

Project Index:

Number Sheet Name

A-0.0	COVER PAGE
A-1.0	SITE SURVEY
A-1.1	FOUNDATION PLAN
A-1.2	1ST FLOOR PLAN
A-1.3	ROOF PLAN
A-1.4	WINDOW / DOOR SCHEDULE
A-1.5	CABINET ELEVATIONS
A-1.6	SECTIONS / DETAILS
A-2.0	EXT. ELEVATIONS (NORTH & WEST)
A-2.1	EXT. ELEVATIONS (SOUTH & EAST)
E-1.0	ELECTRICAL PLAN
P-1.0	PLUMBING PLAN
S-1.0	STRUCTURAL DETAILS
S-2.0	TYP. STEEL DETAILS
S-2.1	TYP. STEEL DETAILS
S-2.2	TYP. STEEL DETAILS

Modular Manufacturer:

Backcountry Containers, LLC
1409 N River Street Spooner, WI 54801
Phone: 888-508-6556

Third Party Inspection Agency:

Twinning Consulting, Inc. (RADCO)
18071 Mount Washington St., Unit A, Fountain Valley, CA 92708
Phone : 949-553-0370

Energy Modeling Agency

Ken Ashcom
Gilbertsville, PA 19525
Phone: 610-420-6799
Email: Charlie@energymodelingagency.com

GENERAL NOTES: CODES APPLIED TO DESIGN:

2015 MRC MICHIGAN RESIDENTIAL CODE

ISO CONTAINER DESIGN SPECS:

FLOOR LIVE LOAD 250 PSF
LATERAL LOADS: SHORT DIRECTION 33.75 KIPS
LONG DIRECTION 16.87 KIPS

TOTAL AREA CALCS:

1ST FLOOR SQ. FT. 1,280 (EXTERIOR)

DESIGN CRITERIA:

LIVE LOAD: 40 PSF
ROOF SNOW LOAD: 100 PSF GROUND
FROST DEPTH: 42"
WIND LOAD: EXPOSURE B 105 MPH
SEISMIC DESIGN: CATEGORY A
CONSTRUCTION CLASSIFICATION VB



NOTE: 3D Image is for reference only of fully finished project including future Site Work By Others that is outside of the BCC scope including the following-
Work By Others: Foundation Work, Roof, Deck & Porch System's, Site Work & Utility Connections, etc.....



1 LOCATION MAP
DO NOT SCALE PLANS: USE LISTED DIMENSIONS



2 VICINITY MAP
DO NOT SCALE PLANS: USE LISTED DIMENSIONS



1409 N RIVER STREET
SPOONER, WI 54801
888.508.6556

NOTICE: EVERY EFFORT IS MADE TO PRODUCE QUALITY PLANS. WHEN THESE PLANS ARE REFERENCED FOR THE PURPOSE OF BUILDING, OWNER AND OR BUILDER ASSUMES FULL AND SOLE RESPONSIBILITY TO VERIFY ALL DIMENSIONS, ACQUIRE NECESSARY ENGINEERING, COMPLY WITH ALL APPLICABLE BUILDING CODES AND ORDINANCES, ADHERE TO PERMIT REQUIREMENTS AND TO INFORM BACKCOUNTRY CONTAINERS OF ANY MODIFICATIONS TO THE PLANS AS NEEDED.

PLAN NOTES: DO NOT SCALE PLANS UNLESS NOTED OTHERWISE.

ALL DIMENSIONS SUBJECT TO A TOLERANCE OF +/- 1" DUE TO SHIPPING CONTAINER MFG VARIATIONS

CLIENT / PROJECT INFO:
Leslie & Vince Warczak
3933 Pine Cove Lane
Mackinac Island, Michigan 49757

DATE:
9/23/2026

Drawn By:
JP

FOR CONSTRUCTION
COVER PAGE

A-0.0

Certified Survey

Client: Vincent Warczak
Description:
Unit 2, Forest Brook Condominium, Mackinac Island, Mackinac County, Michigan.

Legend

- Found Concrete Monument
- Found Property Iron
- Property Iron #50439
- Measured dimension
- Recorded or previous survey dimension

All Bearings and Distances from Record Plat

Scale: 1" = 40'

Neil W. Hill P.S. #50439
Registered Land Surveyor
July 7, 2023
Order No.: 23061-VW-02-FBC-MI

MACKINAC COUNTY
LAND SURVEYS
429 Ellsworth Street
St. Ignace, MI 49781
(906) 643-9418 Phone
(906) 643-6327 Fax
info@mackinacsurveys.com

STATE OF MICHIGAN
NEIL WALTER HILL
License No. 4001050439
REGISTERED PROFESSIONAL LAND SURVEYOR

I hereby certify, for the exclusive use of named client, that I have surveyed and mapped the described subject parcel(s), that the relative positional precision of each corner is within the limits anticipated by the practice of professional surveying, and that the requirements of P.A. 132 of 1970 as amended have been complied with.

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2 SITE PLAN

DO NOT SCALE PLANS: USE LISTED DIMENSIONS



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FOR CONSTRUCTION
SITE SURVEY

A-1.0

SOLID SECURE ANCHORED

When used to support a container, screw piles guarantee a solid, secure, and built-to-last foundation. Not only are they environmentally friendly, GoliathTech screw piles are also removable and reusable making them the only solution suitable for both permanent and temporary structures.

**SOLID ANCHORING
PREVENTS MOVEMENT**

Our screw piles are installed deep into stable soil to support all structures in any environmental condition or soil type:

- Cohesive and cohesionless soil
- Boggy or waterlogged soil
- Silt, sand or clay

QUALITY ENGINEERING

- 1 CUSTOM LOCKING HEAD
- 2 STRONG & SECURE CONNECTION
- 3 EXTENSIONS AS NEEDED TO REACH STABLE
- 4 GALVANIZATION PROTECTS STEEL FROM CORROSION

INSTALLATION IN HOURS USING SMALL EQUIPMENT

- ✓ NO CONCRETE DELAYS OR DRY TIME
- ✓ NO MESS
- ✓ NO WEATHER DELAYS

- ✓ NO SOIL DISPLACEMENT OR REMOVAL
- ✓ REMOVABLE AND REUSABLE

**SOLID ANCHORING
PREVENTS MOVEMENT**

- Cohesive and cohesionless soil
- Boggy or waterlogged soil
- Silt, sand or clay

- ✓ NO CONCRETE DELAYS OR DRY TIME
- ✓ NO MESS
- ✓ NO WEATHER DELAYS
- ✓ NO SOIL DISPLACEMENT OR REMOVAL
- ✓ REMOVABLE AND REUSABLE

SOIL BEARING TO BE FIELD VERIFIED AS REQUIRED, HELICAL PILES TO BE ENGINEERED TO ALL LOCAL SITE CONDITIONS INCLUDING: LOAD OF CONTAINER STRUCTURE, LIVE LOADS AND DEAD LOADS CREATING A COMBINED MINIMUM SUPPORT LOAD.

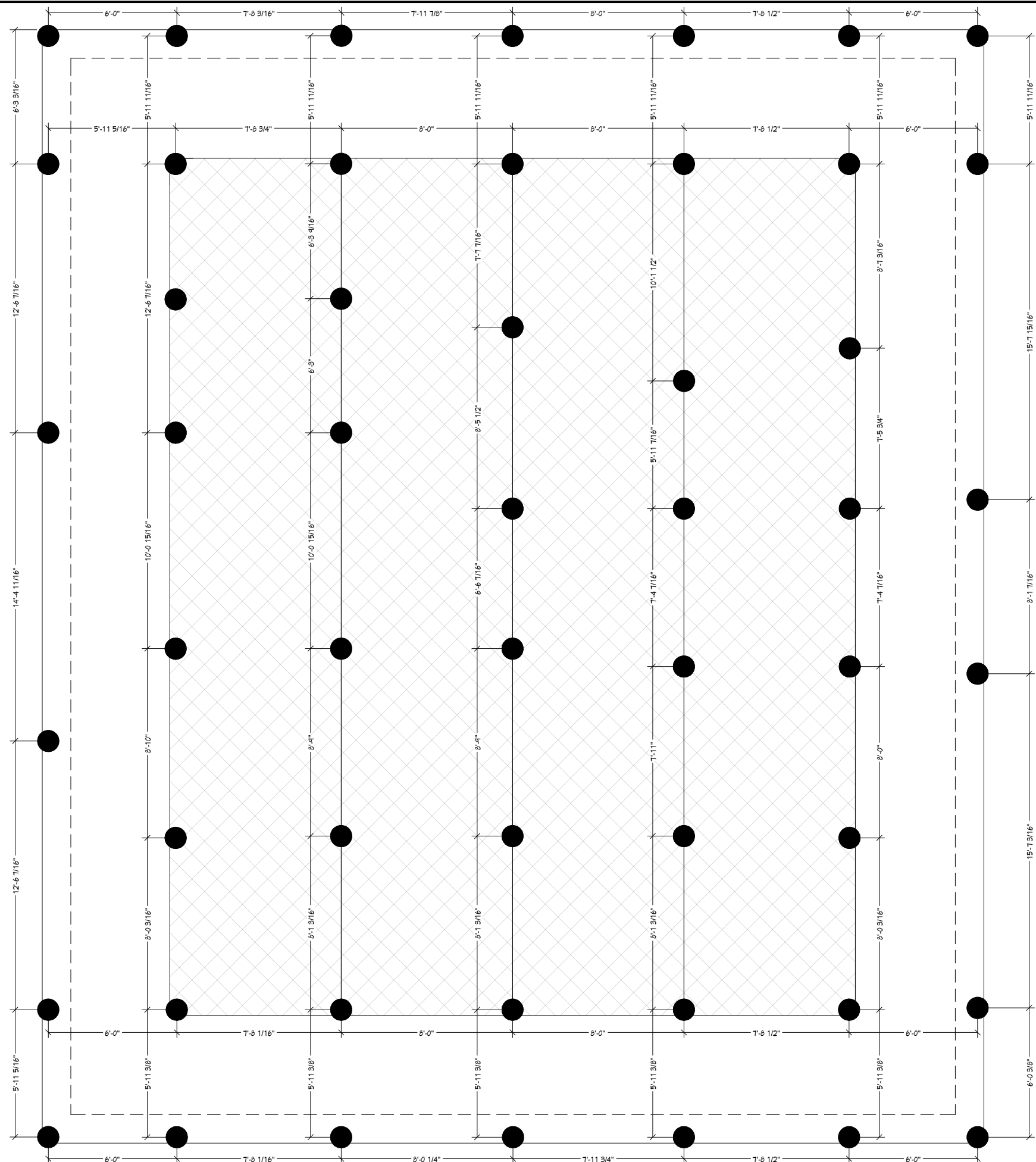
(13) HELICAL PIERS EXTENDED ABOVE GRADE TO DESIRED FINISHED ELEVATION OF CONTAINER. ON-SITE WELDING OF LATERAL SUPPORTS SHOULD BE INSTALLED WHEN DEEMED NECESSARY BY ENGINEERING REPORT / INSTALLER FINDINGS. PIERS SHALL EXTEND BELOW GRADE PAST FROST DEPTH AS REQUIRED PER LOCAL BUILDING CODE (WHERE APPLICABLE).

(13) PIERS SHALL HAVE (1) 8"x8" 1/2" STEEL PLATE FIELD WELDED FOR CONTAINER TO BE WELDED TO THE FOUNDATION. PIERS SHALL SUFFICIENT HELIX PLATE AND BE OF SUFFICIENT DEPTH (DETERMINED ON SITE) TO ACHIEVE SPECIFIED PER LOCAL SOIL / ENGINEERING REQUIREMENTS AND PER LOCAL BUILDING CODE. FOUNDATION SYSTEM REQUIRED TO HAVE DISTURBED SUPPORT FOR A MINIMUM 30,000 LBS LOAD OF CONTAINER, CONTENTS ETC.

IF INSTALLING IN A AREA WITH ANY SNOWLOAD, THAT WEIGHT FACTOR IS TO BE ADDED.

