

TYPE
B

1 ½ STOREY
DETACHED FACTORY
(approx. 3 acres & above)

Land Area :
approx. 129,920.00 sq.ft. - 209,543.00 sq.ft.

Gross Floor Area :
approx. 98,430.75 sq.ft. & above



Artist's Impression Only

FACTORY HEIGHT	: 9m
FLOOR DESIGN LOADS	
Production Area (Ground Floor)	: 20kN/m ² , Non-Suspended Floor Slab
Office Area (Mezzanine Floor)	: 2.5kN/m ²
ROOF DESIGN LOADS	
Production Area Roof	: Imposed dead load= 0.25 kN/m ² (Load of Rafter, Purlin, Metal Roofing Sheet, Insulation, Lighting Fitting, Sprinkler Pipe) Live load= 0.25 kN/m ²
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)	: 115mm thick common brick wall with plaster and painted with emulsion paint. Matt finishes tiles to toilets (2.9m High)
External Wall (Office Area)	: 115mm thick common brick wall with plaster and painted with weather resistant paint.
External Wall (Production Area)	: 2.1m high wall with metal cladding and translucent sheet above
FLOORS	
Ground floor	: 150mm G30 concrete with a layer of polythene sheet and BRC A7 or steel fibre
Production Finishes	: 4kg/m ² floor hardener finishes
Lobby & Lobby Staircase Finishes	: Matt finishes tiles or equivalent standard
Office Finishes	: Cement Render
Toilet Floor Finishes	: Matt finishes tiles
DOORS	
External Doors	: Motorized Roller Shutters and Mild Steel Doors (Production Area)
	: Tempered 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	
Office Area	: Gypsum Pin Hole False Ceiling (Office Area)
	: Gypsum Board Plaster Ceiling (Lobby Area)
Production Area	: Exposed Steel Structure (No Ceiling)
INFRASTRUCTURE WORKS	
External Road	: Reinforced Concrete Road c/w road marking
Fencing	: Front Signage : Common Brick Wall with c/w plaster cement and painted with weather resistant paint
	: Perimeter : 250mm Low Wall with 1800mm High BSP Fencing
Gate	: Sliding Gate Without Motor
	: Power Point for Motor Provided
Drainage System	: Concealed Pipe Culvert Drain
Sewerage System	: Vitrified clay pipe (VCP) connect to main sewerage line
Refuse Room	: 1 no.
Recycle Room	: 1 no.
Guard House	: 1 no.
Sprinkler Tank & Plinth	: Yes
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	: Yes
Lighting Point	: Yes
13A S/S/O	: Yes
15A Air-Cond Power Point	: Yes
Emergency Light	: Subject to appropriate authority requirement
Keluar' sign	: Subject to appropriate authority requirement
Telephone point	: Yes
Data Point	: Yes
30A Isolator Point	: Yes
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 RETICULATION SYSTEMS	
Water Tank for Toilet only	: Yes
Incoming Domestic Piping and Discharged Piping	: Yes

