
General

Clear floor to ceiling height

3rd – 5th floors – 2.70m

Ground Floor – 5.05m

The above allows for:

- Lighting zone including ceiling depth –150mm
- Raised floor zone including raised floor panels –150mm

Means of escape ratio

1 person per 10 m² net area for standard office floors.

WC provision

WC provision on every upper office floor based on an occupancy of 1 person per 10 m² at 60/60 male/female split.

Structure

Floor loading: typical office levels

- Imposed Load 3.50 kN/m² + 1.00 kN/m² (partitions)

MEP – Offices

Passenger lifts

- Two (17 persons) machine-room-less (MRL) lifts will serve ground level to level 5 and will operate at a speed of 1.6m/s
- One of the passenger lifts will be designated as a firefighting lift and serve one additional floor at level BM

Goods lifts

1 No 1600 kg goods lift will serve all floors.

Performance

Population density: 1 per 10 m² NIA.

Design conditions

External design conditions

- Summer: 29°C/20°C db/wb
- Winter: -4°C db 100% saturated

Internal design conditions

- Summer: 22°C ± 2°C
- Winter: 22°C ± 2°C

Heating systems

The office will be heated by means of a Variable Refrigerant Flow (VRF) System.

Cooling systems

Cooling loads:

- Lighting: 10 W/m²
- Small power: 25 W/m²
- Additional spare capacity 10 W/m²
- The offices will be cooled with fan coil units by means of a Variable Refrigerant Flow (VRF) System

Ventilation systems

Primary Air Supply Rate (Outside Air)

- 12 l/s per person at 1 per 10m²

Electrical supply/power/lighting systems

- Building design maximum demand load – 650 kVA for office area
- Separate incoming electrical utility substation located at Lower Ground Level

Power allowances

- Lighting: 10 W/m²
- Small power: 25 W/ m² + 10 W/m² in riser capacity
- Lighting levels office areas: 350 – 450 Lux to CIBSE SLL Guide LG7