

# specification

## OFFICES

### AIR CONDITIONING

#### OUTSIDE TEMPERATURES

- The maximum summer external conditions for general design purposes shall be: 30°C db, 21°C wb
- The minimum winter external design conditions for general design purposes shall be: -4°C db /100% saturated
- For air-cooled plant, ambient temperature for selection 35°C db

#### INSIDE TEMPERATURES

##### Heating

- Offices 21 °C + 2.0°C
- Toilets 18°C (resultant, no dedicated cooling or heating)

##### Cooling

- Offices 22°C + 2.0°C

### COOLING LOAD CONDITIONS

In addition to the solar and transmission loads, the supply air quantities, equipment and refrigeration duty shall be designed for the following internal loads.

- Lighting 12 W/m<sup>2</sup>
- Tenants small power 25 W/m<sup>2</sup>
- People 90W (sensible); 60W (latent)
- Occupation density as per seating plan or 10m<sup>2</sup> floor area per person

### VENTILATION RATES

- Allowance has been made to supply 10 l/s per person;

### ACOUSTIC CRITERIA

- The systems shall be designed and equipment selected to achieve the following noise levels within the building:
  - Offices NR 38
  - Toilets NR 40

- Structural Vibration

The services installation shall be isolated from the structure to ensure that the frequency and amplitude of structural borne vibration shall not exceed 0.01m/s<sup>2</sup>

### MECHANICAL VENTILATION

- Where not determined by air-conditioning requirements, the following mechanical ventilation rates shall be provided:
  - Toilets Supply: makeup air to match 85% of the extract ratesExtract: 8 air changes per hour

### WALLS AND PARTITIONS

- Non-fire rated partition RFL to underside of ceiling; nominal 2200mm to 2600mm to underside of ceiling;
- 60 minute fire rated partition, slab to slab; nominal 3370mm to slab

### CUBICLES, DUCT/WALL LININGS

- WC back panel, quarter cut aged oak veneer including framing
- Decorative laminate faced access panels beneath vanity units including supporting framework

### INTERNAL DOORS

- Laminate faced door, single leaf door and frame set including frame, grounds and architraves including decoration, ironmongery, black finish lever handle and lock with thumb turn;
- Veneer faced door, single leaf door and frame set including frame, grounds and architraves including decoration, ironmongery, black finish pull handle and push plate to reverse, black hinges;
- Single leaf riser doors to Mechanical Plant room

### WALL FINISHES

- Wall lining system; to WC Lobby
- Wall finish - white paint to new plasterboard finishes,
- Wall finish - Ceramic tile, to WC's and Vanity Area;
- Wall finish - Ceramic tile, to Cleaner's cupboard;
- Wall finish - White paint to existing and refurbished brick wall



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## FLOOR FINISHES

- Timber plank
- Anti-slip vinyl, to be laid on 12mm plywood base and have welded joints
- Ceramic tile, manufacturer: to WC's and Vanity areas;
- Floor finish - Ceramic tile, to Shower floor
- White Eggshell painted skirting;
- Vinyl skirting

## CEILING FINISHES

- New suspended plasterboard ceiling in the WCs
- Allow for forming all slots for air grilles, luminaries etc.
- Paint finish to plasterboard
- Allowance for decoration to the exposed existing services

## GENERAL FITTINGS, FURNISHINGS AND EQUIPMENT

- Wash basin counter tops and fronts
- Full height recessed mirror, rectangular shape

## SANITARY APPLIANCES

- Cubicle WHB's, Hand rinse basin,
- Cleaner sink with front pad and grating
- Projecting Cleaner sink taps
- Free standing bench,
- Duravit flush shower tray
- Shower cubicle system
- Shower mixer and shower head
- Cantilevered WCs throughout, WC Pan (including seat and cover)
- Build in vanity basin tap with on off sensor
- Element

## SANITARY FITTINGS

- Wall mounted round mirrors,
- Toilet roll holder,
- Wall mounted paper towel dispenser
- Wall mounted soap dispenser

## MECHANICAL & PUBLIC HEALTH INSTALLATIONS

- Ceiling mounted air conditioning units in stainless steel casings, controllable via wall mounted thermostats Mechanical ventilation (fresh air supply & extract) to all open plan areas
- Dedicated extract system to all toilet facilities
- Electric hot water generation complete with storage

## ELECTRICAL INSTALLATIONS

- New direct/indirect lighting suspended LED lighting to open plan area
- New recessed LED downlighters to reception area
- New recessed LED downlighters to toilet areas
- New ascent lighting to vanity units
- New fire alarm installation
- New cleaners sockets
- New high level power for future extension by tenants
- New containment for future tenant access control
- Containment systems at high level for future tenant data installations

## MAIN STAIR CORE

### INTERNAL DOORS

- Crittal framed glass pivot door; aluminium and glass; Single leaf and frame set including frame, grounds, glass and architraves including decoration and ironmongery, offset pivot hinge, black finish back to back pull handle

### WALL FINISHES

- New plasterboard wall lining
- Paint to new plasterboard wall lining
- Brick slip facing bonded to system backer panel

### FLOOR FINISHES

- Plank to treads and landings and laminate to risers
- White Eggshell painted skirtings;
- Existing steel stringers to stairs, painted



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## CEILING FINISHES

- New suspended plasterboard ceiling
- Painted finish to plasterboard ceiling areas

## ELECTRICAL INSTALLATIONS

- New feature pendant LED lighting
- New surface mounted LED lighting
- New cleaners sockets
- Containment for future tenant access control

## SECONDARY STAIR CORE

### WALL FINISHES

- New plasterboard wall lining
- Paint to new plasterboard wall lining

### FLOOR FINISHES

- Plank to treads and landings and laminate to risers
- White Eggshell painted skirtings
- New stair skirting boards

### CEILING FINISHES

- Painted finish to existing plasterboard ceiling areas

### ELECTRICAL INSTALLATIONS

- New surface mounted LED lighting

