

Oceansgate Phase I Building Specifications



Oceansgate
PLYMOUTH
Marine enterprise in Britain's Ocean City

Buildings 2&3: Industrial / Business Units

2 storey height industrial units with 3m x 6m roller shutter doors in prime location for marine industries. Opportunity for mezzanine construction within the 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.

Floors: Reinforced concrete with surface hardener. Designed to Eurocodes *Load Category E1* (q_k UDL = 7.5 kN/m², Q_k = 7.0 kN) or (q_k UDL = 156lbs/ft², Q_k = 1,573 lbs).

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.

Roof: This trapezoidal roof will comprise a 0.7mm thick Colour – coated steel outer sheet. All laps sealed and stitched. 260mm deep galvanized support brackets and support bars with 260mm thick insulation quilt to achieve a 'U' value of 0.18 W/m²/c. Triple skin site assembled G R P translucent roof panels consisting of a Brett Martin Class 3 Trilite 4.5kg outer translucent panel, Cleartherm Intermediate Layer and Class I Trilite 2.4kg inner translucent liner.

External Walls: Eastern and Western elevations, Lower sections in 100mm fair faced Forticrete blockwork. Above, KS1000 MR 0.63mm thick XL Forte Merlin Grey colour-coated coated galvanized steel weather sheet, 80mm thick closed cell, CFC free, rigid bonded LPC approved PIR insulation core and 0.4mm thick white enamel coated galvanized steel inner sheet. All to achieve a 'U' value to comply with current building regulations sheathing and 50mm insulation and internal face 2 x 15mm Gyproc wallboard. Northern and southern external gable end 150mm random rubble facing/ 100mm fair faced dense concrete blockwork on 140mm dense concrete blockwork.

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

Internal Walls: Block and partition party walls to the industrial units where required. These will comprise a block lower level and plasterboard upper section to soffit/ steel.

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 units. Dedicated Parking Spaces, Hard and Soft Landscaping and External Lighting

The show unit within Building 2 (as an example of how a unit may be fitted out) will be constructed with:

Internal Walls: Cavity wall stud partitions.

M&E: Office and Emergency Lighting to be in place. Showroom office will include 4 X 13 Amp 230V twin switched socket outlets. 1 X 13 Amp 230V single switched socket outlet.

WCs: Size and Accommodation as core layouts, sanitary provisions are white glazed IPS behind WC. 600 x 400 frameless mirror above each basin, liquid soap dispenser, toilet roll holder, sanitary towel bin, coat hooks provided and cubicle front wall and door system.

Ceiling Finishes: Plasterboard and emulsion finish.

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

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

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