

# WORKSHOP TYPE B4 [ non drive thru ]

1st storey

NOT TO SCALE

- NOTES**
1. Air-con condensing units shall be mounted on the floor of the air-con ledge and the pipings run through the holes in the floor slabs provided.
  2. Air-con condensation water shall only be discharged into the floor trap within the unit.
  3. Provide and install UPVC sleeves for air-conditioned pipes at position shown on plans 300mm above floor level. In the event that the air-conditioned pipes are not installed, the UPVC sleeves shall be capped with UPVC capping.
  4. For air-con condensing units with total weight exceeding 110 kg, to submit to HDB for evaluation and clearance.
  5. Installation of company signboard must be at the designated location provided. The signage support is designed for a single direction, facing the driveway for the ease of view and to minimize confusion between workshop units.
  6. Non-standard signage proposals must be submitted to HDB for evaluation and clearance.
  7. Hacking of floor within the workshop for construction of kerb at wash bay or for installation of equipment shall not exceed the allowable maximum depth of 15mm.
  8. Drilling of floor within the workshop for installation of equipment with bolts and nuts is allowable to a maximum depth of 110mm.
  9. Addition and alteration works that involves hacking of existing walls/ floor slabs must be submitted by a Qualified Person [QP] to HDB for endorsement and clearance prior to commencement of work.
  10. Metal storage racks up to 3 M height and 1.2 M width can be installed subject to the terms and conditions of the Addition and Alteration works.
  11. Half height internal partition is allowed within Mezzanine unit.
  12. For full height internal partition (dry wall/ wet wall) within the mezzanine units or within the workshops, tenants may seek a walk-in consultation with Fire Safety and Shelter Department (FSSD) prior to application for clearance.
  13. No drilling / puncturing on the roof/ roof structural elements for the installation of false ceiling.
  14. Installation of inspection Pit shall only commence after endorsement by HDB and obtaining clearance from National Environment Agency (NEA) and BCA.
  15. For the installation of fixed or retractable awning at the workshop frontage, tenants may follow the standard drawings and colors provided. For non standard awning, tenants may engage a QP to submit to HDB for consideration and to FSSD and to Building Control Authority (BCA) for clearance.
  16. Damages arising from Addition and Alteration works shall be made good at own cost to match existing and to HDB's satisfaction.
  17. Refrain from storage of heavy goods on top the non-structural ceilings of the toilet, shower and wash areas.
  18. For Addition and Alteration works, tenants may also refer to our website, [www.hbiz.com.sg](http://www.hbiz.com.sg) under "Renovation For Your Unit."

