

SPECIFICATION

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General

PLANNING GRID	1500mm	
RAISED FLOOR ZONE	Levels 3 – 37:	150 mm
FLOOR-TO-CEILING HEIGHT	Levels 7 – 37:	2800 mm
MEANS OF ESCAPE RATIO	Levels 3 – 37:	1 person per 8 m² net area
TOILET PROVISION	Levels 7 – 19:	1 person per 8 m² net area at 60/60 male/female split
	Levels 20 – 37:	1 person per 10 m² net area at 60/60 male/female split

Structural Provision

SUBSTRUCTURE	Foundations: Piled foundations
	Basement slab: Reinforced Concrete (RC) slab
	Retaining walls: Secant pile/RC structure
SUPERSTRUCTURE	Walls: RC walls located within cores
	Floors: 700 mm deep cellular secondary steel beams at 3.0 m centres supporting primarily 130 mm composite concrete slab on profiled metal decking
	Secondary beams are in turn supported on 500 mm / 700 mm deep primary beams connected directly to columns at 9m centres or concrete core walls
	450 mm diameter holes through secondary beams allow for a combined structure and services zone
LOADING PROVISIONS	3.5 kN/m² office live load (+1.0 kN/m² for partitions), plus 10% office floor area at 7.5 kN/m²)
	1.0 kN/m² for suspended ceilings, services and raised floors
	7.5 kN/m² live load for plant floors

Mechanical & Electrical Services

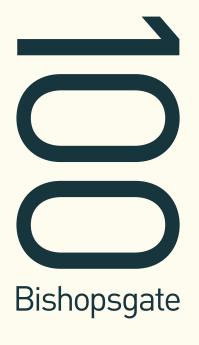
PLANT	Plant is located predominantly in the designated tow- er and low-rise roof plant areas and the basement level. Space is allocated for occupier risers for fit-out flexibility.
OFFICE OCCUPANCY (INDOOR CLIMATE CENTRAL)	Levels 3 - 37: 1 person per 8 m² of net area Fan coil units within CAT A fit out areas

Cooling Allowances

LIGHTING	10 W/m ²
SMALL POWER	25 W/m ²
ADDITIONAL SPARE CAPACITY (LEVELS 3-37)	10 W/m² (at riser branches)
OCCUPANTS	90W sensible / 40W latent

Fresh Air Provision

LEVELS 3 – 37	1.5 litres / sec / m²
	(12 litres / sec / person @ 1 person per 8 m²)





Brookfield Properties