

6'-0" x 6'-0" (ACTUAL SIZE) 66 O/A SCALE HOUSE / GUARD BOOTH

Twin Modular Services Inc.

1001 Lower Landing Road Suit 607, Blackwood, NJ

DESIGN BASIS	
State/Jurisdiction	New York
Building Code	Building Code of New York State, 2010 Edition
Plumbing Code	Plumbing Code of New York State, 2010 Edition
Electrical Code	2008 National Electrical Code
Mechanical Code	Mechanical Code of New York State, 2010 Edition

LIFE SAFETY SUMMARY			
Construction type	VB		
Sprinkler Increase, I _S	1.00		
Frontage Increase, I _F	1.00		
Allowable Area Per Story, A _A	900 ft ²		
Allowable Height Above Grade	2 stories		
	40 ft		
LEVEL	OCCUPANCY	AREA	OCCUPANT LOAD
1	B	36 ft ²	1

STRUCTURAL DESIGN CRITERIA			
GRAVITY LOADS		SEISMIC (IBC)	
Floor Live	50 psf	Seismic Design Category	D
Floor Dead	10 psf	Site Class	D
Roof Live	20 psf	Importance Category	1.0
Roof Dead	10 psf	Occupancy Category	II
Exterior Wall Dead	5 psf	Mapped Accelerations	
SNOW		S _s	0.67
Ground Snow Load	50 psf	S _i	0.13
Flat-Roof Snow, P _f	38.5 psf	Spectral Response	
WIND		S _{DS}	0.56
Wind Speed (3 Second Gust)	90 mph	S _{D1}	0.19
Exposure Category	C	Seismic Force Resisting System	A13
Internal Pressure, G _{C,pi}	+/-0.18	Design Base Shear	0.09W
Base Wind Pressure, P _f	15.0 psf	Response Modification Factor	6.5ASCE
Mean Roof Height	15 ft	Analysis Procedure	7-05 Sec. 12.8
WIND		FLOOD	
Building shall not be placed on the upper half of a hill or escarpment exceeding 15 feet in height.		Building shall not be located, in whole or in part, in a flood hazard area as established by the authority having jurisdiction unless set on a foundation designed in accordance with ASCE/SEI 25. The flood resistant foundation shall be designed by a registered design professional and constructed to resist all flood loads without transferring loads to the modular structure.	

DRAWING INDEX	
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2.	Elevations
3.	Floor Plan
3.1	Framing Details
3.2	Framing Details
4.	Electrical Plan
5.	Cross Section
6.	Blocking Plan

THIS PLAN MAY BE REVERSED OR MIRRORED.

ACCESSIBILITY EXCEPTIONS

1103.2.7 Raised areas. Raised areas used primarily for purposes of security, life safety, or fire safety including but not limited to, observation galleries, prison guard towers, fire towers or life guard stands are not required to be accessible or to be served by an accessible route.

1103.2.10 Single occupant structures. Single occupant structures accessed only by passageways below grade or elevated above ground including but not limited to, toll booths that are accessed by underground tunnels are not required to be accessible.

Note: Single occupant guard structures will be placed on and elevated entrance island to the park that does not have an accessible route.

SPECIAL LIMITATIONS

Adequate handicapped restroom facilities to handle this additional occupant load created by the addition of this building to a site shall be provided in an adjacent building on the same property. The local official having jurisdiction shall verify the existing facilities.

THERMAL ZONE

This buildings design meets envelope requirements for thermal zone 5a. Lighting and mechanical energy to be determined on-site by others per the local authority having jurisdiction.

ATTENTION LOCAL BUILDING OFFICIAL

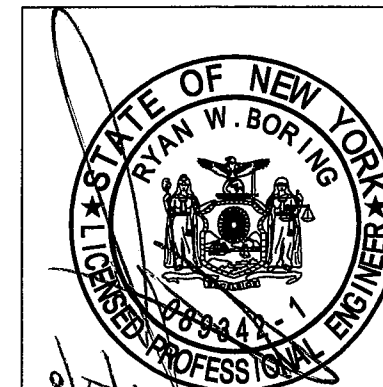
All work to be completed on-site is to be in compliance with all state and local codes and is subject to review, approval, and inspection by the local authority having jurisdiction. This building is designed for installation on a permanent foundation and is not intended to be moved once installed. All on-site work shall be performed by a licensed contractor with experience in the setup of modular buildings. The following list is not all inclusive, nor does it limit the items of work or materials that may be required for complete installation.

1. Complete foundation support and anchorage system.
2. Ramps, stairs and general access to building.
3. Electrical service connection (including feeders) to the building.

COMPONENTS AND CLADDING WIND LOADS		
Component	End Zone (psf)	Interior Zone (psf)
Windows & Siding	+17.7/-23.7	+17.2/-19.2
Doors	+15/-18.4	+15/-18.5
Roof Cladding	+10/-44.6	+10/-17.7
Roof Overhangs	-41.9	-25.5

NOTICE

These drawings are applicable only to the elements and loading criteria specifically provided herein. These drawings shall not be construed in any way to specify, certify or design any aspects of the building not contained herein. Elements not contained herein are to be constructed in accordance with the prescriptive requirements of the adopted building code or designed by other registered design professionals, as applicable. Specified design criteria are based solely on information provided by the client and must be verified and approved by the local authority having jurisdiction. NTA, Inc. is not responsible for fabrication or erection. If it is suspected that these drawings have been modified, substituted or altered in any way, contact NTA, Inc. directly to obtain a file copy.



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0104 2008-05-28

REVISIONS:	SCALE: NTS	APPROVED BY:	Twin Modular Services Inc. Blackwood, NJ	TITLE: COVER SHEET	JOB NO: TMS082814-19
	DATE: 08/29/2014	DRAWN BY: EAB		MODEL: 66 SCALE HOUSE	DRAWING NO: 1

WOOD FRAMING

- Structural sawn lumber shall be identified by a grade mark in accordance with DOC PS 20.
- Approved end-jointed lumber may be use interchangeably with solid-sawn member of the same species and grade except in fire rated assemblies.
- Structural sheathing shall be rated and labeled for compliance with DOC PS 1 or DOC PS 2.
- LVL members shall have the following minimum properties, E=2.0, F_v=2800 psi, unless noted otherwise.
- All wood shall have a moisture content of 19% or less at the time of construction.
- Wood framing members, including wood sheathing, that rest on exterior foundation walls and are less than 8" from exposed earth each shall be naturally durable or preservative treated.
- Wood members shall be cut and joined so no gap larger than 1/8" exists between members.
- Wood in contact with concrete or masonry shall be naturally durable or preservative treated in accordance with AVPA use category UC4C and properly identified as preservative treated.
- Nails and staples shall conform to ASTM F1667. Nails with shank diameters of 0.099" but not larger than 0.142" shall have a minimum average bending yield strength, F_b = 100 ksi.
- Fasteners shall be installed to avoid splitting of the wood members. If splitting occurs, the connection shall be made by alternate means or otherwise reinforced under the direction of the design engineer.
- Fasteners shall be driven so their head or crown is flush with the surface of the wood member or sheathing. Overdriven fasteners shall be replaced.
- Bolts shall conform to ASTM A307 meeting the requirements of ANSI/ASME B18.2.1 for full-body diameter bolts. Screws and lag screws shall conform to ANSI B18.2.1 and ANSI B18.6.1, respectively.
- Bolt holes shall be at least a minimum of 1/32" and no more than a maximum of 1/16" larger than the bolt diameter.
- Bolt nuts shall be finger-tight plus 1/3 to 1/2 turn with a hand wrench.
- Connection hardware shall be the brand and model specified. Alternate connectors shall be submitted to the design engineer for approval.
- Unless otherwise noted, connectors shall be installed with the maximum number and size of fasteners as required in the manufacturer's installation instructions.
- Prefabricated wood I-joist and structural composite lumber shall not be notched or drilled except where permitted by the manufacturer's recommendations.
- Plywood beams shall be detailed and fabricated in accordance with the latest edition of APA Plywood Design Specification Supplement 5 - Design & Fabrication of All-Plywood Beams.
- Douglas Fir, Hem Fir, or Southern Yellow Pine may be substituted for Spruce-Pine-Fir using an equal size and grade.

