SITE - 2 Bay, option 2

3300 INTERNAL HEADROOM - ON BUILD
SUSPENDED CEILING, 600 X 600 TILES TO GIVE 3000mm FINISHED INTERNAL HEADROOM USING - ARMSTRONG DUNE TEGULA
EXTERIOR - BUTTERMILK TO WALLS ,CORNERS & SKIRT BLACK TO ROOF FASCIA
FIRESTONE ROOF BLANKETS
MAGNOLIA VINYL FACED PLASTERBOARD TO INTERNAL WALLS
WINDOWS AND DOORS TO BE SILVER 9006

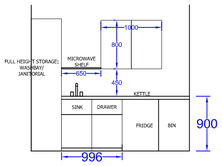
LIGHT SWITCHING

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

DOORS
AMERICAN OAK WITH BLACK FRAMES & ARCHITRAVES

FLOORING - BLACK VINYL TO TOILET & KITCHEN ONLY

- MAIN AREA AND OFFICE - FLOORING, BY OTHERS

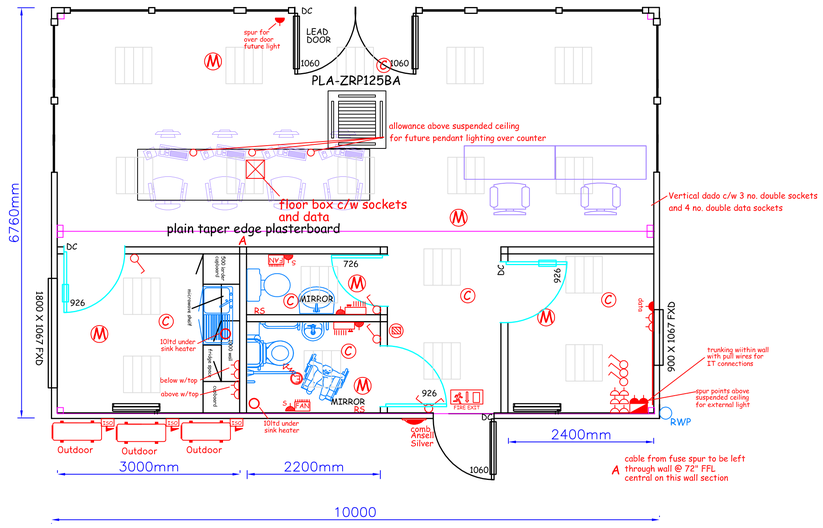


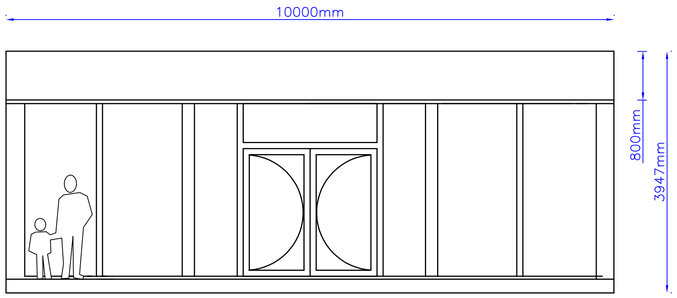
KITCHEN LAYOUT

NOTES

FLOOR DEPTH OF 200mm
LEVEL ACCESS
BUILDING FINISHED WITH PIN KERBS ON EDGE AROUND THE PERIMETER OF THE BUILDING WITH 10mm CLEARANCE, TELESCOPIC VENTS AROUND BUILDING PERIMETER

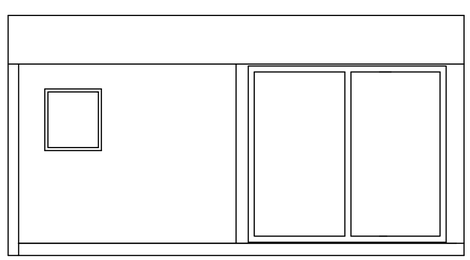
ALL HIDDEN FIXINGS INTERNAL & EXTERNALLY



