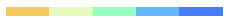


Luckdrops

# TECHNICAL SPEC SHEET

Studio+ Modular Home



# BASE STRUCTURE



## Container Type | 40 Foot HC ISO Container

Upcycled shipping container made from corrosive resistant high-strength low-alloy, corten steel with marine grade enamel finish. The container is sandblasted, touched up with wire brushing and sandpapering before being cleaned with a natural aqueous solution of acetic acid. Finally a corrosion-resistant zinc sealer layer with exceptional salt spray protection is applied with a finishing layer of primer, and marine-grade paint.



# SPECIFICATIONS



**Walls:** 14-gauge vertically continuous corrugated steel panels.

**Top/Bottom/Side Rails:** 7-gauge tubular, cold-formed channel section steel.

**Roof:** 14-gauge die-stamped steel sheets (corners reinforced by 3.0mm thick steel plates).

**Cross Member Assemblage:** 18x 8-gauge pressed channel section steel.

**Corner Posts:** 4-gauge Single piece, pressed open section steel.

**Cargo Doors:** Original 11-gauge corten steel double outswing doors with 270° swing radius.

**Subfloor:** 28 mm thick, 19-ply treated plywood panels with minimum modulus of elasticity of 900,000 psi (new replacement subflooring for original subflooring panels).

**Exterior Length:** 40 ft

**Exterior Height:** 9.6 ft

**Exterior Width:** 8.0 ft

**Exterior Area:** 320 sq ft

**Interior Length:** 38.875 ft

**Interior Height:** 7.875 ft

**Interior Width:** 7.16 ft

**Interior Area:** 287 sq ft

**Weight:** ~30,000 lbs

**Acoustic Insulation:** 48 - 55 dB

**R-Values:** (ASTM C518 Aged R value)

Walls: R-17 | Ceiling: R-15 | Floor: R-26

# SPECIFICATIONS *Continued.*



## WATER & PLUMBING

**Water Pressure Rating:** 50 psi (max 80 psi)

**Water Piping:** High-Density Cross-Linked Polyethylene (HDPE) Pex piping

**Waste Piping:** Highly-Durable Schedule-40 PVC Piping

**Waste Openings:** 2 (through floor)

**Vent Openings:** 1 (through roof)

**Water Intake Port:** 1 (rear wall)

**Shut Off-Valves:** At all fixtures

## CERTIFICATIONS

**SGS** Certification & Test/Inspection Reports

**CSC** (International Convention for Safe Containers)

**NRTL** listed and certified building materials (Nationally Recognized Testing Laboratory)

**New Mexico CID Certification & Decal**  
(Constructions Industries Division)  
(For New Mexico Clients Only)

# EXTERIOR



**Primer:** Two-component, polyamide cured, high molecular weight epoxy coating with Anti-Bacterial and Antifungal properties (color options available).

**Paint:** Two-component chemically curing aliphatic acrylic polyurethane coating with glossy finish. Temperature-reducing, UV-Protected, AntiFade, Dirt-Resistant, Anti-Algae, Anti-Fungal, Water-resistant, and Harmful Chemical free. Suitable for structural steel exposed to corrosive environments (color options available).

**Outlets:** 4x Exterior GFCI Duplex Receptacle outlets (15 amp, 125 volt tamper resistant and weather resistant outlets).

**1x Exterior Bib faucet**

**2x Cargo Door Fastening System**

# KITCHEN & BATHROOM



**Tile:** 0.27” thick natural granite tile. Resistant to household chemicals, extremely low water absorption (<0.3%). Certified to class 3 abrasion resistance and class 3 staining resistance. Natural variation in shade and pigmentation. Tile upgrades include premium granite patterns as well as porcelain stone.

**Standard  
Locations**

*Bathroom wall tile  
Bathroom floor tile*

*Kitchen backsplash tile*

**Bathroom Sink & Faucet:** Ceramic countertop art basin with solid brass faucet with ABS aerator, ceramic cartridge, and chrome finish.

**Kitchen Sink & Faucet:** Stainless steel double bowl sink with brass pull-out 360° swing spout sprayer faucet.

**Kitchen Cabinets:** MDF cabinets and shelves with moisture resistant PU paint. Cabinet and shelf main frame made with 0.7” thick MDF panel. Back panel is 0.35” thick. 24.5” deep bottom cabinets and 12” deep top shelves and cabinets.

***Kitchen Cabinets:***

*2x 3-drawer bottom cabinets*

*1x under-sink bottom cabinet*

*1x 3-shelf with swing door top cabinet*

*2x 3-level shelves*

***Bathroom Vanity:***

*1x double swing door bathroom vanity*

# KITCHEN & BATHROOM *Continued.*



**Kitchen Countertop:**  $\frac{3}{4}$ " thick natural sealed granite one-piece countertop. Moisture and scratch resistant.

**Shower:** Stainless steel overhead rainfall shower with anti-clog massage shower jet system. Includes hand-held shower head and an anti-scald thermostatic valve.

