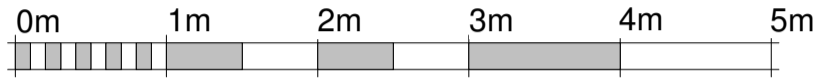


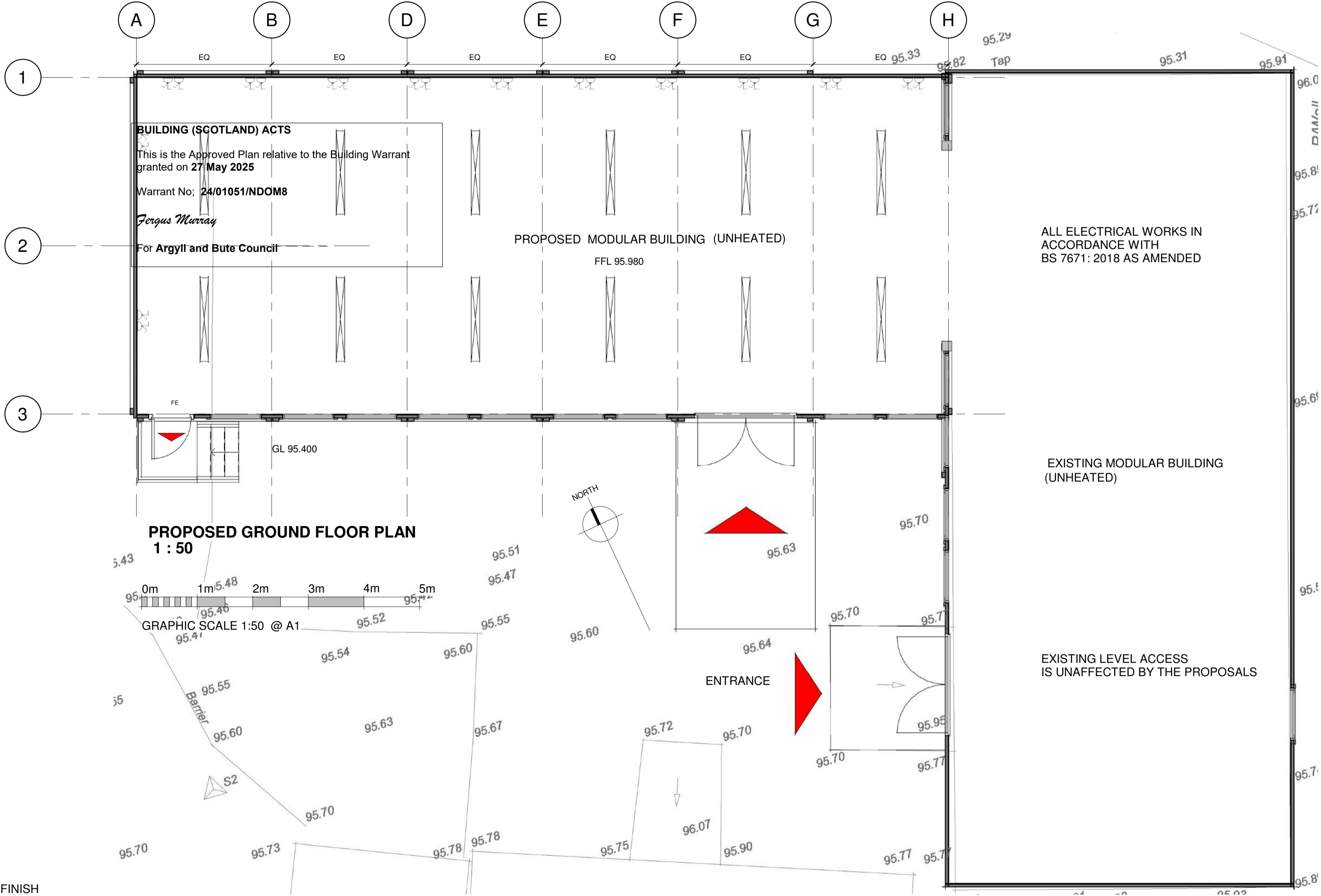
PROPOSED WEST ELEVATION
1 : 50

PROPOSED NORTH ELEVATION
1 : 50

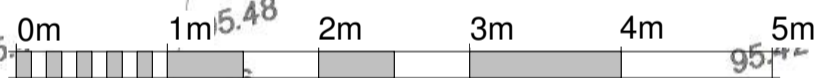


GRAPHIC SCALE 1:50 @ A1
READ IN CONJUNCTION WITH ATK PARTNERSHIP
DRAWINGS AND SPECIFICATION

NOTES

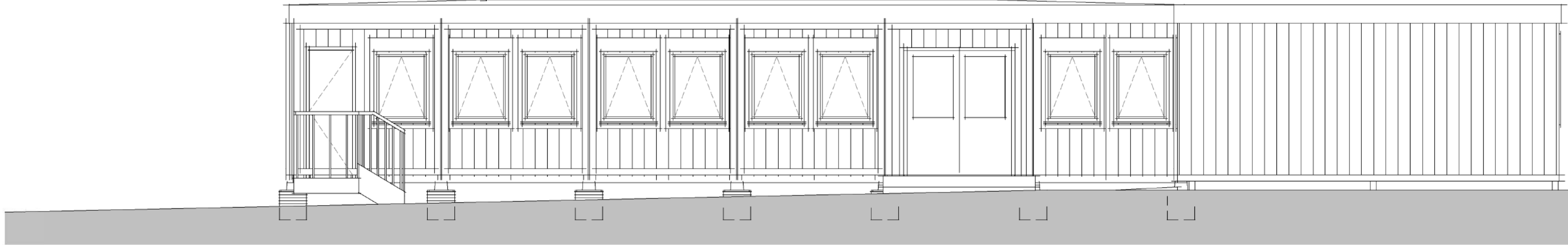


PROPOSED GROUND FLOOR PLAN
1 : 50



GRAPHIC SCALE 1:50 @ A1

FIRE RATING OF ROOF FINISH
HIGH VULNERABILITY WHERE DISTANCE TO BOUNDARY
EXCEEDS 24M IN ACCORDANCE WITH STANDARD 2.8.1



PROPOSED SOUTH ELEVATION
1 : 50 (FOUNDATIONS INDICATIVE)

Issue	WARRANT
Date	06/2023
Checked	NJF
Drawn	KGG
Scale	1 : 50 at A1

Farquhar Architects

Geddes Architects

The Studio Brisbane Lodge Largs Argyll PA34 4SD
E: info@farquhararchitects.co.uk T: 01757 708310

