

2 St Giles Square – Ground Floor

An aerial night photograph of a city square. The central building is brightly lit, with a large, glowing fountain in its courtyard. The surrounding buildings are dark, with some lights visible. The overall scene is illuminated by the warm glow of the city lights and the cool blue tones of the night sky.A stylized, 3D, metallic logo consisting of a square with a diagonal line and a vertical line, resembling a Bitcoin symbol.

OUTERNET

Detailed proposals - 2 St Giles Square

Retail

Room Names & Numbers

B.GF.04

Brief

Retail 1: To provide basebuild space suitable for restaurant or shop at ground level with on floor kitchen facilities as recommended by catering consultant to “base build” standards listed below.

Retail 2: Retail unit forms a secondary means of escape route from the ‘Now Trending’ space. Please refer to building control for fireloading requirements for space due to this usage.

Architectural

Base build SSL to Soffit: 5.545m nom.

Base build SSL to U/S of beam:
4.945 m nom.

FFL to Ceiling by tenant 4.000m nom.
(with 395mm finishes zone)

Occupancy Level: Limit imposed by
fire capacity

Walls

- Fair faced blockwork and unfinished concrete
- Galvanised steel infill sheet to internal face of curtain wall system where opaque
- Inside face of columns, beams, doors fully finished as part of facades package
- “Retained facade” on 1-3 DMS to be rebuilt as facsimile of original facade using cavity wall construction and acrylic render. Internal finishes to be exposed blockwork.

Partitions

- Fire rated plaster board partitions
- Shaftwall to risers and lift enclosure

- Shaftwall risers with no finishes. Riser wall to FR 90min.
- Partitions to maintain fire resistance as described in Table 6 of the Fire Strategy Report.
- Acoustic requirement: $\geq 50\text{dB}$ R_w at riser. Refer to acoustic report annex for location
- No finishes

Floor

- Cold applied waterproofing applied to concrete slab and plinths.
- Two layer of plywood decking for temporary protection.

