

Site -
Page Green Road

3000 INTERNAL HEADROOM - ON BUILD
2700 FINISHED INTERNAL HEADROOM WITH USING 24mm WHITE GRID SUSPENDED CEILING SYSTEM WITH DUNE TEGULAR TILES IN WHITE
EXTERIOR GREENCOAT HIRAC - FROST WHITE 0800-106 SMOOTH STEEL TO MAIN BODY, CORNERS AND SKIRT BLACK PLASTISOL STEEL TO ROOF FASCIA
INTERIOR CEILING - 12.5mm PLAIN PLASTERBOARD ON BUILD WALLS - 12.5mm PLAIN TAPER EDGE PLASTER BOARD TO REAR WALL - DECORATION BY CLIENT 12.5mm MAGNOLIA VINYL FACED PLASTERBOARD TO ALL OTHER INTERNAL WALLS - INTERNAL PARTITIONS TO BE THE SAME
ROOF FIRESTONE FR EPDM BLACK MEMBRANE (SINGLE PIECE TO EACH MODULAR SECTION)
FRAME GALVANISED RING BEAM WITH GALVANISED JOISTS @ 400 CTRS

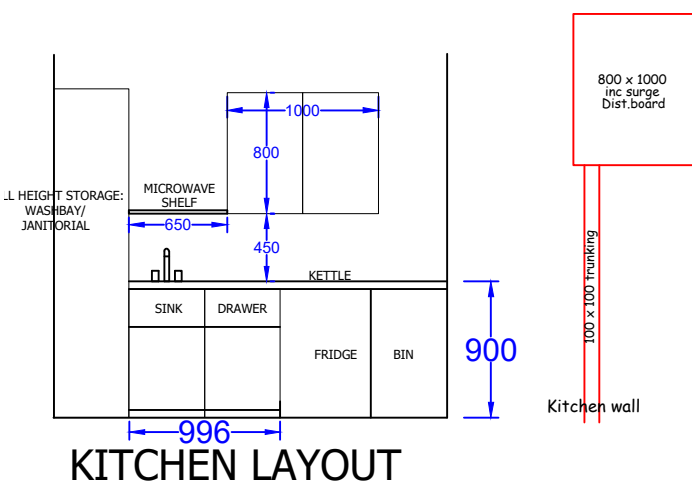
ALL HIDDEN FIXINGS INTERNAL & EXTERNALLY

MANIFESTATIONS TO FRONT AND SIDE ELEVATIONS
WITH THE EXCEPTION OF THE 'LEAD DOOR'

