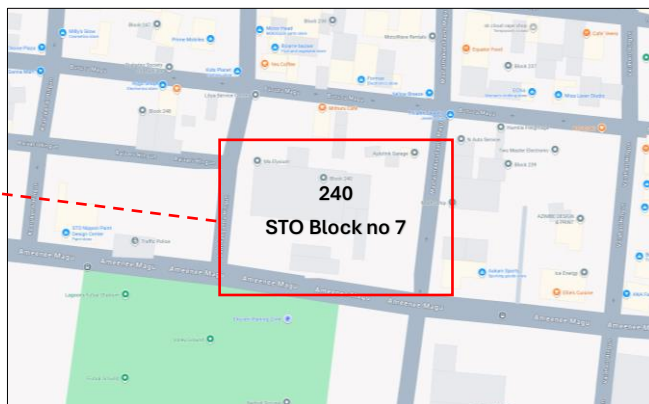
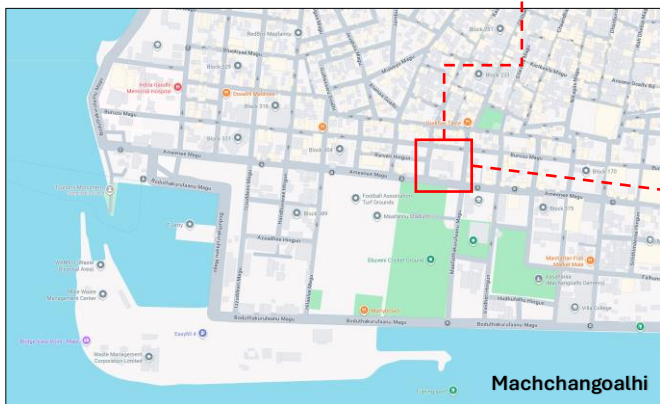
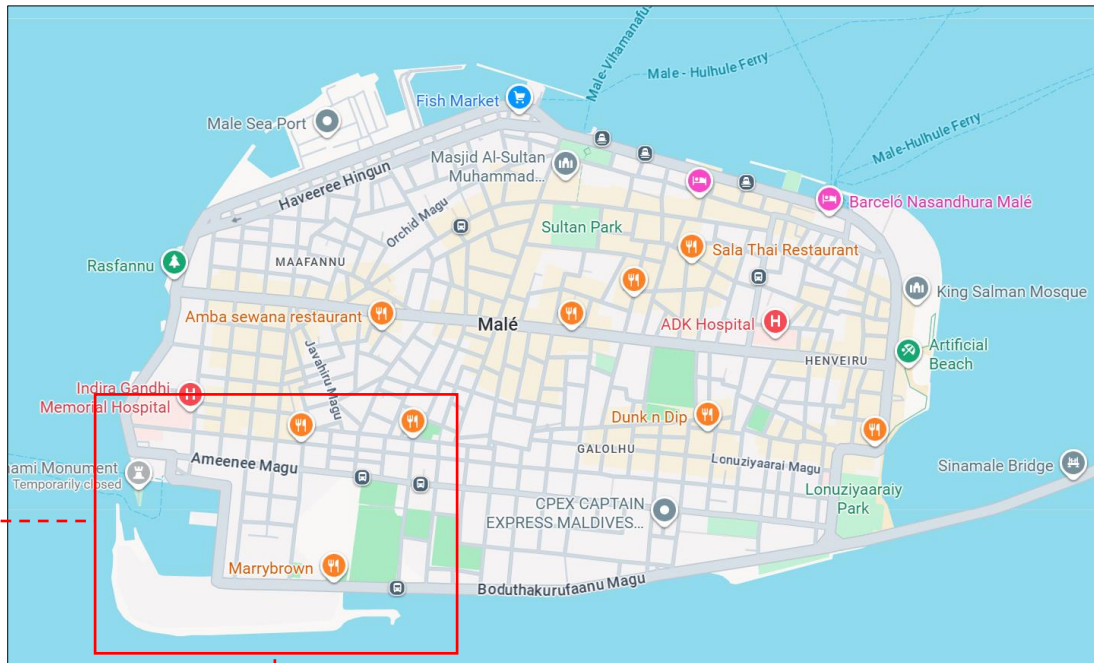




