

# CLASS LEASING, LLC.

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## SPECIFICATIONS RELOCATABLE CLASSROOMS

- 3.01 CARPENTRY:**  
1. **Scope of Work:** Contractor shall provide all labor, materials and services to install carpentry.  
2. **Workmanship:**  
a) FRAMING: securely nailed, bridged and blocked to form rigid structure. Work cut, filed and assembled level, plumb and true to line. Trim in as long lengths as possible with all standing trim in one piece. Trim sealed at all edges.  
b) NAILING: in accordance with the title 24 CFR-Table 2304.9.1. Nails shall be corrosion resistant box nails.  
c) Machine applied nailing shall have prior demonstration and approval by DSA Field Inspector and the Architect. The approval is subject to continuous satisfactory performance. Plywood shall have a minimum thickness of 3/8". If nail heads penetrate the outer ply more than would be normal for a hand hammer or if minimum allowable edge distances are not maintained, the performance will be deemed unsatisfactory.  
d) TRIM: sealed at all edges. Sealant painted to match trim or siding.
- 4.01 MATERIAL SPECIFICATIONS:**  
1. Structural framing shall be Hem Fir-Larch graded in accordance with the standard grading rules of the Western Wood Products Association or standard grading rules No. 18 of the West Coast Lumber Inspection Bureau, latest editions. Grades shall be as follows unless noted otherwise on the drawings. (Hem Fir South is not allowed) Each piece shall be grade marked and no piece may fall below grades indicated. All framing except as noted in Hem Fir No. 2  
2. Plywood shall be as shown on these drawings with exterior glue in accordance with U.S. Product Standard PS-1-07. All panels shall be marked with an APA grade mark with an identification index as shown on drawings. Use 4x8 panels; minimum, except at boundaries and at framing changes where minimum panel dimension shall be 24" x 8" and 8'0" and 12' at walls.  
3. Bolts for timber connections shall conform to ANSI/AISI Standard B18.2.1-2012 & 2012 edition of NDS (The National Design Specification for Wood Construction) by the National Forest Products Association). Bolts shall be installed in accordance with the requirements of 2012 NDS. Bolt holes shall be 1/2" to 1/16" larger than bolt diameter. Bolts shall be full body steel bolts with minimum yield strength of 45,000 PSI. Re-lighten bolts before closing in work.  
4. Lag screws shall be steel and conform to ANSI/AISI Standard B18.2.1 and 2012 NDS. Holes for lag screw shanks shall be bored the same depth and diameter as the shank. The remaining depth of penetration of the screw shall be bored to 70% of the shank diameter. One quarter inch (1/4") diameter lag screws need not have pre-drilled holes if it can be shown that wood members are not damaged during installation. Provide full diameter body lag screws with bending yield strengths per Table 11J in NDS  
5. Provide malleable iron washers or equivalent cut plate washers (not less than a standard cut washer) under nuts and bolt or lag screw heads which bear on wood.  
6. Wood screws shall conform to ANSI/AISI Standard B18.8.1 and the requirements of the 2012 NDS. Galvanized or other corrosion resistant coating where exposed to weather or used in foundations.  
Screws shall be steel with cut threads and bending yield strengths per Table 11J in NDS.  
7. Wood members shall be cut or notched only as shown on structural drawings.  
8. When required nailing tends to split wood members, nail holes shall be pre-bored to 3/4 of the nail diameter.  
9. Structural nailing shall be with BOX NAILS per all requirements of 2012 NDS. Nailing not specifically indicated shall comply with CR Title 24, Part 2, Table 2304.9.1. All nails shall be galvanized or other corrosion resistant coating where exposed to weather. In foundations and as noted on plans, per the requirements of CR Title 24, Part 2, with minimum bending yields per table 11J in NDS. (See nail equivalence below).  
10. Nail equivalence:  
(provide minimum nail lengths as required for specified penetration, TYPICAL: U.N.C.)  
8d square, 1 1/2" DIA. - provide 1 3/8" minimum point penetration  
8d square, 1 3/4" DIA. - provide 1 5/8" minimum point penetration  
11. Pressure preservative treatment shall be per Section 2303.1.8, CR Title 24, Part 2. Provide quality mark on all treated foundation members that comply with CR 2303.1.8.1. All foundation members shall be treated as "For ground contact" or "For above ground use" as appropriate. Pressure treated material shall comply with AWPAC Standard U1 as required by CR 2303.1.8. Treat all cut ends of pressure treated members with an approved preservative. (Vibrated W/B Copper Green 2% or an approved equivalent). Where noted, members below the sub floor that are not a part of the foundation shall be pressure treated.  
12. Only material in contact with ground needs to be pressure treated, all other foundation lumber can be DF or HF#2 or equal.  
13. If machine nailing is utilized for this project, contractor shall comply with all requirements of CR Title 24, Part 2. Machine nailing is subject to approval by the Structural Engineer or Architect and the Division of the State Architect.  
14. Fasteners for pressure-treated wood shall comply with Section 2304.9 of CBC.  
15. Nails and spikes used in wet or exterior locations shall comply with Section 2304.9.1.1 of CBC.  
16. Shim material shall be plywood CD EXP 1 or equal (not pressure treated).  
17. Used lumber in good condition is acceptable for use in foundation system.  
18. The plates shall conform to A-1011 Grade 33.

