

FI REAL ESTATE
MANAGEMENT

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MEZZANINE FLOORS

Making spaces work harder

www.fi-rem.com



Mezzanine floors

Designed and installed by the experts

Mezzanine floors are a great way to get more square meterage in a building and use it's height. So many businesses fail to use the space they already have above their heads.

Adding a mezzanine floor can mean the difference between re-locating and not re-locating.

Whether you need extra storage space, production areas, or office space, adding a well-designed mezzanine floor and making better use of space already occupied can save companies a lot of money.

We can provide all aspects of mezzanine floor projects including:

- Full project & risk management
- Full compliance tailored to usage
- Building control pre-approved designs
- Fire protection and detection
- Lighting and emergency lighting
- Heating and air conditioning
- Goods lifts and conveyor systems

Areas can also be divided up with steel partitions to create self-store units.

Mezzanines can be multi-tiered where space and floor slab design allows, meaning you get even more use out of the space.

Where floor slabs are not sufficient for the load to be imposed, we can specify and implement structural piles.

Mezzanine Floor configurations



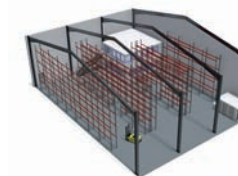
P4-5
Mezzanine Storage Floor



P6-7
Mezzanine Gym Floor



P8-9
Mezzanine Office Floor



P10-11
Mezzanine Office & Warehouse Floor



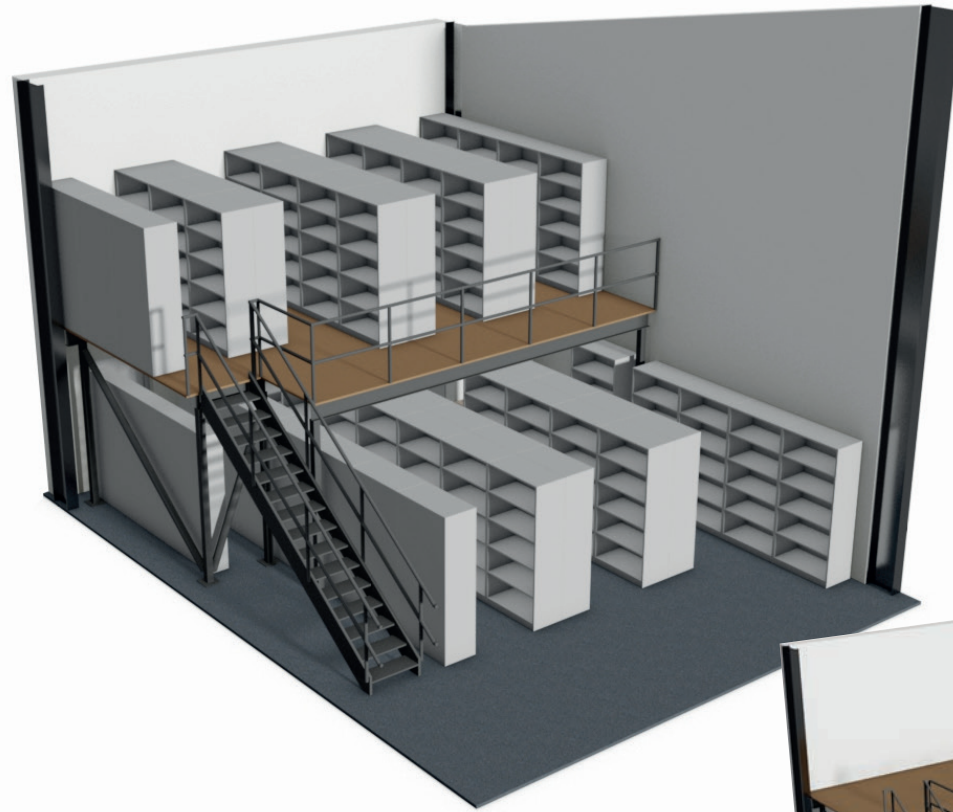
P12-13
Warehouse Racking



P14-15
Office Fit-outs/ Refurbishments



Mezzanine Storage Floor option



Designed for:
General storage use.

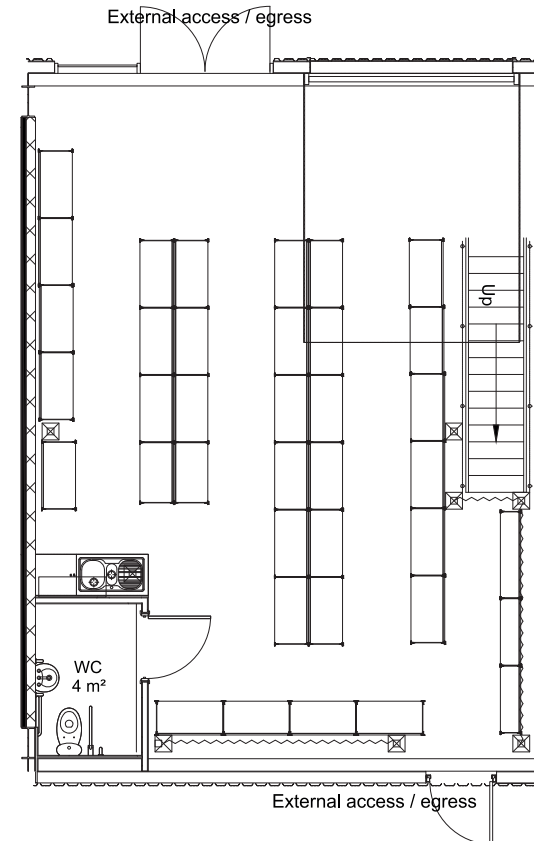


Structural Specification:

