

DD1 SCOPE OF WORK FOR ESTIMATION

1. BUILDING

- 1.1 B3F~B1F UNDERGROUND PARKING
- 1.2 1F OFFICE/RETAIL BOH
- 1.3 2F OFFICE LOBBY
- 1.4 1F~2F OFFICE COMMON (ATRIUM)
- 1.5 1F & 3F RETAIL
- 1.6 3F BUSINESS CENTER
- 1.7 4F FOOD COURT
- 1.8 5F MEP.
- 1.9 6F~25FTYPICAL TENANT OFFICE
- 1.10 25MF MEP.
- 1.11 38F MEP.
- 1.12 39F COOLING TOWER
- 1.13 1F PEDESTRAIN & HOTEL'S CAR PORCH
- 1.14 B3F MEP. TANK
- 1.15 PARKING BUILDING

2. HOTEL

- 2.1 HOTEL FOH [INTERIOR DESIGNER'S SCOPE]
- 2.2 HOTEL BOH

3. FACADE [FACADE APPLICATOR'S SCOPE]

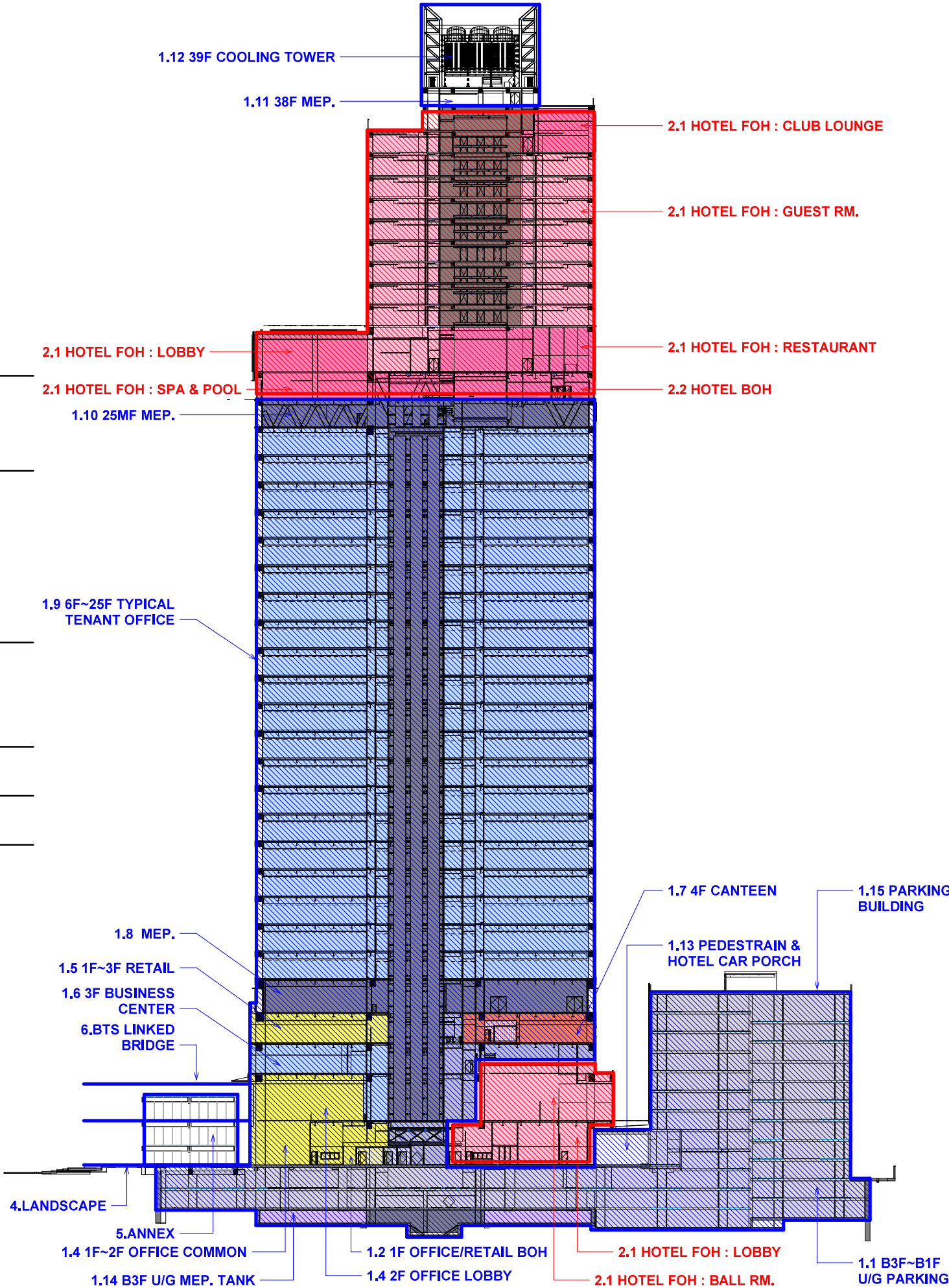
- 3.1 PODIUM FACADE
- 3.2 OFFICE FACADE
- 3.3 HOTEL FACADE
- 3.4 CROWN (COOLING TOWER)
- 3.5 PARKING BUILDING

