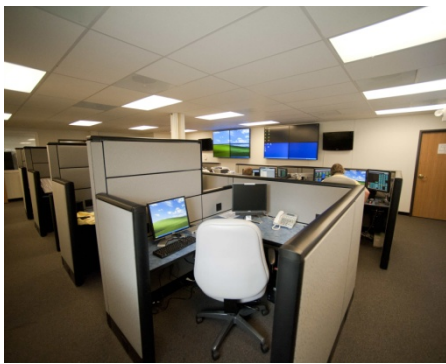
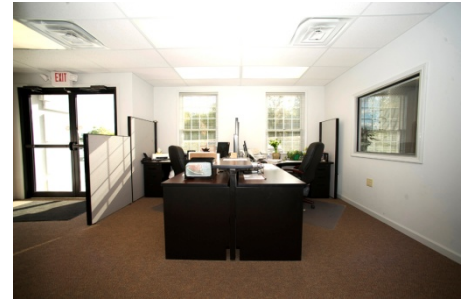


MODULAR GENIUS
SMART BUILDING



Modular Building Specifications

Base
Mid - Grade
Premium

Use Group:				
	A - Assembly	X	X	X
	B - Business	X	X	X
	E - Education	X	X	X
	I - Institutional			X
Construction Type:				
	II - Noncombustible			X
	V - Wood	X	X	X
Floor:				
Frame:	12" Out rigger Frame w/Cross members	X		
	12" Perimeter Steel Main beams		X	
	12" Perimeter Steel Main Beam "Direct Deck"			X
Bottom:	1 Mil Cross-woven polypropylene fabric under flooring	X	X	X
Insulation:	R-21 Un-faced F/G	X	X	X
Joists:	2 x 6 @ 16" On Center Longitudinal	X	X	X
Decking:	Single layer 3/4" T&G OSB underlayment (Advantech)	X		
	Double layer 3/4" T&G OSB underlayment (Advantech)		X	
	Fortacrete structural panels are high strength reinforced cement panels			X
Finish:	1/8" Vinyl tile (12" x 12"), (Armstrong)	X	X	
	26oz Commercial carpet, Shaw "Ambition"	X	X	X
	Knight Premium Flooring quartz			X
	Ceramic Tile			X
Exterior and Interior Walls:				
Studs:	2 x 4 #2 SPF @ 16" On Center, single top plate & single bottom plate	X	X	
	6" x 18ga Steel studs @ 16" On Center & 6" x 18ga Steel track			X
Interior:	1/2" Gypsum	X	X	
	5/8" Type X Fire Rated Gypsum			X
Covering:	Vinyl Covered Wall Paper applied to the gypsum	X	X	
	Mud Tape and Paint			X
Insulation:	(Exterior) - R-15 Kraft faced F/G (Interior) - R-11 Kraft Unfaced F/G	X	X	X
Structural Sheathing:	7/16" OSB	X	X	
	5/8" Dens-glass			X
Moisture Sheathing:	Building wrap (DuPont Commercial Wrap Tyvek)	X	X	X

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Exterior and Interior Walls Continued:

