Landererova 12
11th floor office

The Building and Office

Concept Design

Largely, the <u>office area</u> will be **open space**, what means collaborative work in a comfortable and light environment with acoustic comfort and interactive environment. A minor area will be **individual offices** placed in opposite corners of the floor, generally 2 per floor, physically separated from the open space both with solid and glass partitions. **Quiet rooms** will be placed among the open space to hold short meeting and not disturb the working area.

Space Plan of 11th floor

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lamella dividers
from finish floor level to finish ceiling level
(or cassette ceiling)

• • • • • • • • • • • • radiators covering the entire interior perimeter

13th floor comprises:

2 x Head of Unit Office

6 x Open Office Area

2 x Meeting Rooms (10 & 20 person)

4 x Quiet Rooms 4 person

1 x Storage Room

1 x Archive/storage Room

1 x Printer Room

1 x Telecom Room (landlord's equipment only)

1 x Server Room

2 x Toilets (women and men)

1 x Bathroom for disabled

1 x Cleaners Room

Entrance areas and corridors

Materialization Concept

There will be an identity for each floor, which will help staff to immediately identify which floor they are visiting. Constructive elements[1] of the office will have a neutral colour that encourages lighting space and at the same time enhances accent colours in order to provide an identity to each of the floors.

- Accent elements in 14th floor will be inspired in 'Mountain'/'Lake' atmosphere with a blue/grey/white colour palette.
- Accent elements in 13th floor will be inspired in 'Savannah'/'seaside' atmosphere with a yellow/brown/beige colour palette.
- Accent elements in 11th floor will be inspired in 'Forest' atmosphere with a green/pistachio/russet colour palette.

Colour accents will be applied strategically in elements easy to replace (special furniture, acoustic elemetns, vinyl and picture wallpapers), no colour accents are applied to permanent fixtures.

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[1] The term of constructive elements concerning the design concept are referred to ceilings, doors, walls, carpets and frames of glass partitions.

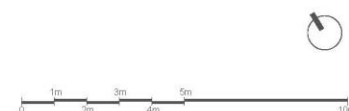# Flooring of 11th floor

carpet

antistatic vinyl

standard vinyl

floor as per 14th floor

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Flooring

1. Office Areas, Meeting Rooms and Quiet Rooms

All flooring will be covered with carpet tiles, comprising a base colour that will be neutral and light. There will be a differentiation of colour between spaces and corridors.

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. IT Rooms

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

3. Kitchenette and Storage rooms

Will have vinyl floor covering. .

4. Toilets and Cleaners room

Will have a standard of the building.

Ceiling of 11th floor

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cassette ceiling 3.0m heights

cassette ceiling 2.7m heights

solid panel ceiling 2.7 heights

open slab ceiling

as per 14th floor ceiling

Ceiling

The main colour of ceilings will be white RAL9010.

1. Office Areas and Meeting rooms

Ceiling in office areas will be 3.00 m height and will incorporate the necessary facilities and lighting. 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 will be in white RAL9010 colour.

Lighting for open spaces, individual offices and meeting rooms will be recessed strip LED lighting, as pictured:

Lighting for quiet rooms will be 4 round recessed lights, as pictured below:

2. Corridors

Ceiling in corridors will be 2.70 m height and will incorporate the necessary facilities and lighting. The system of ceiling will consist of suspended fixed plasterboard (Solid Panel) in white RAL9010 colour. Some adjacent areas have also been lowered for aesthetic reasons, see the plan above.

The lighting above the main walkways will be round recessed spots, as shown:

3. IT Rooms

These will have open slab ceiling with LED Strip lighting same as the office space above suspended from the slab ceiling.

4. Kitchenette

These will be constructed in grid ceiling and incorporate recessed round spotlights as necessary to provide sufficient lighting for this space.

6. Toilets and Cleaners room

Will have a standard of the building.

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Wall Partitions of 11ᵗʰ floor

Legend:

other walls	picture wallpaper
double plasterboard wall	painting
single plasterboard wall	lamella divider
double glass wall	radiator cover
single glass wall	

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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 meeting rooms (quite rooms included) and individual offices, to prevent sound bleeding between the office space and the meeting rooms/offices, 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 *Meeting Room Containment of 14th floor* and *Display Monitor Containment in entrance of 14th floor.*

2. Single plasterboard walls

Solid walls will be constructed of standard plasterboard with single plasterboard.

