

IMPORTANT NOTES FOR MODUFLEX 9m (Production):
In all except the uppermost floor, support columns MUST be installed - foundation plans will be invalid if these are omitted.

ELECTRICAL

	DOUBLE SOCKET @500mm FFL DOUBLE SOCKET @1000mm FFL		P.I.R.	2 Kw	2kW PANEL HEATER		3kW INSTANT WATER HEATER
Placeholder Upgrade Option	SMART SOCKET @500mm FFL SMART SOCKET @1000mm FFL		SMOKE DETECTOR	1kW	1kW/2kW DOWNFLOW HEATER		WALL KETTLE (5L)
	CONSUMER UNIT (+IP OPTION)	32A 63A	CONNECTION RATING (A) ISOLATOR RATING (A)	3kW	3kW DOWNFLOW HEATER		INSTANT MULTI WATER HEATER
	SWITCHED FUSED SPUR SMART S.F.S. -*UPGRADE OPTION*-		OFFICE STYLE LIGHT (LED)		TUBULAR HEATER		EXTRACTOR FAN
	SWITCH (P.I.R. Override) PULL SWITCH		5' IP RATED LED BATTEN	Mobica	MOBIKA AIR CONDITIONING		IN LINE EXTRACTOR FAN
2 Gang 4x USB	USB SOCKET EMERGENCY LIGHT		BULKHEAD LIGHT (LED)	HD	HAND DRYER	T	THERMOSTAT

GENERIC

1200mm	URINAL
	SHOWER
	WATER INLET / WASTE OUTLET (With Sizes)
	DISABLED WC ALARM (Reset / Pull Switch / Alarm)
	CLEANER'S SINK

FURNITURE

	4 TIER PERSONAL LOCKERS
	2 TIER LOCKERS
Wire Mesh	WIRE MESH LOCKERS (4 Doors)
	OPERATOR'S CHAIR
	CLOAKROOM BENCH
	POLY CHAIR

ORIGINAL SHEET SIZE

A3

MODUFLEX NOTES:

1. This drawing is the copyright of Algeco and must not be reproduced or distributed without written consent.

2. Do not scale drawing, work to figured dimensions.

3. All dimensions in millimetres unless stated otherwise.

4. All furniture shown is solely for illustrative purposes only. Please refer to contract/quotation for details.

5. Internal floor coverings are standard vinyl unless stated otherwise.

6. Specification and dimensions may vary and can only be confirmed upon unit allocation.

7. Where we supply a non-fire rated building, you confirm that:
(a) The proposed building which we are supplying is by virtue of its intended use at the site exempt from the Building Regulations as provided for by Schedule 2 of the Building Regulations 2010 or Schedule 1 of the Building (Scotland) Regulations 2004 and will not be used for or in connection with any alternative use; and
(b) You have not identified and we have not been made aware of any significant fire risks on the Site. You are responsible for taking the specification of the non-fire rated Building into account within your fire risk assessment and construction phase plan for the Site to ensure that a non-fire rated Building is appropriate for your intended use.

