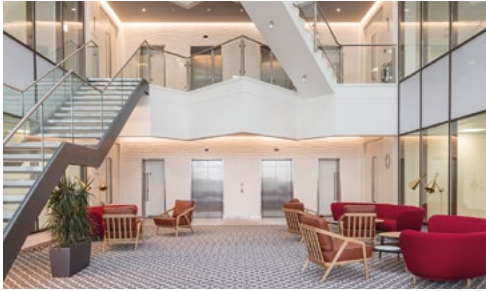


## SPECIFICATION



### OCCUPANCY

Cooling/Heating	1 person/8m <sup>2</sup>
Lifts	1 person/10m <sup>2</sup>
Means of escape	1 person/6m <sup>2</sup>
Sanitary provision: (60% Male, 60% Female)	1 person/10m <sup>2</sup>

### DIVISIBILITY DESIGN

2 tenancies per floor.

### FLOOR LOADINGS

Existing office floors	4+1 kN/m <sup>2</sup>
Atrium floor	10 kN/m <sup>2</sup>
Existing roof	7.5 kN/m <sup>2</sup>
Atrium roof	0.6 kN/m <sup>2</sup>

### FLOOR HEIGHTS

Existing floor to floor	3,970mm (average)
Raised floor zone	150mm (overall)
Floor to ceiling	2,700mm

### LIFTS

2 no. thirteen person lifts serving ground to 4th floors.

1 no. thirteen person lift – in rear core – serving basement to 4th floor.

### MECHANICAL INSTALLATIONS

Office areas to be heated and cooled by a new VRF system.

#### Energy Efficiency Measures

- On/off PIR sensors to taps
- Automatic lighting control to offices and cores



### FACILITIES

58 Cycle racks.

Male and female changing facilities in basement.

### SECURITY

CCTV surveillance will be provided to the following areas:

- External perimeter plus entry and access points to car park
- Points of entry to the individual office buildings
- Reception area around lift lobbies

Access control will be provided to the following areas:

- Reception entrance
- Car park entrance
- Reception pass doors
- Base of escape staircase
- Lifts enabled for future card control

### CAR PARKING

249 secure car parking spaces.

Electric car charging points.