

2 St Giles Square – 1st Floor



 **OUTERNET**

2 St Giles Square

Base Build

Brief

To provide space to “base build” standard to be accessed from shared lift lobby and stair core plus access to external balconies as secondary means of escape.

Architectural

Base build SSL to Soffit: 3.400 m nom.

Base build SSL to U/S of beam: 2.800m nom.

FFL to Ceiling by tenant 2.650–2.550m nom. to notional ceiling line depending on design of fit out by others

Occupancy Level: 56= 1 person per10sqm

Walls

- Fair faced blockwork or unfinished concrete
- Galvanised steel infill sheet to internal face of curtain wall system incorporating nominal recess for single ply dry line by tenant
- 120 & 60 fire resistance. Refer to Fire Strategy Report and Orms FR series for locations.

Partitions

- Fair faced blockwork and fire rated plaster board partition to fire lobby
- Shaft wall to risers with no finishes. Riser to have 60min. Fire resistance

Floor

- Exposed concrete slab (internal). Raised floor as part of fit out by Tenant
- External balconies to be laid with stone pavers

Ceiling

- Exposed steelwork and metal deck soffit
- External soffit to be cladded with brick slips to match adjacent piers

Doors

- Hardwood frame doors with full height high pressure laminate to door leaf. Riser doors to be in painted finish
- Fire resistance to FR60S.
- Acoustic requirement to 25dB Rw
- Stainless steel ironmongery
- Access Control

Furniture

N/A

Signage

Statutory signage only

Miscellaneous

- Temporary guarding to edge of slab bordering atrium
- Temporary steps and guarding where required
- Temporary guarding to capped services penetrations

Structural

Refer to appendix

Mechanical

Refer to appendix

Electrical

Refer to appendix

Lighting

Lighting Power	8 W/m2
Lighting Level	400 lux

Landlord Installation

- Temporary general and emergency lighting.

Tenant Installation

- All lighting including general, emergency, decorative and task lighting and associated controls.

Public Health

Refer to appendix

Acoustic

For interior noise criteria and any relevant limitations on installed equipment refer to the project acoustic report.