K
J
I
H
G
F
E
D
C
B

No.	DESCRIPTION	DATE	BY

algeco®

www.algeco.co.uk

Ravenstock House, 28 Falcon Court,
Stockton-on-Tees, TS18 3TX
0808 304 9196

CLIENT

Caddick Construction Ltd

PROJECT

M22

TITLE

Ground Floor Plan

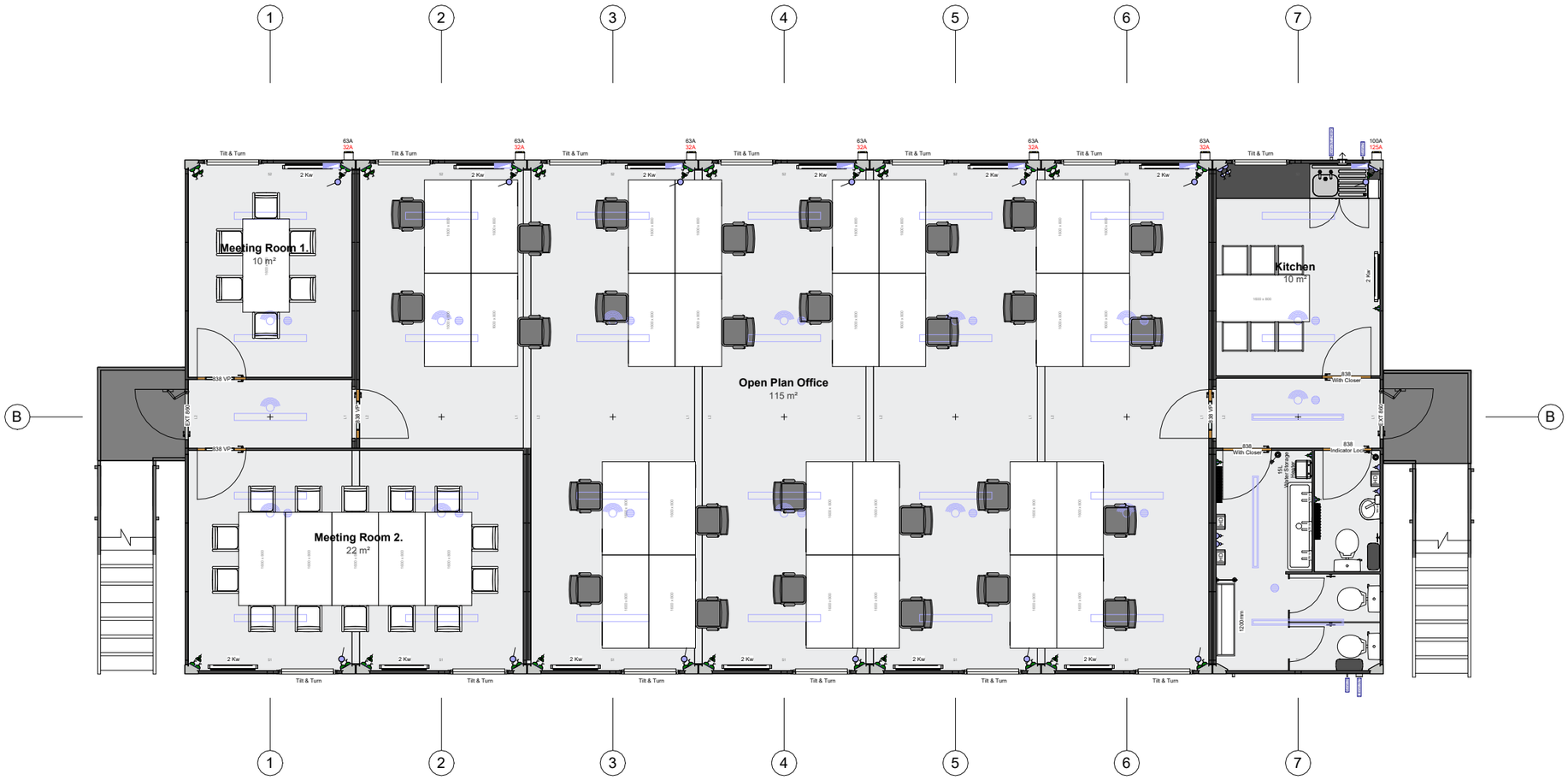
QUOTE NUMBER

Q-678862

SCALE	DATE	DRAWN	CHECKED
As indicated	09/03/26	DD	

DRAWING NUMBER — REVISION

G0907M — **A**



ELECTRICAL

	DOUBLE SOCKET @500mm FFL DOUBLE SOCKET @1000mm FFL		P.I.R.	2 Kw	2kW PANEL HEATER		3kW INSTANT WATER HEATER
Placeholder Upgrade Option	SMART SOCKET @500mm FFL SMART SOCKET @1000mm FFL		SMOKE DETECTOR	1kW	1kW/2kW DOWNFLOW HEATER		WALL KETTLE (5L)
	CONSUMER UNIT (+IP OPTION)	32A 63A	CONNECTION RATING (A) ISOLATOR RATING (A)	3kW	3kW DOWNFLOW HEATER		INSTANT MULTI WATER HEATER
	SWITCHED FUSED SPUR SMART S.F.S. -*UPGRADE OPTION**		OFFICE STYLE LIGHT (LED)		TUBULAR HEATER		EXTRACTOR FAN
	SWITCH (P.I.R. Override) PULL SWITCH		5' IP RATED LED BATTEN	Mobica	MOBIKA AIR CONDITIONING		IN LINE EXTRACTOR FAN
4x USB	USB SOCKET EMERGENCY LIGHT		BULKHEAD LIGHT (LED)	HD	HAND DRYER	T	THERMOSTAT