UNIT NOS  
# 01 - 02  
# 01 - 04

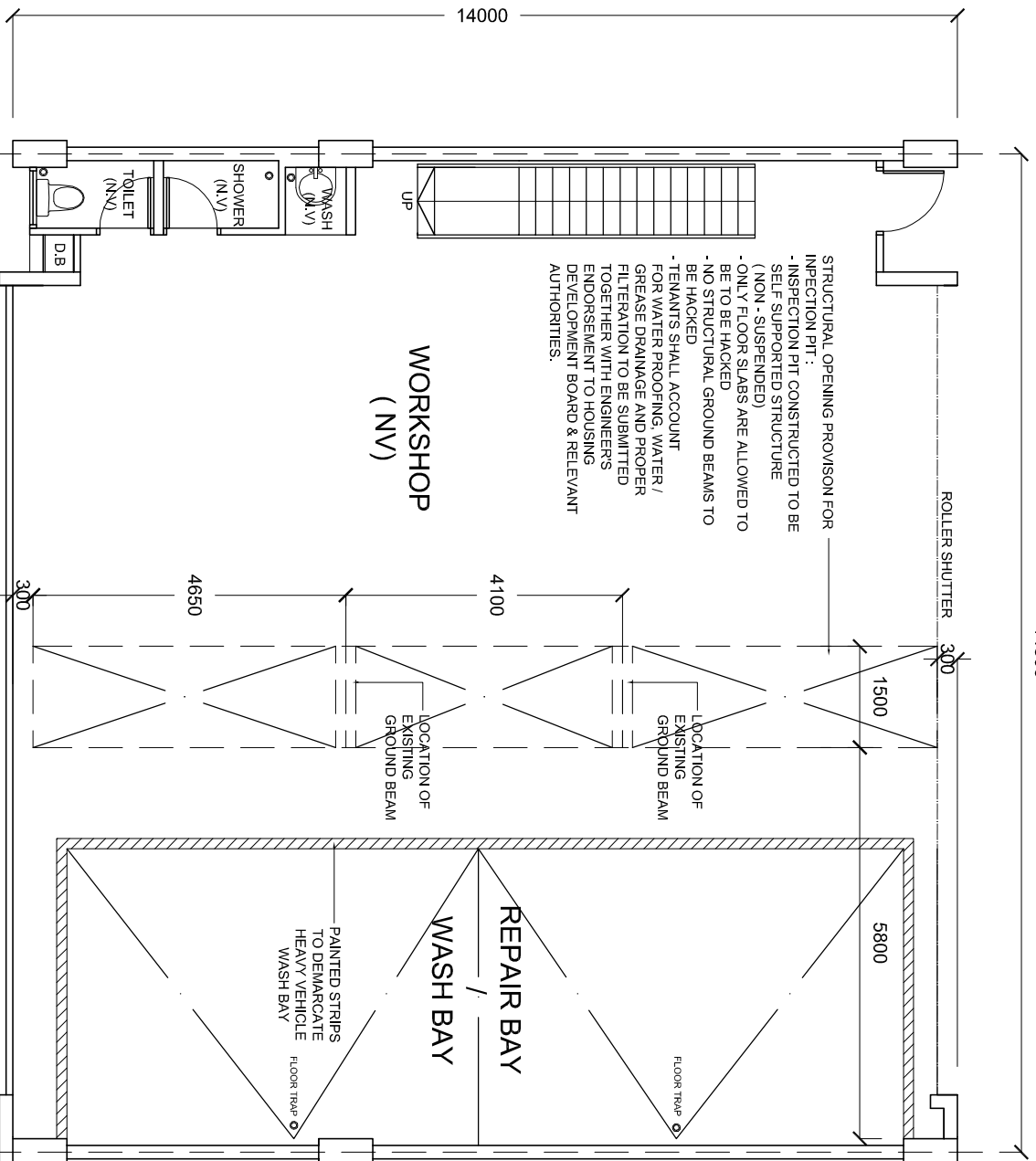
**LEGEND**

MV - MECHANICAL VENTILATION

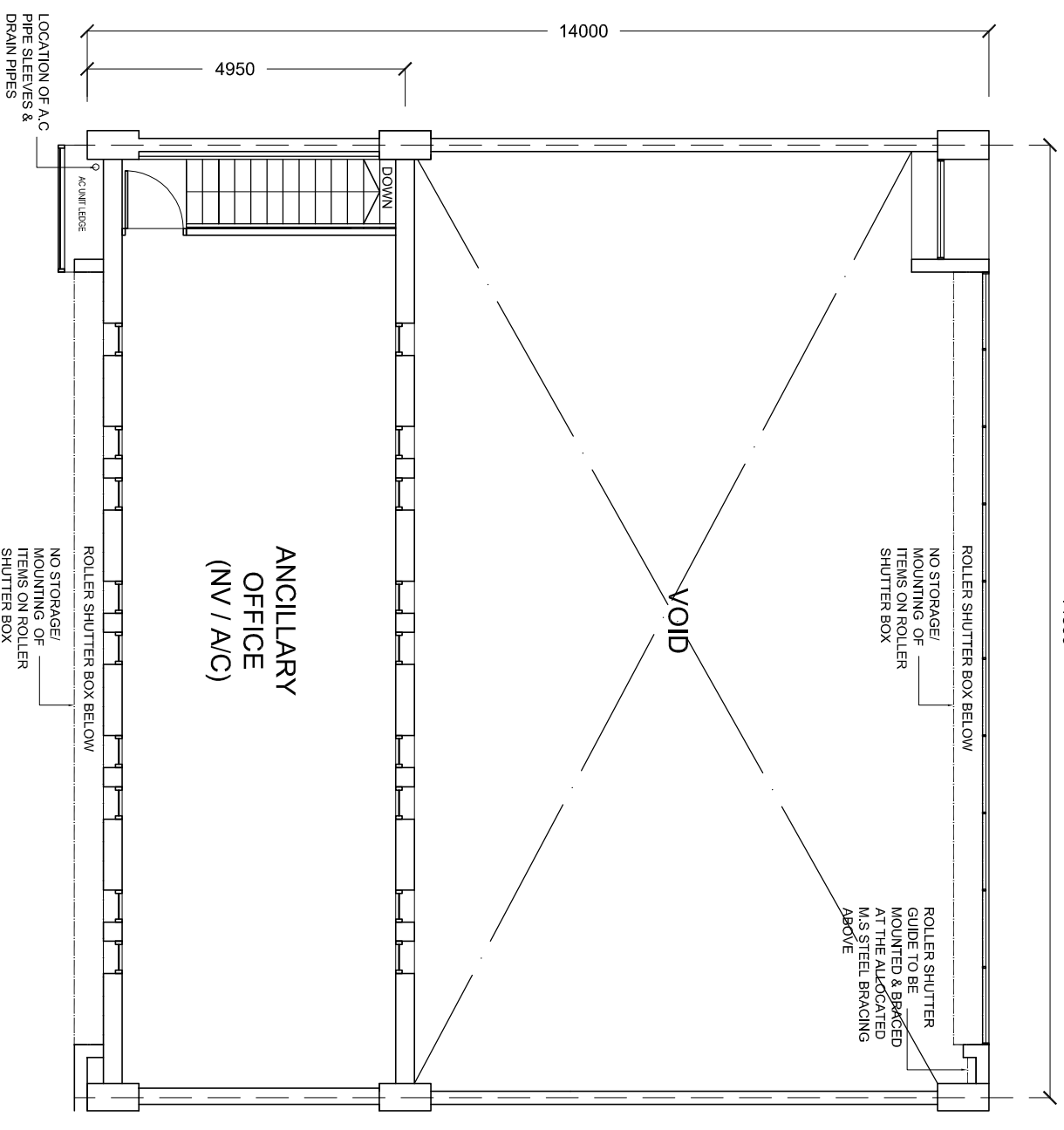
NV - NATURAL VENTILATION

AC - AIR - CONDITIONING ( SELF - INSTALLATION)

DB - DISTRIBUTION BOX



TYPICAL STOREY  
PLAN OF WORKSHOP



TYPICAL MEZZANINE  
PLAN OF WORKSHOP