3. Double/single glass walls and doors

Doors in glass partitions will be of the same constructions as the glass walls: double glass partitions will contain double glass doors and single glass partitions will contain single glass doors. Glass partitions and associated doors will have manifestations offering some privacy for the attendees.

Single glass walls will be resistant to horizontal loads.

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. Painting on walls will be minimum double layer of paint.

6. Other walls

Will be painted in white colour RAL9010. The partitions of existing toilets (and toilet cubicles), bathroom for disabled and the cleaning room.

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

7. Lamella dividers

Vertical lamellas will physically separate the office space from the corridor, the height will be from finish floor level to the finish corridor ceiling level. The system consists of rotated slats 18 mm thick laminated with melamine with the same finish as the furniture. The exact wood finishing from EGGER will be Light Sorano Oak H1334.

There shall be at least 1m space between the lamella panels leading into the open office.

8. 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. The exact wood finishing for the top cover will be Light Sorano Oak H1334, and for the side cover will be White Grey U775, both from EGGER.

IT Cabling Termination, Floor Box & Outlet locations for 11th floor

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single floor box (2 power + 1 RJ45)	11
double floor box (4 power + 2 RJ45)	42
printer (mid level 2 power + 2 RJ45)	1
wall mount socket (2 power)	9
wall mount socket (1 power)	1
floor box power (4 power)	0

RJ45 on slab	3
floor box power (2 power)	19
wall mount RJ45 (2 RJ45)	1
WiFi access point (2 RJ45)	9
access card reader	6
security control box	0

alarm sensor/proximity sensor	2
security camera	3
multi factor reader	1
cable access hatch (Ø20cm)	1
emergency exit	1
conduit 50mm deep x 75mm wide	1

- - - - draw string

wall mounted sockets and data:
- meeting rooms 150 cm above finish floor level
- display monitor entrance 200cm AFFL
- all others 130 cm AFFL

