Tenant Specification – Formula 1 Autocentres

Revision H

Document created for:

Prepared by:

Client:

Date:

Job Nr:

1.0 **GENERAL**

1.1.1 The works are to be in full accordance with all current and relevant current codes of Practice Building Regulations and British Standards and requirements of Statutory, Local and other Authorities including *inter alia*:-

a) The Local Planning Authority.
b) Local bye-laws
c) Environmental Health Officer
d) Environment Agency
e) Highways Authority
f) Building Control/Fire Officer
g) Loss Prevention Certification Board (LPCB)
h) Health & Safety CDM Regulations
i) Manufacturers Recommendations
j) Disability Discrimination Acts (DDA)
k) Institute of Electrical Engineers (IEE) Regulations
l) LPC Design Guide for the Fire Protection of Buildings 2000
m) Any other body which has jurisdiction with regard to the works or whose systems are connected to the works.

1.1.2 This specification is to be read in conjunction with the Architect's and Structural Engineers drawings.

1.1.3 This Specification is to be read in conjunction with the details of the planning permission and all the planning conditions.

1.1.4 The scheme shall be constructed in accordance with the recommendations outlined in the site investigation reports and in accordance with the relevant Environmental, Local Authority and planning requirements.

2.0 **SUBSTRUCTURE**

2.1 Foundations

2.1.1 All foundations will be in accordance with the details prepared by the Structural Engineer and approved by the Local Authority to suit the ground conditions prevailing on the site.

2.2 Floor Slab

2.2.1 Ground floor: flat uniform surface, concrete slab, power floated. Floor load capacity (UDL) 37.5KN/m2 subject to Structural Engineer design, conventional steel reinforcement set at min. 60mm from the surface. Slab level to be generally 150mm higher than external ground level with access ramps no greater than a gradient of 1:12. The surface will be sealed with a clear floor sealer. If the Tenant wishes to apply floor paint as part of their fit out works then they are to advise the Developer's team as least 2 months before floor sealant is applied to ensure compatibility.

2.2.2 Saw cuts to be clean and filled with approved mastic in accordance with the Structural Engineer's details and drawings. Location of the saw cuts to be agreed with Formula 1 Autocentres so as to avoid vehicle ramp locations.

2.2.3 The foundations for all load-bearing walls, perimeter walls, floor slabs and structural frames are designed to take account of the prevailing ground conditions, imposed loading and any relevant statutory requirements, with due margin for safety all as per Structural Engineer's design;

2.2.4 All foundation designs and ground works are carried out in accordance with the Structural Engineers drawings.

2.2.5 The tenant will be provided with detailed drawings of the foundation and remediation proposals (if applicable) prior to commencement of the Works;

2.2.6 The ground floor slab is designed in accordance with the Structural Engineers drawings and in accordance with the recommendations of the British Cement Association;

2.2.7 Test cubes are taken, and that a copy of the report thereon is provided to the tenant, for information purposes.

2.2.8 Provide within the designated area as shown on the Architects drawing, and set out in accordance with the standard F1 Autocentres details. 2 No. pits and duct with draw rope consisting of:

a) 4770mm x 3050mm x 145mm deep

b) 2360mm x 680mm x 310mm deep

2.2.9 Generally the reinforced concrete ground floor slab has a uniform, level, power-float finish, and that it is constructed so that the top surface is within the tolerance of FM2.

3.0 **SUPERSTRUCTURE**

3.1 Frame

3.1.1 The building primary frame will be steel and will generally provide a clear internal space of 7.0m high to underside of the eave's haunch, to provide clear headroom for the garage lifts. This is required where an internal mezzanine is to be installed by F1.

Or

The building primary frame will be steel and will generally provide a clear internal space of 5.1m high to the underside of the eave's haunch, with a clear headroom of 5.1m for garage lifts if an external tyre compound is provided and an internal mezzanine is not required.

3.1.2 The frame will be designed to receive a superimposed loading of 0.25kN/m2 for the support of building services. All steelwork to be shot blasted and primed prior to delivery to site. All exposed untreated steelwork (excluding cold rolled steelwork) will receive an approved primer prior to erection, touched up after erection and be decorated with one coat undercoat and 'sufficient' gloss coats to avoid 'grinning' colour RAL 5002. All steelwork within or encased by masonry to be painted two coats bituminous paint.

3.1.3 The clear-span, portal frame structural steelwork is designed for the following deflection limits:

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- Superimposed load central deflection span/250
- Superimposed load eaves column head deflection height/300
- Wind sway deflection height/200

3.1.4 All steelwork to be designed, fabricated and erected to the approval of the Structural Engineer and to the satisfaction of the Local Authority.

3.1.5 Minimum 6 degree roof slope.

3.2 Roof Cladding and Rainwater Disposal

3.2.1 The roof coverings will comprise a Colourcoat HPS200 or similar approved coated built-up or composite metal profiled system with insulation, LPCB approved, as required by the Building Regulations. The roof soffit will be left white self-finished metal liner panel. Cut edge protection to be applied in accordance with the manufacturers requirements

3.2.2 The fascia and soffit to the eaves, verges and gutters to be formed from Colourcoat HPS 200 or similar approved coated built-up or composite metal profiled system.

