

SUMMARY OF SPECIFICATIONS

Architectural layout and building facilities

Floor area

- 21 office floors with floor plate size ranging from 5,386sf to 5,816sf lettable and a typical efficiency rating of 90%.
- Core wall to internal curtain wall depth 10.8m to 13.7m approximately (35.4ft to 44.9ft).

Curtain wall

- Double-glazed clear insulated glass units coated with high performance low-e coatings.
- Vertical mullions at set at 1.2m intervals approximately.

Floor loading

- Live Load: 3kPa (62.66 lbs/sq ft) / Partition Load: 1.2kPa (25.06 lbs/sqft).

Office ceiling height

- Clear headroom 2.85m (9.4ft).

Landlord's provisions summary

Office ceiling system

- Acoustic metal tile ceiling system at office floors in 600mm x 1200 mm size panels, powder coated, with perforation and acoustic blanket for acoustic insulation.
- Lighting panels within metal ceiling system with T5 high efficiency fluorescent tubes. Average lighting levels are designed at 500 lux.

Raised floor system

- Raised floor void of 150mm. Lindner-Nortec U30STST raised floor system with panel core material in calcium sulphate reinforced with cellulose fibres (comprised of 99% recyclable materials) and sealed with galvanised steel top and bottom and PVC edge band.

Electrical

- Separate electrical risers will be provided for tenant utility power supply, essential power supply for tenant and fire services power supply.

Normal power supply per floor

- 100 amp TPN.

Emergency power supply per floor

- 30 amp TPN.

Power distribution

- Three 1500 KVA transformers and fed at 380V, 3 phase 50 hertz.
- Power is distributed to offices via low and high zone main electrical risers.

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Building generators

Backup power:

- One 1200 kVA generator for Landlord services.
- One 1200 kVA generator for tenant's essential services, security system, lift system and essential air cooled chiller.

Central air conditioning

- Overhead variable air volume (VAV) air handling unit.

VAV air handling unit capacity

- AHU (7/F to 20/F): 118KW.
- AHU (21/F to 23/F): 122KW.
- AHU (25/F to 30/F): 118kW.
- AHU (31/F): 133KW.
- Essential and supplementary chilled water supply is provided for tenant's connection.

Essential chilled water supply

- Dia. 32mm, 0.435 l/s per floor.

Supplementary chilled water supply

- Dia. 32mm, 0.435 l/s per floor.
- Tenant exhaust is provided for each office floor.

Fresh air supply

- 10 l/s/person.

Tenant exhaust air flow

- 150 l/s per floor.

Plumbing and drainage

- Executive washroom at each office floor equipped with hot water heater & executive shower.
- All building washrooms equipped with automatic sensor fixtures and sanitary fittings, including touchless flushing systems, water taps, soap dispensers and hand dryers.

Vertical Transportation

Passenger lifts

- 5 Schindler passenger lifts (Miconic 10 lift control system) with 1600kg and 21 person capacity serving 21 office floors.

Service lift

- 1 service lift with (1800kg) capacity serving all floors.

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Fire services and security system

Automatic sprinkler system

- The entire building is protected by an automatic sprinkler system.
- Wet riser and hose reel systems are also provided.

Automatic fire alarm system

- The fire detection and alarm system consists of heat detectors, smoke detectors, break glass units, flow switches and visual/audio alarms.
- Fire detection system in plant room area.
- Emergency power and lighting, hose reels and addressable fire alarm system.
- Fire alarm signals will be sent to the building's control room and directly to the Fire Services Department.

Security

- 24-hour CCTV covers all major ingress/egress points, lift cars and other common areas.
- All cameras are connected to digital video recording system.
- Access card control system integrated with all lifts.
- Provision for tenant's own access card system.
- The CCTV system and smartcard Access System are supported by UPS.
- The building is equipped with door alarms for all fire escape doors.

Building Management System (BMS)

- The building air conditioning system, public lightings, sump systems are supported by BMS.

Telecommunication Systems

System description

- Cat 5 for supports full range of fixed telecommunications network services.
- Free choice of broadband service providers.
- Facilities for local terrestrial TV in high definition resolution.

Satellite TV system

- Satellite TV system is available for tenant's connection.

Common antenna system

- Wireless aerial provision, 3G compatible offers mobile phone coverage throughout the building including lifts, common area and all back of house area.