

## SPECIFICATION – SUMMARY



### SPECIFICATION:

- Metal tile suspended ceiling
- Fan coil air conditioning
- Raised floors
- Level 2 - Raised floor to suspended ceiling height - 3.0M
- Level 3 - Raised floor to suspended ceiling height - 2.75M
- 12 x 24 person passenger lifts
- 6 x 26 person passenger lifts
- 2 x goods lifts
- Building UPS available to tenants



### ADDITIONAL FACILITIES:

- 300 seat auditorium, conference and event space with 300 inch screen
- In-house catering, with terrace, available to hire
- Meeting/dining rooms, with terrace, available for hire
- Bar/restaurant, with terrace, available for exclusive hire



### AMENITIES:

- Dedicated tenant reception desk, with web based visitor management system
- Bicycle storage
- Shower and locker facilities
- Coffee pod in reception
- Gym and fitness centre
- EPC rating - C75

ACOUSTIC	AVERAGE NOISE CRITERIA	OFFICE FLOORS	38 NR
	SERVICES	GROUND FLOOR LOBBY	45 NR
		TOILETS	45 NR
DIMENSIONAL	FLOOR-TO-CEILING HEIGHT	OFFICE FLOORS LEVEL 2	2.7M 3.00M
	RAISED FLOOR	OFFICE FLOORS LEVEL 2	150MM 300MM
		PLANNING GRID	
	ELECTRICAL	CAT 'A' FIT-OUT	OFFICE LIGHT LEVEL
SMOKE SENSOR/SOUNDER SPACING			BS 5839
VA LOUDSPEAKERS			BS 5839
TYPICAL LUMINAIRES			LG3
ELECTRICAL LOADING		OFFICE FLOORS – SMALL POWER OFFICE FLOORS - LIGHTING	25W/M <sup>2</sup> 15W/M <sup>2</sup>
LIFTS*	FIREFIGHTING	NUMBER	5
		SIZE	8 PERSON 630 KG
		SPEED	1.0 M/S
	GOODS	NUMBER	2
		SIZE	43 PERSON 3,250 KG
		SPEED	1.6 M/S
	PASSENGER – CORE 1	NUMBER	6
		SIZE	24 PERSON 1,800 KG
		SPEED	2.0 M/S
	PASSENGER – CORE 2	NUMBER	6
		SIZE	26 PERSON 2,000 KG
		SPEED	2.5 M/S
PASSENGER – CORE 3	NUMBER	6	
	SIZE	24 PERSON 1,800 KG	
	SPEED	2.5 M/S	
PASSENGER LIFT PERFORMANCE	FIVE MINUTE HANDLING CAPACITY WAITING INTERVAL	15% POPULATION 30 SEC	

POPULATION DENSITY	MEANS OF ESCAPE	OFFICE FLOORS	1:10 M <sup>2</sup> /PERSON
	LIFTS	OFFICE FLOORS	1:12 M <sup>2</sup> /PERSON
	MECHANICAL/PLUMBING	OFFICE FLOORS COOLING AND OUTSIDE AIR QUANTITY	1:10 M <sup>2</sup> /PERSON
MECHANICAL/PLUMBING	TOILET FIXTURES	RATIO – OFFICES	1:12 M <sup>2</sup> /PERSON
		MALE TO FEMALE RATIO – OFFICES	60:60
	CAT 'A' FIT-OUT	CENTRAL FAN COIL UNIT SPACING	30 M <sup>2</sup> /UNIT
		PERIMETER CENTRAL FAN COIL UNIT SPACING	3M X 4.5M
		SPRINKLER SPACING (MAX)	1/12 M <sup>2</sup>
	COOLING POWER LOAD DENSITIES	OFFICE FLOORS – LIGHTING	15W/M <sup>2</sup>
		OFFICE FLOORS – SMALL POWER	25W/M <sup>2</sup>
	EXTRACT RATES	TOILETS	10 AC/HOUR MIN
		CAR PARK AND LOADING BAY	6 AC/HOUR MIN
	WATER STORAGE	COLD WATER STORAGE ALLOCATION	25 L/PERS/DAY
	INSIDE TEMPERATURE	SUMMER DESIGN	22 + 1.5°C DB
		WINTER DESIGN	22 + 1.5°C DB
RH CONTROL		MIN 40% RH	
OUTSIDE TEMPERATURE	SUMMER DESIGN	29°C DB/21°C WB	
	WINTER DESIGN	-4°C SAT	
SUPPLY AIR TEMPERATURE	PRIMARY AIR SUPPLY SET POINT	22°C 50% RH	
OUTSIDE AIR VOLUME	BASIC SUPPLY	12LPS/PERSON	
THERMAL PERFORMANCE	OPAQUE AREAS OF EXTERNAL CLADDING (EXCLUDING FRAMING)	0.35 W/M <sup>2</sup> K	
	ROOFING SYSTEM – MINIMUM	0.25 W/M <sup>2</sup> K	
STRUCTURAL	IMPOSED	ROOF (PLANT)	7.5 KN/M <sup>2</sup>
		OFFICE FLOORS	3.5 KN/M <sup>2</sup>
		GENERAL PLANT ROOMS	7.5 KN/M <sup>2</sup>
		BASEMENT STORAGE	7.5 KN/M <sup>2</sup>
		STAIRS	4.0 KN/M <sup>2</sup>
		PARTITIONS (OFFICE AREAS ONLY)	1.0 KN/M <sup>2</sup>