CORROSION PROTECTION

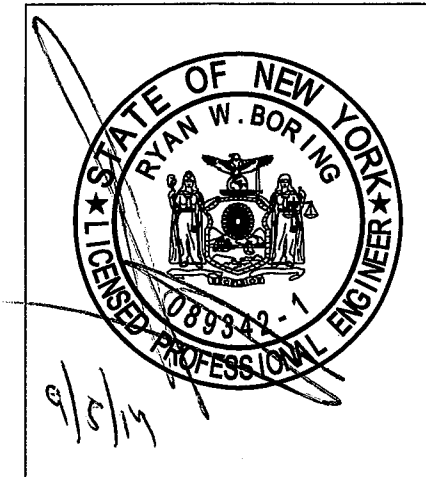
- Metal framing, connectors, fasteners, and flashing in contact with preservative treated or fire retardant treated wood members shall be hot-dipped zinc coated galvanized steel, stainless steel, silicon bronze, copper, or otherwise protected from the corrosive action of the wood member.
- A barrier between the treated members can be used when approved by the design engineer.
- Selection of the appropriate connector and fastener coating shall be based on the intended end use of the connector or fastener and the chemical preservative used in the the treatment of the member for which it is in contact.
- Where connection hardware is used, such as joint hangers, fasteners used shall be made of the same material as the connection hardware.
- Corrosion protection of metal connectors, fasteners, and flashing based on galvanized or stainless steel materials shall be in accordance with the table below.

Product Coatings	Hot Dipped Galvanized (ASTM A153)		Stainless Steel
	G90	G185	
Untreated Wood SBX/DOT CCA-C	Yes	Yes	Yes
ACQ-C & ACQ-B CBA-A & CA-B NON-DOT No Ammonia and Not Rated For Ground Contact	No	Yes	Yes
Unknown Preservative, Contains Ammonia, Rated For Ground Contact or ACZA	No	No	Yes

SBX = DOT Sodium Borate, CCA-C = Chromated Copper Arsenate, ACQ-C & ACQ-D = Alkaline Copper Quat, CBA-A & CA-B = Copper Azote, Non-DOT = Other Borate, ACZA = Ammoniacal Copper Zinc Arsenate

COASTAL CORROSION PROTECTION

- The corrosion protection requirements in this sections shall apply to all structures located within 3000' landward of the mean high-tide waterline for all metal components or connectors not contained within the pressure envelope of the structure.
- Fasteners or bolts less than 5/8" in diameter shall be Type 316L stainless steel. Fasteners or bolts 5/8" or larger shall be hot dip galvanized per ASTM A653 or ASTM A153 with a zinc coating thickness of 1.85 oz of zinc per square foot of surface area (G185).
- Connection hardware, such as pre-formed connectors, steel plates, or steel straps, exposed to weather and having a base metal thickness equal to or less than 1/8" shall be Type 303, 304, 305 or 316 stainless steel. Steel exposed to weather having a base metal thickness greater than 1/8" shall be hot dip galvanized per ASTM A653 or ASTM A153 with a zinc coating thickness of 1.85 oz of zinc per square foot of surface area (G185) or painted using one of the following formulations:
 - Epoxy-polyamide
 - Coal-tar epoxy-polyamide
 - Zinc chromate-vinyl butyral primer with asphaltic mastic
- Contact between dissimilar materials (stainless steel and carbon steel) shall be avoided.



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08.04.2007-06-19

REVISIONS:	SCALE: NTS	APPROVED BY:	Twin Modular Services Inc. Blackwood, NJ	TITLE: GENERAL NOTES	JOB NO: TMS082814-19
	DATE: 08/29/2014	DRAWN BY: EAB		MODEL: 66 SCALE HOUSE	DRAWING NO: 1.1

CHASSIS

Type: Perimeter Main Beam: 4" "C" Channel 5.4# Per Ft @ 24" OC

Cross Members: 4" "C" Channel 5.4# Per Ft @ 24" OC

Paint: Marine Based 2 part Epoxy - Black

FLOOR

Moisture Barrier: R-Max Therma Sheaths - See Insulation

Insulation: R-Max Rigid Insulation - 2" R-12.5

Decking: 3/4" Plywood 24" o.c. Secured Directly to Steel Frame

Covering: 16 Gauge Aluminum Tread Plate Floor

Trim: 4" Vinyl Cove Base

EXTERIOR WALLS

Studs: 2x4 Stud Grade SPF at 16" o.c.

Bottom Plate: Single 2x4 #3 SPF

Top Plate: Single 2x4 #3 SPF

Wall Height: 8'-3"

Finished Ceiling Height: 7'-8" AFF

Insulation: R-13 Kraft-Backed Batts

Interior Wall Covering: FRP Over 1/4" Plywood Glued and Fastened to Studs - White

ROOF

Type: Rafter, 2x8 #3 SPF at 16" o.c. Bow Type

Ceiling: 2x4' T-Grid Drop Ceiling at 7'-8" AFF

Insulation: R-30 Kraft Unfaced Fiberglass Batts

Overhang: 6" Overhang All Sides

ELECTRICAL

Main Distribution Panel: Interior, NEMA 3R) 100 AMP 120/240 Volt, Single Phase, 3 wire, 60 HZ with Ground 10/20 Spaces

Raceway: Minimum #14/2 with Ground 90 Deg. C Type MC Copper

Interior Lights: 2'x2' Two Tube Lay-In Florescent Troffer Per Print

Exterior Lights: 150 Watt Quartz Halogen Security Light (Weatherproof)

Switches: 120V 15 Amp Single Pole Per Print

Recepts: (2) 120V-20 AMP Duplex-per print

HVAC

Heating: 208/240V, 20 Amp, 3000 Watt Wall Heater with Fan

Air Conditioning: 110V (Dedicated Circuit) 8000 BTU Wall Mount

EXTERIOR WINDOWS AND DOORS

Doors: 36x80 Steel Door with 22"x22" Window (Safety Glazed), Ball Hardware and Closer Door Window to be 22" x 36"

Windows: (2) 36"x39" Horizontal Slider, Vinyl Clad, Thermal Pane with Vinyl Trim

Windows: (1) 36" x 39" Vinyl Clad, Thermal Pane with vinyl trim

EXTERIOR FINISHES

Siding: 0.19 Aluminum Light Gray

Trim: 0.19 Aluminum Dark Gray

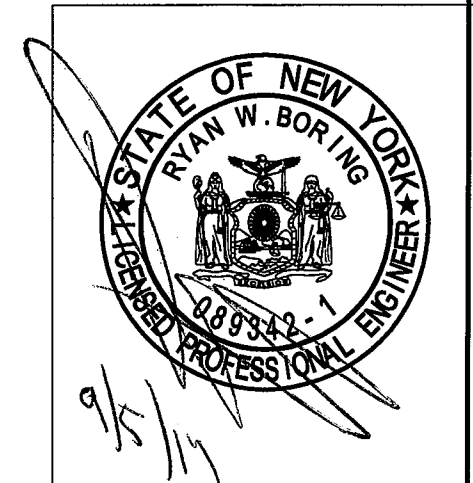
Wall Sheathing: 7/16" OSB, 24/16 APA Span Index Rating

