

Denmark Place – 3rd Floor



Design Finishes / Layouts / Shell and Core Services Engineering

Denmark Place – Office Floors (Class E)

Room Names & Numbers

Office / C.L3.O3

Brief

To provide office space to be accessed from dedicated lift and stair core plus lateral extension to link properties at 21-25 Denmark Street to “base build” standard as note below.

Architectural

Base build SSL to Soffit:
2.850m nom. – L1

2.705m nom. – L2 & 2.622m nom. – L3

FFL to Ceiling varies (150mm raised floor zone to exposed concrete soffit with smooth finish)

Occupancy Level:
45 = 1 person per 10 sqm

Walls

- Fair faced blockwork, brickwork or in situ concrete with architectural plain finish
- Existing walls on 21-15 Denmark street to be striped out and existing surfaces sealed for dust. Perimeter walls to be insulated and drylined.
- No skirtings

Partitions

Fire rated plaster board around cores to 60min fire resistance. No finish required.

Floor

- Concrete slab sealed for raised floor pedestals to be bonded and mechanically fixed.
- Existing walls on 21-15 Denmark street to be striped out, levelled from line of structure, plywood substrate to finishes by tenant.

Ceiling

- Exposed concrete soffit with architectural plain finish
- Existing walls on 21-15 Denmark street to be striped out and MF ceiling to be applied with paint finishes

Doors

- Hardwood frame doors with full height high pressure laminate lining to door leaf. Riser doors to be in painted finish
- Fire rated doors to FR30S
- Stainless steel ironmongery
- Access Control
- 21-15 Denmark street as above

Furniture

N/A

Signage

Statutory signage where required

Miscellaneous

- Temporary balustrade guarding around capped penetrations where required
- Capped off electrical and plumbing services at core into unit for tenant distribution

Structural – New Build

Imposed Load

- Uniform Distributed Load including partitions
qk 5.0 (kN/m²)
- Concentrated Loads Qk 4.5 (kN)
- Horizontal Loads on Partitions, Walls and Parapets qk 0.74 (kN/m)
- Frequency >5 Hz
- Response Factor <5
- Criteria B1

Superimposed Dead Load

- Load for Floor Finishes gk 2.4 (kN/m²)
- Nominal Load for Ceiling and Services over.
gk 0.5 (kN/m²)

Structural – Existing

Imposed Load

- Uniform Distributed Load including partitions
qk 3.5(kN/m²)
- Concentrated Loads Qk 2.7 (kN)
- Horizontal Loads on Partitions, Walls and Parapets qk 0.74 (kN/m)
- Frequency N/A
- Response Factor N/A
- Criteria B1

Superimposed Dead Load

- Load for Floor Finishes
gk 0.75 (kN/m²)
- Nominal Load for Ceiling and Services over.
gk 0.25 (kN/m²)

Mechanical

Temperature:

Winter 21 +/- 2

Summer 24 +/- 2

Ventilation Rate 10l/s fresh air per person

Occupancy 10m² per person

Landlord Installation:

- Access to louvre for air intakes / exhausts.
- Metered chilled water flow and return connection (7/12°C), capped at riser.
- Metered LTHW flow and return connection (70/50°C), capped at riser.

Tenant Installation:

- Local soffit mounted air handling plant connected to intake and exhaust louvres. Supply and extract ductwork, grilles, diffusers, dampers, insulation etc.
- Extension of the chilled water and LTHW connections to air handling unit coils, FCUs and radiators or trench heaters as desired.

Electrical

Small power 15 W/m²

Landlord Installation

- Rising busbar with spare tap offs in local riser.
- Minimum fire detection and alarm system.

Tenant Installation

- Containment, Metered distribution boards and power supplies to suit fit out
- Modifications / additions to fire alarm and detection system to suit layout.

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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

Domestic Cold Water Storage 40 l/person

Domestic Hot Water Storage N/A

Landlord Installation

- Metered domestic cold water supply, capped at local riser.
- Sanitary drainage stub stacks and vent pipes.

Tenant Installation

- Supply and installation of all sanitary ware required such as kitchenette sink. Installation of local under sink water heater for domestic hot water production. Domestic hot and cold water distribution to fixtures. Connection to the drainage stub stacks and vent pipes provided.

Acoustic

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

Security

Access control

Lifts

Refer to lift specification

A/V

As part of fit out

Telecoms and television

Capped off services
