

FORESHORE  
PLACE



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**Office  
Grey Box**

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**SPECIFICATIONS**

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# Commercial Office Floors

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## Office Grey Box

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### SPECIFICATIONS

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03 MAY 2019

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#### 1.1 BUILDING WORK:

ENVELOPE: All external walls, external windows and shop fronts to create the premises.

DEMISING WALLS: Full height to underside of soffit 60min fire rated drywall between tenants.

FAÇADE: Curtain glazing with steel members

INTERNAL WALLS: Nil

PLASTER WORK: One coat smooth cement plastered finish

DOORS: Fire Escape Doors to Staircase and lift lobby as specified on layout

PAINTWORK: Primer plus one coat universal white paint

ENTRANCE DOORS: 1 x Aluminium glazed double door

#### 1.2. CEILINGS:

Nil by Landlord.

Allowance of R200/sqm will be provided.

#### 1.3. FLOOR FINISHES:

OFFICE AREA: Concrete floor not necessarily true to line level

LIFT LOBBY: Tiled to Landlord specification

#### 1.4. ELECTRICAL:

##### Electrical Supply:

- 63A single phase main switch and meter in floor distribution board.  
Tenant DB and supply cable to tenant DB in tenant space for tenant account.  
(<250m<sup>2</sup>)
- 63A three phase main switch and meter in floor distribution board.  
Tenant DB and supply cable to tenant DB in tenant space for tenant account.  
(>250m<sup>2</sup>)
- 100A three phase main switch and meter in floor distribution board.  
Tenant DB and supply cable to tenant DB in tenant space for tenant account.  
(>600m<sup>2</sup>)

ISOLATOR POINT: This does not apply for offices.

Common tea kitchen on floor. Any kitchen in tenant space to be supplied from tenant DB and all circuits would be for tenants account

#### 1.5. PLUMBING:

FLOOR DRAINS: Nil

MALE AND FEMALE: URINALS, WC and WHB installed as per SANS requirements

DISABLED TOILET: WC and WHB installed as per SANS requirements

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CLEANERS ROOM: CLEANERS SINK installed as per SANS requirements

TEA KITCHEN: SINK installed as per SANS requirements

#### 1.6. MECHANICAL INSTALLATION:

FRESH AIR: Unconditioned, filtered fresh air to be supplied by the central plant rate at a rate of 1.5l/s/m<sup>2</sup> via the exposed central duct.

VENTILATION: Toilets, tea-kitchens and cleaners rooms adjacent to the lift core will be mechanically ventilated in accordance with SANS 10400: Part 0. There is no capacity available for additional ventilation to tenant specific areas.

HVAC: A new ducted hide-away VRF heat recovery system designed to an average unit density of 1 unit per 37m<sup>2</sup>

TENANT IT COOLING: There is no capacity for dedicated tenant IT cooling. Tenant IT cooling is to form part of the floors VRF system.

ENERGY METERING: Heating & Cooling electrical consumption will be metered per floor. The VRF system will apportion energy costs for tenancies smaller than a single floor.

#### 1.7. FIRE PROTECTION:

FIRE EQUIPMENT: Designed in accordance with SANS 10400:2011 requirements

SPRINKLERS: To lift lobby and mains reticulation to the floor by Landlord Tenant to service remaining office during tenant installation.

Any further works will be for the Tenant's account.

FHR & FE: Landlord will supply standard in accordance with Fire Engineer drawings.

If any additional equipment and signage is required due to Tenant layout changes then such installation will be for the Tenant's account.

#### PASSIVE FIRE PROTECTION

- Smoke Detection and for an open plan layout as per SANS 10139: 2012. Internal fire detection to suit tenant layout for tenants account.
- Voice Evacuation cabling terminated in the riser shaft for tenants to connect internal voice evacuation to. Internal Voice Evacuation for tenants account.
- Smoke barriers need to be installed to limit area of the void space to below 500m<sup>2</sup>.
- Tenancy division elements to extend up to soffit level
- Emergency escape lighting in common areas in accordance with National Building regulations

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### 1.8. LOCAL AUTHORITY:

**BUILDING PLANS:** Tenant shall submit all necessary plans to council for building plan approval and obtain an occupation certificate. The Tenant may not trade until an occupation certificate is obtained.

### NOTE:

- i. All other items are for the tenants account.
- ii. Specifications subject to availability or substitution with equal and approved alternative to Architect's choice.