Elevations showing wall mounted boxes at 130cm AFFL of 11th floor

server

1.70

1.30

section A

server

1.10

1.30

1.10

1.30

section B

server

3.90

1.30

section C

A

B

C

0.5m   1.5m

0   1m   2m
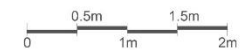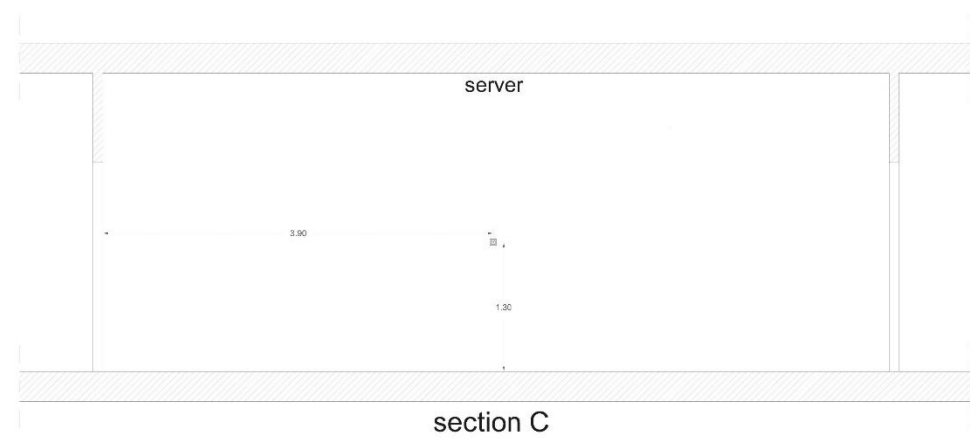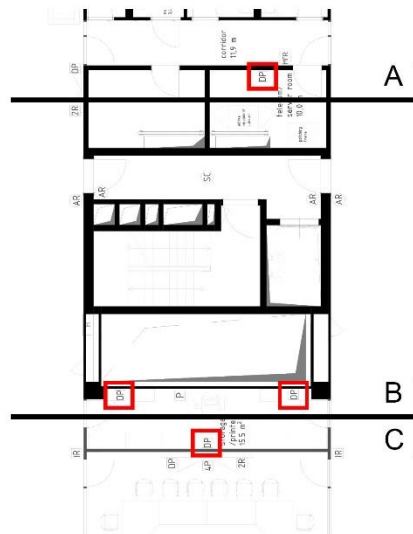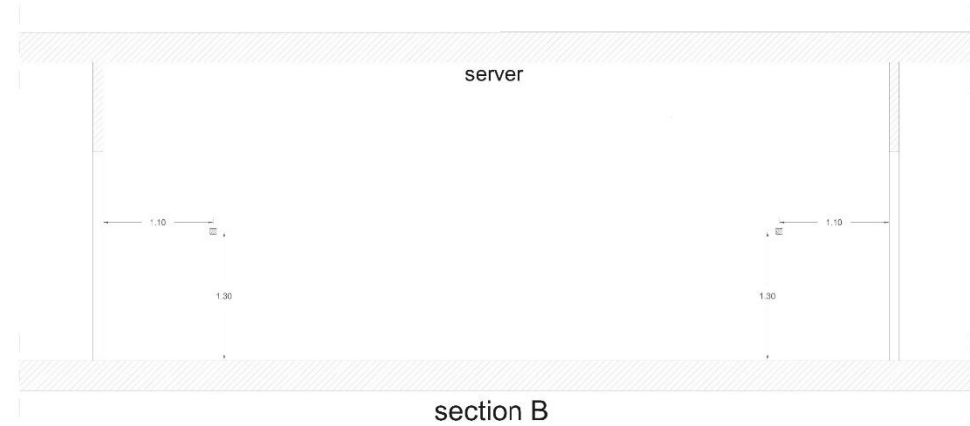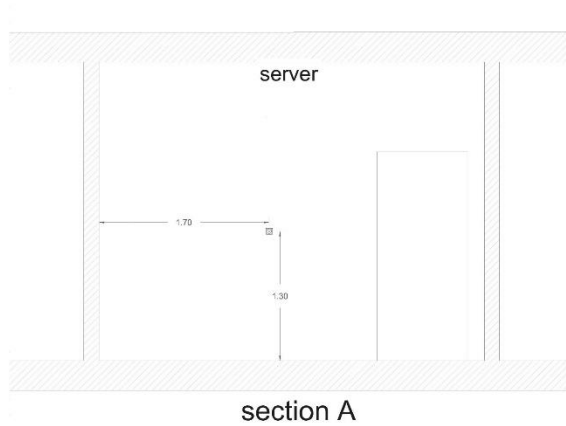
Cabling Requirements & Specification

All cabling shall be completed in accordance with the Cabling Requirements, is associated with this Design Concept and is the same for all the floors. This includes the specification for the 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.

This document is included below.

Comms Room Rack Specification

13th Floor Comms Room

also a guide for the Comms rooms on floors 14, 11 & 3

Example of an open patch frame

Locked Active equipment Cabinet

Open Patch Frame

Vertical RJ45 Cabling

RJ45 Cabinet Interconnect NTE

Core Router
Access Switch 1
Access Switch 2
Access Switch 3
Access Switch 4

Every Active port is patched and the patch panel which interconnects the Active Cabinet to the Open Patch Frame, mimicking the active switch ports. This is repeated for all distribution switches and this is where the office ports are patched to active ports.

Patch Panel 1 - 48
Patch Panel 49 - 96
Patch Panel 97 - 144
Patch Panel 144 - 192

Cable loom of 48 x RJ45 Cat 6a Cables interconnecting the two racks

42U x 800mm wide x 800mm deep with 19" rack mounts

42U x 800mm wide with 19" rack mounts

6 x SC/SC   6 x LC/LC
6 x LC/LC   6 x LC/LC
6 x LC/LC   6 x LC/LC
6 x LC/LC   6 x LC/LC

RJ45 Cabinet Interconnect

RJ45 Low Level Desk Ports

High & Mid Lev

Patch Panel 1-48
Patch Panel 49-96
Patch Panel 97 - 144
Patch Panel 144 - 192

Live RJ45 Network Ports on Distribution Switches

Vertical Cabling Requirement

Legend

Telco Bearer	
OM4 Fibre x 12 Cores (6 x LC/LC Presentation)	
Telco provided cables	
Cat 6a Copper x 6 cables RJ45 Presentation (F/FTP)	

