



Outline Building Specification



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1.0 GENERAL REQUIREMENTS

1.1 The general specification of the development includes the following;

- Grade 'A' office development extending to approximately 66,350 sq.ft. arranged over Ground Floor and Five upper floors.
- Reception Hall, with Reception Desk
- Three 13 person passenger lifts serving all upper floors, one of which serves as a fire-fighting lift.
- 2.8m clear floor to ceiling height on all office floors.
- 1.5m spaceplanning grid.
- 150mm nominal overall medium duty full access raised floors throughout.
- Metal perforated suspended ceilings with plasterboard border to office floorplates.
- VRF Heating and cooling.
- Mechanical ventilation with heat recovery
- Fresh air provided at 1.5 l/s per sq m equivalent to 12 l/s per person based on occupational density at 1 person per 8 sq m.
- Occupational capacity for mechanical and electrical installation at 1 person per 8 sq m (escape and sanitary provision 1 person per 6 sq m)
- Data Connectivity via "Meet Me" chamber with 4 x 130mm ducts for comms provision.
- Full Building Management suite and Welfare Facilities.
- Landlord CCTV and access control systems
- High quality male/female toilets on each floor.
- Secured external parking for approximately 32 Cars including 3 accessible spaces.
- 38 cycle spaces and associated changing / showering facilities.
- Car park circulation width 6.0m. Car parking bays 2.5x5m
- Designed to achieve EPC 'A'
- Designed to achieve BREEAM 'Excellent' rating.



1.2 Overview

- 1.2.1 The building will comprise of a new six storey high quality office building with car parking for 32 cars including 3 accessible spaces.
- 1.2.2 At Ground Floor the primary entrance to the office building will be from South Union Street and Service / Deliveries are from Earl Grey Place West.
- 1.2.3 The new development is typically designed on a 1.5m spaceplanning grid with ceilings and curtain walling set out accordingly. The overall raised access floor zone is 150mm nominal and floor-ceiling heights are proposed as 2800mm. The sanitary accommodation and escape provision is based upon 1 person / 6 square metres in accordance with the relevant Scottish Technical Standards.
- 1.2.4 The building is served with 3 x 13 person BCO compliant passenger lifts, one of which serves as a firefighting lift.
- 1.2.5 The proposed structure is steel frame construction with nominal 130mm thick concrete slabs and intumescent fire protection as required by the Approving Authorities.
- 1.2.6 External elevations will comprise of a contemporary mix of high performance curtain walling with lightweight cold rolled steel framed panels clad with lightweight limestone cladding and lightweight brickslip panels.
- 1.2.7 Main roof will be formed with pebble ballast/ concrete pavior top surface on rigid insulation on proprietary fully adhered felt on concrete slab.
- 1.2.8 External works will comprise of a mix of hard landscaping works to South Union Street, Riverside Esplanade and Earl Grey Place West.

1.3 Required Performance Criteria:

- 1.3.1 Accessibility to follow guidance provided by BS:8300 Code of Practice.
- 1.3.2 Compliant with 'Speculative Office' criteria determined by BCO 2014 Guide to Specification
- 1.3.3 BREEAM 2014 'Excellent' rating
- 1.3.4 All materials to be responsibly sourced to meet BREEAM 'Very Good' requirements.
- 1.3.5 All materials listed within Table 18 of the BREEAM New Construction Non Domestic Manual 2014 to meet the relevant design standards in relation to Volatile Organic Compounds.
- 1.3.6 EPC 'A' rating
- 1.3.7 Notional maximum 'U' Values to meet technical standards and SBEM Model requirements:
 - Walls 0.18 W/m²K
 - Floors 0.152 W/m²K
 - Roof 0.13 W/m²K
 - Glazing 0.14 W/m²K



1.3.8 Design Life: (with appropriate maintenance regime)

| | |
|---|-----------------------------------|
| Structure including foundations and floor | 60 years |
| First maintenance of exposed steelwork | 15 years |
| Envelope (excluding gaskets) | 50 years |
| Roof | 25 years |
| Plant | As per current CIBSE Requirements |
| External roads and pavings – Base and Binder course | 40 years |
| – Wearing Course | 10 – 20 years |
| – Porous Paving | 30 years |

1.3.9 The required occupancy capacity for escape and sanitary provision is 1 person / 6 sq.m. in accordance with the relevant Scottish Technical Standards. The required occupancy capacity for the mechanical and electrical installation is 1 person / 8 sq.m.