1 FOUNDATION PLAN

DO NOT SCALE PLANS: USE LISTED DIMENSIONS



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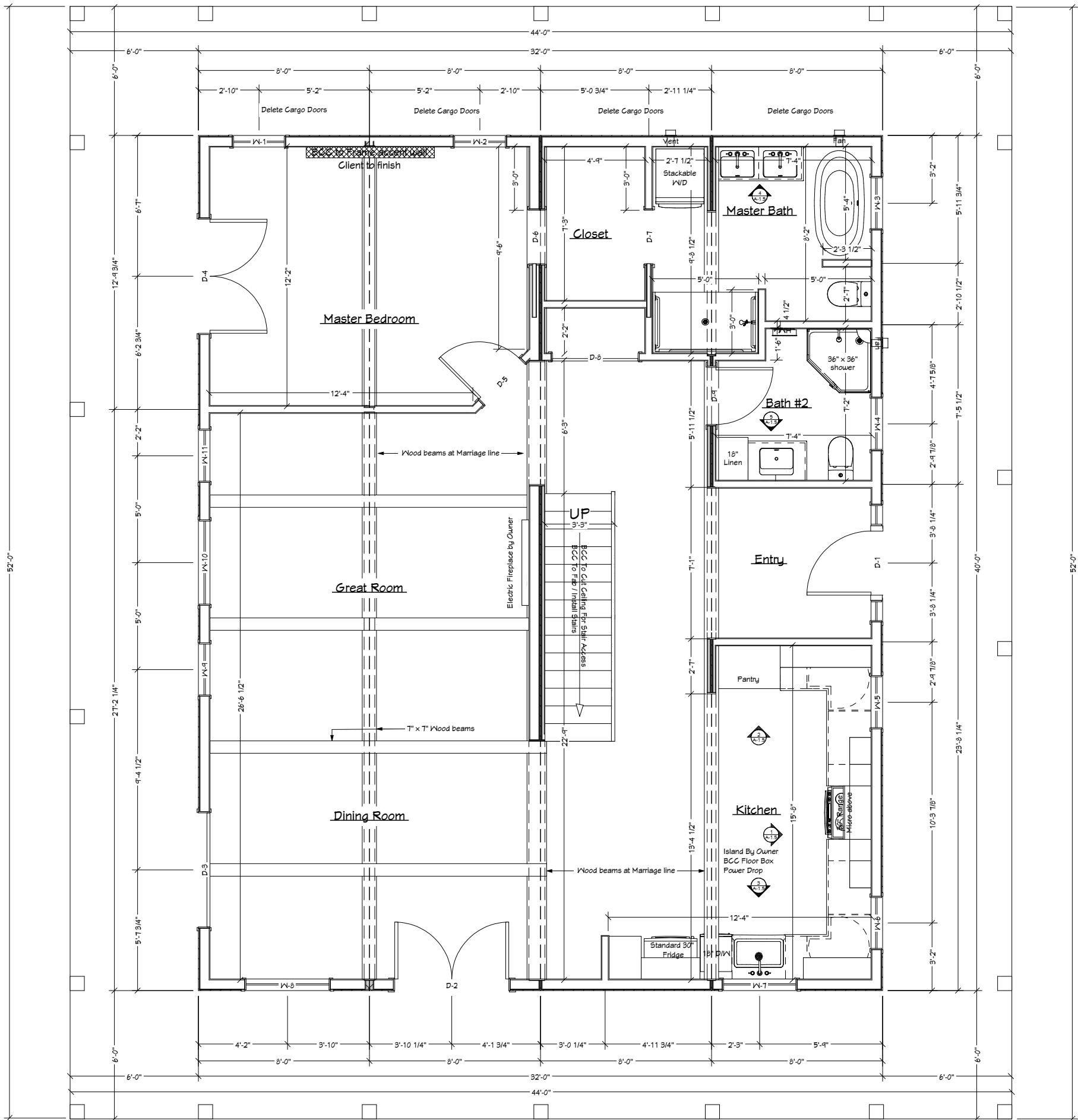
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JP

FOR CONSTRUCTION
FOUNDATION PLAN

A-1.1

- Notes: UNIT IS NOT TO BE INSTALLED IN A FLOOD PLAIN
1. First Floor Nominal Ceiling Heights of 8'-3"
 2. All Heights Measured from Finished Floor
 3. All Window / Door Header Heights @ 80" U.N.O.
 4. All Perimeter Walls Framed with 2x4 Studs
 5. Partition Walls Framed with 2x4 or 2x6
 6. Walls have Double Sole / Top Plates
 7. Additional Framing Details ON Sheet A-1.3
 8. Bedroom Windows to Meet Egress Requirements for Net Opening and Max Sill Elevation.
 9. All Windows / Exterior Doors to have Sufficient weatherstripping.
 10. Smoke / CO Detectors Per 2025 RCNYS Requirements Hardwired 120v, Battery Backup, Voice Alert, with Interconnect.

1 1ST FLOOR PLAN
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FOR CONSTRUCTION
1ST FLOOR PLAN

A-1.2



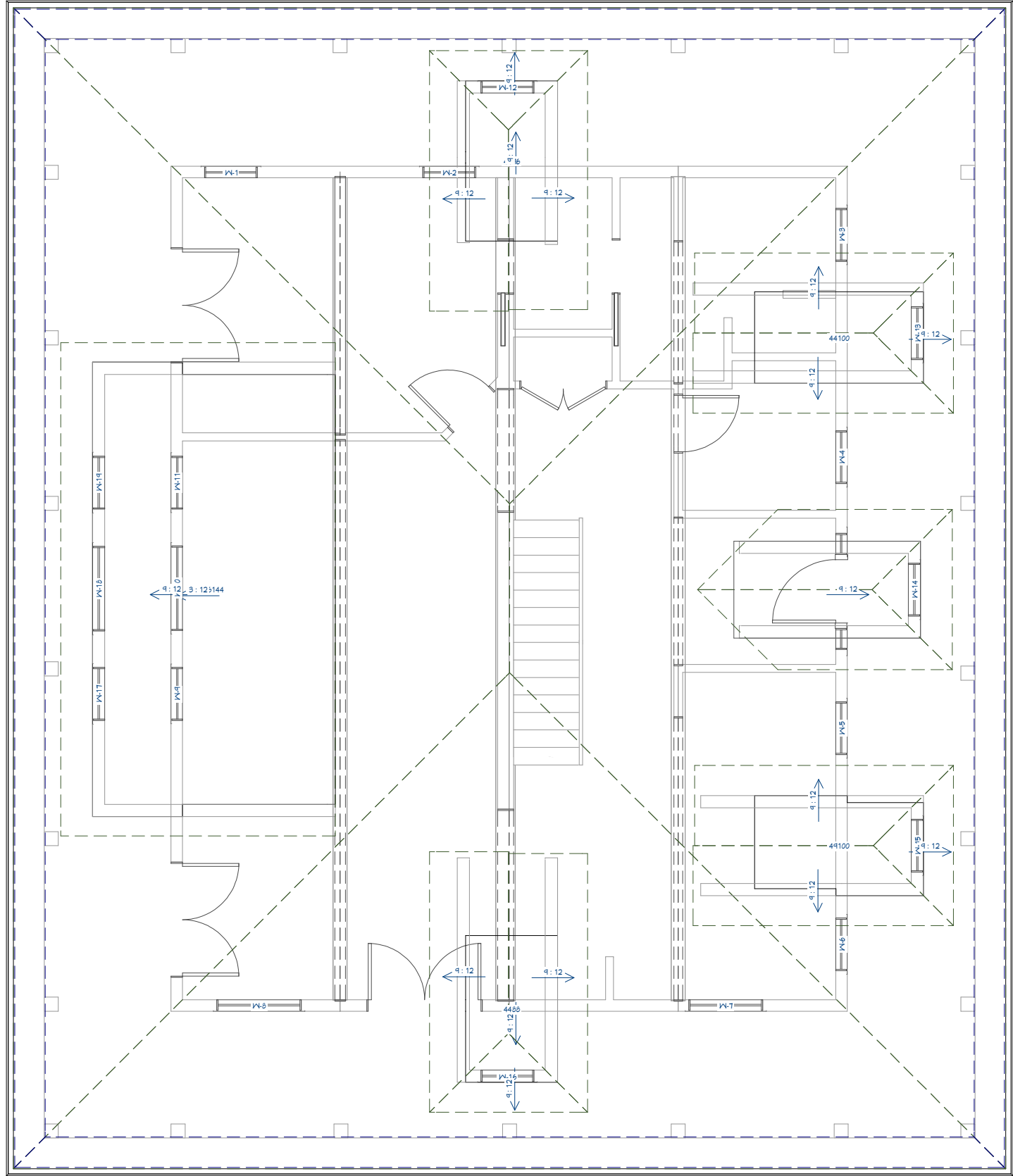
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FOR CONSTRUCTION
ROOF PLAN

A-1.3



1 ROOF PLAN

DO NOT SCALE PLANS: USE LISTED DIMENSIONS

Window Schedule											
Callout	Width	Height	T.O.F.	Style	Location	Notes:	R/O Width	R/O Height	U-Factor	SHGC	P.G.R / D.P.
W-1	29.5"	39.5"	80"	Awning	Master Bedroom N Wall	n/a	2'-6"	3'-4"	0.26	0.28	P650 DP+50/-55
W-2	29.5"	39.5"	80"	Awning	Master Bedroom N Wall	n/a	2'-6"	3'-4"	0.26	0.28	P650 DP+50/-55
W-3	29.5"	41.5"	80"	Casement RH	Master Bath E Wall	Tempered	2'-6"	3'-6"	0.26	0.28	P650 DP+50/-55
W-4	29.5"	41.5"	80"	Casement RH	Guest Bath E Wall	Tempered	2'-6"	3'-6"	0.26	0.28	P650 DP+50/-55
W-5	29.5"	41.5"	80"	Casement LH	Kitchen E Wall L	Egress	2'-6"	3'-6"	0.26	0.28	P650 DP+50/-55
W-6	29.5"	41.5"	80"	Casement RH	Kitchen E Wall R	Egress	2'-6"	3'-6"	0.26	0.28	P650 DP+50/-55
W-7	41.5"	41.5"	80"	Casement L/R	Kitchen S Wall	Egress	3'-6"	3'-6"	0.26	0.28	P650 DP+50/-55
W-8	41.5"	53.5"	80"	Casement L/R	Dining Room S Wall	Egress	4'-0"	4'-6"	0.26	0.28	P650 DP+50/-55
W-9	29.5"	71.5"	80"	Casement RH	Living Room W Wall L	Egress	2'-6"	6'-0"	0.26	0.28	P650 DP+50/-55
W-10	41.5"	71.5"	80"	Casement L/R	Living Room W Wall C	Egress	4'-0"	6'-0"	0.26	0.28	P650 DP+50/-55
W-11	29.5"	71.5"	80"	Casement RH	Living Room W Wall R	Egress	2'-6"	6'-0"	0.26	0.28	P650 DP+50/-55
W-12	29.5"	41.5"	80"	Casement LH	Loft N Wall	Egress	2'-6"	3'-6"	0.26	0.28	P650 DP+50/-55
W-13	29.5"	41.5"	80"	Casement LH	Loft E Wall	Egress	2'-6"	3'-6"	0.26	0.28	P650 DP+50/-55
W-14	29.5"	41.5"	80"	Casement LH	Loft E Wall	Egress	2'-6"	3'-6"	0.26	0.28	P650 DP+50/-55
W-15	29.5"	41.5"	80"	Casement LH	Loft E Wall	Egress	2'-6"	3'-6"	0.26	0.28	P650 DP+50/-55
W-16	29.5"	41.5"	80"	Casement LH	Loft S Wall	Egress	2'-6"	3'-6"	0.26	0.28	P650 DP+50/-55
W-17	29.5"	41.5"	80"	Casement RH	Loft W Wall	Egress	2'-6"	3'-6"	0.26	0.28	P650 DP+50/-55
W-18	41.5"	41.5"	80"	Picture	Loft W Wall	n/a	4'-0"	3'-6"	0.26	0.28	P650 DP+50/-55
W-19	29.5"	41.5"	80"	Casement LH	Loft W Wall	Egress	2'-6"	3'-6"	0.26	0.28	P650 DP+50/-55