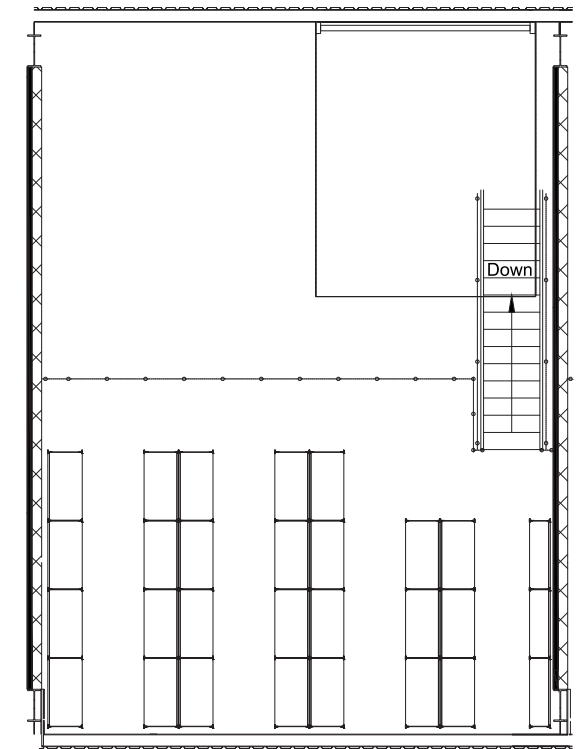
- Staircase to comply to document 'K' Utility Access Staircase
- The flooring system has no structural reliance on the existing building fabric
- No access is to be allowed to the first floor level for the general public

Electrical Specification:

- The lighting systems, emergency lighting system and illuminated exit signs are to be installed in accordance with BS5266 & BS5499
- All electrical switching is to conform to ADM 4.25 through to 4.30



