

Building Specifications – Fitted-Out Labs

Total Net Lettable Area	Approx. 2000 sqm (21,500 sqft) total for L10				
Core/corridor-to-window depth	<ul style="list-style-type: none"> • 10.3m-11.8m facing external (varies) • 13.3m facing internal 				
Finished floor-to-ceiling height	2.7m at common corridor 2.7m in tenant unit				
Ceiling	Mineral fibre board suspended ceiling system, 600x600mm				
Floor system	Vinyl Composition Tile				
Floor loading	7.5 kN/sqm				
Structural vibration criteria	ISO 100 $\mu\text{m/s}$ (4000 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 motorised damper + VAV Chilled water FCU complete with air diffusion Exhaust for fume hood and space				
Plumbing and sanitary	Potable water connection provided in tenant unit Floor traps connected to dilution tank and to IC 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, potable fire extinguishers, fire alarm system, wet riser system and hoses reels				
Lighting	Average 500 lux				
Incoming electrical supply & loads	Dual feed for 22kV incoming power supply Lighting: 8W/sqm Power (Office Area): 65W/sqm Power (Open Laboratory Area): 80W/sqm Power (Support Laboratory Area): 170W/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 Wifi at communal space 2-way air-blown microducts (5/3.5)mm from TEL riser to each unit One data point per workbench				
Lifts Provision	Types	Zone	No.	Load Capacity	Speed
	Passenger	Low Zone: 1 st to 7 th Sty	4	24 Pax (1630 kg)	2.5m/s
	Passenger	High Zone: 1 st & 8 th to 12 th Sty	4	24 Pax (1630 kg)	2.5m/s
	Car Park Lift	B2, B1 & 1 st Sty	1	17 Pax (1155 kg)	1.6m/s
	Service / Fire	All floors	2	30 Pax (2040 kg)	2m/s