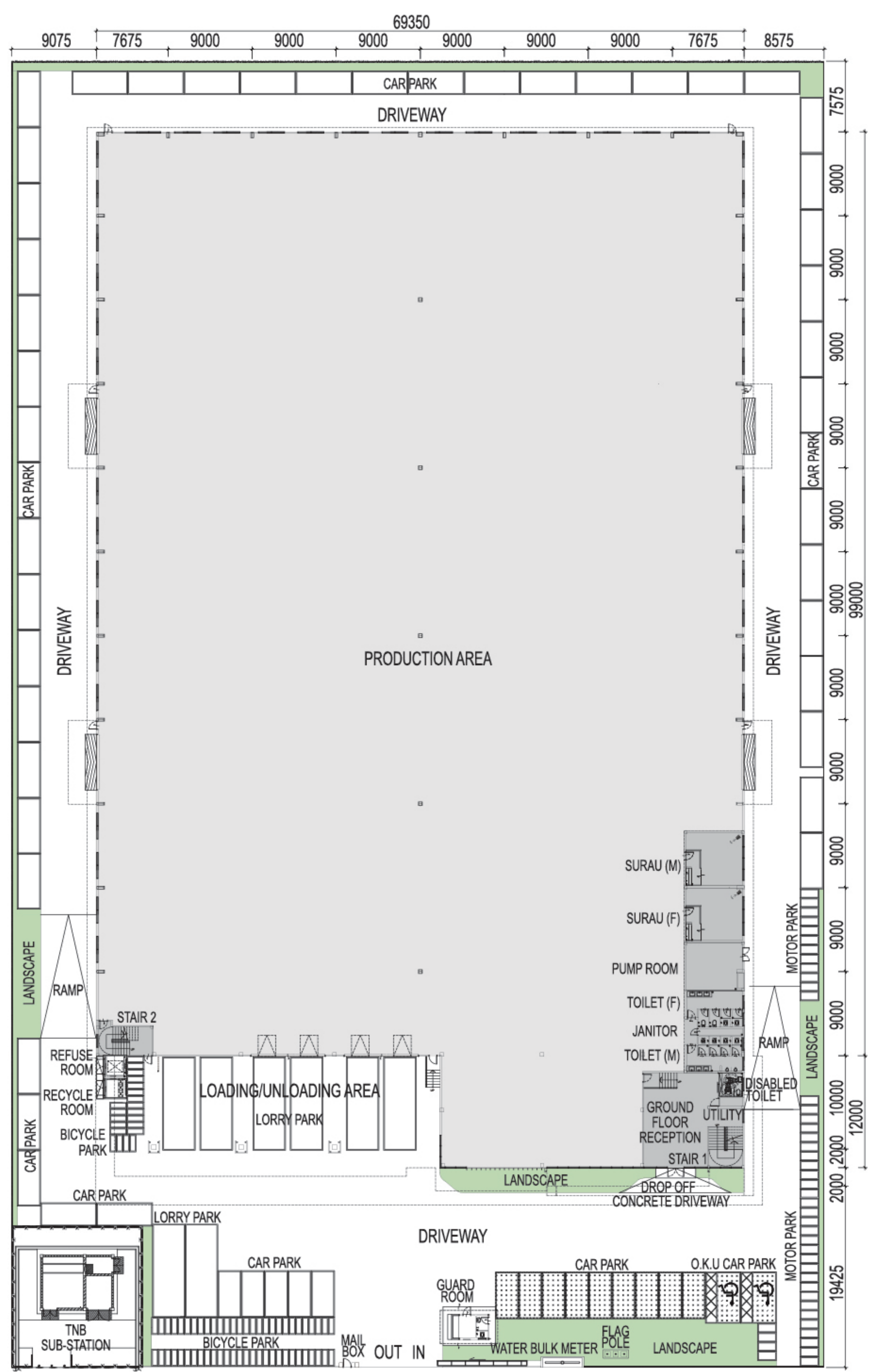
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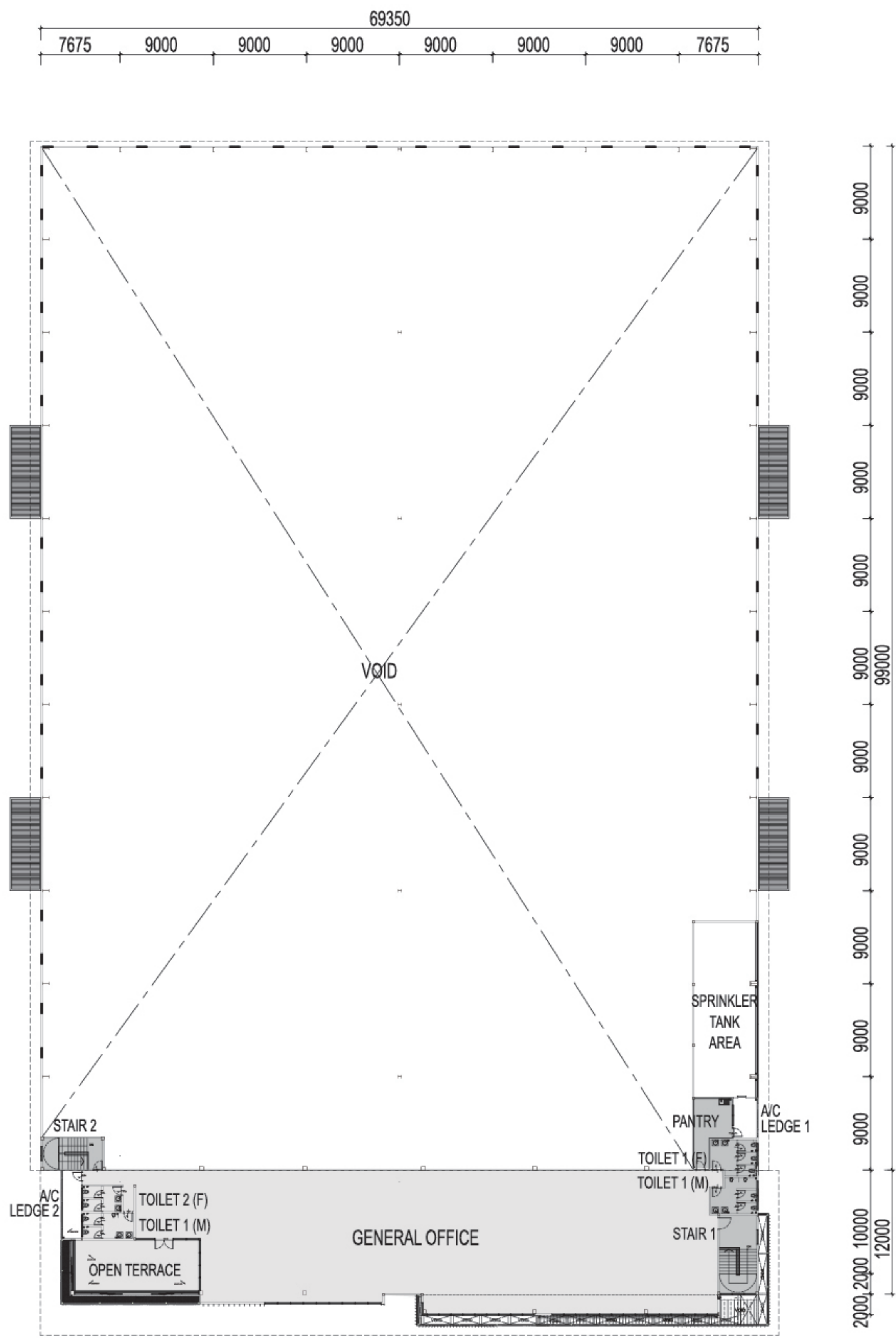
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