4. EXTERNAL / LANDSCAPE

- 4.1 EXTERNAL / CIVIL WORK
- 4.2 LANDSCAPE [LANDSCAPE DESIGNER'S SCOPE]

5. ANNEX (TBD...)

6. BTS LINK BRIDGE (TBD...)



| | | |
|---|--|--|
| CLIENT : | | |
| THAI OBAYASHI CORPORATION LTD. | | |
| <div><div></div><div>THAI OBAYASHI</div></div> | | |
| THAI OBAYASHI CORPORATION LTD. THAI OBAYASHI DESIGN COMPANY LTD. | | |
| A : 9th FL., Q-NES TOWER, 6 SUKHUMMIT 6, KHLONGTOEI, BANGKOK 10110, THAILAND T : +66(0) 2252-5200 W : www.thaiobayashi.co.th | | |
| ARCHITECT : | | |
| | | |
| STRUCTURAL ENGINEER : | | |
| | | |
| ELECTRICAL ENGINEER : | | |
| | | |
| MECHANICAL ENGINEER : | | |
| | | |
| SANITARY ENGINEER : | | |
| | | |
| LANDSCAPE : | | |
| | | |
| INTERIOR : | | |
| | | |
| GENERAL NOTE : | | |
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| PROJECT : | | |
| RATCHADAMRI PROJECT | | |
| ADDRESS : Ratchadamri Rd. Lumphini, Pathum Wan Bangkok | | |
| JOB NO. 0000 | | |
| DRAWING STATUS : | | |
| FOR ESTIMATION | | |
| 1 DECEMBER 2025 | | |
| REVISION : | | |
| NO. DATE SPECIAL MENTION | | |
| | | |
| SCALE : | | |
| (A1) 1 : 400 | | |
| DRAWN BY : | | |
| Author | | |
| CHECK BY : | | |
| Checker | | |
| DATE : | | |
| TITLE OF DRAWING : | | |
| SCOPE OF WORK_FOR ESTIMATION | | |
| SHEET NUMBER : | | |
| A-002-1 | | |
| TOTAL : | | |

DD1 PROJECT SUMMARY

TOTAL CONSTRUCTION AREA : 140,705 m²

BUILDING HEIGHT : 190.50 m. (included CROWN)
FLOOR NUMBER : Above Ground x40 Floors
+ Underground x3 Floors

2. HOTEL PART : 25,977 m²

GUEST ROOMS : 10,316 m²
--KEY NUMBER : 203 keys
--FLOOR NUMBER : 9 floors (8 floors + 1 floor)

CORRIDOR AREA : 2,721 m²
CORE AREA : 1,226 m²
AMENITIES AREA : 3,907 m²
COMMON AREA : 1,910 m²
SERVICE AREA : 2,424 m²
MEP. AREA : 2,645 m²
ROOF AREA : 828 m²

