

FARADAY BUSINESS PARK- UNIT 17



LEVEL ONE SPECIFICATION

This Specification is intended to be a general description of the scope and quality of the work. Tenants/occupiers are advised to obtain current details on the scheme from the developer's agent.

The building consists of a steel portal frame structure with proprietary built up cladding systems on cladding rails to the walls and roof. Walls are finished in color coated sinusoidal steel sheeting. The roof in aluminum roof sheeting with GRP roof lights.

Windows and entrance screens are framed in polyester powder coated aluminum sections.

All works will be carried out in accordance with current British Codes of Practice, Building Regulations, Local and Statutory Authority requirements and in accordance with good building practice

Specification Summary

Parking Spaces - 38 (2 accessible) and Motorcycle provision

Loading Doors - 2 No Level Access doors 5.0m high x 4.1m Wide

Principal Dimensions

Warehouse: Clear height to underside of haunch: 9.0m

Height to suspended ceiling in offices 2.7m

Height to suspended ceiling in ancillary facilities. 2.4m

Principal Loadings

Warehouse floor 50 kN/m² together with 7.5 tonne rack leg loads

Office First Floor 4+1 kN/m²

Heating

VRF heating/cooling to offices

Services Provision

Gas 20m³/hr

Electricity 290 kVA (3 Phase)

Water 0.8 L/sec

Ducts for BT

General Items

EPC Rating A

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Envelope thermal performance:

- a. External Walls 0.28W/m²K
- b. Roofs 0.16 W/m²K
- c. Ground Floor 0.25W/m²K
- d. Windows 1.80W/m² (average inc. Frame)
- e. Loading Bay doors 1.5W/m²K average inc. frame)

Glazing thermal performance:

- a. Pilkington Suncool 66/33 (or equal)
- b. Light Transmittance 65%
- c. Solar g Value 36%

Design EPC rating 'A'

Services provision.

Incoming supplies will be provided at the capacities set out below and sized in accordance with the design criteria and as agreed with the Statutory Authorities

Unit F1

i. Incoming Service	Supply Capacity/peak loads
ii. Gas	20m ³ /hr
iii. Electricity	290 kVA (3 Phase)
iv. Water	0.8 L/sec

The fire alarm system shall be an open protocol system complete with 'intelligent' panel to provide protection throughout the building, in accordance with BS 5839: Type L2 to office areas and Type M to the warehouse area.

Air permeability

The building envelope will be tested to validate a maximum air permeability of 5.0m³/hr/m² at 50 pascals.

Floor construction

A minimum 175mm thick power floated reinforced concrete ground slab will be provided to a surface tolerance of FM2 as defined in CST Report No 34, with a power floated finish to the warehouse. The ground floor slab will be designed to support an imposed load of 7.5kN/m². A maximum loading of 50 KN/m² to all areas unless stated otherwise

The floor slab to the first floor offices will be constructed in an in-situ composite slab on profiled metal decking on steel frame. Design loadings of 4+1kN/m²

Wall construction

The external walls consist of a sinusoidal profiled sheeting, insulation and an internal liner sheet supported off exposed internal galvanized sheeting rails back to a primary portal frame steel structure.

Roof construction

The roof assembly to the warehouse and office areas will consist of an aluminum roof profile on insulation on internal liner sheeting supported on internally exposed galvanized sheeting rails to a primary portal frame structure.

Roof-lights: Triple skinned over under lapped GRP profiles to approximately 13% of the warehouse floor area excluding the offices.

The rainwater from the roof will be collected in external mounted eaves box section gutters and discharged via box section external downpipes to underground storm drainage to the mains connections external to the site.

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Glazing

Openable external windows to office areas are designed to be wind and watertight and take into account the particular site location and exposure and shall have been tested in accordance with the requirements of BS 6375-2 2009.

Entrance Screen and doors will be glazed with safety glass as necessary to EN 1279/12018 and BS 6262/7:2005.

Ground level vehicle delivery access via electrical driven insulated panel, sectional vertical lift overhead vehicle doors with vision panels – 5000 X 4100 wide minimum openings provided.

Office areas

The office area is separated from the warehouse by 1hr fire rates compartment walls designed to 0.35w/m²k U- Value. Additional studwork internal partition walls will be formed around staircases, the reception area.

The ground floor, access staircase and first floor lobby to the offices will be complete to CAT A finishes including floor walls and ceiling installations with M&E heating, cooling and lighting provision.

The staircase to the offices will be formed in precast concrete and complete to CAT B finishes.

Internal doors separating the office and warehouse will be fire-rated to meet LA requirements.

Internal walls to the office will be dry lined and emulsion painted.

Suspended ceilings will consist of 600x600mm lay in tegular tiles installed on an exposed T bar system with recessed LED lighting.

Heating and cooling to the office area will be provided via a VRF system.

Concrete floors to the office will be left untreated, to receive tenant fit out.

The first-floor office area will be provided with 3-compartment perimeter wall trunking suitable for future data cabling and twin switched socket power outlets installation by tenant

Lighting to the offices area is provided by LED luminaires and shall be designed on the principles set out in CIBSE Lighting Guide LG7

Office lighting is provided to achieve 400 lux at a 0.75 m working plane.

Ancillary areas

Toilet wall areas are lined with full height Whiterock paneling and installed with a suspended exposed T ceiling system with integrated LED lighting and PIR control and flat panel LTHW panels.

WC's are installed within an IPS panel systems.

A shower is integrated into the WC provision at ground floor reception level.

Provision is made for a sit on slab passenger lift between ground and first floor for tenant installation. Break out area and final preparation to be part of tenant works.

External areas.

The main access road and service yard will be constructed in brushed concrete on a consolidated sub-base.

Car parking adjacent to the offices to be finished in grey concrete block paviers.

Footpaths will be provided in concrete slabs and concrete paviers.

External lighting is provided to the access road service yard and car parking road areas to achieve a minimum illumination level of 20 lux. External pathways are illuminated to a minimum level of 10Lux