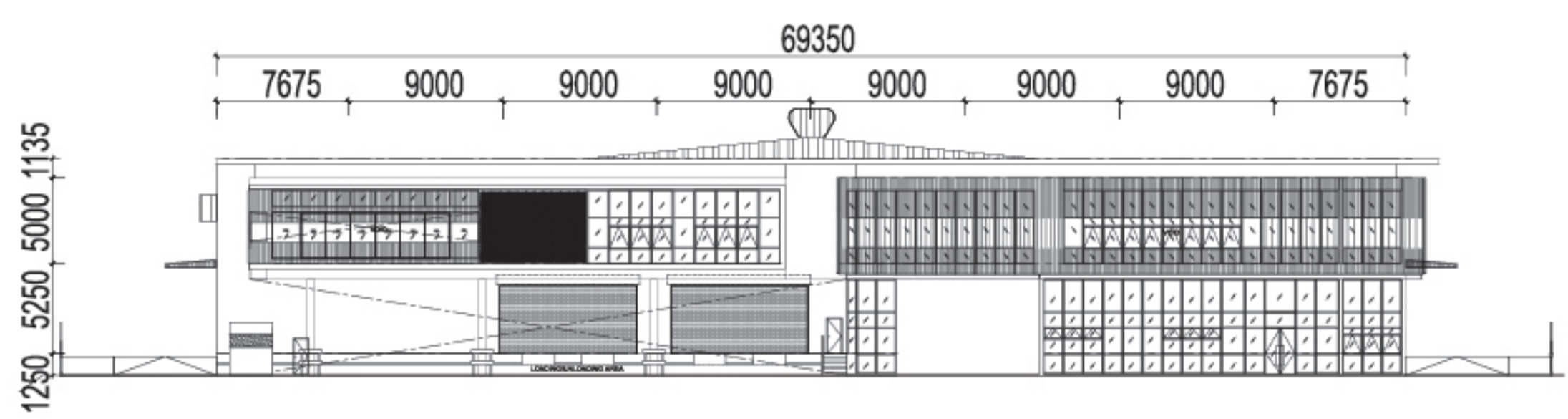
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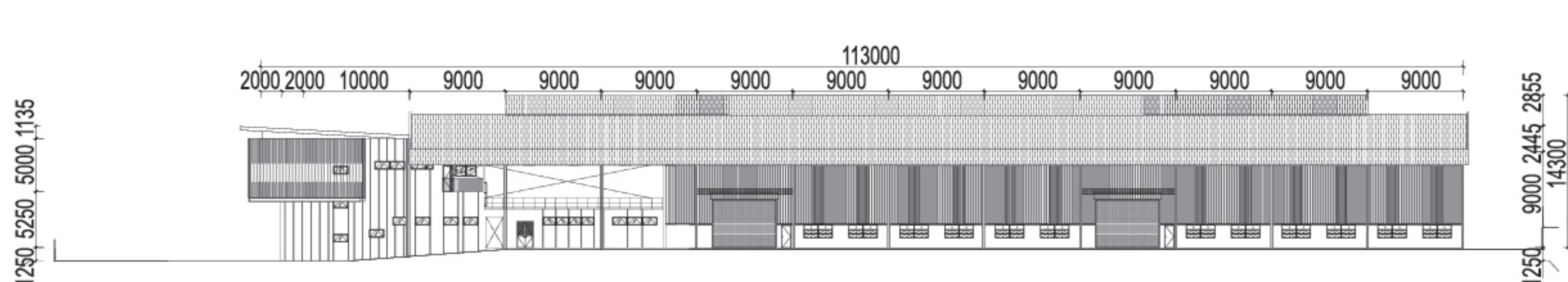
GROUND FLOOR