Ceiling

- Exposed metal deck soffit

Doors

- External doors to be fully finished as part of external envelope package

Furniture

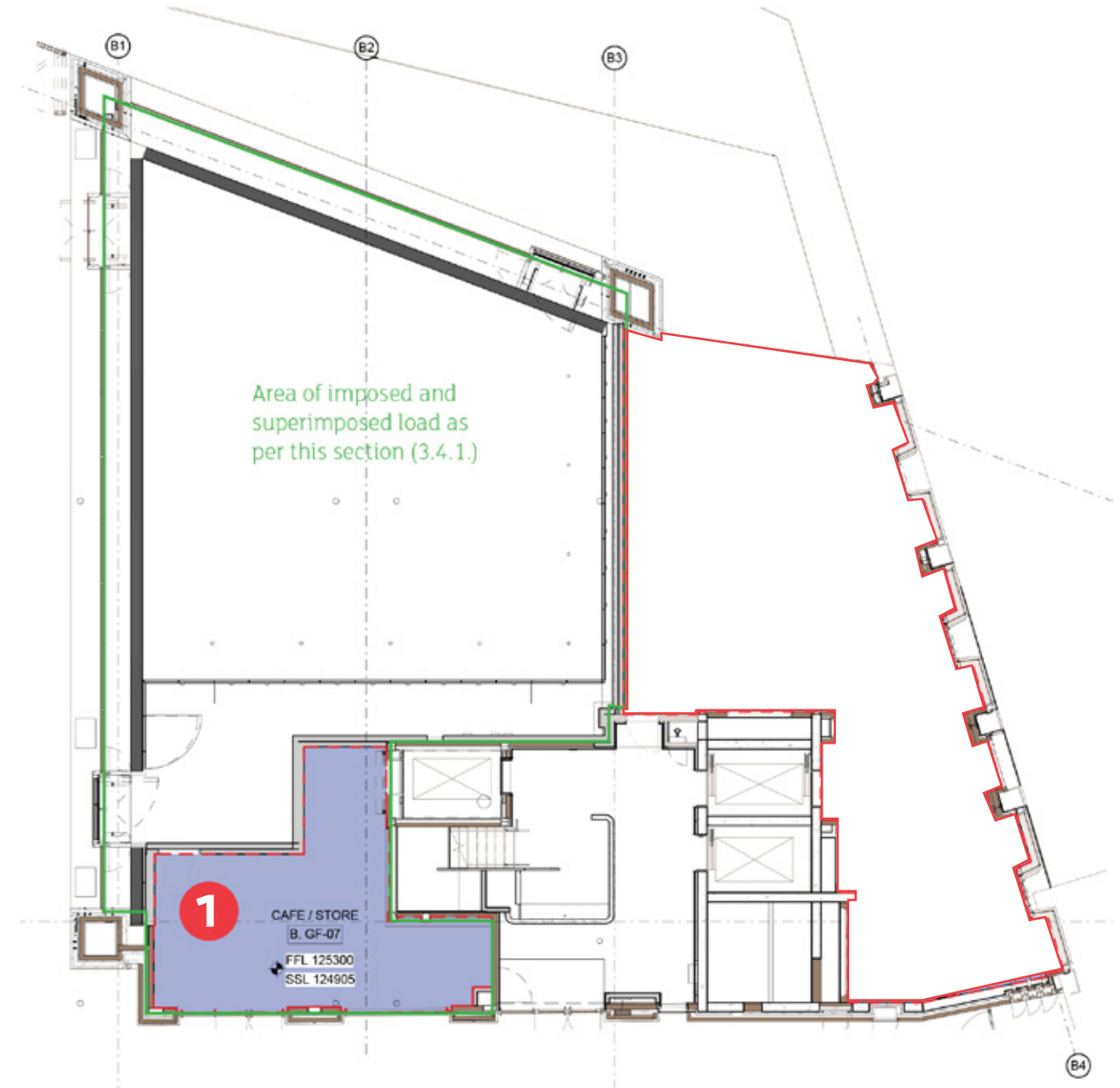
- N/A

Signage

- Statutory signage only

Miscellaneous

- Temporary steps and guarding where required



Ground level

KEY

1. Retail Unit

Detailed proposals - 2 St Giles Square

<p>Structural Imposed Load:</p> <ul style="list-style-type: none"> - Uniform Distributed Load q_k 10(kN/m²) incl partitions - Concentrated Loads Q_k 15 (kN) - Horizontal Loads on Partitions, Walls and Parapets q_k 3.0k (kN/m) - Frequency N/A - Response Factor N/A - Criteria - <p>Superimposed Dead Load:</p> <ul style="list-style-type: none"> - Load for Floor Finishes g_k 7 (kN/m²) - Nominal Load for Ceiling and Services over g_k 0.5 kN/m²) <p>Mechanical Temperature:</p> <p>Winter 21 +/- 2</p> <p>Summer 24 +/- 2</p> <p>Ventilation Rate 10l/s fresh air supply per person</p> <p>Occupancy 1m² per person</p> <p>Final loads to suit kitchen consultant information</p> <p>Landlord Installation: Access to intake and exhaust louvres.</p> <ul style="list-style-type: none"> - Metered chilled water flow and return connection (7/12°C), capped at riser. <p>Rights of access to landlord air intake/ extract required in retail 2</p> <ul style="list-style-type: none"> - Metered LTHW flow and return connection (70/50°C), capped at riser. 	<p>Tenant Installation:</p> <ul style="list-style-type: none"> - Local air handling plant connected to intake and exhaust louvres. Supply and extract ductwork, grilles, dampers, CO2 sensors, insulation, controls etc. as required to create a complete working system. - Extension of the chilled water and LTHW connections to air handling unit coils, FCUs and radiators or trench heaters as desired. <p>Electrical</p> <p>Small power 100 W/m²</p> <p>Landlord Installation</p> <ul style="list-style-type: none"> - Rising busbar with spare tap offs in local riser. - Minimum fire detection and alarm system.. <p>Tenant Installation</p> <ul style="list-style-type: none"> - Containment, Metered distribution boards and power supplies to suit fit out - Modifications / additions to fire alarm and detection system to suit layout. <p>Lighting</p> <p>Lighting Power 18 W/m²</p> <p>Lighting Level 150 lux</p> <p>Landlord Installation</p> <ul style="list-style-type: none"> - Temporary general and emergency lighting. <p>Tenant Installation</p> <ul style="list-style-type: none"> - All lighting including general, emergency and decorative lighting and associated controls. 	<p>Public Health</p> <p>Domestic Cold Water Storage 7 l/cover</p> <p>Domestic Hot Water Storage 6 l/cover</p> <p>Landlord Installation</p> <ul style="list-style-type: none"> - Metered and capped domestic hot and cold water supplies. - Sprinkler main with zone valve and single sprinkler head <p>Tenant Installation</p> <ul style="list-style-type: none"> - All sanitary ware or water consuming equipment such as glass wash. Extension of domestic water services to these items Any water softening or reverse osmosis water treatment required. Trace heating to domestic hot water where required. - Extension of the sprinkler system to suit layout. <p>Acoustic</p> <p>For interior noise criteria and any relevant limitations on installed equipment refer to the project acoustic report of this report.</p> <p>Security</p> <ul style="list-style-type: none"> - As part of fit out <p>Lifts</p> <ul style="list-style-type: none"> - Refer to lift specification <p>A/V</p> <ul style="list-style-type: none"> - As part of fit out 	<p>Telecoms and television</p> <ul style="list-style-type: none"> - Capped off services <p>Landlord data</p> <ul style="list-style-type: none"> - Data to monitor tenant plant
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