- 5.01 SITE INSTALLATION REQUIREMENTS FOR DSA CLASSROOM BUILDINGS:**  
In the case of equipment located in the State of California, the LESSEE (School District) is responsible for the site being cleared (tree of grass, trees, shrubs, etc) and graded to within 4 1/2" of level grade for each building. If the site exceeds the 4 1/2" level grade requirement additional costs may be charged to lessee.  
Under no circumstances should the site be greater than 9" from level grade or have less than a 1000 PSF MINIMUM SOIL BEARING PRESSURE.  
Prior to delivery, the lessee shall mark the four corners of the building on the site, including door location. Should special handling be required to either place, install or relocate the classroom on the lessee's site due to site obstruction such as fencing, landscaping, other classrooms, etc., additional costs will be charged to the lessee.  
**6.01 TEST AND INSTALLATION:**  
1. Provide Electrical Grounding Test per DSA IR-E-1.  
2. Field Welding for welded tie plate option. (If used, requires Test and Inspection).  
The example form DSA 103's shown on this sheet are for illustration purposes only. A form DSA 103 is to be completed for each application that this PC is being incorporated into and all example form DSA-103's are to be crossed out on this drawing.  
3. No other tests and inspections are required.

- 1.01 GENERAL REQUIREMENTS:**  
1. The requirements of the general conditions of the agreement and these General Requirements apply to the several trade sections with the same force as though fully repeated in each section.  
2. Name brands are indicated to establish a standard of quality. Items of equal or better quality may be substituted for the listed brand named products.  
**1.02 SCOPE OF WORK:**  
1. The work consists of installing on-site, modular relocatable buildings as defined herein, shown and detailed on the drawings.  
2. All requirements of CR (California Code of Regulation) Title 19 and 24 relating to inspections and verified reports shall be complied with and shall include:  
a) General responsible charge of Field Administration by the Architect or Record.  
b) Inspection during the course of construction by an Inspector approved by DSA (Division of the State Architect) and the District Architect. The Inspector shall be responsible for and approved to inspect the general construction, welding, mechanical and electrical work. Cost of these inspections shall be borne by the School District.  
c) On site inspection of the building installation, electrical and utility of the building installation or connection by an Inspector approved by the DSA and retained by the School District.  
d) Other special tests or inspections as may be required by DSA. Cost of these inspections/tests shall be borne by the School District.

- 1.03 WORK NOT INCLUDED:**  
1. All on-site or off-site utilities and the connection of them to the building unless indicated on the drawings.  
2. All leveling, grading or other site preparation (except concrete or wood leveling strips, where Required) unless otherwise indicated on the drawings.  
3. Fire alarm system, program bell, clock, public address system, intercom system, TV system, computer data or any other low voltage system, unless otherwise indicated on the drawings or the lease agreement.  
**1.04 ACCESSIBILITY OF SITE:**  
The School District shall provide access to the site for the installation of the building. Removal of trees, shrubs, fencing, sprinklers, etc. necessary for move-in and removal of the buildings shall be the responsibility of the School District.