GENERIC

1200mm	URINAL
	SHOWER
	WATER INLET / WASTE OUTLET (With Sizes)
	DISABLED WC ALARM (Reset / Pull Switch / Alarm)
	CLEANER'S SINK

FURNITURE

	4 TIER PERSONAL LOCKERS
	2 TIER LOCKERS
Wire Mesh	WIRE MESH LOCKERS (4 Doors)
	OPERATOR'S CHAIR
	CLOAKROOM BENCH
	POLY CHAIR

ORIGINAL SHEET SIZE

A3

MODUFLEX NOTES:

1. This drawing is the copyright of Algeco and must not be reproduced or distributed without written consent.

2. Do not scale drawing, work to figured dimensions.

3. All dimensions in millimetres unless stated otherwise.

4. All furniture shown is solely for illustrative purposes only. Please refer to contract/quotation for details.

5. Internal floor coverings are standard vinyl unless stated otherwise.

6. Specification and dimensions may vary and can only be confirmed upon unit allocation.

7. Where we supply a non-fire rated building, you confirm that:
(a) The proposed building which we are supplying is by virtue of its intended use at the site exempt from the Building Regulations as provided for by Schedule 2 of the Building Regulations 2010 or Schedule 1 of the Building (Scotland) Regulations 2004 and will not be used for or in connection with any alternative use; and
(b) You have not identified and we have not been made aware of any significant fire risks on the Site. You are responsible for taking the specification of the non-fire rated Building into account within your fire risk assessment and construction phase plan for the Site to ensure that a non-fire rated Building is appropriate for your intended use.

