

1 ½ STOREY DETACHED FACTORY

(approx. 3 acres & above)

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	:	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 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		
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	:	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 RECTICULATION SYSTEMS		
Water Tank for Toilet only	:	Yes
Internal Plumbing & Sanitary Fitting	:	Yes