- 2.01 SITE ASSEMBLY:**  
1. **Scope of Work:** Contractor shall provide all labor, materials and services to prepare the building elements, transport them from the plant to the site and to complete the assembly at the site.  
The condition of the site, such as drainage and soil bearing capacity, shall be the responsibility of the School District and the District Architect.  
2. **Assembly of Elements:**  
a) In a location on the site as determined by the District Architect. The contractor shall place the foundation as detailed on the drawings.  
b) The elements shall be brought to the site on wheel assembly and transferred to the prepared site. Great care shall be taken to avoid damage to the elements by racking or bumping.  
c) Connection of the elements together shall be done according to instructions on the drawings. Finishing, trim and other loose items shall be installed per plans and details of the original building manufacturer's drawings.

**EXL STRUCTURAL ENGINEERS, INC.**  
MEMBER: STRUCTURAL ENGINEERS ASSOCIATION OF CALIFORNIA • AMERICAN CONCRETE INSTITUTE  
4091 RIVERSIDE DRIVE, SUITE 114  
CHINO, CALIFORNIA 91710  
(909) 633-0244 FAX (909) 633-0239

April 27, 2016  
Class Leasing, LLC  
1221 Harley Knox Boulevard  
Perris, CA 92571  
Attn: Rodrigo Salazar  
Re: Universal Foundation for Existing Stockpile Buildings  
Aurora PC # 03-105678  
Horace Mann ES  
Bakersfield USD  
EXL No. 160074

- Dear Rodrigo,  
After reviewing the stockpile PC plans of the existing modules that will be placed on the Class Leasing Universal Foundations please note the following:  
1. The existing stockpile buildings are built by Aurora Modular Industries with DSA approved A# 03-105678 plans.  
2. The framing system for the stockpile buildings match the framing systems for the Aurora Modular Industries stockpile PC # 04-113776 plans listed on the Class Leasing Universal Foundation PC.  
3. The Class Leasing Universal Foundation PC # 04-113776 will support the existing Aurora Modular Industries stockpile plan A# 03-105678.  
Therefore, the use of the Class Leasing Universal Foundation PC as a foundation system for the existing Aurora Modular Industries stockpile building will meet the intent of the Class Leasing Universal Foundation PC.