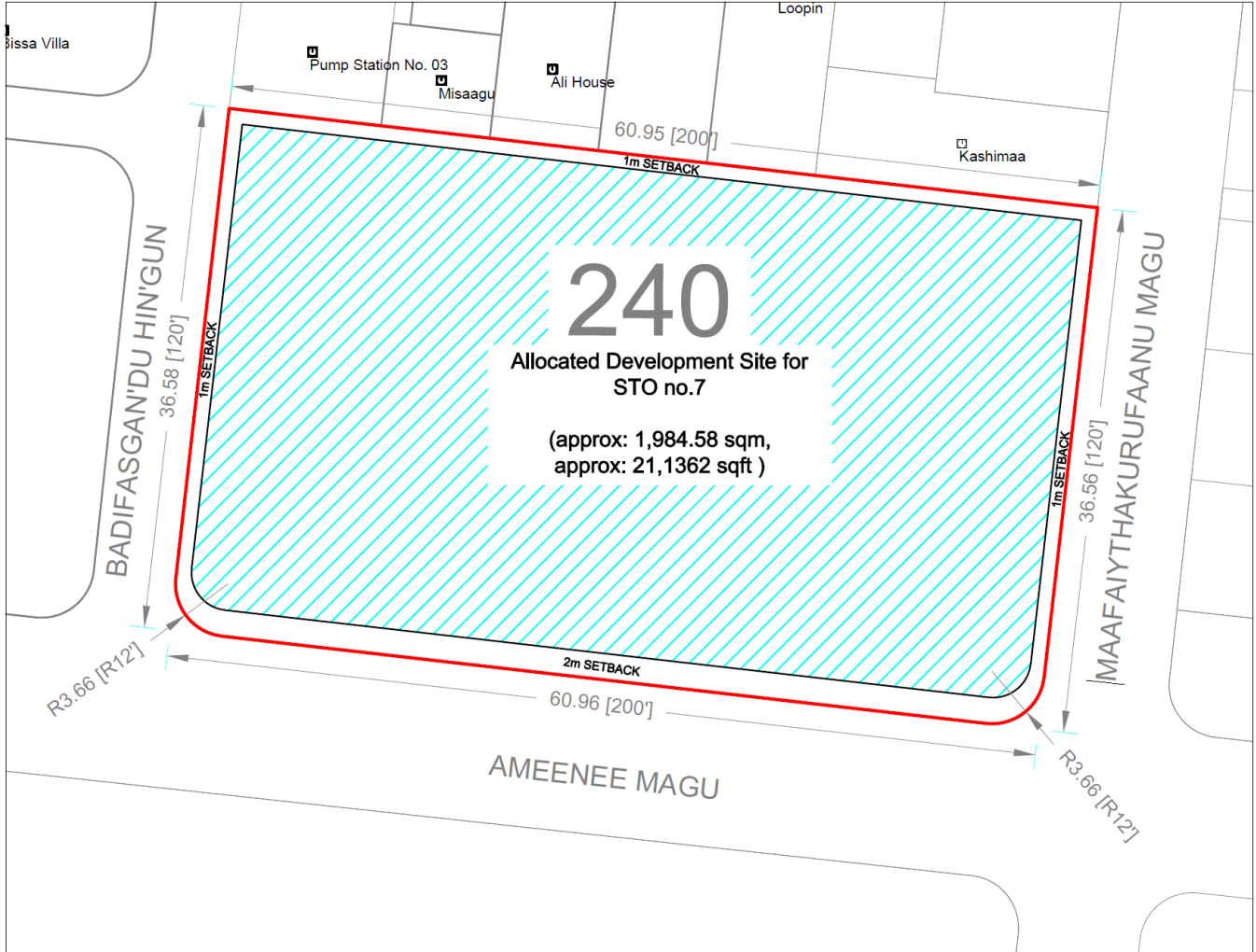


PROJECT SITE

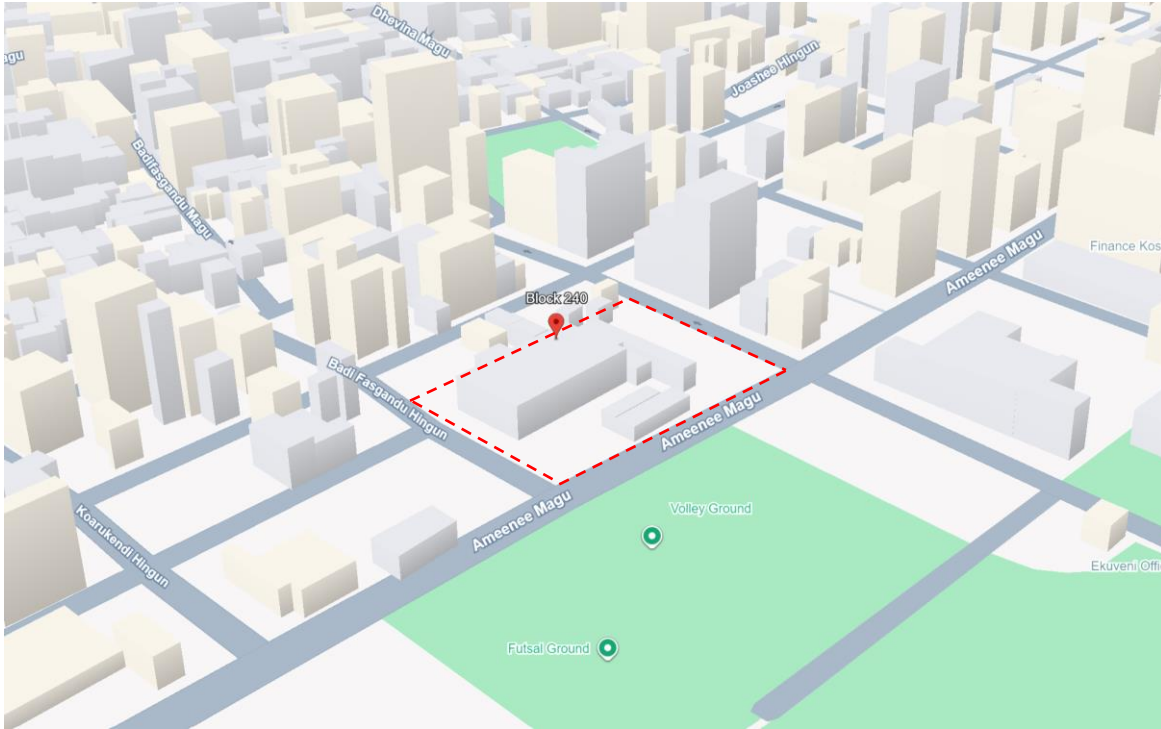


The proposed warehouse site is in Machchangoathi district, Male' in front of Volley Ground, facing to Ameenee Magu.

