

292./1.0

City Park Gate Outline Specification

16th October 2008

Agenda

OCCUPANCY

Means of escape	1 person/6sqm
Internal climate	1 person/10sqm
Lift provision	1 person/10sqm
Sanitary provision	1 person/10sqm (60% male/60% female)

DIVISIBILITY

Building 1	(Maximum) two independent tenancies per floor.
Building 2	1 independent tenancy per floor.

PLANNING MODULE

1.5m

STRUCTURAL GRID

7.5m and 10.5 x 7.5m typically.

FLOOR LOADINGS

Live Load for Car Park	2.5 kn/m ²
Live Load for Offices	3.0 kn/m ²
Live Load for Corridors	4.0 kn/m ²
Storage	5.0 kn/m ²
Allowance for partitions, where applicable	1.0 kn/m ²

Live load, plant areas 7.5 kn/m²

FLOOR HEIGHTS

Floor to floor 4m
Raised floor zone 150mm
Office floor to suspended ceiling 2.750m
Structural slab 150mm

STRUCTURE

Concrete slab on profiled metal decking supported on 650mm deep steel cell beams.

EXTERNAL FINISHES

Curtain Walling Anodised aluminium curtain walling with double glazed solar control glazing.
Rainscreen cladding Terracotta to office spaces.
Roof Plant Walls Anodised aluminium to rear of cores.
Anodised aluminium louvres.
Doors Metal polyester powder coated doors. Glazed doors to main entrance/receptions.

INTERNAL FINISHES

Walls Emulsion painted plasterboard.
Floors 600mm x 600mm fully assessable steel encapsulated raised floor tiles.
Ceilings Matt white perforated metal tiles laid in a grid with plasterboard margins.
Doors Wood veneered doors to cores and painted doors to ducts. Stain stainless steel ironmongery to all doors.
Balustrades Toughened and laminated structural glass with stainless steel handrail.

RECEPTION

Double storey heights space

Walls

Emulsion painted plasterboard.

Floors

Stone tiles

Ceilings

Emulsion painted plasterboard.

Reception desk

TBC

TOILETS

Walls	Tiles.
Floors	Stone tiles
Ceilings	Emulsion painted plasterboard.
Partitions	Wood veneered full height panels.
Doors	Hardwood veneered doors and pilasters to cubicles.
Vanity units	Cantilevered Corian with underslung basins.

SHOWERS

Walls	
Floors	Safety vinyl
Ceilings	Emulsion painted plasterboard.
Doors	Entrance doors and frames metal with painted finish, cubicle doors laminate finish.

PASSENGER LIFTS

Walls	TBC
Floors	Stone tile to match reception.
Doors	Satin stainless steel.

ESCAPE STAIRS

Walls	Emulsion painted plasterboard.
Floors	Carpet with contrasting metal nosings
Ceilings	Emulsion painted plasterboard.
Handrail	Proprietary system, with stainless steel handrail and painted balustrades.

MECHANICAL INSTALLATION

Office space cooled and heated by four pipe fan coil system.

DESIGN PARAPMETERS

The mechanical services systems will be based on the following design criteria.

External Conditions

Summer	28°C dry bulb 20°C wet bulb
Winter	-5.0°C dry bulb -5.0°C wet bulb (100% RH)

Internal Conditions

Offices: 21°C db \pm 1.5°C dry bulb, heating
22°C db \pm 1.5°C in the occupied zone when in cooling mode.

Storage Areas 10°C db minimum dry bulb, no cooling.

Entrance/Reception Area 18°C minimum dry bulb, no cooling.

Plant Rooms 10°C db minimum dry bulb, no cooling.

Toilets, showers, corridors, transient areas and staircases 18°C db minimum dry bulb, no cooling.

Reception Area/Foyer: 21°C \pm 1.5°C dry bulb in the occupied zone, heating (plus local 24hr. heating to reception desk). No cooling.

Note: All temperatures as measured at the control sensor position.

Fresh Air Supply and Ventilation Rates

Offices: 12 l/s fresh air per person
1 person per 10m² of net lettable space

Fresh air via mechanical ventilation

Toilets/Cleaners rooms/
showers: 10 air changes per hour extract minimum
8 air changes per hour supply minimum

Lift lobbies 2 air changes per hour

Plantrooms Naturally ventilated

Artificial Heat Gains

People: 90W/person sensible
50W/person latent

Lighting: 15W/m² minimum

Equipment Installed: 25W/m² in air-conditioned office areas

Equipment Future: An additional 10W/m² in 20% of office areas

The central chiller plant, together with associated pumps and other associated equipment will be sized to allow for the installed load plus an allowance for a future load in 10% of the air-conditioned space in the building.

ILLUMINATION LEVELS

Office	450 Lux/av at the working plane (dimmable)
Main entrance/reception	200 Lux/az at the working plane
Toilets	200 Lux/az at the working plane
Stairs/corridors/lobbies	100 Lux/az at the floor level
Plantrooms	200 Lux/az at the floor level
Car Park	75 Lux/az at the floor level

STANDBY POWER

BUILDING MANAGEMENT SYSTEM

LIFT INSTALLATION

Building 1	2.no 1000kg, 13 person passenger lifts. 1.no 1000kg, 13 person passenger/fire fighting lift. 1.no 1275kg, 17 person combined passenger/goods lift.
Building 2	1.no 1000kg, 13 person passenger lift. 1.no 1000kg, 13 person passenger/fire fighting lift. 1.no 1275kg, 17 person combined passenger/goods lift.

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