Rev	Description	Date
A	UPDATED FOR WARRANT	02/2025

PROPOSED MODULAR BUILDING AT
MOLEIGH, OBAN PA34 4SD
CLIENT: THE GRAB TRUST
PROPOSED PLAN & ELEVATIONS

Drawing Number

W6 A

Project No: 2216

Issue	WARRANT
Date	06/2023
Checked	NJF
Drawn	KGG
Scale	1 : 1000 at A4

Architects

Farquhar Geddes

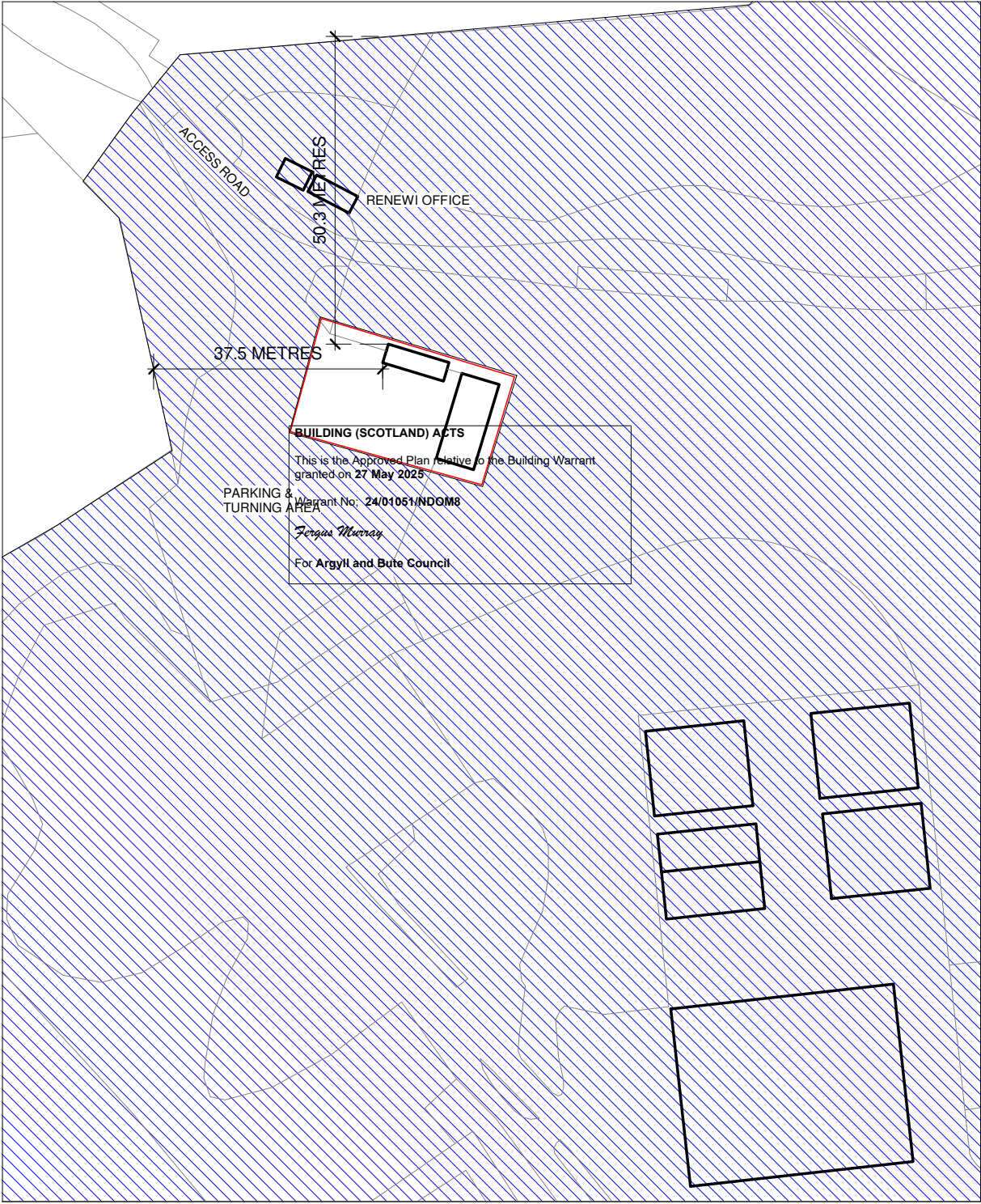


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Note : This drawing is copyright. All dimensions in millimetres unless noted otherwise.
Do not scale drawing, if in doubt ask.

Rev	Description	Date
A	WARRANT REVISIONS	02/2025

PROPOSED MODULAR BUILDING AT MOLEIGH, OBAN PA34 4SD	CLIENT: THE GRAB TRUST LOCATION PLAN
Drawing Number	W2 A
Project No: 2216	



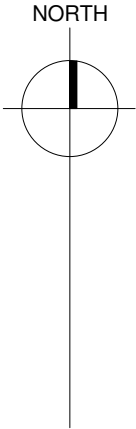
LOCATION PLAN 1 : 1000



GRAPHIC SCALE 1:1000 @ A4

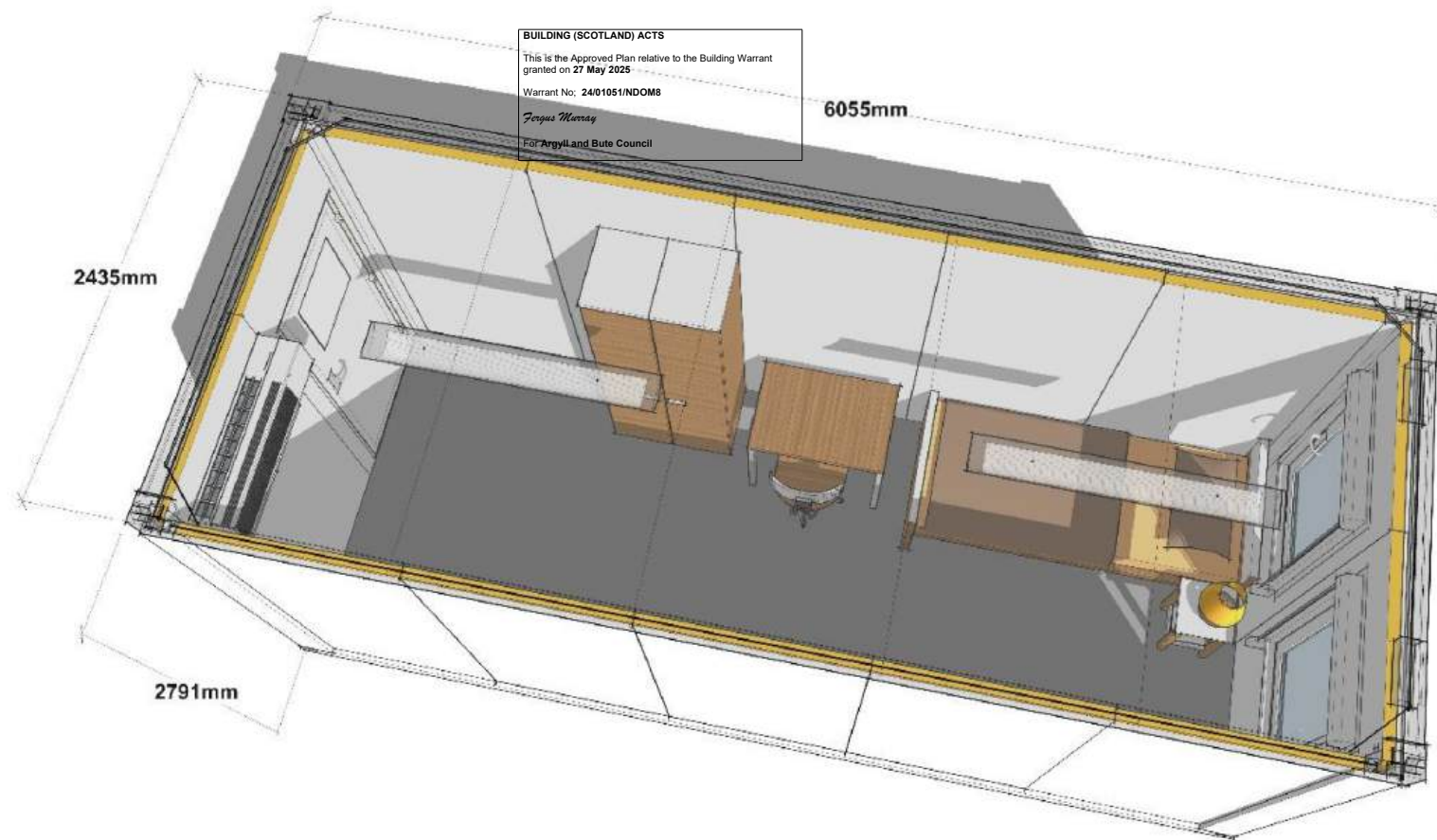
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OS licence no 100058211

Site boundary shown in red
Land in same ownership shown in blue



Technical specifications:

20'x8'x9'6" MODULAR UNIT / ACCOMMODATION CONTAINER



Technical specifications:

20'x8'x9'6" MODULAR UNIT / ACCOMMODATION CONTAINER

GENERAL

The Modular FLAT PACK unit or container is designed as a light, solid construction system consisting of STEEL floor and roof frames and corner profiles. The system enables compounding of individual containers in longitudinal and transverse directions without limits. It also enables compounding of containers in 2 floors in height (ground floor + first floor), or in 3 floors in height for warehousing of these containers (ground floor + 2 floor). Wainscots of the container are made of light insulation panels and offer pleasant climate in the interior due to their building and physical properties.



DIMENSIONS and TARE (ISO Standard 1161)

- External length: 20' / 6.055m (inner length 5.771m)
- External width: 2.435m (inner width 2.151m)
- External height: 2.790m (inner height 2.51m)
- Tare weight: 2200 Kg

Containers can be delivered assembled or individually in flat pack or kits 864 mm high.

3 kits can be bundled in packages 2591 mm high (ISO dimensions).