Ground Floor, with shelving



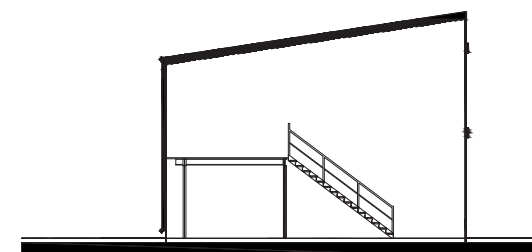
First Floor, with shelving



Mezzanine front view,
without shelving



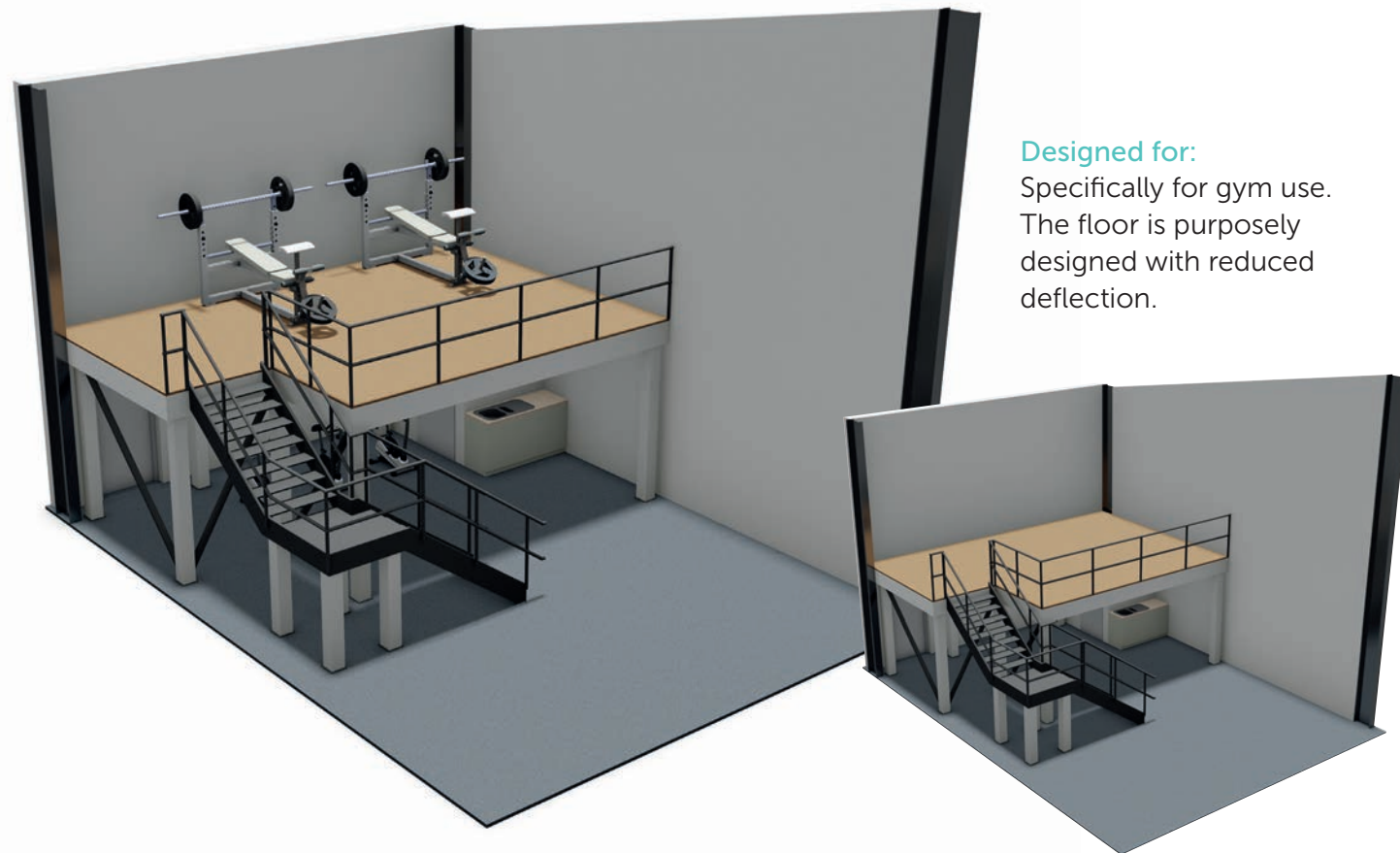
Mezzanine front view,
with shelving



Side profile of staircase



Mezzanine Gym Floor option



Designed for:
Specifically for gym use.
The floor is purposely
designed with reduced
deflection.

Structural Specification:

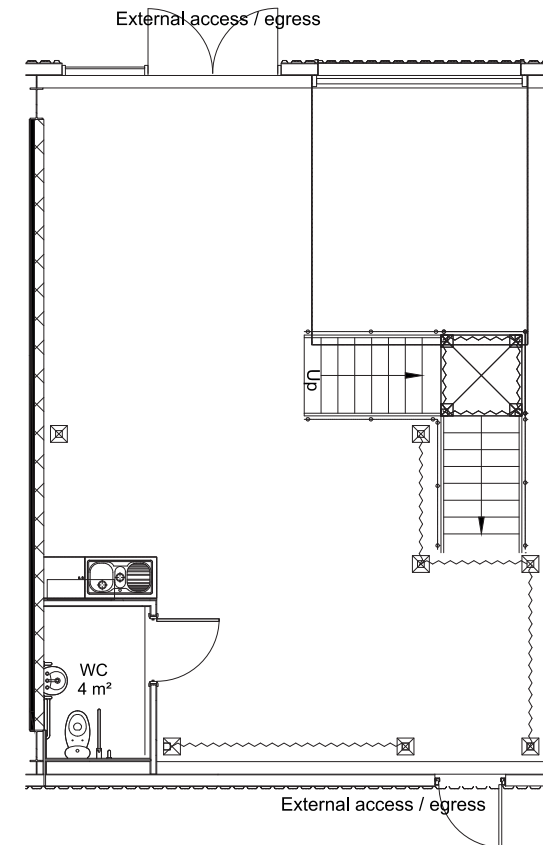
- Staircase to comply to document 'K' General Access Staircase
- The flooring system has no structural reliance on the existing building fabric

Fire Protection:

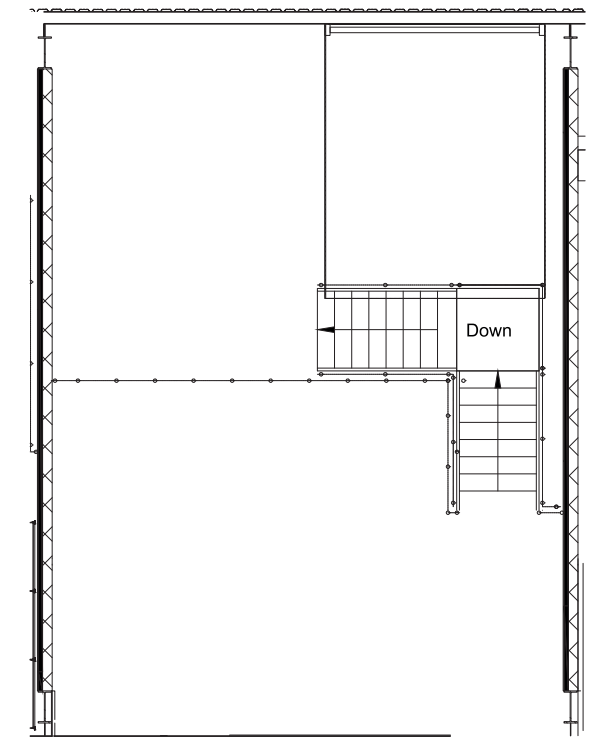
- Ground floor ceiling: 1 hour fire rated suspended exposed grid system
- 600x600mm ceiling tiles are to be used to form the covering
- The system is to be suspended from the underside of the floor system including the landing area
- Ceilings to comply with ADB appendix A-A3
- 60 minute fire rated column cases to all columns
- 60 minute fire rated bulkhead to all open edges

