



MODULAR BUILDING SPECIFICATIONS		Standard	Commercial	Custom
Use Group				
A - Assembly		X	X	X
B – Business		X	X	X
E – Education		X	X	X
I - Institutional				X
Construction Type				
Type II – Non Combustible				X
Type V - Wood		X	X	X
Floor				
Frame:	12” Outrigger Frame with Cross members	X		
	12” Perimeter Steel Main Beams		X	
	12” Perimeter Steel with Steel Cross Members			X
Bottom:	1 Mil Cross-woven polypropylene fabric	X	X	X
Insulation:	Un-faced Fiberglass	X	X	X
Joists:	2 x 6 @ 16” O.C. Longitudinal	X	X	
	8” Steel Cross members 16” O.C.		X	X
Decking:	Single Layer ¾” T&G OSB Underlayment	X		
	Double Layer ¾” T&G OSB Underlayment		X	
	¾” Concrete Composite Panels with 1/4” Hardie Backer Second Layer			X
Finish:	1/8” Vinyl Composition Floor Tile (12” x 12”)	X		
	26 Ounce Commercial Grade Carpet (unitary back)		X	
	30” x 30” Carpet Squares with Rubber Backing		X	
	Ceramic Tile			X
Exterior and Interior Walls				
Studs:	2 x 4 #2 SPF @ 16” O.C., Single Bottom Plate and Double Top Plate	X	X	
	6” x 16 Gauge Steel 16” O.C.			X
Interior:	½” Vinyl Clad Gypsum	X		
	5/8” Type X Gypsum		X	X
Covering:	Vinyl Covered Wall Paper Applied to Gypsum	X		
	Fiberglass Reinforced Paneling	X	X	
	Mud, Tape, Texture and Paint			X
Insulation:	Ext – R-13 Kraft Faced F/G Int– R-11 Unfaced F/G	X	X	X
Structural Sheathing:	7/16” OSB			
	5/8” Dens-glass			
Moisture Sheathing	Building wrap (DuPont Commercial Wrap Tyvek or equal)	X	X	X

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Exterior and Interior Walls Continued				
Exterior Siding:	.019 Aluminum Siding	X		
	Hardie Panel Vertical Panels (stucco or sierra)	X	X	
	29 Gauge Hi-ribb Steel Siding and Trim	X	X	
	Synthetic Stucco over Hardie Panel		X	
	Masonry Stucco Applied on Site			X
	Hardie Reveal Panel			X
Interior Trim				
Base:	Vinyl Covered Batten Strip	X		
	4" Vinyl Cove Base Throughout with 6" Vinyl Cove Base in Restrooms		X	X
Corners:	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
	6" Crown Molding		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:	2x8 or 2x10 Roof Rafters @16" OC w/ledge to LVL	X	X	
	18 Gauge x 8" Steel Rafters 16" OC bolted to truss			X
Insulation:	R-30 Un-faced F/G Batts	X	X	
	R-30 Un-faced F/G Batts with 2" Rigid Foam			X
Sheathing:	7/16" OSB w/ FR Deck	X	X	
	5/8" Fire Treated Plywood Sheathing with 1/4" Dens Deck			X
Roofing:	.045 EPDM Rubber Roof (Black)	X		
	.060 EPDM Rubber Roof (White)		X	
	TPO Roof (White)			X
	Shingles			X
	Steel" 26 Gauge Hi-ribb Steel			X
Gutters:	Aluminum J-rail along length with site installed aluminum gutters		X	X
Ceiling:	1/2" Textured Pre-finished Gypsum Ceiling Board	X		
	5/8" Gypsum with Popcorn Finish		X	
	5/8" Gypsum with Knockdown Finish		X	X
	2 x 2 Acoustic Ceiling – Armstrong Cortega		X	X

