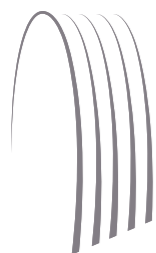


1. DIMENSIONAL

Element	Specific	Base Build and Cat A Fit Out
Floor-to-ceiling height	Offices (floors 2–20 inc.)	2.75m (from top of raised floor)
	Passenger lift and stair lobbies (floors 2–20 inc.)	2.74m
	Toilets (floors 2–20)	2.74m
	Level 21 Executive Office	2.6m (min) (from top of raised floor)
Headroom	Entrance Reception	Min. 5.8m
	Loading bay	Min. 5.0m
	Plantrooms	Varies
Raised floor height	Offices (floors 2–20 inc.)	150mm nom. 135mm (min) (from slab to top of floor tile)
	Executive Office (floor 21)	300mm nom.
Planning grid	Offices (floors 2–21 inc.)	1.50m
Column grid	Offices (floors 2–21 inc.)	Varies
Floor-to-floor heights	Offices (floors 2–20 inc.)	3.75m

2. POPULATION DENSITY

Element	Specific	Base Build and Cat A Fit Out
Means of escape	Offices (floors 2–21 inc.)	6 sq m/person (min)
Lifts	Offices (floors 2–20 inc.)	8 sq m/person (with 80% utilisation)
Toilets (designed to BS 6465:1) 2006	Offices (floors 2–20 inc.) Floor by floor general provision	Min. 8 sq m / person at 80% utilisation floor by floor with 60/60 gender split
	Disabled provision	1 no. disabled WC per floor (handing alternates on each floor)
Mechanical	Office cooling	8 sq m / person

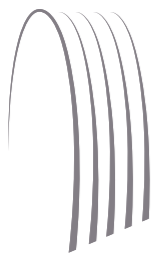


3. STRUCTURE

Element	Specific	Base Build and Cat A Fit Out
Imposed loads	Office floors (and partitions, raised floor and services)	3.5 (+1.0 and 0.85) kN/m ²
	Office floors (approx. 5% of NIA in specified zones)	7.5 kN/m ² (inc. partitions)
	Core areas floors 1–8 inc. (and partition allowance)	3.5 (+1.5) kN/m ²
	Staircases typically	5.0 kN/m ²
	Roof maintenance access	1.5 kN/m ²
	Loading bay	10 kN/m ²
	Basement plant area Roof plant areas	7.5 kN/m ² (min) 7.5 kN/m ² (min)

4. MECHANICAL / PLUMBING

Element	Specific	Base Build and Cat A Fit Out
Cat A fit-out	Central FCU spacing	67.5 m ² /unit max. applicable to the largest floor area
	Perimeter FCU spacing	27 m ² /unit
Cooling load	Office area - lighting	10 W/m ²
	Office area - small power Note: See 1.2.10 for future tenant CER cooling provision	Total provision 38 W/m ² office NIA Provides 25 W/m ² and 55 W/m ² over 25% of office NIA
	Retail unit	150 W/m ² heat rejection via metered branch, on the landlords cooling system
Extract rates	Toilets and showers	10 AC/hr
	Utility	6 AC/hr (based on a room volume of 45m ³)
	Loading bay	6 AC/hr
	Basement storage areas and plantrooms	3 AC/hr
Smoke ventilation	Below Ground Level, B1, B2 and B3	Mechanical
	Offices	Not required
	Below and above ground fire fighting lift lobbies and stairs within core	Utilise the Colt shaft ventilation system (to comply with CoL district surveyor requirements)



4. MECHANICAL / PLUMBING CONTINUED

Element	Specific	Base Build and Cat A Fit Out
Inside temperature	Office – summer design	24 ± 1.5°C
	Office – winter design	24 ± 1.5°C
	Toilets	20°C (min)
	Transformer rooms	35°C db (max)
	Showers	24°C (min)
Inside humidity	Office – summer	60% RH (max) 40% RH (min) De-humidification via central supply air handling plant. (Space within AHUs included for humidification to be added by tenant to system following completion of base build works)
	Office – winter	
Outside conditions	Summer design (db)	32°C
	Critical plant	35°C
	Cooling tower operation (wb)	20°C
	Winter design (sat)	-4.5°C
Outside air supply	Occupancy	1.6 l/s per sq m NIA office Provides for 12 l/s per person at one person per 8 sq m at 80% utilisation with additional 25% capacity for meeting room supply etc.
Water storage	1 person/8 sq m	16 litres per person
Cooling tower water storage	1 day	

