

# 12x12 Standard "Quick-Ship" Buildings

**PORTAFAB**  
Modular Building Systems

## Standard "Quick-Ship" Modular Offices & Buildings

Save costs, labor, and materials with modular construction. PortaFab's "quick-ship" modular units come as two, three, or four wall buildings created from the OmniFlex steel stud framing systems.



[4-Wall Building]



[3-Wall Building]



[2-Wall Building]

### 12'x12' Standard "Quick-Ship" Building Specifications

<b>Width (feet)</b>	12' 4-1/2"	<b>Door Style</b>	Swing
<b>Depth (feet)</b>	12' 4-1/2"	<b>Frame Construction</b>	Painted Steel
<b>Height (feet)</b>	8' or 9'	<b>Light Fixtures</b>	2 (based on 4-wall building configuration)
<b>Color / Finish</b>	Champagne, Gray or White	<b>Outlets</b>	4 (based on 4-wall building configuration)
<b>Approval / Regulations</b>	<b>Fire &amp; Sound Panel:</b> R-11, STC-31 (Class A per ASTM-E84)	<b>Limited Warranty</b>	1 Year
<b>Assembly</b>	Unassembled	<b>Type</b>	4-Wall, 3-Wall or 2-Wall
<b>Clearance Height Interior</b>	7' 6" with 8' panels 8' 6" with 9' panels	<b>Wall Construction</b>	Fire and sound (F&S) panels with 1/2" vinyl gypsum on polystyrene core
<b>Door Size</b>	3' x 7'	<b>Wall Thickness (Inches)</b>	3"

Pre-Engineered modular buildings offer a number of benefits when compared to traditional construction:

#### Ease of Coordination

PortaFab will handle the entire installation of your building, so that you do not need to spend valuable time away from your job.

#### Reduced Labor Costs

Prefabricated components can be installed quickly, resulting in a lower cost of labor.

#### Consistent Quality & Appearance

Our pre-engineered components can be integrated with one another to maintain a seamless and professional appearance.

#### Adaptability

Our flexible buildings can be expanded or relocated quickly and easily to grow with your company.

#### No Mess

Pre-engineered components result in a cleaner installation with minimal disruption to surrounding facility.

#### Green

Since construction waste is reduced with modular construction, a facility can earn LEED points to improve its Green Building Rating.

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Our complete prefab kits include everything needed for a basic modular inplant office. All models include the following:

- *Interchangeable wall panels (Thermal or Fire & Sound panels)*
- *Acoustical drop ceiling*
- *Steel roof deck*
- *Framing (wiring posts, corner posts, top and bottom channels)*
- *Connecting hardware*
- *Pre-hung steel door with or without window*

## Standard “Quick-Ship” Building Options

### Doors and Hardware

<b>Steel Door Assembly</b>	<ul style="list-style-type: none"> <li>• 3070 - 20 Gauge Steel Door Assembly - Flush</li> <li>• 6070 - 20 Gauge Steel Double Door Assembly - Flush</li> </ul>
<b>Glass</b>	1/4" Clear Tempered Safety Glass
<b>Threshold</b>	Aluminum Threshold - 3"
<b>Door Louver</b>	Door Louver - 16" x 12"
<b>Msc Hardware</b>	Door Closer Kickplates

### Window Assemblies

<b>Fixed Window</b>	4' or 2' nominal width x 3' nominal height glazed with 1/4 clear tempered safety glass.
<b>Sliding Window</b>	3' x 3' nominal dimensions, installed in wall panel glazed with 1/8" clear tempered safety glass.

### Roof and Ceiling Systems

<b>Acoustical Ceiling</b>	2' x 4' x 5/8" mineral fiberboard with white steel grid system
<b>Ceiling Insulation</b>	6" Fiberglass (R-19) (144 SF per roll)
<b>Roof Deck</b>	<ul style="list-style-type: none"> <li>• Up to 12' length</li> <li>• 16' long dust cover support beam</li> <li>• 20' long dust cover support beam</li> <li>• Dust cover support angle - 12' (must be used along all existing building walls)</li> </ul>

### Climate Control

<b>HVAC Units</b>	11,600 btu cool/11,300 btu heat (230V)
<b>AC Units</b>	7,900 btu (115V)
<b>Baseboard Heaters</b>	1,500 watt - 120V
<b>Framed Cutouts</b>	Installed or material only (size not to exceed 12 l.f.)

### Electrical Components

<b>Light Fixture</b>	2' x 4' flourescent (4 bulb) fixture, T8 ballast (bulbs not included)
<b>Outlet or Switch</b>	<ul style="list-style-type: none"> <li>• Outlet without Wiring (15V)</li> <li>• Switch without wiring (15V)</li> </ul>
<b>Circuit Breaker Boxes</b>	<ul style="list-style-type: none"> <li>• 4-Space</li> <li>• 6-Space</li> <li>• 10-Space</li> </ul>
<b>Exhaust Fan</b>	270 cfm ceiling mounted exhaust fan - Includes fan, duct kit, and switch (louver in door is recommended for maximum air flow)