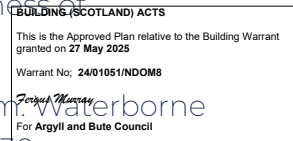


Technical specifications:

20'x8'x9'6" MODULAR UNIT / ACCOMMODATION CONTAINER

STEEL FRAMEWORK

- Material: Cold formed steel profiles in a thickness of 3 to 4 mm (Top and Bottom rails).
- Surface working: electrophoresis layer of 20µm: Waterborne two-component epoxy galvanizing primer of 30µm. Waterborne single component super weather resistant finish paint of 40µm.
- Fittings: 8 corner fittings (dimensions according to ISO standard 1161), rainwater pipe in the roof framework, plate thickness of 10 mm excluding top corner fittings of the top kit of each bundle (20mm thickness).
- Optional Forklift openings: Openings for fork-lift pockets in the floor framework, dim 90 mm x 340 mm with centre distance of 2050 mm.



FLOOR COMPOSITION

- External wainscot: flat galvanized steel sheet metal in a thickness of 0.4 mm.
- Insulation filling: noncombustible mineral wool in a thickness of 100 mm among hollow steel transverse supports. Mineral wool density: 50 Kg/m³.
- Steam blockade: PE foil in a thickness of 80µm.
- CCA boards (Cellulose Fiber Cement Board, Autoclaved) in a thickness of 18 mm Density: 1500 Kg/m³.
- Reaction to Fire Classification: A1 certified ISO EN 13501.
- PVC flooring covering in a thickness of 1.5 mm.
- Permitted loading: 4 .5 KN/m².
- K value: 0.45 W/m²K.
- R value (Thermal Resistance) = 2.2 m² K/W.

DIMENSIONS and TARE (ISO Standard 1161)

- External length: 20' / 6.055 m (inner length 5.771 m)
- External width: 2.435 m (inner width 2.151 m)
- External height: 2.790 m (inner height 2.51 m)
- Tare weight: 2200 Kg

Technical specifications:

20'x8'x9'6" MODULAR UNIT / ACCOMMODATION CONTAINER

CEILING COMPOSITION

- External wainscot: 1.5 mm thick corrugated "ISO" Roof, CORTEN made, electrophoresis and painted.
- Insulation filling: Noncombustible mineral wool in a thickness of 50mm among steel 30 x 50 x 1.5 mm roof purlins. Mineral wool density: 50 Kg/m³.
- Ceiling made of 50 mm thick mineral wool sandwich panels screwed to the roof purlins of the ceiling frame.
- Steam blockade: PE foil in a thickness of 80µm.
- Housing of electrical connection mounted on the top frame in upper corners of a shorter side wall.
- Meteor water outlet: 4 x 50 mm dia. PVC rainwater pipes, in each corner posts.
- Permitted loading (ISO roof): 2.8 KN/m².
- K value: 0.45 W/ m²K.
- R value (Thermal Resistance) = 2.2 m² K/W.



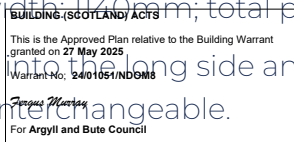
Technical specifications:

20'x8'x9'6" MODULAR UNIT / ACCOMMODATION CONTAINER



FAÇADE SIDE WALLS

- Side panels' width: 1140mm; total panel thickness: 100mm.
- Five panels fit into the long side and two panels fit into the short side of container and they are fully interchangeable.



Sandwich mineral wool panel composition:

- External wainscot: Galvanized and painted.
- Steel sheet metal in a thickness of 0.5 mm, white color.
- Insulation filling: Mineral wool in a thickness of 100 mm.
- Inner wainscot: Galvanized and painted steel sheet metal in a thickness of 0.5 mm, white color.
- Permitted loading: 110 kg/m².
- Mineral wool density: 100 Kg/m³.
- K value: 0.45 W/ m²K.
- Fire rating: 60 minutes according to BS 476.

Technical specifications:

20'x8'x9'6" MODULAR UNIT / ACCOMMODATION CONTAINER



DOORS

Standard External Aluminium door:

- Single fold, 40 mm thick.
- Pre-painted aluminium frame.
- Hot galvanized and pre-painted steel sheets (inside and outside).
- Insulated with PL (polystyrene).
- Net opening dimensions: 754 x 1985 mm; furnished with a handle lock with 3 keys.



WINDOWS

PVC Tilt and Swing Window with Aluminium Rolling Shutter:

- Windows are made of PVC, Tilt and Swing, in white color.
- Dimensions 800 x 1100 mm, glazed with double-layer glass in a thickness 5/9/5 mm.
- Tilt and Swing mechanism with Aluminium made rolling shutter.
- One window is build into one wall panel.

STANDARD COLOUR

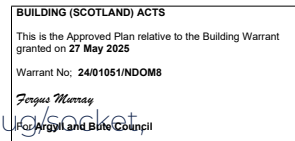
Complete steel construction and walls are painted in grey-white color (RAL 9002). Door and windows are in white color.:

Technical specifications:

20'x8'x9'6" MODULAR UNIT / ACCOMMODATION CONTAINER

ELECTRICAL INSTALLATIONS

- Standard: CE.
- Voltage: 220 V, 50 Hz Single (1P).
- Network connections: Suitable-connection plug/socket, 3 poles, 32 A, 220V, IP67, mounted on the top frame in upper corners of a shorter side wall.
- Inner distribution system: Cables of suitable dimensions (6, 2.5, 1.5 mm² for 220 Voltage), flush-mounted.
- Protection: protective current switch (63 A +/-0.03A), automatic fuses (C-characteristics) of suitable power (6A, 16A).
- Earthing: galvanized connector with a steel plate of dimensions 20 x 60 mm welded on the bottom frame.



Electrical Fixtures and Fittings:

- Electric distribution box – 1x63A+/2E-0.03A (protective current switch), 1x10A & 7x16A as standard layout (automatic fuses).
- LED strip lights – 2 sets, 40W, IP 65 rated.
- Flush mounted Light switch – 1 set, 10A, one gang.
- Flush mounted Power sockets – 6 x UK double socket, 13A; 1 x socket with USB port.

CERTIFICATION

- Dimensions, Weight, Payload and Stacking are RINA Certified. Certificates available for components.

Technical specifications:

20'x8'x9'6" MODULAR UNIT / ACCOMMODATION CONTAINER



DELIVERY

- Container units can be delivered in bundles
 - (3 x 20' kits) 8' ht. per kit.
 - (4 x 20' kits) 6'48mm ht. per kit.
- Container units can be delivered assembled (for local delivery only).

BUILDING (SCOTLAND) ACTS
This is the Approved Plan relative to the Building Warrant
granted on 27 May 2025
Warrant No: 24/01051/NDOM8
For Argyll and Bute Council

Technical specifications:

20'x8'x9'6" MODULAR UNIT / ACCOMMODATION CONTAINER

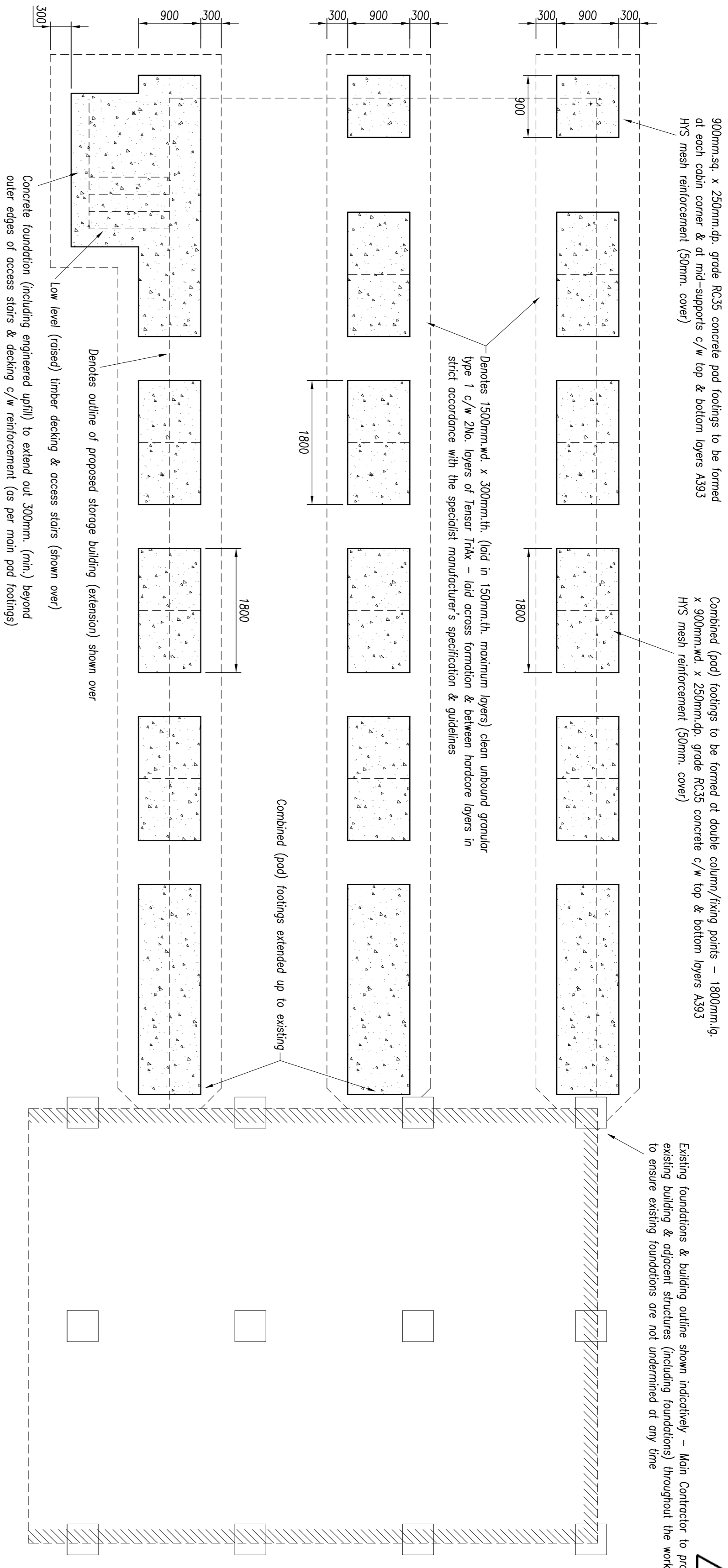


WARRANTY

All components have 1 (one) year warranty; paint has 1 (one) year warranty.

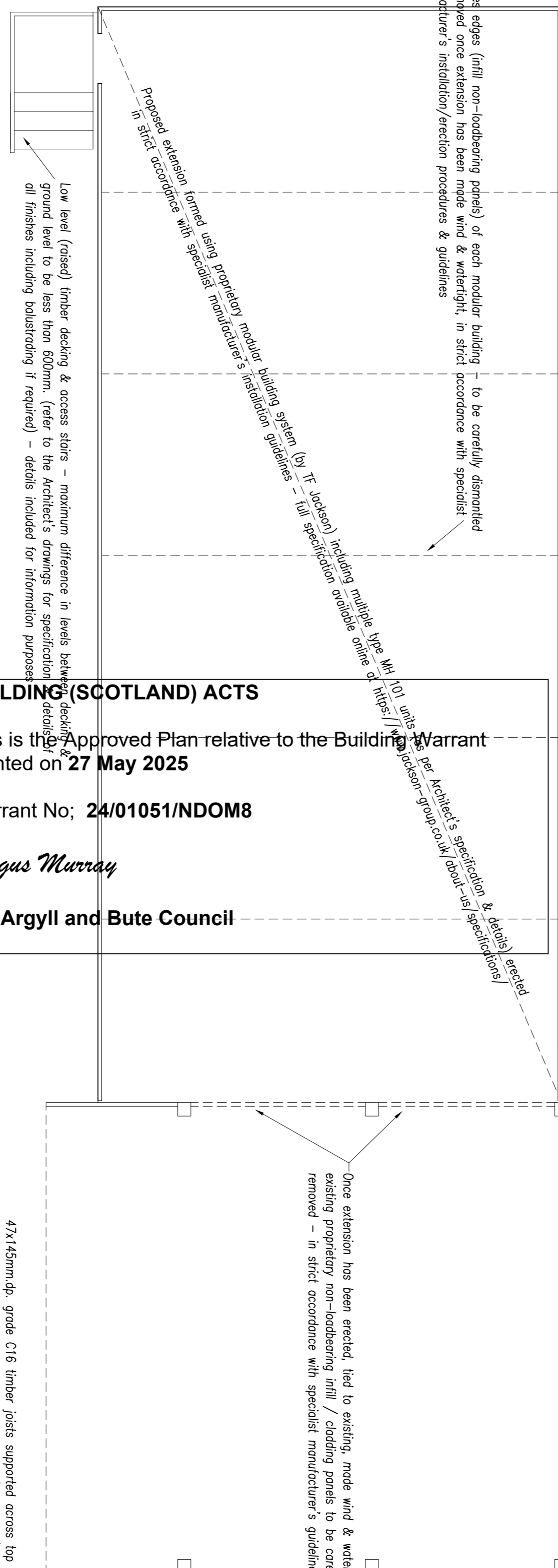
REMARK

Rights to technical changes are reserved.



Foundation Layout

Scale 1:50



BUILDING (SCOTLAND) ACTS

This is the Approved Plan relative to the Building Warrant granted on **27 May 2025**