Door Schedule											
Callout	Width	Height	T.O.F.	Style	Location	Notes:	R/O Width	R/O Height	U-Factor	SHGC	
D-1	67"	82.75"	80"	Hinged Exterior Door LH	Front Entry	2 Panel	5'-5 1/4"	6'-10"	n/a	n/a	
D-2	64"	80"	80"	Hinged Exterior Door	Dining Room S Wall	Fiberglass	5'-6 3/4"	6'-10"	n/a	n/a	
D-3	64"	80"	80"	Hinged Exterior Door	Dining Room W Wall	Fiberglass	5'-6 3/4"	6'-10"	n/a	n/a	
D-4	64"	80"	80"	Hinged Exterior Door	Master Bedroom W Wall	Fiberglass	5'-6 3/4"	6'-10"	n/a	n/a	
D-5	2'-8"	6'-8"	80"	Hinged Door LH	Master Bedroom	1 Panel	34"	6'-10"	n/a	n/a	
D-6	2'-6"	6'-8"	80"	Pocket Door	Master Bedroom	1 Panel	32"	6'-10"	n/a	n/a	
D-7	2'-6"	6'-8"	80"	Pocket Door	Master Bath	1 Panel	32"	6'-10"	n/a	n/a	
D-8	4'-0"	6'-8"	80"	Hinged Door	Hallway	1 Panel	50"	6'-10"	n/a	n/a	
D-9	2'-8"	6'-8"	80"	Hinged Door LH	Guest Bath	1 Panel	34"	6'-10"	n/a	n/a	

1

WINDOW & DOOR SCHEDULE

DO NOT SCALE PLANS: USE LISTED DIMENSIONS

AIR LEAKAGE NOTES: THE SHIPPING CONTAINER IS A FULLY SEALED STRUCTURE BEFORE ANY MODIFICATIONS ARE PERFORMED. ALL MODIFICATIONS TO STEEL ENVELOPE ARE FULLY WELED IN AND SEALED UP. WINDOWS AND DOORS ARE SEALED PER MFG REQUIREMENTS INCLUDING THE ADDITION OF SEALANTS, POLYURETHANE SPRAY FOAM.

OVERALL STRUCTURE TO BE SEALED UP AT THE MARRIAGE LINE AREAS FOR ENERGY SEALING AND WEATHERPROOFING UTILIZING A COMBINATION OF POLYURETHANE SEALANT AND SPRAY FOAM SEALANTS BEHIND TRIM COMPONENTS. ONCE STRUCTURE IS ASSEMBLED ON-SITE. BLOWER DOOR TESTING SHALL BE PERFORMED PER 2025 ECCCCNYS SECTION R402.5.1.2.



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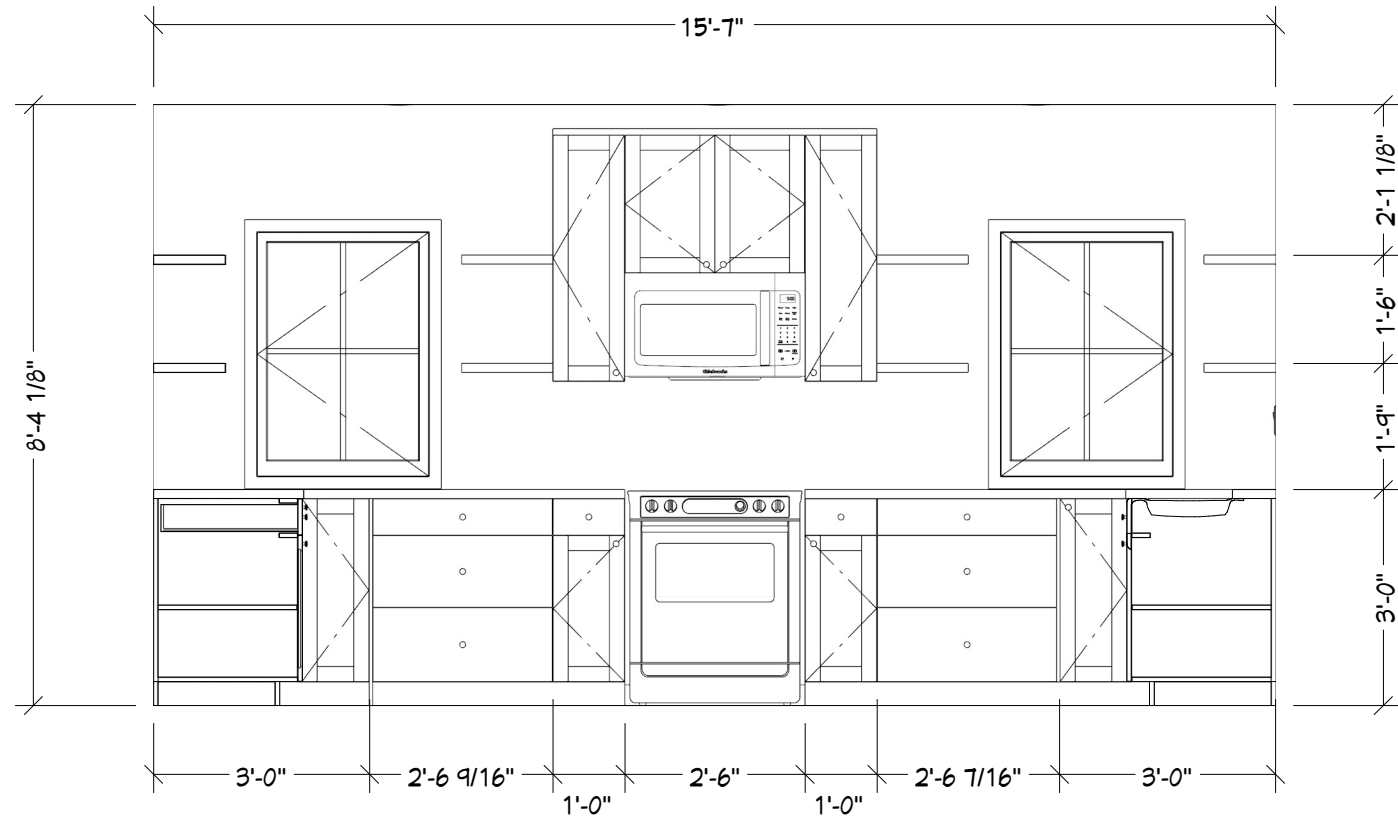
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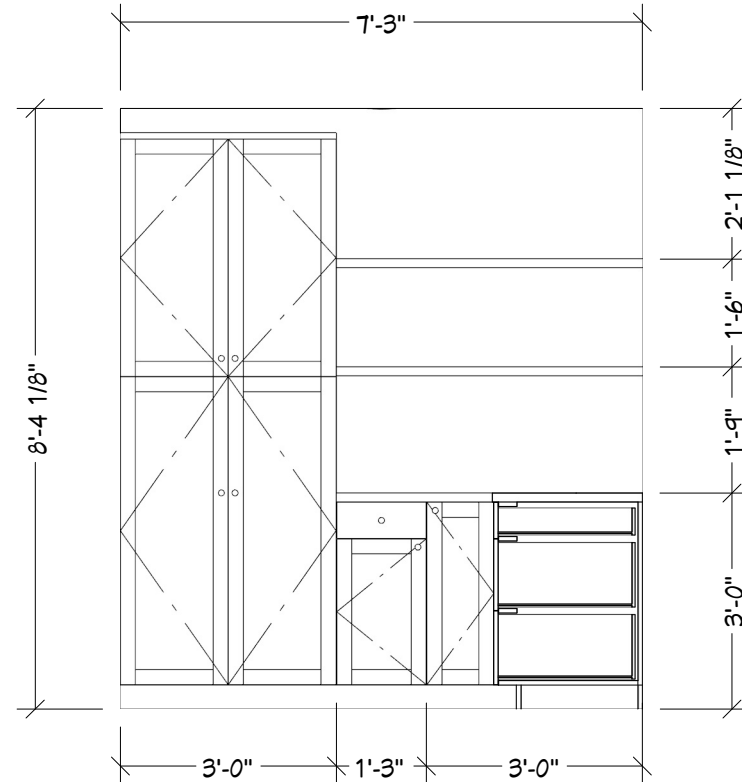
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FOR CONSTRUCTION
WIN / DR SCHEDULE

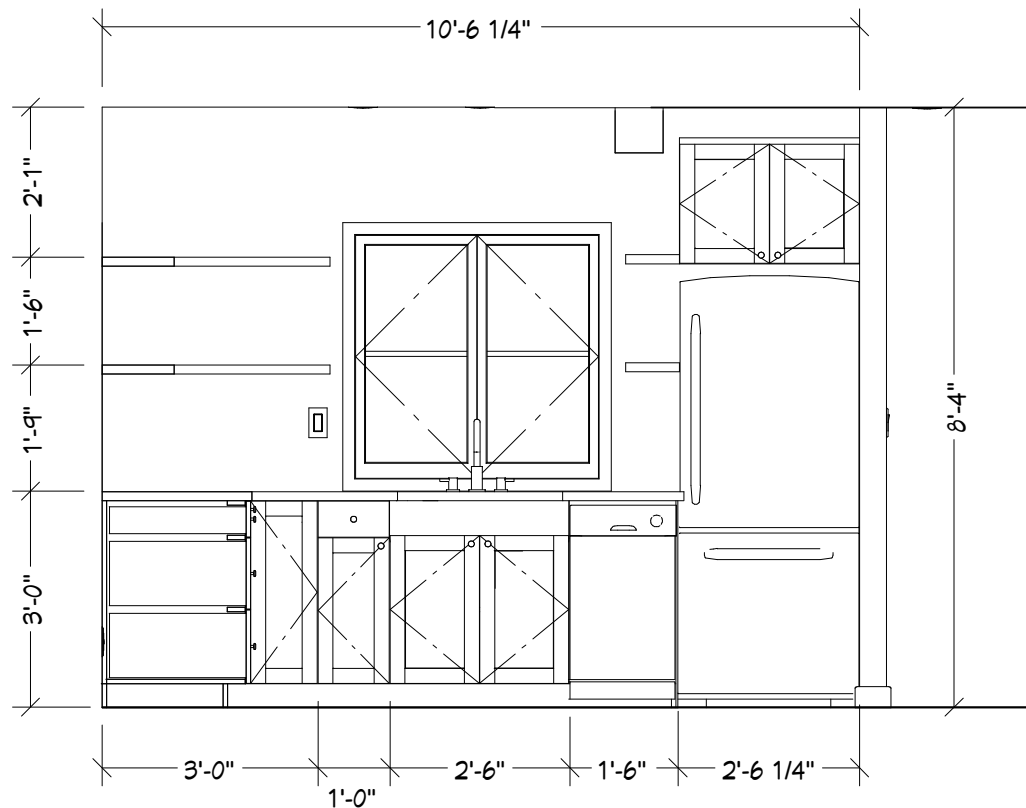
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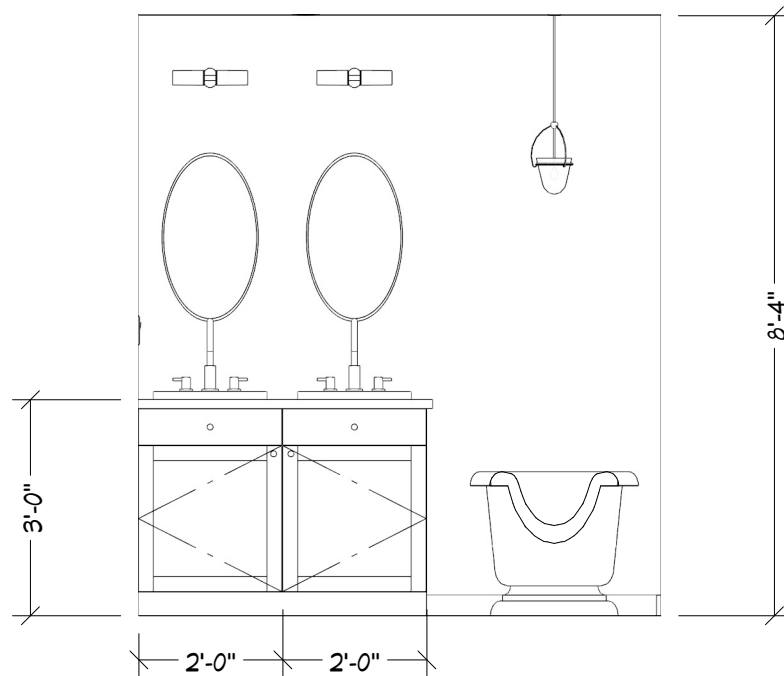
1 CABINET ELEVATION
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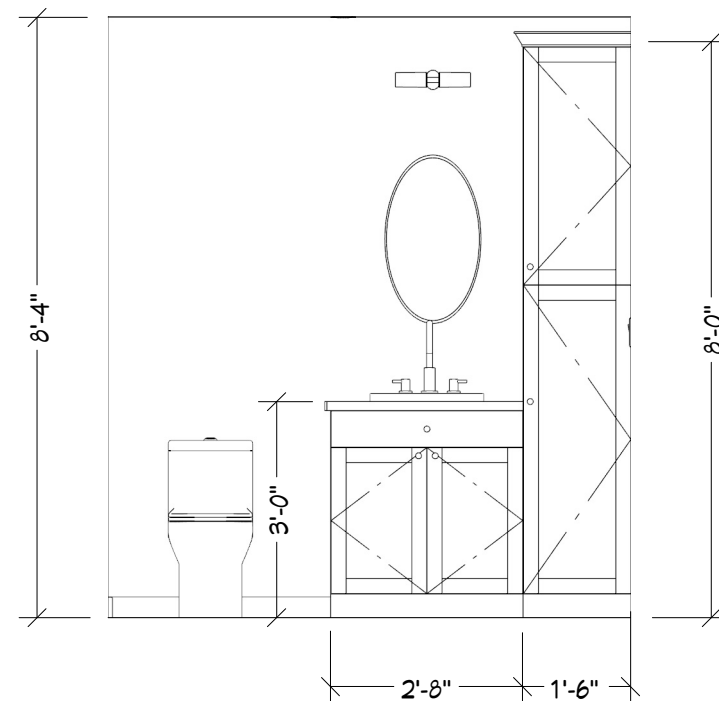
2 CABINET ELEVATION
DO NOT SCALE PLANS: USE LISTED DIMENSIONS