Open Patching Frame Cabling Requjirement

U	Cable Access	Patching Frame	Cable Access	Standard Approach
42		1U Blanking Panel		1. Cabinet Interconnect at U41
41		RJ45 Cabinet Interconnect		2. Active Distribution Switch ports start at U35
40		1U Blanking Panel		3. Horizontal LL Desk Ports start at U25
39		1U Blanking Panel		4. Horizontal ML Ports start at U10
38		1U Blanking Panel		5. Horizontal HL Ports inside Ceiling void start at U5
37		1U Blanking Panel		
36		1U Blanking Panel		
35		Distribution Sw 24 ports No. 1		
34		Distribution Sw 24 ports No. 2		
33		Distribution Sw 24 ports No. 3		
32		Distribution Sw 24 ports No. 4		
31		Distribution Sw 24 ports No. 5		
30		Distribution Sw 24 ports No. 6		
29		1U Blanking Panel		
28		1U Blanking Panel		
27		1U Blanking Panel		
26		1U Blanking Panel		
25		Horizontal RJ45 LL 24 Ports No. 1		
24		Horizontal RJ45 LL 24 Ports No. 2		
23		Horizontal RJ45 LL 24 Ports No. 3		
22		Horizontal RJ45 LL 24 Ports No. 4		
21		Horizontal RJ45 LL 24 Ports No. 5		
20		Horizontal RJ45 LL 24 Ports No. 6		
19		Horizontal RJ45 LL 24 Ports No. 7		
18		Horizontal RJ45 LL 24 Ports No. 8		
17		1U Blanking Panel		
16		1U Blanking Panel		
15		1U Blanking Panel		
14		1U Blanking Panel		
13		1U Blanking Panel		
12		1U Blanking Panel		
11		1U Blanking Panel		
10		Horizontal RJ45 ML 24 Ports 1		
9		1U Blanking Panel		
8		1U Blanking Panel		
7		1U Blanking Panel		
6		1U Blanking Panel		
5		Horizontal RJ45 HL 24 Ports 1		
4		1U Blanking Panel		
3		1U Blanking Panel		
2		1U Blanking Panel		
1		1U Blanking Panel		

Detailed Specifications Cabling Cabinets & Power

RJ45 – Copper cabling
Cat 6a, 4 pair F/FTP, 100Ω'low-smoke' and halogen-free to standards EN 50167 and 50169
ISO/IEC 11801 2nd ed. Cat. 6a Installation to class Ea Standards, to meet the following standards:
Standards:
– ISO/IEC DIS 11801 2nd edition, amendment 1, class Ea channel requirements
(April 2008) and ISO/IEC 11801 2nd edition, amendment 2, Links and
components: Information technology - Generic cabling
– EN 50173 2nd edition: Information technology - Generic cabling systems
ISO/IEC
– ISO/IEC 60793-2-10 Multimode fibre and ISO/IEC 60793-2-50 Single-mode fibre
– EN 50167: : Screened horizontal wiring cables
– EN 50168: : Screened patching cabling
– EN 50169: : Screened backbone cables
– EN 50288-5-1
– EN 55022: Electromagnetic interference
– EN 50081-1: Generic emission standard
B – Technical descriptions – Building systems
17 1
– EN 50082-1: Generic immunity standard
– CENELEC HD-608-51: Multicore symmetrical pair and quad cables for digital
transmission.

Fibre Optics Single Mode:
OS2, Cables to comprise 12 single mode fibres of 9/125 µm.
Cabling must have heat-shrunk tips at each end.
They must meet the following attenuation specifications:
– maximum 0.45 dB/km (1300 nm)
– maximum 0.30 dB/km (1550 nm)
Termination SC/SC

Fibre Optics Multi Mode:
OM4, Cables to comprise 12 single mode fibres of 50/125 µm.
Cabling must have heat-shrunk tips at each end.
They must meet the following specifications at 25C:
– Useful range: 850/1300 nm
– Bandwidth: 500 MHz for 1300 nm and 1500 MHz for 850 nm
– Attenuation: 850nm <3.0 dB/km, 1300nm < 1.0 dB/km
Termination LC/LC

