MODULAR BUILDING INVENTORY

12 x 56 Single wide

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: 40LB

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: C-Spray
Finished Ceiling Height is 8'-0" AFF

ROOF

Roof Truss: Box 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: 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: 125-Amp Single Phase, Exterior Mounted Panel.
Light Fixture: LED Type, Surface Mounted Standard Ceiling Lights
Occupancy Sensor: Wall 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