Exterior Siding:	Aluminum .019 Textured or Flat Panels	X		
	Smart Panel: Engineered Wood Product in 8" groove panels	X		
	Vinyl: Different size lap and textures available	X		
	Hardi Panel 8" groove / Flat / or stucco		X	
	Duratemp: Genuine plywood veneer interior core and hardboard face		X	
	Steel: 26 gauge High rib steel siding and trim in various profiles			X
	Hardie Reveal Panel with design flexibility and high end aesthetic			X
Interior Trim:				
Base:	Vinyl Covered Batten Strip	X		
	4" Vinyl cove base throughout, 6" Vinyl cove base in bathroom		X	X
Corner:	Vinyl covered battens	X	X	
	Mud Tape and Paint			X
Ceiling/Wall:	Vinyl covered battens	X		
	"White" Suspended ceiling wall angle for T-Grid ceiling		X	X
Roof:				
Mate line:	(1) Layer 1-1/2", 2.0 LVL (Max span 30'-0" typical)	X	X	
	Steel Truss clear span (Max span 60' 0" typical)			X
Rafters:	2 x 8 or 2 x 10 Roof rafters @ 16" oc spacing with ledge to LVL	X	X	
	18 ga x 8" Steel roof rafters @ 16" oc spacing bolted to truss			X
Insulation:	R-30 Un-faced F/G Batts	X	X	
	R-30 Un-faced F/G Batts w/2" Rigid foam roof grade insulation board			X
Sheathing:	7/16" OSB w/ 1/4" Dens Deck	X	X	
	5/8" Fire treated plywood sheathing w/ 1/4" Dens Deck			X
Roofing:	.045 EPDM Rubber roof (black)	X		
	.045 EPDM Rubber roof (white)		X	
	TPO Roof (white)			X
	Shingles			X
	Steel: 26 gauge High rib steel siding and trim in various profiles			X
Gutters:	Aluminum J-Rail along length with site install Aluminum Gutters		X	X
Ceiling:	1/2" Textured Gypsum Sea Spray Ceiling Board	X		
	2x4 Acoustic suspending ceiling, "Radar" tiles - USG		X	X
Grid:	Donn DX Ceiling Grid - USG		X	X

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Windows:

Type:	2/0 x 3/0 – Bronze aluminum framed single hung vertical sliding	X		
	3/0 x 4/0 - “White” vinyl framed single hung vertical slider, Silver line #1400 series w/Fiberglass insect screens		X	
Glazing:	“LOW E” double insulated glass		X	X
Trim:	Vinyl covered wood return & casing	X		
	Wood Painted return & casing		X	X
Blinds:	1” Vinyl mini blinds	X	X	X

Interior Doors:

Size / Type:	3/0 x 6/8 Hollow core pre-finished wood grain	X		
	3/0 x 6/8 Solid core pre-finished wood grain		X	X
Frame:	Wood Prefinished Jamb	X		
	Steel Painted Jamb		X	X
Hinges & Door Trim:	Standard	X		
	Upgraded		X	X
Levers	Lever set – Grade 2	X	X	
	Lever set – Grade 1			X

Exterior Doors:

Size / Type:	3/0 x 6/8 - Pre-hung 20ga Commercial steel door w/18ga steel frame 5” x 20” Vision Panels	X	X	
Size / Type:	6/0 x 6/8 – Bronze Aluminum Frame Commercial Glass Doors		X	X
Hinges & Door Trim:	Standard	X		
	Upgraded		X	X
Closer	Door Closer, Tell #12641 (Grade 2) or equal	X	X	X
Panic Bar	Panic hardware, Tell #8300BE (Grade 2) or equal		X	X
Levers	Lever set – Grade 2	X	X	
	Lever set – Grade 1			X

HVAC:

Equipment / Wall Mount:	THE WALL-MOUNT™ AIR CONDITIONERS (50HZ) GREEN REFRIGERANT R-410A Models W24A to W70A 21,200 Btuh (6.21 KW) – 59,000 Btuh (17.28 KW) Right Side Control Panel 50Hz	X		
Equipment / Wall Mount:	The Wall-Mount™ Variable Capacity Environmental Control Units GREEN REFRIGERANT R-410A The Bard Variable Capacity ECU design is a world-class machine designed to operate from - 40F to +131F (-40C to +55C) outdoor temperature range.		X	X

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HVAC Continued:

Equipment / Roof Mount:	Gas / Electric - 36,000 BTU (3 Ton) Roof top mounted HVAC units w/12kw			X
Equipment / Pad Mount:	Gas / Electric – Two – Stage Air Conditioner			X
Supply / Return:	F/G in ceiling w/24” x 24” adjustable diffusers	X	X	X
Exhaust:	150-cfm exhaust fan	X	X	X
Thermostat:	7-Day Programmable heat/cool	X	X	X