3 CABINET ELEVATION
DO NOT SCALE PLANS: USE LISTED DIMENSIONS



4 CABINET ELEVATION
DO NOT SCALE PLANS: USE LISTED DIMENSIONS



5 CABINET ELEVATION
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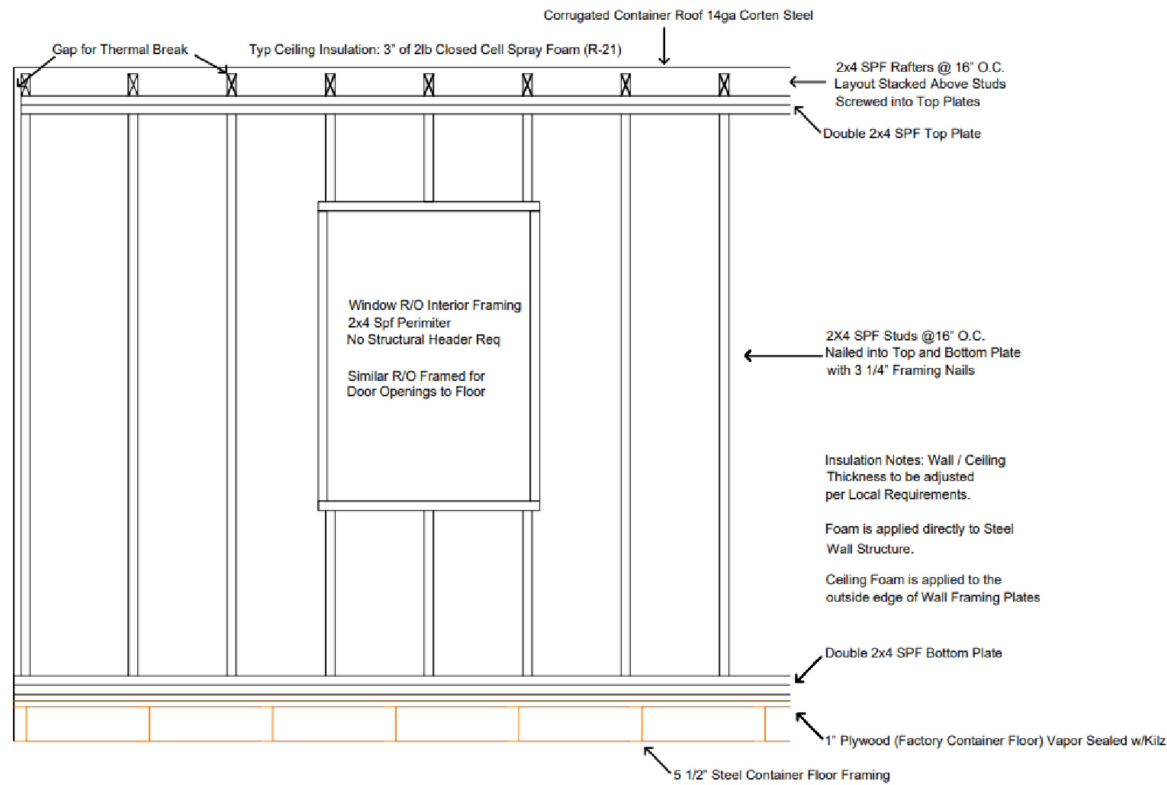
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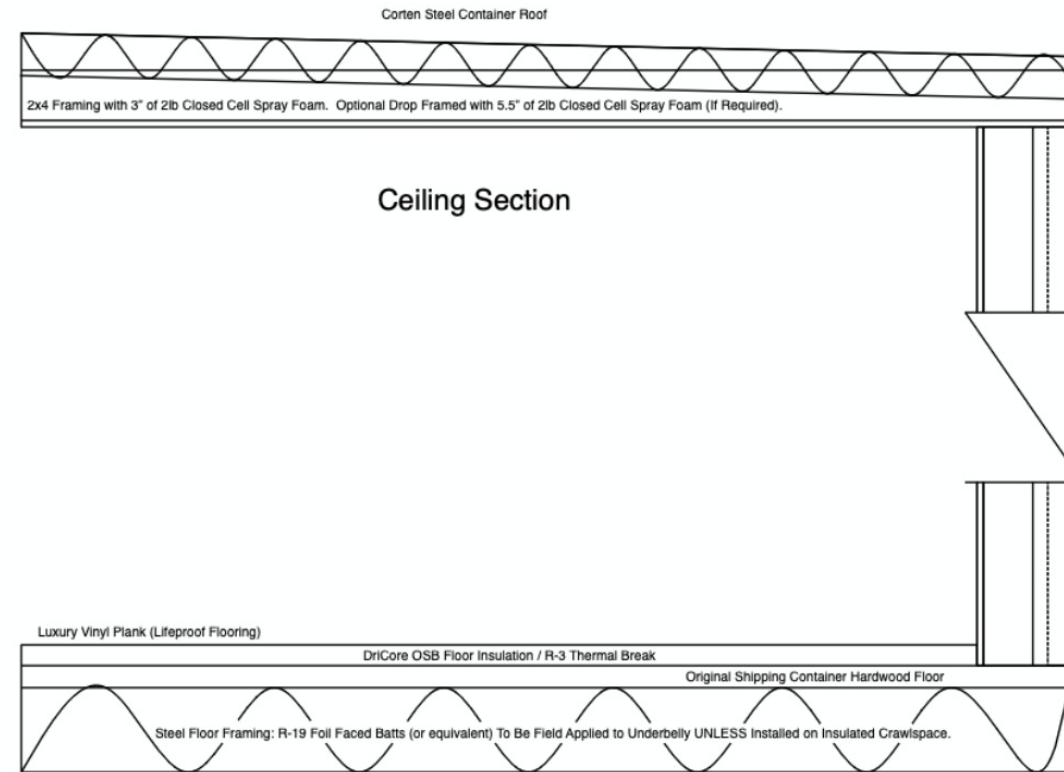
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FOR CONSTRUCTION
CABINET ELEVATIONS

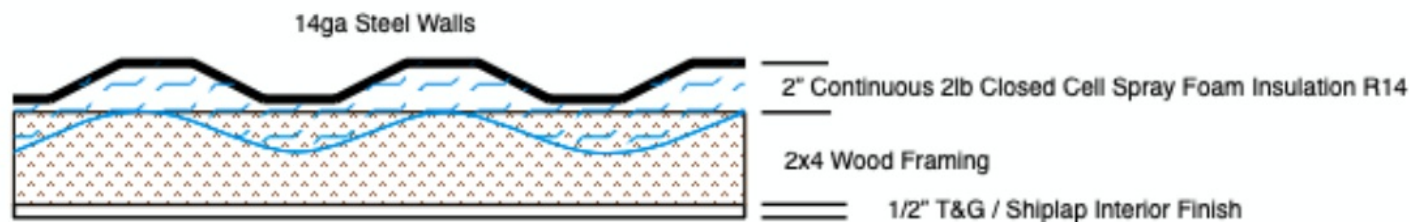
A-1.5



1 TYPICAL FRAMING DETAIL
DO NOT SCALE PLANS: USE LISTED DIMENSIONS



2 TYPICAL CEILING / FLOOR DETAIL
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3 TYPICAL WALL DETAIL
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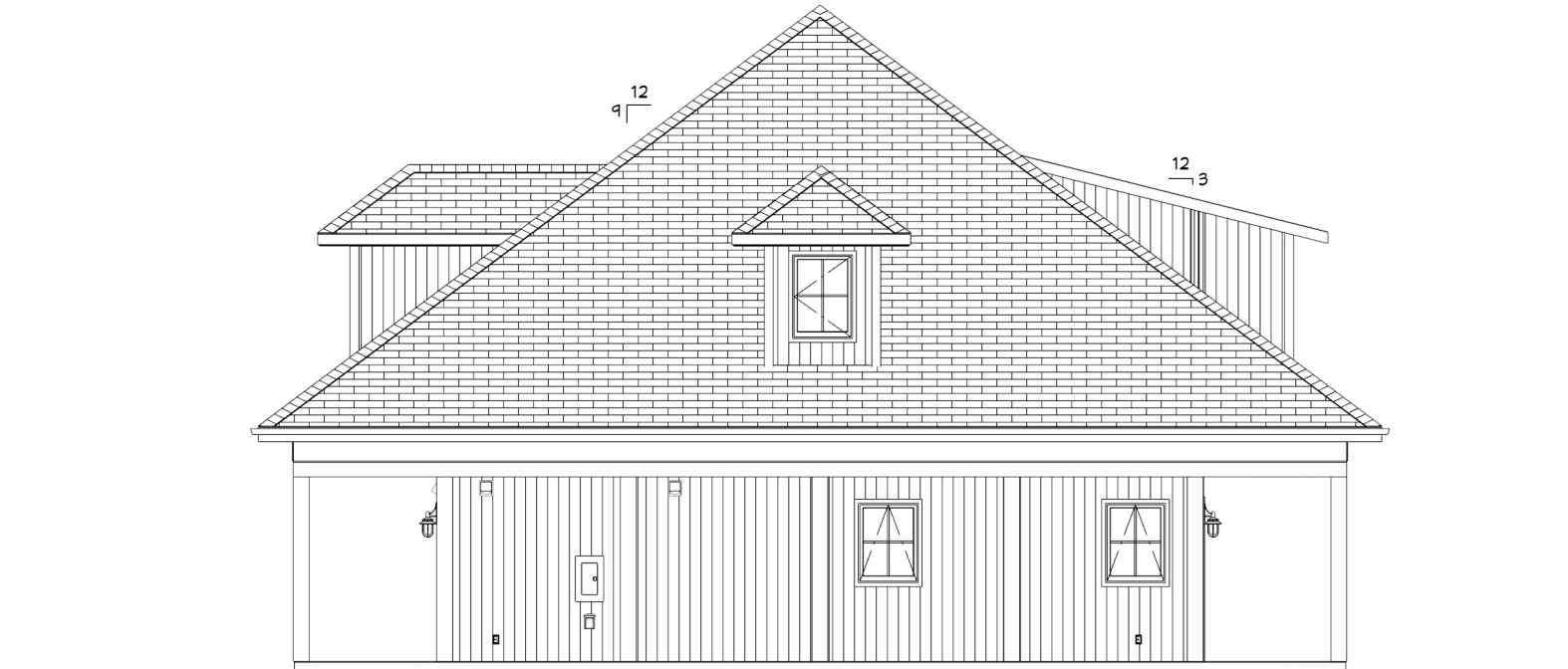
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FOR CONSTRUCTION
SECTION / DETAILS

