Architecture
Design
Graphics

Outline Specification / Building Regulations Notes – Stage 3

21701 – City College – PACE Building

To be read in conjunction with ADG Drawings 20701_SD_(0)10, (0)11 & (0)12

FOR PRELIMINARY PRICING PURPOSES ONLY - Please note that items within this document and above drawings are subject to change within the 2nd stage tender information.

Position	Company	Abbreviation	Personnel
Senior Architect	ADG	ADG	JI/RH

Revision	Date	Notes
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Specialist Details

The additional details / calculations are to be supplied by specialist sub-contractors and submitted to Building Control for approval at the appropriate stages for the following:- TBC

Foundations

N/A.

Structural Elements

It is not envisaged at this point in time that there will be any changes required to the existing concrete framed structure. Please refer to the Structural Engineer regarding any loading requirements for proposed roof based M&E elements.

Energy Performance

Certification of compliance and commissioning of any altered or maintained heating or hot water equipment.

Mechanical Services

The heating and ventilation systems that are already in place are to be ustilised in the new proposals. M&E consultants are to advise.

Electrical Services

It is acknowledged at this stage that electrical points, Wi-Fi, internet connections, IT and lighting layouts will be required. M&E consultants are to advise.

Fire Alarm Systems

An appraisal of the fire alarm system will be done by the appointed fire officer and M&E consultant.

CDM Requirements

Consideration shall be given by the Contractor to safe construction and working methods through the provision of working method statements where required and the provision of an adequate Health & Safety Plan.

A suitably ballusted balustrade system shall be provided at roof level to ensure edge protection and that a safe working platform can be maintained for the future maintenance requirements by the building operator including all new roof based mechanical services provision.

Demolition – refer also to ADG Proposed GA drawings

It is generally considered that the project will work within the existing structural system including sheer wall structure surrounding the vertical stair core. It is assumed that the following items will generally form part of the requirements for demolition or removal of existing building elements:

General removal and disposal of redundant partitions, doors, finishes, fixtures & fittings as indicated.

Location and disconnection of existing services.

Asbestos removal and other contaminated materials – refer to Asbestos report / information.

Disconnection of drains and maintaining live pipework.

Services bypass and diversions as required - refer to Mechanical Services documents

Removal of portion & trimming or core drilling of existing slab for new electrical riser provision.

General creation of new openings in existing non-structural masonry wall sections as required to create desired layout.

Floors

Construction

Generally

All floors are generally to have existing finishes removed where present and screed surfaces made good if required, in preparation for new coverings.

Any penetrations previously through the concrete floor slabs and where no longer required are to be made good and to comply with the fire requirements for compartmentation.

Should there be any new penetrations through the floor, and should these go between compartments, then the correct intumescent collars and fire breaks should be installed. Existing penetrations of services should also be checked for compliance and rectified if required.

Ground Floor

Raised section (annotated on the GF Plan as note 6)

The floor build-up to the raise section to ground floor extending the raise floor area to the meeting suite. A degree of "site-work" is required to build a suitable frame in 50x150mm SW timber joists to support 22mm think tongue and groove floor boarding to extend areas as indicated. This is to provide a level finish with the adjacent screeds.

Floor Finishes

Generally

Carpet Tiling: Forbo Flooring UK Ltd, 'Tessara' or similar low loop pile carpet tiles. Allow for Acoustic underlay as required at upper floors

The following areas are to have the Carpet tile Flooring –

- Meeting Suite & Reception Area (Ground Floor)
- Classrooms (Levels 1 & 2)
- IT Suite / Computer Rooms (anti-static – Levels 1 & 2)
- First and Second Floor Corridors
- First and Second Floor Breakout Spaces
- "Off-Class room" Stores
- 1st floor Refuge area

WC and Kitchen areas

Vinyl Sheet - Slip Resistant: Forbo Flooring UK Ltd, 'Surestep Original' or similar slip resistant vinyl, 2mm thick.

The following areas are to have the Vinyl Sheet – Slip Resistant Flooring –

- WCs and any associated immediate WC Lobby areas
- Ground Floor Kitchenette Areas (off Multi-Use Space and 1m wide strip in Staff Welfare)

Entrance Matting

Entrance Matting: Forbo Flooring UK Ltd 'Coral Classic' or similar moisture absorbing clean-off system. Colour TBC.

