Landererova 12
3rd Floor - Conference Suite

The Building and Office

Concept of Design

The third floor of the building will accommodate three conference rooms with both permanent and flexible designs to satisfy requirements:

- The <u>Management Board room</u> will consist of a permanent design with a control booth and six mobile interpretation booths.

- The <u>Auditorium</u> will have the flexibility of dividing the space in two conference rooms due to the closing of a movable partition wall.

- A <u>Multifunctional room</u> will be available for activities from training sessions to catering services dismantling occasionally the initial furniture layout.

Space Plan of 3rd floor

CONTROL BOOTH

STORAGE
81,2 m²

auditorium 303,9 m²

corridor
23,3 m²

clothing cabinet
17,1 m²

reception
+
corridor
127,2 m²

reception

LFY lobby
39,4 m²

kitchenette
5,3 m²

management
board room
353,14 m²

corridor
19,5 m²

corridor
23,3 m²

multifunctional room
155,9 m²

auditorium set up A
146,2 m²

auditorium set up B
156,2 m²

LANDEREROVA 12

movable partition wall

lamella dividers
from finish floor level to finish ceiling level

radiators covering the entire interior perimeter

1m   3m   5m
0   2m   4m   10m

3rd floor comprises:

1 x Management Board room with interpretation booths and control booth

1 x Multifunctional room (with bi-fold partition to open this up to the main corridor)

1 x Auditorium which has a control booth and a movable partition wall to create two separate smaller conference rooms

1 x Printer Room

1 x Kitchenette

1 x Telecom and IT Room

1 x Reception area with coat racks and security measures

1 x Clothes cabinet

2 x Toilets (women and men)

1 x Bathroom for disabled

1 x Cleaners Room

Lobby and corridors

1 x Large Storage Room
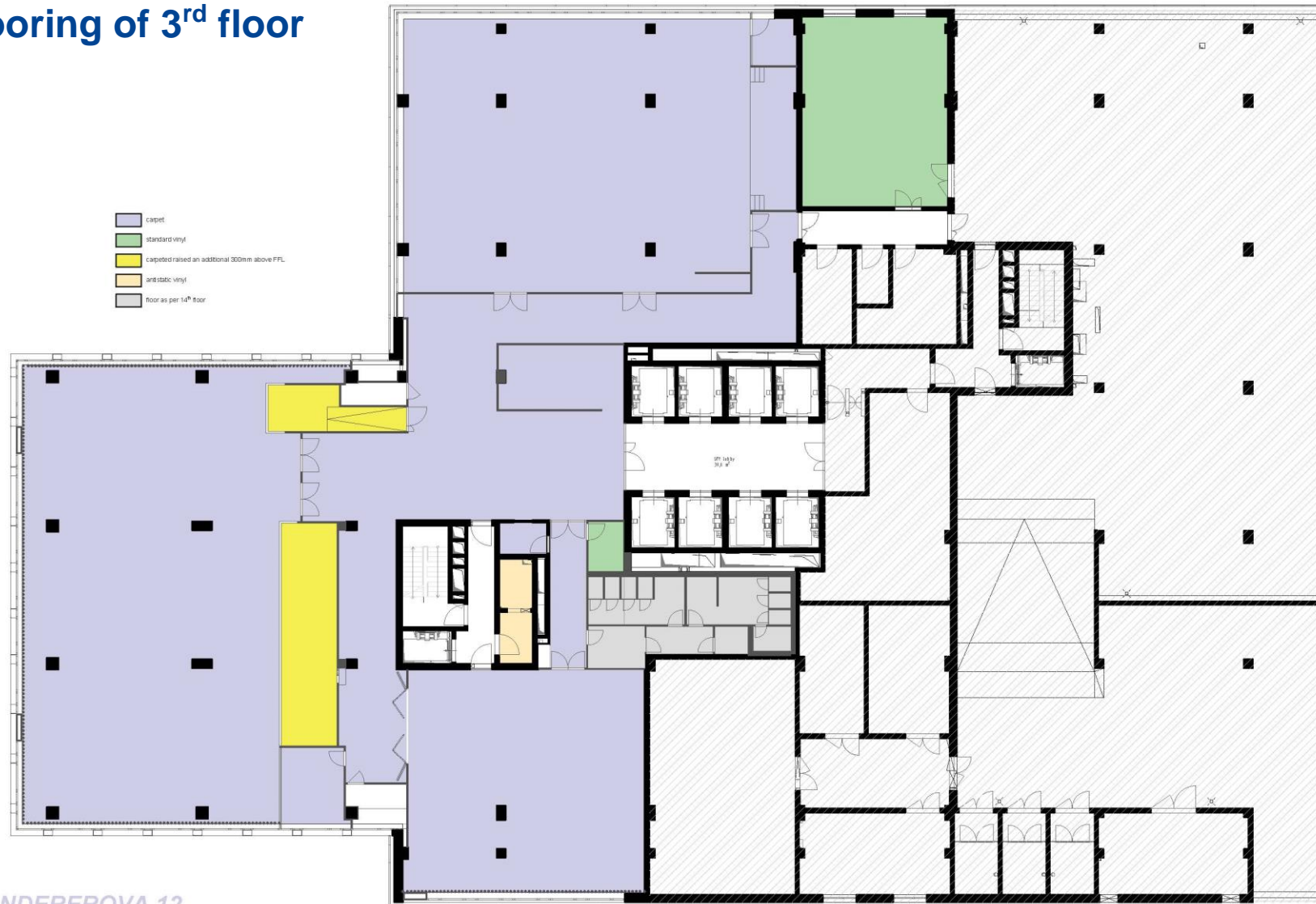
Materialization Concept