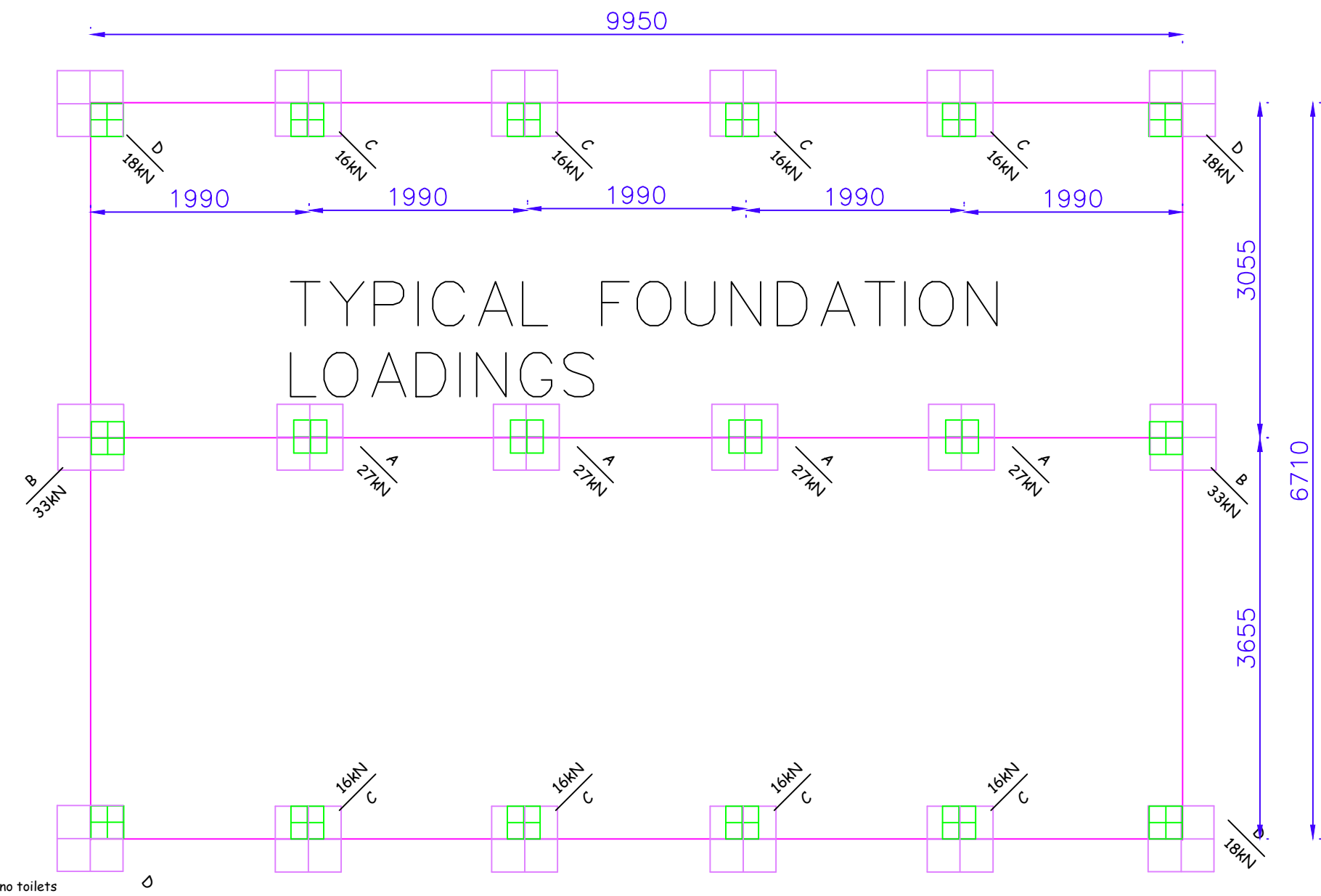
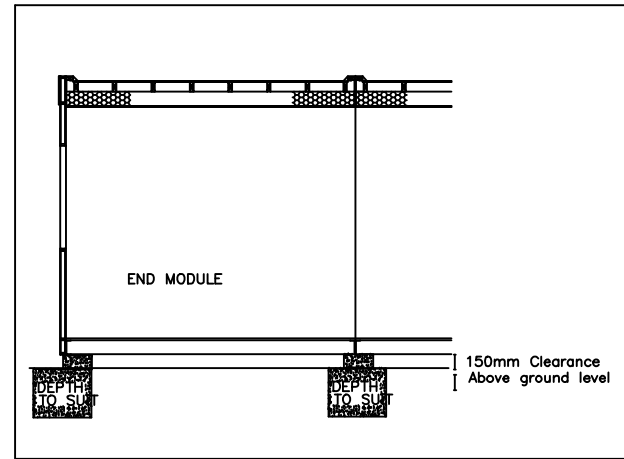
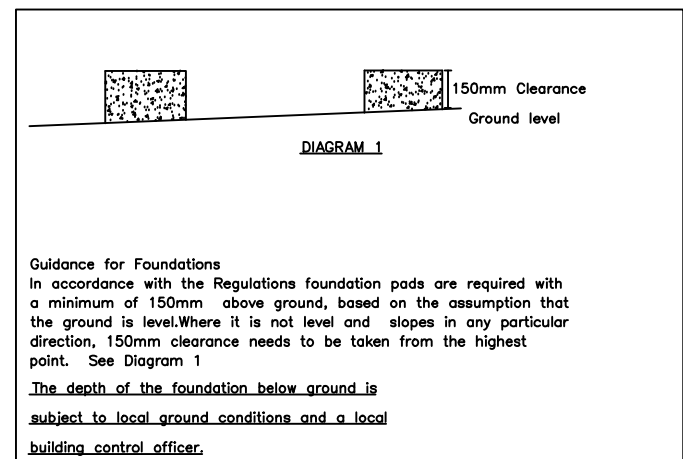
FLOOR SOCKETS
FLOOR BOXES FITTED AT FACTORY WITH
CABLE COILS LEFT BELOW MAINS BOARD
CONNECTIONS ON SITE VIA DUCTING
BY OTHERS