Roof Sheathing: 1/2" CDX Plywood, 24/16 Span Rating

Roof: 0.45 EPDM Rubber Roofing

Furniture

Desktop: Laminated-24"W x 64"L-30" above finished floor- 2 grommet holes



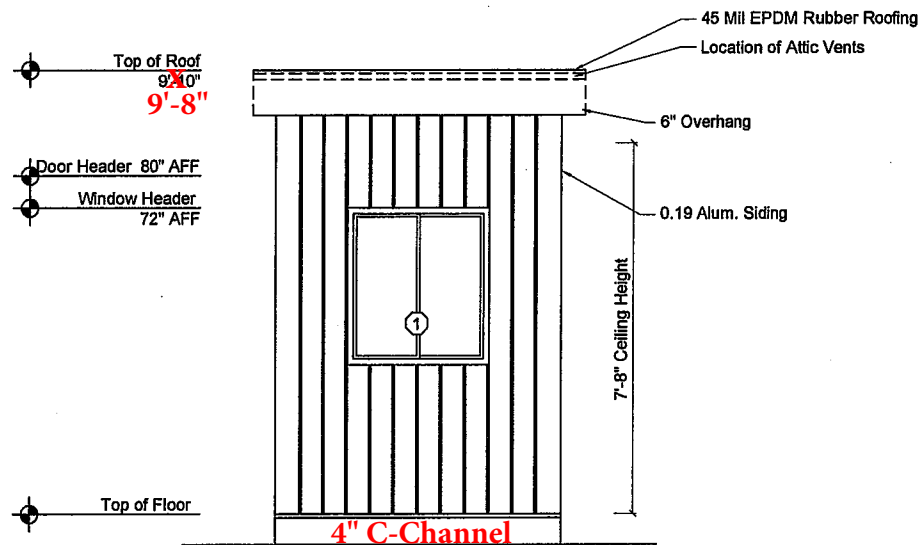
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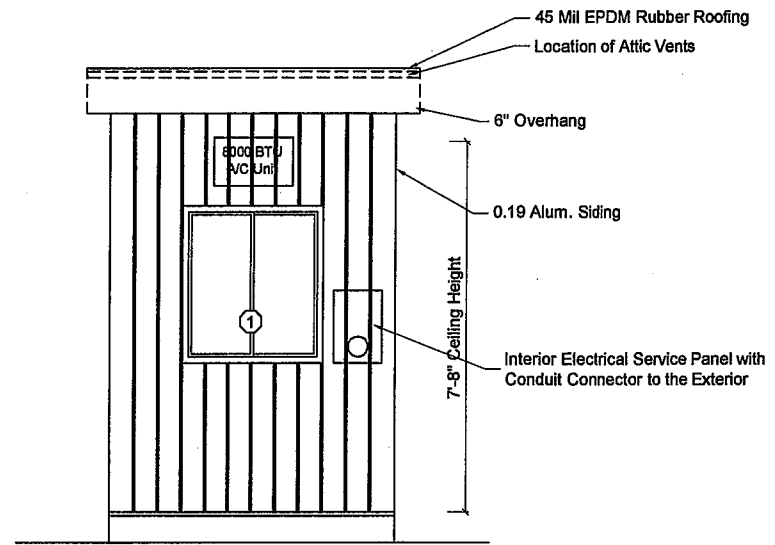
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06.04 2007-06-19

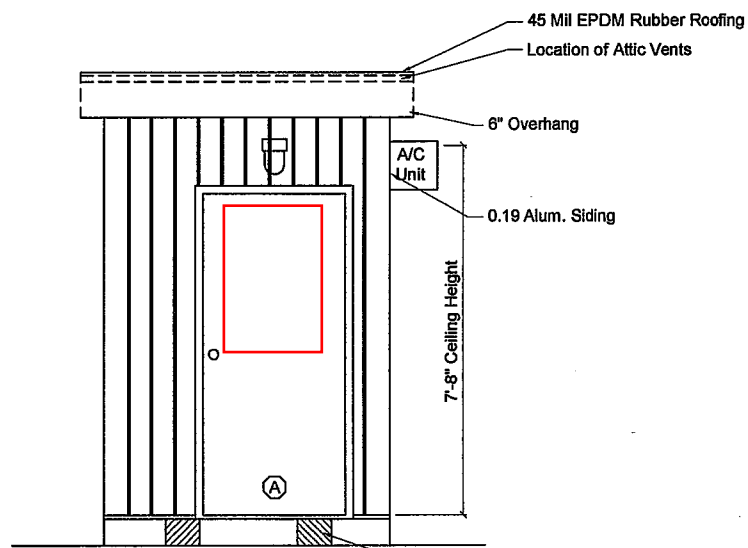
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	DATE: 08/29/2014	DRAWN BY: EAB		MODEL: 66 SCALE HOUSE	DRAWING NO: 1.2



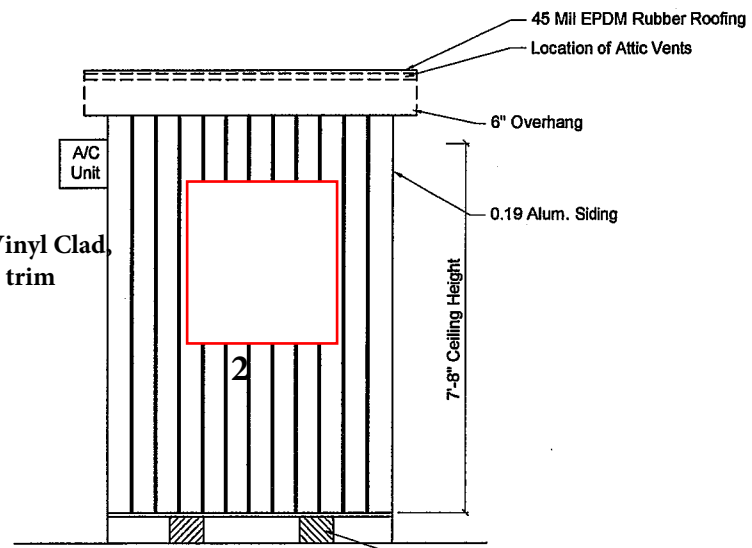
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

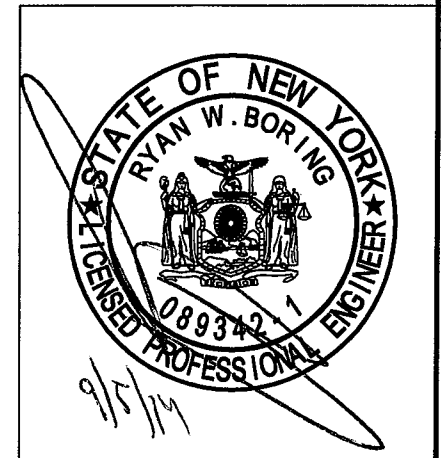


LEFT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

Windows: (1) 36" x 39" Vinyl Clad Thermal Pane with vinyl trim



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DOOR SCHEDULE	
Mark	Description
A	36" x 80" Steel Door with 22x22 Vision, Closure and Lockset
WINDOW SCHEDULE	
Mark	Description
1	36" x 39" Horizontal Slider, Vinyl Clad, Thermally Insulated, Tempered
2	36" x 39" Picture Type None Operable Vinyl Thermal

ATTIC VENTILATION
Vents shall be installed to provide a total net free ventilating area not less than 1/150 of the area of the space being ventilated. Vents shall be positioned to provide cross ventilation.

96 Area /150= 0.64 sq. ft. Ventilation Required

SITE INSTALLED ITEMS
Steps, rails, and decks are to be designed by others and built on-site in accordance with local codes and subject to approval by the local authority having jurisdiction.