The colours will be present in 3rd floor both in fit-out elements and furniture.

- Management Board room and Auditorium will be accented with occupier purple and dark blue differently in carpet colours, walls or furniture. Wood finishes will be applied in radiator covers and some walls matching the same finish than wooden furniture.

  Lighting will play an important role in special ceiling designs for the Management Board main table and for the Auditorium ceiling.

- Multifunctional room will be a practical space with dark blue accents suitable for catering and training activities.

Flooring of 3rd floor

carpet

standard vinyl

carpeted raised an additional 300mm above FFL

antistatic vinyl

floor as per 14th floor

LANDEREROVA 12

lift lobby
39,9 m²

– – – – – – movable partition wall

lamella dividers
from finish floor level to finish ceiling level

radiators covering the entire interior perimeter

Flooring

1. Conference Rooms, Reception area and corridors

All flooring will be covered with carpet tiles, comprising a base colour that will be different from the conference rooms to the reception area and corridors.

Occupier will select a suitable carpet range inside the DESSO Palatino range at no more than 30€/m2 from the range of carpets available. The carpets must be installed in accordance with the manufacturer's recommendations. Where carpets meets other floor finishes they shall be completed with an appropriate profile to avoid trip hazards and offer a smooth transition.

2. Interpretation Booths and Control Booth

Interpretation booths and corridor will be raised +30 cm from the level of the rest of the floor. The platform under the booths should be sturdy and should not vibrate nor resonate.

The surface of the ramp that allows the access to a wheel chair will be carpet, and must be stable to allow easy movement of a wheelchair, not slippery and non-glare.

3. Telecom and IT Room

Will have a standard raised floor tile incorporated with anti-static vinyl finish in a grey colour.

4. Clothes cabinet, Kitchenette and Storage room

Will have vinyl floor covering. The selected vinyl covering range will be the CAVALIO range.

5. Toilets and Cleaners room

Will have a standard of building.

Ceiling of 3rd floor

cassette ceiling
solid ceiling
open slab ceiling
as per 14th floor ceiling

LANDEREROVA 12

– – – – – – movable partition wall   ▪▪▪▪▪▪▪▪▪ lamella dividers
from finish floor level to finish ceiling level   •••••••••••••• radiators covering the entire interior perimeter

Ceiling

1. Conference Rooms, Reception area and main corridors

These will be mainly a cassette ceiling and will have the necessary structural reinforcement points for hanging monitors of the AV equipment. The system of ceiling will consist of a combination of suspended fixed plasterboard and cassette ceiling. Fixed plasterboard system will be used in perimeter bands of the spaces. The cassette system will be a 600 x 600 (600 or 1200) mm raster and acoustic absorbent boards.

