

TYPE

A

1 ½ STOREY DETACHED FACTORY

(approx. 1 acre - 2 acres)

Land Area :

approx. 43,626.49 sq.ft. - 100,934.03 sq.ft.

Gross Floor Area :

approx. 30,082.58 sq.ft. & above



Artist's Impression Only

FACTORY HEIGHT	: 9m
FLOOR DESIGN LOADS	
Production area (Ground Floor)	: 20kN/m ²
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. Ceramic wall tiles to toilets (2.1m High)
External Wall (Office Area)	: 115mm thick common brick wall with plaster and painted with weather bond paint.
External Wall (Production Area)	: 2.1m height wall with metal cladding and translucent sheet above
FLOORS	
Ground floor	: G30 concrete with a layer of polythene sheet and BRC mesh
Production Finishes	: 4kg/m ² floor hardener 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)
Internal Doors	: Laminated glass door (Entrance Area) : 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 weatherbond paint : Perimeter : 250mm High Kerb with 1.8m 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	: 1 no.
TNB Sub-station	: Subject to appropriate authority requirement
Dock Leveller	: 2 nos.

STANDARD MECHANICAL & ELECTRICAL SPECIFICATION

MSB 1250A	: Setting 800A
DB 150A	: 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
Internal Plumbing & Sanitary Fitting	: Yes

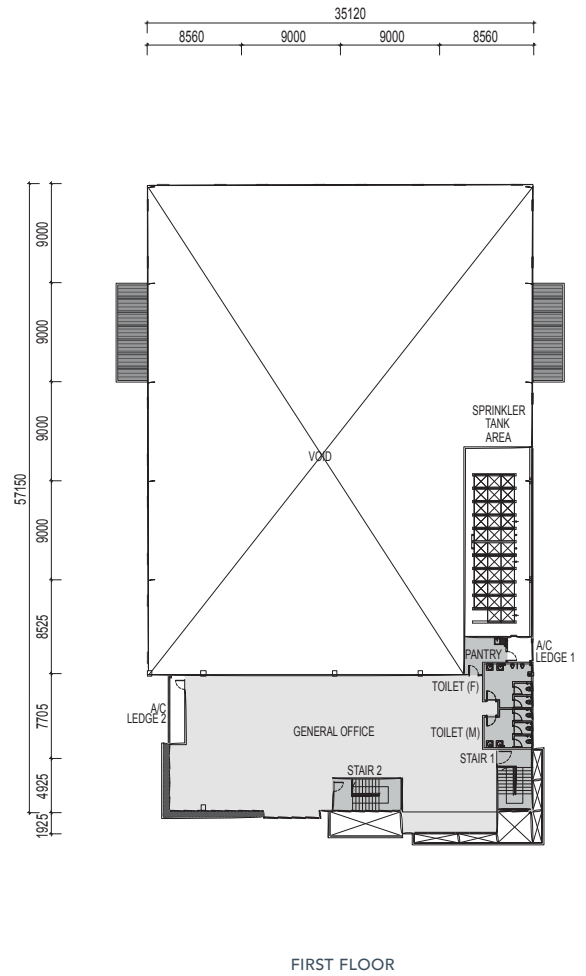
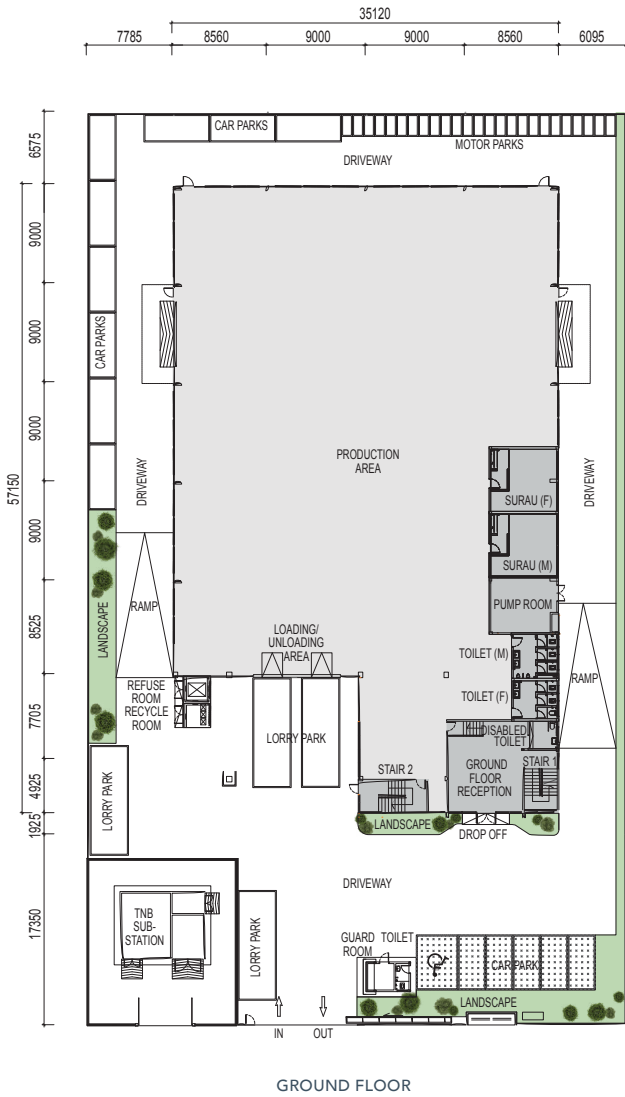
TYPE A