Warrant No; **24/01051/NDOM8**

Fergus Murray

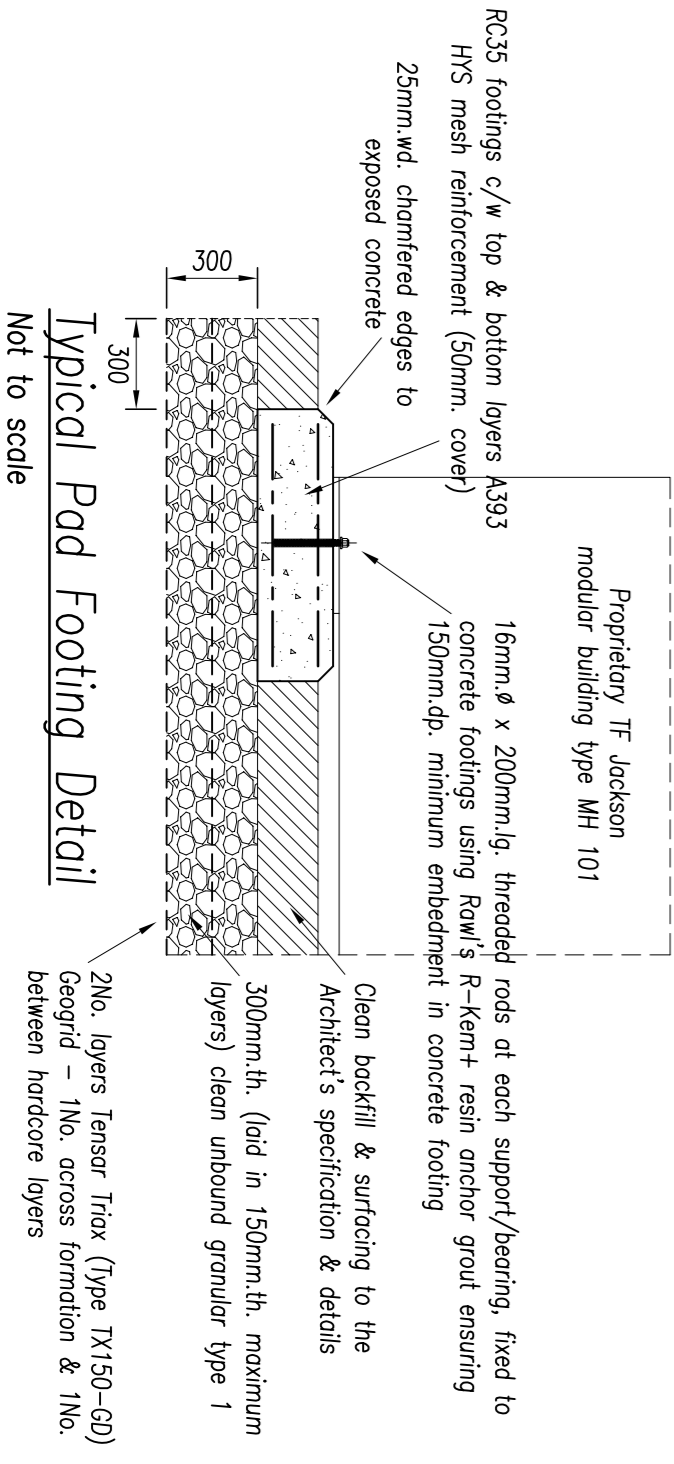
For Argyll and Bute Council

Ground Floor Layout

Scale 1:50

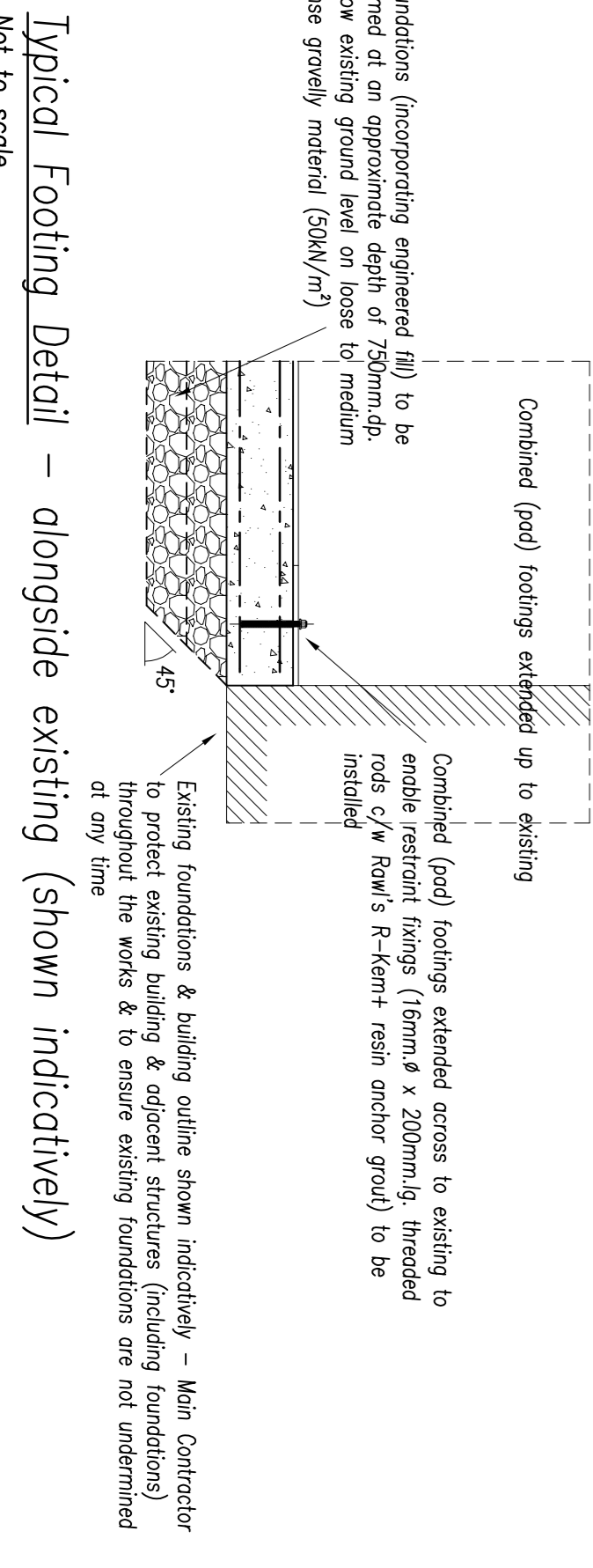
Note:
Main Contractor responsible for erection sequencing & to provide method statement prior to commencing works.
Main Contractor also responsible for providing any temporary stability measures (e. bracing), as per specialist manufacturer's installation guidelines – refer to manufacturer's assembly instructions (available online at <https://www.jackson-group.co.uk/about-us/file-downloads/>).

Do not scale off Engineering drawings – Refer to the Architect's drawings for all dimensional information & setting-out



Typical Pod Footing Detail

Not to scale

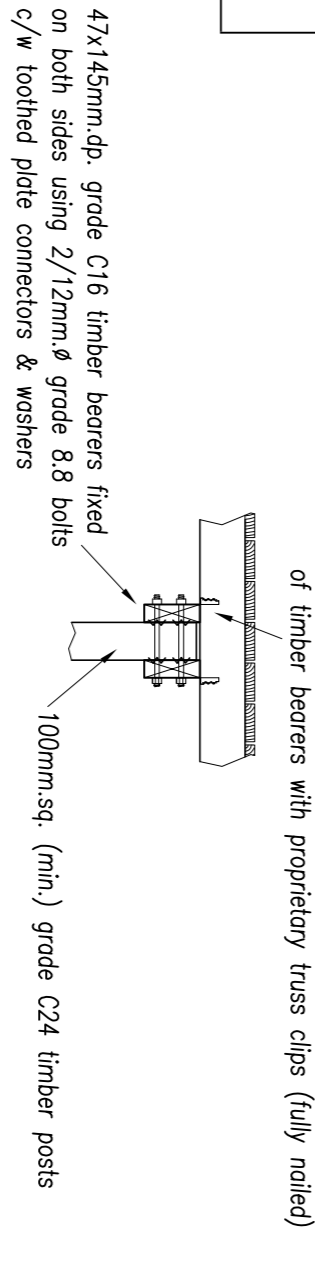


Typical Footing Detail – alongside existing (shown indicatively)

Not to scale

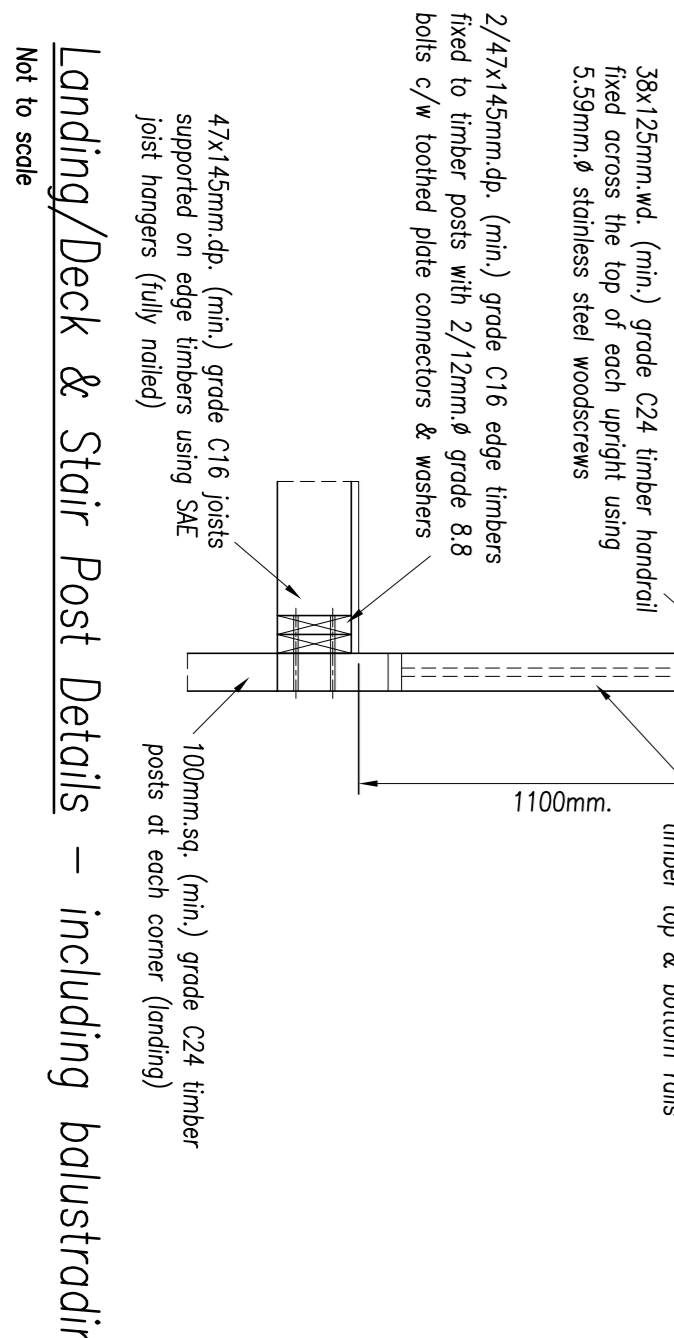
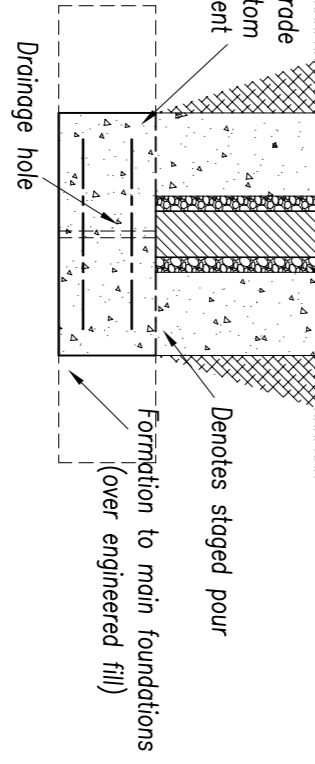
Intermediate Landing/Deck Details – shown indicatively