1.3.10 Target Air Permeability rate of $3\text{m}^3/\text{m}^2\text{h}@50$ Pascals

1.3.11 Structural fire protection throughout to be 90 minutes rated (Refer Fire Engineer's Report)

2.0 SPECIFIC REQUIREMENTS

2.1 EXTERNAL ELEVATIONS

The following specified materials are examples of the type and quality of finish. Final sign-off on materials to be concluded during the Stage 4 design process.

2.1.1 Upper Floor external glazed elevations to be formed in high performance thermally broken curtain walling. Double glazing to be formed in high performance HST glass to inner and outer leaves with solar reflective coating to the outer leaf. System to provide an average weighted 'U' value of max $0.14\text{W}/\text{m}^2\text{K}$. The system shall be fully ventilated and drained with concealed drain-channels, thermally broken and prefabricated. The system shall be offered in a single colour finish facility and contain double glazed units to achieve a minimum weather resistance of 600Pa for air and water when tested in accordance with CWCT sequence B or equivalent regime. The curtain walling shall be tested in accordance with BS7950 indicative security test or the equivalent BSEN. Average U-value of the system to comply with the requirements of the building SBEM model. SSG joint to horizontal spandrel panel joints with capped vertical surround and central mullion. SSG glazing to feature corners at upper floors.

2.1.2 'TI Tiles' Lightweight limestone rainscreen cladding for vertical and horizontal Stone Elements.

2.1.3 Brickslip system formed in Vandersanden 'Corum' brick slips within Gebrik panel system by Aquarian facades.

2.1.4 Spandrel panels formed in vision glass with 'Ceramalite' dark coloured backing.



- 2.1.5 Ground Floor external glazed elevations to be formed in high performance thermally broken SSG curtain walling. Double glazing to be formed in high performance HST glass to inner and outer leaves with solar reflective coating to the outer leaf. System to provide an average weighted 'U' value of 1.40W/m²K. The system shall be fully ventilated and drained with concealed drain-channels, thermally broken and prefabricated. The system shall be offered in a single colour finish facility and contain double glazed units to achieve a minimum weather resistance of 600Pa for air and water when tested in accordance with CWCT sequence B or equivalent regime. The curtain walling shall be tested in accordance with BS7950 indicative security test or the equivalent BSEN. Average U-value of the system to comply with the requirements of the building SBEM model.
- 2.1.6 Plant screen formed in 3m high Levolux Extruded aluminium Louvres on galvanised steel frame and brackets fixed to concrete slab with two maintenance access points to roof. (or equal and approved)
- 2.1.7 2.7m diameter x 3m high Assa Abloy semi-automatic revolving door.
- 2.1.8 'Steel Grey' granite nominal 150mm high basecourse.
- 2.1.9 Eurobond Europanel F5 horizontal format composite cladding to rear core elevation.
- 2.1.10 Proprietary PPC finished or anodised steel escape & service access doors.
- 2.1.11 Manual openable smoke vents to Fire Fighting stair lobbies.
- 2.1.12 Insulated cavity wall formed by Vandersanden 'Corum' facing brickwork external leaf and blockwork inner leaf to rear of core at Ground Level.

