

24' x 40'

Office with gabled metal roof

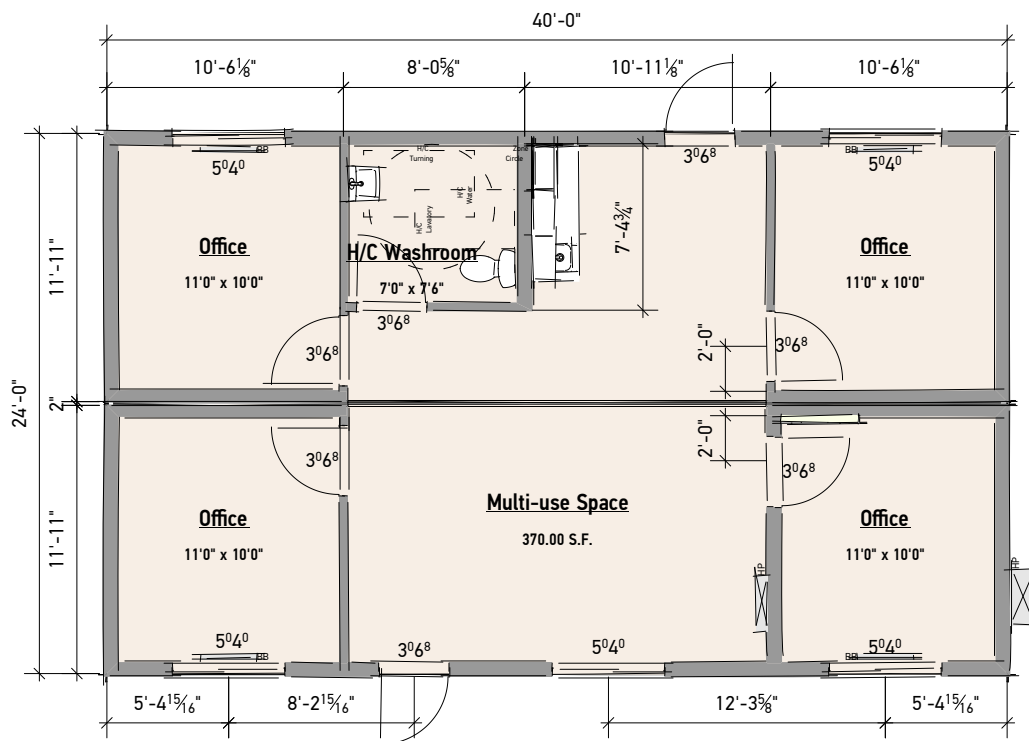
A two module complex, with a gabled metal roof.

Features four private offices, an accessible washroom, and a large central multipurpose area that features a kitchenette.

This complex provides useful office space for a variety of organizations and applications. The interior can easily be reconfigured for your needs.



FLOORPLAN



TOTAL AREA
960 SQ.FT.

OVERALL
24' x 40' x 11'7"

FOR MORE INFORMATION:

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1868 Fielding Road
Nanaimo, BC V9X 1T5



24' x 40' Office with gabled metal roof

General Specifications

EXTERIOR SIDING

7/8" Corrugated Tin; 2 tone: Charcoal & Copper; black trims over 1½" outboard insulation.

INTERIOR WALLS

Tape and filled 5/8" drywall, Metro Grey

WINDOWS

5' x 4' Horizontal Slider; comes with insect screens; black exterior vinyl

EXTERIOR DOORS

36" Hollow metal insulated door, black; comes with passage set and deadbolt

PARTITION DOORS

36" Hollow core, prefinished white; comes with passage set

ROOF

24" standing seam metal roof over peel-n-stick Membrane. 18" overhangs on all sides with aluminum soffit. 6" closed cell spray foam insulation

FLOOR

Vinyl sheet flooring

CEILING

Tape and filled 5/8" drywall

CABINETRY

6' Kitchenette, Upper and lower melamine cabinets with laminate counter tops and niches for microwave and under counter fridge

HEATING/COOLING

9000 BTU high wall mini-split heat pump Incl. HRV and electric baseboard heaters.

LIGHTING

LED 2' x 4' flat panels and recessed LED pot lights

ELECTRICAL

120/240 volt single phase; 200 amp service; duplex wall receptacles; tel/data conduits and patch panel installed; jacks and wiring not included

FIRE ALARM

N/A

PLUMBING

Universal Washroom: American Standard Cadet Pro toilet; American Standard Declyn wall-hung basin.

Kitchen: Kindred single bowl SS drop in sink; 2.5 gal HWT



Intertek



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This structure, as specified above, will be built to CSA-A277 Standards and will meet or exceed the construction requirements set forth by BC Building Code 2024, including relevant requirements to be implemented March 10, 2025 as well as relevant Canadian building standards where applicable.