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Windows:				
Type:	24" x 54" Bronze Aluminum S/H V/S	X		
	3/0 x 4/0 White Vinyl Framed S/H V/S		X	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		
	1" Aluminum Mini Blinds		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 Imperial Oak		X	
	3/0 x 6/8 Solid Core Six Panel White		X	
	3/0 x 6/8 Solid Core Paint Grade - Painted			X
	3/0 x 6/8 Solid Core Stain Grade - Stained			X
Frame:	Wood Prefinished Jamb	X		
	Steel Redi-frame painted		X	X
Hinges & Door Trim:	Standard	X		
	Upgrade		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 20 Gauge Commercial Steel Door with 18 Gauge Steel Frame 6" x 30" VB	X	X	
	6/0 x 6/8 – Bronze Aluminum Frame Storefront		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	Wall Mount Air Conditioner (60 Hz) Green Refrigerant R-410A 9.0 EER	X		
	Wall Mount Air Conditioner Step Capacity Green Refrigerant R-410A up to 15.3 IPLV		X	X
Equipment / Roof Mount	Electric – 3.0-5.0 Ton with 10 KW Heat Strip			X
Supply / Return	F/G in Ceiling with adjustable diffusers	X	X	X
Thermostat	7-Day Programmable Heat / Cool	X	X	X

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Plumbing:				
Supply:	PVC & CPVC Pipe and Fittings	X	X	
	Type 'L' Copper Pipe and Fittings			X
	PEX Pipe and Fittings			X
Waste:	Schedule 40 PVC Pipe and Fittings	X	X	X
Lavatory:	ADA Accessible Wall Hung China with Lever Faucets	X	X	X
Toilet:	Low Consumption Elongated Bowl ADA Compliant	X	X	X
	Low Consumption Child Height Bowl – Daycare	X	X	X
Urinal:	Low Consumption Vitreous China		X	X
Urinal:	Zero Water – Zero Flush			X
Bar Sink:	15" x 15" SS Sink with Gooseneck Faucet	X	X	
Kitchen Sink:	22" x 33" SS Double Bowl with Single Lever Faucet		X	X
Water Cooler:	Wall Mounted Bi-level Water Cooler		X	X
Water Heater:	Single Point On Demand Electric Water Heater	X		
	Tank Type with Plastic Water Pan – Compact		X	X
	Tank Type with Plastic Water Pan – Standard		X	X
Restroom Accessories:				
TP Holder:	Single Roll Toilet Paper Holder	X	X	X
Soap Dispenser:	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 Bars:	SS Grab Bar	X	X	X
Urinal Screen:	Wall Mounted Enameled Steel		X	X
Partitions:	Enameled Steel Modesty Partitions		X	X
Electrical:				
Service:	120/240V Single Phase 3 Wire	X	X	X
	120/208V Three Phase / 4 Wire			X
Panel:	Cutler Hammer or Equal	X	X	X
Lights:	Surface Mount Diffused Fluorescent T-8 with Electronic Ballast	X		
	2' x 4' Four Tube Grid Mounted Fluorescent T-8		X	X
Raceway:	Romex / MC Cable, Per NEC Code (#12A AWG Minimum)	X	X	X
Receptacles:	120V/15A Duplex White and GFCI near HVAC per code	X	X	X
Switch:	120V/15A White Toggle switch	X	X	X
Exit Light:	Vandal Resistant Wall Light	X	X	X

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Electrical cont.:				
Emergency:	Dual Head Emergency / Exit Light with 90 Minute Battery Back-up	X	X	X
Voice / Data / Security:	Locations w/Single Gang Boxes and ½” Empty Conduit above Ceiling or Below Floor	X	X	X
Fire Alarm:	Locations w/Single Gang Metal Boxes and ½” EMT Conduit to Above Ceiling for Equipment		X	X
Millwork:				
Countertop:	HPL over MDF Board	X	X	
	HPL over Plywood			X
Cabinetry:	HPL over MDF Board (34” Base Cabinets and 30” Wall Cabinets)	X	X	
	HPL over Plywood (34” Base Cabinets and 36” Wall Cabinets)			X
Miscellaneous:				
The specific geographic region and occupancy of the building may require a variance of these specifications.		X	X	X
These specifications “or equal” are use by Affordable Structures and are used for the basis of our preliminary proposal. Actual specifications and material take-offs will be generated with firm proposal.				

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