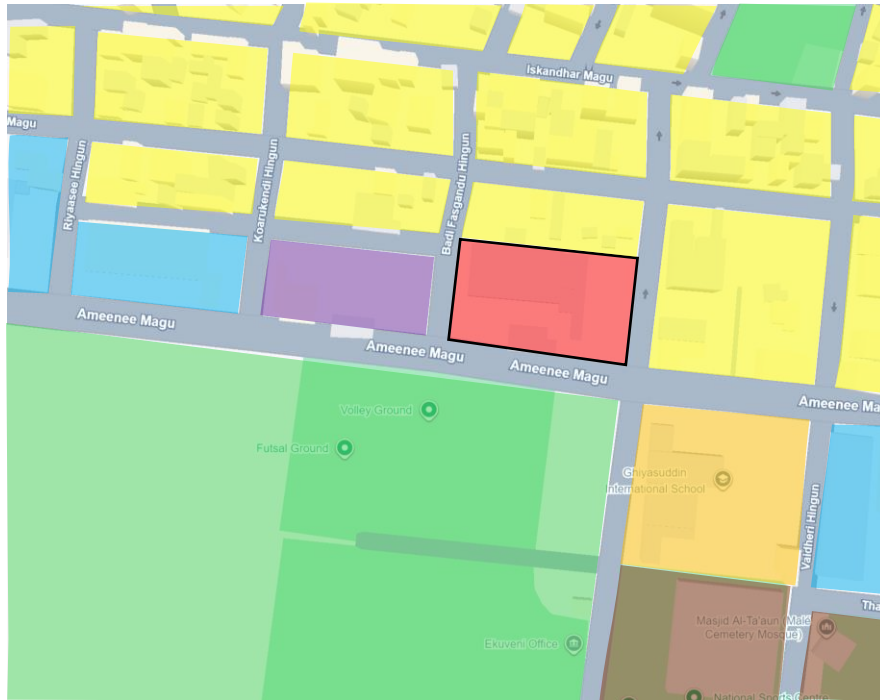
### PLOT DIMENSIONS







Site Context



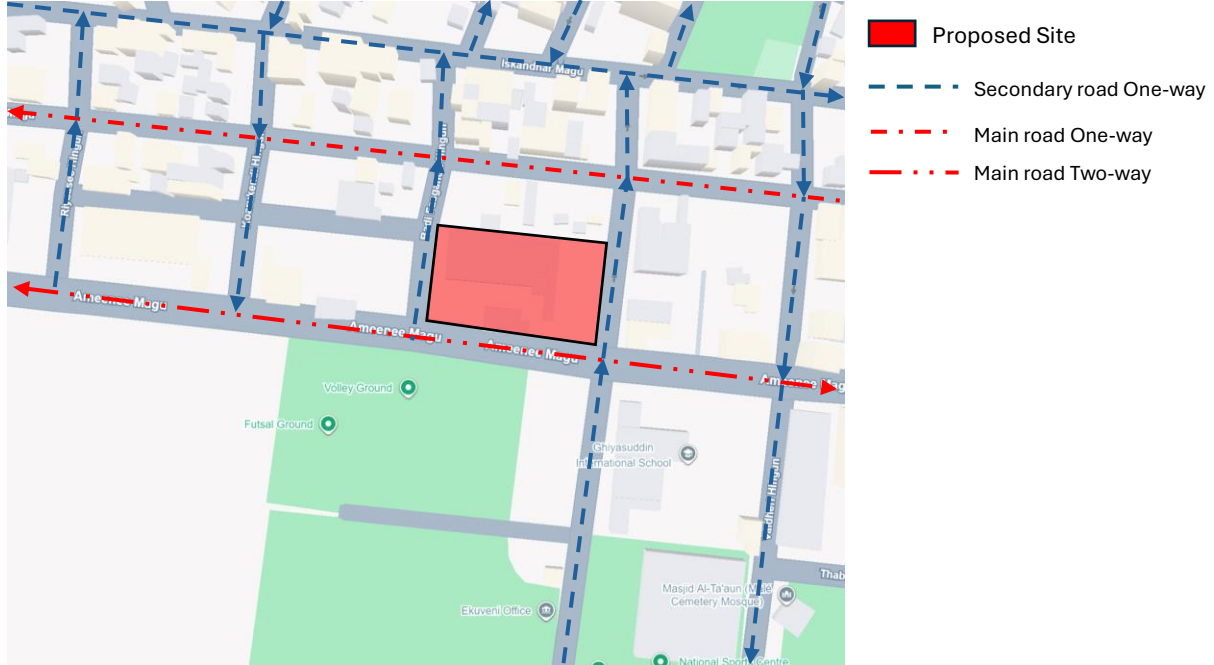
- Proposed Site
- STO Block 5
- Commercial Blocks
- Residential Blocks
- Public School
- Sports & Recreation
- Mosque / Cemetery

