

# 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, fitted and assembled level, plumb and true to line. Trim in as long lengths as possible with all standing trim in one piece. Trim seamed at all edges.
  - b) **NAILING:** in accordance with the title 24 CCR-Table 2304.9.1. Nails shall be corrosion resistant box nails.
  - c) **Nails applied** 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 finished or if minimum allowable edge distances are not maintained, the performance will be deemed unsatisfactory.
  - d) **TRIM:** seamed 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. 10 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 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 4/8" panels minimum, except at boundaries and at framing changes where minimum panel dimension shall be 24" at roofs and floors and 12" at walls.
3. Bolts for timber connections shall conform to ANSIS/ASME 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 requirement of 2012 NDS. Bolt holes shall be 1/32 to 1/16 inch larger than bolt diameter. Bolts shall be full body steel bolts with minimum yield strength of 48,000 PSI. Re-tighten bolts before closing in work.
4. Lag screws shall be steel and conform to ANSIS/ASME 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 ANSIS/ASME 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 11L 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 CCR 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 CCR Title 24, Part 2, with minimum bending yields per table 11N in NDS. (See nail equivalence below.)
10. Nail equivalence:  
(provide minimum nail lengths as required for specified penetration, TYPICAL: U.N.O.)  
6d equals .113" DIA - provide 1.36" minimum point penetration  
8d equals .131" DIA - provide 1.57" minimum point penetration
11. Pressure preservative treatment shall be per Section 2303.1.8, CCR Title 24, Part 2. Provide quality mark on all treated foundation members that comply with CBC 2303.1.8.1. All foundation members shall be marked as "For ground contact" or "For above ground use" as appropriate. Pressure treated material shall comply with AWPA Standard U1 as required by CBC 2303.1.8. Treat all cut ends of pressure treated members with an approved preservative. (Millard WBG 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 CCR 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 and fire-retardant 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. Tie plates shall conform to A-1011 Grade 35.

### 6.01 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 (free 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 charge 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 an example form DSA-103's are to be created 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 CCR (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 of 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 related 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, etc., necessary for move-in and removal of the buildings shall be the responsibility of the School District.

### 2.01 SITE ASSEMBLY:

- a) **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.
- b) **Assembly of Elements:**  
i) In a location on the site as determined by the District Architect. The contractor shall place the foundation as detailed on the drawings.  
ii) 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.

NO.	TEST OR INSPECTION	DATE	BY	STATUS
1	SOILS			
2	CONCRETE			
3	MASONRY			
4	STEEL			
5	STRUCTURAL STEEL AND COLD-FORMED STEEL USED FOR STRUCTURAL PURPOSES			
6	WELDING			
7	WOOD			
8	OTHER			

### 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 UNIFORM MECHANICAL CODE WITH 2013 CALIFORNIA AMENDMENTS)
- 2013 CALIFORNIA PLUMBING CODE (CPC) PART 5, TITLE 24, CCR  
(2012 UNIFORM PLUMBING CODE WITH 2013 CALIFORNIA AMENDMENTS)
- 2013 CALIFORNIA ENERGY CODE (CEC) PART 6, TITLE 24, CCR\*
- 2013 CALIFORNIA FIRE CODE PART 9, 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 = 60 PSF, 60 + 20 PSF PARTITIONS, 100 PSF  
ROOF LIVE LOAD = 20 PSF REDUCIBLE FOR TRIBUTARY AREA  
WIND SPEED = 120 MPH (V) (3 SECOND GUST), Kz = 1.0  
SNOW LOAD: PROJECT IS NOT LOCATED IN A SNOW REGION.  
BUILDING CODES = 2012 IRC AND CBC 2013

### SEISMIC DESIGN DATA:

**MOMENT FRAME PCS**  
Basic Seismic Force-Resisting System = STEEL MOMENT FRAME  
ANALYSIS PROCEDURE USED = EQUIVALENT LATERAL FORCE  
Seismic Design Category = E (per CBC Section 1631A.5.8)  
Design Base Shear: 20x40 BUILDING = 14800 # (Roof, Floor, Walls & Partitions)  
36x40 BUILDING = 14800 # (Roof, Floor, Walls & Partitions)  
48x40 BUILDING = 16000 # (Roof, Floor, Walls & Partitions)

**MOMENT FRAME PCS**  
Basic Seismic Force-Resisting System = WOOD FRAME SHEAR WALLS  
ANALYSIS PROCEDURE USED = EQUIVALENT LATERAL FORCE  
Seismic Design Category = E (per CBC Section 1631A.5.8)  
Design Base Shear: 20x40 BUILDING = 6000 # (Roof, Floor, Walls & Partitions)  
36x40 BUILDING = 14800 # (Roof, Floor, Walls & Partitions)  
48x40 BUILDING = 16000 # (Roof, Floor, Walls & Partitions)

