1 St Giles Square – 5th Floor

OUTERNET



Design Finishes / Layouts / Shell and Core Services Engineering

1 St Giles Square - Conference Space - Level 5 (Class E)

Room Names & Numbers

Conference / A.L5.13

Brief

To provide office conference floor space at level 5 to "base build" standards listed below.

Architectural

Base build SSL to Soffit: 3.600m nom. Base build SSL to US of beam 2.950 nom. FFL to Ceiling 2.700m nom.

75 ppl

Walls

- Fair faced blockwork or in situ concrete
- No skirtings

Occupancy Level:

- Back of fixed curtain wall system cladded with infill galvanised steel panels by cladding contractor
- Fire resistance to 120, 90 minutes around core. Refer to Fire Strategy Report and Orms FR series for locations.

Partitions

- Fire rated plasterboard partitions.
- Shaft wall around risers to 90min. FR
- No finishes required
- Acoustic requirements at risers equal ≥55dB Rw

Floor

Exposed concrete slab

Ceiling

Exposed metal desk soffit

Doors

- FR doors as required in the fire strategy report
- Acoustic performance at riser equal 40dB Rw
- Laminate finish with hardwood frames
- Stainless steel ironmongery

Furniture

N/A

Signage

Statutory signage where required

Miscellaneous

Temporary balustrade guarding around capped penetrations where required

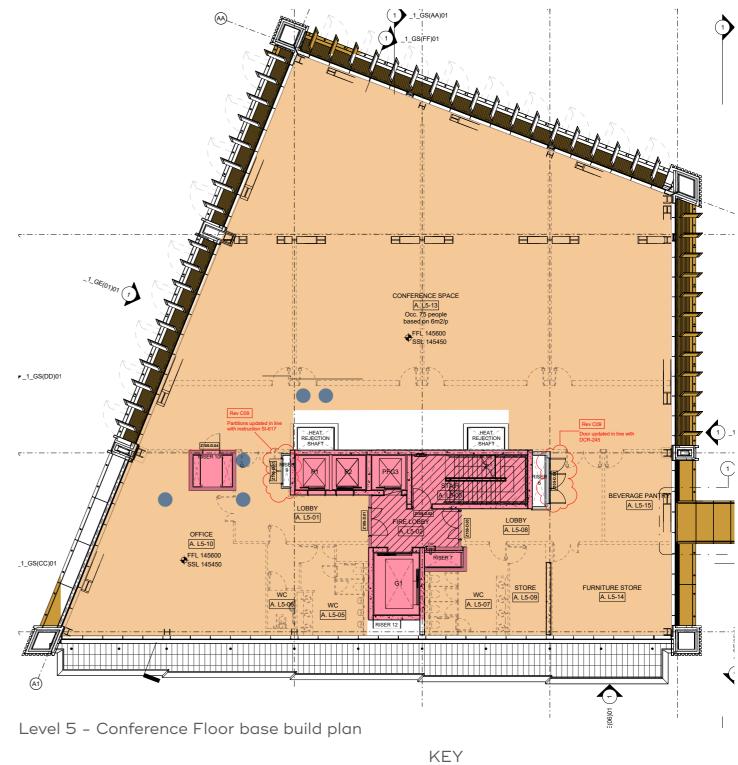
Structural

Imposed Load

- Uniform Distributed Load including partitions gk 5.0 (kN/m2)
- Concentrated Loads Qk 4.5 (kN)
- Horizontal Loads on Partitions, Walls qk 0.74 (kN/m) and Parapets
- For conference use. 1.5kN/m
- >5.0Hz - Frequency
- <5.0 - Response Factor
- Criteria **Conference Space**

Superimposed Dead Load

- Load for Floor Finishes gk 2.4 (kN/m2)
- Nominal Load for Ceiling and Services over. gk 0.5 (kN/m2)





Base build Common parts

Capped off Services

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Mechanical

Temperature:

Winter	21 +/- 2
Summer	24 +/- 2
Ventilation Rate	10-12l/s fresh air supply
per person	
Occupancy	6m² per person = 75
people	

Landlord Installation:

- Access to intake and exhaust louvres.
- Spatial provision for air handling plant within ceiling void at L5.
- Metered chilled water flow and return connection (7/12°C), capped at riser.
- Metered LTHW flow and return connection (70/50°C), capped at riser.

Tenant Installation:

Air handling plant to achieve fresh air ventilation and space cooling requirements, connected to intake and exhaust louvres. Supply and extract ductwork, grilles, dampers, VAV units, 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, and radiators or trench heaters as desired.

Electrical

Small power

15 W/m2

Landlord Installation

- Rising busbar with spare tap offs in local riser.

Minimum fire detection and alarm system. Tenant Installation

- Containment, Metered distribution boards and power supplies to suit fit out
- Modifications / additions to fire alarm and detection system to suit layout.

Lighting

Lighting Power	8 W/m ²
Lighting Level	400 lux

Landlord Installation

- Temporary general and emergency lighting.

Tenant Installation

- All lighting including general, emergency and decorative lighting and associated controls.

Public Health

Domestic Cold Water Storage 7 I/cover Domestic Hot Water Storage 6 I/cover

Landlord Installation

- Capped & metered hot and cold water connections (in WC area) for extension to suit the tenant services
- Capped drainage connections in the risers and toilet areas
- Sprinkler main with zone valve and single sprinkler head

Tenant Installation

- Extension of capped hot and cold water to suit tenant installation. Connection of tenant fixtures and condensate to capped drainage connections
- Extension of the sprinkler system to suit layout.

Acoustic

For interior noise criteria and any relevant limitations on installed equipment refer to the project acoustic report.

Security

As part of fit out

Lifts

Refer to lift specification

A/V

As part of fit out

Telecoms and Television Capped