K
J
I
H
G
F
E
D
C
B

No.	DESCRIPTION	DATE	BY

www.algeco.co.uk

Ravenstock House, 28 Falcon Court,
Stockton-on-Tees, TS18 3TX
0808 304 9196

CLIENT

Caddick Construction Ltd

PROJECT

M22

TITLE

First Floor Plan

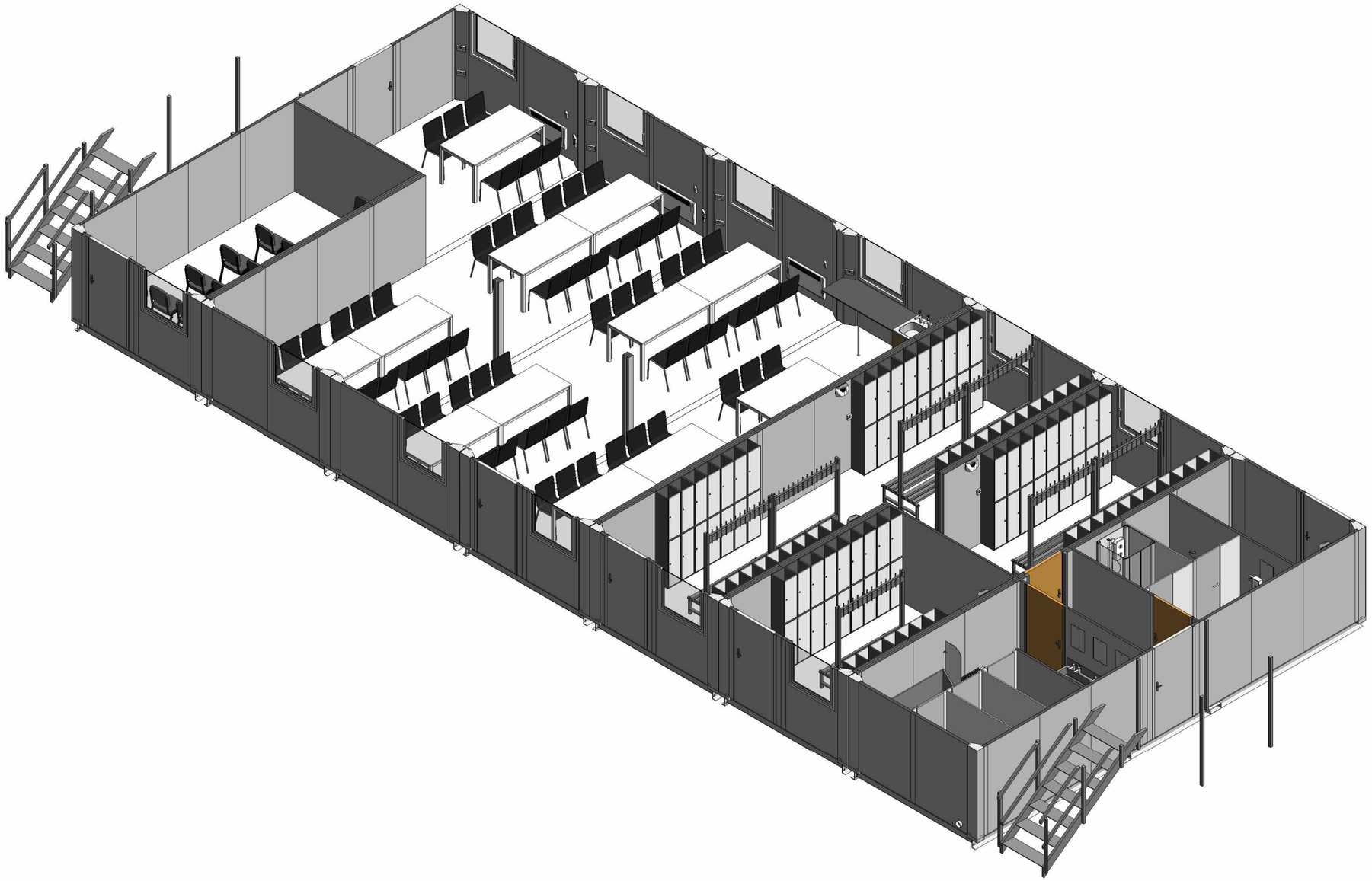
QUOTE NUMBER

Q-678862

SCALE	DATE	DRAWN	CHECKED
As indicated	09/03/26	DD	

DRAWING NUMBER — REVISION

G0907M — **A**



ORIGINAL SHEET SIZE

A3

MODUFLEX NOTES:

1. This drawing is the copyright of Algeco and must not be reproduced or distributed without written consent.

2. Do not scale drawing, work to figured dimensions.

3. All dimensions in millimetres unless stated otherwise.

4. All furniture shown is solely for illustrative purposes only. Please refer to contract/quotation for details.

5. Internal floor coverings are standard vinyl unless stated otherwise.

6. Specification and dimensions may vary and can only be confirmed upon unit allocation.

7. Where we supply a non-fire rated building, you confirm that:
(a) The proposed building which we are supplying is by virtue of its intended use at the site exempt from the Building Regulations as provided for by Schedule 2 of the Building Regulations 2010 or Schedule 1 of the Building (Scotland) Regulations 2004 and will not be used for or in connection with any alternative use; and
(b) You have not identified and we have not been made aware of any significant fire risks on the Site. You are responsible for taking the specification of the non-fire rated Building into account within your fire risk assessment and construction phase plan for the Site to ensure that a non-fire rated Building is appropriate for your intended use.