**Toilet:** Ergonomic and versatile dual flush ceramic toilet with bottom outlet. Siphonic flush system.

**Bathroom Accessories:** Stainless steel hook, towel bars and racks, toilet paper, towel, soap and toilet brush holders.

**Exhaust Fan:** 4-Sone 70-CFM white bathroom fan, UL listed and HVI-2100 certified for safety.

# INTERIOR WALLS & FLOORS



**Framing:** 14 gauge Steel framing Cage (all walls and ceiling).

**Insulation:** 2-component (Polyol and Isocyanate) closed-cell polyurethane spray foam (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).

**Drywall Type 1:** Fire resistant gypsum board (Gypsum compound mixed with fiberglass and micro in the core, bounded in pink faced paper. Fire resistant; 0.5”).

**Drywall Type 2:** Water resistant gypsum board (Gypsum board with water repellent additives at the core, encased in green paper liner, moisture resistant; 0.5”).

**Uncoupling Layer:** 1/8” polyethylene, waterproof, uncoupling membrane for water and vapor resistance.

**Vinyl Flooring:** Standard vinyl floor planks, 0.16” thick. PU Coating for excellent stain, fade and abrasion resistance with anti-bacterial effect (various color options and upgrades available) (Substitution for full tile flooring available)

**Primer:** EcoHealth acrylic water based alkali resisting primer. 100% APEO, Formaldehyde and Heavy Metals Free; Low odour and extremely low VOC.

**Paint:** Water based acrylic paint. Free from harmful chemicals such as APEO, formaldehyde, heavy metals and has low volatile organic compound (VOC). Anti-Bacterial & Anti-Fungal.



# DOORS & WINDOWS



**Exterior doors and windows:** Thermally broken, energy-efficient aluminum frames with double pane toughened glass. Panes are made with clear toughened 0.24" glass, 0.5" argon gas filled air-space layer and NFRC certification.

**Standard Exterior Door Types:**

*3x Single outswing aluminum doors with 3 hinges and bottom sweep*  
*1x Double outswing aluminum door with 3 hinges and bottom sweep*

**Standard Window Types:**

*2x Aluminum fixed windows*  
*1x Awning window*  
*1x Combination fixed and awning (top awning, bottom fixed)*

**Interior doors:** Standard aluminum frames with single pane tempered glass.

**Standard interior door types:**

*1x Patio door: 2 sash, sliding aluminum door with 0.4" clear tempered glass*  
*1x Bathroom entry door: 1 sash, inswing aluminum door with 0.4" frosted tempered glass*  
*1x Shower door: 1 sash and 1 fixed panel, sliding aluminum door with 0.4" clear tempered glass*

# ELECTRICAL



**200 Amp Load System:** 20-Space, 40-Circuit Outdoor Main Breaker Plug-On Neutral Load Center.

**2x Hardwired Smoke and Carbon Monoxide Detectors:** Photoelectric smoke sensor and carbon monoxide detectors.

Tamper-resistant with 9V backup battery.

**8x Loft Ceiling Lights:** Led round flat panels; 11 Inch downlighting system. 4000K bright white, 22-Watt, and dimmable.

**10x Interior Duplex Receptacle Outlets:** 15 amp, 125 volt tamper resistant outlets.

**4x Interior Duplex GFCI Receptacle Outlets:** 15 amp, 125 volt tamper resistant outlets.

**1x Range Receptacle:** Wall mounted, 50 amp, 125/250 volt, Nema 14-50R.

**1x Refrigerator Receptacle:** Wall mounted, 15 amp, 125 volt.

**2x Telephone Jacks:** UL listed snap-in RJ-45 voice grade jack.

**2x Television/Data Jacks:** Category 5e jack for ethernet, internet, phone, fax, modem and computer networks.

UL listed 2.4 GHz plated jack for A/V components, from standard TV to satellite TV.

# APPLIANCES



**2x Split Air Conditioner Units:** Dual split, 115V ~ 60Hz Energy-Efficient, Wall-Mounted, DC inverter type, 1Ph, T1 cooling and heating, Gas R410A, min Seer 14 efficiency, with remote control, 5 meter copper pipe and wire.

**1x Freestanding Electric Range/Oven:** 30 Inch GE Electric Range with Power Boil Burners. (Color Options available)

**1x Tankless Water Heater:** 99.8% Energy efficient, tankless, whole-home on demand, consistent and endless hot water. Compact design with digital temperature control in increments of 1° F ranging from 80° F to 140° F. Max flow of 5.9 GPM.

**Food Disposal Unit:** Continuous feed design, ½ to ¾ HP Induction Motor with 26-oz grind chamber and stainless steel components.

**1x 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; filter not included).

# NOT INCLUDED



The following items are **NOT** included in the standard offering but may be available as upgrades/add-ons:

*Furniture*

*Kitchen bar*

*Flyscreens*

*Dimmers*

*Refrigerator unit*

*Range hood charcoal filters*

*Washer/dryer hookups*

*Exterior landing/deck*

*Doorbell*

*Exterior lighting system*

*Smart locks*

*Alarm systems*

*Shipping*

*Offloading*

*On-site setup*

*Utility connections*

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# INTERESTED? GET IN TOUCH!

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

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