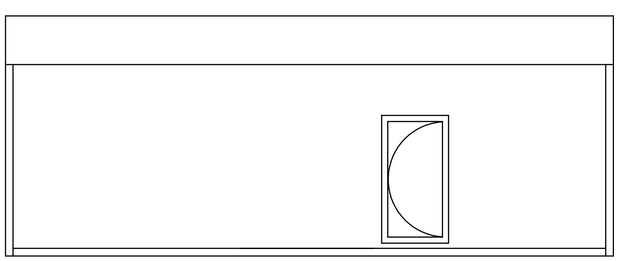


LEFT SIDE ELEVATION

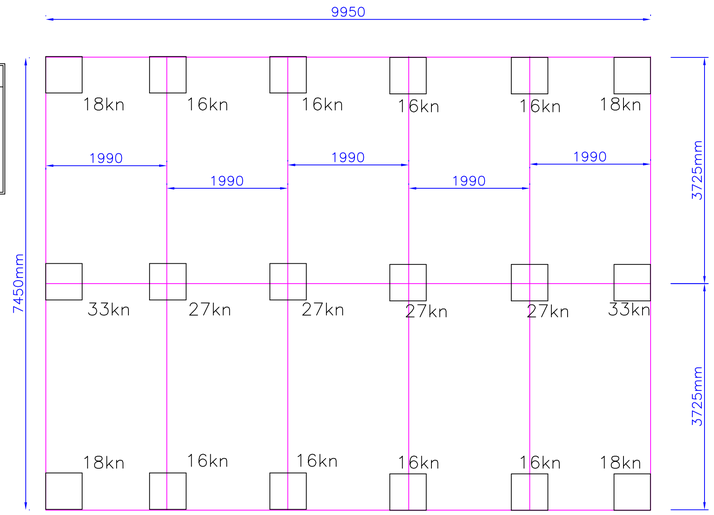
FRONT ELEVATION



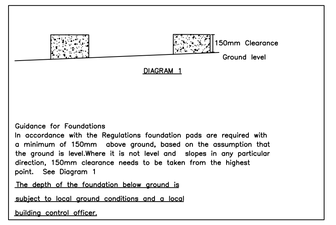
RIGHT SIDE ELEVATION



REAR ELEVATION

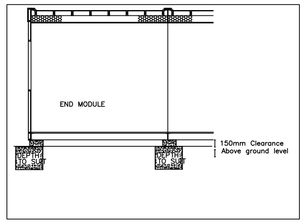


TYPICAL FOUNDATION LOADINGS



Guidance for Foundations
In accordance with the Regulations foundation pads are required with a minimum of 150mm above ground, based on the assumption that the ground is level.Where it is not level and slopes in any particular direction, 150mm clearance needs to be taken from the highest point. See Diagram 1

The depth of the foundation below ground is subject to local ground conditions and a local building control officer.



Modules:
1 10m x 3m gable module
1 10m x 3.6m gable module
Roof:
1 Mono-pitch roof c/w Firestone FR EPDM black roof membrane, 9mm plywood and plastic rainwater goods to one elevation
External Wall Cladding:
1 Buttermilk to walls, corner posts and skirt, Merlin grey to roof fascia
Floor:
1 178mm galvanised steel perimeter ring beam and the following:
16 165mm x 2mm galvanised joists @ 400 ctrs
1 22mm T & G P5 moisture resistant chipboard flooring
Internal Walls & Ceiling:
1 White vinyl-faced plasterboard to walls and ceiling, to provide 1/2 hour fire resistance from inside to out
75 Square metres of suspended ceiling with 600 x 600mm white tiles and grid (finished to 2.4m from ffl unless otherwise stated)
Increase Internal Headroom:
1 3.3m
Internal Doors & Partitioning:
4 Single Ash veneered FD30 door set c/w lever action handles and hinges with anodised finish, white plastic frames and the following:
2 250 x 1380 G.P.W. safety glass vision panel
3 Door closer
4 Satin aluminium kick-plate (to the opening side only)
2 Indicator bolt (to toilet door)
2 Door matif
19 Linear metres of fixed partitioning c/w white vinyl-faced plasterboard and acoustic infill
External Doors:
Windows & Vision Panels:
1 Curtain Walling
Floor Covering:
11 Square metres of standard vinyl c/w welded joints (Polyflor)
Lighting:
18 600 x 600 recessed LED lights with diffuser and click plug (for suspended ceiling
6 (of the above to be combined emergency type)
1 External, wall mounted, 2D 28W bulkhead light
1 (of the above to be combined emergency type)
1 3 Hour maintained emergency exit light c/w running man legend
Light Switching:
6 Single light switch
6 PIR motion detectors
2 Spur points above suspended ceiling
Sockets:
10 Twin switched power point
5 CAT 5 back boxes (only)
1 Floor sockets
Dado Trunking:
4 Linear metres of 3 compartment dado trunking
Water Heaters:
2 10 Ltr under-sink water heater and switched spur isolator
Heating, Cooling & Ventilation:
3 150mm wall mounted extractor fan c/w switched spur isolator (usually kitchens)
2 High level fan heater c/w switched spur isolator
1 Heat/Cooling
Electric (other):
1 Disabled toilet alarm system
2 Hand dryer c/w switched spur isolator
2 3 Phase distribution board with RCD + MCB's
Toilets:
1 Adult toilet(s) with ceramic cistern, pan and lever action handle
1 DOC 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 blue
Wash-hand Basins:
1 Adult wash-hand basin with cold tap and blank plate
2 Hot tap in lieu of blank
Mixing Valves:
2 15mm 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, cold tap, blank plate, draw-liner base unit, doors, handles and matching plinth*
1 1000 x 575 wall unit
1 *All kitchen units specified are from the Howden's Greenwich Oak range
1 Hot tap in lieu of blank
1 Larder unit
Plumbing (other):
1 Splash-backs to inset kitchen sinks (price for factory fitted only)
2 Splash-backs to inset wash-hand basins (price for factory fitted only)
1 600 x 1000 wall mirror (Disabled W.C.)
Other Sundry Items:
Perimeter Skirting:
35 Linear metres of cross vented skirting to a nominal depth of 300mm
Hat & Coat Hooks:
SBEM Building Efficiency Report:
1 Report for buildings up to 5 modules

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 scalling 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.

REV	DESCRIPTION	DATE	BY

Portable Offices

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

TITLE 2 BAY OFFICE BUILDING

CLIENT ENTERPRISE RENT A CAR

SERIAL NO. XXX

SCALE 1:50

DRAWN BY DIANE RAJCZA

DATE 12.12.17

DRAWING No 19789

ARUN DISTRICT COUNCIL A/82/3/A