3.2.3 Galvanised mild steel gutters, rainwater outlets and colour coated galvanised metal or aluminium downpipes will be provided to adequately drain all roof surfaces. All gutters are to be provided with weir overflows Downpipes will be provided with access points for rodding eyes at ground level.

3.2.4 The roof cladding system shall be installed in strict accordance with the manufacturer's instructions and relevant Agreement Board Certificate.

3.2.5 Adequate provision is made for the thermal movement of gutters and roof coverings.

3.2.6 The inlets to all rainwater pipes are protected by suitable galvanised wire balloons.

3.2.7 The design and detail shall be by a specialist sub-contractor in accordance with the Architect's drawings.

3.2.8 Mansafe' safety rooflights in glass reinforced polyester (GRP). Rooflights are to cover an equivalent translucent area of a minimum of 10% to the garage area of the roof and be positioned so as to provide an even spread of natural light throughout the garage area only.

3.2.9 All external roof light fasteners are to be stainless steel and will be provided with integral headed poppy red caps.

3.2.10 The Tenants are to provide details to the Developer's design team no later than 2 months prior to start on site of any openings required to the roof and wall cladding. All flashing etc to openings are to be by the Tenant.

3.2.11 The Tenants are required to supply information 2 months prior to the commencement of the construction phase of any requirements for support structures for AC handling units, apertures and flashings for pipes, services, flues and fans.

3.2.12 The developer's contractor shall provide and install Lightening Conductor if required.

3.3 Roof Access/Safety System

3.3.1 A roof maintenance and roof inspection access system fixed by approved installers if required to satisfy current Health & Safety legislation.

3.3.2 All fixings will be tested and inspected strictly in accordance with manufacturer's requirements.

3.3.3 Access to roof to be by cherry picker or similar from perimeter (where available).

3.3.4 Provide 2 No. warning signs “Danger! Avoid Walking on Rooflights” and “Danger! Fragile Roof”.

3.4 External Walls/Wall Cladding

3.4.1 Wall cladding to be designed and installed by a specialist cladding contractor in accordance with BS. 5427 Pt.1 with all components including flashings, seals, drips and flash gaps, manufactured from the same material.

3.4.2 All fixings shall be stainless steel.

3.4.3 Steel stanchions in external walls will be fire protected to comply with the Building regulations.

3.4.4 The external wall will comprise a combination of cavity wall or cladding as indicated on Architect's drawings. Cladding will be either HPS 200 / Pvdf coated LPCB approved Microrib composite panels and/or overail built up profiled metal cladding as indicated on Architect's Drawings. Cut edge protection to be applied in accordance with the manufacturers requirements. All internal surfaces of cladding to be white finish.

3.4.5 All flashings, trims, copings, etc. should be manufactured from the same material as the external profiles to ensure uniform weathering;

3.4.6 Natural cedar boarding with clear 2 coats of linseed oil applied as per the Architects Drawings.

3.4.7 All internal and inner-leaf block work is smooth-faced and is built and with light bucket-handled joints to a minimum height of 2.25 metres above the finished ground floor slab level, and is to be finished with 2 mist coats of white emulsion, such blocks to have a minimum strength of 7N/mm2.

3.4.8 Internal linings above the block wall are metal, brilliant white, self-finished, lining panels, such panels to include cavity-closers;

3.5 External Doors

3.5.1 Entrance door/screen comprising one leaf ‘push and go’ power assisted closer operated to be DDA compliant and one slave leaf, aluminium, double glazed powder coated double external swing doors (or otherwise as agreed with the Developer). Fused spur to be provided within 1 metre of door opening to allow tenant connection. Doors to remain open in 90 degrees position & to provide 1000mm minimum clear opening. Central lock, 3 sets of keys and letter plate to be incorporated as per Architects drawings. Threshold strips to

entrance doors to be heavy duty and have minimal upstand to facilitate, and be robust enough to take heavily loaded trolley traffic. Level access will be provided.

3.5.2 Fire exit doors to be polyester power coated steel door set complete with 3 point locking push bar ironmongery and necessary signage etc.

3.5.3 Vehicle loading doors will be provided as per the Architects drawings. The doors will be insulated, self-finished, solid sectional overhead doors with internal overhead door guides to follow the line of the roof to allow maximum headroom. Doors to be as indicated on the plan and shall be manually operated, Hi lift, insulated panel doors, by "Crawford Doors Ltd" or similar approved. The doors shall be externally finished RAL 9006 (silver) and internally to be RAL9001 white. Doors shall be fitted with internal locking system and level access with threshold strip to be provided to each door.

3.5.4 The Developer to provide for final testing and commissioning.

3.5.5 The external finish in front of the entrance and service doors will be designed to fall away from the building to prevent ponding.

4.0 **SERVICES**

4.1 Incoming services

4.1.1 Separate set of incoming services will be provided to the unit.

4.1.2 All utility services entry points are in accordance with the schematic drawings, however final locations subject to positioning by utility provider.