	Passenger Lifts	Goods Lifts	Firefighting Lifts
Part 2nd floor	Core 1 + Core 2	1	3

# SPECIFICATION

## LEVELS

The building provides internal clear dimensions from finished floor level to the underside of the ceiling of 3.00m on Level 2. The typical office space in the building provides 2.75m.

Slab-to-slab heights of the various levels generally are as follows:

LEVEL	FLOOR-TO-FLOOR HEIGHTS (MM)
Level 11 - Roof	3,900
Level 10 - Level 11	3,900
Level 9 - Level 10	3,900
Level 8 - Level 9	3,900
Level 7 - Level 8	3,900
Level 6 - Level 7	3,900
Level 5 - Level 6	3,900
Level 4 - Level 5	3,900
Level 3 - Level 4	3,900
Level 2 - Level 3	4,320
Level 1 - Level 2	4,320
Ground - Level 1	4,425
Atrium - Ground	7,100
Basement - Atrium	3,525

## GRID

The building is planned on a 6.00m/9.00m x 18.00m grid north-south and a 6.00m/9.00m x 10.50m grid east-west and has a 1.50m planning module.

## NOISE CRITERIA

The base building design allows to achieve a maximum noise criteria of NR 38 from the base building services installations.

The maximum noise criteria from the base building services installations for other areas are as follows:

Ground floor lobby	NR 45
Toilets	NR 45

All noise levels quoted are applicable when base building plant is running under normal operation only ie; not under standby operation.

## OCCUPATIONAL DENSITY

Means of escape are designed on the basis of one person per 10 sq m on office floors.

## SUPERSTRUCTURE

The superstructure generally consists of structural steel columns, beams and bracing with composite floor slabs of metal deck with cast in-situ lightweight concrete.

## FAÇADE ENVIRONMENTAL DESIGN CRITERIA

All the façades are configured to minimise unwanted solar gains and heat loss but to maximise daylight. This reduces the size and cost of heating, ventilation and air conditioning systems, reduces running costs and helps the stable operation of the air conditioning system.

## CLADDING

Around the ‘fingers’ double and triple glazed units are used. Where triple glazed, the inner panes are sliding for cleaning and maintenance.

Around the ‘link’ areas there are double glazed units incorporating solar coatings.

Atria are clad with single glazed panels.

Blinds are incorporated within the triple glazed units for solar shading.

## INTERNAL METALWORK

Paint finished tubular steel handrails and balustrades are provided to all staircases and associated landings.

Fire resisting steel doors and/or shutters are provided as required.

## ENTRANCE HALL LOBBY FINISHES

Floor	Granite
Wall	Limestone
Ceiling	Composite plaster and accessible plank acoustic tile
Ground floor lift lobbies	Limestone

## PASSENGER LIFTS FINISHES

Ceiling	Mirrored glass
Lighting	Spotlights
Floor	Granite
Back walls	Mirrored glass
Side walls	Illuminated panels

Lift car doors are centre opening, 2,750mm high with an opening of 1,200mm.

The passenger lifts comply with all current requirements for disabled access.

## GOOD LIFTS AND FIREFIGHTING LIFTS FINISHES

Ceiling	Metal
Lighting	Batten fittings
Floor	Metal
Wall	Stainless steel

Goods lift car doors are centre opening, 2,000mm wide.

Firefighting lifts have door openings 800mm wide.

## TOILET FINISHES

Toilet cubicle partitions, vanity units, mirrors and sanitary fittings.

An average population density of one person per 12 sq m at 60:60 male to female ratio.

Walls	Reconstituted stone
Floors	Granite
Ceilings	Painted plasterboard
Doors	Veneered
Toilet partitions	Veneered
Lighting	Downlights

Mirrors, double toilet roll holders, paper towel dispensers and towel bins. Female toilets have a purse shelf with a switched fused spur, male toilets have shaving sockets.

## DISABLED PERSON TOILETS

One unisex disabled toilet is provided adjacent to each main toilet block.