A-1.6



1 NORTH ELEVATION
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2 SOUTH ELEVATION
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FOR CONSTRUCTION
EXTERIOR ELEVATION

A-2.0



1 EAST ELEVATION
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2 WEST ELEVATION
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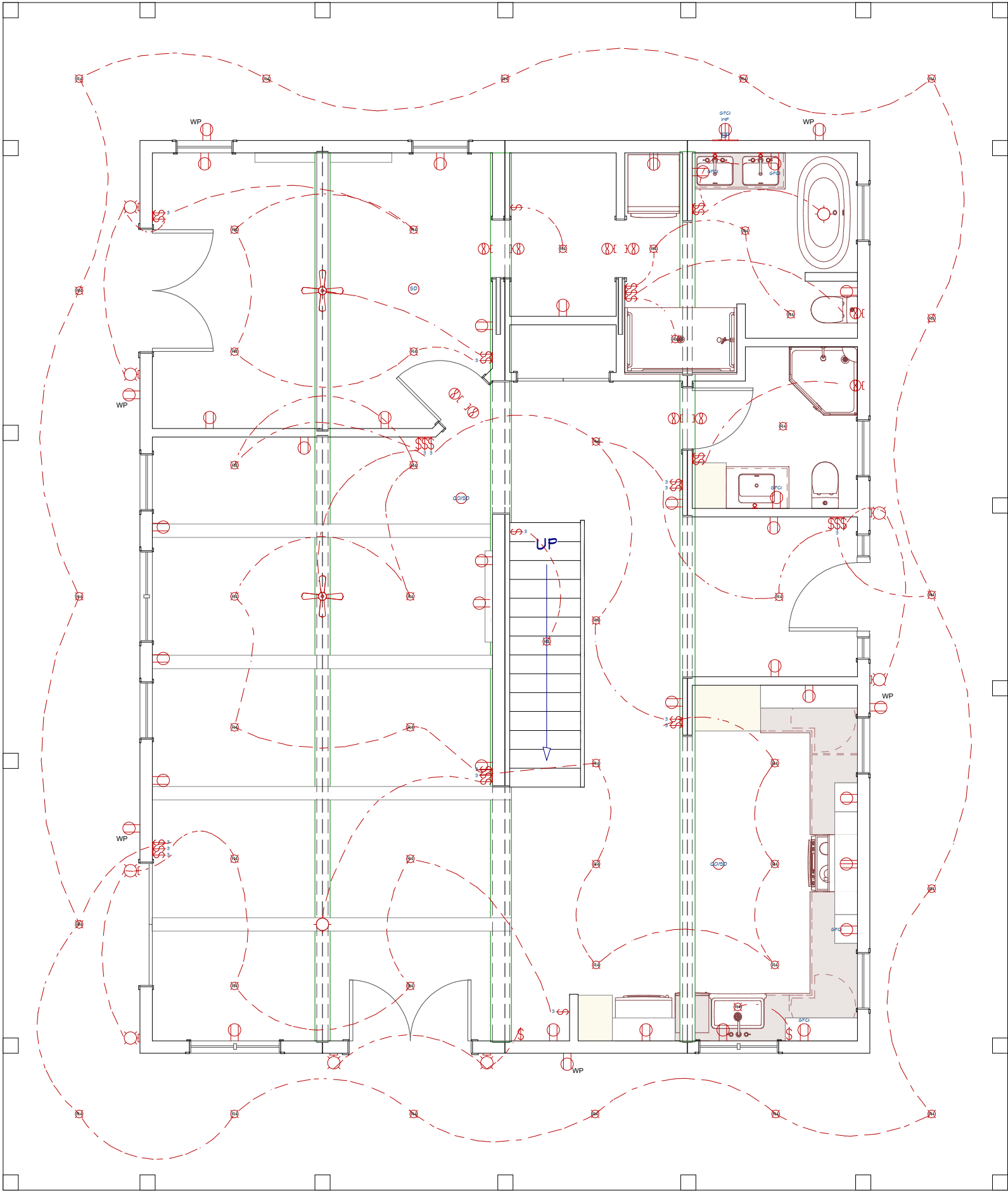
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FOR CONSTRUCTION
EXTERIOR ELEVATION

A-2.1

Breaker / Outlet Notes: S / P (Single Pole Breaker) T / B (Thin Breaker) T.P. (Tamper Proof Outlet) W.P. (Weather Proof Outlet)
Generator Inlet to Feed Panel: 50 Amp Box Under Main Panel 50 Amp breaker Panel Spot 2-4. Power Interlock SHALL be attached by BCC and SHALL not be removed
Notes:
Site Electrician SHALL Ground all containers according to the following 2023 NEC NFPA-70 Requirements.
Site Electrician SHALL install in use Covers at External Outlets per 2023 NEC NFPA-70 Requirements. BCC is unable to install prior to shipment and has Standard Covers Installed.
Site Electrician SHALL install ALL Grounding Requirements Listed Below and in accordance with the Requirements per 2023 NEC NFPA-70
Ground the Panel with a solid Bare #6 Cu. wire, Run the #6 ground to a 1/2" x 8' Cu. ground rod driven in the ground below the panel.
Install #6 Bare Solid Ground to Lugs on 2 opposite corners of the Container to 1/2" x 8' Ground Rod.
Run a second #6 ground to a ground lug bolted to the steel structure of the container below or on either side below the panel
Run a 3rd Ground to be buried 18" below grade for 20' around perimeter of the container. All of these grounds will tie back to the Ground bus on the panel.
Licensed Electrical Contractor doing the install, SHALL Supply a Service Load Calculation along with the drawing when they submit the permit application.
For Connecting to NEW SERVICE installed from the utility supplier: The bonding screw will need to be installed on the neutral bar in panel.
For Connecting Power fed from an EXISTING PANEL / POWER SOURCE: Do not install the factory bonding screw supplied with the panel.
Wire the sub feeder grounding wire to the ground bus.

1 ELECTRICAL PLAN
DO NOT SCALE PLANS: USE LISTED DIMENSIONS



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PLAN NOTES: DO NOT SCALE PLANS UNLESS NOTED OTHERWISE.

ALL DIMENSIONS SUBJECT TO A TOLERANCE OF +/- 1" DUE TO SHIPPING CONTAINER MFG VARIATIONS

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Leslie & Vince Warczak
3933 Pine Cove Lane
Mackinac Island, Michigan 49757

DATE:
9/23/2026

Drawn By:
JP

FOR CONSTRUCTION
ELECTRICAL PLAN

E-1.0

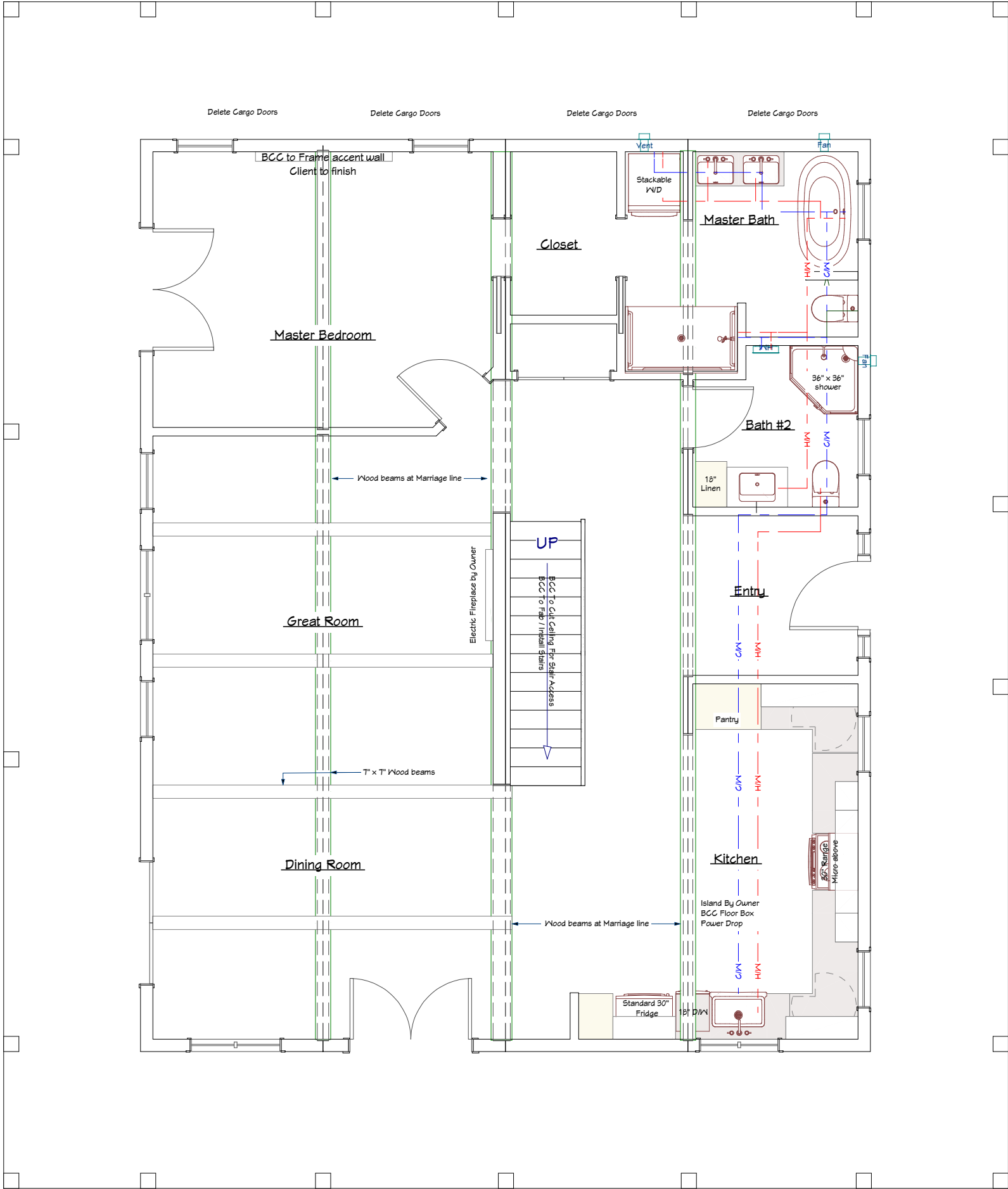
PLUMBING NOTES:

1. SUPPLY LINES (U.N.O.) ARE 3/4" PEX WITH BRASS OR STAINLESS STEEL FITTINGS.
2. LEAD CONTENT LESS THAN 8%.
3. ALL FIXTURES HAVE TYPICAL 1/4 TURN SHUTOFF VALVES WHERE APPLICABLE (TOILETS, SINKS, LAUNDRY ETC.)
4. SYSTEM IS TESTED AT 50 PSI FOR NORMAL DESIGN CONDITIONS.
5. SUPPLY AND WASTE PIPING SUPPORTS THROUGH FRAMING @ 16" O.C. TYP.
6. SHOWER AND SINKS TO HAVE ANTI-SCALD PROTECTION.
7. QUICK CLOSING VALVES TO HAVE HAMMER ARRESTORS (CLOTHS WASHER).
8. WASTE LINES SYSTEM AND STUB OUTS ARE PVC. SOLVENT WELDED AND TESTED UNDER PRESSURE @ 5 PSI.
9. TYPICAL NOMINAL DIAMETERS: 2" FOR LAVATORY CONNECTIONS, 2" FOR LAUNDRY CONNECTIONS, 2" FOR SHOWER CONNECTIONS, 3" FOR TOILET CONNECTIONS.
10. BCC SCOPE DOES NOT MAKE A UNIFIED DRAIN CONNECTION OUTSIDE OF CONTAINER STRUCTURE DUE TO SHIPPING LIMITATIONS / IS OUTSIDE OF BCC SCOPE OF WORK. SHOWER P-TRAP TO BE ADDED INTO SYSTEM ON-SITE ONCE STRUCTURE IS PLACED ON FOUNDATION. ALL DRAINS SHALL HAVE FINAL TIE-IN CONNECTIONS TO A 4" DRAIN RUN (WITH CLEANOUT) TERMINATING TO SANITARY WASTE SYSTEM (SITE BUILT BY LICENSED PLUMBER IN ACCORDANCE WITH ALL LOCAL REQUIREMENTS AND CODES / PERMITS NECESSARY AS DEEMED BY THE LOCAL AUTHORITIES HAVING JURISDICTION). EXTERIOR VENTING STACK IS TYPICALLY REQUIRED IN ACCORDANCE WITH MOST LOCAL APPLICABLE CODES AS BCC DOES NOT USE VENTS THROUGH THE ROOF TO VENT A TOILET OR SHOWER SYSTEM.
11. AAV VENTS (2018 F3114) UTILIZED WITHIN THE INTERIOR PLUMBING BRANCH SYSTEM FOR SINKS AND WASHER DRAIN. TYPICAL PLUMBING EXITS LOCATED AT UNDERSIDE OF STRUCTURE (DIRECTLY STUBBED THROUGHT THE FLOOR). AT SPECIAL REQUEST, PLUMBING EXITS CAN BE VIA SIDE EXIT AT BOTTOM RAIL OF CONTAINER STRUCTURE.

1

PLUMBING PLAN

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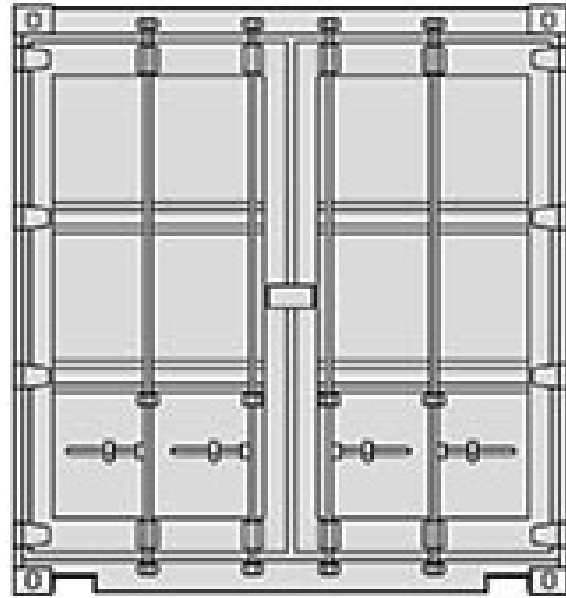
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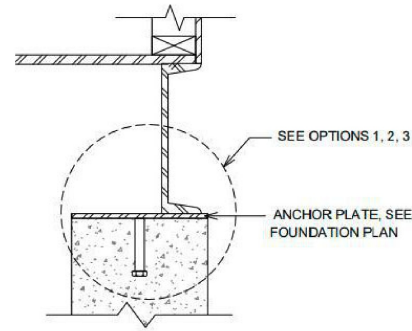
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FOR CONSTRUCTION
PLUMBING PLAN

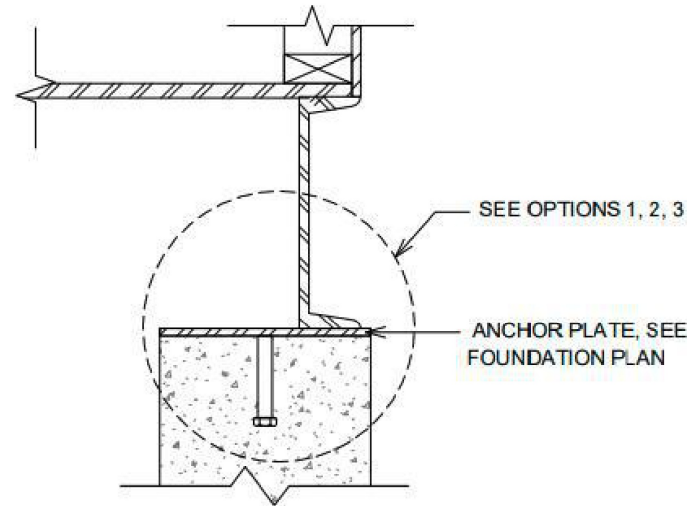
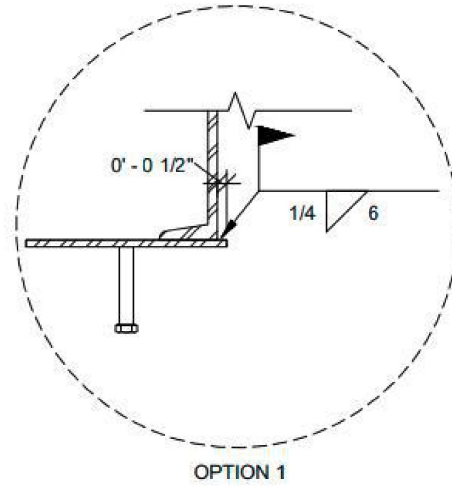
P-1.0



1 DOOR WELDING
DO NOT SCALE PLANS: USE LISTED DIMENSIONS



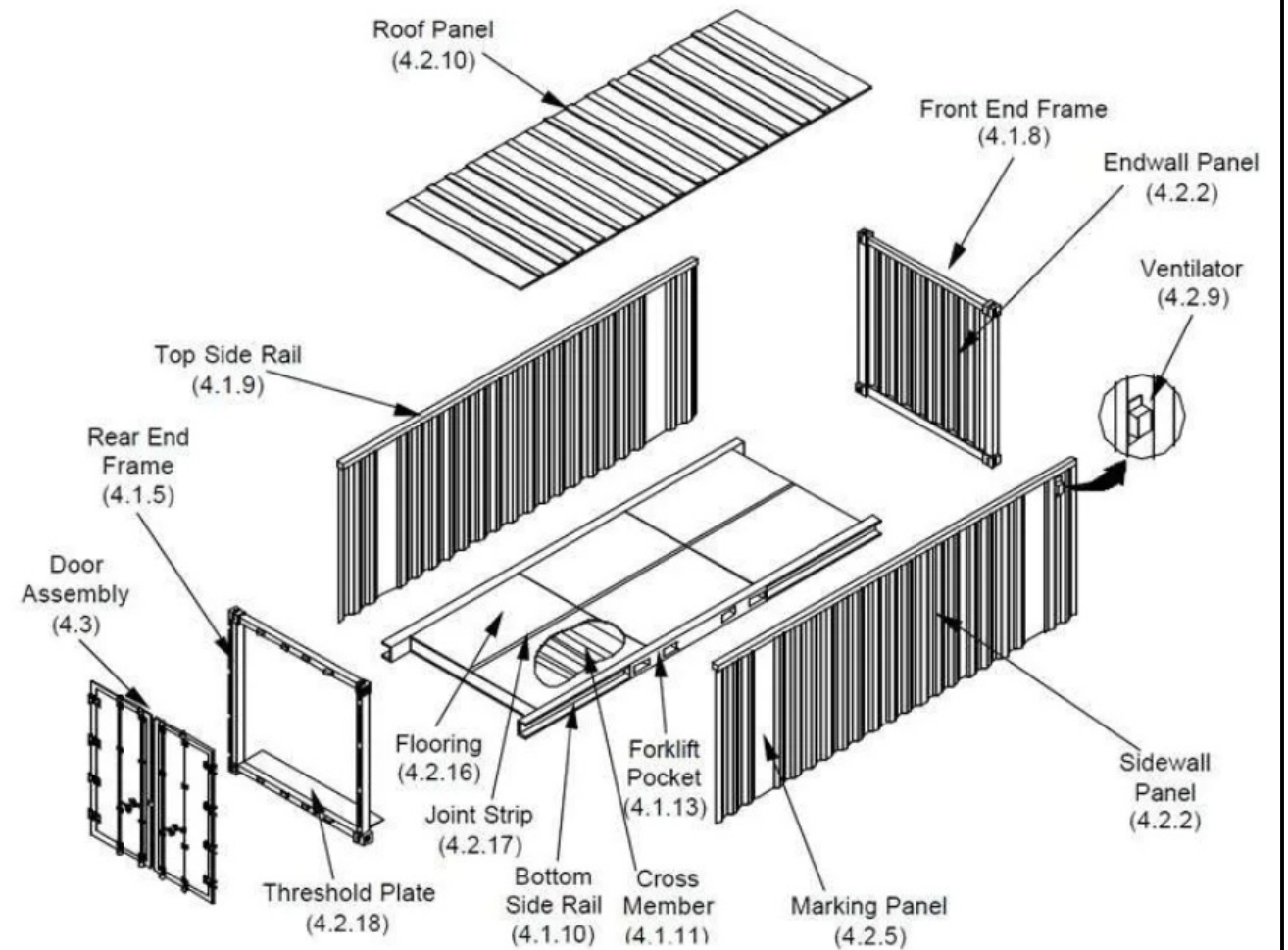
FOUNDATION - WELDED
1 1/2" = 1'-0"



2 CONTAINER WELD TO FOUNDATION
DO NOT SCALE PLANS: USE LISTED DIMENSIONS

GENERAL NOTES: ISO CONTAINER SOURCED FOR PROJECT IS 3RD PARTY MANUFACTURED AND DEEMED 1 TRIP, SAFE, PRIOR USE. ISO CONTAINER SPECS AND STRUCTURAL ANALYSIS CAN BE FOUND IN DOCUMENTS ISO 1496-1 AND 49 CFR173.411(b)(6)(iii)

SEE PAGE S1.0 FOUNDATION PLAN FOR CONTAINER CONNECTION DETAILS ALL FABRICATION / WELDING COMPLETED AT BCC FACTORY. SEE PAGES S-5.0-5.3 FOR TYPICAL WELDING DETAILS, HSS POST, HEADERS ETC. SITE WORK (IF REQUIRED) TO SECURE STRUCTURE TO FOUNDATION TO BE PERFORMED BY A QUALIFIED WELDER.