Special designs with different heights and lighting will be placed above the Management Board main table and Auditorium. Serve the following pictures as examples:

Examples for the Management Board main table.
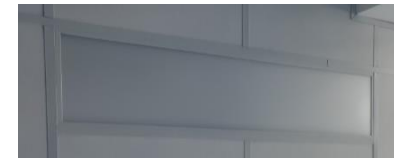

Example for the Auditorium.

2. Corridor for facilities

Ceiling in corridors will incorporate the necessary facilities and lighting. The system of ceiling will consist of suspended fixed plasterboard (Solid Panel) in white RAL9010 colour. The lighting will be round recessed spots, as shown:

3. Telecom and IT Room

These will have open slab ceiling with LED Strip lighting, as pictured:

4. Kitchenette and Printer room

These will be constructed in solid ceiling and incorporate recessed round spotlights as necessary to provide sufficient lighting for this space, as pictured above. The colour these ceilings will be white RAL9010.
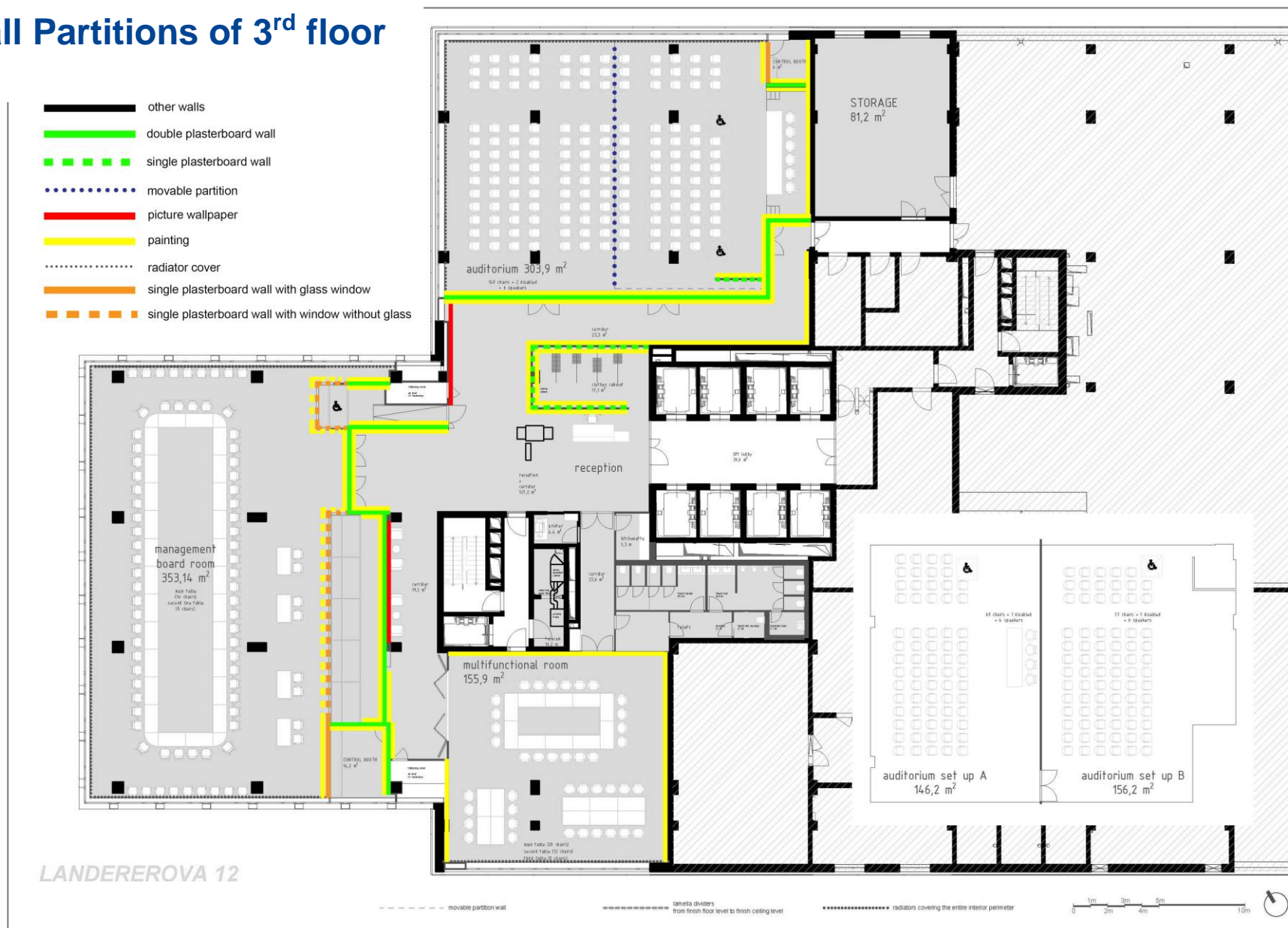
5. Toilets and Cleaners room

Will have a standard of building.

