

SPECIFICATION

RAMP-UP 7-STOREY FLATTED FACTORY FOR LIGHT INDUSTRIES AT BLK 1 YISHUN STREET 23 SINGAPORE 768441

<p><u>STRUCTURE</u></p> <p>Reinforced concrete structure on concrete bored pile.</p> <p><u>FLOOR LOADING</u></p> <p>(a) 1st storey : 15.0 kN/sq m</p> <p>(b) 2nd to 7th storey : 12.5 kN/sq m</p> <p>(c) Loading Bay, Driveway, Ramp : 12.5 kN/sq m</p> <p>(d) Mezzanine Floor : 5.0 kN/sq m</p> <p>(e) Roof : 3.0 kN/sq m</p> <p><u>FLOOR TO SOFFIT HEIGHT</u></p> <p>(a) 1st to 6th storey : 5.5 m</p> <p>(b) 7th storey : 5.6 m</p> <p>(c) Mezzanine Floor : 2.55 m</p> <p><u>ROOF</u></p> <p>Waterproof reinforced concrete slab.</p> <p><u>DOORS</u></p> <p>Factory Unit : Timber flush door : Aluminium roller shutter</p> <p><u>WINDOWS</u></p> <p>Factory Unit : Aluminium top hung window : Aluminium louvred vent : Aluminium curtain wall</p> <p><u>INTERNAL WALL</u></p> <p>Factory Area } Cement plaster with paint Mezzanine Office }</p> <p>Shower } Non-homogenous glazed wall tiles Toilet }</p> <p><u>FLOOR</u></p> <p>Factory area } Power float concrete finish</p>	<p><u>AIR-CONDITIONING PROVISION</u></p> <p>Condenser space provision for individual factory unit.</p> <p><u>SANITARY INSTALLATION</u></p> <p>Good quality sanitary ware and fittings.</p> <p><u>GAS PROVISION</u></p> <p>Tap-off provision for selected laundry units only.</p> <p><u>ELECTRICAL LOADING</u></p> <p>Design load per unit : 100 amps/3-phase</p> <p><u>LIFTS</u></p> <p>(a) 2 Goods Lifts : Loading capacity of 4000kg Approx. Size : (2.50 (W) x 3.50 (D) x 2.50 (H)) m</p> <p>(b) 7 Passenger Lifts : Loading capacity of 1800kg Approx. Size : (1.95 (W) x 1.45 (D) x 2.30 (H)) m</p> <p><u>CATV/SCV/MDF</u></p> <p>CATV antenna mast with 100 % tap-off from splitter SCV cable-ready</p> <p>MDF Telephone provision of 10-pair block terminal per unit</p> <p><u>FIRE PROTECTION</u></p> <p>Engineered Smoke Control System</p> <p>Automatic Sprinkler System</p> <p>Hosereel System</p> <p>Dry Riser & Standby Hosereel</p> <p>Manual & Automatic Fire Alarm</p> <p><u>CAR PARKING</u></p> <p>Covered car park : 298 lots</p> <p>Surface car park : 148 lots</p>
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Mezzanine Office }	Handicapped car park : 4 lots
Shower } Non-slip homogeneous tiles	Motorcycle car park : 82 lots
Toilet }	
<u>EXTERNAL WALL</u>	<u>LORRY PARKING</u>
Cement plaster with paint and / or spray textured coating.	Loading Bay : 692 lorry lots
	Parking Bay : 38 lorry lots
<u>CEILING</u>	Container Bay : 4 bays
Factory Area }	<u>DRIVEWAY</u>
Mezzanine Office } Smooth precast concrete soffit &	Driveway width : 9.0m
Shower } paint	Clear Height : 4.45m
Toilet }	

The information contained in this specification sheet is subject to changes as may be required by the relevant authorities and/or at the sole discretion of JTC.