

# Specifications

## SUMMARY SPECIFICATION

- BREEAM 'Excellent' Rating
- EPC Rating A
- Underground secure car parking with a minimum 2.1 m clear height
- 4-pipe fan coil air-conditioning
- Tiled suspended ceilings with 600 mm tiles
- 180 mm raised floors (overall)
- 2.8 m floor to ceiling height in The Pinnacle
- 1.5 m planning grid
- Designed for an occupancy of 1/10 sq m
- Reception — 3 x 13 person passenger lifts with separate 21 person passenger/goods lift
- Rear core — 1 x 8 person passenger lift and 1 x 13 person passenger/goods lift
- Secure storage for 67 cycles with storage lockers, male, female and disabled showers

### 1. BASE BUILDING SPECIFICATION

#### 1.1 DESIGN CRITERIA

Principal dimensions for the various levels are as follows:

Floor to ceiling height: The Pinnacle	2.8 m
The Mews	2.65 m

Raised floor: 150mm void

Ceiling zone: 620 mm

Typical structural grid is 7.5 m x 7.5 m, increasing to 9 m x 7.5 m within Pinnacle West.

Planning grid: 1.5 m x 1.5 m

#### 1.2 OCCUPANCY STANDARDS

Designed to 1 person/10 m<sup>2</sup>

The lifts and means of escape meet or exceed these criteria.

#### 1.3 LOADING CRITERIA

The floor slabs are designed to accommodate the following uniform superimposed live loads:

Office floor slabs:	5 + 1.0 kN/m <sup>2</sup>
Plant rooms (inc. tenants plant areas on roof):	7.5 kN/m <sup>2</sup>
Roof:	0.6 to 1.5 kN/m <sup>2</sup>

### 2. FINISHES

#### 2.1 ENTRANCE LOBBY & RECEPTION

Flooring: Polished Porcelain Tiling - Pamesa Valencia Cripton, inset seating areas with American White Oak floor boards.

Walls: Dry lined plasterboard painted Barley White, illuminated colour change feature glass panelling.

Ceiling: Painted white plasterboard with display and feature lighting.

#### 2.2 TYPICAL OFFICE AREAS

Floors: Kingspan raised floor system, with 600 mm x 600 mm tiles, minimum 150 mm clear void.

Walls: Dry lined plasterboard painted White with gloss white-painted MDF skirting.

Ceilings: Suspended ceilings by SAS, with 600 x 600 mm.

#### 2.3 LAVATORIES

Floors: Pamesa Urbana Marron ceramic tiles 450 mm x 450 mm with a natural finish.

Walls: Full height Pamesa Urbana Crema ceramic tiles 600mm x 316mm with Geotiles Plaka marble & travertine natural stone vertical feature border tiles 70mm x 280mm, full width mirrors 925mm high to vanity units.

Ceilings: Painted white plasterboard with inset low energy down-lighters, and Armstrong Ultima BE ceiling planks for maintenance purposes.

Fittings: Amwell Minima Full height toilet cubicle partitions (Chene de Compiegne C092) with IPS duct panelling, Corian solid surface Cocoa Brown vanity tops with recessed wash basins and integrated soap dispensers, Twyford white vitreous china sanitary ware.

#### 2.4 CORES & STAIRWELLS

Floors: Screed to concrete slab and Desso Pure A754 9091 carpet tiles; Gradus Aluminium stair nosings and trims to edges.

Walls: Dry lined plasterboard painted Barley White with feature walls, gloss white-painted MDF skirting's.

Ceilings: Painted white plasterboard.

Fittings: Stainless steel balustrades and handrails.

#### 2.5 PASSENGER LIFT CAR FINISHES

Floors: Polished Porcelain Tiling — Pamesa Valencia Cripton.

Walls: Toughened back painted glass with half height mirror to rear wall.

Ceiling: Decorative ceilings incorporating low voltage down lighting.

Fittings: Stainless steel high specification DDA compliant lift manufacturer's control panel.

### 3. MECHANICAL SERVICES

#### 3.1 HEATING & COOLING

The Pinnacle — 4-pipe fan coil unit system is installed and served via 3 plate heat exchangers and 2 absorption chillers fed by hot water from the TCMK district Combined Heat and Power (CHP) mains.

The Mews — Air Conditioned Cooling and heating via 3-pipe VRV system.

##### 3.1.1 Outside Conditions

Summer	28°C dry bulb 22°C wet bulb
Winter	-3°C saturated

##### 3.1.2 Inside Conditions

Offices:	Summer	22°C db,
	Winter	18°C db

Control tolerance: ± 2°C

Relative Humidity: Space for future humidifiers provided

#### 3.2 VENTILATION RATES

Office Areas: 12 l/s per occupant, based on overall one occupant per 10 m<sup>2</sup>.

#### 3.3 LIFTS

##### 3.3.1 Lifts

The Pinnacle:

Reception — 3 x Kone 13 person passenger lifts (1 fire fighting) serving the Basement to Floor 7, car size of 1600 mm x 1400 mm, lift speed 1.6 m/s.

1 x Kone 21 person / goods lift serving the Basement to Floor 7, car size of 1550 mm x 2100 mm.

Rear core — 1 x Kone 8 person passenger lift (fire fighting) serving the Basement to Floor 4, car size of 1100 mm x 1400 mm, lift speed 1.0 m/s.

1 x Kone 13 person / goods lift serving the Basement to Floor 4, car size of 1600 mm x 1400 mm.

The Mews:

1 x Kone 8 person lift serving the Ground floor to Floor 3, car size of 1100 mm x 1400 mm, lift speed 1.0m/s.

#### 3.4 FAÇADE CLEANING & MAINTENANCE SYSTEMS

Front, rear and courtyard elevations are cleaned via access equipment from ground levels and from upper level balconies.

### 4. ELECTRICAL SERVICES

#### 4.1 GENERAL DESIGN PARAMETERS

##### 4.1.1 LV Supply

2224 kVA LV supply is taken from 3 x 1000 kVA TCMK (CHP) private wire sub stations located at Basement level serving the main LV switchgear located within the Basement level.

TCMK (CHP) Island Mode provides supply to the buildings in the event of loss of the synchronised supply from Central Networks grid.

##### 4.1.2 Lighting

Office Areas: Thorn Menlosoft SR semi recessed luminaires — CIBSIE LG7 compliant lighting.

External Areas: Feature lighting to external facades and colonnades.