6. Interpretation area, Clothing Cabinet and Storage room

Will be open to the slab painted in a dark colour and will incorporate the necessary facilities and hanging recessed spot lights, as pictured above.

Wall Partitions of 3rd floor

Wall Partitions

:

1. Double plasterboard walls and doors

Solid walls will be constructed of standard plasterboard with sound insulation in the cavity. Acoustic measures for double layer partitions are required to conference rooms, to prevent sound bleeding between the conference rooms and the reception and corridors, which requires the partitions to these spaces will be extended to slabs both over the false ceiling and below the raised floor. This acoustic barrier will reduce the acoustic bridge through cavities of floor and ceiling.

The finish on these walls is shown in the plan above and detailed below.

All doors in solid walls as indicated above will be either wooden door white or wooden door wood décor.

Walls incorporating AV solutions will require specific containment and reinforcement which are detailed below in drawings *Display Monitor Containment in Reception of 3rd floor.*

2. Single plasterboard walls

Single layer partitions will be constructed to define the Clothing cabinet and to separate the Management Board room from the interpretation and control booths.
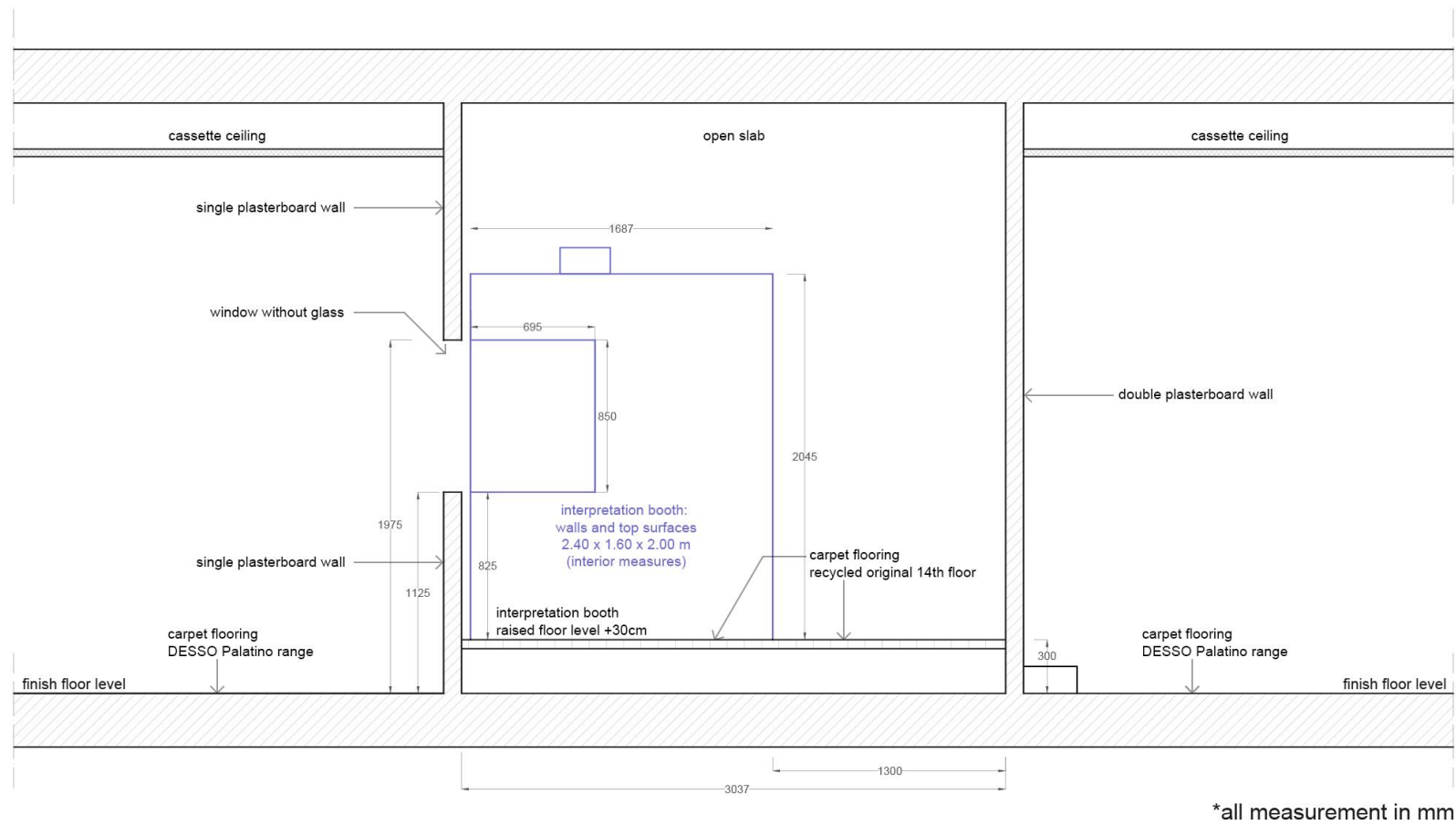
3. Walls with windows covering the Interpretation Booths and Control Booths