CCF (Cable Concentration Room)/MDF (Main Distribution Frame) Cabinet Specifications
Active equipment cabinet: 800 x 800 x 42U tall, locking (Half Euro Cylinder locking barrel) perforated doors front and back, sides can be solid or perforated (depending of value proposition) if solid sides are proposed, then suggest adding some fans to the top of the rack to provide good air circulation inside the rack, 19" rack mounts brackets front and back,

Open Patching Frame 800 wide x applicable depth & 42U tall, with cable management vertically either side of the 19" rack mount frames used to hold the patching ports. This can be a cabinet similar to the active cabinet, but shall not have any doors or sides (the simple rack frame is sufficient with 19" rack mounting bracket to front only). One suggested brand is "Mighty MO 20" system from Legrand:
https://www.legrand.us/ortronics/physical-support/rack-systems/mighty-mo/mighty-mo-20-rack-system.aspx

Horizontal Ports Requirements

Power & RJ45 Outlet Requirement

											Number of Boxes		
Floor	Double Desk Floorbox	Single Desk Floorbox	Dual Power only	Print rooms	Wall mount dual power	Wall mount Single Power	Single RJ45 (on slab or ML)	wifi	Wall mount Dual RJ45				
Drawing Legend	(D)	(S)	(2P)	(P)	(DP)	(SP)	(1R)	(W)	(2R)		LL	ML	HL
Floor 14	33	24	26	2	10	2	5	10	1		88	15	10
Floor 13	40	10	34	2	11	3	3	10	2		87	18	10
Floor 11	42	11	19	1	9	0	3	9	3		75	13	9
Floor 3	2	0	75	1	9	0	0	9	1		77	11	9
Outlets/box													
RJ45 Sockets	2	1	0	2	0	0	1	2	2				
Power sockets	4	2	2	2	2	1	0	0	0				
Total Outlets										Total	LL	ML	HL
RJ45	234	45	0	12	0	0	11	76	14	392	290	26	76
230V Power	468	90	308	12	78	5	0	0	0	961	866	95	0
Key													
Low Level													
Mid Level													
High Level													
											Total Number of RJ45 Outlets by position		
	Total RJ45 Outlets by Floor										LL	ML	HL
Floor 14	66	24	0	4	0	0	5	20	2		95	6	20
Floor 13	80	10	0	4	0	0	3	20	4		93	8	20
Floor 11	84	11	0	2	0	0	3	18	6		98	8	18
Floor 3	4	0	0	2	0	0	0	18	2		4	4	18
Total	234	45	0	12	0	0	11	76	14		290	26	76
Grand Total											392		

Summary of Vertical Cabling Requirements

Floors		Cabling			
Source	Destination	OM4	OS2	Copper	route
14	13	24 Cores		6 RJ45	Blue
14	13	24 Cores		6 RJ45	Yellow
14	11	12 Cores		6 RJ45	Blue
14	11	12 Cores		6 RJ45	Yellow
13	11	12 Cores		6 RJ45	Blue
13	11	12 Cores		6 RJ45	Yellow
14	3	12 Cores		6 RJ45	Blue
14	3	12 Cores		6 RJ45	Yellow
13	3	12 Cores		6 RJ45	Blue
13	3	12 Cores		6 RJ45	Yellow
14	B Comms	12 Cores	12 Cores		Blue
13	B Comms	12 Cores	12 Cores		Yellow

Floor Box Specification

Specification of Installation of horizontal Copper Cables:
1. Data Cables are laid on cable matting and loomed together on the matting to ensure the cables are not chafed by the concrete of the floor slab. See picture of example attached.
2. Power cables will be installed in accordance with the existing building specifications,
3. Each Floor box should be standard with at least 3 com[partments, as shown in the example attached, 2 compartment for the 2 x 2 Power Sockets and the 3rd for 2 or 3 RJ45 Data outlets.
4. Data cables are not joined below the false floor, and are a continuous cable from the telecoms patching frame to each floor box socket.
5. Power cables can be connected to floor box as per existing landlord specifications or local regulations.
6. The floor box must have adjustable vents to protect cables connected to the sockets in the floor box.