### FLOOD DESIGN DATA:

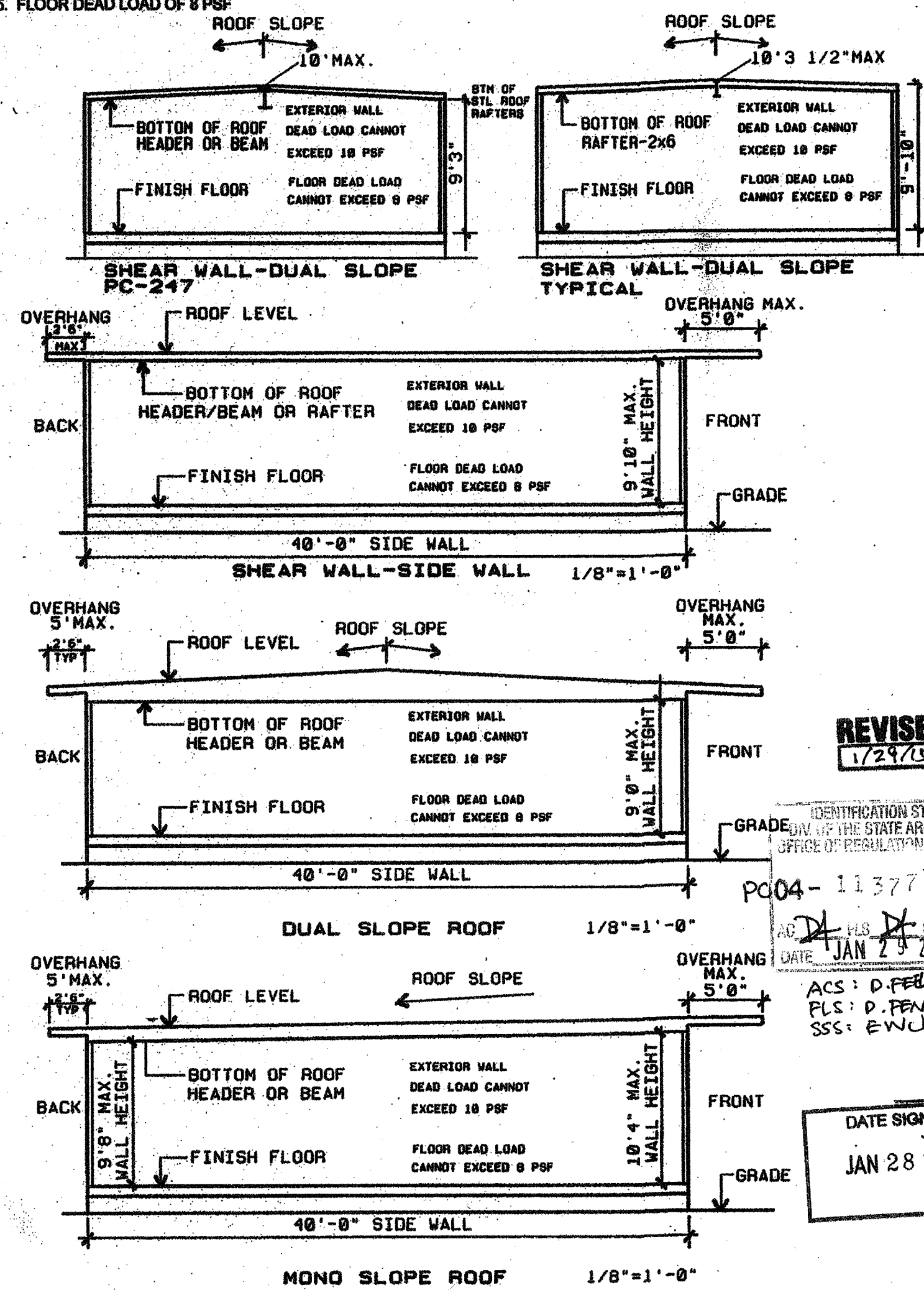
Project is not located in a flood zone.

### 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 CLASS LEASING, LLC.

### SHEET INDEX: STOCKPILE BUILDING FOUNDATION - 2013 CODE UPDATE

NO.	DESCRIPTION	DATE
F1.0	COVER SHEET, BUILDING DATA, STOCKPILE APPROVAL INDEX	
F2.0	24x40 50 PSF FOUNDATION PLAN AND DETAILS, ADJACENT BUILDING PAD	
F2.1	24x40 50+20 PSF FOUNDATION PLAN AND DETAILS, ADJACENT BUILDING PAD	
F2.2	24x40 50+20 PSF FOUNDATION PLAN AND DETAILS, ADJACENT BUILDING PAD	
F3.1	36x40 50+20 PSF FOUNDATION PLAN AND DETAILS, ADJACENT BUILDING PAD	
F3.2	36x40 100 PSF FOUNDATION PLAN AND DETAILS, ADJACENT BUILDING PAD	
F4.1	48x40 50 PSF FOUNDATION PLAN AND DETAILS, ADJACENT BUILDING PAD	
F4.2	48x40 50+20 PSF FOUNDATION PLAN AND DETAILS, ADJACENT BUILDING PAD	
F4.3	48x40 100 PSF FOUNDATION PLAN AND DETAILS, ADJACENT BUILDING PAD	