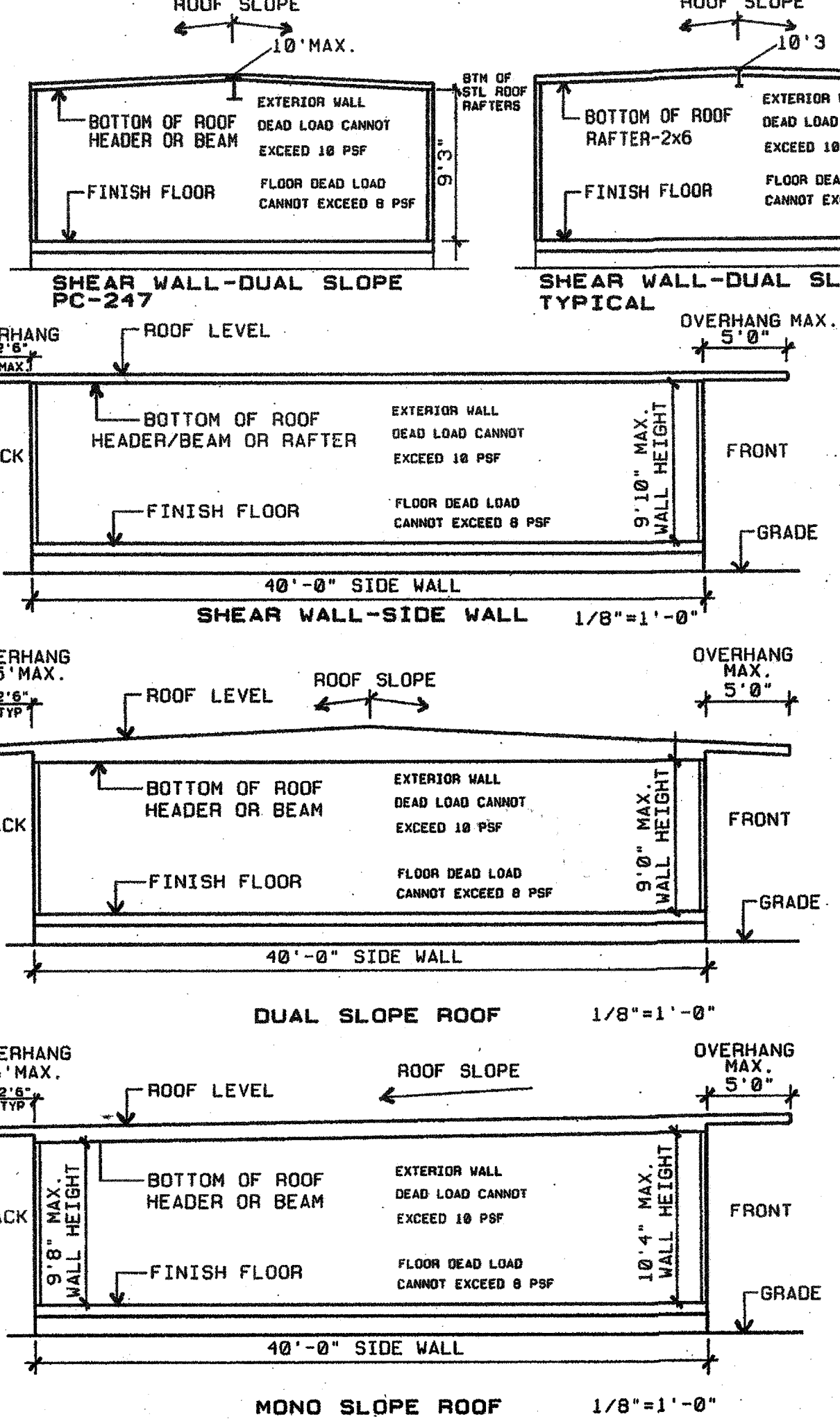
Very truly yours,  
James T. Simpson, S.E.  
President  
EXL Structural Engineers, Inc.  
C: file  
LICENSE EXPIRES 8-30-2016

**APPLICABLE BUILDING CODES**  
ALL NEW WORK SHALL COMPLY AND CONFORM TO THE REQUIREMENTS OF THE 2013 CBC  
**2013 CALIFORNIA CODE OF REGULATIONS (CCR) As of January 01, 2014\***  
-2013 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE PART 1, TITLE 2  
(2012 INTERNATIONAL BUILDING CODE VOLUMES 1-2 WITH 2013 CALIFORNIA AMENDMENTS)  
-2013 CALIFORNIA ELECTRICAL CODE (CEC) PART 3, TITLE 24, CCR  
(2011 NATIONAL ELECTRICAL CODE WITH 2013 CALIFORNIA AMENDMENTS)  
-2013 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24, CCR  
(2012 INTERNATIONAL MECHANICAL CODE WITH 2013 CALIFORNIA AMENDMENTS)  
-2013 CALIFORNIA PLUMBING CODE (CPC) PART 5, TITLE 24, CCR  
(2012 INTERNATIONAL PLUMBING CODE WITH 2013 CALIFORNIA AMENDMENTS)  
-2013 CALIFORNIA ENERGY CODE (CEC) PART 6, TITLE 24, CCR\*  
-2013 CALIFORNIA FIRE CODE PART 7, TITLE 24, CCR  
(2012 INTERNATIONAL FIRE CODE WITH 2013 CALIFORNIA AMENDMENTS)  
-2013 CALIFORNIA REFERENCED STANDARDS CODE PART 12, TITLE 24, CCR  
TITLE 19 CCR PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS.