(960) 3344333  
 info@sto.mv  
 sto.mv

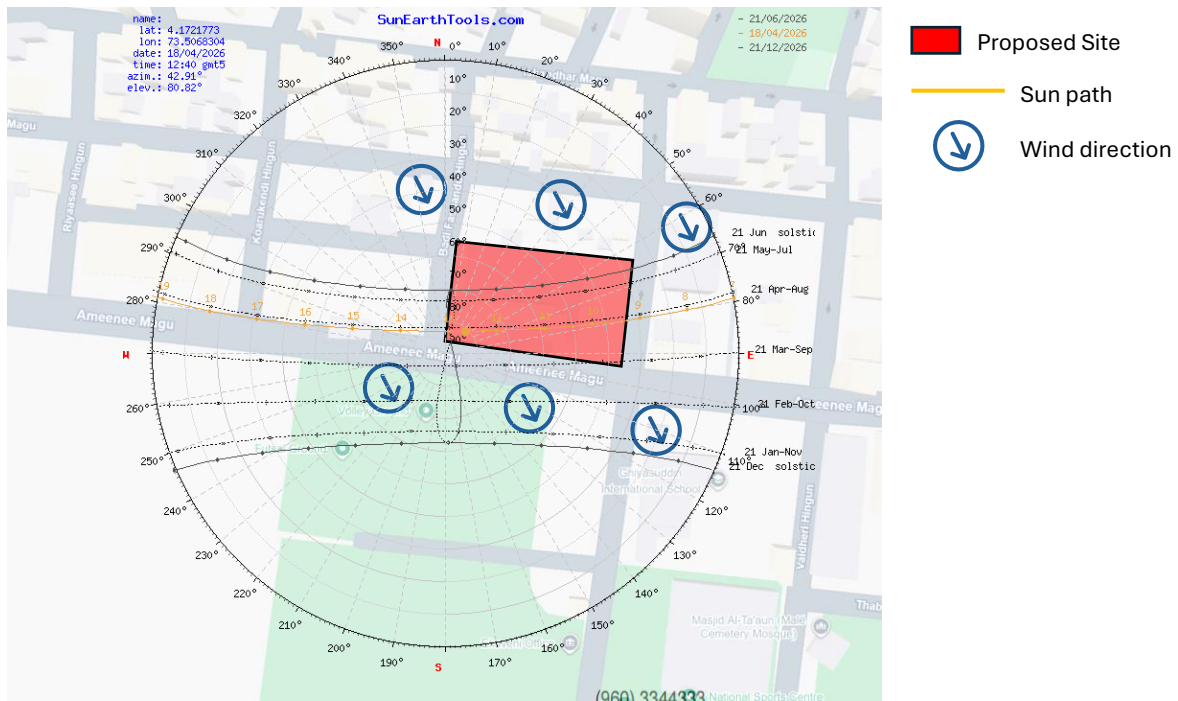
Kanba Aisa Rani Hingun, Maafannu, Malé 20345, Republic of Maldives

