Modular unit preliminary specification-Typical

Short –SPECIFICATION -12 x 3.0 metre two room unit with passage

<u>FEATURES:</u>

STRUCTURE: 12000MM X 3000MM MODULAR HOTEL ROOMs(x2)/PASSAGE

Unit description: A pre fabricated modular hotel room and internal passage.
The building is required to have an integrated fire sprinkler service,
The units are fabricated in a cellular steel frame configuration with a lightweight concrete floor and fire rated magnesium board linings. Units may be assembled to 7 stories high without the need for an additional superstructure.
Each room is to form an isolated fire compartment, inter tenancy walls to achieve 90/ / rating

1. **Structure:**

Generally Post and rail configuration with 200 x 100 top and bottom rails, 150 x 6 shs corner columns, 100 x 5mm supporting columns,90mm steel stud wall and ceiling frames. All members to be FWAR and compliant with As: 1554. Fire rating of all steel to conform with BCA requirements.
Where required structural members will be coated with in intumescent paint.
Manufacturer to provide mill certificates and test results for BCA compliance and fire consultant.

1.a.Floor:
100mm lightweight concrete floor supported by structural steel frame as per engineers specification .All penetrations to be suitably fireproofed to enable minimum 2hr rating. Acoustic under tile insulation to be regupol or similar.

1.b WALLS:
200 x 100 top and bottom rails,150 x 100 corner columns(fwar) 100 x 5mm shs Intermediary columns. Infill wall panels to be 90 x 45 x 1.2mm G550 steel stud frames at 450 ctrs, with nogs at 800mm intervals. Diagonal 50 x 1.2mm cross bracing to all walls.

1.c Ceiling frame:
150 x 100 x 5mm central beam with same cross brace at centre. Ceiling joists to be 90 x 45 x 1.2mm G550 steel at 400 ctrs.(max span = 2100mm)
Dropped ceiling to bathroom, entry and passages to 2400mm

1.d ROOF :
.48mm Colorbond Custom Orb or similar fixed with cyclonic roof zips and washers to 1.15 G550 purlins at 600 ctrs.Install on R1.5 Anticon.

1.eROOF FRAMING:
Truss configuration C section 1.15mm G550 steel with G550

1.f WINDOWS:
Double glazed aluminium framed windows with thermal break. Argon filled glass panels 6-12-6mm.All compliant wit AS 1228,2047 WERS listed

1.g EXTERNAL CLADDING:
12MM composite board(min 90 min fire rating). All penetrations to be fire sealed. Fix to stud frames at 200 mm ctrs over Retroshield or equivalent insulating blanket.

2. INSULATION:
2.a Walls: Insulbreak 65 or similar to achieve a thermal break min 0.2
R 3.5 90mm Rockwool fire rated insulation
2.b Roof : 75mm Anticon
2.c Ceilings: r3.5 90mm R3.5 Rockwool
2.eUnderfloor(if framed): 50mm Rockwool R2.0 acoustic insulation

3. DOORS:
3.aSolid core timber external doors
3.b Door Hardware: Stainless steel handle, Ving card lock system

4. LININGS:
Internal: 12mm composite board plus 1 layer 12mm Gypsum or mdf board
External: 12mm FR composite board
Feature wall panels: HPL fire rated timber laminate.(tbc)**

5. FITTINGS:

5.aBATHROOM:**
Shower: Quality,integrated shower unit with 10mm toughened glass screens.
Stainless steel wall mounted wand and rainhead
WC:4.5 litre dual flush wall mounted c/w soft close seat and Gerberit cistern
Porcelain basin with cabinet under, shaving mirror and shelf Stainless steel taps.
Water supply: ***Rifeng*** piping and fixings(Sai approved)

6. ELECTRICAL: All to comply with AS3000

100A 3-phase tba.

- Genie or similar data panel
- 3 phase supply to Steibel instantaneous hws
- Double pole DGPO, switches and isolators
- Interconnected and hard wired smoke detectors.
- Energy management system

7.Finishes : Finishes allowed to include hpl timber panels,wallpaper and paint

7.a FLOOR COVERINGS: Living area – Carpet – min 36 oz persqm on acoustic u/lay
Bathroom – Tiles as per interior finishes schedule

8.AIR CONDITIONING: TBA

8.

Fire rating tba. Generally Intumescent paint to all structural members, voids and penetrations to be sealed with frie rated Rockwool.

Mill certificate to be provided for all steel members