**DESIGN DATA:**  
FLOOR LIVE LOAD = 50 PSF, 50 + 20 PSF PARTITIONS, 100 PSF  
ROOF LIVE LOAD = 20 PSF REDUCIBLE FOR TRIBUTARY AREA  
WIND SPEED = 120 MPH (15 SECOND GUST), K = 1.0  
SNOW LOAD: PROJECT IS NOT LOCATED IN A SNOW REGION.  
BUILDING CODES = 2012 IBC AND CBC 2013

**SEISMIC DESIGN DATA:**  
Basic Seismic Force-Resisting System = STEEL MOMENT FRAME  
ANALYSIS PROCEDURE USED = EQUIVALENT LATERAL FORCE  
Seismic Design Category = E (per CBC Section 1631A.5.6)  
2040 BUILDING = 1450 # (Roof, Floor, Walls & Partitions)  
2040 BUILDING = 1450 # (Roof, Floor, Walls & Partitions)  
2040 BUILDING = 1450 # (Roof, Floor, Walls & Partitions)  
SITE CLASS = D  
S<sub>e</sub> = 2.7 mapped value / 0.8 S<sub>e</sub> = 2.16 (Per Design)  
S<sub>1</sub> = 1.4 (Site Specific Documentation Justifying SDS Shall be Submitted To DSA Prior To Construction) S<sub>1</sub> = 1.3 per CBC Figure 1631A.5(2) To Approach

- LIMITATIONS FOUNDATION PC ONLY:**  
FOUNDATION ONLY PC IS DESIGNED TO SUPPORT THE SUPERSTRUCTURE FOR THE RELOCATABLE BUILDINGS AS LISTED ON THIS DRAWING.  
THE DESIGN CALCULATIONS ARE BASED ON THE FOLLOWING:  
1. DSA APPROVED STOCKPILE BUILDINGS  
2. ROOF OVERHANGS OF 5'-0" MAXIMUM  
3. SINGLE SLOPE OR DUAL SLOPE BUILDINGS  
WALL HEIGHT: 9'-0" MAXIMUM ON DUAL SLOPE BUILDING.  
WALL HEIGHT: 10'-4" MAXIMUM ON SINGLE SLOPE BUILDING.  
(HEIGHT DETERMINED FROM FINISH FLOOR IN BUILDING TO BOTTOM OF STEEL ROOF STRUCTURE BEAMS OR ROOF HEADERS)  
WALL HEIGHT: 9'-10" MAXIMUM ON SHEAR WALL-DUAL SLOPE BUILDING  
4. WALL DEAD LOAD OF 10 PSF (NO STUCCO)  
5. FLOOR DEAD LOAD OF 8 PSF



**SCOPE OF WORK:** DSA FOUNDATION PLANS FOR EXISTING STOCKPILE BUILDINGS FOR, 24 x 40 - 50+20 PSF  
**SHEET INDEX: STOCKPILE BUILDING FOUNDATION - 2013 CODE UPDATE**  
F1.0 COVER SHEET, BUILDING DATA, STOCKPILE APPROVAL INDEX  
F2.0 24x40 50 PSF FOUNDATION PLAN AND DETAILS, ADJACENT BUILDING PAD  
F3.0 36x40 50 PSF FOUNDATION PLAN AND DETAILS, ADJACENT BUILDING PAD  
F4.0 48x40 50 PSF FOUNDATION PLAN AND DETAILS, ADJACENT BUILDING PAD  
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**ADJACENT BUILDINGS:** ONLY THOSE BUILDINGS MANUFACTURED BY THE SAME COMPANY MAY BE PLACED ADJACENT TO EACH OTHER