Single plasterboard walls will separate the Management Board room from the interpretation booths. As shown in the drawing below *Elevation of the Interpretation Booths of 3rd floor*, there won't be a vertical continuity in the solid walls from the floor finish up to the ceiling, but there will be a window without glass that respects the panoramic view for interpreters.

Occupier contractors will install mobile booths directly above the carpeting. It will consist of wall and ceiling panels meeting ISO 4043 standards with interior dimensions of 1.60 x 2.40 x 2.00 m.

The Auditorium and Management Board Control Rooms will be constructed by the landlord providing a window with a dark or mirror treatment in the glass that prevents to see the interior of the control booth from the meeting room.

Elevation of the Interpretation Booths space 3rd floor

cassette ceiling

open slab

cassette ceiling

single plasterboard wall

1687

window without glass

695

850

double plasterboard wall

2045

1975

interpretation booth:
walls and top surfaces
2.40 x 1.60 x 2.00 m
(interior measures)

carpet flooring
recycled original 14th floor

single plasterboard wall

825

1125

interpretation booth
raised floor level +30cm

carpet flooring
DESSO Palatino range

carpet flooring
DESSO Palatino range

finish floor level

300

finish floor level

1300

3037

*all measurement in mm

4. Picture wallpaper

The plan above shows the maximum size of walls that could be covered by picture wallpapers. The concept is to provide some panoramic pictures or inspiring natural landscapes.

5. Painting

The plan above shows the size of walls that could be painted 50% of them in white RAL9010 and 50% in colour. The decision of colour painting, either white (as existing walls white code RAL9010) or other colours. Painting on walls will be minimum double layer of paint.

6. Other walls

Will be painted in white colour RAL9010.

The entrance doors connecting the lift lobby with occupier space will be a sliding system opened by the access control system.

7. Radiator covers

All the perimeter wall of the façade will have a cover design for radiators. A continuous cover with grids on top and interior side will be installed from the finish floor level up to the low edge of the windows. The system will allow the access to radiators for maintenance purposes. The covering material will be melamine with the same finish as the furniture.