The following areas are to have the Entrance Matt well –

- Inside the rear door in front of the lift
- Front door lobby outside of new glazed entrance

Ground Floor areas and Stairwells

Resilient Decorative Linoleum: Forbo 'Marmoleum' or similar linoleum sheet incorporating inset design pattern.

The following areas are to have the Marmoleum Flooring –

- Entrance space on ground floor except entrance looby.
- Stairwells
- Lift & Rear lobby / Corridor area (including new coordinated floor cover in Lift Car)
- Ground Floor ‘Multi-Use Space’.

Internal Walls

Should services or other voids be formed through the internal walls, breaching compartmentation, then the appropriate intumescent pipe collars and fire breaks are to be installed.

Refer to plans for extent of new studwork walls.

Block work Walls

Block work walls to be Celcon Standard concrete blocks or equal approved if required.

Existing Internal Walls

All existing internal walls which are designated to remain as part of the project proposals are to be assessed on site to establish their current fire and acoustic rating and improved accordingly.

All faces of existing plaster and newly formed openings are to be made good.

New plasterboard and stud walls are likely to include the following categories. Precise location and type TBC in Stage 2 tender information

Studwork Walls

Generally

Plaster Skim: Knauf 'Deco Plus' or similar readymixed plaster finish to drylinings, with enhanced impact & humidty resistant properties.

Type 1 Partitions (eg Ground Floor Open Areas)

General grade partitions - 40dB Rw, (inherently 30-minute fire rated) comprising 70mm metal 'C' studs at 600mm centres lined both sides with 1 layer of 12.5mm Knauf 'Wallboard' or similar, Knauf Earthwool 25mm Acoustic Roll insulation between studs, plaster skim coat as required.

Type 2 Partitions (eg New Corridor Walls in Stair Lobby Area)

Fire rated general grade partitions – 40 & 45dB Rw, (60-minute fire rated) comprising 70mm metal 'C' studs at 600mm centres lined both sides with 2 layers of 12.5mm Knauf 'Wallboard' or similar, Knauf Earthwool Acoustic Roll insulation between studs, plaster skim coat as required.

Type 3 Partitions (eg Between Classrooms and at Corridor Walls surrounding Classrooms and Break Out Areas)

Acoustic grade partitions - 45dB Rw, (inherently 30 minute fire rated) comprising 70mm metal 'C' studs at 600mm centres lined both sides with 1 layer of 12.5mm Knauf 'Soundshield Plus' or similar, Knauf Earthwool 25mm Acoustic Roll insulation between studs, plaster skim coat as required.

Type 4 Partitions (eg New Electrical riser surround if open vertical plunum – Type 1 if closed to fire at floor planes)

Acoustic & Fire grade partitions - 50dB Rw, (inherently 60 minute fire rated) comprising 70mm metal 'C' studs at 600mm centres lined both sides with 2 layer of 12.5mm Knauf 'Soundshield Plus' or similar, Knauf Earthwool 25mm Acoustic Roll insulation between studs, plaster skim coat as required.

Roofs

Replacement flat roof to rear corridor

There is to be a replacement roof to the rear corridor where there is currently a proprietary glazed roof structure that is no longer considered ‘fit for purpose’.

This is to comprise 50x150mm SW timber sections at 400mm centres suspended off glavanised wall plates bolted to the existing wall structure and galvanized hangers as required. Above this is 22mm WBP plywood board and vapour membrane, 200mm PIR Nom. (spec to follow) rigid insulation board with an adhered 2 layer felt cover system. All membranes are to be cut into the adjacent wall structure and a cavity tray formed where possible.

Target U-Value 0.18 W/m2K

There is to be 2 No. Glazed roof lights set into this flat roof section, sized relative to the width of the existing corridor. (see glazing section)

Ceilings

Generally

It is proposed to fit a lay-in grid system with integral lighting. Armstrong 'Dune Max' textured lay-in tiles 600 x 600mm

Ground Floor

The Meeting Suite

The soffit of the floor structure and any services in this area above 2500 from FFL are to be painted in a soft sheen black emulsion.

Below this is to be a suspended level of acoustic panel rafts or baffles. Specific locations, size and design TBC.

Ecophon Ceilings 'Solo' or similar glass wool free hanging units, size, number and density to suit acoustic requirements and design.

