

## **Modular Building 40 x 22**

Our modular building range are extremely well finished and are low maintenance, durable and attractive for use by many sectors. Modular buildings have all the qualities of a permanent structure but have the huge advantage of a very short installation time when compared to traditional build, installation being complete in a matter of hours. Our nationwide client range is as diversified to include educational, medical, pharmaceutical, construction, manufacturing among many others.

Standard features include:

### **Quality control:**

- All materials used are quality-tested pursuant to the relevant standards.

### **Framework:**

- Galvanised Steel Frame with, cold-rolled structural steel hollow section columns, at each corner, bolted and welded to cold formed steel floor/roof beams and floor/roof ceiling joists.

### **Floor**

- Sealed vinyl flooring, on 15mm flooring grade plywood fixed to galvanised cold formed joists, fixed to cold formed beams, with 130mm polystyrene insulation between joists.

### **Wall**

- Sandwich panel wall consisting of 0.5mm plastisol steel externally, 80mm polystyrene insulation and 12.5mm vinyl-faced plasterboard internally.
- External corner cappings & trims are formed from 0.7 mm plastisol steel with 40mm brown bevelled pvc skirting & architrave internally. Standard colours include Mushroom wall panels with Van Dyke Brown trims or Goosewing Grey wall panels with Merlin Grey trims. Other colours available on request.

### **Roof**

- 80mm polystyrene insulated roof panel, fixed to cold-formed galvanised steel roof joist, with 100mm fibre glass insulation and 12.5mm vinyl face gyproc plasterboard ceiling.
- Rainwater collection by extruded pvc gutter and downpipes, hidden behind a decorated plastisol steel fascia panel.

### **Windows**

- Double or single glazed 1065 x 1065mm in an aluminium frame with a top sash opening.

### **Doors**

- Exterior doors in solid timber with plastisol steel sheeting, hung in an aluminium frame, with a FD30 rating, with aluminium handles.
- Internal doors are pre finished, hung in a timber frame, FD rated, with 40mm bevelled pvc architrave.

### **Electrical**

- Fitted consumer unit for 'ready to go' connection, with double sockets, fluorescent strip lighting, with 2kw electric convector heaters or storage heaters.

### **Lifting**





















- Lifting eyes incorporated into each column to facilitate crane lifting.

### **Optional Extras**

If you have specific requirements for your modular building, simply contact us and our design office will accommodate your every requirement. Examples of extras include:

- Upgrade to higher insulation u-values in your floor, wall or ceiling.
- Fit Polysafe, safety flooring throughout.
- Security packs available with either mesh coverings or steel shutters for windows & doors.
- Redesign or subdivide your unit to create an extra room with a new wall, internal door and electrics where you want it.
- Fit a kitchenette, a bathroom, an extra external door or window to customise your modular building to match your exact requirements.
- Increase the standard building fire rating of 30 minutes to meet your specific requirements.
- Fit a new external door or window.

