



MODERN BUILDING SYSTEMS, INC

"The Environmentally Smart Choice..."

Project Summary

Manzanita Office Building

www.mbs-modular.com



Situated in an artistic community on the Oregon coast and locally commended for its use of sustainable resources, simple visual cues and an adjustable floor plan, this commercial office building provides space for several local businesses. The efficient floor plan houses a shared restroom and break room for each level and a common stairwell to the entrance of each of the four office spaces.

To off set damage from a harsh costal environment, the building was designed with corrugated galvanized metal siding. The use of this highly recycled material also provided a bonus during LEED certification. The building uses day-lighting and motion sensors to limit energy consumption by the highly efficient lighting. Each office space is independently climate controlled to regulate HVAC loads and provide tenants a high degree of thermal comfort.

All of the framing material used on this project came from local sustainable forests. The metal roofing and siding both have a high content of recycled materials. Cellulose insulation, made of post-consumer recycled newsprint, were used in the floor and ceiling. All excess metal siding for the project was used to build a structure around the exterior recycle bins. Site disruption was limited to 5 feet beyond the building footprint and natural plantings were used to replace the vegetation removed for construction.

While design was structured at the owner's pace and had to accommodate tight lot dimensions and local building restrictions, the building was manufactured ahead of schedule. Installation on a permanent foundation occurred 21 days after groundbreaking. Setting the building was finished with a single day of crane time and site crews had the building ready for occupancy by the end of the first week.

We are "The **Environmentally** Smart Choice..." for all your building needs. Contact us today concerning our green building options.

Features:

- Underground cistern to collect and utilize rain water
- Parking enhanced with eco-friendly Turfstone pavers infilled with grass
- Windows oriented to utilize natural light and cross ventilation
- High efficiency lighting and motion sensors
- Environmentally friendly products and processes highly utilized

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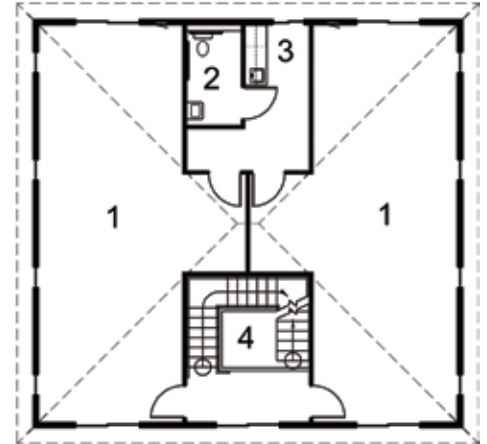
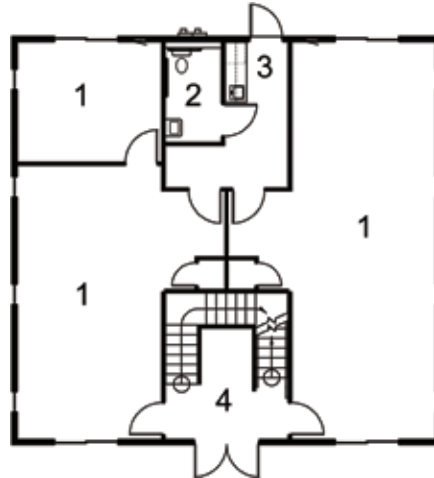
**605 Sutter Street
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Manzanita Office Building

1. Office
2. Restroom
3. Breakroom
4. Lobby/Stairs



Modern Building Systems, Inc. Mobile and Modular Offices: Tomorrow's Solutions Today

When you consider the time, cost and flexibility your new building will involve consider **Modern Building Systems**.

We offer speed and efficiency for expansion or relocation and can build to compliment existing structures. Our economical, attractive, and functional commercial space is built with environmentally responsible turnkey construction.

Complete services include design and engineering offering potential savings in construction costs over site-built buildings. Your complete facility will be built on our premises and is ready for immediate occupancy on your land within days. If you need, the entire modular building can be relocated to another site in the future.

Our personal service and professional staff will work with you to meet all your building needs. For an accurate advance estimate of the budget and time requirements of a modular solution, call today for more information.

"Without Modern Building Systems' outstanding management and competent, professional staff, it would not have been possible to consistently meet our tight budgets and limited schedule."

Reg Martinson, Director of Facilities
 Evergreen School District

Modern Building Systems, Inc.

800.682.1422

Visit us at:

www.mbs-modular.com

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