LIGHT SWITCHING
NO LIGHT SWITCHES FITTED
ALL LIGHT TO BE CONTROLLED
BY PIR SENSORS - BY OTHERS
ALL KEY TEST SWITCHES
TO BE IN 'COMMS' ROOM 

DOORS
AMERICAN OAK WITH BLACK
FRAMES & ARCHITRAVES



FLOORING BLACK ANTI SLIP FITTED IN KITCHEN & TOILETS ONLY
MAIN AREA, OFFICE & STORE SUPPLIED & INSTALLED BY SITE TEAM



10.0m x 3.0m 2 bay office with 2 no toilets

Comprising of

- 1 10.0m x 3.0m END MODULE
- 1 10.0m x 3.0m END MODULE

Roof:

- 1 Mono-pitch roof of 4° Firestone FR EPDM black roof membrane, 12mm plywood and plastic rainwater goods to one elevation

External Wall Cladding:

- 1 GREENCOAT HIRAC - Frost White, 8800-106 to main body, corners etc
- 1 Black plasticised steel to roof fascia

Floor:

- 200mm galvanneal steel perimeter ring beam and the following:
 - 1 165mm x 2mm galvanneal joists @ 400 ctrs
 - 2 22mm T & G PPS moisture resistant chipboard flooring

Internal Walls & Ceiling:

- 1 Ceiling 3000mm on build using 12.5mm plain plasterboard
- 1 2700mm finished internal headroom with using suspended ceiling,
 - 1 24mm white grid system and 600 x 600 dune tegular tiles
 - 1 rear wall to be 12.5mm plain taper edge plasterboard
 - 1 Magnolia vinyl faced plasterboard to all other internal walls
 - 1 ALL INTERNAL TRIMS TO BE FROST WHITE 8800-106

Internal Doors & Partitions:

- 4 Single American Oak veneered F030 door set w/ c/c lever action handles and hinges with anodised finish,
 - 1 BLACK MDF Frames
- 2 250 x 1830 G.P.W. safety glass vision panel
- 3 Door closer
- 4 Seton aluminium kick-plate (to the opening side only)
- 1 Indicator bolt (to toilet door)
- 1 Door motif
- 19 Linear metres of fixed partitioning of 4° Magnolia vinyl-faced plasterboard and acoustic infill
 - 1 Rear wall to be 12.5mm plain taper edge plasterboard

External Doors:

- 1 1000mm x 2600 doors with fixed glass panes over, both doors pivoted anti finger trap with
 - 1 SKN double glazed cools with glazing, powder coated aluminium frame, RAL9006/Silver
 - 1 -in-glass- trickle ventilation
- 1 1060 Steel entrance door with long narrow vision panel, overhead closer & eurocylinder
 - 1 -in- black

Windows & Vision Panels:

- 1 2700 x 2600 fixed screen, powder coated aluminium frame, RAL9006 Silver
- 1 1800 x 1067 fixed screens, powder coated aluminium frame, RAL9006 Silver
- 1 -in-glass- trickle ventilation
- 1 900 x 1067 fixed screens, powder coated aluminium frame, RAL9006 Silver
- 1 -in-glass- trickle ventilation
- 1 All with SKN coolsite double glazed units

Floor Covering:

- 1 BLACK anti slip vinyl to toilet(s) and kitchen only
- 1 All other flooring to be on site by others

Lighting

- 1 600 x 600 recessed LED lights with diffuser and click plug (for suspended ceiling
- 1 (of the above to be combined emergency type)
- 1 External wall mounted, 20 35W bulbhead light
- 1 (of the above to be combined emergency type)
- 1 3 Hour maintained emergency exit light c/w running man legend

Light Switching:

- 1 Single light switch
- 6 PIR motion detectors
- 1 Spur points above suspended ceiling
- 1 cable through wall

Sockets:

- 10 Twin switched power point
- 5 CAT 5 back boxes (only)
- 2 Floor sockets

Dado Trunking:

- 4 Linear metres of 3 compartment dado trunking

Water Heaters:

- 1 15 Litr under-sink water heater and switched spur isolator

Heating, Cooling & Ventilation:

- 1 1500mm wall mounted extractor fan c/w switched spur isolator (usually kitchens)
- 2 High level fan heater c/w switched spur isolator
- 1 Mitsubishi LPA-ZPR125BA ceiling mounted cassette with external isolator & floor mounted condenser
- 1 Shabell ON200 wall heater
- 1 Electric (other):
- 1 Disabled toilet alarm system
- 1 Hand dryer c/w switched spur isolator
- 1 3 Phase distribution board with RCD & MCB's & Surge Protection

Toilets:

- 1 DCC-M disabled toilet pack consisting of close coupled pan & cistern, wash hand basin with hot & cold lever action taps, hinged grab rail & four support rails in GREY

1 5th pan & cistern

Wash Hand Basins:

- 1 std wash hand basin with hot & cold taps

Mixing Valves:

- 3 Elmet TMV3 thermostatic mixing valve (for one sink only)

Kitchen Sinks & Fittings:

- 3 Linear metres of 28mm laminate worktop
- 1 1000 x 600mm stainless steel 'set-in' sink with a single bowl, hot & cold tap,
 - 1 draw-in/ner basin unit, doors, handles and matching plinth*
- 1 1000 x 575 wall unit
- 1 shelf for microwave
- 1 *All kitchen units specified are from the Howdens Greenwich Oak range

1 Larder unit

Plumbing (other):

- 1 Splash-backs to inset kitchen sinks (price for factory fitted only)
- 1 Splash-backs to inset wash-hand basins (price for factory fitted only)
- 1 600 x 1400 wall mirror (fitted @ 1800mm to top)
- 1 450 x 600 wall mirror

Perimeter Skirting:

- 35 Linear metres of cross vented skirting to a nominal depth of 300mm

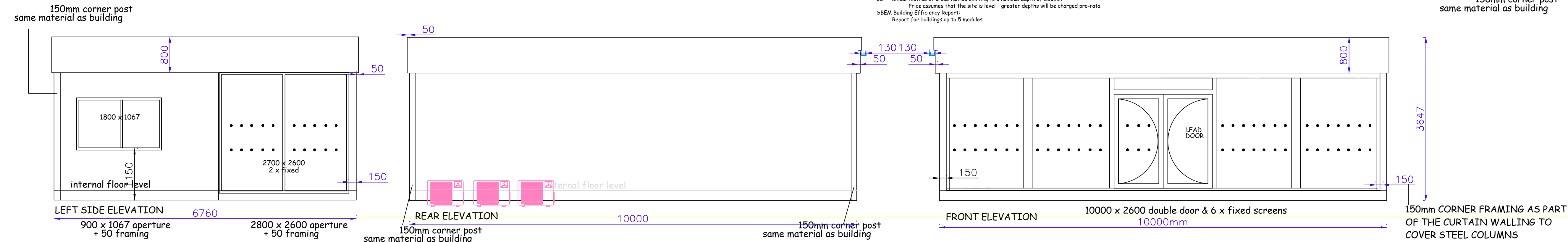
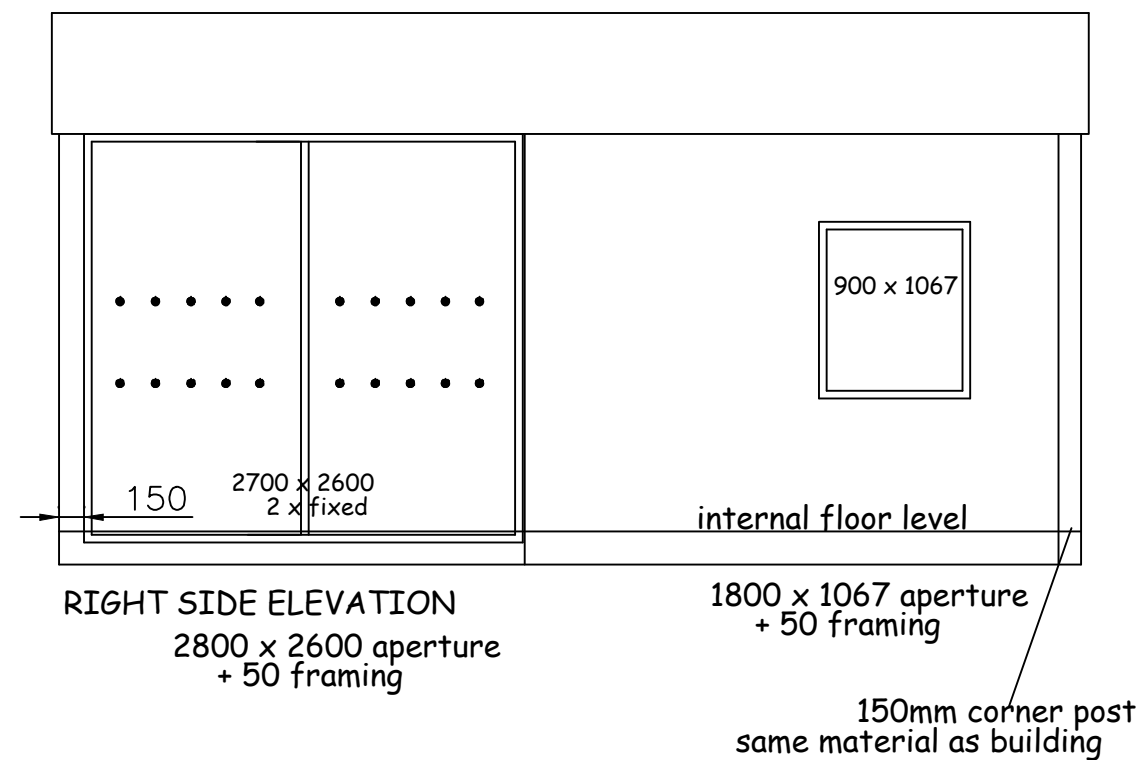
Price assumes that the site is level - greater depths will be charged pro-rata

