

PROJECT: 2 Storey Office & Welfare Facility, Hill & Smith Compound, Phase 2, Newport.

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**~ CONCEPT:**

The building offered is of factory assembled modular construction.

**EXTERNAL WALLS:**

|               |   |                                                                |
|---------------|---|----------------------------------------------------------------|
| Outer facing: | - | Flat sheet plastic coated steel                                |
| Inner facing: | - | Vinyl faced plasterboard                                       |
| Core:         | - | Solid sheet EHD polystyrene insulation set into a timber frame |
| U. Value:     | - | 0.26 W/m <sup>2</sup> K                                        |

**As standard our external wall is certified asto ½ hr fr inside to out**

**ROOF – FLAT:** (Warm Deck Construction)

|                   |   |                                                                                        |
|-------------------|---|----------------------------------------------------------------------------------------|
| Decking:          | - | Profile steel composite Rockwool or similar non-combustible<br>.....insulated sheeting |
| Outer face:       | - | Plastic coated steel                                                                   |
| Inner face:       | - | Painted steel                                                                          |
| Imposed load:     | - | 0.60 kN/m <sup>2</sup>                                                                 |
| Slope:            | - | 1.5° Duo pitch                                                                         |
| Gutter and pipes: | - | Square section PVC                                                                     |
| Fascias:          | - | Plastic coated steel                                                                   |
| Roof support:     | - | Galvanised steel beams and purlins                                                     |
| U. Value:         | - | 0.18 W/m <sup>2</sup> K                                                                |

**FLOOR FRAME:**

|                     |   |                                         |
|---------------------|---|-----------------------------------------|
| Decking:            |   | 25mm flooring grade plywood             |
| Insulation:         | - | Rockwool or similar non-combustible     |
| Main frame:         | - | Galvanised steel beams and cross joists |
| Imposed floor load: | - | 3kN/m <sup>2</sup> *                    |
| U. Value:           | - | 0.18W/m <sup>2</sup> K                  |

### **PVC WINDOWS:**

All of white uPVC construction. Windows incorporate trickle ventilation; have stainless steel friction hinges and black lockable “espagnolet” handles.

Inner reveals and cills are PVC.

Glazing generally will be double glazed units with 4mm E float inner, 16mm cavity and 4mm float outer.

The standard windows are

860mm wide x 1135mm high, with a cill height of 935mm.

High level windows are 860mm wide x 385mm high, with a cill height of 1685mm. (See W.C., Shower, Changing areas).

### **EXTERNAL SKIRTING:**

To close the space between the building perimeter and the ground an exterior skirting panel is fixed beneath the external wall.

Skirting panels are self-coloured grey coarse faced GRP sheeting, incorporating air vents.

### **EXTERNAL DOORS:**

All external doors are Brittanica Metador ‘Defender’ steel doors, 1220 x 2100 structural opening, complete with additional cloaking frame. Powder coated finish to standard RAL colour

203 x 1168 G.W. vision panel to all entrance doors, Panic hardware to emergency exits. Panic latch mechanical override fitted to doors into Mess room and Canteen.

U value 1.8 W/m<sup>2</sup> oC

### **EXTERNAL STAIRCASE:**

Galvanised steel stair, with balustrade to both sides. Stair design based on 26 risers @ 165mm.

Floor to floor dimension of 4296mm. (Please note this staircase should be covered under Building Regulations. No allowance as instructed at tender stage)

### **GENERAL BUILDING DECORATION:**

Standard colours identified- alternatives available, subject to agreement. (It is important that all colours are agreed as early as possible due to lead in times)

|                       |   |                                                 |
|-----------------------|---|-------------------------------------------------|
| Main body colour:     | - | Albatross grey 18B17                            |
| Roof fascias:         | - | Slate blue 18B29                                |
| Roof sheeting:        | - | Albatross 18B17                                 |
| Gutters & down pipes: | - | Black                                           |
| Windows:              | - | Slate blue 18B29                                |
| External doors:       | - | Slate blue, 18B29, slate blue frame SAA handles |