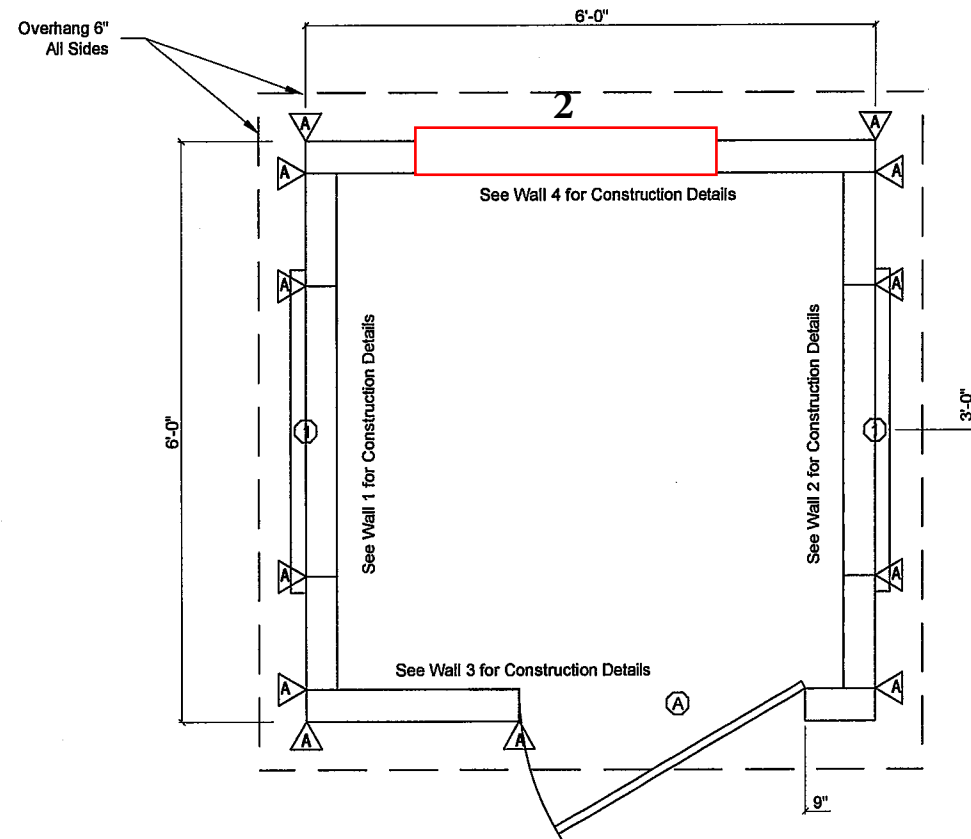
DISTANCE FROM EXPOSED EARTH
Wood framing members, including wood sheathing, that are less than 8 inches from exposed earth shall be of naturally durable or preservative-treated wood.

REVISIONS:	SCALE: 1/2" = 1'-0"	APPROVED BY:
	DATE: 08/29/2014	DRAWN BY: EAB

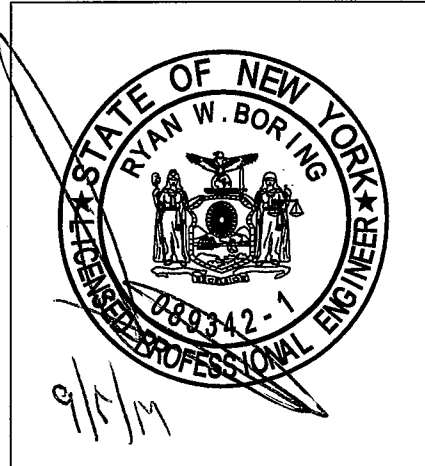
Twin Modular Services Inc.
Blackwood, NJ

TITLE: ELEVATIONS PLAN	JOB NO: TMS082814-19
MODEL: 66 SCALE HOUSE	DRAWING NO: 2

0105.1151 2008-12-02



BUYER ACCEPTANCE PLAN A SIGN AND DATE



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GENERAL

- All glazing within 24" arc of doors, whose bottom edge is less than 60" above the floor, and all glazing in door shall be safety glazed, tempered or acrylic plastic sheet.
- Minimum corridor width shall not be less than 36".
- Exterior windows and sliding doors shall be labeled as conforming to AAMA/WDMA/CSA1011/S.2/A440.
- Windows in buildings located in windborne debris regions shall be protected in accordance with Section 301.2.1.2 of the residential code.

- SHEARWALL CONSTRUCTION
- Alternate holdown of equal or greater capacity may be substituted for holdowns specified.
 - Holdowns to be installed in accordance with manufacturer's installation instructions.

SHEARWALL SCHEDULE			
Mark	Sheathing	Fastening	Framing
△	7/16" Structural Sheathing, One Side, Blocked	0.113" x 2.5" nails 6/12 (edge/field)	2x4 SPF @ 16" oc

DOOR SCHEDULE

Mark	Description	Hardware	Header	Jack Studs	Jamb Studs
Ⓐ	36" x 80" Steel Door with 22x22 Vision, Closure and Lockset	Ball Knob	(2) 2x4 #2 SPF	1	1

WINDOW SCHEDULE

Mark	Description	Glazed Area	Vent Area	Header	Jack Studs	Jamb Studs
①	36" x 39" Horizontal Slider, Vinyl Clad, Thermally Insulated, Tempered	9.75 ft ²	4.87 ft ²	(2) 2x4 #2 SPF	1	1

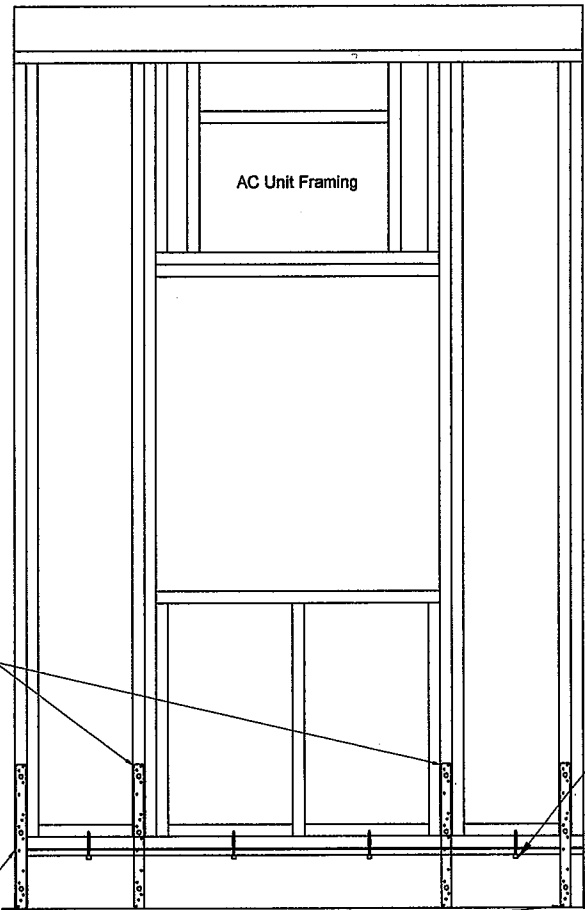
2 36"x39" Picture Type None Operable Vinyl Thermal

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	DATE: 08/29/2014	DRAWN BY: EAB

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Blackwood, NJ

TITLE: FLOOR PLAN	JOB NO: TMS082814-19
MODEL: 66 SCALE HOUSE	DRAWING NO: 3

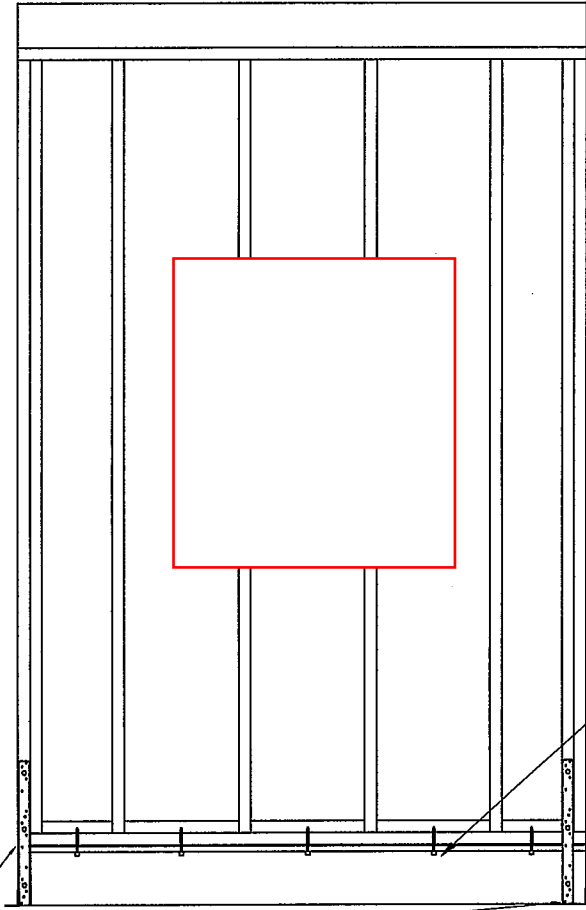
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(1) CS22 Strap from Wall Stud to Frame each Labeled Location

