

## Offices

Grandeur - provides you with the solution for temporary, semi-permanent and permanent offices.

Increase moral and productivity with a comfortable, healthy, quality built structure. We are committed to exceptional details such as providing high insulation values to not only provide an easily controlled environment but to also create a quiet, efficient workspace. Maximize your return on investment by combining innovative design, craftsmanship and superior products to create a comfortable and functional building.

retail offices



office complexes



site offices



## Office Building Advantages

### Grandeur Advantage

- Over 33 years of craftsmanship and innovation
- Meet or exceed all required certifications, codes and jurisdictional guidelines
- All components and systems tested and verified
- Each individual project is administered by an experienced Project Manager from start to completion establishing continuity, a prerequisite to a successful venture
- 100% Canadian owned and operated
- Minimal outsourcing, creating superior in-house control and consequent responsibility
- Building with premium materials and superb craftsmanship
- In house design assistance and technical CAD support services
- Complete logistical coordination including transportation and installation services to local and remote communities
- Digital documentation during construction and an "open door" policy to examine your building at any stage of construction
- Genuine custom manufacturer with direct client participation and no minimum orders required
- Supplier to both the private and public sector – local, provincial and national jurisdictions
- Combined, all of the above Grandeur Advantages will ensure a comfortable, functional and cost-effective workforce accommodation for short or long term resolution

### Modular Advantage

- Buildings are manufactured indoors in a clean efficiently-designed facility, the ideal construction environment
- Materials are stored in a dry temperature-controlled location reducing waste associated with weathering and fluctuating conditions
- Buildings designed for remote destinations can be effortlessly inspected by the client during the construction process
- All buildings under construction remain safe and secure, job site vandalism and theft cease to be and added expenditure
- Inclement weather not a factor contributing to construction delays or material deterioration
- Fast track your requirements by having the buildings constructed during site and foundation preparation
- Not hampered by unavailable or difficult to obtain utility services during the early phases of construction, particularly in remote locations
- One builder, one responsibility reduces pre-calculated cost overruns and quality disparities in projects with numerous sub-trades
- Decreased on-site construction time minimizes noise and disruption to neighboring sites and is ideal for environmentally sensitive areas

# Site Office Specifications

## General Construction and Product Specifications

Steel C-Channel frame  
Pintle or Coupler hitch  
Running gear c/w electric brakes  
29 gauge prefinished steel vertical cladding  
EPDM roofing membrane  
Vinyl-clad gypsum board  
PVC windows – Low E, horizontal sliders  
Communication/Data/Telephone rough-in  
60Amp electrical sub-panel  
Switched exterior lighting  
Electric baseboard heating  
Thru-wall A/C unit  
Exterior GFI protected receptacle  
Incandescent lighting  
12V transportation lighting including wig-wags  
Steel insulated exterior doors  
Commercial grade sheet vinyl flooring  
Coat hooks

## General Construction and Product Options

Steel skid frames  
Side wind leveling jacks  
Hitch jack  
Air/Hydraulic braking system  
PVC windows – V/S, Casement, Awning  
Photocell controlled exterior lighting  
Propane heaters c/w fan, thermostat and detector  
Propane tanks, regulators and lines  
Fluorescent lighting  
Commercial grade tile flooring  
Fire extinguisher  
Steel steps and handrail  
Plan tables, utility counters  
Furniture including desks and chairs

*\*The above preliminary listing is only a starting point, please contact us for any options not listed, our extensive directory of suppliers provide us with a virtually limitless catalogue of products.*

## Retail Office Specifications

### **General Construction and Product Specifications**

Steel WF-beam frame  
29 gauge prefinished steel vertical cladding  
EPDM roofing membrane  
Vinyl-clad gypsum board  
PVC windows – Low E, horizontal sliders  
Communication/Data/Telephone rough-in  
Underground or overhead electrical entrance  
Electric/Natural Gas forced air heating  
Central air conditioning  
Electric/Natural Gas water heating  
GFCI protected receptacles in Washrooms  
Surface mount fluorescent lighting  
Steel exterior and solid core wood interior doors  
Commercial grade sheet vinyl flooring  
Hard wired smoke alarms  
PWF stairs, ramps, landings  
CO detectors, if required

### **General Construction and Product Options**

Steel skid frames  
Vinyl or hardboard siding, prep for stucco  
Asphalt shingles or steel roof cladding  
Gypsum board – primed and painted  
PVC windows – Triple pane H/S, V/S, Casement, Awning  
Aluminum windows – store front style  
Aluminum entrance doors – store front style, sidelights  
On demand water heating system  
Recessed fluorescent lighting  
Suspended ceiling w/lay-in tile  
Commercial grade tile flooring  
STC rated interior partition office walls  
HRV system  
Complete or partial furniture packages  
Steel stairs, ramps, landings  
Lunch counters, coffee room

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## Office Complex Specifications

### **General Construction and Product Specifications**

Steel WF-beam frame  
29 gauge prefinished steel vertical cladding  
EPDM roofing membrane  
Vinyl-clad gypsum board  
PVC windows – Low E, horizontal sliders  
Communication/Data/Telephone rough-in  
Underground or overhead electrical entrance  
Electric/Natural Gas forced air heating  
Central air conditioning  
Electric/Natural Gas water heating  
GFCI protected receptacles in Washrooms  
Surface mount fluorescent lighting  
Steel exterior and solid core wood interior doors  
Commercial grade sheet vinyl flooring  
Hard wired smoke alarms  
PWF stairs, ramps, landings  
CO detectors, if required

### **General Construction and Product Options**

Steel skid frames  
Vinyl or hardboard siding, prep for stucco  
Asphalt shingles or steel roof cladding  
Gypsum board – primed and painted  
PVC windows – Triple pane H/S, V/S, Casement, Awning  
Aluminum windows – store front style  
Aluminum entrance doors – store front style, sidelights  
On demand water heating system  
Individual room heating/air conditioning  
Recessed fluorescent lighting  
Suspended ceiling w/lay-in tile  
Commercial grade tile flooring  
STC rated interior partition office walls  
HRV system  
Complete or partial furniture packages  
Steel stairs, ramps, landings  
Lunch counters, coffee room

*\*The above preliminary listing is only a starting point, please contact us for any options not listed, our extensive directory of suppliers provide us with a virtually limitless catalogue of products.*