Security

As part of fit out

Lifts

Refer to lift specification

A/V

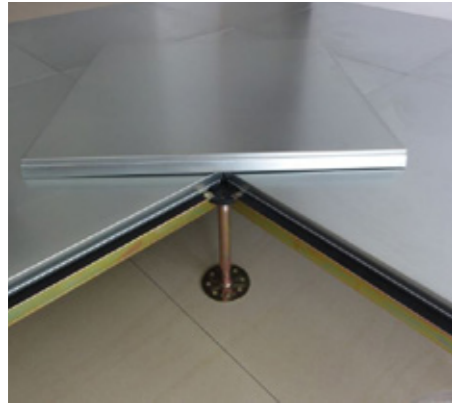
As part of fit out

Telecoms and television

Capped off services

2 St Giles Square

Base Build



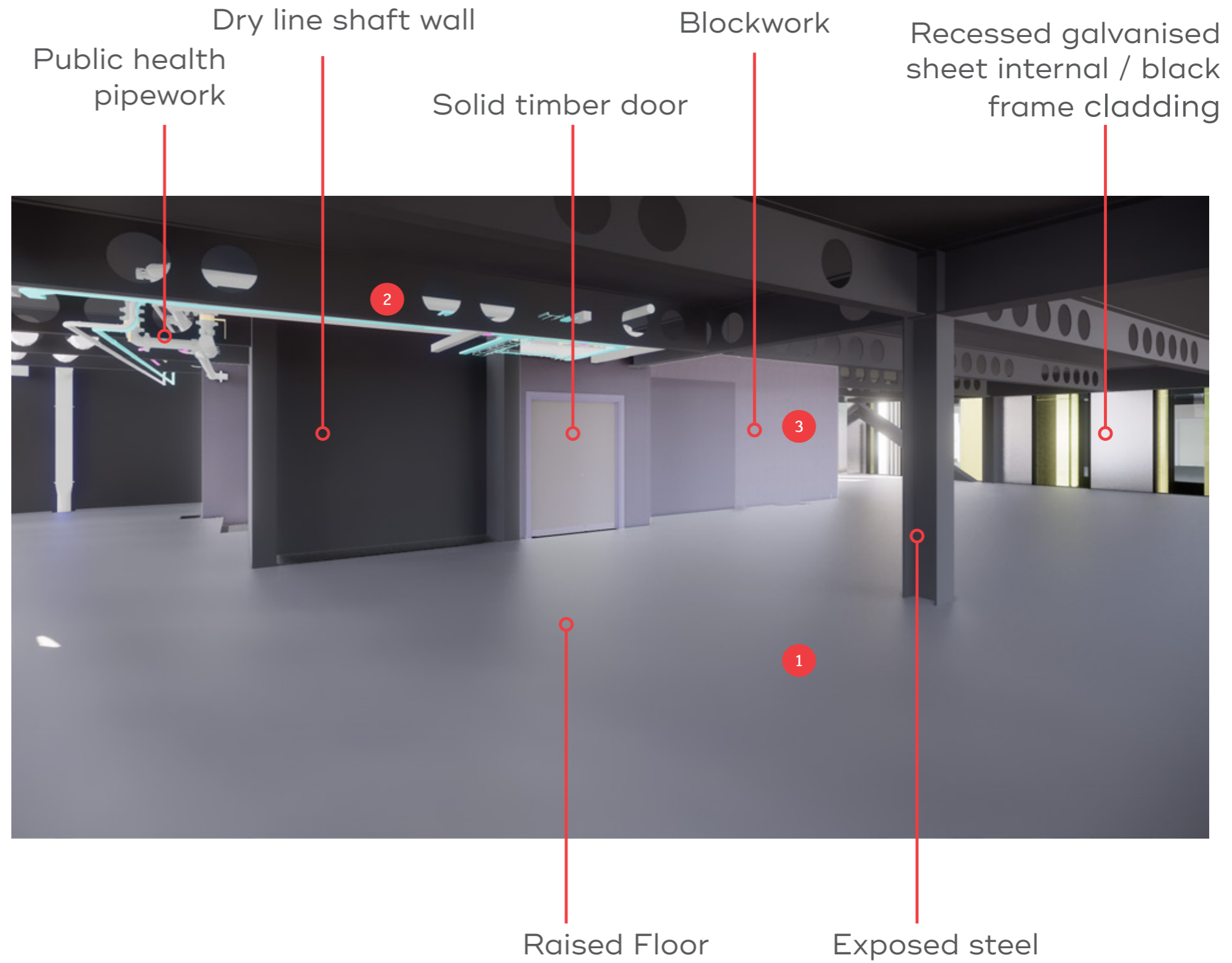
1. Base build Raised floor



2. Base Build beams and soffit



3. Base Build Plasterboard



2 St Giles Square

CAT A Fit Out

Brief

- To provide Cat A+ fit out featuring architectural exposed services and finishes around the core plus superloo toilet facilities.

Partitions

Gypsum board partition systems with painted finish

Wall finishes

- No finishes to curtain wall lining - Galvanised finish as BB - finishes by Tenant
- Plasterboard with painted finish
- Valchromat finish
- Refer to toilets section for finishes

Floor

- Medium grade Raised access floor

Ceiling

- Expanded metal mesh ceiling where indicated in the architects drawing (PPC finish)
- Refer to toilets section for finishes

Doors

- Full height framed single glazed door with fixed glass panel. Frame to be PPC finish.
- Riser doors finish ..
- Refer to toilets section for finishes

Signage

- Stainless steel floor signage integrated in valchromat panel
- Refer to toilets section for finishes

Base build omission

- Remove the signage panels
- Remove doors
- Remove lights in corridor

Structural

Refer to appendix

Mechanical

Refer to appendix

Electrical

Refer to appendix

Public Health

Refer to appendix

Acoustic

Refer to appendix

WIFI

TBC by consultant

A/V

TBC by consultant

Security

TBC by security consultant when appointed

Amendments to BB services

Services coordination

Early procurement

TBC

Strip out works

Main entrance door

2 St Giles Square

CAT A Fit Out

Design Principles

- The proposal is creating an **architectural wrap** around the core to unify and rationally the space.
- To keep the look and feel consistent though out the journey of the building the wrap is clad in **black valchromat panels**. These panels are flat not fluted to provide more flexibility to the tenant.
- There are **super loos** and disabled toilets running down the side of the core that have full height valchromat doors to keep a linear and consistent look around the core.
- The design provides an **option for the wrap** to run just across the toilets culminating at the door.
- There is also a **services bulkhead** that runs around the wrap that contains all the base build services to minimises the visual clutter. It also has integrated lighting.
- **Exposed services** layout is based on minimises the number of cross overs.

