



Foundation Narrative

1. Foundation Dimensions

- a. The proposed new modular building is intended to be a rectangular structure with approximate overall dimensions of 53'-2" x 87'-3", and an enclosed gross area of approximately 4,640 square feet. Refer to other sheets of the 35% Issue for further information. Actual foundation dimensions will be as determined by the Modular Building Supplier, with exact dimensions shown in shop drawings to be submitted to the Owner for review and approval prior to fabrication.

2. Existing Soil Description

- a. There are no geotechnical investigation reports available for the area of the site where the Modular Building foundation is to be constructed. However, based on structural drawings prepared for previous projects constructed at this site, it is assumed that the soil at the location of the proposed Modular Building consists of stiff clays with moderate to high Plasticity Index (PI). The clay soil is between 20 to 25 feet deep, overlaying a limestone formation below.
- b. The Modular Building Supplier will be responsible for retaining the services of a geotechnical engineering firm licensed in the State of Texas, and have that firm provide two soil borings and a geotechnical investigation report with foundation recommendations. The geotechnical engineering firm should be familiar with the typical soil conditions of the zone where the site is located.

3. Foundation System

- a. The type of foundation system selected shall be determined by the Modular Building Supplier based on the specific requirements of the project, and on the supplier's experience with similar modular buildings erected on sites having soils with similar characteristics. The system selected shall be one that has been used successfully on previous projects built within the general area where the site for this project is located.
- b. Although the actual foundation system to be implemented on this project will be as determined by the Modular Building Supplier, it is anticipated that it may include the following features:
 - Tongue and groove plywood flooring
 - Cold formed light gage purlins
 - Steel beams supported by reinforced concrete pedestals
 - Reinforced concrete spot footings or shallow drilled piers



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Foundation Narrative (Cont'd.)

4. Structural Design Parameters

- a. The foundation design must be in compliance with Chapter 16 – Structural Design, of the 2012 International Building Code. As a minimum, the following design parameters shall be used in the design of the foundation system:

Gravity Loads:

Dead LoadAs required, based on final Architectural and MEP drawings
Floor Live Load.....50 psf plus 20 psf for partitions
Roof Live Load.....20 psf
Snow Load.....5 psf

Lateral Loads:

Wind Load.....90 MPH, 3 Second Gust, Exposure B
Seismic Load.....As required by 2012 IBC Code

The foundation system shall provide positive anchorage to resist net uplift forces.

- b. The foundation design shall be prepared by a Registered Professional Engineer in the State of Texas. Sealed structural shop drawings shall be submitted for the Owner's review, both in hard copy as well as in electronic format. Provide 3 sealed hard copies and one CD with shop drawings prepared using Autocad Version 14. The CD shall also include copies of the shop drawings in PDF format.

5. Design Coordination

- a. The structural design of the foundation shall be coordinated with the design drawings of all other disciplines, included, but not limited to, the Civil, Architectural and MEP drawings. Particular attention shall be given to the proposed site grading around the building shown on the Civil drawings to ensure that the foundation design will be as required to meet the desired finish floor elevation of the building. The foundation design will also take into account the routing and profiles of mechanical, plumbing and electrical lines to be suspended below the floor, as detailed on the MEP drawings.

6. Exterior Steps and Ramps

- a. The foundation design shall include structural plans, sections and details for the construction of all steps and ramps required for access into the Modular Building. The design shall be coordinated closely with the Architectural and Civil drawings, and shall be submitted for the Owner's review and approval before fabrication. All steel steps, ramps and railings shall be hot dip galvanized.