**CLASS LEASING-APPROVED STOCKPILE A NUMBERS FOR THIS FOUNDATION PC**

BUILDING DATA - 24 x 40 SHEAR WALL	STPK #	DSA #	PC-BASE	DATE	SIZE	FLOOR LOAD	BLDG MFG
<del>STPK 01</del>	<del>60643</del>	<del>PC 243</del>	<del>02-13-1998</del>	<del>24 x 40</del>	<del>50P</del>	<del>MOTTECH</del>	
<del>STPK 02</del>	<del>62976</del>	<del>48138-SHR</del>	<del>11-08-1989</del>	<del>24 x 40</del>	<del>50P</del>	<del>MOTTECH</del>	
<del>STPK 03</del>	<del>62813</del>	<del>SHR</del>	<del>11-08-1989</del>	<del>24 x 40</del>	<del>50P</del>	<del>MOTTECH</del>	
<del>STPK 04</del>	<del>62814</del>	<del>SHR</del>	<del>11-08-1989</del>	<del>24 x 40</del>	<del>50P</del>	<del>MOTTECH</del>	
<del>STPK 05</del>	<del>62916</del>	<del>48400-SHR</del>	<del>12-07-1989</del>	<del>24 x 40</del>	<del>50P</del>	<del>MOTTECH</del>	
<del>STPK 06</del>	<del>62816</del>	<del>SM PC 243</del>	<del>10-02-1990</del>	<del>24 x 40</del>	<del>50P</del>	<del>MOTTECH</del>	
<del>STPK 07</del>	<del>62817</del>	<del>PC 243</del>	<del>05-14-1991</del>	<del>24 x 40</del>	<del>50P</del>	<del>MOTTECH</del>	
<del>STPK 08</del>	<del>62818</del>	<del>PC 243</del>	<del>05-14-1991</del>	<del>24 x 40</del>	<del>50P</del>	<del>MOTTECH</del>	
<del>STPK 09</del>	<del>62819</del>	<del>PC 243</del>	<del>05-14-1991</del>	<del>24 x 40</del>	<del>50P</del>	<del>MOTTECH</del>	
<del>STPK 10</del>	<del>62820</del>	<del>PC 243</del>	<del>05-14-1991</del>	<del>24 x 40</del>	<del>50P</del>	<del>MOTTECH</del>	
<del>STPK 11</del>	<del>62821</del>	<del>PC 243</del>	<del>05-14-1991</del>	<del>24 x 40</del>	<del>50P</del>	<del>MOTTECH</del>	
<del>STPK 12</del>	<del>62822</del>	<del>PC 243</del>	<del>05-14-1991</del>	<del>24 x 40</del>	<del>50P</del>	<del>MOTTECH</del>	
<del>STPK 13</del>	<del>62823</del>	<del>PC 243</del>	<del>05-14-1991</del>	<del>24 x 40</del>	<del>50P</del>	<del>MOTTECH</del>	
<del>STPK 14</del>	<del>62824</del>	<del>PC 243</del>	<del>05-14-1991</del>	<del>24 x 40</del>	<del>50P</del>	<del>MOTTECH</del>	
<del>STPK 15</del>	<del>62825</del>	<del>PC 243</del>	<del>05-14-1991</del>	<del>24 x 40</del>	<del>50P</del>	<del>MOTTECH</del>	
<del>STPK 16</del>	<del>62826</del>	<del>PC 243</del>	<del>05-14-1991</del>	<del>24 x 40</del>	<del>50P</del>	<del>MOTTECH</del>	
<del>STPK 17</del>	<del>62827</del>	<del>PC 243</del>	<del>05-14-1991</del>	<del>24 x 40</del>	<del>50P</del>	<del>MOTTECH</del>	
<del>STPK 18</del>	<del>62828</del>	<del>PC 243</del>	<del>05-14-1991</del>	<del>24 x 40</del>	<del>50P</del>	<del>MOTTECH</del>	
<del>STPK 19</del>	<del>62829</del>	<del>PC 243</del>	<del>05-14-1991</del>	<del>24 x 40</del>	<del>50P</del>	<del>MOTTECH</del>	
<del>STPK 20</del>	<del>62830</del>	<del>PC 243</del>	<del>05-14-1991</del>	<del>24 x 40</del>	<del>50P</del>	<del>MOTTECH</del>	