## ATRIUM FINISHES

Walls	Single glazed cladding system
Floors	Granite

## FLOOR FINISHES

Office Areas	Sealed concrete
Stairs	Sealed trowel finished concrete
Firefighting lift/stair lobbies	Sealed concrete
Lift lobbies	Granite
Loading bay	Waterproof wearing surface
Lift motor rooms	Sealed concrete
Electrical cupboards	Sealed concrete
Incoming service rooms	Sealed concrete
Sprinkler valve room	Sealed concrete
Fuel oil storage	Sealed concrete
Telephone cupboards	Sealed concrete
Sprinkler valve room	Concrete with water resistant finish and skirting
Fuel oil storage	
Water storage room	
Air handling rooms	Sealed concrete
TUC and EUC incoming service rooms	Sealed concrete
Storage	Sealed concrete

## WALL FINISHES

Stairs	Painted dry lined walls
Firefighting lobbies	Painted dry lined walls
Office core walls	Painted dry lined walls
Lift lobbies	Painted dry lined walls

## LIGHTING

Stair and firefighting lobbies	Fluorescent fittings or downlights
Stairs	Fluorescent fittings

## DOORS, FRAMES AND IRONMONGERY

Flush solid core doors with veneer and hardwood frames are provided to all doors opening onto office areas (except for external doors, riser cupboards and acoustic doors) and within office stair core lobbies.

Riser cupboard doors are flush-recessed and white painted.

## SPECIFICATION

### DESIGN CRITERIA FOR BUILDING SERVICES

A minimum of 40% relative humidity is provided.

The supplemental cooling capacity referred to in the office areas is available through valved outlets on the chilled water risers.

Provision for the future addition of 15 W/M2 electrical power is included in the main switchgear and risers.

### OFFICE FLOOR AIR CONDITIONING SYSTEM

Fan coil system.

### DISTRIBUTION

The supply air is distributed to the office floors through strategically placed riser ducts.

Duct mounted sound attenuators are located in the ductwork distribution systems to maintain the specified noise levels in the occupied spaces.

### OFFICE AIR HANDLING PLANT

Seven air-handling units located in the lower ground level serve up to and including Level 11.

### REFRIGERANT

This is zero ODP, R134A.

### BMS CONTROL

Control of the building services is provided for the main plant and terminal devices via a trend based BMS.

### STANDBY POWER PROVISION

A standby power system, together with a 48-hour fuel oil storage tank, provides 60 W/M2.

### METERING

The building provides intelligent sub metering of electrical services.

### PASSENGER LIFTS

Six 24 person passenger lifts (core 1), travelling at 2.0m/s are provided, each rated at 1,800KG.

Six 26 person passenger lifts (core 2), travelling at 2.5m/s are provided, each rated at 2,000KG.

Six 24 person passenger lifts (core 3), travelling at 2.5m/s are provided, each rated at 1,800KG.

The cars are nominally 2,000mm wide, 1,900mm deep and 2,750mm high (internal dimensions).

The 18 passenger cars serving the office floors, based on a population density of one person per 12m2, give a waiting time of less than 30 seconds with a five minute handling capacity of 15% of the effective population.

### GOODS LIFTS

One goods lift, rated at 3,250KG, travelling at a minimum speed of 1.6m/s, serves basement level through to roof plant rooms.

Another goods lift with the same specification serves basement to Level 9.

The cars are nominally 2,100mm wide, 2,800mm deep and 2,750mm high (internal dimensions) each having a top hat section extending to 3,300mm high.

Doors are 2,750mm high with an opening of 2,000mm wide.

### FIREFIGHTING LIFTS

The building is provided with four firefighting lifts.

Two service basement to Level 9.

Two service basement to Level 12.

Two firefighting lifts operate as additional passenger lifts under normal use conditions.

### VEHICLE SERVICING

Vehicle access to the building is from Lamb Street through a common service road to the car park via a ramp to the basement.

Vehicles entering the building will be controlled from the security room located in the building management office and a control booth at the ramp.

### LOADING BAY

The loading bay is located at lower ground level and is accessed via Lamb Street through a common service road.

### TELECOMMUNICATIONS

The telecommunications utility companies (TUC) utilise five incoming frame rooms. These rooms are connected to each other and the primary IT risers by high level traywork in the main services corridor. This facilitates the provision of duplicate services from the TUC if required.

### FAÇADE AND ATRIA CLEANING AND MAINTENANCE SYSTEM

Specialised window cleaning equipment, mechanised as appropriate, is provided to allow cleaning and light maintenance of all external surfaces, internal faces of atria walls and external and internal faces of atria roof lights excluding ground level windows, which are accessible from ground level. Mobile access equipment is used for cleaning the mini atria.

### RAISED FLOOR

Medium grade raised access flooring with a nominal depth of 150mm (inclusive of panel) and 600mm x 600mm tiles.

On Level 2, the nominal depth of the raised floor is 300mm.

### SUSPENDED CEILINGS

The ceiling system is laid out on a 1,500mm x 1,500mm modular grid.

### WINDOW BLINDS

25mm perforated metal horizontal slatted blinds are fixed in front of all external windows excluding the triple glazed elements.

### SECURITY

A fully integrated system is provided with proximity card, turnstiles in the main entrance lobby, CCTV, panic alarms and intruder detection. Manned guarding is provided 24/7.

### ENERGY CONSERVATION MEASURES

The building incorporates the following energy conservation measures:

- Condenser water heat recovery system and evaporative humidification.
- A 'Very Good' BREEM rating.