Electrical Specification:

- The smoke detection system is to be installed in accordance with BS5839. Part1 2002
- The lighting systems, emergency lighting system and illuminated exit signs are to be installed in accordance with BS5266 & BS5499
- All electrical switching is to conform to ADM 4.25 through to 4.30



Ground Floor



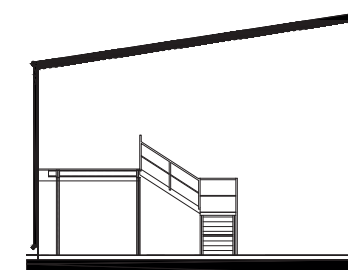
First Floor



Mezzanine front view,
without gym equipment



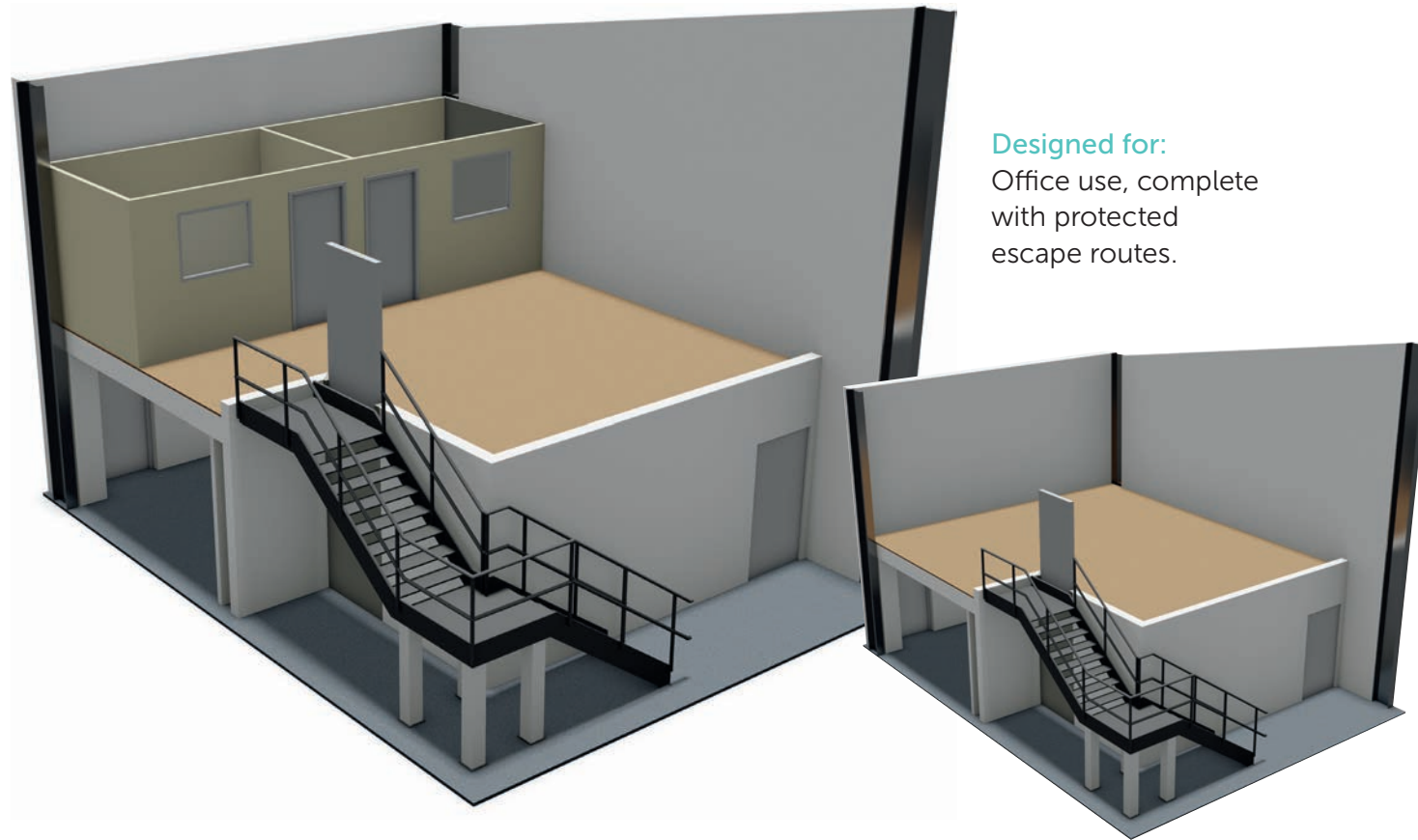
Mezzanine front view,
with gym equipment



Side profile of staircase



Mezzanine Office Floor option



Structural Specification:

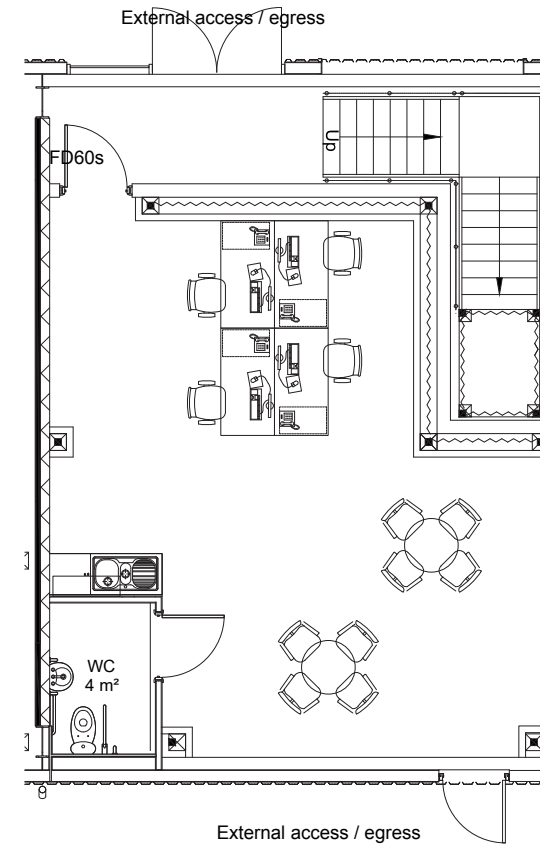
- Staircase to comply to document 'K' General Access Staircase
- The flooring system has no structural reliance on the existing building fabric
- No access is to be allowed to the first floor level for the general public

Fire Protection:

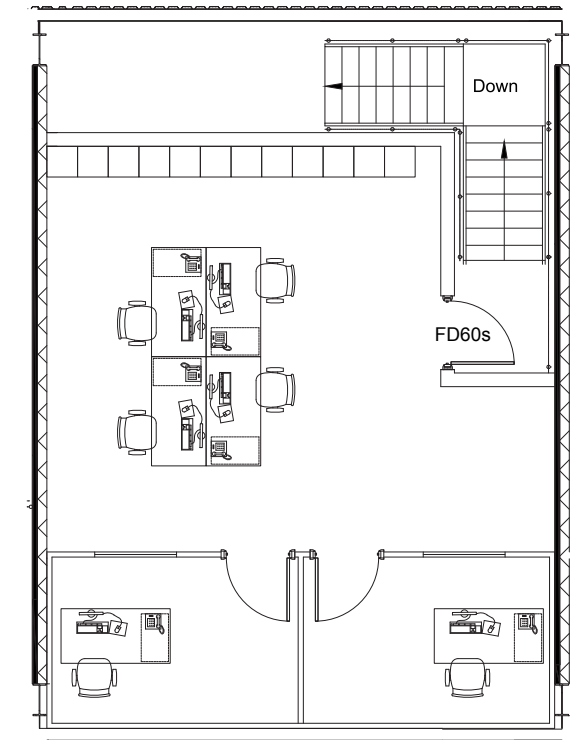
- Ground floor ceiling: 1 hour fire rated suspended exposed grid system
- 600x600mm ceiling tiles are to be used to form the covering
- The system is to be suspended from the underside of the floor system including the landing area
- Ceilings to comply with ADB appendix A-A3
- 60 minute fire rated column cases to all columns
- 60 minute fire rated bulkhead to all open edges

Electrical Specification:

- The smoke detection system is to be installed in accordance with BS5839. Part1 2002
- The lighting systems, emergency lighting system and illuminated exit signs are to be installed in accordance with BS5266 & BS5499
- All electrical switching is to conform to ADM 4.25 through to 4.30