8. Movable partition wall

Movable partition wall will be installed in the Auditorium to divide two conference rooms as shown in the plan. The system with sound barrier will be manually deployed on overhead runners and stored in the little enclosure to the right of the stage area. There will be doors in the movable partition if required by fire regulations.
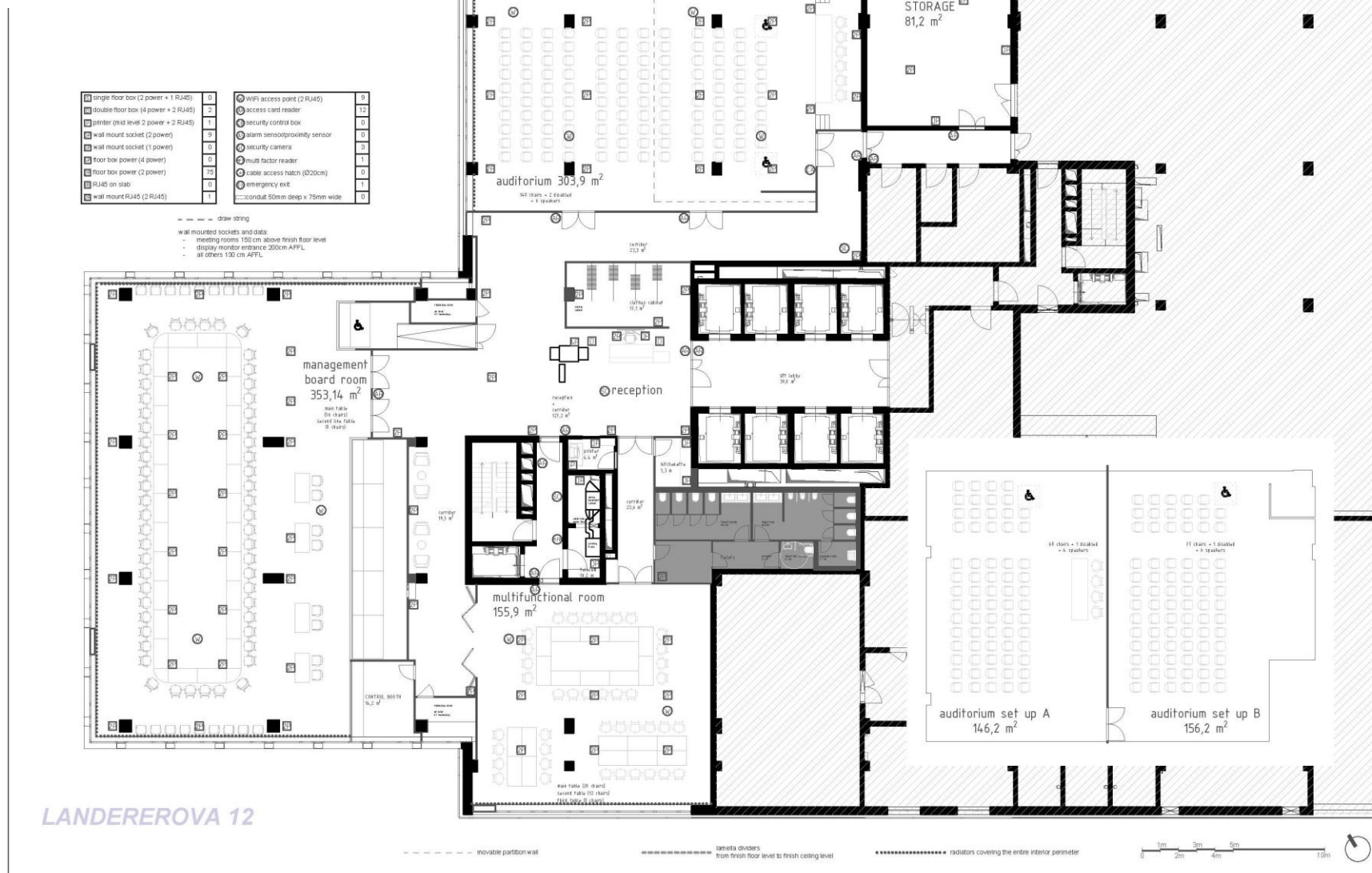
9. Bi-fold door