3"x3"x15" Steel Angle 1/8" Thick Welded to Steel "C" Channel and Screwed to Wood Corner Framing Using (10) Simpson SDS 1/4"x1 1/2" Screws Each Corner

Walls 1 and 2 Elevation



(1) 1/4" x 3" Torx Screw Add Blocking Between Studs Each Labeled Location

3"x3"x15" Steel Angle 1/8" Thick Welded to Steel "C" Channel and Screwed to Wood Corner Framing Using (10) Simpson SDS 1/4"x1 1/2" Screws Each Corner

Wall 4 Elevation

(1) 1/4" x 3" Torx Screw Add Blocking Between Studs Each Labeled Location

9/15/14

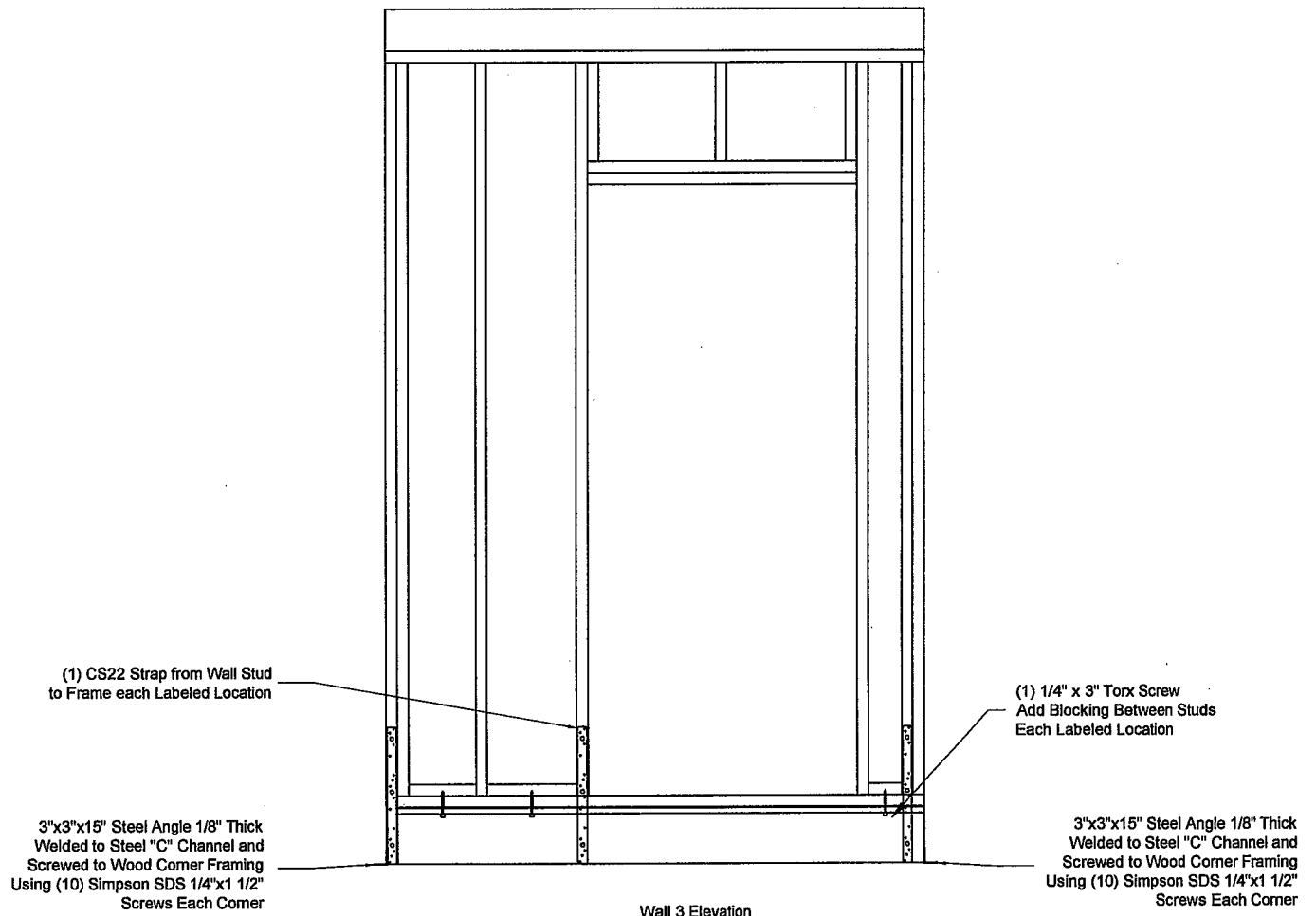
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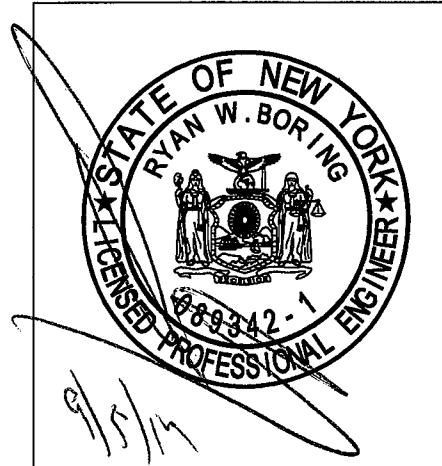
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	1/2" = 1'-0"	EAB		MODEL:	DRAWING NO:
	08/29/2014			66 SCALE HOUSE	3.1