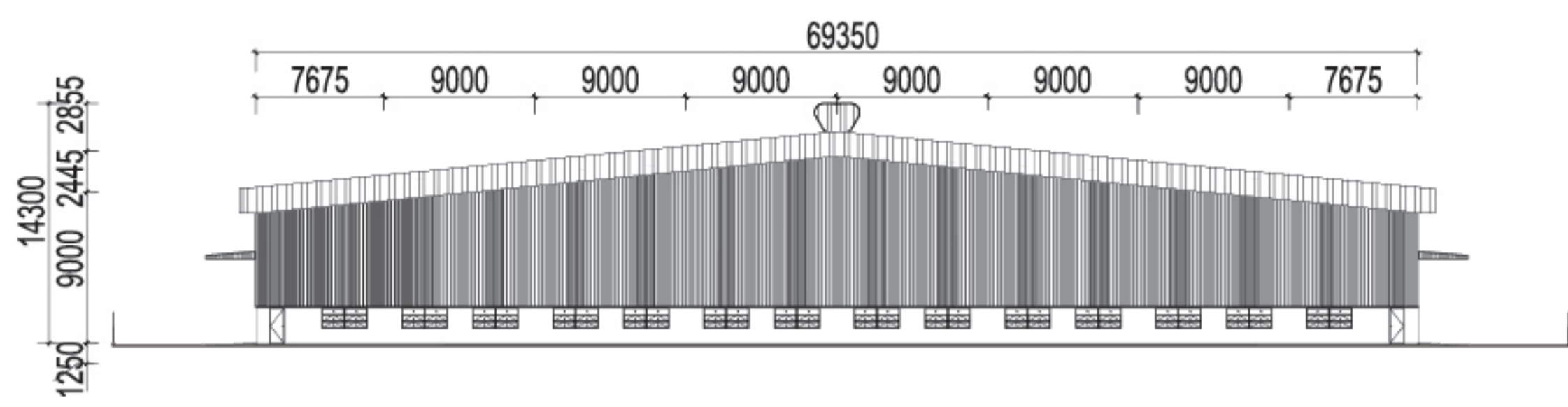
FIRST FLOOR



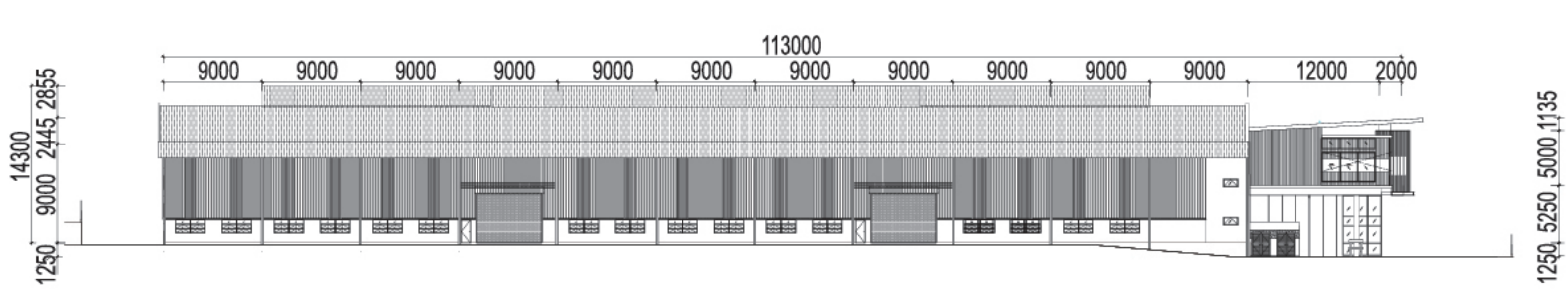
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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