

BASIC SUMMARY SPECIFICATION STANDARD CAT A REFURBISHMENT OF A TYPICAL FLOOR AT ALPHA TOWER

CEILINGS:

Burgess (or similar manufacturer) perforated metal suspended ceiling system with fleece backing throughout and set into 24mm Grid.

Finished floor to ceiling height 2.4m minimum.

Skimmed and decorated perimeter plaster margin to all ceilings abutting elevation and core walls, constructed of 12.5mm plasterboard.

WALLS:

All plaster finished walls and perimeter columns newly skimmed and redecorated.

DOORS:

Doors serving office space: FD30S White laminate doors with timber edge lip. SS door ironmongery.

FLOORS:

Kingspan or similar fully encapsulated metal pan raised access floor complete with access ramps to floors (1:12 gradient). The raised floor achieves a minimum of 55mm clear void from the structural floor to underside of finished encapsulated steel panels to perimeter areas, with a more minimal (varied) void where floors adjoin centre core areas.

The raised access flooring system installed on this project fully complies with the following requirements; -

Within the all general office areas the raised floor is a medium grade system and complies with the requirements of the medium grade requirements of the PSA MOB PF2 PS/SPU specification and as such has the following maximum working loads; -

The maximum working point load is 3.0kN (this equates to 300kg approx) on a 25mm x 25mm area.

The maximum working uniformly distributed load is 8kN/m² (this equates to 800kg/m² approx).

MECHANICAL:

Full Comfort Heating & Cooling via 4 pipe Fan Coil Units. Design Parameters:

Dedicated supply & extract air handling unit per quadrant (SW, SE, NW & NE) of each floor to provide 'fresh' air 12 l/s per person (minimum but variable)

Occupancy 1 person per 10m².

External Design Temperature -5°C sat Winter and 28°C db 20°C wb Summer

Internal Office Temperature 21°C + 1.5°C Winter and 23°C + 2°C Summer

All under automatic control via a control panel for the quadrant of each floor.

ELECTRICAL:

New LV Distribution Boards and Panels (2 per floor).

New PIR controlled LED Lighting Installation, including:

- 600x600 JCC Skytile LED panels to suspended ceiling system. Designed to provide 350-500Lux at desk height to office areas and installed in accordance with Building Regulations.

- 23wAmitex LED Downlight fittings to central core areas.

New Emergency Lighting Installation in accordance with Building Regulation requirements.

Modifications to the existing Fire Alarm to suit open plan configuration.

Electrak 25 powertrack / underfloor busbar system installation to perimeter (configuration as shown on As-Built Drawings Floors 11-13).