

Q-84219
March 18, 2025

B MODULE

Middle office module

modular project Specifications

Qty	Description	Color/Location
<u>Specifications</u>		
	Floor Loads Business Occupancy 100 lb. Live Load (Corridor) 50 lb Live Load (Offices) and 2,000 lb. concentrated load over 30" x 30" areas	
	Destination: Stock	
<u>Chassis</u>		
56.00	11'-8" wide outrigger w/ 95.5" I-Beam spacing ***Frames are 11'-9" wide*** ***I-beams spacing is 99.5" O.C.*** Outriggers & Crossmembers spaced (As Required) 12" I-Beams (M12x10) Hitches are detachable New tires New Tires are Provided - Drivers are responsible for spares Axle quantity will be calculated as required (2) Brake & (2) Id Special Instructions for Purchasing/Production Carriage bolts on ALL-4-CORNERS ***	
<u>Floor Section</u>		
	Standard bottom board material 2"x8" Floor joist @ 16" O.C. (12' Wide Modules) 2'x8" Pressure Treated Double Perimeter Joist KDAT {Galvanized Fasters are to be Utilized} 3/4" Floor sheathing/decking Floor decking held back 2.5" (at mate-line where applicable)	
672.00	VCT {Armstrong brand} Installed per the print (Hold Tile Back 5" each Side of the Mate-Line) -- { *** checkerboard & 50% offset ***}	Cool White 51899

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<u>Floor Section</u>		
1.00	Special Item: Moist stop brick flashing at the full perimeter of exterior 12" up from the bottom of the perimeter rail (See RFQ drawing / Justin for details)	
<u>Wall Section</u>		
72.00	2"x4" Interior wall height: 8'-6" **102" Interior wall height** Int. cross walls & double mate-lines are built so they can be removed (108. inches support post integrated into these walls per the print) and (Top late of the wall will be below the T-Grid trimmed with battens) (1-plate). {Unless otherwise noted, interior walls will be constructed with #2 2x4 studs 16"o.c. with single 2x4 top and bottom plates} 2"x6" Exterior end walls full height End walls height 102 inches / ridge beam recessed into the end walls. Interior trim package: standard battens ***1.5 inch battens @ wall seams and around windows with 3 inch flex-battens at inside & outside corners and 1.5 inch horizontal batten at top of the walls. *** {Unless otherwise noted} 1/2" VCG (Vinyl covered gypsum) / recess walls as required}	Hampton Gray
96.00	4" VCB {Vinyl Cove Base} ***Continuous type vinyl cove base to minimize joints***	CB67 Dove Gray
4.00	Support columns as required 100.5 inch support columns are on each side of the removable walls and cover with VCG - to appear as part of the wall {Includes additional floor joist underneath column studs as required} Vertical tie-down straps are on all four corners {Please note that Vertical tie-down straps are located on all four corners these are four up-lift and overturning resistance}	
2.00	Special Items: Wood window casing painted Gray	
12.00	Special Items: Plenum Wall per the print (144 inch)	
1.00	Special Items: Blocking in walls for restroom grab bars per the print.	

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Wall Section

- 1.00 Special Items:
**** Total module height at end wall: {125.5 inches} from bottom of 2x8 floor joist to top of end wall (not including chassis or OSB sheathing or raised mate-line 2x angle) (Note ridge beams are recessed 17 inches).
- 1.00 Special Items:
**** Total module height at center of module (28 feet): {132.5 inches} from bottom of 2x8 floor joist to top of roof truss (not including chassis or OSB sheathing or raised mate-line 2x angle).
- Special Instructions: For Purchasing/Production
See BOXX-plex catalog photos for interior trim details. 1.5" outside & 1" inside / cased with VCG

Interior Doors Section

- 2.00 36"x80" H.C. Flush door w/steel jamb
Interior Door Finish will be Imperail Oak doors in lieu of Birch {Includes Timely or Redi-Frames with lever. (Door frame is painted the standard bronze finish color & door is Imperial Oak.)}
- 2.00 Keyed interior door locks per the print
Grade 2 Tell Keyed Lever - () --- Located at the office doors
- 2.00 Special Items:
Wall mounted door stops

Roof/Ceiling Section

Truss spacing @ 24" O.C.

(UT12w) Transverse truss (Engineered truss)
Start Trusses at 17" and peak at 24" and end at 17" (Ridge beam is recessed into end wall) *** Truss with King post utilized in lieu of Roof joist

7/16" x4 x8 EPDM underlayment
Raised Mate-line: A 2x4 cut on an angle (tapered) from 1.5 inches to 0 inches to create a raised mate-line is installed the full length of every mate-line (this is utilized in lieu of our standard belt rail).

