

## Building Specifications – Offices

Total Net Lettable Area	Approx. 2,320–2,360 sqm (24,750 sqft) per floor for L11 & L12				
Core/corridor-to-window depth	<ul style="list-style-type: none"> <li>10.3m–11.3m facing external (varies)</li> <li>11.5m–25.5m at south wing with no central corridor (varies)</li> </ul>				
Finished floor-to-ceiling height	2.7m at common corridor				
Ceiling	NA				
Floor system	150mm clear raised floor system, with one access box per 20 sqm				
Floor loading	5.0 kN/sqm				
Structural vibration criteria	ISO 400 $\mu\text{m/s}$ (16000 mips)				
Curtain wall	General system consists of unitized folded curtain wall system comprising of aluminum frame with double glazed units with heat strengthened glass and low E coating				
Total no. of car parking spaces	83 lots with 2 accessible lots				
Toilets	Male and Female; with accessible stalls for the ambulant disabled, individual accessible toilet, lactation room				
ACMV	VSD AHU with motorized damper Scheduled office air purging Chilled water circuit tap-off connection available in tenant unit				
Plumbing and sanitary	Potable water connection provided in tenant unit Floor traps provided in tenant unit				
Security system	Visitor Management System 24-hour security service with access control at turnstiles CCTV monitoring at key locations				
Fire protection	The development is provided with an automatic sprinkler network, portable fire extinguishers, fire alarm system, wet riser system and hoses reels				
Incoming electrical supply & loads	Dual feed for 22kV incoming power supply. Lighting: 7W/sqm Power: 65W/sqm				
Standby generator	1 no. 700kVA, 400V, 50Hz Standby Generator which includes emergency load (12W/sqm) is provided for tenant				
Spare riser	2 spare risers reserved for tenants' use, subject to availability.				
Telecommunication	Free Public Wi-Fi at communal space 2-way air-blown microducts (5/3.5)mm from TEL riser to each unit				
Lifts Provision	Types	Zone	No.	Load Capacity	Speed
	Passenger	High Zone: 1 <sup>st</sup> & 8 <sup>th</sup> to 12 <sup>th</sup> Sty	4	24 Pax (1630 kg)	2.5m/s
	Car Park Lift	B2, B1 & 1 <sup>st</sup> Sty	1	17 Pax (1155 kg)	1.6m/s
	Service / Fire	All floors	2	30 Pax (2040 kg)	2m/s