Comms Room Flooring Specification

The Comms Room Flooring Specification:

1. False raised floor raised to height of the office floor
2. Constructed of 600mm x 600mm removable floor tiles, each on columns at each corner, see picture below:
3. Finish on each tile shall be grey antistatic vinyl (specific colour or pattern is unimportant).
4. Tiles constructed to support weight of cabinets and cabling.
5. A tile lifted to be provided in each Comms Room, plus one spare.
6. Each tile must be removable, as shown in the picture below.

Comms Room Power Specification

Power Supply Minimum Requirement: 2 x Vertical mounted Power Distribution Units each connected to a separate power supply, each power distribution unit to have a single phase 230V 32A 7.2KW rated power supply with minimum 15 x 230V C13 sockets. Example Model is: Geist Part #: G2194 (But we are not dependent on a specific brand and we do not require management features). If EU Sockets are better value proposition, then these can be supplied,
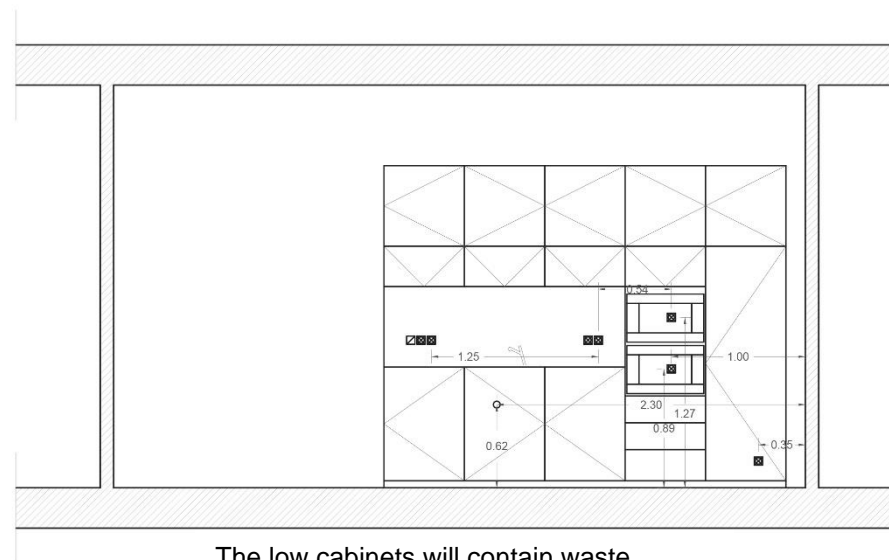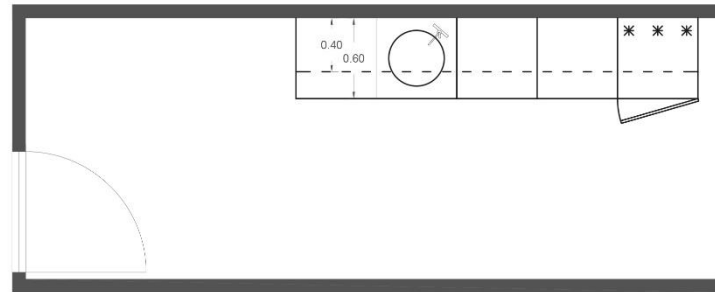
It is presumed that each supply is sourced from a supply that is regulated for power and stability of supply through the Landlords Supply. i.e. The supplies are clean and free from Power spikes or troughs.

