



Oceansgate  
PLYMOUTH  
Marine enterprise in Britain's Ocean City

# Oceansgate Phase I Building Specifications

## Building I: CAT A Office building

Three-storey building designed to provide up to 4 office suites per floor, maximum of 12 units.

The building will be constructed with:

**Foundations:** Reinforced concrete pad foundations and concrete trench fill foundations, 200mm reinforced concrete ground bearing slab on 60mm under slab insulation on separating membrane on sand blinding.

**Structural Steel Frame:** All Steelwork will be finished with all sections cleaned and hot-dip galvanised to 85 microns, (where exposed externally) and fire protection, to steel from ground floor to top of column to the underside of roof support steelwork.

**Upper Floors and Stairs:** 200mm precast concrete planks, fair faced finish to soffit with 75mm Structural Topping. 1300mm wide precast concrete stair cases.

**Roof:** Euroclads Euroseam 400 standing seam roof covering (or equivalent system). 0.9mm thick Zinc seam aluminium outer sheet, 220mm deep galvanised support brackets and support bars and halter brackets with 280mm thick insulation quilt and 0.7 mm thick white coated liner sheets. Membrane lined uninsulated galvanized steel external eaves gutter, 100mmØ polyester powder coated aluminium downpipes.

**External Walls:** Steel Framing System (Metsec or equivalent), fixed between the steel frame and precast floors to support external 12mm cement particle sheathing and 50mm insulation and internal face 2 x 15mm Gyproc wallboard. External face 150mm random rubble facing/ 100mm fair faced dense concrete blockwork on 140mm dense concrete blockwork.

**Raised Access Floor:** 210 mm nominal raised floor system to provide a nominal zone of 180mm clear void using 600 x 600 fully encapsulated panels on an adjustable steel pedestal system.

**External Windows and Doors:** All Windows, Doors and Curtain Walling are to be double glazed, powered coated aluminium profiles suitable for marine environments.

**Internal Walls:** Internal walls and partitions will be formed in plasterboard finished metal stud.

**Internal Doors:** laminates/veneers timber door sets and screens as indicated on the FDG drawings.

**Wall Finishes:** Plasterboard and emulsion with painted softwood skirting and window boards and ceramic tiling to WC's.

**Ceiling Finishes:** Emulsion to exposed PC planks and Metal tile ceilings with ultra micro perforated lift out tiles on white metal T support system with plaster board margins to second floor offices and WC's.

**Floor Finishes:** Carpet Tiles and sheet vinyl to WC's

**Lift:** 1 No. new 9 person (675kg) lifts operating at 1m/s Stainless steel door coverings with stainless steel frames with 900mm wide, 2000 high openings at landings. Computerised



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destination control with entry call stations at each level. Emergency System - Automatic system within the car.

**WCs:** Size and Accommodation as core layouts, sanitary provisions are white glazed IPS behind WC. 600x400 frameless mirror above each basin, liquid soap dispenser, toilet roll holder, sanitary towel bin, coat hooks provided and cubicle front wall and door system.

**M&E:** Gas fired boilers for central heating and hot water to core areas, small powers to floor boxes cleaning points to be wall mounted and installed to the cores areas. Office and Core and Emergency Lighting.

**Drainage:** Foul and Surface water drainage connected to adopted mains drain in adjacent road

**Services:** Incoming Gas, Water, Electric and Ducts for Comms brought into the building. Dedicated Parking Spaces, Hard and Soft Landscaping and External Lighting.