## **D MODULE**

End office module

# modular project Specifications

### MODULAR BUILDING INFORMATION

Unit No(s).

Unit Size(s)
12x56 Multi Plex

State(s) Coded
TX-Multi

**Building Description** 

(D) Complex End Office Module

### **SPECIFICATIONS**

Qty Description

Color/Location

#### **Specifications**

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

### Chassis

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 \*\*\*

### **Floor Section**

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"

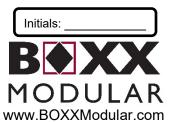
(at mate-line where applicable)

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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### **Floor Section**

1.00 Special Item:

Door entry areas to have 4' x 4' 3/4" treated plywood @ Exterior Door

1.00 Special Item:

Moist stop brick flashing at the full perimeter of exterior 12" up from the bottom of the perimeter rail

### **Wall Section**

48.00 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}

2x6 Exterior wall height 9'-0"

{Double top-plate on exterior walls, as required}

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}

156.00 4" VCB {Vinyl Cove Base}

\*\*\*Continuous type vinyl cove base to minimize joints\*\*\*

2.00 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}

Hampton Gray

CB67 Dove Gray



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### **Wall Section**

12.00 Special Items:

Plenum Wall per the print (144 inch)

5.00 Special Items:

Wood window casing painted Gray

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-line2x 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:

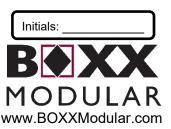
Wall mounted door stops similar to pictures in BOXX -plex catalog. Located in the cove base

### **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



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### **Roof/Ceiling Section**

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

### 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

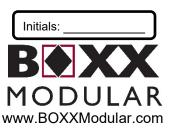
None is Required

### 1.00 Special Item:

EPDM at the exterior wall is installed J-rail mini gutter termination bar

### 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}



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### **Roof/Ceiling Section**

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.

### **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

6.00 2'x4' Standard "T-grid type" LED lights

Flat Panel / (All light fixtures are supported at all four corners with wire).

- 1.00 Standard 60 watt porch light with photo cell
- 3.00 Wall Mounted Occupancy Sensor

Occupancy sensor

{Intermatic # LOSDOVI}\*\*\*\*Ivory\*\*\*\*

1.00 Combo dual head emergency light/exit sign

{Quantity is shown budgeted, actual quantity will be as required after review and per final approved customer drawing}

1.00 Exterior emergency light remote heads as required

(Remote-head must be L.E.D.)

{Exterior type to match porch lights}

6.00 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}



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### **Electrical Section**

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

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  $\frac{3}{4}$  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
- 46.00 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}



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### **HVAC Section**

1.00 7-day Programmable T-stat (HVAC) (Honeywell Home Pro / 4000 Series Part# TH411OU2005/U)

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}

3.00 2'x2' Return air grilles for T-grid ceiling

### Cabinets & Furnishings

NO cabinetry quoted

### **Exterior Section**

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. Body Antique Linen with Black Trim

80.00 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 . 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}

80.00 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 ½" on each side, the side trim is to extend down past the bottom trim by 1" one each side



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### **Exterior Section**

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).

4.00 Special item:

\*\*\*Note: 12" wide metal flashing @ each corner of the module, from top of roof to bottom of the rim rail. \*\*\*

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)

Special instructions for Purchasing/Production Trim hold-backs are mitered

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

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

Special instructions for Purchasing/Production

ALL roof vent-pipes are primed and flashed as per the BOXX-plex catalog photos.

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"

### **Windows Section**

5.00 24x54 VS White vinyl frame & ins. glass

(In lieu of 24" x 52") See window trim detail in seald plans. 3 1/2" Trim. 1" overhangs on top trim. Side trim to extend 1" below bottom trim. Window Trim Antique Linen (Low E)



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#### Windows 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

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

### **Exterior Doors Section**

1.00 36"x80" Steel door with 6"x30" vision panel

Factory Standard - BOXX Modular Color} -BOXX Modular Mini gutter above door} 6" x 30" View Block In lieu of 7" x 22"

1.00 Standard lever (Tell Grade 2 Keyed)

LC2681 Tell Lever and Dead Bolt Keyed Alike - Tell Brand Grade 2

1.00 Standard dead bolt

Keyed same as exterior door levers

1.00 Standard closer

Hydraulic Tell Closer 600 Series \*\*\*Closure is mounted on the door with arm attched to the header-jamb \*\*\*

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 based on final engineering}

