in brushed stainless steel. ~~Toughened glass balustrades to be secured in channel within the string with brushed stainless steel 45mmØ handrail.~~

- Rises – 19 rises at 167mm each
- Goings – 250mm
- Clear Width – 1000mm (clear between handrails)
- Handrail height – 900mm above line of flight / 1100mm above line of landings

Refer to detailed drawing for more information. Supplier to provide samples and detailed drawings for client sign-off prior to procurement. Ensure all BS and BC regulations are met. Refer to detailed drawing for more information.

### **10.6 Back of House Escape Stair**

New timber stair to mezzanine to be ~~softwood and plywood~~ **pre-cast concrete** construction finished in FF05 with contrasting nosing's (as section 3.14)

- Rises – 17 rises at 187mm each
- Goings – 250mm
- Clear Width – 800mm (clear between handrails)
- Handrail height – 900mm above line of flight / 1100mm above line of landings

45mm diameter hardwood handrail to both sides of stair at 900mm height. Fix to wall using brushed SS brackets to outside edge. Ensure all BS and BC regulations are met

~~Refer to detailed drawing for more information.~~

### **10.7 Mezzanine Level Balustrading**

~~Option 1 – Frameless toughened glass balustrades to be secured in channel within the mezzanine level structure. Refer to structural engineers design for detail.~~

~~Brushed~~ **Powder coated** stainless steel balustrading with 45mm diameter brushed SS handrail and vertical posts every circa 1200mm fixed into the mezzanine structure. Circa 15mmØ horizontal bars secured between the posts with gaps circa 120mm apart from top of mezzanine up to handrail. **Colour – ‘Smoked Bronze/Copper’ (specialist to provide sample for client sign off prior to manufacturing).**

**Refer to details drawings for more information.**

### **10.8 Banquette Seating**

Upholstered banquette seating fixed to side walls and mezzanine floor using soft wood framing. Sizes and locations as detailed on the plans. Exposed timber seat, backrest and gables to be natural oak veneered MDF (to match WF05) with solid lipping's finished to match. Clear spray finish satin lacquer. Upholstered seat pads and back rests to be secured with Velcro.

Finishes as below:

**Backrest Pads:** Fabric – Kvadrat ‘Remix 2’. Vertical channel finish. **Colour – 223 (Beige).**

**Seat Pads:** Vinyl – Ultrafabric ‘Brisa’ Original. **Colour – ‘Blue Sea’. Code – 553-2621.**

Refer to detailed drawing for more information.

### **10.9 Meeting Booth**

Upholstered banquette seating fixed to side walls and mezzanine floor using soft wood framing. Sizes and locations as detailed on the plans. Exposed timber seat, backrest and gables to be natural oak veneered MDF (to match WF05) with solid lipping's finished to match. Clear spray finish satin lacquer. Upholstered seat pads and back rests to be secured with Velcro. Table to be fixed to side wall on concealed softwood battens,

Finishes as below:

**Backrest Pads:** Fabric – Kvadrat ‘Remix 2’. **Vertical channel finish. Colour – 223 (Beige).**

**Seat Pads:** Vinyl – Ultrafabric ‘Brisa’ Original. **Colour – ‘Seaweed’. Code – 533-4303.**

Refer to detailed drawing for more information.

**10.10 Coats Area**

Allow for 2No. chrome hanging rails and 20 chrome coat hooks mounted onto 12mm painted MDF backboard to store room on mezzanine level. Secure backboard using concealed fixings.

**10.11 Sheer Curtains to Meeting Pods**

Motorised electric curtain track system by Silent Gliss. Range – S – M. Model – SG 5100. Rail colour – RAL 9016. Shear curtain fabric – Wave, 'Someo'. Curtain track to be concealed within MF ceiling on office side of Pod only.

**10.12 Bar and Servery Counter**

Allow provisional sum for bespoke bar and servery counter to serve the ground floor work café. Design, materials and finish TBC in conjunction with the end user once lease has been agreed.

**10.13 Quiet Room Worktops**

Install new white laminate worktop with hard wearing bevelled edge on softwood framing to quiet rooms 1 & 2. Worktop to full width of room 600mm deep at 750mm height. Refer to quiet room details for more information. Refer to Meeting Booth details for size of table. Worktops to be finished in white laminate.