3 ISO CONTAINER STRUCTURE (FOR GENERAL REFERENCE)
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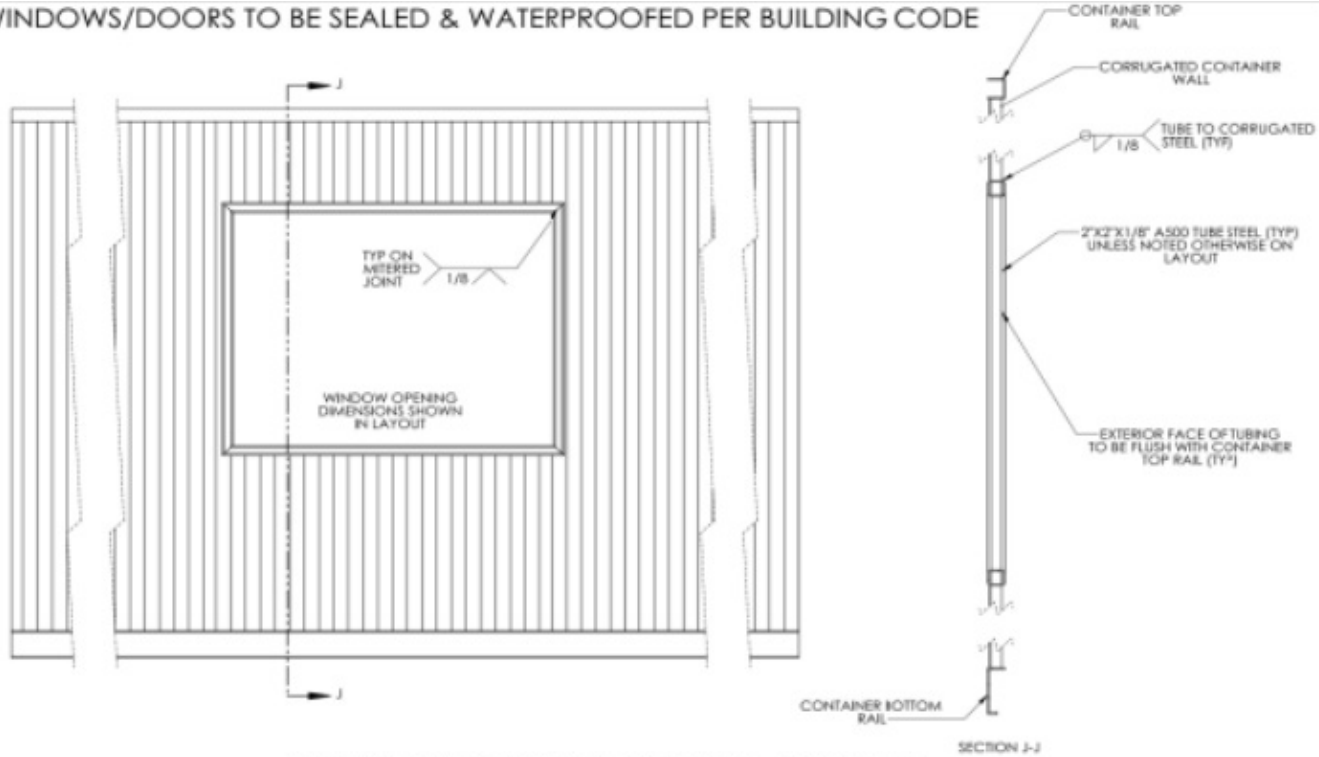
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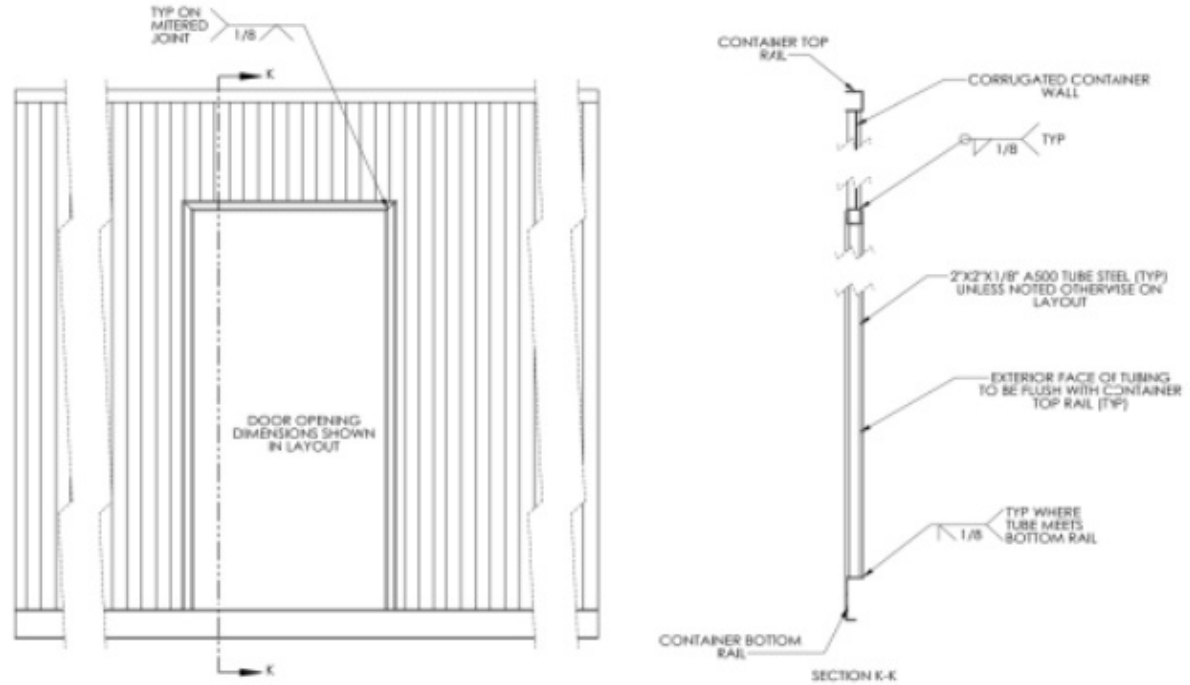
FOR CONSTRUCTION
STRUCTURAL DETAILS

