

LIFTS

The passenger lifts within the building incorporate the latest destination and access control systems, allowing lifts to function more efficiently and reducing waiting/travelling times, also allowing enhanced security control and personalization.

PERFORMANCE

The lift provision within the building has been specified to meet the following performance characteristics:

- A workplace density of 1:10 m² (allowing 20% absenteeism),
- Up-peak handling of 15% of the building population in a 5 minute period,
- Up-peak average waiting times of less than 25 seconds,
- 5 minute group handling capacity more than 13% of zone population.

OFFICE PASSENGER LIFTS

Two separate groups of lifts dedicated to lower (LOW RISE) and higher (HIGH RISE) floors in the office tower.

- Seven passenger lifts rated at 1,600 kg (21 persons), speed of 3 m/s serving lower office floors,
- Seven passenger lifts rated at 1,600 kg (21 persons), speed of 7 m/s serving upper office floors,
- Car size 2,1 m (w) x 1,6 m (d) x 2,7 m (h).

FIRE FIGHTING / GOODS LIFTS

All lifts in the building are fire protected and can be used for goods.

- Two lifts rated at 2,500 kg (33 persons) with a speed of 4 m/s,
- Car size 1,8 m (w) x 2,4 m (d) x 2,7 m (h).

PARKING LIFTS

Lifts serving underground parking and main lobby at ground level.

- Two lifts rated at 630 kg (8 persons) with a speed of 1.6 m/s,
- Car size 1,1 m (w) x 1,4 m (d) x 2,3 m (h).

RETAIL LIFTS

Lifts separate from office lifts, serving four retail levels located in the base of the building.

- Two lifts rated at 1,275 kg (17 persons) with a speed of 1.6 m/s,
- Car size 1,2 m (w) x 2,3 m (d) x 2,3 m (h).

SKYBAR LIFT

Panoramic lift dedicated to serving the top floors only.

- Single car rated at 1,275 kg (17 persons) with a speed of 2.5 m/s,
- Car size 2 m (w) x 1,4 m (d) x 2,5 m (h).

STRUCTURE

The construction of the 195-meter tower will comprise of reinforced concrete shafts with walls and columns, connected in a spatial arrangement with floor slabs.

LOADING PROVISIONS

- Office floors: 1.1 kN/m² dead load and 3.0 kN/m² live load,
- Storage or server areas at office floors in zones around the core: 2.2 kN/m² dead load and 7.5 kN/m² live load,
- Plant floors: 2.7 kN/m² dead load, and 10.0 kN/m² live load.

LOADING BAYS AND PARKING FACILITIES

The loading area is located at level -1 and services the whole building. Parking facilities have been provided as follows:

- 500 bicycle spaces with showers and locker facilities,
- 431 secure car parking spaces on five underground levels,
- 3 short time car spaces available at ground level.

TOILETS

Toilets on all office floors with an occupancy of 1:10 m², with a 50/50 male/female split.

Additional toilets can be installed on each floor if required by the tenant.

MECHANICAL & ELECTRICAL

HEATING, VENTILATION AND AIR CONDITIONING

- The office accommodation will be served by four-pipe fan coil units to provide heating and cooling.
- Design density 1:10 m² (net lettable),
- Office areas internal design conditions: summer 24° C ± 2° C, winter 20° C ± 2° C,
- Ventilation 60m³/h/person,
- Filtration in AHU primary G4, secondary F7.

ELECTRICAL

- Lighting: 9 W/m²,
- Equipment (computers): 25 W/m²,
- Equipment (general): 15 W/m².

LIGHTING

- Designed according to PN-EN 12464-1:2011,
- 500 lux in office area (workspace).

NOISE LEVELS

- Maximum noise in office areas of 40 dB(A) from the base building service installation.

FIRE PROTECTION/LIFE SAFETY

- Full fire alarm/detection system in accordance with PN-EN 54-1:2011, PN-EN 54-2:2002, PN-EN 54-4/A1:2004/A2:2007,
- All office areas served by sprinklers in accordance with VdSCEA 4001.

BUILDING MANAGEMENT SYSTEM ('BMS')

- A digital BMS will monitor and control all the major functions of the mechanical & electrical services throughout the building,
- Additionally the BMS will be used for energy monitoring and performance targets.

SECURITY/CCTV

- Integrated CCTV system installed with cameras at key external/internal positions and monitored from the building management office.

STANDBY GENERATOR

- Landlord's life safety systems are provided by an independent 1250 kVA supply,
- Space for a variety of options for tenant standby generators has been provided in the base of the building.

TENANT'S SERVER ROOMS

- Zones available at basement and roof for tenants' server room external cooling units,
- Areas available within the risers for tenants' use.

CLADDING

The cladding and the facade has been designed to achieve the requirements of the latest building regulations and achieve maximum performance for BREEAM.

PERFORMANCE

The design supports the following:

- U-value (vision glazing): 0.9 W/(m²K) (triple glass to be used - part I 2010 compliant),
- U-value (non-vision glazing): 0.25 W/(m²K) (double glass and mineral wool to be used - part I 2010 compliant),
- Air permeability: 1.5 m³/m²/h (part I 2010 compliant),
- Water tightness: RE1200,
- G-value: below 0.35,
- Lt-value: above 52%.

There is a roof mounted trolley to allow facade cleaning and maintenance, including an additional lift in case the glass needs to be replaced.

OFFICE ACCOMMODATION

PLANNING GRID

The office areas are designed on an 8.1 m x 8.1 m grid with a 1.35 m x 1.35 m planning module to allow open plan or cellular accommodation.

CEILING HEIGHT

The floor to ceiling height equals 2.8 m, with a slab to slab distance of 3.75 m.

SUB-DIVISIBILITY

Each office floor has been designed for maximum flexibility and allows sub-division into two, three or four independent tenants.

RAISED FLOOR DEPTHS

The raised floor zone is 100 mm using a standard access floor tile with an 8 mm allowance for carpet on each floor by the tenant if required.