Reception Area

Similarly, to the Meeting Suite area, the soffit is to have a black emulsion painted finish to all structural elements and services.

Below this is to be a suspended level of acoustic panel rafts baffles. Specific locations, size and design TBC.

Ecophon Ceilings 'Solo' or similar glass wool free hanging units, size, number and density to suit acoustic requirements and design.

Multi-Use Space

Taking a line from the corner of the stair wall nearest the reception desk, laterally across to the wall where the reception desk meets the new partition wall section, there is to be a bulkhead off approximately 400mm width from which a lay-in grid ceiling will start. This ceiling will be above the whole of the Multi-use area, kitchenette, WC lobby.

Doors

External Doors

The new internal entrance lobby door glazed / sliding door system is to have manifestation on the glazed element as described in the diagram below.

The automatic disabled access door at the rear of the building is to be retained along with the existing glazed powder coated alumunium door into the stairwell from the rear corridor .

Internal Doors

Contractor to assume all internal doors to be replaced unless otherwise stated.

All Fire Rated Doors are to be fitted with a self-closing system, smoke seals and intumescent strips.

All doors into class rooms, computer rooms, break-out spaces, single doors in corridor routes, and DDA compliant accessible WCs and shower rooms to be in minimum of 1010mm door sets in accordance with Approved Document Part M.

All doors shall be so located to ensure full architraves.

Internal Type A: Non Fire Rated - Laminated timber core 45mm thick flush doorset, single panel hardwood veneer & lippings & vision panels as required. Set into matching pre-finished door set linings.

Internal Type B: Fire Rated - Laminated timber core 45mm thick FD30s flush doorset, single panel hardwood veneer & lippings, vision panels with Pilkington 'Pyrodur' glass as required. Set into matching pre-finished door set linings.

Internal Type C: Fire Rated - Solid core 53mm thick FD60s flush doorset, single panel hardwood veneer & lippings. Set into matching pre-finished door set linings.

Internal Type D: Acoustic 30dB (FD30s) - Similar laminated timber & particle board core 43mm thick, FD30s flush doorset, single panel hardwood veneer & lippings, vision panels as required. Set into matching pre-finished door set linings with acoustic seals alround.

Door ironmongery

Satin Silver Aluminium (SSA) ironmongery generally, Approved Document M compliant.

Cylinders: Kaba cylinders utilise round profile, all ironmongery lock cases etc, shall be purchased to accord with these requirements. The contractor shall advise the Estates Office of the requirements for suited cylinders. The College will purchase the cylinder barrels & keys.

Lock Cases: The College do not have a preferred supplier. Contractor to propose a supplier for approval.

Lever Handles: SSA finish lever furniture. Door knobs not acceptable.

Hinges: 100mm 1½ pair stainless steel butt hinges with 2 hinges to top third of door leaf.

Door Closers: Briton 2003E or similar approved.

Automatic Doors: to be supplied and fitted by Secur-a-Dor including push pads via Larco Wall Box, wall switch and switch box.

Heavy duty electrical and mechanical locking mechanisms to doors as required.

Online / off-line swipe card/fob access systems as defined by Electrical Engineers details and specification. Swipe card/fob systems to match and integrate with other College facilities and integral lever furniture.

Stainless Steel kick plates radius corner 300mm high to general doors.

Fit-out

It should generally be considered that all loose furniture items shown within the plans are for general reference only and will not form part of the contract

Skirtings

New MDF skirtings with painted finish to match existing where new sections of walling are formed.

Panel cubicles/ duct and wall linings/ screens

WC cubicles to comprise of Venesta 'Quantum' or similar 13mm thick solid grade laminate panels with brushed aluminium door furniture and fittings. 2100mm high with 100mm floor clearance, robustness suitable for educational use.

Matching IPS casings to conceal plumbing as required.

Service Void formed with 1 layer 12.5mm plasterboard and skim fixed to 38x38mm sw treated vertical battens @ max 600mm centres, if required.

Painting

AkzoNobel Dulux 'Ecosure' paint range, including eggshell and satin finishes.

General internal signage systems

Internal directional & room name signage to be confirmed with Client.

Internal fire and safety signage systems

To Building Regulation & Fire Officer's requirements.

Portable firefighting systems

To Building Regulation & Fire Officer's requirements.

Kitchenette

Refer to floor plans for description of the kitchenettes and location

Ventilation

Contractor to assume that all existing windows within external wall openings are to be retained unless otherwise stated.