The main entrance to the Multifunctional room will consist of standard high doors that they fold together two by two as shown in the plan above.
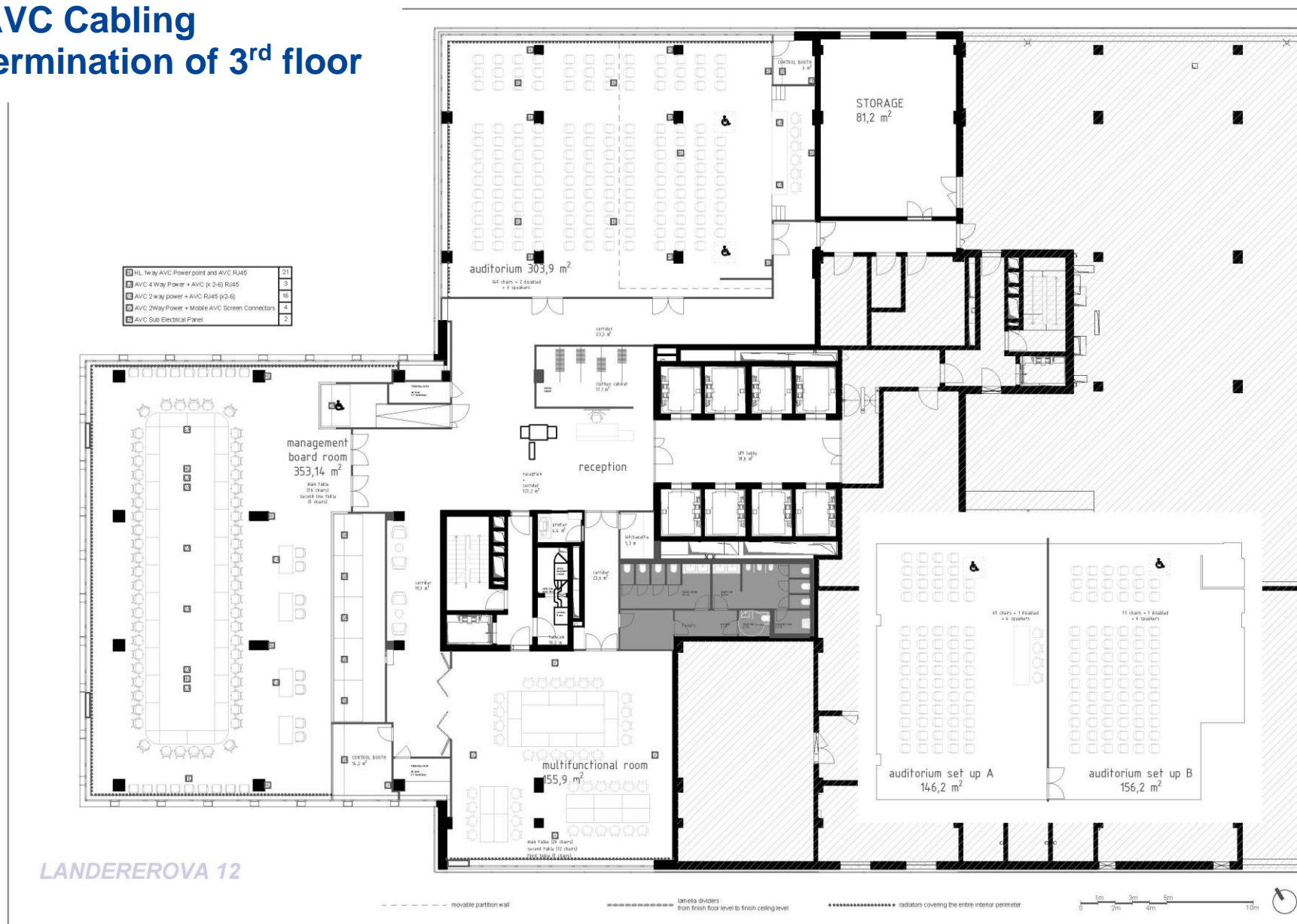
10. Sliding door