Wall 3 Elevation



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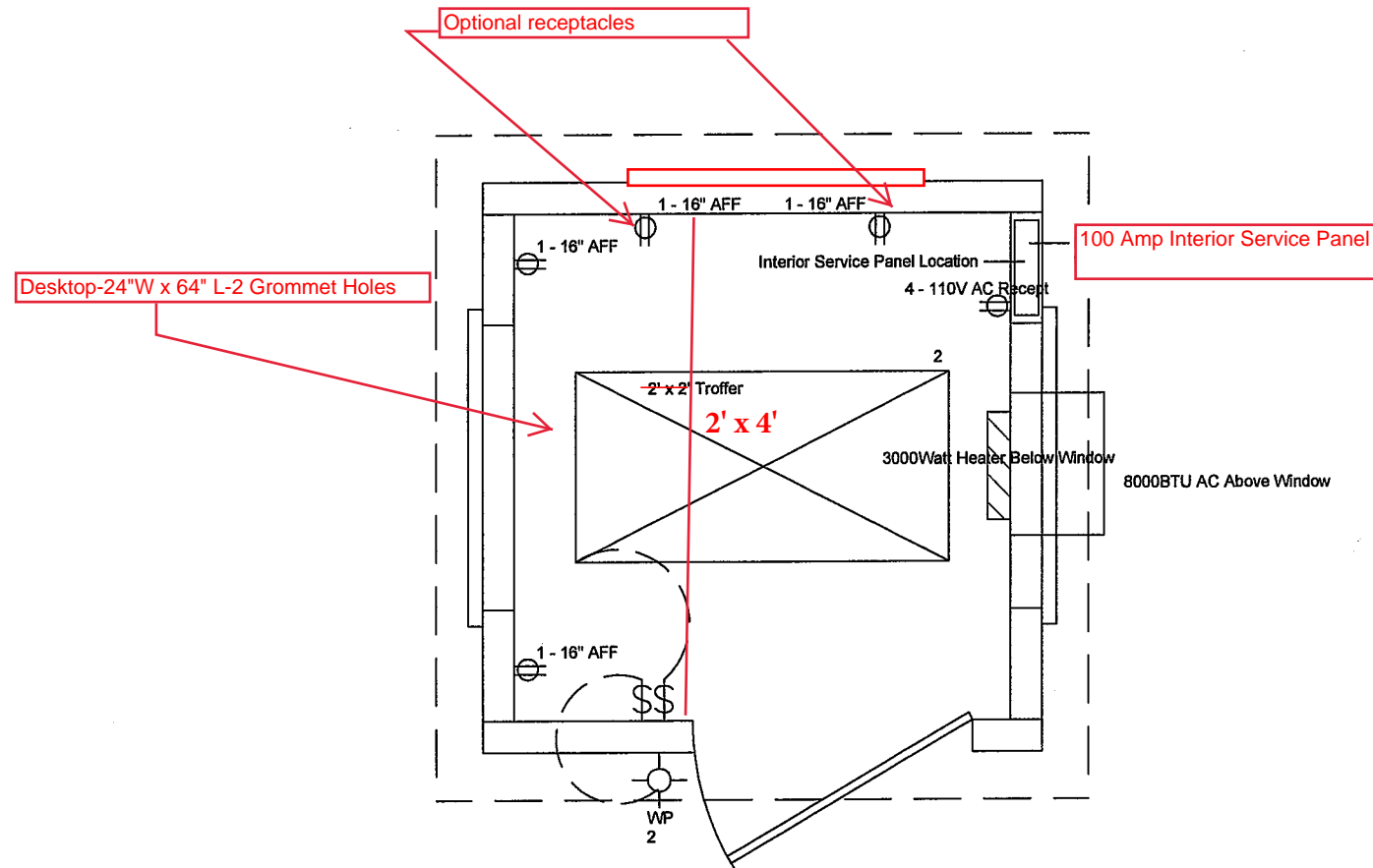
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	1/2" = 1'-0"	EAB		MODEL:	DRAWING NO:
	08/29/2014			66 SCALE HOUSE	3.2

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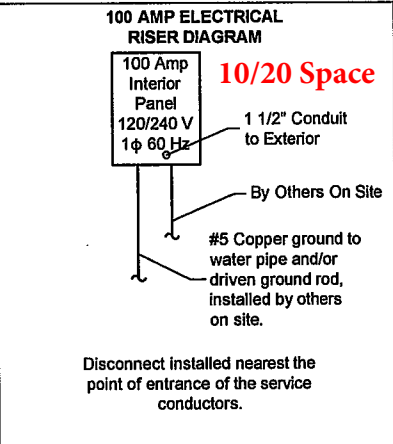
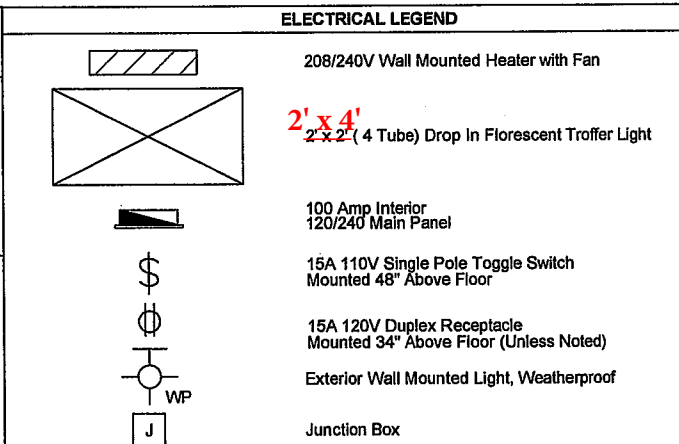
BUYER ACCEPTANCE PLAN A SIGN AND DATE

Electrical Specifications		
Product	Manufacturer	Model and Specifications
4,000 Watt Wall Mount Heater	Marley Fahrenheit	Model FZL4004 Fahrenheit or Equal 240V
Interior Drop In Light	Lithonia	Model 2SP8G2-U316-A12 2'x4" 2x2 Lay In Trooper T-8/120V
Exterior Lighting	Lithonia	Model OFLM150Q120LPBZ 120V 150 Watt Quartz Halogen Security Light
A/C Unit	Frigidaire	8,000 BTU 110V AC Unit Unit Wall Mount Frigidaire Model FRA086AT7

Note: Products may be substituted for an equal or better model.

100 Amp. ELECTRICAL PANEL SCHEDULE 120/240-V, 3-Wire, Single Phase 10 Space, 20 Circuit Minimum				
Circuit Number & Type	Wire Size & Quantity	Breaker		Description
		Trip	Pole	
1	14-2	15	1	Recepts
2	14-2	15	1	Lights
4	12-2	15	1	A/C
3/5	12-2	20	2	Wall Heater
6	12-2	15	2	-110V Scale space
7	12-2	20	2	-110V Area Light space
8	12-2	20	2	-110V Spare space

DISTRIBUTION PANEL SIZING 120/240-V, 3-Wire, Single Phase	
Receptacles (3x180)	540 W
Lighting (96 sq. ft x 3w)	288 W
Wall Heater	4000 W
A/C	1650 W
6478 W / 240 V = 27A Service Rating	