Plumbing:

Supply:	PVC pipe & fittings	X	X	
Supply:	Type ‘L’ copper pipe & fittings			X
Waste:	Schedule 40 PVC pipe & fittings	X	X	X
Lavatory:	ADA Accessible wall hung china, American Standard #0321.026	X	X	X
Faucet	Single Control Lavatory Faucet Extra Long Metal Lever Handle	X	X	
Faucet:	Electronic Faucet – Brass Construction			X
Toilet:	Low Consumption Elongated Bowl ADA Compliant	X	X	X
Toilet:	Low Consumption Child Height Bowl – Day Cares	X	X	X
Urinal:	Low Consumption Vitreous China		X	X
Urinal:	Zero Water – Zero Flush			X
Bar Sink:	15” x 15” Stainless steel coffee bar sink w/8” gooseneck faucet		X	
Kitchen Sink:	24” x 24” Fiberglass service sink w/8” swivel faucet		X	X
Water Cooler:	Wall-mounted bi-level water cooler with softly rounded corners and edges		X	X
Water Heater:	Single point complaint hand washing heater per sink – Eemax	X		
Water Heater:	Tank type w/plastic water heater pan - Compact		X	X
Water Heater:	Tank type w/plastic water heater pan - Standard		X	X

Restroom Accessories:

TP Holder:	Single roll toilet paper holder	X	X	X
Soap:	Surface Mounted Soap Dispenser		X	X
Paper Towel:	Surface Mounted Paper Towel Dispenser		X	X
Mirror	18” x 30” Framed Mirror	X	X	X
Grab Bar	Stainless steel grab bar, (Bobrick #B5806-18, #B5806-36, #B5806-42)	X	X	X
Urinal screen	Wall mounted enameled steel urinal screen		X	X
Partitions	Enameled steel modesty partitions		X	X

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Electrical:

Service:	120/240V Single phase / 3 Wire (AB Phase with neutral)	X		
	120/208V Three phase / 4 Wire (ABC Phase with neutral)		X	X
Panel:	Cutler Hammer #BR1630B150PK breaker	X	X	X
Lights:	5.625 W x 48 L x 3.187 D surface mounted	X		
Lights:	2 x 4 Four-tube grid mounted fluorescent lights w/T-8 lamps		X	X
Raceway:	Romex / MC cable, Per NEC Code (#12 AWG Minimum)	X	X	X
Receptacles:	120V/15A Duplex “White” & GFI near plumbing and at HVAC	X	X	X
Switch:	120V/15A “White” Toggle switch, as needed (Dual switched per IECC)	X	X	X
Sensor / Wall:	Wall Mounted occupancy sensor		X	X
Sensor / Ceiling:	Ceiling mounted occupancy sensor		X	X
Exit / Light	Rustproof Vandal-Resistant Wall/Ceiling Luminaire	X	X	X
Emergency:	Dual head exit/emergency light w/ 90 Minute battery backup	X	X	X
Voice / Data / Security:	Locations w/Single gang boxes and 1/2” flexible conduit above ceiling for equipment to be installed on site	X	X	X
Fire Alarm:	Locations w/Single gang metal boxes and 1/2” EMT conduit to above ceiling for equipment	X	X	X

Kitchen Furniture:

Countertop:	7’-0” x 25” deep laminate w/4” backsplash		X	X
Cabinets:	Light medium oak 42” Sink base cabinet - 42” Base and Wall cabinet:		X	X

Clarifications:

	The specific geographic region and occupancy of the building may require a variance of these specifications.	X	X	X
	These specifications “or equal” are typically used by Modular Genius and are used as the bases for the proposal and floor plans below. Education – Classrooms / Training Daycare – Classrooms / Nursery Business – Office / Administrative Assembly – Worship / Conference Health Care – Clinics / Medical	X	X	X