

YOU ARE HIGH SPEC AND LOW MAINTENANCE

1.0 GENERAL DESIGN

1.1 Building Form

- Grade A office space comprising largely glazed curtain walling facades framed with sandstone to Semple Street and Fountainbridge and metal rain screen cladding to the rear.

1.2 Floor Heights

- 2.7 m from top of raised access floor (excluding carpet) to underside of suspended ceiling.

1.3 Floor Loadings

- 4Kn/m² + 1.0Kn/m² for partitions/general offices.
- 7.5Kn/m² to 5% of floor area for storage.

1.4 Means Of Escape

- 1 person per 6m².

1.5 Sanitary Provision

- 5 Unisex WCs per office floor.
- 1 accessible Unisex toilet per floor.
- 1 Cleaners cupboard per floor.

1.6 Showers And Changing Facilities

- Separate male and female shower, locker and changing facilities.
- 12 showers.

1.7 Multiple Occupancy

- Ability to sub-divide floor plates in two with sub-metering of services.

1.8 Tenant Plant Space

- Dedicated plant space allocated at roof level for tenant comms/server room air conditioning condensers, packaged generator (including fuel storage) and satellite dishes.

1.9 Accessibility

- Designed to comply with requirements of Technical Handbook for Non-Domestic Buildings, October 2015 version, which includes level access to the building and passenger lifts allowing access to all floors.
- Accessible lavatories are located on all floors, except the basement, as well as disabled refuges and accessible car parking in the basement.

1.10 Security/Access Control

- Automated secure access for tenants.
- Building design developed on recommendations from Secure by Design.

2.0 VEHICULAR ACCESS

2.1 Car Parking

- 7 parking bays (1 de-marked accessible).
- 4 electric car charging points (1 servicing 2 car spaces).

2.2 Bicycle Spaces

- 47 bicycle spaces.
- Bicycle repair station.
- Drying room facilities.

3.0 VERTICAL TRANSPORTATION

3.1 Lift Design Density

- 1 person per 12m².

3.2 Lifts

- Energy efficient lifts complying with BREEAM standards.
- 2 x 13 person passenger lifts with waiting times better than current BCO standards.
- Lift speed 1.6m/s.
- 1 passenger lift serves as fire-fighting lift.
- Stainless steel door coverings. Internal car finish comprising dark mirrored control panel, sand blasted metal side panels and brushed dark grey fittings.

4.0 INTERNAL FINISHES

4.1 Entrance/Reception

- Glazed entrance incorporating double circle sliding door.
- Polished concrete floor finish incorporating feature mat well.
- High quality, attractive contemporary furniture in reception including bespoke seating booths and concierge style reception desk.
- Feature lighting.

4.2 Lift Lobbies

- Large format ceramic floor tiles.
- Back painted glass panels.
- Feature lighting to lift reveals.

4.3 Toilets

- Individual cubicles comprising high quality sanitary appliances and fittings.
- Large format ceramic floor tiles.
- Feature ceramic wall tiling to the cubicles, full width mirrors and vanity unit with back painted splash backs.

4.4 Offices

The offices have been completed to Category A specification including:

- Perforated metal lay-in grid suspended ceiling system incorporating acoustic pads and blind box for tenant blinds.
- LG7 compliant ("in the spirit of") intelligent LED lighting providing 350-400 lux at desk level.
- Metal tile raised floor (150mm floor zone/110 mm void).
- Taped and filled partitions and wall linings incorporating timber skirting. Full decoration.
- Branded colour matched timber lacquered doors with matching hardwood lacquered frames and stainless steel ironmongery.

4.5 Roof Terraces

- Concrete paving with a perimeter of river washed pebbles and glass balustrades.

5.0 ELECTRICAL SERVICES

5.1 Design Criteria

- Lighting load – As installed <12W/m². Additional load available for tenant fit out up to 15 W/m².
- Small power – 25 W/m².

5.2 Back Up Generation

- Landlord generator serving fire fighting lift, lobby smoke vent system & essential services board.

6.0 MECHANICAL SERVICES

6.1 Air-conditioning

- VRV/VRF air conditioning with mechanical ventilation with heat recovery to office areas.
- Air-conditioning designed on basis of 1 per 8 sq m maintaining flexibility for tenant fit out and reasonable upgrade of system.

6.2 Outside Air Provisions

- 10 l/s per person fresh air supply to offices based on 1 person/8m² (equivalent of 12 l/s per person based on 1 person/10m²).

7.0 BUILDING MANAGEMENT SYSTEM (BMS)

- A complete integrated BMS shall be provided to serve the building. The BMS shall provide full automatic control, monitoring and address of all the building's HVAC. It will monitor site energy consumption including tenant and landlord sub-metering.

8.0 SUSTAINABILITY

- BREEAM "Very Good".
- EPC A.
- Intelligent LED lighting on all floors.
- Air-conditioning delivered via Air source head pump technology.