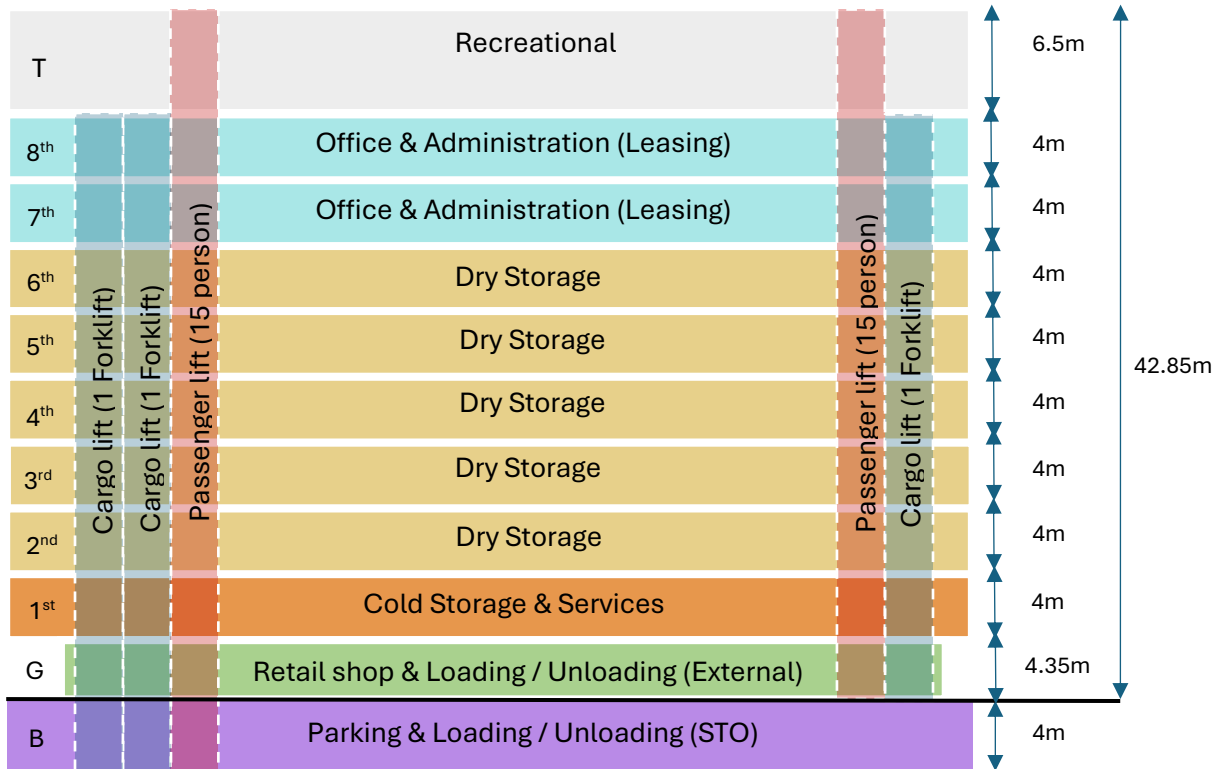
ސަލާމަތް ގަވާއިދު ދަށުން 20345 ރާއްޖޭގެ ޖުމްހޫރިއްޔާ

### Circulation and Access



### Sun Path and Wind Direction





## BUILDING PROGRAM

Basement	Parking	Mixed-use parking for staff, leasing parties, public users, forklifts, lorries, and vans
	Electric Vehicle charging stations	3 STO exclusive charging stations and 2 public charging stations
	Loading and Unloading Area	STO-exclusive loading area with controlled access and safe goods movement  Integrated Perishable cleaning area with for hygienic cleaning of perishable goods and related containers
	Waste / Garbage room	Waste segregation, recycling bins, washable finishes, drainage, ventilation, and signage
	Vertical Circulation	Basement-to-terrace access with 2 STO cargo lifts (for STO exclusive loading & unloading area), 1 passenger lift (common use), stairs, and ramps

<b>Ground Floor</b>	Retail Shop	Customer-facing retail space with office, pantry, staff toilets, and storage. Expected capacity of 6 staff
	Loading and Unloading Area	External-party loading area with controlled access and option for STO use
	Common Toilets	5 common toilets: 2 male, 2 female, and 1 People with Disability (PWD) toilet
	Security/ Guard room	Access control and monitoring point for basement and ground-floor vehicle movement
	Vertical circulation	Ground-to-terrace access with external cargo lift, passenger lift, stairs, and ramps
<b>First Floor</b>	Fire Pump Room	Fire system room with access control, BMS monitoring, ventilation, drainage, and fire-rated enclosure
	Transformer / Genset Room	Power services room with ventilation, noise control, fire safety, and Building Management System (BMS) monitoring
	Services Room	Utility, ICT, network, and electrical distribution room with secure access and organized services integrated with BMS
	Main Security / Guard room	Central security monitoring room with CCTV, fire alarm panel, emergency communication, and backup power.
	Cold storage	Designed to store frozen foods including fruits, vegetables, Ready-to-cook (RTC) meals, meat and dairy products, incorporating flexibility for varying storage needs  Temperature ranges from -23°C to -18°C Integrated with BMS
Walkin Chillers	Designed to store both Fast Moving Consumer Goods (FMCG) and Perishable foods, incorporating flexibility for varying storage needs  Temperature ranges from 4°C to 8°C Integrated with BMS	