1. BUILDING PART : 114,728 m²

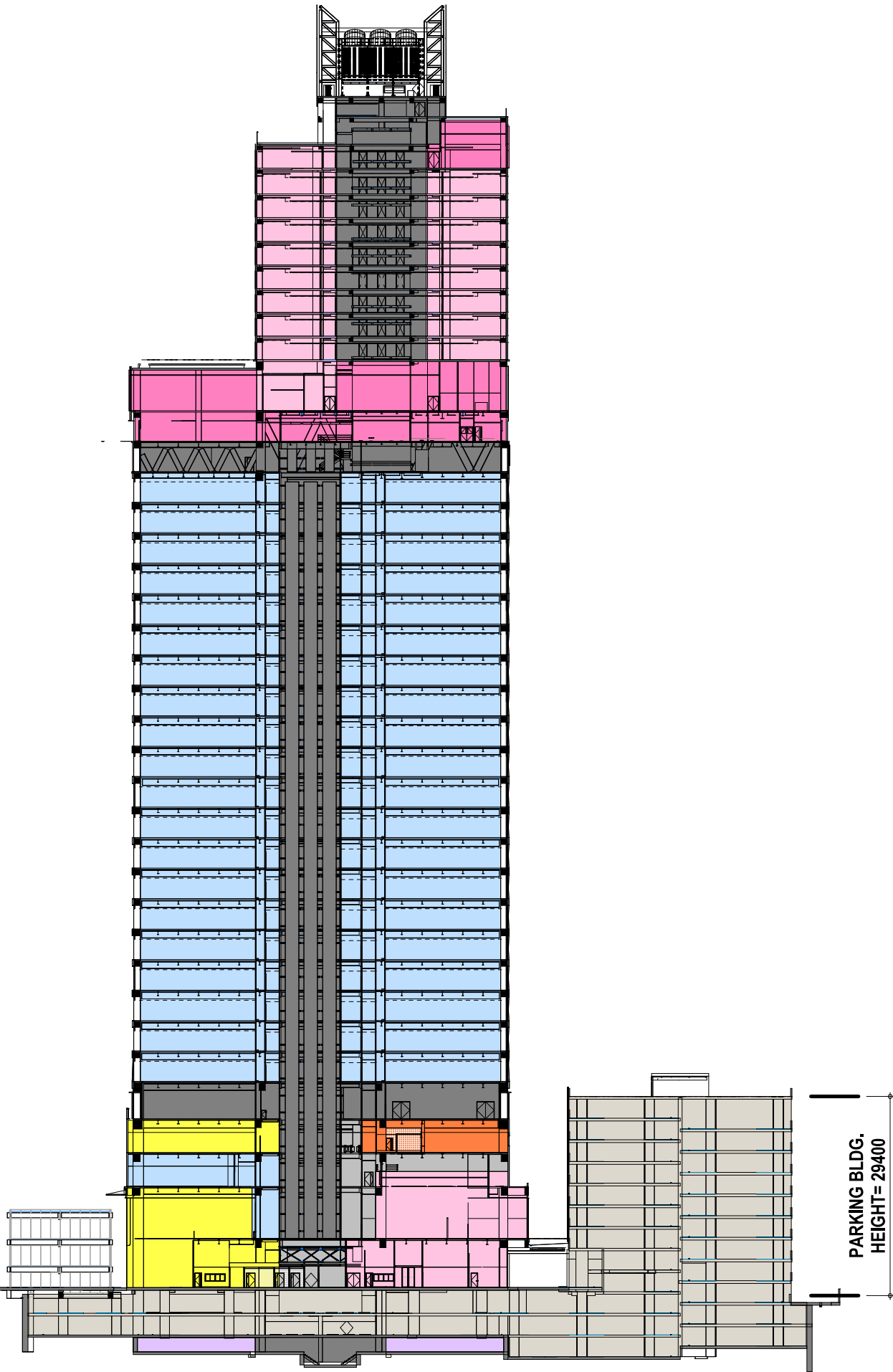
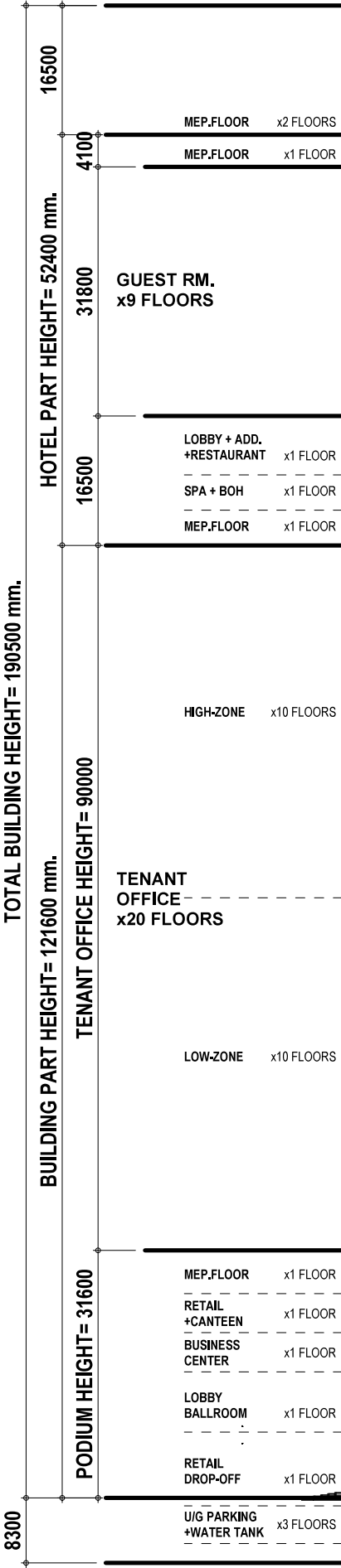
OFFICE AREA : 48,784 m²
-TENANT OFFICE : 47,417 m²
--FLOOR NUMBER : 20 floors
-BUSINESS CENTER : 1,367 m²
--FLOOR NUMBER : 1 floor
-CORRIDOR AREA : 3,855 m²
-HALL AREA : 1,189 m²