Ground Floor



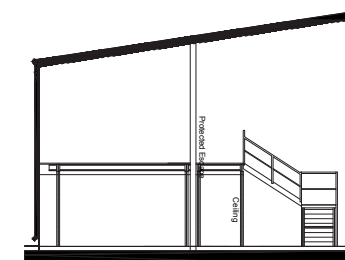
First Floor



Mezzanine front view, without office



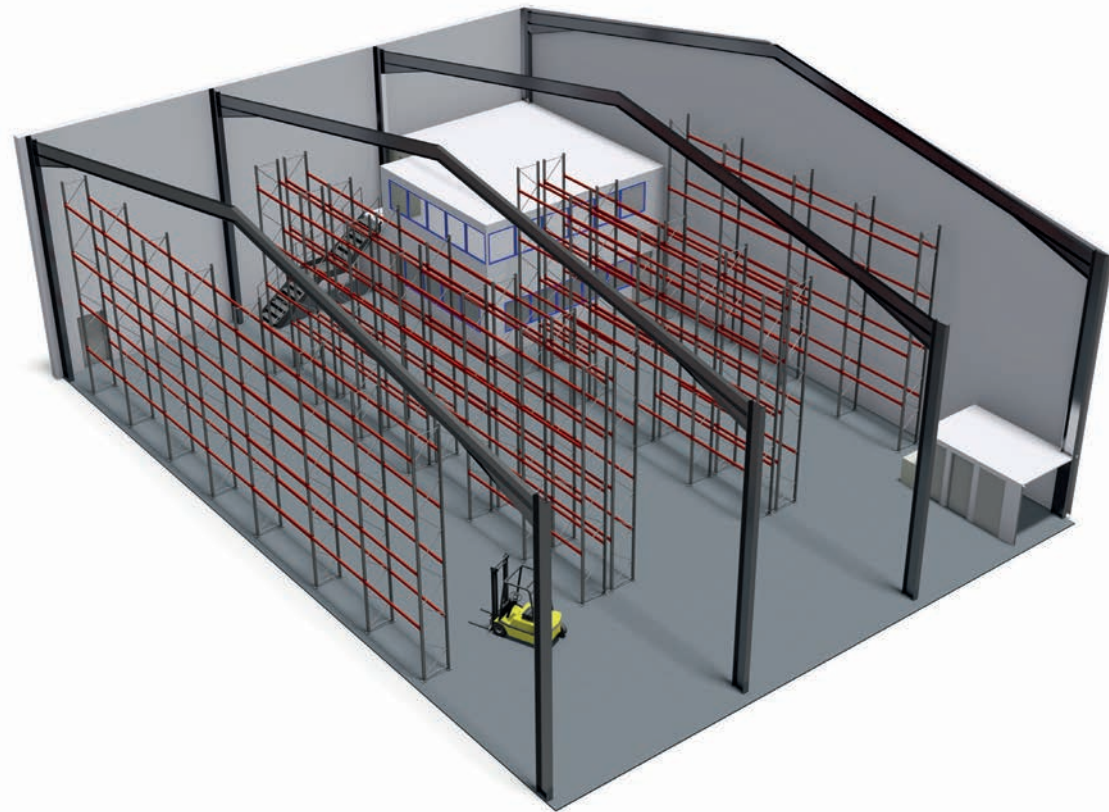
Mezzanine front view, with office



Side profile of staircase



Mezzanine Office & Warehouse Floor option



Structural Specification:

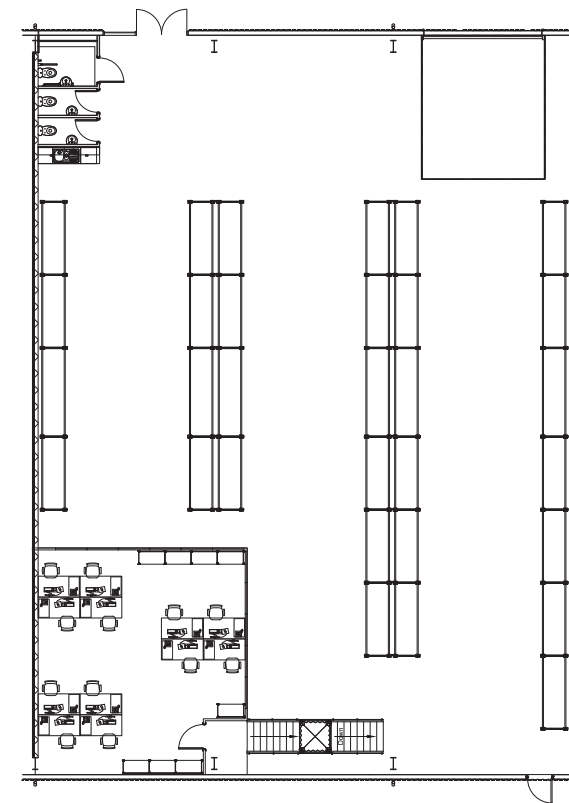
- Staircase to comply to document 'K' General Access Staircase
- The flooring system has no structural reliance on the existing building fabric
- No access is to be allowed to the first floor level for the general public

Fire Protection:

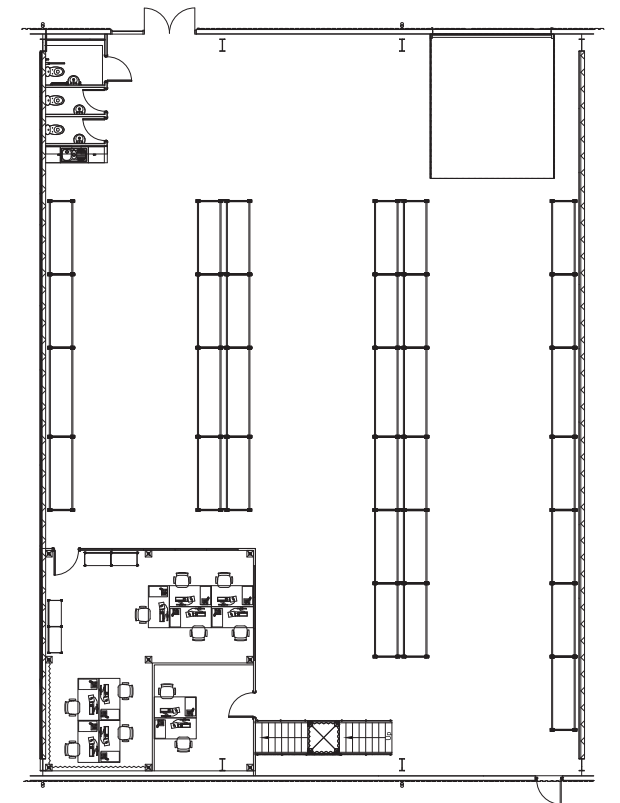
- Ground floor ceiling: 1 hour fire rated suspended exposed grid system
- 600x600mm ceiling tiles are to be used to form the covering
- The system is to be suspended from the underside of the floor system including the landing area
- Ceilings to comply with ADB appendix A-A3
- 60 minute fire rated column cases to all columns
- 60 minute fire rated bulkhead to all open edges