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<u>Roof/Ceiling Section</u>		
	Special Item: Ceiling finish 2x4 T-grid (Certainteed) (T-Grid is terminated into ridge beam / Titan to send 8" close up beam) {T-grid starts 12 inches from each plenum}.	
	12" Peel & stick mate-line tape - White	
	Roof Covering: 45mil. White EPDM (Complex) EPDM at the exterior wall is installed J-rail mini gutter termination bar same as E-plex (See Justin for details).	
	Ceiling finish is 8'-6" above finished floor	
56.00	4-Layer 24" ridge-beam construction: (Or Engineered Truss) Beam is Tapered 17" to 24" to 17" (4) 3" Holes are bored into the mate-beams for data cross-overs and (1) 6" x 6" painted square on mate-beams 30" from end opposite from the hitch - Standard Wood ridge beam in lieu of engineered mate line truss painted 6"x6" square will have a note below that says 5" diameter hole may be drilled at this location {This beam will be constructed from 4-layers of 3/4" structural grade plywood installed as required and fastened as per approved fastening schedule}	
24.00	End projection: 6" roof over-hang See Detail on Sheet No D02.1 of Plans Attic ventilation per code None is Required	
1.00	Special Item: EPDM at the exterior wall is installed J-rail mini gutter termination bar (See Justin for details). Side-wall type hurricane straps {Please note that if foundation drawings or calculations are provided, these will be figured for frame ties in lieu of side-wall tie-down straps} Special instructions for Purchasing/Production The four 3" holes to be drilled into the ridge-beam are located per the sealed prints at 6'-3" to center from front and rear end of the ridge-beam & 20' to center from front and rear end of the ridge-beam. Special instructions for Purchasing/Production ALL roof vent-pipes are primed and flashed as per the BOXX-plex catalog photos.	

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Plumbing Section

NO plumbing included

Electrical Section

- 1.00 125 AMP Exterior panel box
*** Eaton Brand Panel Box *** (Exterior panel box with exterior rated electrical conduit to HVAC per photo in BOXX-plex catalog) Panel box is mounted 19" above the top of the bottom trim & 23" from the corner
- 5.00 2'x4' Standard "T-grid type" LED lights
Flat Panel / (All light fixtures are supported at all four corners with wire).
- 3.00 Wall Mounted Occupancy Sensor
Occupancy sensor
{Intermatic # LOSDOVI} ****Ivory****
- 2.00 2"x4" junction box with 3/4" conduit (standard)
with pull strings
{These junction boxes will be stubbed-up into the attic cavity for T-grid unless otherwise instructed by the customer; all boxes & conduit are empty, all wiring & devices for monitoring, alarms & security are entirely by others}
110 Volt receptacles @ approximately 12' O.C.
(Receptacles are to be located at 15" AFF to the bottom of the box)
{Standard}
- 1.00 Receptacles Type: 120 Volt 20 Amperage
{Standard 120-volt AC 20 Amperage duplex receptacles}
Receptacles / Switches / Covers are white
(Switches are to be located at 46" AFF to the bottom of the box)
- 1.00 Exterior use GFI w/ weather proof cover
{In use type with exterior rated GFI receptacle}
Race-way: M.C. cable wiring
- 2.00 Special item:
Interior-wall Power Connection - 4" x 4" (120 VAC-20Amp) Powered J-Box Above T-Grid to allow the interior walls to be removed

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Electrical Section

- 2.00 Special item:
Powered J-box - 2" x 4" (120 VAC-20Amp) above T-Grid for future use (Per the print)
- 2.00 Special item:
Empty J-box - 4" x 4" (with 3/4 EMT conduit ran back to the panel box) above T-Grid for future use (Per the print)

HVAC Section

- 1.00 3 Ton wall-mounted unit w/ 10kw heat strip
***10 kw in lieu of 5kw *** 11EER *** HVAC drain line - 3/4" drain hose is to be extended to 4" below frame header same as E-plex (HVAC units are Tan) Beige
- 1.00 Special item:
Aluminum flashing above the HVAC unit (puddy tape on the backside edge and edge touching the HVAC unit)
- 50.00 Linear feet of fiberglass supply duct with grilles
- 48.00 Linear feet of fiberglass return duct w/ grilles
**** No Jump Ducts ***
{Oversized as needed}
Plenum Duct Concealed with Chase Wall
{Fully ducted return air to the HVAC unit}
- 1.00 7-day Programmable T-stat (HVAC)
(Honeywell Home Pro / 4000 Series Part# TH411OU2005/U) (See BOXX-plex catalog for photo)
- 5.00 2'x2' FLB supply grilles for T-grid ceiling
(See picture in BOXX-Plex Catalog for Photo of S/A & R/A grills needed) (Volume damper is required on all S/A grills)
{FLB is a fixed linear blade diffuser}
- 4.00 2'x2' Return air grilles for T-grid ceiling

