

MODULAR BUILDING INVENTORY

PLEX

Typical Module is a Nominal 12' x 56' –
Actual of 11'-8" W x 56' L

CODES

Code: IBC Coded

Occupancy: Business

State Labels:

AL.AR.DE.FL.GA.IN.LA.MD.MS.NC.NJ.OH.
OK.PA.SC.TX.VA.WV.

Wind Load: 170 MPH

Snow Load: 40 LB

FRAME

Frame: Outrigger Frame w/ 48" O.C.

Outriggers

Beam: 95 1/2" I-Beam Spacing

Brakes: 6 Brake Axles. All New Brake

FLOOR

Bottom Board: Woven Nylon

Floor Joist: 2x8 @16" O.C. w/ Double
Pressure Treated Rim Rails Around
Each Module

Decking: 3/4" Sturd-I-Floor Plywood

Subfloor: All Decking and Floor
Covering is Terminated at Mate-Line.
No Cut-back

Flooring: 12"x12"x 1/8" VCT Tile, Cool
White. Include Carpet Bar

Flooring: Commercial Grade Vinyl
Sheet Floor w/ Welded Seams. No
Seaming Required at Mate-Lines.
Located in Restrooms only

WALLS & PARTITIONS

Interior Walls: 2" x 4" x 8' @ 16" O.C.
Double Top Plate

Exterior Walls: 2" x 6" x 8' @ 16" O.C.
Load Bearing walls and Restroom
Walls to be Full Height. All Other
Interior Walls and Mate-Line Walls are
Relocatable (Extend to the T-Grid
Ceiling). Structural Columns to Remain

Wall Covering: 5/8" Vinyl Covered
Gypsum (VCG), Type X, Looma Beige

Wall Base: Batten Base

Wall Base: 4" Vinyl Cove Base, Brown
Color at Restrooms Only. Walls
Bottom Are Sealed Prior to Wall Base
Installation

Framing: Frame Out Only for One
Additional Future Exterior Door Per
Each B Layout Module.

CEILING

Ceiling: T-Grid 2x2 Tile, Terminated at
Mate-line. No Hold Back

Finished Ceiling Height is 8'-0" AFF

ROOF

Roof Truss: Transverse Truss Type.
Installed @ 24" O.C.

Roof Sheathing: 7/16" FR OSB

Roof Covering: 45 Mil. White EPDM
Attic Ventilation as Required

EXTERIOR FINISH

Siding: LP SmartSide Siding w/ 1x6
Top and Bottom LP SmartSide Trim
and Fascia. Light Gray

Mansard: False Mansard

Sheathing: As Required by Code

Weather Barrier: Moisture Resist
Wrap – Full Perimeter

INTERIOR DOORS

Door: 36" x 80" Solid Core Wood,
Flush, Imperial Oak w/ Steel
Rediframe

Lockset Hardware: Grade 1 TELL
Levers. Passage at Offices and
Privacy at Restrooms (LC1200 Series)

Door Stop: Floor Mounted, TELL,
Dome Type

EXTERIOR DOORS

Door: 36" x 80" Steel Door w/Steel
Frame. 6" x 30" Vision Panel. BT
MODULAR, Gray Color

Lockset Hardware: Grade 1, Lever,
TELL LC1200 w/BEST 6-Pin Small
Format Removable Cores. Master
Keyed. No Deadbolts Included

Closer: Grade 1, TELL 600 DC100018

Hardware: 3680 Vinyl and Aluminum
Weatherstrip DT100099

Hardware: 36" Vinyl Sweep
DT100101

Hardware: DT100033 Door Stop

Hardware: 6x30 Kick Plate DT100055

WINDOWS

Window: 24" x 54" V/S Insulated,
Low-E Glazing. Vinyl White Windows

Blinds: Vinyl Mini Blinds

PLUMBING

Supply Water Lines: PEX Piping

Waste Lines: PVC Pipes (Stub Downs
Only to Below Fixture)

All Waste Line - Manifold On-Site by
Others

Restrooms: (2) EA Single Restroom,
ADA Accessible

Lavatory: Wall Mounted w/ Anti-Scold
Vinyl Cover at P-Trap

Lavatory Faucet: Two Handle Faucet,
ADA Compliant w/Wrist Blade
Handles. American Standard

Toilet: Tank Type, Elongated w/ Grab
Bars

Water Heater: Instantaneous W/H

Floor Drain: Standard w/Trap Guard

Rough-In: Plumbing Rough-in for
Water Cooler and Mop Sink. Pipes are
Capped Behind Wall. Exclude Fixtures
and Drinking Water Requirements

Rough-In: Plumbing Rough-in For Bar
Sink. Exclude Fixtures

Mirror: Standard w/ SS Frame

TP Holder: Standard

ELECTRICAL

Sub-Panel: 150-Amp Single Phase,
Exterior Mounted Panel.

Light Fixture: LED Type, T-Grid
Standard Ceiling Lights

Occupancy Sensor: Ceiling Mounted

Porch Light: LED Type Mini
Wallpack,

Morris 71516B w/Photocontrol

Emergency / Exit Light Combo:
Included

Boxes: Each Module Includes (4) EA.
2x4 Blank J-Box W/ 1/2 EMT w/ Pull
String Stubbed @ 16" AFF

Boxes: 2x4 J-Boxes at Exterior Doors

Exhaust Fan: Ceiling Mounted
Exhaust Fan w/Light Combo

Wiring: Romex Wiring Per Code (Std)
(12-3 Wire). MC Wiring Above Ceilings

Receptacles: 20-Amp

Receptacles: 20-Amp GFCI Protected
at Bathroom and Wet Bar

Receptacles: Exterior Rated 20-Amp
GFCI with Cover

Receptacles: (1) EA, Heat Tape GCFI
Receptacle Under Floor Joist at
Restroom

HVAC

AC Units: 3-Ton Wall Hung AC w/10
KW Heat 240V, Gray

Thermostat: Programmable, AccuAir
AR7804

Supply Lines: Fiberglass Ducting

Return Lines: Fiberglass Ducting
Plenum Wall

INSULATION

Floor Insulation: R-30

Exterior Walls Insulation: R-19

Interior Walls Insulation: R-11

Roof Insulation: R-60 Ceiling