Not to scale



Landing/Deck & Stair Post Base Detail

Not to scale



Landing/Deck & Stair Details – including balustrading

Not to scale

- EXTERNAL STAIR/LANDING – STRUCTURAL TIMBER NOTES:**
- All structural timber to be in accordance with BS5268 with a maximum moisture content of 18%.
 - Timber to be treated in accordance with BS5568 double vacuum method or as specified elsewhere.
 - All structural timber to be grade C16 (fir/linum) or as noted otherwise.
 - All timbers to be straight & true with no warps or shakes.
 - Timber posts to be treated specifically in accordance with BS 8147: 30 years extended life specification for BS EN335–1 in Class 4: direct ground or freshwater applications. Sapwood penetration shall be in accordance with EN351–1, penetration Class P8 to an acceptable quality level (AQL) of 10%.
 - Straps close to ground contact shall be treated as per posts.
 - Treatment of beams, joists, deck boards, balustrade timbers & beams shall be in accordance with BS5417: 30 year extended specification for BS EN335–1 use Class 3 (uncoated applications) or better. Sapwood penetration shall be in accordance with EN351–1, P8 rating to an acceptable quality level of 10%.
 - During installation, surfaces exposed by cross cutting, notching or boring shall be given two liberal brush coats of a suitable end grain preservative.
 - If it is necessary to cross cut columns to size, then the cut end should always be at the top & never placed close to or in contact with the ground or concrete foundation.
 - Timber decking to be installed in full accordance with the timber decking association's code of practice (roated timber deck structures).
 - Inner stair construction to be designed & detailed (generally) in accordance with BS550 Parts 1 & 2 (1998) & BS5180 (1999).
- EXTERNAL STAIR/LANDING – STEELWORK NOTES:**
- Alternatives to Simpson Strong-Tie products specified on drawings must be approved by the Engineer.
 - Provision to be made to carry out periodical washing of all proprietary metal hangers, straps & brackets.
 - Proprietary metal hangers, straps etc. to be treated with an additional 2No. coats of bituminous paint prior to fixing to timbers.
 - All fixings to be made corrosion resistant materials such as stainless steel (grade 316) or not dip galvanized.
 - Metal fixings to comply with UK technical Bulletin No.8.
- Proposed Development:** (intended use in order to comply with risk group RC24) The proposed development is a new building, to be used as a single-storey storage building (for furniture only) – not to be used for manufacturing, processing, trapping, cleaning or washing & not to be used for storing hazardous goods or materials.

- Risk Register/Summary:**
- Where possible, risk has been designed/detailed-out during the process. Where this is not possible, elements have been noted to minimise the risk, with residual risks noted & highlighted by this symbol – Δ
- Main Contractor to allow for carrying out a full diaphragm survey of existing cables, recording any defects & include taking photographic records (date stamped) of any faults prior to commencing works. Diaphragm survey should also include boundary walls & fences.
 - Main Contractor to investigate all services & drainage prior to commencing works & to allow for protecting throughout. Works include removal of sections of existing cabin walling – Main Contractor to ensure this is done fully in compliance with the manufacturer's guidelines. However, Main Contractor also responsible for providing detailed method statement including safe site working practices, detailing any temporary works deemed necessary prior to commencing works.
 - Works will involve heavy lifting (intenders) – Main Contractor to ensure correct slings & lifting equipment are used including suitably qualified bursmen during heavy lifts/installation of steelwork etc.

- CONCRETE GROUND FLOOR SLAB/RAMP NOTES:**
- The level of the ground floor slab (150mm th, grade RC35 c/w top layer A193 H15 mesh reinforcement, 50mm. cover) is to be within + or – 10mm. of the required datum level & the thickness of the slab shall comply with the requirements of FM3.
 - The top level of the slab shall comply with the requirements of the classification FM3 referred to in the concrete society's technical report No.34 (revised table 7.2).
 - Finishes to be as per the Architect's specification & details.
 - Concrete for the concrete ground floor slab to be grade RC35 to BS5328 with a minimum cement content of 330kg/m³ & maximum free water/cement ratio of 0.6.
 - Concrete to be made with O.P.C. and have a minimum aggregate size of 20mm.
 - Maximum concrete slump to be 50–75mm. with 2/3 no. cubes provided per pour.
 - The specification & ground floor slab drawing is to be read in conjunction with the engineering drawings & the Architect's drawings for setting-out.
 - Formation to be firm & uniform, with any soft spots filled with grade C15P concrete prior to casting. S&B–base to be fully compacted in 150mm. layers & formation to be clear of debris & surface water prior to pouring concrete.

GENERAL:

- This drawing is to be read in conjunction with the Architects drawings & specification.
- All DPC/S/DPM/S to be installed to the Architects details & specification.
- All building and setting-out dimensions to be taken from the Architects drawings.
- For external finishes, straps etc refer to Architects drawings.
- Engineer to be informed when works are to commence & kept informed of progress of works throughout.
- All dimensions are in millimetres unless stated otherwise.
- The contractor is to verify all dimensions on site and is responsible for the accurate setting-out.

FOUNDATIONS:

- Based on limited site investigative works, anticipated soil conditions to include made ground to depth, with loose (improving to medium dense with depth) gravely material likely to be encountered at the surface, down to an approximate depth of 750mm, below existing ground level.
- All foundations to be grade RC35 concrete pad footings c/w top & bottom layers A193 H15 mesh reinforcement (50mm. cover) cast on engineered fill: 300mm th. over (laid in 150mm th. maximum layers) clean unbound granular type 1 as per clause 803 of volume 1 of the Specification for Highway Works, completed with vibratory roller as per table B/4 of the Specification for Highway Works, using (typically) a Boring BW 80 AU-5 tandem roller – minimum 4No. passes over each layer to ensure full compaction with 2No. layers of tensor Trix – laid across formation & between hardcore layers in strict accordance with the specialist manufacturer's specification & guidelines.
- Once engineered fill has been completed, plate bearing tests to be carried out across formation & to ensure bearing capacity of imported material required for the proposed footings & to determine if the ultimate bearing capacity of the fill/s settlement. Main Contractor to arrange for testing by specialist (Storage Testing Services Ltd. or similar) around the perimeter of the building. DRs, tests (2No. during each line of footings) with the final report issued to ATK Partnership Ltd. for the Engineer's review.
- Foundations to be clear of debris & surface water prior to the casting concrete.
- Concrete for foundations to be grade RC35 to BS 5328 with a minimum cement content of 330 kg/m³ & a free w/c ratio of 0.6.
- Concrete to be made with O.P.C. & to have maximum aggregate size of 20mm. & maximum concrete slump of 50 to 75mm. with 2/3 no. cubes provided per pour.
- All concrete to be minimum Grade RC35 u.r.o. to BS8110.
- All externally exposed concrete to be air entrained.
- Estimated (min.) safe bearing pressure to be 500kN/m²
- Building Standards & Engineer to be kept informed as work progresses to allow on inspection of the formation by Building Standards prior to concreting.
- Main Contractor to allow for undertaking full drainage investigation of private drain lines & main line sewer in order to establish extent, position & depth of all drain lines prior to commencing works – design team to be kept informed of investigative works. Refer to the Architect's drawings for existing private drainage & proposed drainage layout.
- Main Contractor is responsible for protecting all drainage throughout the works and to ensure existing foundations/drainage & adjacent structures (including fencing etc.) are not undermined at any time by the works.

GENERAL CONCRETE NOTES:

- Cement to be ordinary portland cement to BS12.
- Course & fine aggregates to BS982.
- Maximum nominal size of aggregates to be 20mm.
- All concrete to be properly compacted by tamped or vibrated operatives.
- Mesh reinforcement to be in accordance with BS5483 & as stated on drawings & details.
- Minimum cover to reinforcement 50mm.
- Reinforcement securely held in position by the use of proprietary spacers & spacers.
- Over-site concrete to be 1:10 oil–ln. mix & used at the discretion of the Engineer.
- Mid reinforcement shall comply with BS4499.
- High yield steel reinforcement shall comply with BS4449 or BS4461 for cold worked.
- Concrete should only be cast when the air temperature is at 3 degrees & rising. Should overnight temperatures be forecast for frost, the Main Contractor will require to protect any newly cast concrete. All concrete should be protected from frost for at least 7 days after casting.
- A reliable minimum / minimum thermometer should be kept on site at all times.

