

Luckdrops

# Technical Spec Sheet

Studio+ Modular Home

# Base Structure

## Container Type

- **40 Foot HC ISO Container**
  - Upcycled Container made from corten steel with marine grade enamel finish.

## Square Footage

- **Interior:**
  - 320 Sq/feet
- **Exterior:**
  - 287 Sq./feet

## Structural Components

- **Reinforced Internal Steel Frame**
  - All Walls & Ceiling
- **Premium Gypsum Board Type 1**
  - 100% Natural Gypsum Board on Bathroom Walls and Ceiling. Extra moisture-resistant, non-toxic, and non-combustible
- **Premium Gypsum Board Type 2**
  - 100% Natural Gypsum Board on Living Area Walls and Ceiling. High fire resistance, non-toxic, and non-combustible
- **Premium Biowood Flooring**
  - Ultra-Durable Composite Biowood floor replacement

# Insulation & Climate Control

## Insulation

- **Insulation Spray Foam**
  - Premium 2-component polyurethane spray foam for seamless, monolithic, and durable air barrier and insulation system. Features a High R-value and provides a secure vapor retarder, thermal, ignition and fungi barrier layer.

## R-Values (ASTM C518 Aged R value)

- **Walls:**
  - R-17
- **Ceiling:**
  - R-15
- **Floor:**
  - R-27

## Climate Control

- **2x Air Conditioner/Heat Pump Units**
  - *Dual split, 115V~ 60Hz Energy-Efficient, Wall-Mounted, Inverters*

# Electrical systems

## Electrical Systems:

- **Premium Copper Electrical wiring**
  - *Single Core PVC-insulated*
- **200-Amp Square D Homeline Load system**
  - 20-Space, 40-Circuit Outdoor Main. Rain-proof, Plug-On Neutral, and Weatherised Cover
- **Electrical Components**
  - 13x 20-Amp Single-Pole Square D Homeline Circuit Breakers
  - 2x 30-Amp Single-Pole Square D Homeline Circuit Breakers
  - 1x 50-Amp Double-Pole Square D Homeline Circuit Breakers
  - 3x 40-Amp Double-Pole Square D Homeline Circuit Breakers
  - *18 powerpoint connections*
  - *6x Duplex Receptacles - 15 Amp, 125 Volt, Tamper-Resistant*
  - *4x GFCI Duplex Receptacles - 15-Amp, 125-Volt, Tamper-Resistant*
  - *4x outdoor GFCI Receptacles - 15-Amp, 125-Volt, Weather-Resistant and Tamper-Resistant*
  - *1x FLUSH MOUNT RANGE POWER RECEPTACLE - 4-WIRE 50A, 125/250 V*
- **Data & Phone connections**
  - *Wiring and connections for Phone, Cable & Hi-Speed Internet*
- **LED Round Flat Panels**
  - 11 Inch *ENERGY STAR* certified downlighting system. 4000K bright
    - white, 12.5-Watt, 875 Lumens, and Dimmable. *(45+ year life-span, using 80% less energy than conventional lighting)*

# Doors & Windows

## Windows:

- **Premium uPVC profiles**
  - *Steel core; 5 mm double tempered glass with Argon gas barrier (5mm-12-5mm)*
  - *3-chamber backstop gasket system with two sealing levels*
  - *Premium insulation and soundproofing properties*
- **Windows to suit each room's needs**
  - *Tilt&turn in kitchen,*
  - *Awning in bathroom,*
  - *Fixed in living room and bedroom*

## Doors:

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  - *Steel core; 5 mm double tempered glass with Argon gas barrier (5mm-12-5mm)*
  - *3-chamber backstop gasket system with two sealing levels*
  - *Premium insulation and soundproofing properties*
- **Custom Patio Sliding doors**
  - *2 sash; Tempered Clear Glass, 10mm thick*
- **Original Sealable Cargo Doors**

# Bathroom

## Full bathroom

- **Sink**
  - *Ceramic Countertop Art Basin*
- **Faucet**
  - *Solid Brass faucet with ABS aerator, ceramic cartridge, and chrome finish*
- **Bathroom Tile floor and walls (color options available)**
  - *Granite tiles, resistant to household chemicals and low concentration of acid and alkalis. Low water absorption, measured at  $\leq 0.5\%$ . High resistance to staining and abrasion.*
- **Modular Shower panel system**
  - *Stainless Steel Overhead Rainfall Shower with Anti-clog Massage Shower Jet system. Includes hand-held shower head and Anti-scald Thermostatic valves.*
- **Energy efficient ergonomic toilet**
  - *Ergonomic and versatile Dual flush ceramic two-piece toilet with bottom outlet.*
- **Bathroom Ceiling Built-In Fan**
  - *70 CFM airflow bath fan reduces moisture to help prevent mildew. Quiet operation, rated at 4.0 sones sound rating.*
- **PVC Plumbing system**
  - *Premium Highly-Durable Schedule-40 PVC Piping*

# Kitchen

## Full Kitchen

- **Sink**
  - *Stainless Steel Double Bowl Sink. Premium 304 stainless Steel construction. Luxurious brushed satin finish - Easy to clean and long-lasting.*
- **Faucet**
  - *Single Handle High Arc Brushed Brass (Chrome) Kitchen Faucet with Pull out 360° swing spout sprayer. Features Zinc Alloy handle, Ceramic Cartridge and Stainless Steel Hose.*
- **Large Kitchen Countertop**
  - -----
- **Kitchen Cabinets** (color options available)
  - -----
- **Kitchen Sink Splash-back**
  - *Granite tiles, resistant to household chemicals and low concentration of acid and alkalis. Low water absorption, measured at  $\leq 0.5\%$ . High resistance to staining and abrasion.*
- **PEX Piping Water system**
  - High-Density Cross-Linked Polyethylene (HDPE)

# Appliances

## Appliances

- **Electric Range**
  - *30 Inch GE Electric Range with Power Boil Burners. Self-Cleaning feature and built-in Storage Drawers. (Color Options available)*
- **Electric water heater**
  - *99.8% Energy Efficient, Tankless, Whole-Home On demand, consistent and endless hot water. Compact and stylish with digital temperature control in increments of 1°F ranging from 80°F to 140°F. Max flow of 5.9 GPM.*
- **Hardwired Smoke & Carbon Monoxide Detectors**
  - *2x dual Hardwired Smoke & Carbon Monoxide detectors Including battery backup features and Voice Alarm Announcements.*
- **Range Hood**
  - *30 Inch Whirlpool Range hood in Stainless Steel. Powerful 3-speed, 265 CFM motor class. Dishwasher-safe filter Recirculation (Non-Vented/Duct-Free)*



# Interested? Get in touch!

For more information on how you can get into your first Luckdrops Studio, please contact us today!

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