1 1/2 STOREY DETACHED FACTORY

(approx. 1 acre - 2 acres)

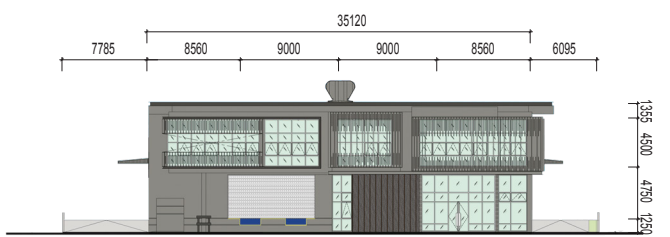
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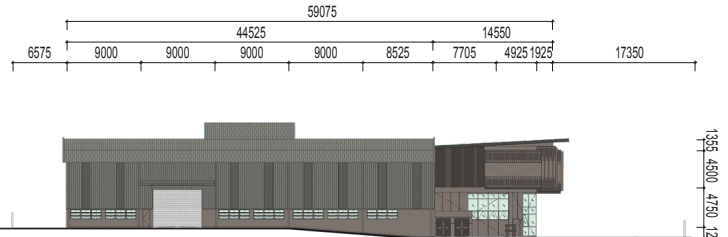


GROUND FLOOR

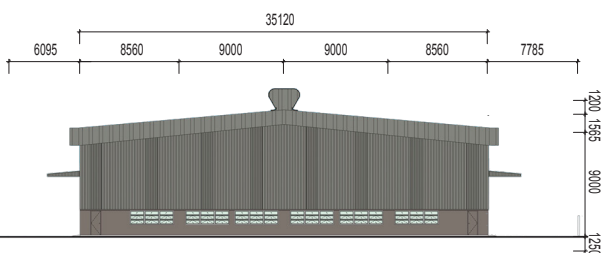
FIRST FLOOR



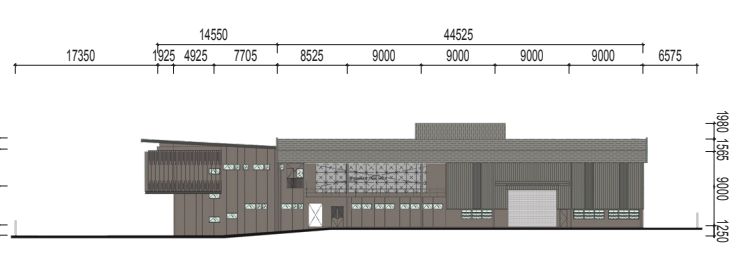
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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