The corridor that gives access to the interpretation booths will have a sliding door with acoustic isolation according to the double pasteboard wall where it is placed.
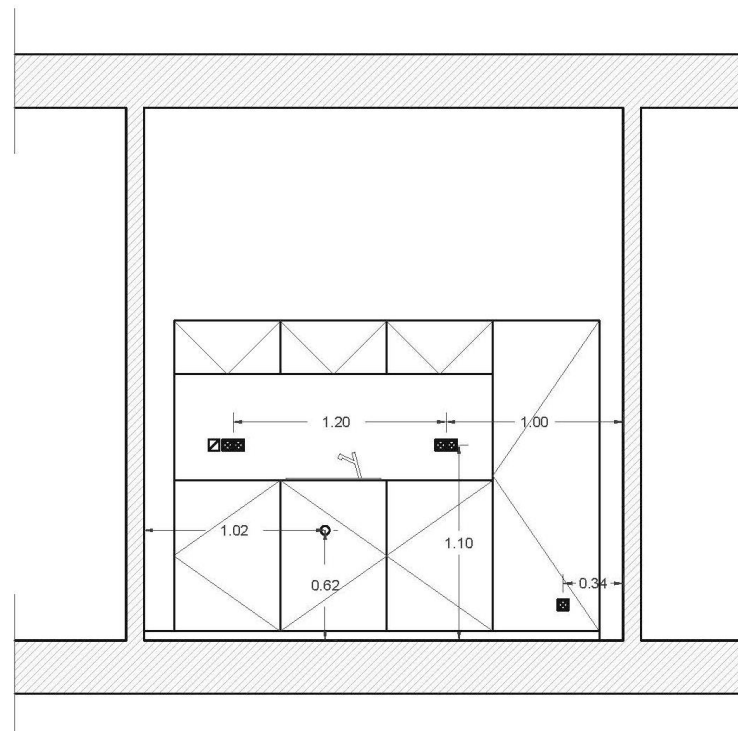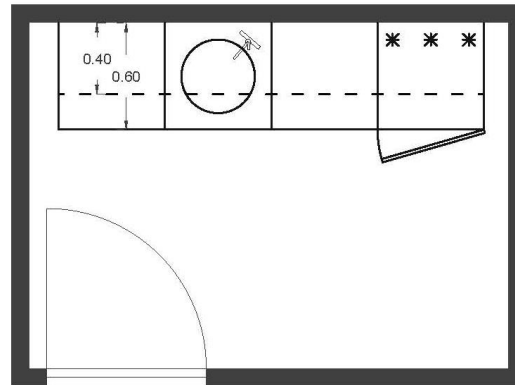
IT Cabling Termination, Floor Box & Outlet locations for 3rd floor

AVC Cabling
termination of 3rd floor

LANDEREROVA 12

Display Monitor Containment in Reception of 3rd floor

*all measurement in mm

LANDEREROVA 12

Kitchenette Design of 3rd floor

Cabling Requirements & Specification

All cabling shall be completed in accordance with Cabling requirement.

This includes the specification for the standard Cabling, Floor Boxes, Racks, PDU's, UPS, vertical cabling & Comms Room flooring and more specifically the concept of the Active Cabinet and Patching Cabinets that will be installed in each Telecomms Room.

There will also be a separated electricity supply for all Audio Visual Communication (AVC) devices in accordance with the electrical supply drawings included in this document. These shall be provided from a separated sub panel located in each of the AVC Control Booths (Management Board room and Auditorium).

The AVC power sockets shall be installed using a different colour to the standard power sockets, to ensure easy identification of AVC sockets in future and where they are installed in floor boxes, then they will be in dedicated AVC Floor Boxes.

Summary of AVC Power and Data

The table below shows a summary of the Specific AVC Cabling requirements which are not provided in the other documentation provided by occupier.

AVC Power & RJ45 Outlet Requirement											Number of Boxes		
Floor Drawing Legend	High Level Monitor Outlets (HL)	Quad Power Floor Box (4A)	Dual Power Floor Box (2A)	Mobile Screen Floor Box (SC)	AVC Electric Panel (EP)						LL	ML	HL
Floor 3	21	3	16	4	2	0	0	0	0		23	0	21
Outlets/box													
RJ45 Sockets	1	6	6	4	These will be installed by ELA's AVC Installer								
Power sockets	1	4	2	2	These will be installed by L12 Landlord								
Total Outlets										Total	LL	ML	HL
RJ45	0	0	0	0	These will be installed by ELA's AVC Installer					0	0	0	0
230V Power	21	12	32	8	These will be installed by L12 Landlord					73	52	0	21

RJ45 cables will be installed by the AVC Installer, as they will terminate in the AVC Control Booths, spare cut-outs shall be made available by the Landlords contractors for the installation of RJ45 terminators in the designated AVC Floor Boxes.

Furniture

Furniture will be determined and supplied by occupier outside of this agreement. The presence of furniture in plans presented in this document is only seeking to provide the proportions and position of workstations, storage units, reception furniture, entrance furniture, meeting rooms and all other associated office items.

Greenery

The design for the greenery will be determined by occupier outside of this agreement