CONCRETE RESIN ANCHOR EXEMPS:

- Concrete resin anchor fixings must be fitted fully in accordance with the manufacturer's recommendations & guidelines (including the preparation & forming of drill holes).
- Main Contractor to ensure that each resin anchor fixing is made into solid concrete – fabricator to check dimensions on site prior to fabrication.
- Test hole to be drilled in concrete in order to install 1No. M12 resin anchor fixing. Bolt fixing to be load tested to manufacturer's recommendations & specification for pull-out & shear resistance with results issued to the engineer for approval.
- Raw concrete resin anchor fixings type R–KEM+ injection adhesive with M12 bolts to be used (bolts length provided to be long enough to ensure hole fixing depth 95mm. in concrete).

S E R		Structural Engineers Registration Ltd
Certificate Number	414112	
Approved Certifier Name	ACampbell	
Registration Number	SER1–D–01005	
Approved Body Number	SER1–DB–0255	

Design Loadings:
Ground floor II. – 4.50kN/m²
Ground floor III. – 4.50kN/m²
Wind – 1.00kN/m²
Snow (basic) – 0.50kN/m²

This drawing (incorporating revisions) has been used in the certification of the project. Any unauthorised deviations made to the design, details & specification without the approval of the above noted SER certifier may invalidate the certificate & Building Warrant application.

Drawing for Building Warrant purposes only

14/05/24	Drawing issued for SER Certification	SW	AC		
08/05/24	Drawing issued for SER Certification	SW	AC		
DATE	ISSUE	DESCRIPTION	DR/N	CH/K	

ATK

33 UNION STREET,
PA16 8DN
TEL: 01475 787797
FAX: 01475 727990
e-mail: mail@atk-partnership.co.uk

PARTNERSHIP
CIVIL & STRUCTURAL ENGINEERING CONSULTANTS

PROJECT PROPOSED ALTERATIONS & EXTENSION			
CLIENT THE GRAB TRUST c/o ARGYLL & BUTE COUNCIL			
LOCATION MOLEIGH, OBAN			
SCALE 1:50	DRAWN SM	CHECKED AC	DATE 28.04.24
DRG. TITLE STRUCTURAL DETAILS		DRG. No. REV.	16710–01



GRAPHIC SCALE 1:100 @ A1

Issue	WARRANT	
Date	06/2023	
Checked	NJF	
Drawn	KGG	
Scale	1 : 100	at A3

Farquhar Geddes Architects

E: info@farquhargeddes.co.uk T: 01475 789310

Do not scale drawing. If in doubt ask.

[illegible]

PROPOSED MODULAR BUILDING AT
MOLEIGH, OBAN PA34 4SD

CLIENT : THE GRAB TRUST

EXISTING PLAN & ELEVATIONS

Drawing Num

N5

Project No: 2216

Issue	WARRANT
Date	06/2023
Checked	NJF
Drawn	KGG
Scale	1 : 500 at A4

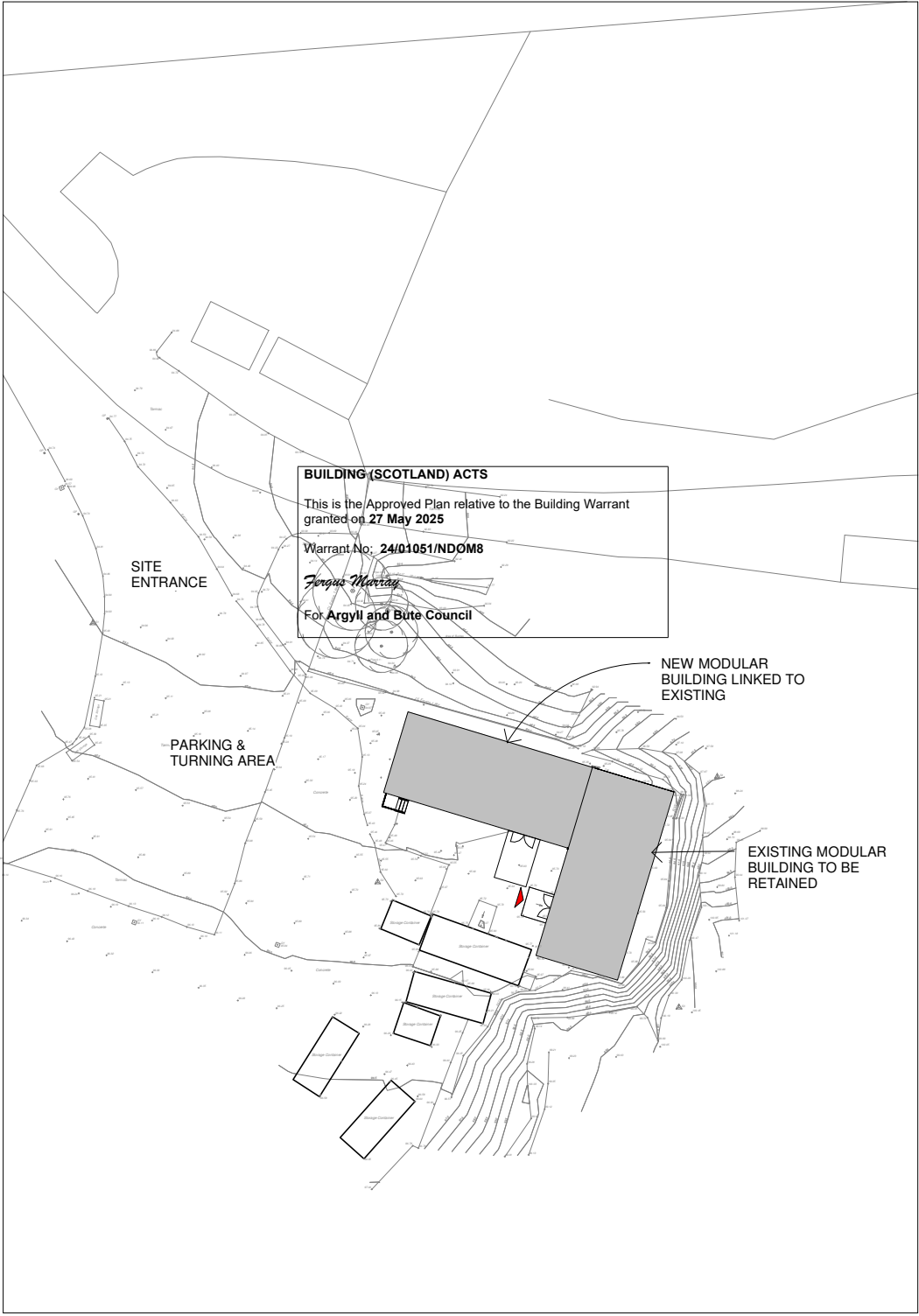
Farquhar Geddes Architects

The Studio Brisbane Lodge Largs Ayrshire KA30 8SL
E: info@farquhargeddes.co.uk T: 01475 789310

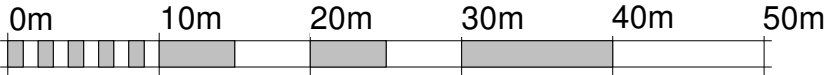
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Rev	Description	Date

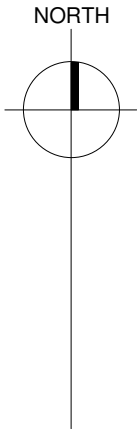
PROPOSED MODULAR BUILDING AT MOLEIGH, OBAN PA34 4SD CLIENT: THE GRAB TRUST
PROPOSED SITE PLAN
Drawing Number
W4
Project No: 2216



