

1 ½ STOREY DETACHED FACTORY

(approx. 3 acres & above)

i-TechValley

Land Area:

approx. 131,105.52 sq.ft. - 209,542.79 sq.ft.

Gross Floor Area:

approx. 98,778.54 sq.ft. & above



FACTORY HEIGHT

FLOOR DESIGN LOADS

Production area (Ground Floor) Office Area (Mezzanine Floor) 20kN/m² 2.5kN/m²

ROOF DESIGN LOADS

Production Area Roo Imposed dead load= 0.25 kN/m2 (Load of Rafter, Purlin, Metal Roofing Sheet, Insulation, Lighting Fitting, Sprinkler Pipe

Live load= 0.25 kN/m2

ROOF SYSTEMS

Roof Structure Structural Steel designed to BS 5950 Standard **Roof Sheets** Metal Roof or equivalent c/w insulation

Gutter Stainless Steel Gutter

WALLS

Internal Wall (Office and Production Area)

External Wall (Office Area) External Wall

115mm thick common brick wall with plaster and painted with emulsion paint. Ceramic wall tiles to toilets (2.1m High) 115mm thick common brick wall with plaster

and painted with weather bond paint. 2.1m height wall with metal cladding and translucent sheet above

FLOORS

(Production Area)

Ground floor G30 concrete with a layer of polythene sheet and BRC mesh

Production Finishes 4kg/m² floor harderner finishes Lobby & Lobby Staircase Finishes: Polished Tiles or equivalent standard Office Finishes Cement Render

Toilet Floor Finishes Matt Surface Ceramic Tiles

DOORS

External Doors Motorized Roller Shutters and Mild Steel Doors

(Production Area)

Laminated glass door (Entrance Area) Internal Doors Fire-rated Door (Based on local authority requirement) and Timber Flush Door (Office Area)

WINDOWS

External Windows Aluminium Frame Top Hung and Fixed Glass Window (Production Area)

Reflective Glass Curtain Wall (Office Area)

Aluminium Framed Top Hung Windows (Office Area)

CEILING

Gypsum Pin Hole False Ceiling (Office Area) Office Area Gypsum Board Plaster Ceiling (Lobby Area) Production Area Exposed Steel Structure (No Ceiling)

INFRASTRUCTURE WORKS

Reinforced Concrete Road c/w road marking External Road Fencing Front Signage : Common Brick Wall with c/w

plaster cement and painted with weatherbond paint

Perimeter: 250mm High Kerb with 1.8m High

BSP Fencing Sliding Gate Without Motor Gate Power Point for Motor Provided Concealed Pipe Culvert Drain Drainage System

Sewerage System Vitrified clay pipe (VCP) connect to main sewerage line

Refuse Room Recycle Room 1 no Guard House 1 no. Sprinkler Tank & Plinth 1 no.

TNB Sub-station Subject to appropriate authority requirement

Dock Leveller 4 nos.

STANDARD MECHANICAL & ELECTRICAL SPECIFICATION

MSB 1250A Setting 1000A DB 150A Yes DB 80A Yes DB 60A Yes DB 30A Lighting Point 13A S/S/O 15A Air-Cond Power Point

Subject to appropriate authority requirement Emergency Light Keluar' sign Subject to appropriate authority requirement

Telephone point 30A Isolator Point

FIRE PROTECTION SYSTEMS

Fire Alarm System Yes Hosereel System Yes Automatic Sprinkler System (Ordinary Hazard) Yes Portable Fire Extinguisher Yes Hydrant System Yes

PLUMBING & WATER RECTICULATION SYSTEMS

Water Tank for Toilet only Yes Internal Plumbing & Sanitary Fitting Yes

TYPE B

1 ½ STOREY DETACHED FACTORY

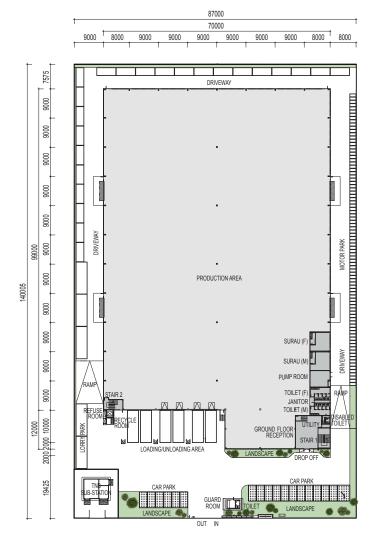
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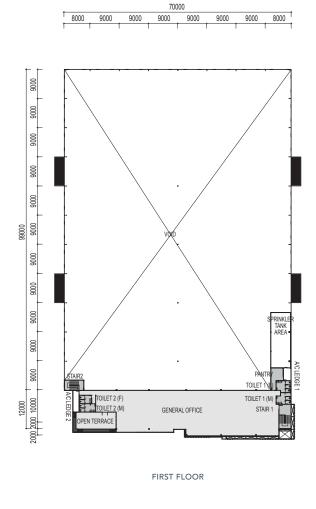
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GROUND FLOOR

