

## Building Specification

<b>Factory height</b>	: 9m
<b>Floor Design Loads</b>	
> Ground floor production	: 20KN/m <sup>2</sup> (Non suspended floor slab)
> 1st floor production	: 10KN/m <sup>2</sup>
> 2nd floor office	: 2.5KN/m <sup>2</sup>
<b>Roof Systems</b>	
> Roof Structure	: Structural Steel designed to BS 5950 Standard
> Roof Sheets	: Zinalume Metal Roof c/w 50mm thick fiberglass insulation
> Rain Water Down Pipe	: Exposed 150mm Ø UPVC pipe (Production Area) Concealed 150mm Ø UPVC pipe (Office Area)
> Gutter	: Stainless Steel Gutter
<b>Walls</b>	
> Internal Wall	: 115mm thick common brick wall with plaster and painted with emulsion paint.
	: Ceramic wall tiles to toilets and pantry (2.1m High)
> External Wall	: 115mm thick common brick wall with plaster and painted with weather bond paint.
<b>Floors</b>	
> Ground floor	: 150mm thick G25 concrete with a layer of polythene sheet and BRC A7
> Production Finishes	: 4kg/m <sup>2</sup> floor hardener finishes
> Office & Lobby Finishes	: Polish tiles
> Lobby Staircase Finishes	: Homogeneous tiles
<b>Doors</b>	
> External Doors	: Motorized Roller Shutters and Mild Steel Doors (Production Area)
	: 12mm tinted tempered glass door (Entrance Area)
> Internal Doors	: Timber Flush Door (Office Area)
<b>Windows</b>	
> External Windows	: NA Aluminium Sliding Windows (Production Area)
	: Reflective Glass Curtain Wall (Office Area)
	: Aluminium Framed Top Hung Windows (Office Area)
<b>Ceiling</b>	
> Office Area	: 2ft x 4ft Gypsum Pin Hole False Ceiling (Office Area)
> Production Area	: Exposed Structure (No Ceiling)
<b>Infrastructure Works</b>	
> External Road	: 150mm thick Reinforced Concrete Road c/w road marking
> Parking Bays	: 150mm thick Reinforced Concrete Road c/w parking lot
> Fencing	: Front Signage : 9m length Common Brick Wall with c/w plaster and painted with weatherbond paint
	: Perimeter : 2m high Pre-cast wall or common brick wall
> Gate	: 9m Wide Sliding Gate w/o motor
> Drainage System	: Concealed Pipe Culvert Drain
> Sewerage System	: Vitrified clay pipe (VCP) connect to main sewerage line.
> Ancillary Buildings	: Bin Center.
> 10 Person Passenger Lift (by 3 stops)	: 1 no.
> 2 Tones Goods Hoist (by 2 stops)	: 1 no.
> Guard House	: 1 no.
> TNB Sub-station	: Subject to appropriate authority requirement
> Dock Leveller	: 2 no.

## Mechanical & Electrical Specification

MSB 1000A (incoming 600A)	1 No
DB 100A	1 No
DB 60A	3 Nos
DB 30A	1 No
Lighting Point	120 Nos
13A S/S/O	50 Nos
Air-Cond Power Point	12 Nos
Emergency Light	30 Nos
Keluar' sign	10 Nos
Telephone Point	1 No
30A Isolator Point	2 Nos

### FIRE PROTECTION SYSTEMS

Fire Alarm System	Yes
Hosereel System	Yes
Automatic Sprinkler System (Ordinary Hazard)	Yes
Portable Fire Extinguisher	Yes
Direct Link to Fire Bridgate	Yes
Hydrant System	Yes