

## The Met Building Specification

### Design Occupancy

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

### Floor Loadings

Offices: 2.5 KN/m<sup>2</sup> + 1.0 KN/m<sup>2</sup> for partitions  
Plant Areas : 7.5 KN/m<sup>2</sup>

### Finished Floor to Ceiling Heights

4th to 12th floors 2,600 mm

### Toilet/Shower Provision

1 person/10m<sup>2</sup> NIA (unisex provision).  
Showers are included at basement level as well as ground floor.

### Exterior Walls

Office elevations are clad with high performance unitised curtain walling by Permasteelisa incorporating perimeter ventilation and VRV installations.  
Portland Whitbed ashlar stone fascias and panels frame the curtain walled elevations.

### Floors

Fully accessible metal tiled raised floor with average void of 100 mm (overall).

### Doors

Doors to toilets are of solid maple and maple veneer.

### Walls

All walls are plasterboard, dry lined and finished with vinyl emulsion paint.

### Ceilings

All ceilings are plasterboard, dry lined and finished with vinyl emulsion paint with integral flush lighting installations.

### Mechanical Services

The heating and cooling of office areas is by perimeter VRV systems concealed within continuous casings below window sill level, using ozone-friendly refrigerant.

The office air conditioning system is designed to accommodate the following internal cooling loads:

Lighting 15 W/m<sup>2</sup>  
Office equipment 20 W/m<sup>2</sup>

Cooling equipment is sized to accommodate solar loads without the need for the installation of blinds.

A Building Management System automatically controls the building services.

### Design Criteria

Inside Temperature:  
Summer 22°C db (+/-2°C)  
Winter 21°C db (+/-2°C)

### Electrical Services

Lighting within the office areas comprises energy efficient luminaires using T5 fluorescent lamps compatible with LG3.

### Power Distribution

The main LV distribution to all floors provides power for lighting and small power, heating, ventilation, air conditioning systems, passenger lifts, firemans lift, fire alarms, CCTV and security systems.

### Standby Generators

An LV landlord's generator and diesel storage tank is provided to serve the life safety plant under mains failure conditions.

### Lifts

Three 13 person passenger lifts serve G - 4th to 12th floors.  
One 8 person fire fighting lift serves all floors above ground.

### Hot and Cold Supplies

Mains water enters the building at basement levels and is distributed through the building from a central system. Hot water is supplied from a system comprising duplicate storage calorifiers located at basement level.

### Fire Protection

The building is protected via a fully monitored, analogue addressable manual/automatic fire detection and alarm system providing full coverage throughout the building in accordance with BS 5839 Part 1. The system is for single stage evacuation.

### Sprinkler System

The basement areas are protected by a mains fed system available for retail tenant fit out completion. The internal office areas are not required to be sprinkler protected.

### Security

CCTV surveillance is provided to the key external areas of the building and is linked to reception providing a digital storage and retrieval system. Common parts and lift card access systems are installed.

### Occupier Facilities

The following have been provided to aid tenant fit-out:

- Dedicated risers for data and telecoms cabling with containment to roof level for potential satellite communication
- Space at 13th floor and 3rd floor roof levels for additional heat rejection and tenant installations
- 28 cycle spaces