K
J
I
H
G
F
E
D
C
B

No.	DESCRIPTION	DATE	BY

www.algeco.co.uk

Ravenstock House, 28 Falcon Court,
Stockton-on-Tees, TS18 3TX
0808 304 9196

CLIENT

Caddick Construction Ltd

PROJECT

M22

TITLE

Ground Floor 3D

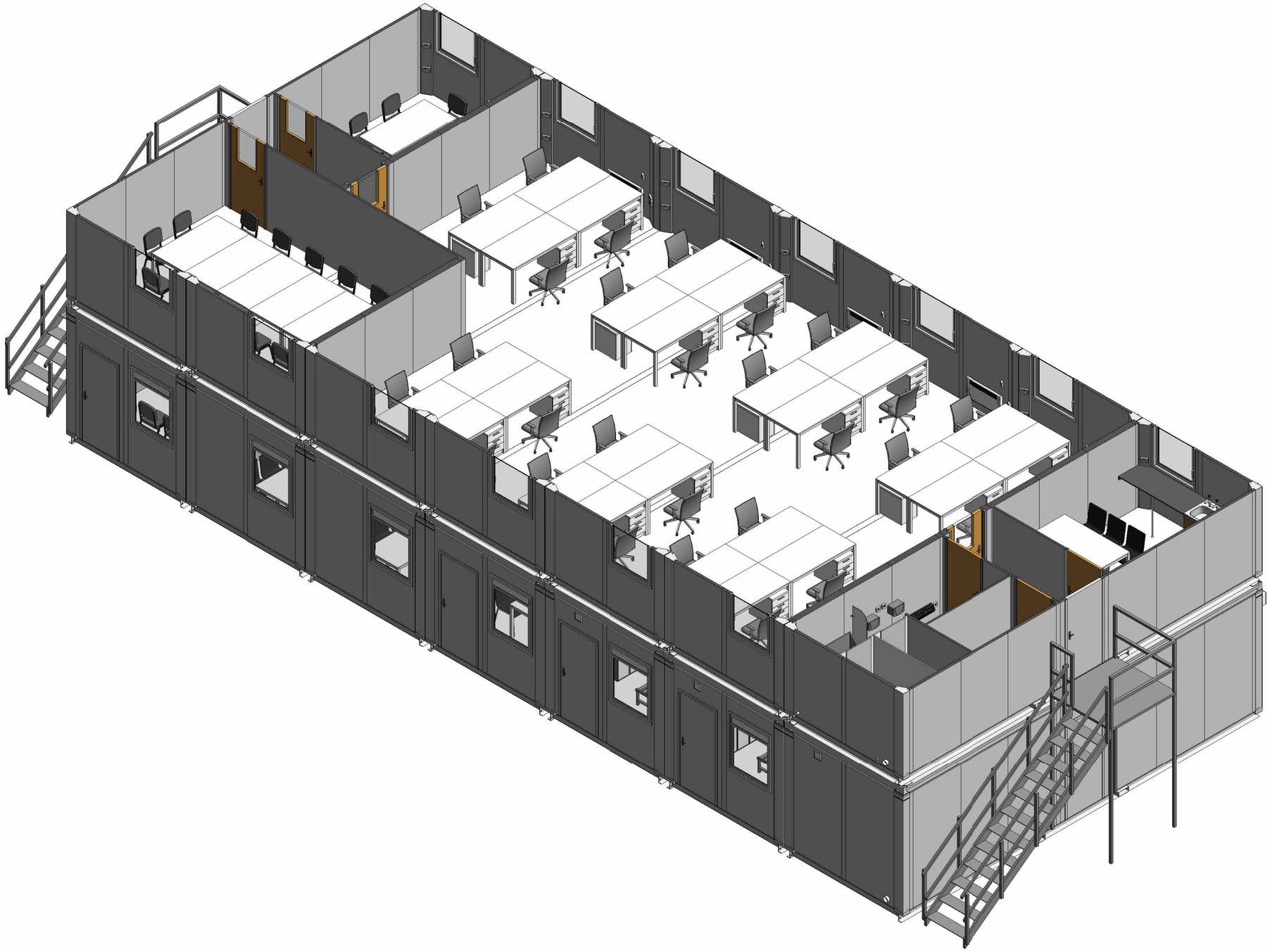
QUOTE NUMBER

Q-678862

SCALE	DATE	DRAWN	CHECKED
	09/03/26	DD	

DRAWING NUMBER — REVISION

G0907M — **A**



ORIGINAL SHEET SIZE

A3

MODUFLEX NOTES:

1. This drawing is the copyright of Algeco and must not be reproduced or distributed without written consent.

2. Do not scale drawing, work to figured dimensions.

3. All dimensions in millimetres unless stated otherwise.

4. All furniture shown is solely for illustrative purposes only. Please refer to contract/quotation for details.

5. Internal floor coverings are standard vinyl unless stated otherwise.

6. Specification and dimensions may vary and can only be confirmed upon unit allocation.

7. Where we supply a non-fire rated building, you confirm that:
(a) The proposed building which we are supplying is by virtue of its intended use at the site exempt from the Building Regulations as provided for by Schedule 2 of the Building Regulations 2010 or Schedule 1 of the Building (Scotland) Regulations 2004 and will not be used for or in connection with any alternative use; and
(b) You have not identified and we have not been made aware of any significant fire risks on the Site. You are responsible for taking the specification of the non-fire rated Building into account within your fire risk assessment and construction phase plan for the Site to ensure that a non-fire rated Building is appropriate for your intended use.