All new Mechanical Ventilation systems are to be in accordance with specialist Mechanical Engineers requirements

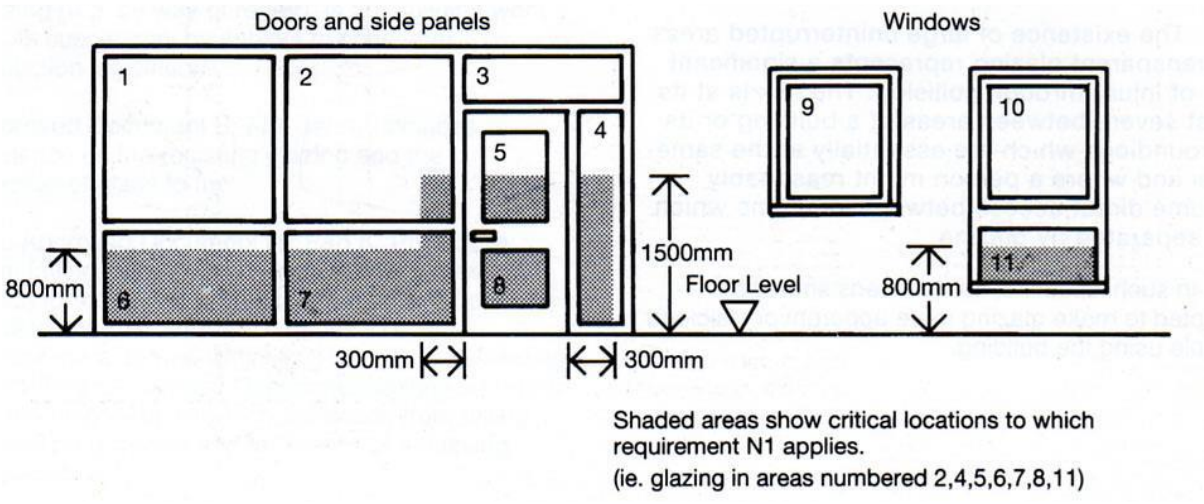
Glazing

Safety Glazing

In general, toughened safety glazing to be provided at areas where glazing occurs less than 800mm above floor level or external ground levels. Also, where glazing occurs less than 1500mm above floor level or external ground level within 300mm of any internal or external doors, as indicated on plans and elevations.

All safety glazing to be marked to BS 6262

See diagram below for clarification-



The following locations also require safety glazing:

- Glazing to the screening to the corridors and break out spaces on the first and second floors (see fire rated glass below)
- Glazed screens adjacent to the doors on the first and second floors
- Glazed balustrade to the ground floor raised meeting suite.
- Inset in the doors where noted.

Manifestation

Self-adhesive or etched graphics to client's choice to comply with Building Regulations. See the dimensions below for dimensions.

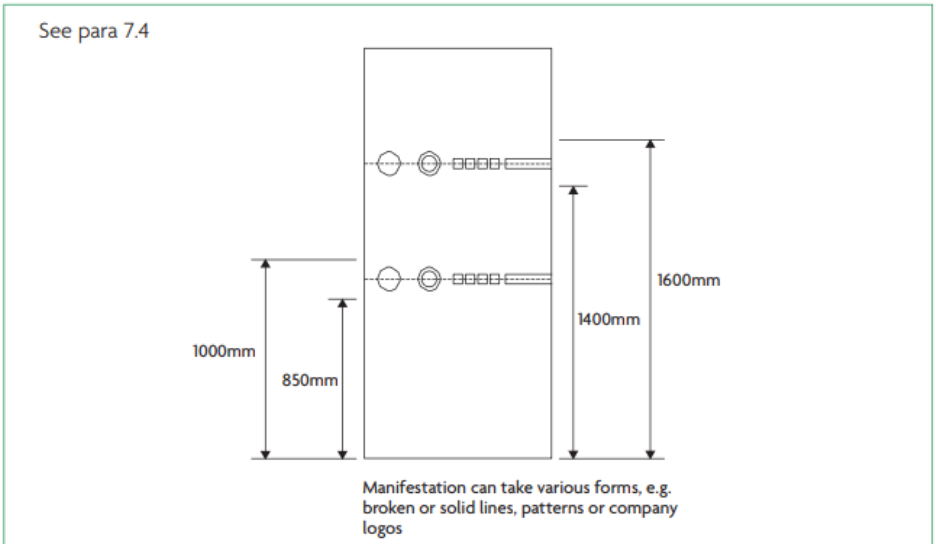


Diagram 7.2 Height of manifestation for glass doors and glazed screens

Fire rated glazing

Bead Fixed Fire Glazing: Single glazing to fire rated screens to comprise of Pilkington 'PyroClear' or similar fire integrity rated toughened glass, 6mm thick for 30 minutes integrity.