UPS: is required with the following specifications:
1. To offer 30 minutes of autonomy for a supply of 4000W
2. To be connected to one of the rack PDU's
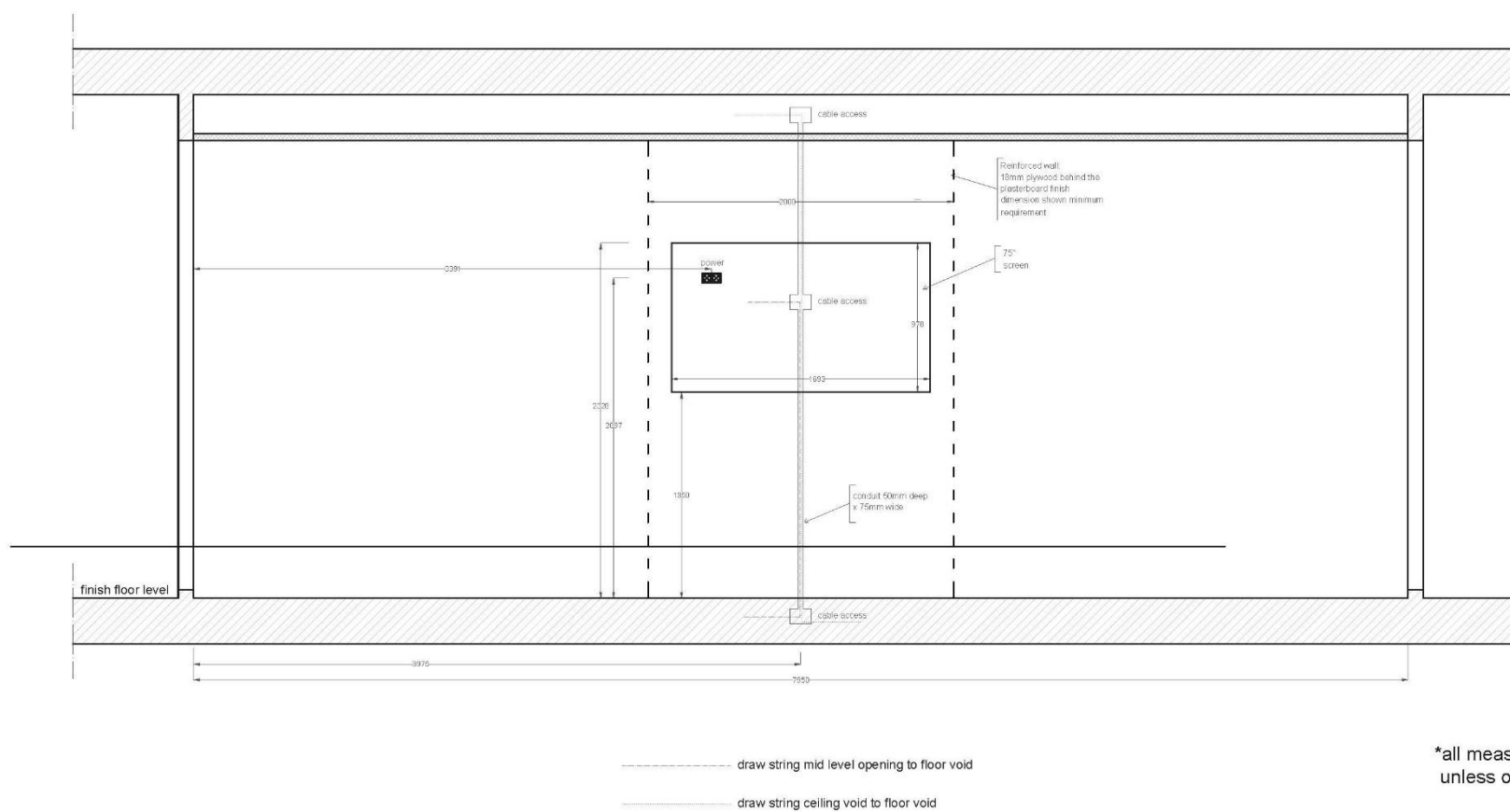3. Example model UPS Reillo: SDU 5000, see image below:

Kitchenette Design of 11th floor

The low cabinets will contain waste classification.

20 people Meeting Room Containment of 11th floor

cable access

Reinforced wall:
18mm plywood behind the
plasterboard finish
dimension shown minimum
requirement

75"
screen

power

cable access

2000

9391

978

1893

2328
2037

1359

conduit 50mm deep
x 75mm wide

finish floor level

cable access

3975

7950

———————— draw string mid level opening to floor void

.... draw string ceiling void to floor void

*all measurement in mm
unless otherwise stated

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Display Monitor Containment in entrance of 11th floor

finish ceiling level

975

2200

mid line

power 362 393 data

55" screen

729

1247

2329

2098

1600

finish floor level

*all measurement in mm
unless otherwise stated

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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, open space furniture, meeting rooms and all other associated office items.

Greenery

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