K
J
I
H
G
F
E
D
C
B

No.	DESCRIPTION	DATE	BY

www.algeco.co.uk

Ravenstock House, 28 Falcon Court,
Stockton-on-Tees, TS18 3TX
0808 304 9196

CLIENT

Caddick Construction Ltd

PROJECT

M22

TITLE

First Floor 3D

QUOTE NUMBER

Q-678862

SCALE	DATE	DRAWN	CHECKED
	09/03/26	DD	

DRAWING NUMBER **G0907M** REVISION **A**

MOBIKA CALCULATOR (HOW TO USE):
1. Ignore rooms(lines) under 10m2 and those which don't require air conditioning.
2. Add the total relevant lines under 'Economy Provision'

Mobika Unit Recommendations			
Name	Area	Max. Comfort Setting	Economy Provision
Ground Floor Level			
Male Changing Room	38 m²	2	2
Female Changing Room	11 m²	1	1
Canteen	86 m²	4	3
Induction Room	14 m²	1	1
First Floor Level			
Meeting Room 1.	10 m²	1	1
Meeting Room 2.	22 m²	1	1
Open Plan Office	115 m²	5	4
Kitchen	10 m²	1	1

Furniture Schedule			
Family	Type	Count	BC Part Number
Cloakroom Bench	1520mm	14	105205
Conference Chair	Conference Chair	33	109227
Double Lockers	Standard	72	101090
Drawer Pedestal	Drawer Pedestal	28	109223
Office Swivel Chair	Office Swivel Chair	28	109225
Poly Chair	Poly Chair	78	101043
Table	1600x800	47	109221

Smart Socket Count	
Smart Sockets: High Level (Above Low Level)	9
Smart Sockets: Low Level 500mm	36

Total Number of Sockets: 45

Smart Spur Count	
Smart Switched Fused Spur: High Level	4
Smart Switched Fused Spur: Low Level	13
Smart Switched Fused Spur: Low Level (Sockets Above)	21

Total Number of Spurs: 38

Shower Mats	
Family	Count
Shower Cubicle	1

Sanitary Bins	
Family	Count
Sanitary Bin	5

Full Height Site Fitted Glazing	
Family	Count

External Full Height Windows	
Family	Count

ORIGINAL SHEET SIZE

A3

MODUFLEX NOTES:

1. This drawing is the copyright of Algeco and must not be reproduced or distributed without written consent.

2. Do not scale drawing, work to figured dimensions.

3. All dimensions in millimetres unless stated otherwise.

4. All furniture shown is solely for illustrative purposes only. Please refer to contract/quotation for details.

5. Internal floor coverings are standard vinyl unless stated otherwise.

6. Specification and dimensions may vary and can only be confirmed upon unit allocation.

7. Where we supply a non-fire rated building, you confirm that:
(a) The proposed building which we are supplying is by virtue of its intended use at the site exempt from the Building Regulations as provided for by Schedule 2 of the Building Regulations 2010 or Schedule 1 of the Building (Scotland) Regulations 2004 and will not be used for or in connection with any alternative use; and
(b) You have not identified and we have not been made aware of any significant fire risks on the Site. You are responsible for taking the specification of the non-fire rated Building into account within your fire risk assessment and construction phase plan for the Site to ensure that a non-fire rated Building is appropriate for your intended use.

K
J
I
H
G
F
E
D
C
B

No.	DESCRIPTION	DATE	BY

www.algeco.co.uk

Ravenstock House, 28 Falcon Court,
Stockton-on-Tees, TS18 3TX
0808 304 9196

CLIENT

Caddick Construction Ltd

PROJECT

M22

TITLE

360 Items

QUOTE NUMBER

Q-678862

SCALE	DATE	DRAWN	CHECKED
	09/03/26	DD	

DRAWING NUMBER REVISION

G0907M **A**

Electrical Loading NEW				
Family	Type	Count	Total Load	**Diversity Factor (75%)**
Double Plug Socket at 500	Alone	6	6.54 A	**4.91 A**
Double Plug Socket at 1000	With low level	2	2.18 A	**1.64 A**
Hand Dryer	Standard	6	31.32 A	**23.49 A**
High Level Heater	1kW (Setting)	1	4.35 A	**3.26 A**
High Level Heater	2kW (Setting)	4	34.80 A	**26.10 A**
LED Batten 5'	LED Batten 5'	18	3.24 A	**2.43 A**
Office Light	Office Light	43	7.74 A	**5.81 A**
Panel Heater	Standard	21	182.70 A	**137.03 A**
Shower Redring Pure 8.5	Standard	1	36.96 A	**27.72 A**
Small Canteen Assembly	Type 1	2	26.08 A	**19.56 A**
Smart Sockets	High Level (Above Low Level)	9	9.81 A	**7.36 A**
Smart Sockets	Low Level 500mm	36	39.24 A	**29.43 A**
Tube Heater	TH02B (2ft)	6	4.68 A	**3.51 A**
Wall Kettle	HS005	2	26.08 A	**19.56 A**
Water Heater 10L	Standard	2	17.40 A	**13.05 A**
Water Heater 15L	Standard	2	17.40 A	**13.05 A**
Water Heater (Oversink 3kW)	Type 1	3	39.00 A	**29.25 A**
164			489.52 A	367.14 A