S&BEN Building Efficiency Reports

Report for buildings up to 5 modules

NOTES

FLOOR DEPTH OF 222mm
FROM BENEATH THE GALVANISED STEEL BEAM
TO THE INTERNAL FINISHED FLOOR LEVEL
BUILDING FINISHED WITH PIN KERBS ON EDGE
AROUND THE PERIMETER OF THE BUILDING
WITH 10mm CLEARANCE, TELESCOPIC VENTS
AROUND BUILDING PERIMETER



DRAWING APPROVAL	
STAMP IF REQUIRED	SIGN:
	PRINT:
	COMPANY:
	DATE:
ONCE THE LAYOUT & SPECIFICATION HAS BEEN AGREED COULD YOU PLEASE SIGN, DATE & PRINT THE DRAWING TO ALLOW MANUFACTURE TO TAKE PLACE	

Note

Overall Building height may alter slightly depending on the height of prepared foundations and the fall of the land (if Applicable).

Any dimensions should be used in preference to scaling the drawings and should be checked by the contractor before that part of the work commences or materials are ordered.

Any alterations to be confirmed by the client and Local Authority or other supervising body.

Permission should be obtained from land owners if not freehold.

If the work is subject to CDM Regulations the HSE should be notified.

Where the development is within close proximity of the boundary the Party Wall Act will apply and written intention should be given to the adjoining owners.

All electrical heating and plumbing requirements should be agreed with the client before work commences.

Building work must be inspected by an approved Building inspector during the course of the work (If applicable).

All drawings including elevations are the property of Portable Offices (Hire) Ltd and must not be reproduced without written prior consent.

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Portable Offices (Hire) Ltd
Factory Rd,
Sandycroft,
Deeside,
Flintshire
CH5 2QJ

TITLE	10.0m x 6.6m 2-BAY MODULAR OFFICE		
CLIENT	ENTERPRISE RENT A CAR		
	SITE - PAGE GREEN ROAD		
	Drawing Ref. U1XX11A		
SERIAL NO.		SCALE	1:50
DRAWN BY	DIANE RAJCA	DATE	25.5.2021
		DRAWING NO.	19666