RETAIL AREA : 3,390 m²
-RETAIL (INSIDE BLDG.) : 2,715 m²
--FLOOR NUMBER : 2 floors
-ANNEX : 675 m²
--FLOOR NUMBER : 3 floor

CORE AREA : 4,704 m²
COMMON AREA : 5,401 m²
SERVICE AREA : 2,972 m²
MEP. AREA : 10,841 m²
ROOF AREA : 2,245 m²

PARKING AREA : 31,347 m²
TOTAL PARKING NUMBER : 865 cars
RATIO (AREA/CAR) : 36.24 m²/CAR
-PARKING BLDG. : 17,661 m²
--FLOOR NUMBER : 9 floors
--PARKING NUMBER : 522 cars
-UNDERGROUND PARKING : 13,686 m²
--FLOOR NUMBER : 3 floor
--PARKING NUMBER : 343 cars
MOTORCYCLE PARKING NUMBER : 549 cars

EXTERNAL PART : 4,051 m²



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ARCHITECT :

STRUCTURAL ENGINEER :

ELECTRICAL ENGINEER :

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INTERIOR :

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PROJECT :

RATCHADAMRI
PROJECT

ADDRESS : Ratchadamri Rd.
Lumphini, Pathum Wan
Bangkok

JOB NO.

0000

DRAWING STATUS :

FOR ESTIMATION

1 DECEMBER 2025

REVISION :

NO. DATE SPECIAL MENTION

SCALE :

(A1) 1 : 400

DRAWN BY :

Author

CHECK BY :

Checker

DATE :

TITLE OF DRAWING :

BUILDING COMPOSITION

SHEET NUMBER :

A-004-1

TOTAL :