2.2 ROOFS

- 2.2.1 Main roof to be formed as composite concrete slab to engineer's design. Roof build-up to Steel roof structure to engineer's details, galvanised steel profiled metal decking securely fixed to steelwork, Felt waterproofing system, extruded polystyrene insulation board with Min-K thermal sheet protection. All joints fully welded and laid and fixed in accordance with manufacturer's printed instructions. Pebble ballast / 600x600 concrete slab walkway roof finish within enclosed plant area. U value 0.13wm2k. Pebble ballast to be replaced with paving slabs or membrane to areas outwith plant area.
- 2.2.2 Roof penetrations for services to be sealed in accordance with Bauder standard details.
- 2.2.3 Plant upstands formed in proprietary nylon spreader plates supporting unistrut framing as required.
- 2.2.4 Plantroom and stairhead walls formed in insulated cladding to match rear elevation.
- 2.2.5 Plantroom roof formed in Kingspan Trapezoidal Insulated Roof Panel KS1000 RW with Quadcore insulation, laid at 5° pitch.
- 2.2.6 Fall arrest system (Latchways or equal approved) providing access to window cleaning equipment outwith the plant screen areas in accordance with the roof layout drawings.
- 2.2.7 Levolux or equal extruded aluminium louvre screen to plant area on galvanised steel support system to Engineer's design.
- 2.2.8 Abseiling Anchor unit to be installed at roof level. System to generally comprise of roof mounted 3000mm centres abseiling points to specialist design.



2.3 RECEPTION HALL

- 2.3.1 Walls formed in 2x15mm taped and filled plasterboard on jumbo metal stud system painted with two coats of Dulux 'Timeless'.
- 2.3.2 Reception floors formed in 600 x 600 x 9.5 mm thick 'Keope' Cabernet porcelain tiles on modified cement screed to specialist design together with integrated underfloor heating on non-compressible insulation on structural slab. Movement joints to be provided as required. Jaymart 'Grimestopper' or equal approved entrance matting set within aluminium frame.
- 2.3.3 Reception ceiling formed in 12.5mm plasterboard on liner on proprietary MF system fixed back to metal liner tray. Integral light fittings to M&E Engineer's design as shown on drawings.
- 2.3.4 Reception desk formed in Krion (or equal) solid surface and laminate finish cabinets. Subject to specialist joinery subcontractor detailed design.
- 2.3.5 Conduit within reception hall flooring to accept Tenant security barriers.
- 2.3.6 2.7m diameter x 3m high Assa Abloy semi-automatic revolving door to South Union Street with associated automatic accessible entrance pass door.

2.4 TOILET AREAS

2.4.1 Ceilings

2.6m high Toilet ceilings formed in 12.5mm moisture resistant plasterboard with 300x900 metal infill plank removable panels above vanity areas. Ceilings within cubicles to be 2.6m formed in plasterboard.

2.4.2 Walls

Toilet walls formed in 12.5mm MR plasterboard with 600 x 600 x 9.5 mm thick 'Keope' Rush Taupe porcelain tiles throughout. Schluter 'Jolly' polished chrome tiling trims throughout or equal.

2.4.2 Cubicles

Full height toilet cubicles to be 'Lamart'. Egger veneer to doors and Laminate finish to full height cubicle partitions, end walls and IPS backing panel.

2.4.3 Vanity Areas & Fittings

Full height removable 6mm thick glass mirrors to rear of vanity units. Safety backing film applied to rear of mirror.

Vanity tops formed in Krion solid surface trough. Soap dispensers from the Lovair range. Access covers to be provided.

4x proximity sensor controlled mixer taps to serve washtrough, Lovair or equal in satin chrome finish.

WC pan to be Roca Debba Wall hung with concealed dual flush.

Framed access panels below vanity top to be provided.

All plumbing exposed to view to be chromium finish.



2.4.4 Floors

'Keope' 600x300mm Large format porcelain tiles throughout.

2.5 ACCESSIBLE TOILETS & SHOWERS

2.5.1 Walls

Full height 'Keope' 600x300mm porcelain wall tiling formed in 12.5mm MR plasterboard with 300x600 nom. Large format porcelain tiles throughout. Schluter 'Jolly' polished chrome tiling trims throughout.

2.5.2 Floors

'Keope' 300x300mm format porcelain tiles throughout combined accessible shower and toilet facilities. Floor tile to ground floor accessible WC as 2.4.5.

2.5.3 Ceilings

Armstrong 'ceramaguard' antibacterial suspended ceiling or equal.

2.5.4 Doors / Skirtings / Facings

Grey 'Egger' laminate timber effect doors with painted frames and architraves. High quality 'Traynor Williams' brushed stainless steel ironmongery.

