

SMART TOWER

TECHNICAL SPECIFICATIONS

General

Raised floor zone

Levels 1-8: 150 – 200 mm

Floor-to-ceiling height

Levels 1-8: 2800 mm

Means of escape ratio

Levels 1-8: 1 person per 8 sqm net area

Toilet provision

Levels 1-8: 1 person per 8 sqm net area; 1:10/10 male/female

Structural provisions

Load bearing structure is made of a reinforced concrete frame
Underground external walls of waterproof foundation slab
The superstructure consists of an in-situ reinforced construction using 650 mm deep concrete beams supporting primarily 225 mm concrete slab

Loading provisions

3,0 KN/m² office live load
1,2 KN/m² dead load for internal partitions
4,0 KN/m² for parking lots
3,0 KN/m² dead load for glazing on beams

Façade

The building features a modern ventilated façade system with composite panels and structural glazing: tempered, sunguard Solar Control Royal Blue with acoustic membrane. Sound insulation: 41dB

Internal finishes: base build

Parking

Heavy duty polymer flooring

Entrance hall

Floor: Granite or technical stone
Walls: marble cladding (or similar) in designated areas; full height glazed windows to lobby exterior
Ceiling: Pointed plasterboards with feature lighting troughs
Lift door: Stainless steel lift doors; stainless steel destination control touch panels
Lighting: high-quality special lighting including feature linear troughs, core perimeter coffer and lift lobby perimeter coffer

Lift lobbies

Floor: granite or technical stone
Walls: painted plasterboard
Ceilings: painted plasterboard with LED lighting
Lift doors: stainless steel lift doors

Bathrooms

Floors: heavy duty ceramic tiles
Walls: combination of porcelain tiles and mirror (in wet areas)
Vanity: Corian vanity top with porcelain basins; framed mirror
Fixtures: Chrome taps, paper towel dispensers, accessible WC accessories
Sanitary fittings: high-quality WC and disabled WC suites, wash had basins
Shower fittings: Vitreous shower trays, glazed screens, mixer taps

Internal finishes: base build

Fit-out office CAT A finishes

Walls: Painted plasterboard lining to core and columns
Floors: raised access floors; antistatic HPL, dimensions 600x600x40mm.
(Structural core 38mm high density chip wood upper covering laminate
HPL / under covering aluminium sheet / border self-extinguishing ABS.
Maximum height: 25cm)
Veranda floors: heavy duty ceramic tiles for outdoor usage
Proprietary fire stopping system

Kitchens

Floors: Heavy duty ceramic tiles
Carpentry fully fitted MDF cupboard
Electromechanical provisions for kitchen appliances

Mechanical & electrical services

Plant

Plant will be located predominantly in the basement level
Uninterruptible power supply
Photovoltaic solar panels
EPC A certificate

Heating & cooling

Top brand VRV system used in CAT A fit out areas

Utilities

Water supply is provided by the municipal mains water supply system

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Internal acoustic criteria (from base building plant) under normal operation

Open plan offices: NR38
Reception: NR40

Emergency lighting

According to authority prescriptions and building codes security lightings for the building's escape routes

Fire alarm & fire Fighting system

A fire alarm system with some detectors in each office and open working space according to authority prescriptions
Wet rise, sprinklers, fire water reservoir
Disabled refugee areas with communication system

Entrance control system

The building entrance on the ground floor equipped with an access control / magnetic card system

CCTV cameras

Centralized IP camera system at all building entrances, the garage entrance/exit, basement parking area, and all the walking area around the building

Internet

High speed internet optical cable