There are sections of this on the first and second floor-

- Adjacent to a door
- Between the corridor and Break Out Room.

Clamp Fixed Glazing

Laminated panels to stair balustrades and rail to Meeting Suite.

PureVista Architectural Glass Solutions 'PosiGlaze' or similar frameless glass balustrade to atrium & entrance gallery, comprising aluminium base channel bolted down to slab, laminated glass panels, butt jointed with silicone and top capping rail in stainless steel.

Rooflights

The Rooflight Company 'Plateau' or similar opening rooflight suitable for a flat roof in a coastal environment. Powder coated, thermally broken steel frames with low profile kerb upstand and Low-E double glazing. Electrically operated actuators for smoke clearance.

Internal Screens (Wood):

All internal glazed screens in circulation/classroom areas to be formed in hardwood (TBC) frames & beading with toughened glass panels, fire and acoustically rated as required with clear Pilkington Pyroglaze glass.

Staircase

The existing staircases are to be maintained for access to the upper floors. There is to be an amended set of steps leading from the ground floor level to the “Meeting Suite”. The following notes are to apply to these.

The rise and going to comply with the following: (diagram below) -

- Maximum rise of 170mm
- Minimum going of 250mm
- Twice the rise + the going must be between 550 and 700mm
- Maximum overlap of 25mm

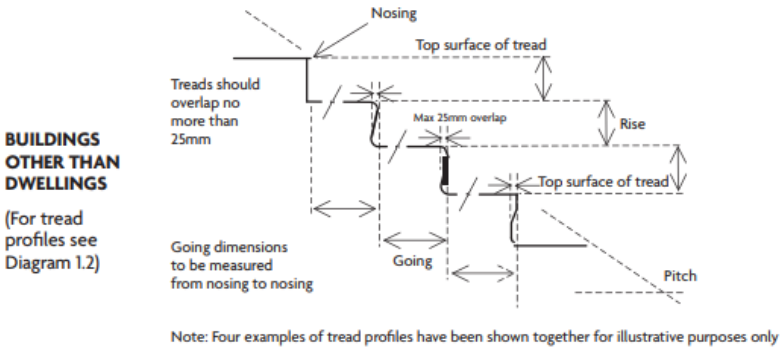


Diagram 1.1 Measuring rise and going

Provide a handrail to each side of the flight.

Handrail to be at a height of between 900mm measured to the top of the handrail from the pitch line of the stairs. At floor level and landing height of handrail to be 1000mm.

The finish of the handrail is to contrast visually with the background against which it is seen.

Handrails design to be agreed with client.

Landings to be equal to the width of the staircase.

Landing space equal to width of staircase to be provided at top and bottom of the staircase.

Guarding to open side of stairs and landings to be agreed with client.

Provide vertical balusters to stairwell guarding with a 99mm maximum gap between them.

Ensure a minimum 2000mm headroom over pitch line of stairs and landing areas.

Allow a minimum of 400mm clear space to the top and bottom of the stair (as below)