Electrical Specification:

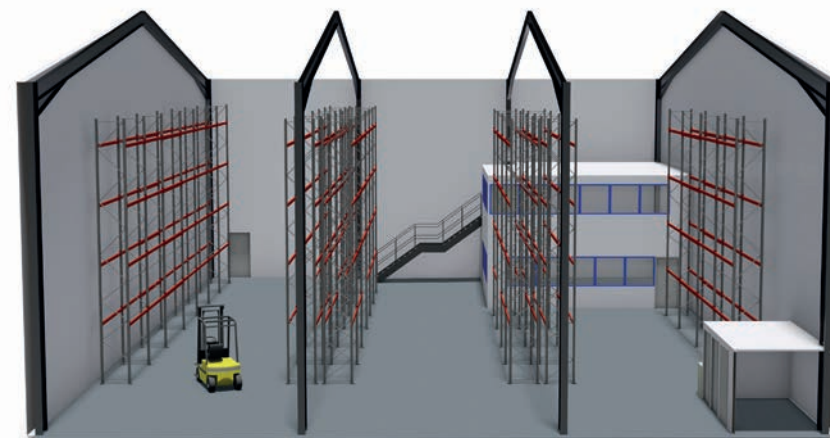
- The smoke detection system is to be installed in accordance with BS5839. Part1 2002
- The lighting systems, emergency lighting system and illuminated exit signs are to be installed in accordance with BS5266 & BS5499
- All electrical switching is to conform to ADM 4.25 through to 4.30



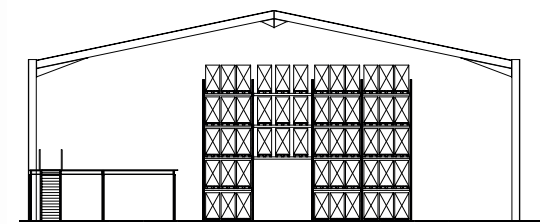
Ground Floor



First Floor



Mezzanine front view, with two storey office



Side profile of staircase and racking

Partitioning Specification:

- Designed to suit your requirements
- Wide range of partitioning systems available to suit all budgets and applications

Racking Specification:

- Designed to suit your requirements
- Designed for all budgets and applications to suit your pallet styles and pick rates

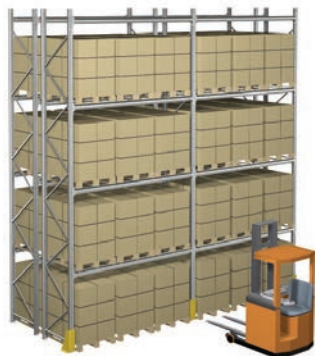


Warehouse Racking options

Save time and money choosing the right storage for your goods and pick-rate needs.

Whether it be the simplest racking to a fully automated system, we work with you to design and install the right system for your requirements.

Call our team of experts to find out more.



| Racking Systems | | | |
|-----------------------------------|------------|------------------|-------------------------|
| FEATURES CHECKLIST | WIDE AISLE | NARROW AISLE | VERY NARROW AISLE (VNA) |
| Use of floor space | ★★★★★ | ★★★★★ | ★★★★★ |
| Use of cubic storage space | ★★★★★ | ★★★★★ | ★★★★★ |
| Access to individual pallet loads | ★★★★★ | ★★★★★ | ★★★★★ |
| Speed of access and throughput | ★★★★★ | ★★★★★ | ★★★★★ |
| Efficiency in stock rotation | ★★★★★ | ★★★★★ | ★★★★★ |
| Efficiency in stock control | ★★★★★ | ★★★★★ | ★★★★★ |
| Specialised Handling Equipment | None | Dedicated Trucks | Dedicated Trucks |
| Ease of Re-location | ★★★★★ | ★★★★★ | ★★★★★ |
| Ease & Speed of Installation | ★★★★★ | ★★★★★ | ★★★★★ |
| Adjustability of beam positions | ★★★★★ | ★★★★★ | Not Required |
| Movo Compatible | Yes | Yes | n/a |

| DOUBLE DEEP | DRIVE IN | PUSH BACK | PALLET LIVE | CARTON LIVE | SHUTTLE | CRANE |
|-------------|----------|--------------|--------------|-------------|---------|-------|
| ★★★★★ | ★★★★★ | ★★★★★ | ★★★★★ | ★★★★★ | ★★★★★ | ★★★★★ |
| ★★★★★ | ★★★★★ | ★★★★★ | ★★★★★ | ★★★★★ | ★★★★★ | ★★★★★ |
| ★★★★★ | ★★★★★ | ★★★★★ | ★★★★★ | ★★★★★ | ★★★★★ | ★★★★★ |
| ★★★★★ | ★★★★★ | ★★★★★ | ★★★★★ | ★★★★★ | ★★★★★ | ★★★★★ |
| ★★★★★ | ★★★★★ | ★★★★★ | ★★★★★ | ★★★★★ | ★★★★★ | ★★★★★ |
| ★★★★★ | ★★★★★ | ★★★★★ | ★★★★★ | ★★★★★ | ★★★★★ | ★★★★★ |
| Required | Required | None | None | Hand Loaded | None | Crane |
| ★★★★★ | ★★★★★ | ★★★★★ | ★★★★★ | ★★★★★ | ★★★★★ | ★★★★★ |
| ★★★★★ | ★★★★★ | ★★★★★ | ★★★★★ | ★★★★★ | ★★★★★ | ★★★★★ |
| ★★★★★ | ★★★★★ | Not Required | Not required | n/a | ★★★★★ | n/a |
| Yes | n/a | n/a | n/a | n/a | n/a | n/a |