	General Storage	Non-temperature-sensitive goods storage maintained at 18°C to 27°C  Integrated with BMS
	Electric Vehicle charging station	1 STO walkie-stacker battery charging station
	Staff toilets	1 male and 1 female staff toilet
	Vertical Circulation	Links to basement-to-terrace and ground-to-terrace lift / stair circulation systems
<b>Second to Fifth floor</b>	Open Floor Warehouse areas	Open warehouse floors with rack system; 2nd–3rd for supermarket dry storage 4th–5th for home Improvement / Electronics storage  Temperature ranges from 18°C to 27°C Integrated with BMS
	Electric Vehicle charging station	1 STO walkie-stacker battery charging station per floor.
	Staff toilets	1 male and 1 female staff toilet per floor
	Vertical Circulation	Staff-controlled access through stairs, cargo lift, and passenger lift
<b>Sixth Floor</b>	Warehouse office	Administrative office for 8 desk staff with pantry, meeting room, prayer room, toilets, ICT room  Open ceiling concept with Raised floor system
	Laborers Waiting area	Waiting area for 30 laborers with pantry, prayer room, toilets, and ablution facilities
	General Storage	Flexible general storage with temperature monitoring, ventilation, lighting, and wide access
	Electric Vehicle charging station	1 STO walkie-stacker battery charging station

	Vertical Circulation	Access-controlled circulation connected to main stair and lift systems
<b>Seventh &amp; Eighth Floor</b>	Leasable Open Floor Space	Flexible open-plan tenant spaces for future fit-out by leasing parties Subdivided to separate zones per every 1,000 ft <sup>2</sup>
	Common Toilets	7 common toilets: 3 male, 3 female, and 1 PWD toilet
	Services Room	Utility, ICT, network, and electrical distribution room with secure access and organized services integrated with BMS  Separate MEP zoning per every 1,000 ft <sup>2</sup>
	Vertical Circulation	Connected to main building stair, cargo lift, and passenger lift strategy
<b>Terrace</b>	Sports Hall (Future Provision Only)	Future multi-purpose indoor sports hall with structural, MEP, AC, toilet, and utility provisions
	Restaurant / Café (Future Provision Only)	Future 40-person indoor café/restaurant with kitchen, toilets, services, and outdoor seating link
	Outdoor seating	Rooftop seating area with weather-resistant finishes, safe circulation, and canopy shade
	Solar Panel & Battery storage	Rooftop solar V with battery bank provision and BMS integration.
	Branding / Rooftop signage	Structural, electrical, access, and BMS provisions for rooftop signage
	Vertical Circulation	Public terrace access coordinated with emergency egress and building circulation

## STRUCTURAL AND BUILDING SERVICE SCOPE

Comprehensive design guideline, including standards and specific brand details for materials and systems, will be provided during the Request for Proposal (RFP) process.

### Structural Scope

- **Main Structure:** Steel frame with masonry solid block walls/ composite panels/ sandwich panels/ fiberglass reinforced panels (FRP).
- **Foundation:** Concrete raft foundation with thermal expansion joints.
- **Exterior – Façade:** Fire-rated, waterproof aluminum cladding with an industrial aesthetic.

### Building Services

- **Drainage System:** Separate soil and waste pipes connecting to the MWSC sewer line.
- **Water Supply System:** MWSC-supplied, with booster pumps and dedicated meters.
- **Rainwater Harvesting:** Integrated system for toilet flush tanks.
- **Fire Alarm and Detection:** NFPA-72 and MNDF guidelines compliant system.
- **Fire Fighting System:** NFPA-72 and MNDF guidelines compliant system.
- **Emergency Power:** Genset with 25% power reserve.
- **Electrical Vehicle charging:** Stations for STO exclusive use & public use separately.
- **Transformer setup:** Based on electrical requirements of the facility.
- **Solar PV System:** Battery-backed solar panels.
- **Lighting System:** Smart, energy-efficient lighting with emergency backup.
- **HVAC System:** VRF/VRV system for optimal indoor conditions.
- **Mechanical Ventilation:** For basement, staircases, and other critical areas.
- **IT and Security Systems:** Card access, CCTV, and fiber-optic/ Wi-Fi networks.
- **Vertical Circulation:** Efficient lift systems for passenger and cargo transport.
- **Building Management System:** Centralized control of mechanical and electrical systems.