<del>STPK 21</del>	<del>62831</del>	<del>PC 243</del>	<del>05-14-1991</del>	<del>24 x 40</del>	<del>50P</del>	<del>MOTTECH</del>	
<del>STPK 22</del>	<del>62832</del>	<del>PC 243</del>	<del>05-14-1991</del>	<del>24 x 40</del>	<del>50P</del>	<del>MOTTECH</del>	
<del>STPK 23</del>	<del>62833</del>	<del>PC 243</del>	<del>05-14-1991</del>	<del>24 x 40</del>	<del>50P</del>	<del>MOTTECH</del>	
<del>STPK 24</del>	<del>62834</del>	<del>PC 243</del>	<del>05-14-1991</del>	<del>24 x 40</del>	<del>50P</del>	<del>MOTTECH</del>	
<del>STPK 25</del>	<del>62835</del>	<del>PC 243</del>	<del>05-14-1991</del>	<del>24 x 40</del>	<del>50P</del>	<del>MOTTECH</del>	
<del>STPK 26</del>	<del>62836</del>	<del>PC 243</del>	<del>05-14-1991</del>	<del>24 x 40</del>	<del>50P</del>	<del>MOTTECH</del>	
<del>STPK 27</del>	<del>62837</del>	<del>PC 243</del>	<del>05-14-1991</del>	<del>24 x 40</del>	<del>50P</del>	<del>MOTTECH</del>	
<del>STPK 28</del>	<del>62838</del>	<del>PC 243</del>	<del>05-14-1991</del>	<del>24 x 40</del>	<del>50P</del>	<del>MOTTECH</del>	
<del>STPK 29</del>	<del>62839</del>	<del>PC 243</del>	<del>05-14-1991</del>	<del>24 x 40</del>	<del>50P</del>	<del>MOTTECH</del>	
<del>STPK 30</del>	<del>62840</del>	<del>PC 243</del>	<del>05-14-1991</del>	<del>24 x 40</del>	<del>50P</del>	<del>MOTTECH</del>	
<del>STPK 31</del>	<del>62841</del>	<del>PC 243</del>	<del>05-14-1991</del>	<del>24 x 40</del>	<del>50P</del>	<del>MOTTECH</del>	
<del>STPK 32</del>	<del>62842</del>	<del>PC 243</del>	<del>05-14-1991</del>	<del>24 x 40</del>	<del>50P</del>	<del>MOTTECH</del>	
<del>STPK 33</del>	<del>62843</del>	<del>PC 243</del>	<del>05-14-1991</del>	<del>24 x 40</del>	<del>50P</del>	<del>MOTTECH</del>	
<del>STPK 34</del>	<del>62844</del>	<del>PC 243</del>	<del>05-14-1991</del>	<del>24 x 40</del>	<del>50P</del>	<del>MOTTECH</del>	
<del>STPK 35</del>	<del>62845</del>	<del>PC 243</del>	<del>05-14-1991</del>	<del>24 x 40</del>	<del>50P</del>	<del>MOTTECH</del>	
<del>STPK 36</del>	<del>62846</del>	<del>PC 243</del>	<del>05-14-1991</del>	<del>24 x 40</del>	<del>50P</del>	<del>MOTTECH</del>	
<del>STPK 37</del>	<del>62847</del>	<del>PC 243</del>	<del>05-14-1991</del>	<del>24 x 40</del>	<del>50P</del>	<del>MOTTECH</del>	
<del>STPK 38</del>	<del>62848</del>	<del>PC 243</del>	<del>05-14-1991</del>	<del>24 x 40</del>	<del>50P</del>	<del>MOTTECH</del>	
<del>STPK 39</del>	<del>62849</del>	<del>PC 243</del>	<del>05-14-1991</del>	<del>24 x 40</del>	<del>50P</del>	<del>MOTTECH</del>	
<del>STPK 40</del>	<del>62850</del>	<del>PC 243</del>	<del>05-14-1991</del>	<del>24 x 40</del>	<del>50P</del>	<del>MOTTECH</del>	
<del>STPK 41</del>	<del>6</del>						