PROPOSED SITE PLAN
1 : 500



GRAPHIC SCALE 1:500 @ A4



Issue	WARRANT
Date	06/2023
Checked	NJF
Drawn	KGG
Scale	1 : 500 at A4

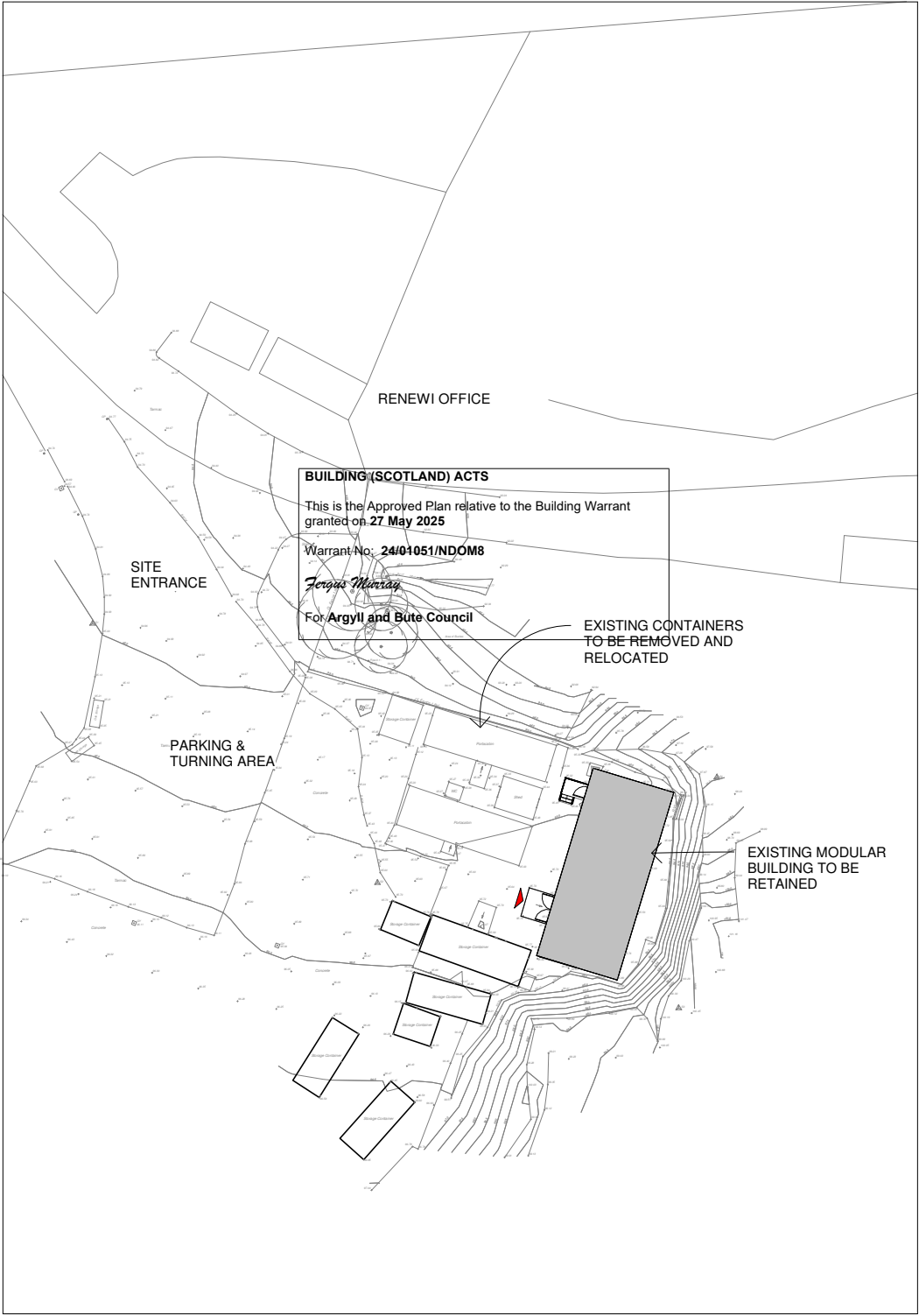
Farquhar Geddes Architects

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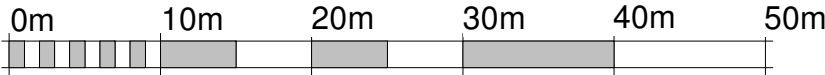
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Rev	Description	Date

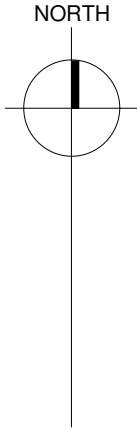
PROPOSED MODULAR BUILDING AT MOLEIGH, OBAN PA34 4SD CLIENT: THE GRAB TRUST	EXISTING SITE PLAN
Drawing Number	
W3	
Project No: 2216	



EXISTING SITE PLAN
1 : 500



GRAPHIC SCALE 1:500 @ A4

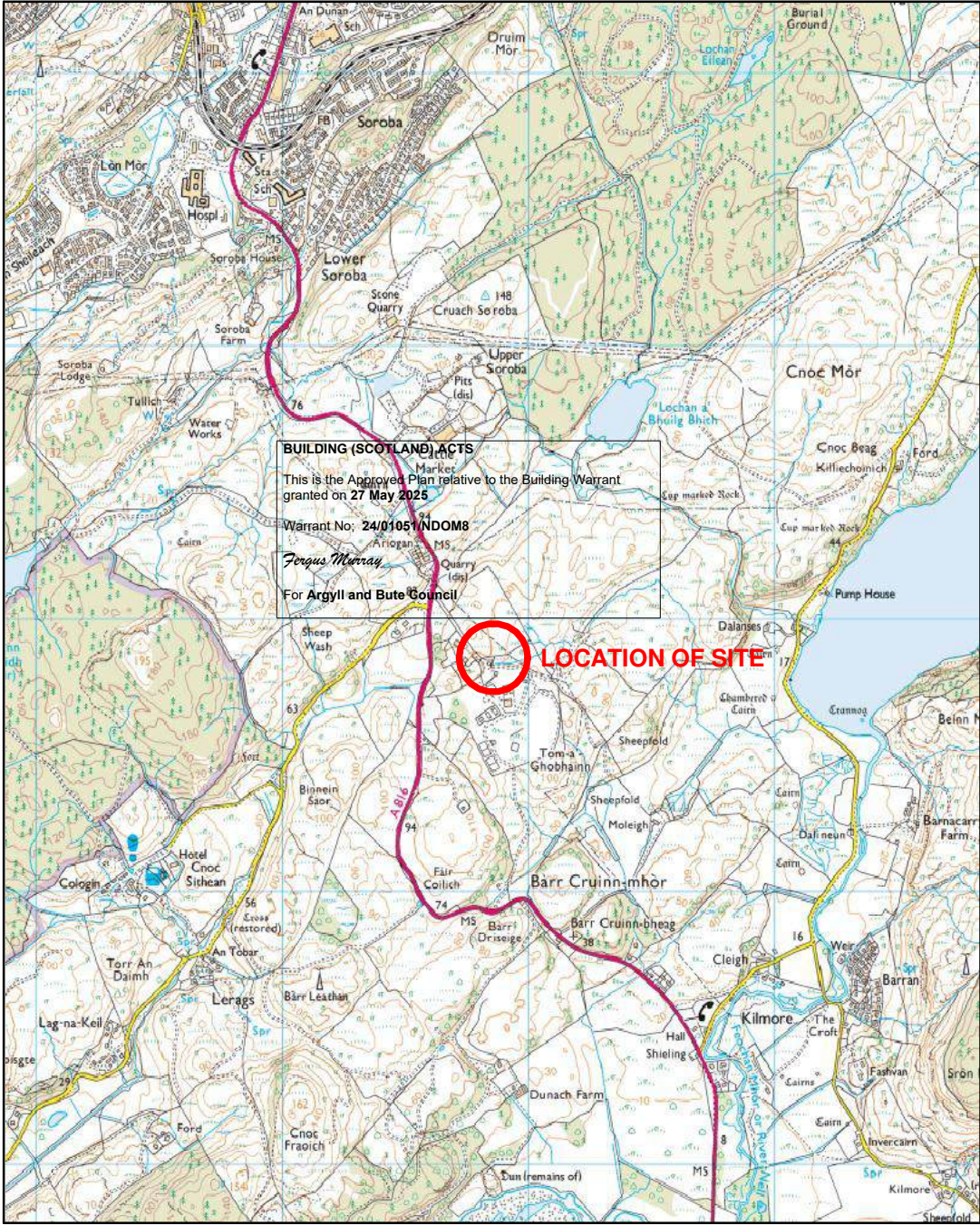


Issue	WARRANT
Date	06/2023
Checked	NJF
Drawn	KGG
Scale	1:50000 at A4

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Note: This drawing is copyright. All dimensions in millimetres unless noted otherwise.
Do not scale drawing if in doubt ask.

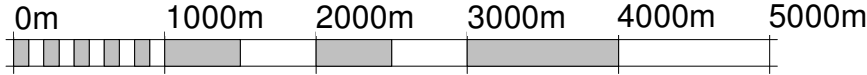


Rev	Description	Date

PROPOSED MODULAR BUILDING AT
MOLEIGH, OBAN PA34 4SD
CLIENT: THE GRAB TRUST

KEY PLAN

Drawing Number
W1
Project No: 2216



GRAPHIC SCALE 1:50000 @ A4