S-1.0

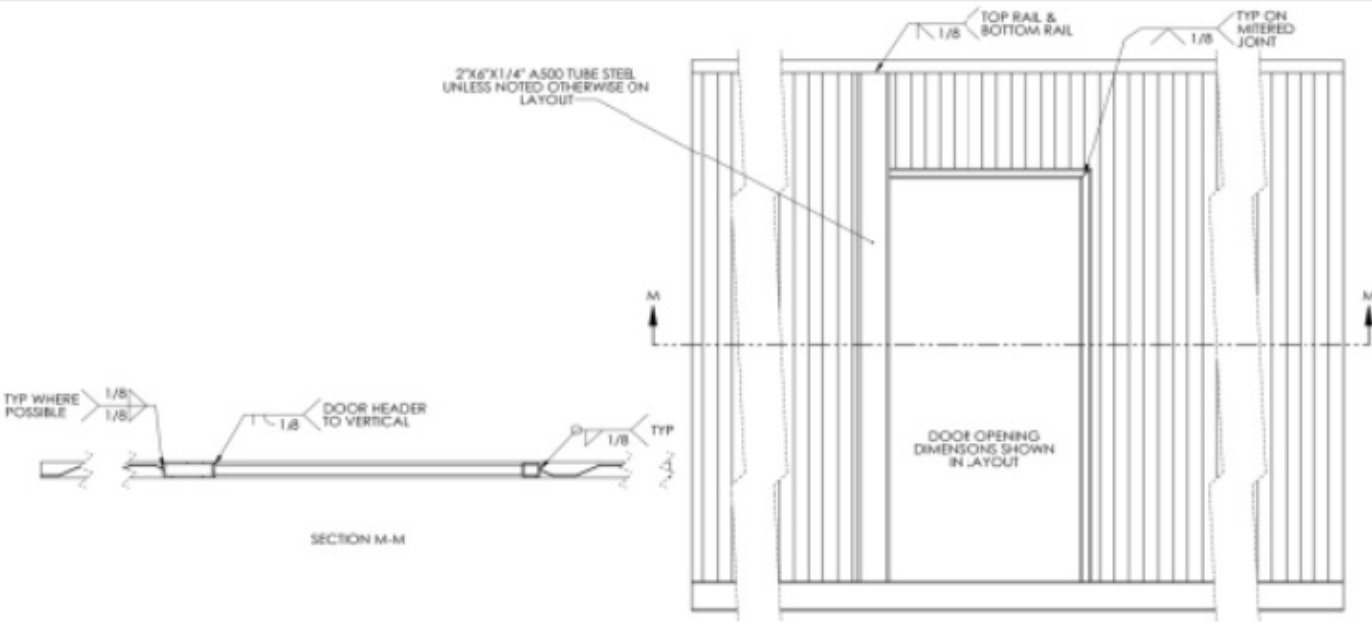
ALL WINDOWS/DOORS TO BE SEALED & WATERPROOFED PER BUILDING CODE



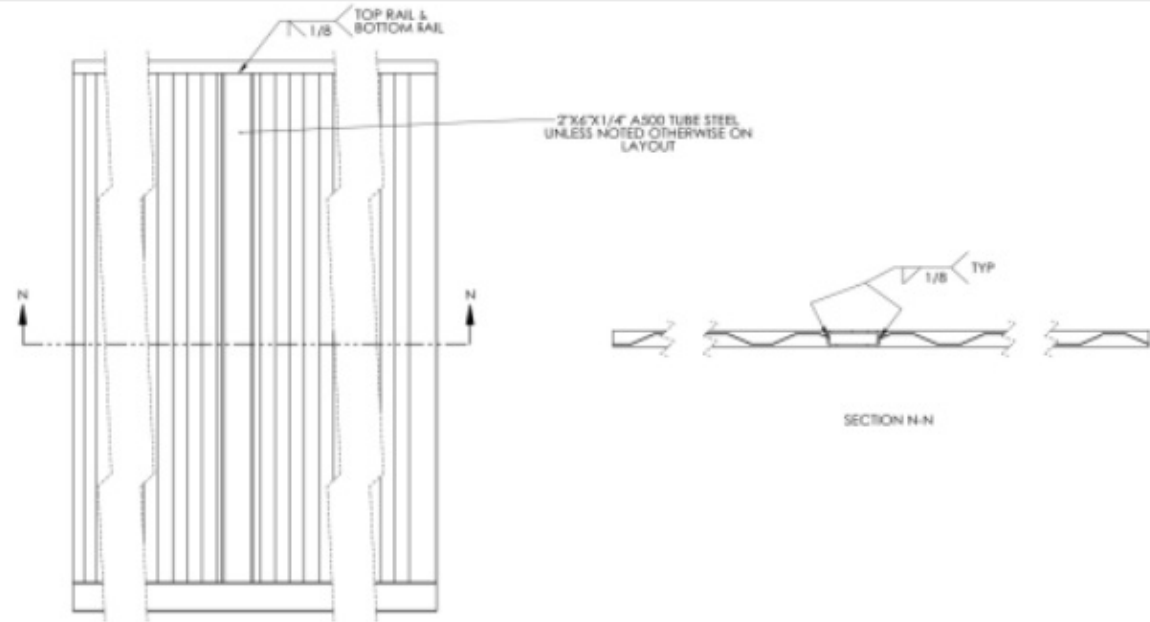
① TYPICAL WINDOW STEEL FRAMING - SIDEWALLS
NOT TO SCALE



② TYPICAL DOORWAY STEEL FRAMING - SIDEWALLS
NOT TO SCALE



③ DOORWAY STEEL FRAMING IN LOAD PATH - SIDEWALLS
NOT TO SCALE



④ VERTICAL LOAD SUPPORT STEEL FRAMING - SIDEWALLS
NOT TO SCALE



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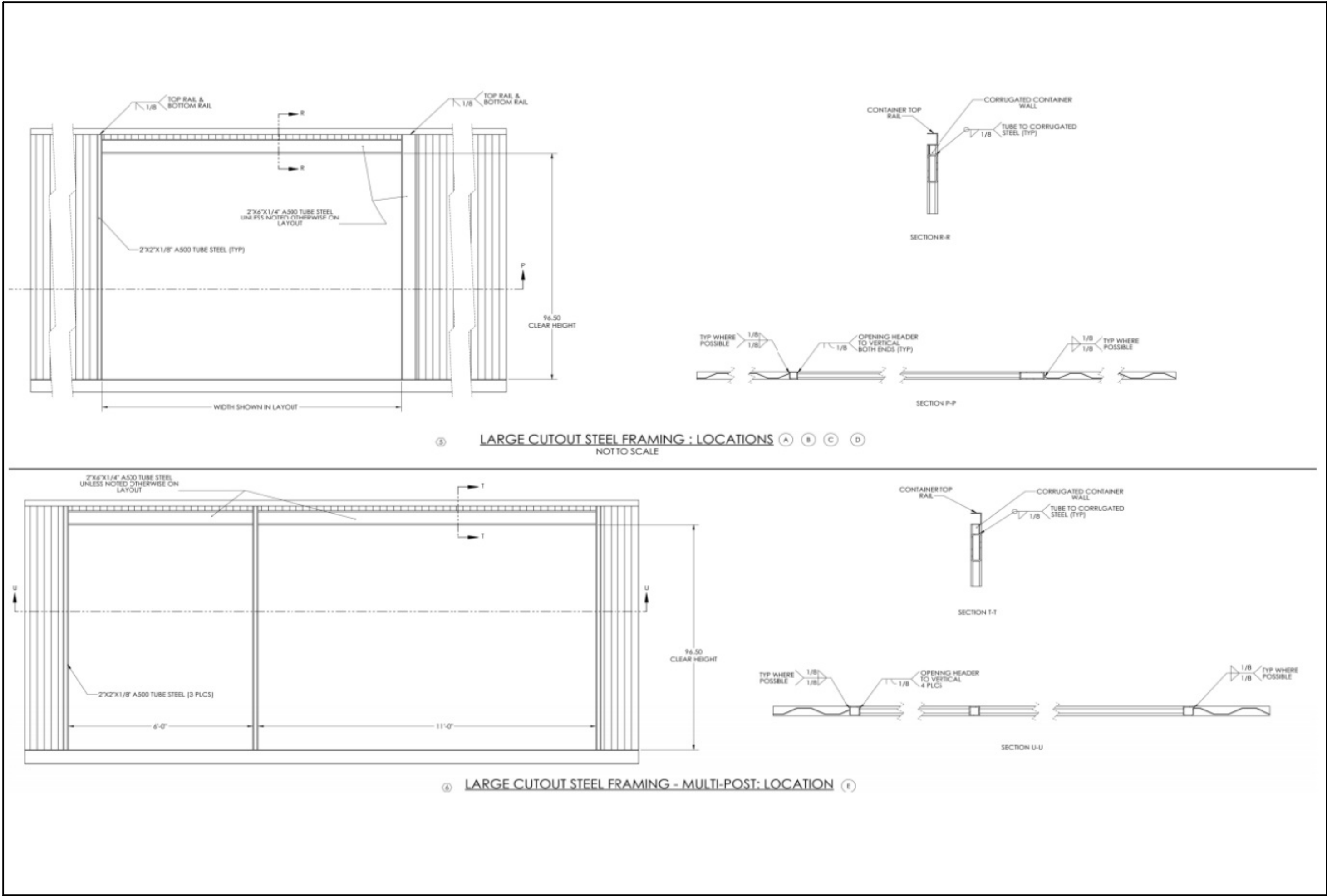
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FOR CONSTRUCTION
TYP. STEEL DETAILS

S-2.0



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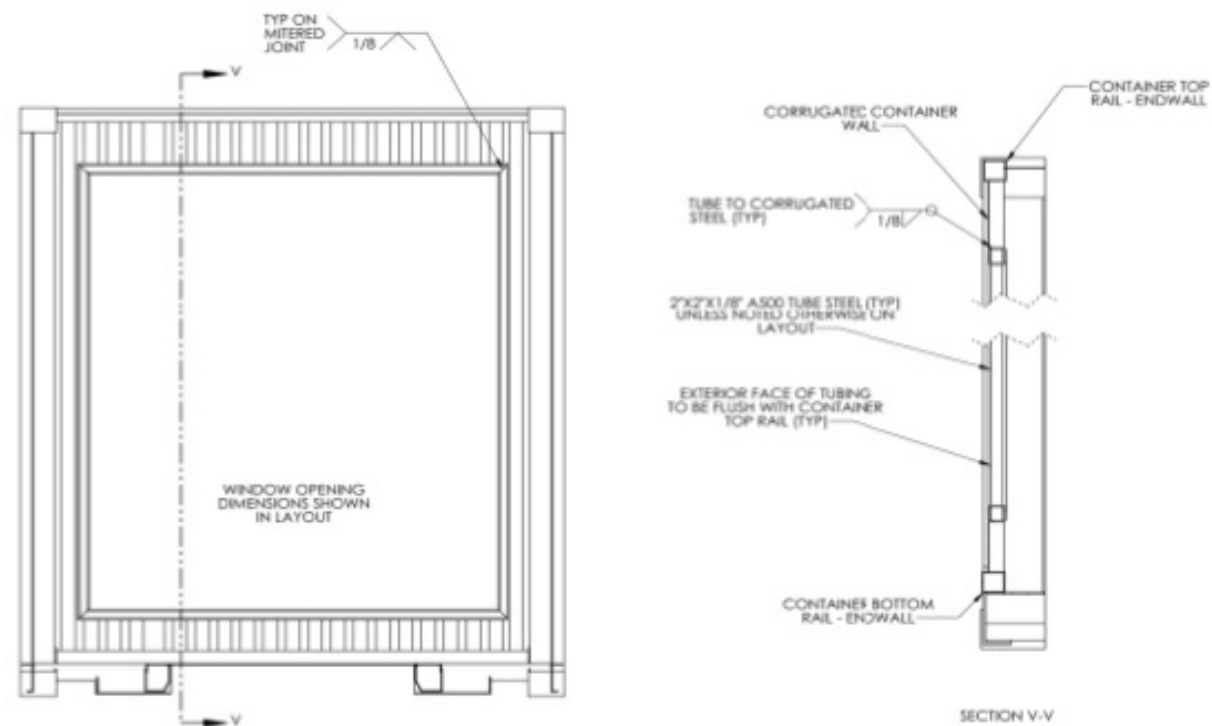
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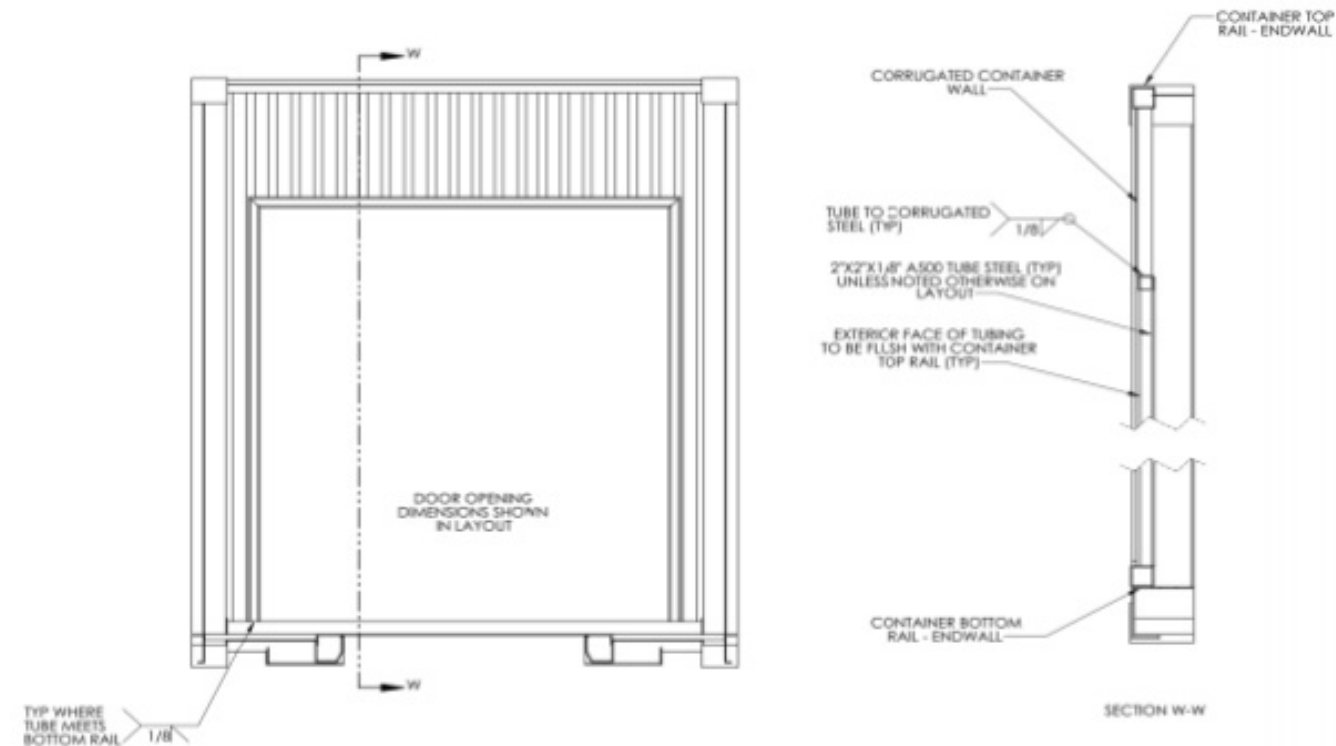
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FOR CONSTRUCTION
TYP. STEEL DETAILS

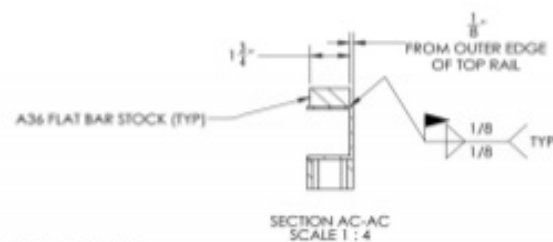
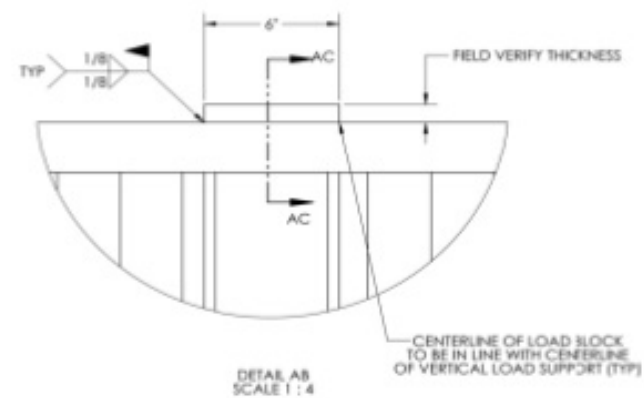
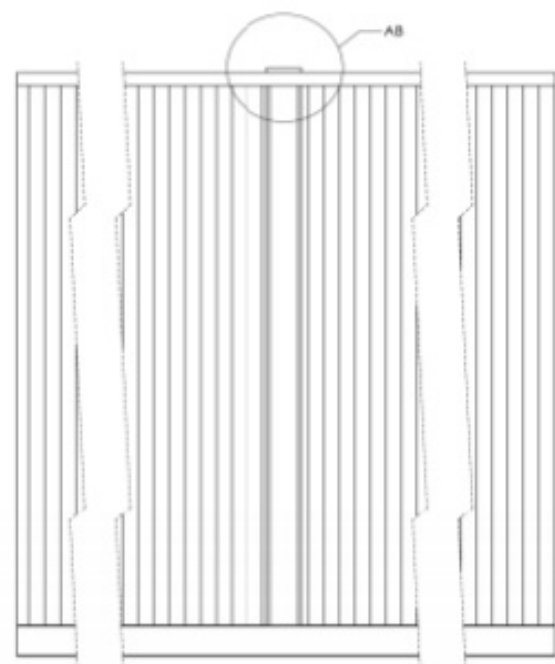
S-2.1



⑦ **TYPICAL WINDOW STEEL FRAMING - ENDWALL**
NOT TO SCALE



⑧ **TYPICAL PATIO DOORWAY STEEL FRAMING - ENDWALL**
NOT TO SCALE



⑨ **LOAD BLOCK SPACER DETAIL**
NOT TO SCALE



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S-2.2