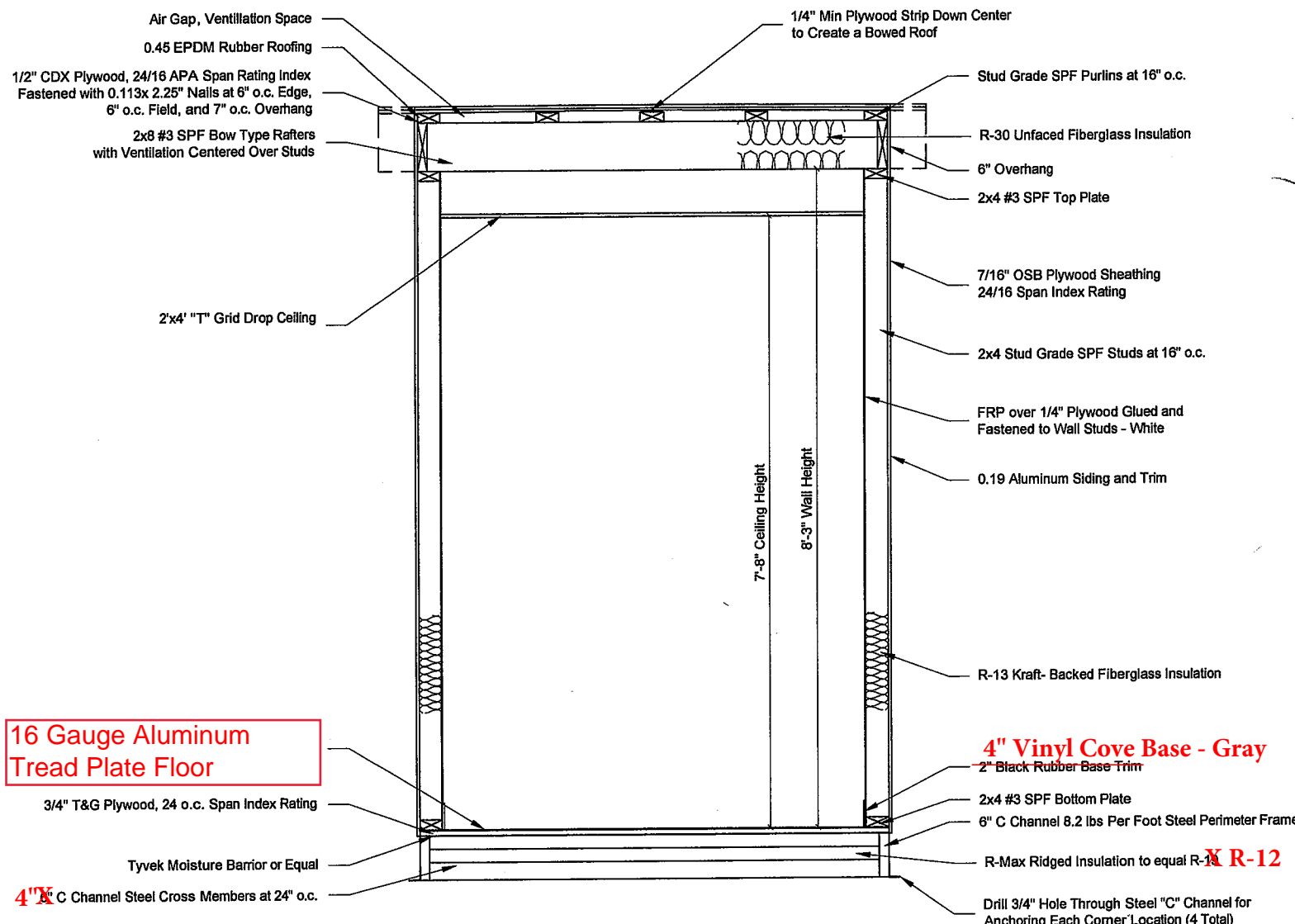
- ELECTRICAL**
- All Receptacles to be the grounding type.
 - All Wiring to be per the edition of the NEC Listed on the Cover Page, Type MC CU with ground.
 - Main panel to be marked "Suitable For Use As Service Equipment" and be equipped with breaker/ fuse type overcurrent protection.
 - Proper thermal overload protection to be provided for all motors.
 - Disconnecting means within sight required for all motors.
 - Weather proof protection required for all outdoor lights, receptacles and disconnects.
 - Proper working clearances shall be provided and maintained for all electrical equipment.
 - All florescent fixture's required thermal protection and proper clearances from insulation, also applicable for incandescent fixture's.
 - Combination exhaust fan/light and all recessed incandescent fixture's to be with thermal protection.
 - Exit lights, if electric, must be fed from an approved emergency service connected ahead of, but not within main service disconnection means enclosure, and installed as per service requirements, or be battery backup type units.
 - Service conductors located within the perimeter of the building, shall be installed in accordance with article 230-6, per the edition of the NEC on the cover page.
 - Maximum 15 (2) tube florescent lights in 15A circuit, Maximum 10 receipts on 15A circuit, Maximum 7 (4) Tube florescent lights on a 15A circuit.
 - Maximum 20 (2) tube florescent lights in 20A circuit, Maximum 13 receipts on 20A circuit, Maximum 10 (4) Tube florescent lights on a 120A circuit.
 - All circuits and equipment shall be grounded in accordance with the appropriate articles of the National Electrical Code (NEC).
 - HVAC equipment shall be provided with readily accessible disconnects adjacent to the equipment served. A unit switch with a marked "off" position that is a part of the HVAC equipment and disconnects all ungrounded conductors shall be permitted as the disconnecting means where other disconnecting means are also provided by a readily accessible circuit breaker.
 - Prior to energizing the electrical system the interrupt rating of the main breaker must be designed by a local electrical consultant to verify compliance with NEC 110-9.
 - The electrical feeders are designed by others, site installed and subject to review and approval by the authority having jurisdiction.
 - Ceiling Luminary boxes shall be designed for the purpose and required to support a minimum of 50 lbs.

REVISIONS:	SCALE: 1/2" = 1'-0"	APPROVED BY:
	DATE: 08/29/2014	DRAWN BY: EAB

Twin Modular Services Inc.
Blackwood, NJ

TITLE: ELECTRICAL PLAN	JOB NO: TMS082814-19
MODEL: 66 SCALE HOUSE	DRAWING NO: 4

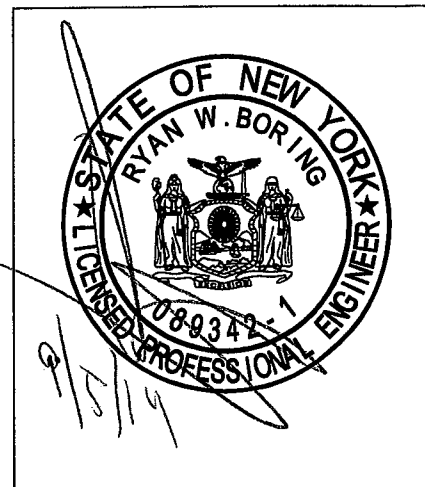
0107 2008-09-23



16 Gauge Aluminum Tread Plate Floor

4" Vinyl Cove Base - Gray

BUYER ACCEPTANCE SIGN AND DATE



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NOTES

1. Fireblocking shall be installed at the floor and ceiling level. Fireblocking material shall be as permitted in New York Building Code Exterior joints in the building envelope that are sources of air leakage, such as floor and ceiling lines, door and windows, or any other penetrations through the building envelope shall be caulked, gasketed, weather-stripped, wrapped or otherwise sealed to limit uncontrolled air movement. Stopping materials installed on-site are subject to local review, approval and inspection.
2. In all framed walls, floors and roof/ceiling comprising elements of the building thermal envelope, a vapor retarder shall be installed on the warm-in-winter side of the insulation with the following exceptions:
 - A. Where the framed cavity or space is ventilated to allow moisture to escape.
3. Where required, the vapor retarder shall be comprised of any material (kraft backing, polyethylene, spray applied) approved for such use and having a perm rating of 1 or less.
4. Additional connections per standard construction manual or calculations package

0110.1150 2008-12-02

REVISIONS:	SCALE: 1/2" = 1'-0"	APPROVED BY:	Twin Modular Services Inc. Blackwood, NJ	TITLE: CROSS SECTION	JOB NO: TMS082814-19
	DATE: 08/29/2014	DRAWN BY: EAB		MODEL: 66 SCALE HOUSE	DRAWING NO: 5