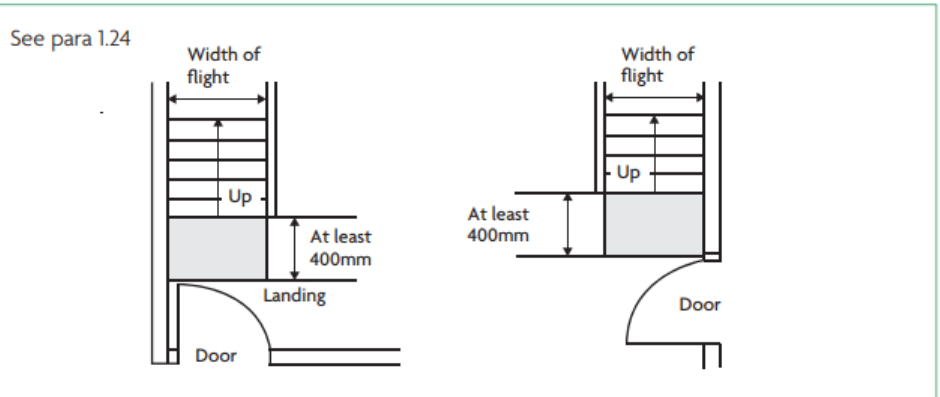


Diagram 1.8 Landings next to doors in dwellings

Sanitary appliances and fittings

Generally

All sanitary ware to be applied back to integrated plumbing system (IPS) with concealed supply and drainage.

WC

WC comprising floor mounted pan backed to IPS panel concealed cistern and remote through panel flush button.

Washbasin Type A:

Armitage Shanks or Twyfords semi-countertop basin with 1 tap hole and overflow, set into laminate faced vanity casing with concealed plumbing. Standard plastic bottle trap, unslotted swivel type. Infrared sensor mixer tap, mains operated with blender valve.

Washbasin Type B:

Armitage Shanks or Twyfords, compact wall mounted basin with 1 tap hole and overflow. Standard plastic bottle trap, unslotted swivel type. Infrared sensor mixer tap, mains operated with blender valve.

Urinals:

Armitage Shanks or Twyfords casing mounted urinal with PHS Pepper pot or similar waterless fittings. Pepper pot supplied by the Client to the contractor by Aramark. Privacy screens, 1500 x 400mm positioned 140mm above finished floor level.

Disabled WC:

Armitage Shanks or Twyford, Document M compliant package, comprising close coupled WC, water saving delay fill cistern, hand rinse basin, grab rails, hinged support rail with TRH and mixer tap etc.

Accessible Shower / WC:

Armitage Shanks or Twyford, Document M compliant package, comprising close coupled WC, water saving delay fill cistern, hand rinse basin and mixer tap, grab rails, hinged support rail with TRH, tip-up shower seat, alarm pull cord and shower rail & curtain. Lever operated thermostatic mixer.

Hand driers:

Dyson Airblade hand drier or equal approved

Cleaners Sink:

Armitage Shanks 'Janitorial Sink' or similar stainless-steel unit with bucket grating and integral hand rinse basin, WRAS approved mixer tap with lever handles on adjustable legs.

Above ground drainage

General

Install pipes, fittings, and accessories in accordance with BS 5572 so that appliances drain quickly, quietly and completely at all times and discharge is conveyed without cross flow, back fall, leakage or blockage.

Obtain all components for each type of pipe work from the same manufacturer unless specified otherwise.

Provide access fittings and rodding eyes as necessary in convenient locations to permit adequate cleaning and testing of pipe work.

Provide for thermal and building movement when fixing and jointing and ensure that clearances are not reduced as fixing proceeds. Where not specified otherwise use plated, sherardized, galvanised or non-ferrous fastenings, suitable for the purpose and background, and compatible with the material being fixed or fixed to.

Comply with restrictions on the cutting of holes, chases, notches, etc. line with additional supports as necessary at junctions and changes in direction. Fix every length of discharge stack pipe at or close below the socket collar.

Make changes in direction of pipe runs only where shown on drawings unless otherwise approved.

Cut ends of pipes to be clean and square with burrs and swarf removed.

Test upon completion of system, temporarily seal open ends of pipe work with plugs.

Connect a “U” tube water gauge and pump air into pipe work until gauge registers 38mm.

Allow a period for temperature stabilisation, after which the pressure of 38mm is to be maintained for not less than 3 minutes. Test to be approved by Local Building Control Officer.

WCs

110mm diameter at a minimum slope of 18mm/m and maximum slope of 90mm/m for pipe work up to 6m in length.

Washbasins

32mm diameter pipes at minimum slope of 18mm/m and maximum slope of 22mm/m for pipe work up to 1.7m in length and 40mm diameter pipes at a minimum slope of 18mm/m and maximum slope of 44mm/m for pipe work up to 3m in length and 50mm diameter pipes at a minimum slope of 18mm/m and maximum slope of 44mm/m for pipe work up to 4m in length.

Traps

Traps to Washbasins, Sinks and urinal to be 75mm deep and WC to be 50mm.