Cabinets & Furnishings

NO cabinetry quoted

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BOX
MODULAR
www.BOXXModular.com

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<u>Exterior Section</u>		
	Smart Panel siding (singlewide) *** Smart Panel siding held-up from bottom of rim joist With Filler below siding to allow for 2" space for skirting behind trim *** (Bottom Trim is 5.5 inch installed flush with rim joist per standard installation. (See BOXX-Plex Catalog & Justin for details) Body Antique Linen with Black Trim	
24.00	Smart Panel siding mansard Mansard trim is 3-1/2" Mansard trim is installed at 101.75 inches from the top of the bottom trim and the top of the mansard trim (See BOXX -Plex catalog for photos & Justin for details). Mansard Body Dark Red with Black Trim Sheathing installed as per applicable requirements 7/16 OSB in lieu of 1/2 plywood Standard house wrap installed 100% {All wrap installed right side up & in a shingled fashion}	
24.00	Special item: EPDM at the exterior wall is installed J-rail mini gutter termination bar (See Justin for details).	
1.00	Special item: Windows & Doors installed and flashed per the customers details (window & door trim is installed in a shingled fashion with the top trim extending past the side trim 1/2" on each side, the side trim is to extend down past the bottom trim by 1" one each side (See BOXX-plex catalog & Justin for details)	
1.00	Special item: (See BOXX -plex catalog for full details) Building Body & Mansard Body Painted - - BOXX Modular Color (includes the building corners & the trim between the mansard & body) (mini gutter over windows & doors is painted to match the building body).	
1.00	Special item: (See BOXX-plex catalog for full details) Building Trim Painted - - BOXX Modular Color (Includes the building bottom trim, mansard top trim, all windows and door trim)	
4.00	Special item: ***Note: 12" wide metal flashing @ each corner of the module, from top of roof to bottom of the rim rail. ***	

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Exterior Section

Special instructions for Purchasing/Production

Raised Mate-line: A 2x4 cut on an angle (tapered) from 1.5 inches to 0 inches to create a raised mate-line is installed the full length of every mate-line (this is utilized in lieu of our standard belt rail).

Special instructions for Purchasing/Production

Z BAR at top of siding is 1-7/8 x 3/8 x 1-7/8 inches

Special instructions for Purchasing/Production

*** See sealed plans for Exterior trim details *** Top trim/fascia is 7.25" and lower mansard trim is 3.5" / Bottom trim is 5.5" / Window trim is 3.5" / Exterior door trim is 3.5"

Special instructions for Purchasing/Production

ALL roof vent-pipes are primed and flashed

Special instructions for Purchasing/Production

Trim hold-backs are mitered

Windows Section

- 2.00 24x54 VS White vinyl frame & ins. glass
(In lieu of 24" x 52")See window trim detail in sealed plans. 3 1/2"
Trim. 1" overhangs on top trim. Side trim to extend 1" below bottom trim. Window Trim Antique Linen
(Low E)
- 1.00 Special item:
Windows & Doors installed and flashed per the customers details
(window & door trim is installed in a shingled fashion with the top trim extending past the side trim 1/2" on each side, the side trim is to extend down past the bottom trim by 1" on each side)
- 3.00 Special item:
***Note: 4x8 sheet of commercial grade Thermo-Ply to be installed from the top of module to the bottom of the rim rail at each window

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Exterior Doors Section

- 1.00 Special item:
Windows & Doors installed and flashed per the customers details
(window & door trim is installed in a shingled fashion with the top trim
extending past the side trim ½" on each side, the side trim is to extend
down past the bottom trim by 1" one each side

Insulation Section

Exterior wall includes R-19 unfaced
(Requires 2" x 6" minimum exterior walls) {The noted insulation value
is only an estimate and is subject to change based on final
engineering}

R-11 Interior wall sound reduction batts
(Located in the Restroom Walls Only)
{The noted insulation value is only an estimate and is subject to change
based on final engineering}

Floor includes R-30 unfaced
In lieu of R-22
{The noted insulation value is only an estimate and is subject to change
based on final engineering}

Roof includes R-38 unfaced
w/ Netting
{The noted insulation value is only an estimate and is subject to change
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