Office Fit-outs and Refurbishments

We have a wide range of products and services to provide you with a work space optimised specifically for you.

From basic to opulent, all budgets catered for. Frameless glazed partitions, pre-decorated demountable walls and a full range of office furniture are all available. With office fit-outs, as with all projects we design, compliance is a key focus for us to ensure all elements meet relevant regulations. Our experts liaise closely with Building Control from the outset to avoid any problems later in the project.



Warehouse storage configurations

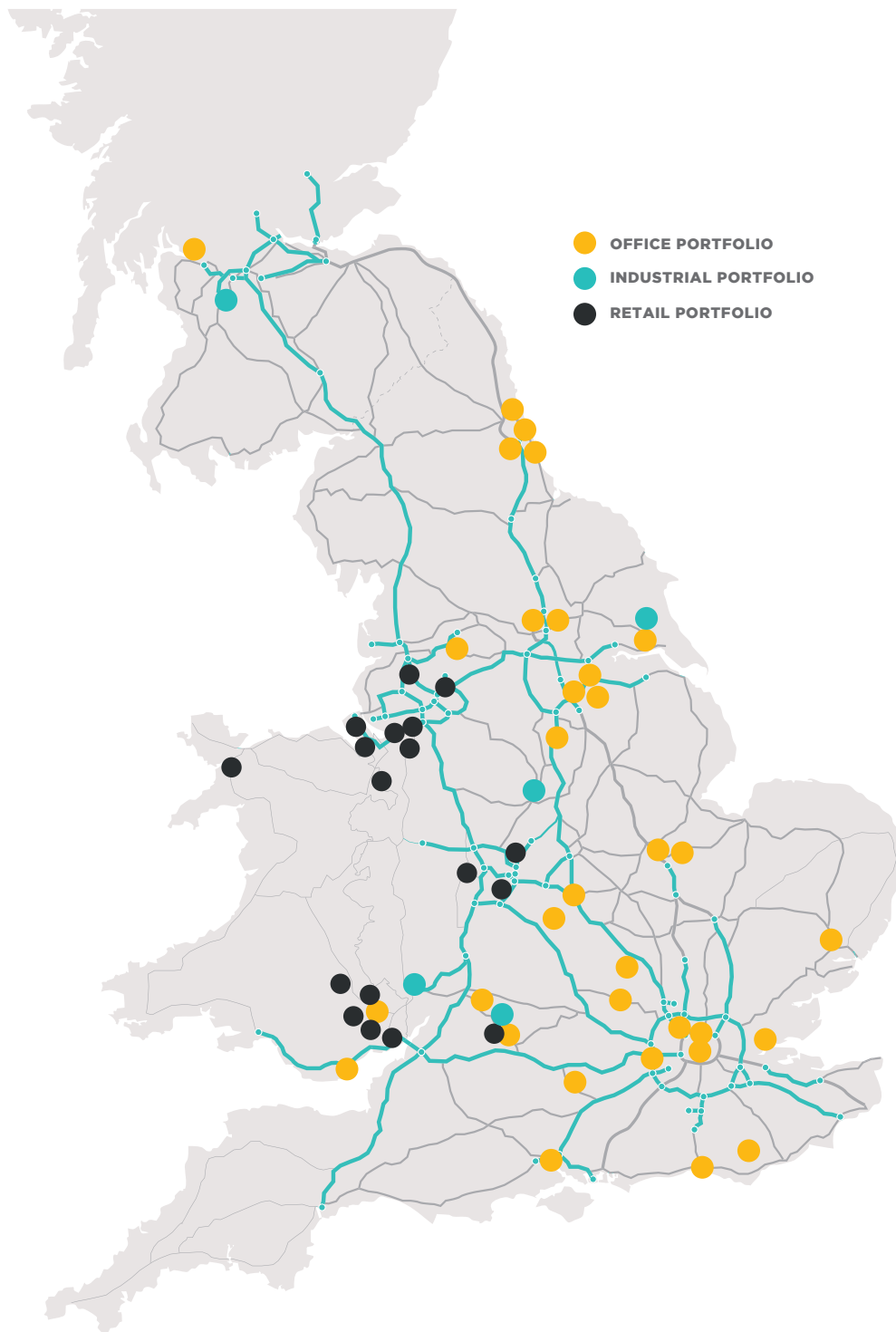
The possibilities are endless to make your space work harder.

We can help you find the right combination to maximise both space and budget, no matter what your storage or manufacturing needs are.



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