**LEGEND**

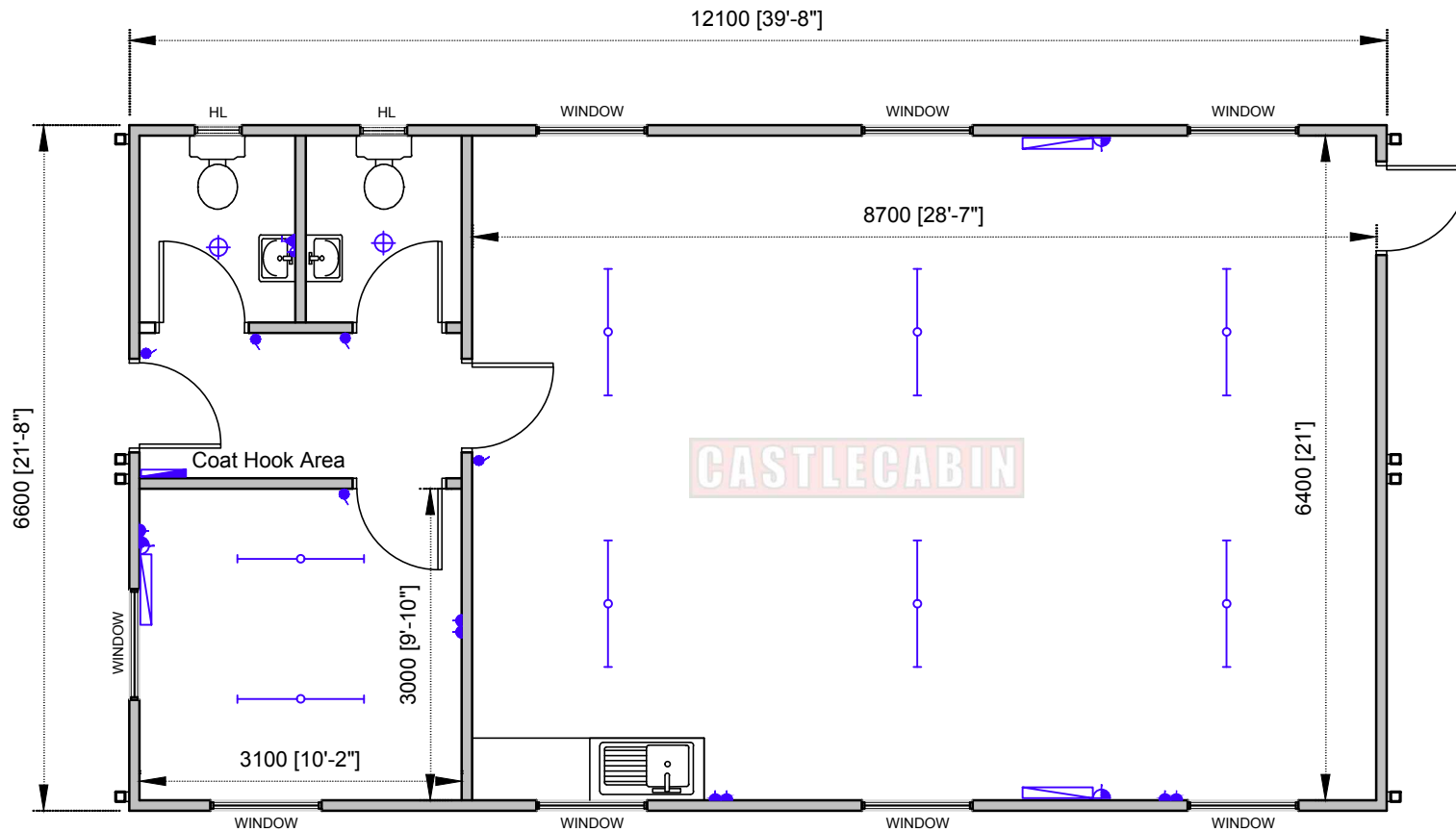
-  Single Fluorescent Light
-  Twin Fluorescent Light
-  Bulkhead Light
-  Light switch
-  Pull chord light switch
-  13A Twin socket
-  13A Single socket
-  Fan heater
-  Tubular heater
-  Convector / Storage Heater
-  Radiator
-  Consumer Unit
-  Hand Dryer
-  Water heater
-  100mm Extractor fan
-  Electric shower
-  Cooker Point
-  CATT II Spec
-  HL High Level Window
-  PIR Light Sensor switch

**GENERAL NOTES**

PRODUCT CODE  
**MB 40X22**

TITLE  
**PLAN LAYOUT**

SCALE 150      REV. 0



**FLOOR PLAN**  
SCALE 1:50

**OUTLINE SPEC:**

**FLOOR:**  
Sealed vinyl flooring, on 15mm flooring grade plywood fixed to galvanised cold formed joists, fixed to cold formed beams, with 130mm polystyrene insulation between joists.

**WALLS:**  
Plastisol steel wall panels in Mushroom with trims in Vandek Brown, or Goosewing Grey wall panels, with trims in Merlin Grey. 80mm Polystyrene insulation between framing with an internal vinyl faced plasterboard. Skirting in a brown pvc bevelled finish.

**ROOF:**  
80mm polystyrene insulated roof panel, fixed to cold-formed galvanised steel roof joist, with 100mm fibre glass insulation and 12.5mm vinyl face gyproc plasterboard ceiling.

**DOORS:**  
Exterior doors are solid timber, FD30 rated, with plastisol steel sheeting in an aluminium frame.

**WINDOWS:**  
Double glazed 1065 x 1065mm in an aluminium frame with a top sash opening.

**HEATING:**  
Standard 2KW wall mounted convector heaters or storage heaters with thermostats.

**ELECTRICAL:**  
Fitted consumer unit for 'ready to go' connection, with double sockets and fluorescent strip lighting. Wiring to R.E.C.I. standards.

**LIFTING:**  
Lifting eyes incorporated into each column to facilitate crane lifting.

**PLUMBING:**  
Where indicated; Part M Disabled Sanitary Ware Kit/Standard Sanitary Ware Kit, water closet white porcelain with cistern, plastic toilet seat, white porcelain sink with pillar taps and mirror. Electrical water heater, 300 litres, 6 kW. Helios HV 200/4R fan, 450 m³/h, plus fan covers.

**CEILING HEIGHT:**  
2300MM (7.5FT)