DESIGN BASIS

State/Jurisdiction: Texas
 Building Code: 2009 International Building Code

STRUCTURAL DESIGN CRITERIA

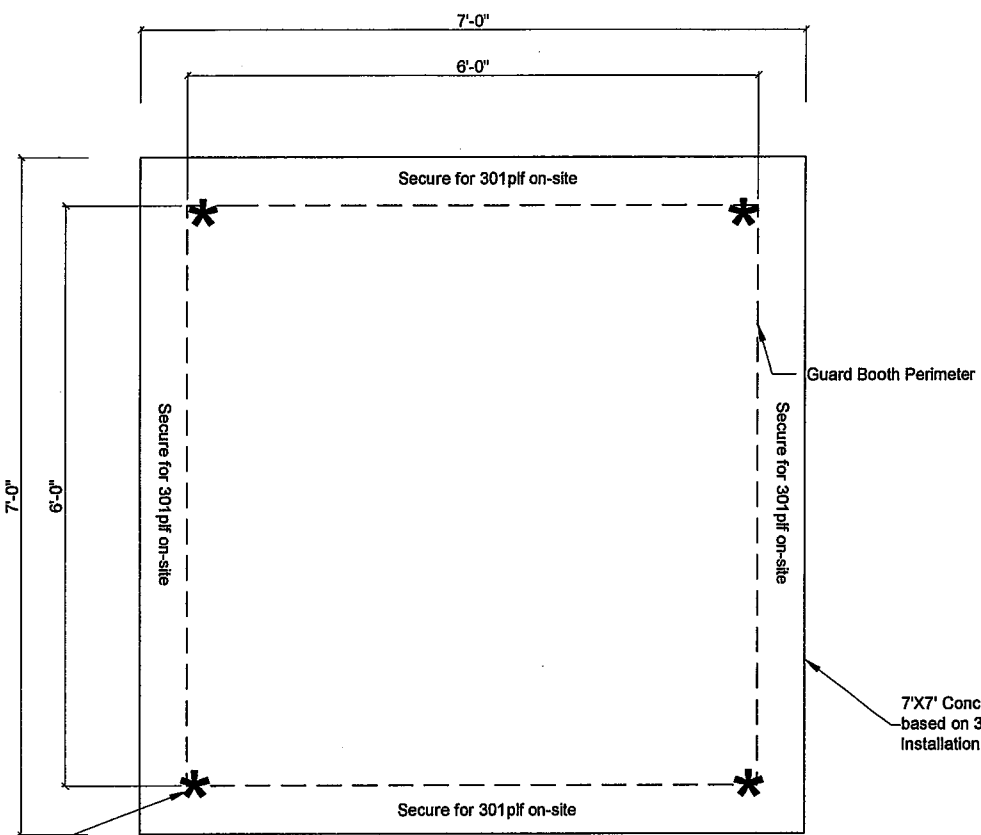
SOIL CAPACITY		SEISMIC	
Soil Class (USCS)	GW, GP, SW, and SP	Seismic Design Category	D
Soil Bearing Pressure	3000 psf	Site Class	D
		Importance Category	1.0
GRAVITY LOADS		Mapped Accelerations	
Floor Live	50 psf	S _a	0.67
Floor Dead	10 psf	S ₁	0.13
Roof Live	20 psf	Spectral Response	
Roof Dead	10 psf	S _{ps}	0.56
Exterior Wall Dead	5 psf	S ₀₁	0.19
SNOW		Seismic Force Resisting System	
Ground Snow, P _g	50 psf	A13	
Flat-Roof Snow, P _f	38.5 psf	Design Base Shear	0.09W
		Response Modification Factor	6.5
		Analysis Procedure	ASCE 7-05 Sec. 12.8
WIND (ASCE 7-05)		FLOOD	
Wind Speed (3-sec gust)	90 mph	This foundation is not designed to resist flood loads and shall not be located, in whole or in part, in a flood hazard area as established by the authority having jurisdiction.	
Exposure Category	C		
Importance Factor, I _w	1.0		
Internal Pressure, GC _{pi}	+/- 0.18		
Mean Roof Height	15 ft		
Building shall not be placed on the upper half of a hill or escarpment exceeding 15 feet in height.			

- GENERAL**
- Design basis, design limitations, and design criteria must be reviewed and approved by the authority having jurisdiction. Foundation installation is to be inspected by the local authority having jurisdiction.
 - The modular building designer is responsible for designing the individual modules and module-to-module interconnections to transfer all loads to the foundation support and attachment points shown herein.
 - Foundation design is based on minimum presumptive soil properties are to be verified on-site by the local building official or local geotechnical engineer. Minimum soil properties are assumed to exist at the bottom of the footing. Soil classification and bearing capacity must be verified before the foundation is constructed. Soil capacity must be determined by one of the following methods:
 - Soils investigation in accordance with accepted engineering practice
 - Existing soil records from adjacent areas that are deemed acceptable to the local authority having jurisdiction
 - Presumptive load-bearing capacities based on code soil classifications are permitted to be used where acceptable to the local authority having jurisdiction
 - Soil at bottom of footer shall be compacted to 95% of the Standard Proctor Density (ASTM D698).
 - Foundation is not designed for placement on expansive or organic soils. If located in areas likely to have expansive soil, or the soil appears to be composed of peat, organic clays, or uncompacted fill, or appears to have unusual conditions, a registered professional geologist or geotechnical engineer must perform a soils investigation.
 - Contractor is responsible for erection bracing and to make allowance for building growth.
 - Support points may be offset 6" in either direction along supported members to allow for plumbing, electrical or mechanical equipment.

- MOISTURE PROTECTION**
- Adjacent grade must be sloped away from the structure for a minimum distance of 10' measured perpendicular to the face of the wall. The finished grade shall be sloped not less than one unit vertical in 20 units horizontal (6" in first 10' away from building).

- CONCRETE CONSTRUCTION**
- Concrete shall be of normal weight concrete with a compressive strength not less than 3000 psi at 28 days.
 - All concrete shall be in accordance with the latest edition of ACI-318 and ACI-315.
 - Portland cement shall conform to ASTM C150; aggregates shall conform to ASTM C33.
 - Reinforcement shall be secured in place prior to placement of concrete within a tolerance of +/- 3/8" where d is less than or equal to 8" or +/- 1/2" where d is greater than 8".
 - Mix water shall be free from injurious quantities of oil, alkali, vegetable matter and salt. Non-potable water shall not be used in mixing concrete.
 - Concrete exposed to freezing temperatures shall be air entrained to 6% air content with a maximum coarse aggregate size not less than 3/4-inch. Air-entraining admixtures shall conform to ASTM C494.
 - All exterior footers shall be placed below the frostline and not less than 12" below undisturbed grade.

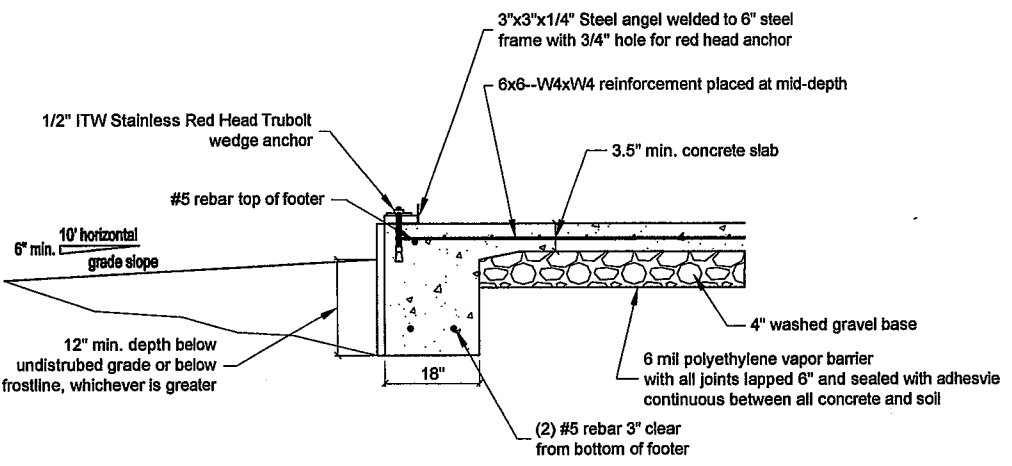
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1/2" x 4" Concrete sleeve wedge anchoring installed through existing holes in steel angle channel where require around base perimeter installed by others on site

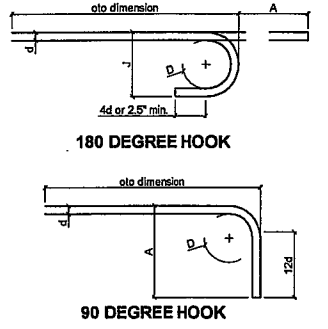
* - 1/2" ITW Stainless Red Head Trubolt Wedge Anchor with min. embedment depth of 3-3/8"

Note: Secure to foundation at corners to resist 1000 lbs overturning force. Fasten perimeter to foundation to resist 750 lbs shear force at each wall.



SLAB ON GRADE PERIMETER FOOTER
 SCALE: N.T.S.

STANDARD END HOOKS				
Bar Size No.	D (in.)	180 Degree Hook		90 Degree Hook
		A (in.)	J (in.)	A (in.)
3	2.25	5	3	6
4	3	6	4	8
5	3.75	7	5	10
6	4.5	8	6	12
7	5.25	10	7	14
8	6	11	8	16



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	DATE: 08/29/2014	DRAWN BY: EAB

Twin Modular Services Inc.
 Blackwood, NJ

TITLE: BLOCKING PLAN	JOB NO: TMS082814-19
MODEL: 66 SCALE HOUSE	DRAWING NO: 6

0305.540 2008-09-10