

Q-84219
March 18, 2025

A MODULE

End restroom/office module

modular project Specifications

MODULAR BUILDING INFORMATION

<u>Unit No(s).</u>	<u>Unit Size(s)</u>	<u>State(s) Coded</u>	<u>Building Description</u>
NEW	12x56 Multi Plex	TX-Multi	(A) Complex Restroom/Office Module

SPECIFICATIONS

Qty	Description	Color/Location
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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

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

56.00 Special Items
Frames are 11'-9" wide ***I-beams spacing is 99.5" O.C.***

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 (Outside rim rail full perimeter)
{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 *** } The first piece of VCT is to be 11.5 Inches in lieu
of 12, Started at the hitch end. (See Catalog)

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 (See RFQ drawing / Justin for details)	
Wall Section		
76.00	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 8'-6" *** 102. inch Side Wall *** *** Inset mate-line walls to allow gypsum to be flush. Gypsum in lieu of Plywood. {Double top-plate on exterior walls, as required} 2"x6" Exterior end walls full height End walls height 126 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
224.00	FRP 48" wainscot laid-up on gypsum (Class "C") *** FRP wall panel *** -- 4' Wainscot in the Restrooms (FRP Color is White) FRP = Fiberglass Reinforced Panels will be installed over raw gypsum and include vinyl base coving}	White
156.00	4" VCB {Vinyl Cove Base} ***Continuous type vinyl cove base to minimize joints***	CB67 Dove Gray

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Wall Section		
2.00	Support columns as required 102 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}	
1.00	Special Items: *** Window openings are @ 34 Inches AFF ***	
1.00	Special Items: Please note that restroom walls are NOT full height	
12.00	Special Items: Plenum Wall per the print (Standard 12")	
4.00	Special Items: Windows are cased out with VCP and molded out with E-Plex style trim painted gray (See catalog)	
1.00	Special Items: Blocking in walls for restroom grab bars per the print.	
1.00	Special Items: HVAC Opening is to be located so that the bottom of the HVAC unit is 41 AFF	
1.00	Special Items: **** Total module height at end wall: {134.75 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): {142 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	

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<u>Roof/Ceiling Section</u>		
56.00	4-Layer 24" ridge-beam construction: (Or Engineered Truss) (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}	
1.00	Special Item: *** 2 x 3 ledger installed on ridge beam to create roof slope and terminate T-Grid ceiling. QC staff to verify 2x3 ledger is installed correctly. ***	
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} 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

- | | |
|------|--|
| 2.00 | Restroom description: Single station handicap RR |
| 2.00 | Standard lavatory (wall mount type) |
| 2.00 | Handicap sink protection - sock for P-trap |

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Plumbing Section

- | | | |
|------|---|--|
| 2.00 | Water closet type: HC accessible w/ std. grab bars
*** Single roll toilet paper dispenser ***
{Includes a vertical grab bar} | |
| 1.00 | 6 gallon water heater

Drain/waste lines are PVC
3 inch VTR (Schedule 40) | |
| 1.00 | Supply Lines are PEX
Supply lines will be sized as required *** All hot water lines to be insulated *** | |
| 1.00 | Rough-in plumbing for a refrigerator icemaker
{Unless otherwise noted, all appliances are by others.} | |
| 2.00 | Floor drain (VCT) w/ trap guard | |
| 1.00 | Special item:
Rough-in plumbing for future installed H-Lo water cooler - Plumbing concealed in the wall *** No access from factory *** | |

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). | |
| 2.00 | 2'x2' Standard "T-grid type" LED lights | |
| 1.00 | Standard 60 watt porch light with photo cell | |
| 5.00 | Wall Mounted Occupancy Sensor
Occupancy sensor
{Intermatic # LOSDOVI} | |

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<u>Electrical Section</u>		
1.00	Combo dual head emergency light/exit sign (Must be L.E.D. see BOXX-plex catalog photo) {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}	
5.00	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)	
3.00	GFI receptacles as required (see print) {GFI= Ground Fault Interrupter}	
1.00	Exterior use GFI w/ weather proof cover {In use type with exterior rated GFI receptacle}	
1.00	Duplex 120 Volt dedicated receptacle	
1.00	Heat tape receptacle (Local to water inlet) {Underneath the floor, per the print. ANY & ALL heat tape is entirely by others}	
	Race-way: M.C. cable wiring	
2.00	Special item: 100 CFM exhaust fan (fan only no light) *** To Exhaust out side wall with standard attic vent louver . ***	

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<u>Electrical Section</u>		
1.00	Special item: Switch And recept for garbage disposal	
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 ¾ EMT conduit ran back to the panel box) above T-Grid for future use (Per the print)	
	Special instruction for Purchasing/Production Plumbing inlet is grounded to the frame.	
<u>HVAC Section</u>		
1.00	3 Ton wall-mounted unit w/ 10kw heat strip ***10 kw in lieu of 5kw *** 11EER *** HVAC is mounted 41 in AFF and - 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	
40.00	Linear feet of fiberglass return duct w/ grilles Return air transfer grills {Oversized as needed}	
1.00	7-day Programmable T-stat (HVAC) (Honeywell Home Pro / 4000 Series Part# TH411OU2005/U) (See BOXX-plex catalog for photo)	
9.00	2'x2' Return air grilles for T-grid ceiling Used for both S/A and R/A Grills	
12.00	Special items: 12" Plenum 18" including ext wall	

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Cabinets & Furnishings

- 4.00 Linear foot of "white" base cabinets
White in lieu of Oak With Dove Gray Tops
{Includes countertop}
- 4.00 Linear foot of "white" overhead cabinets
{Includes fixed center shelf}
- 1.00 25"x22" Bar sink with gooseneck faucet

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 End Walls Only
- 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
- 1.00 Special item:
*** See Catalog details for exact trim locations and sizes ***
- 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

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<u>Exterior Section</u>		
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. *** 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 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 ALL roof vent-pipes are primed and flashed as per the BOXX-plex catalog photos. 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).	
<u>Windows Section</u>		
4.00	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
- 4.00 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" Door
trim Antique Linen
- 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 attached 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
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