

1 St Giles Square – 5th Floor





# Design Finishes / Layouts / Shell and Core Services Engineering

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

## Mechanical

Temperature:

Winter 21 +/- 2

Summer 24 +/- 2

Ventilation Rate 10-12l/s fresh air supply per person

Occupancy 6m<sup>2</sup> 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/m<sup>2</sup>

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<sup>2</sup>

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 l/cover

Domestic Hot Water Storage 6 l/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