

Specifications

SEMI-DETACHED & CLUSTER FACTORY



• Factory Height	- 9m	
• Floor Design Loads	- Production Area (Non Suspended Slab)	
	- Office Area	: 2.5KN/m ²
• Roof Systems	- Roof Structure	: Structural Steel Designed to BS 5950 Standard
	- Roof Sheets	: Zinalume Metal Roof c/w 50mm Thick Fiberglass Insulation
	- Rain Water Down Pipe	: 150mm Ø UPVC Pipe (Production Area)
		: Concealed 150mm Ø UPVC Pipe (Office Area)
	- Gutter	: Stainless Steel Gutter
• Walls	- Internal Wall	: Pre-cast Wall or 115mm Thick Common Brick Wall with Plaster and painted with Emulsion Paint
		: Ceramic Wall Tiles to Toilets(2.1m High)
	- External Wall	: Pre-cast Wall or 115mm Thick Common Brick Wall Plaster and painted with Weather Bond Paint
• Floors	- Ground Floor	: 150mm Thick G25 Concrete with a Layer of Polythene Sheet and BRC A7
	- Production Finishes	: 4kg/m ² Floor Hardener Finishes
	- Office & Lobby Finishes	: Polish Tiles
	- Staircase Finishes	: Homogeneous Tiles
• Doors	- 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)
• Windows	- External Windows	: NA Aluminium Sliding Windows (Production Area)
		: Reflective Glass Curtain Wall (Office Area)
		: Aluminium Framed Top Hung Windows (Office Area)
• Ceiling	- Office Area	: 600 x 1200mm Gypsum Pin Hole False Ceiling (Office Area)
	- Production Area	: Exposed Structure (No Ceiling)
• Infrastructure Works	- External Road	: 150mm Thick Reinforced Concrete Road c/w Road Marking
	- Parking Bays	: 150mm Thick Reinforced Concrete Road
	- Fencing	: Front Signage ~ 6m Length Common Brick Wall c/w Plaster and painted with Weatherbond Paint
		: Perimeter ~ 1.8m Height BSP Fencing
	- Gate	: 6m wide Sliding Gate
	- Drainage System	: Concealed Pipe Culvert Drain
	- Sewerage System	: Vitrified Clay Pipe Culvert Drain
	- Ancillary Buildings	: Bin Center
• Sanitary Fittings		
• Electrical Items		
MSB 200A (Incoming 150A)	- 1	
DB 60A	- 1	
DB 30A	- 2	
Lighting Point	- 26	
13A S/S/O	- 14	
Air-Cond Power Point	- 2	
Emergency Light	- 6	
Keluar' Sign	- 4	
Telephone Point	- 1	
Data Point	- 1	
30A Isolator Point	- 2	
Roller Shutter Power Point	- 2	
		• Fire Protection Systems
		Fire Alarm System - Yes
		Portable Fire Extinguisher - Yes
		Highspeed Broadband Service - Yes

* Note : End user can choose for 10Mbps, 15Mbps or etc by application to service provider