4.1.3 All electrical work to the Development is in accordance with the IEE Regulations for Electrical Installations, 18th edition, BS 7671:2018 including any amendments;

4.1.4 All mains services to enter the Unit in close proximity to one another wherever possible, subject to the agreement of the service providers. The Employer's Agent will provide the Meter Point Reference Number (MPRN) for gas and the Meter Point Administration Number (MPAN) for electricity as soon as they are available.

4.2 Electricity

4.2.1 A minimum supply of 65 KVA 3 phase underground electricity supply will be brought to the Unit at a point nearest to the main service intake to the unit. It will be the Developers responsibility to apply for meter.

4.3 Gas

4.3.1 To be brought into the unit and capped for future use.

4.4 Water

4.4.1 A 25 mm diameter or suitable underground water supply, including supply and installation of the meter, will be brought into the Unit to terminate in a stop valve position above floor level at a point nearest to the mains. It will be the Developers responsibility to apply for meter.

4.5 BT

4.5.1 An underground PVC duct with draw wire to connect to BT draw pit/network will be provided to a position within the Unit nearest to the mains intake point to the site. A 20 pair distribution point (DP Box) on a copper line is also to be installed with the DP number provided to at PC.

5.0 **EXTERNAL WORKS**

5.1 Surface Water Drainage

5.1.1 A mixture of new and existing drainage will be provided to serve the external areas of each unit connected to suitable drainage pipes all laid to the satisfaction of the Engineer and Local Authority and shall be connected to the main drainage infrastructure.

5.1.2 All utility services entry points and meter positions are in accordance with the Architect's drawings.

5.2 Foul Water Drainage

5.2.1 2 No. foul pop-ups shall be provided to a location to be advised by Formula 1 Autocentres to serve the unit will be laid from the head manhole, which will be located adjacent but external to the building with disposal to the existing main public sewer in accordance with Local Authority requirements.

5.2.2 A CCTV survey of the drainage at PC, showing the systems to be free flowing.

5.3 Car Parking and Circulatory Roads

5.3.1
1. Car parking and circulatory road areas will be provided where indicated on the Architect's drawing and will be a mixture of new and existing. Car parking spaces will be defined with thermoplastic road-marking paint.

2. On parking requirement, spaces will be designated as indicated on the Architects drawings

5.3.2 Disabled parking shall be provided in accordance with the Architects drawings.

5.4 Lights

5.4.1 External lighting will be provided by building mounted (where possible) lights linked to tenants supply, achieving an average LUX level of 10 LUX to car parking/service areas.

5.5 Paths and Pavings

5.5.1 Paving will be provided to the front entrance of the unit as shown on the Architect's drawings incorporating pre-cast concrete kerbs as necessary.

5.6 Landscaping

5.6.1 Landscaping will be as required and in accordance with the Local Authority requirement and Architect's drawings. 12 months maintenance is to be provided post Practical completion by the landlord.

5.7 Refuse Storage Areas

5.7.1 Developer to be provide an enclosed recyclable compound attached or adjacent to the property to provide storage.

5.8 Bollards

5.8.1 2 Nr. bollards are to be provided to each overhead door location. Painted green 1080G10Y. Anti ram-raid bollards will be provided across the pedestrian entrance frontage to protect entrance screen in positions as shown on the Architect's drawings.

5.9 Cycle Racks

5.9.1 Cycle racks will be provided in positions as indicated on the Architect's drawings if required by planning.

5.10 Highways

5.10.1 All as existing and as shown on the Architects drawings.

5.11 Totem Sign

5.11.1 A totem sign with concrete base and duct to landlord meter is to be provided as shown on the Architect's drawings.

6.0 BUILDING REGULATIONS

6.1 Tenant Fit Out Works

6.1.1 Where possible the tenant should provide details of all fit out works to be carried out prior to the Building Regulation submission. This should include all layouts, lighting, heating and ventilation systems, which will have an impact on overall carbon usage in relation to Approved Document Part L2. The specified fit out items should work with the shell specification to provide a compliant target emissions rate. Ant necessary revisions required to establish a compliant target emission rate should be made to the fit out specification.

6.1.2 Where the required information is not available at the time of Building Regulation submission, assumptions will be made by the design team for the lighting, heating and ventilation systems for Building Regulation purposes. These assumptions will establish a target emissions rating for the building, which will form part of the building regulation approval. It is then the tenant's responsibility to ensure the fit out complies with the total energy use of the target emissions rate that the final building meets the building emissions rating.

6.1.3 Interim Energy Performance Certificate (EPC's) will be required to be provided by the landlord based upon the shell construction only. The Landlord is to provide the as-built BRUKL and SBEM Calculations at or before Practical Completion. The full EPC will need to be provided by the tenant once the fitting works are completed.

7.0 **GENERALLY**

7.1.1 The Landlord's approval will be required in relation to any works undertaken by the Tenant, where the lease specifically requires the tenant to obtain such consent.

7.1.2 The Tenant will be responsible for providing refuse disposal facilities to the approval of the Local Authority, Fire Prevention Officer and Employer.

7.1.3 The Landlord reserves the right to change any of the materials stated in his specification or vary the colour of any materials. Alternative materials of an equivalent standard will be provided.