Generator Plug Totals			
Family	Count	Type	Isolator Rating
Exterior Isolator	11	63A (32A Gen Plug)	63 A
Exterior Isolator	2	63A (63A Gen Plug)	63 A
Exterior Isolator	1	100A (125A Gen Plug)	100 A
Grand total: 14	14		

Clarifications

The 'Generator Plug Totals' table shows both the exterior isolator size the generator plug/connection sizes.

For example, an open plan type unit will typically have a 63A rated isolator fitted at the Service Centre, but only a cable (and plug) size of 32A is typically required from the MDU or power source.

For the connection sizes, please refer to the red figures on each unit (shown next to the connection location) and use the *(??A Gen Plug)* figure from the table above.

Assumptions & Clarifications

CANTEENS
Canteen modules assume a **3kW** allowance for appliances.

Typical reference values:
- Toaster @ 800Watts
- Dishwasher @ 1800Watts
- Kettle @ 2200Watts
- Fridge @ 150Watts
- Microwave @ 800Watts

DOUBLE SOCKETS
Double sockets assume a 250W allowance each.

TUMBLE DRYERS
Changing rooms do not include a tumble dryer allowance (unless specifically stated)
We recommend to add 8.15 Amps (2500Watts) per tumble dryer.

SHOWERS
The estimated usage of showers will make a significant difference to the Total Connected Load.

AIR CONDITIONING
Air conditoning demands around a third or even a quarter of the energy compared to a typical conventor heater. The drawings by default will show the loading for conventor heators unless the table shows otherwise.

IMPORTANT NOTE:

The electrical loading indicated in the above table shows the **Total Connected Load without diversification**. This should be considered the minimum required load to operate the setup illustrated and further discretion should be applied when considering what will be connected to the electrical system on site.

We recommend further site diversity is applied (depending on the estimated usage of the building). This would typically be around **75%** of the Total Connected Load.

If power supply requirements are restrictive, or there are specific site requirements please contact your Algeco sales representitive.

Algeco can also provide a range of smart technology and HVAC/Air Conditioning systems through our 360 services to support the drive towards sustainability, please enquire for further details.

ORIGINAL SHEET SIZE

A3

MODUFLEX NOTES:

1. This drawing is the copyright of Algeco and must not be reproduced or distributed without written consent.

2. Do not scale drawing, work to figured dimensions.

3. All dimensions in millimetres unless stated otherwise.

4. All furniture shown is solely for illustrative purposes only. Please refer to contract/quotation for details.

5. Internal floor coverings are standard vinyl unless stated otherwise.

6. Specification and dimensions may vary and can only be confirmed upon unit allocation.

7. Where we supply a non-fire rated building, you confirm that:
(a) The proposed building which we are supplying is by virtue of its intended use at the site exempt from the Building Regulations as provided for by Schedule 2 of the Building Regulations 2010 or Schedule 1 of the Building (Scotland) Regulations 2004 and will not be used for or in connection with any alternative use; and
(b) You have not identified and we have not been made aware of any significant fire risks on the Site. You are responsible for taking the specification of the non-fire rated Building into account within your fire risk assessment and construction phase plan for the Site to ensure that a non-fire rated Building is appropriate for your intended use.

K
J
I
H
G
F
E
D
C
B

No.	DESCRIPTION	DATE	BY

www.algeco.co.uk

Ravenstock House, 28 Falcon Court,
Stockton-on-Tees, TS18 3TX
0808 304 9196

CLIENT
Caddick Construction Ltd

PROJECT
M22

TITLE
Electrical

QUOTE NUMBER
Q-678862

SCALE	DATE	DRAWN	CHECKED
	09/03/26	DD	

DRAWING NUMBER **G0907M** REVISION **A**