Soil and Vent Pipe

An assessment of the existing SVPs is to be undertaken to suitability and condition and to comply with the following -

All above ground waste and soil drainage shall be constructed of upvc by Marley Extrusions or similar to comply with BS 5572:1978.

Constructed of 100mm diameter upvc by Marley Extrusions or similar to comply with BS 5572. Boxed in within building with 12.5mm plasterboard and skimmed with 5mm plaster, fixed on timber grounds. Screw on access to be provided as necessary to comply with current regulations and recommendations.

SVP to terminate at ridge vent tile or extend suitably.

Ensure roofing membrane is watertight where vent pipe passes through the roof.

Drainage

Below Ground Drainage

Unless otherwise informed, we do believe there will be a current requirement to amend or alter the below ground drainage within the area of the main 3 storey building. Drainage from new kitchen facility in the Staff Welfare area – provision of new drainage run between the kitchen and the existing manhole adjacent to lift tower structure will be required. Inspection of the current drainage for suitability and condition will be required.

Surface Water

The existing RWPs and surface water outlets are to be inspected for condition and suitability.

The replaced section of roof to the rear is to utilise the existing drainage from this area. Suitability of the existing rainwater goods is assumed at this point.

Fire Escape

Generally

There is a provision for disable persons refuge existing within the protected lobby to the second floor. However, a new wheelchair refuge point will need to be formed at First floor level through the adaptation of existing internal walls There is to be a new electronic call point installed at each of these locations.

The lift is not to be used in the event of a fire.

Suitable fire signage is to be provided throughout the building.

The fire alarm system is to be installed in accordance with the sub-consultants proposals.

Ground Floor

There are 2 directions for exit from the stairwell. One towards the front of the building exiting through the main entrance and one through the rear door.

There is to be a maximum travel distance of 18m from any given location to a place of safety within a fire protected lobby at 1st and second floors or to a protected lobby / the external environment at Ground Floor .

First Floor

There is a fire protected lobby just off the stairwell which provides an escape distance of 18m or less from any given position on the first floor.

The new wheelchair refuge is positioned within the protected lobby.

Second Floor

There is a fire protected lobby just off the stairwell which provides an escape distance of 18m or less from any given position on the Second floor.

The refuge is positioned within the stairwell.

Access

Entrance Door

The current stepped entrance point to the front of the building will be maintained. The existing glazed doors will be removed and a new auto roller shutter installed at the front face of the building. A new fully glazed entrance screen system is to be installed as indicated in the ADG Ground Floor plan layout with automatic push pad activated sliding door system. The lobby formed will give a clear 1100mm width through the automated door, exceeding the minimum 750mm requirement.

Ramped Approach

It is proposed that the main access point into the building is maintained as via the automated rear entrance to the South which will be retained. There is an existing access ramp leading from the rear door and to the internal FFL at ground level. Off this route and directly adjacent to the rear door is an existing lift, which allows access to both the upper floors. The existing level accessible threshold will be maintained.

Reception Desk

The reception desk is to be of modular design and configured to allow easy access and convenient use for wheelchair users and standing persons. There is to be a clearly designated lower section for the convenient use of a wheelchair user.

A clear manoeuvring space in front of the reception desk has been allocated in its proposed location as 1200x1800mm given that there is a knee recess designed in the reception desk.

Electrical Installation

Generally in accordance with requirements of Consulting Electrical Engineer

Heating and Hot Water

Generally to be in accordance with requirements of Mechanical Services Engineer

All plumbing works are to be carried out by a competent installer and Commissioning Certificates to be provided upon completion.

Services

Ensure all new services to be installed comply with current Codes of Practice and British Standards.

Sound Performance

The specification for the internal floors and walls must be adhered to in order to ensure adequate sound reduction figures.

Acoustic insulation is to be included in the cavity of the stud walls where indicated and required to achieve suitable sound reduction levels for a Further Education teaching environment . (see typical wall construction types). Further details on wall types and locations will be made available within the Stage 4 detailed information package

Provision of Information

The owner of the building and the Building Control Authority are to be provided with commissioning certificates for the heating and hot water systems.

The owner of the building is to be provided with a suitable set of operating and maintenance instructions for the building services. These will need to include details for the timing and temperature setting controls and any routine maintenance required.

All mechanical and electrical installations to be tested and after satisfactory completion of tests copies of completion certificates to be submitted to the Client and Building Control