2.5.5 Fixtures & Fittings

Roca Meridian full Document M Package. 600x1000mm vanity mirror, with safety backing film applied to rear, set flush with adjacent wall tiling. High quality solid brushed stainless steel ironmongery throughout including coat hooks.

2.6 PASSENGER LIFT LOBBIES & LIFT CARS

2.6.1 Ceilings

MF plasterboard ceiling with feature recessive detail & integral lighting surround.

2.6.2 Walls

Dulux 'Timeless' vinyl matt emulsion painted plasterboard generally.

2.6.3 Floors

600 x 600 x 9.5 mm thick 'Keope' cabernet porcelain tiles to match Reception Hall.



2.6.4 **Doors / Skirtings / Facings**

2.4m high doors. Doors to lobbies to be fire rated in accordance with agreed fire strategy.

2.6.5 **Lift Cars**

Lift finishes to be selected from the 'premium range' of the selected lift manufacturer. Floor finish to be tiled as per the lift lobby. Walls to be brushed stainless steel, rear wall to be half mirrored and feature perforated ceiling with white backlighting and 6nr. edge LED downlighters per car. Tubular 60mm dia. handrail to three sides.

2.7 **Office Areas**

2.7.1 **Walls & Columns**

Plasterboard walls generally finished Dulux 'Timeless' Vinyl matt emulsion generally.

2.7.2 **Raised Access Floors**

Concrete slab with trowel finish fully sealed with two coats tinted concrete floor sealer. 150mm nominal overall medium duty lay-in raised access floor system with proprietary pedestals and steel encapsulated high density particleboard floor tiles.

2.7.3 **Ceilings**

Office areas to be 600x600mm perforated metal ceiling tiles in exposed grid system with acoustic tile backing. Perimeter plasterboard bulkhead.

2.7.4 **Doors / Skirtings / Facings**

Feature doors to Cores and outer escape doors to be 2.4m high factory manufactured doorsets with selected grey oak effect Egger laminate finish. Spray finished solid core timber doors with painted frames and architraves and clear glass vision panels to core doors. High quality brushed stainless steel ironmongery. 150x15mm MDF skirtings throughout. Doors to lobbies to provide 1 hr. Fire resistance.

2.7.5 **Fixtures & Fittings**

Illuminated high quality stainless steel & glass emergency exit signage.

2.8 **ESCAPE STAIRCASES / LOBBIES**

2.8.1 **Ceiling**

Matt vinyl emulsion painted MF plasterboard suspended ceiling system. 1200 x 300 metal ceiling tiles at central area.

2.8.2 **Walls**

Matt vinyl emulsion painted plasterboard.

2.8.3 **Floors**

Vinyl finish to lobbies, landings and stair treads on latex levelling screed. Contrasting aluminium stair nosings.



2.8.4 **Doors / Skirtings / Facings**

Laminated timber doors with painted timber frames and architraves and clear glass vision panels. High quality 'Traynor Williams' brushed stainless steel ironmongery. 150x15mm white painted MDF skirtings.

2.8.5 **Stairs & balustrading**

Concrete stairs. Painted steel top rail with vertical flat bar balustrading. Anti slip vinyl floor finish with barrier matting at exit levels.

2.9 **PLANT ROOMS**

2.9.1 **Walls**

White painted fair faced blockwork.

2.9.2 **Floors**

Composite slab for floor paint.
Bunding and waterproof tanking to suit services as required.

2.9.3 **Ceilings**

Exposed metal liner tray.

2.10 **CYCLIST FACILITIES**

2.10.1 BCO cycle storage and changing facilities.

2.10.2 Changing areas to be commensurate quality to WC areas.

2.10.3 Three tier wet area lockers with anti-microbial polyester powder coated carcass.

2.10.4 Bike storage racks within dedicated, secure & covered enclosure.

2.11 **REAR PLANT ROOM**

2.11.1 Refuse storage located at Ground Floor and accessible from the internal courtyard.

2.11.2 Ground Floor Electric distribution substation, accessed from Earl Grey Place West