### SHEET INDEX: BELOW GRADE CONCRETE FOUNDATION DESIGNED FOR MODTECH BUILDINGS ONLY

NO.	DESCRIPTION	DATE
C1.0	COVER SHEET, BUILDING DATA, STOCKPILE APPROVAL INDEX	
C2.0	24 x 40 - 50 PSF CONCRETE FOUNDATION PLAN & DETAILS, ADJACENT BUILDING PAD	
C2.1	24 x 40 - 50+20 PSF CONCRETE FOUNDATION PLAN & DETAILS, ADJACENT BUILDING PAD	
C3.0	36 x 40 - 50 PSF CONCRETE FOUNDATION PLAN & DETAILS, ADJACENT BUILDING PAD	
C3.1	36 x 40 - 50+20 PSF CONCRETE FOUNDATION PLAN & DETAILS, ADJACENT BUILDING PAD	
C3.2	36 x 40 - 100 PSF CONCRETE FOUNDATION PLAN & DETAILS, ADJACENT BUILDING PAD	
C4.0	48 x 40 - 50 PSF CONCRETE FOUNDATION PLAN & DETAILS, ADJACENT BUILDING PAD	
C4.1	48 x 40 - 50+20 PSF CONCRETE FOUNDATION PLAN & DETAILS, ADJACENT BUILDING PAD	
C4.2	48 x 40 - 100 PSF CONCRETE FOUNDATION PLAN & DETAILS, ADJACENT BUILDING PAD	

### ADJACENT BUILDINGS: ONLY THOSE BUILDINGS MANUFACTURED BY THE SAME COMPANY MAY BE PLACED ADJACENT TO EACH OTHER

### CLASS LEASING-APPROVED STOCKPILE # NUMBERS FOR THIS FOUNDATION PC

STPK #	DSA #	PC-BASE	DATE	SIZE	FLOOR LOAD	BLDG MFG
STPK 1020	80443	PC 9R	10-21-1998	24 x 40	50+20	MODTECH
STPK 02	82078	PC 9R-SHR	11-05-1999	24 x 40	50	MODTECH
STPK 01	82078	PC 9R-SHR	11-05-1999	24 x 40	50	MODTECH
STPK 03	82214	SHR	11-05-1999	24 x 40	50	MODTECH
STPK 05	82218	48x40-PCR	12-07-1999	24 x 40	50	AURORA
STPK 04	82218	SHR PC 9R-SHR	12-07-1999	24 x 40	50	MODTECH
STPK 22	82113	PC 9R	10-06-1999	24 x 40	50	MODTECH
STPK 24	80800	PC 9R	08-14-1994	24 x 40	50	MODTECH
STPK 13	81987	PC 247	08-23-1994	24 x 40	50	MODTECH
STPK 77	87973	PC 247	11-19-1997	24 x 40	50	MODTECH

STPK #	DSA #	PC-BASE	DATE	SIZE	FLOOR LOAD	BLDG MFG
STPK 20	80801	PC 79	08-10-1998	24 x 40	50	MODTECH
STPK 21	80801	PC 79	08-10-1998	24 x 40	50	MODTECH
STPK 23	80801	PC 79	08-10-1998	24 x 40	50	MODTECH
STPK 25	80801	PC 79	08-10-1998	24 x 40	50	MODTECH
STPK 26	80801	PC 79	08-10-1998	24 x 40	50	MODTECH
STPK 27	80801	PC 79	08-10-1998	24 x 40	50	MODTECH
STPK 28	80801	PC 79	08-10-1998	24 x 40	50	MODTECH
STPK 29	80801	PC 79	08-10-1998	24 x 40	50	MODTECH
STPK 30	80801	PC 79	08-10-1998	24 x 40	50	MODTECH
STPK 31	80801	PC 79	08-10-1998	24 x 40	50	MODTECH
STPK 32	80801	PC 79	08-10-1998	24 x 40	50	MODTECH
STPK 33	80801	PC 79	08-10-1998	24 x 40	50	MODTECH
STPK 34	80801	PC 79	08-10-1998	24 x 40	50	MODTECH
STPK 35	80801	PC 79	08-10-1998	24 x 40	50	MODTECH
STPK 36	80801	PC 79	08-10-1998	24 x 40	50	MODTECH
STPK 37	80801	PC 79	08-10-1998	24 x 40	50	MODTECH
STPK 38	80801	PC 79	08-10-1998	24 x 40	50	MODTECH
STPK 39	80801	PC 79	08-10-1998	24 x 40	50	MODTECH
STPK 40	80801	PC 79	08-10-1998	24 x 40	50	MODTECH
STPK 41	80801	PC 79	08-10-1998	24 x 40	50	MODTECH
STPK 42	80801	PC 79	08-10-1998	24 x 40	50	MODTECH
STPK 43	80801	PC 79	08-10-1998	24 x 40	50	MODTECH
STPK 44	80801	PC 79	08-10-1998	24 x 40	50	MODTECH
STPK 45	80801	PC 79	08-10-1998	24 x 40	50	MODTECH
STPK 46	80801	PC 79	08-10-1998	24 x 40	50	MODTECH
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STPK 71	80801	PC 79				