DIAMOND BUILDERS G-PLEX STOCK
2 PLEX
THIS DESIGN COVER THE INSTALLATION OF BUILDINGS COMPRISED OF 2 MODULES CONSISTING OF MODULE TYPES A and D.

OHIO

A. CODES
BUILDING CODE: OHIO BUILDING CODE 2017
MECHANICAL CODE: OHIO MECHANICAL CODE 2017
PLUMBING CODE: OHIO PLUMBING CODE 2017
FIRE CODE: OHIO FIRE CODE 2017
ENERGY CODE: 2012 IECC / ASHRAE 90.1-10
ELECTRICAL CODE: NATIONAL ELECTRICAL CODE 2017
ACCESSIBILITY CODE: ANSI A117.1 2009

B. BUILDING PROPERTIES
OCCUPANCY: BUSINESS
CONSTRUCTION TYPE: VB
BUILDING AREA: 1,400 SQUARE FEET (SINGLE STORY)
OCCUPANT LOAD: 14 OCCUPANTS

C. STRUCTURAL DESIGN LOADS
a. FLOOR LIVE LOAD : 50 PSF / 2000 PSF CONCENTRATED OVER 30"x30" AREA AT ANY LOCATION
b. GROUND SNOW LOAD: 40 PSF
c. WIND VELOCITY: 160 MPH (ASCE-7:10)
d. EXPOSURE CATEGORY: C
e. SEISMIC DESIGN CRITERIA:
SEISMIC IMPORTANCE FACTOR Ie = 1.0
1. SEISMIC OCCUPANCY CATEGORY II
2. SEISMIC SITE CLASS D
3. SPECTRAL RESPONSE COEFFICIENTS:
Ss = < 0.12 S1 = < 0.059 Sds = < 0.128 Sd1 = < 0.094
4. SEISMIC DESIGN CATEGORY B
5. SEISMIC FORCE RESISTING SYSTEM A13
6. SIMPLIFIED SEISMIC ANALYSIS PROCEDURE HAS BEEN USED.
7. RESPONSE MODIFICATION FACTOR R = 6.5
8. SEISMIC RESPONSE COEFFICIENT Cs = N/A
9. DESIGN BASE SHEAR V = 250 LB PER MOD
f. DESIGN TYPE: ALLOWABLE STRESS DESIGN
g. OCCUPANCY CATEGORY: II
h. WALL BRACING TYPE: OSB SHEATHED SHEAR WALLS
i. THIS BUILDING IS NOT DESIGNED TO BE LOCATED IN A FLOOD HAZARD AREA.
j. THIS BUILDING IS A STAND ALONE STRUCTURE.
k. THIS BUILDING WILL NOT BE LOCATED IN A HAZARDOUS LOCATION AS DEFINED BY NEC ARTICLE 500.
j. THIS BUILDING IS >30 FEET FROM ADJACENT STRUCTURES.
k. THIS BUILDING WILL HAVE A MINIMUM SEPARATION DISTANCE OF 60 FEET FROM ANY UNLIMITED AREA BUILDING.

CODE SUMMARY:

STATE	BUILDING	ELEC.	MECH.	PLUMB.	ACCESS.	ENERGY
AL	2015 IBC	2014 NEC	2015 IMC	2015 IPC	2010 ADASAD	2015 IECC
AR	2012 AFPC:VOL 1 (2012 IBC W/ AMENDMENTS)	2017 NEC	2010 AMC (2009 IMC W/ AMEND.)	2006 APC (2006 IPC W/ AMEND.)	ANSI A117.1-2009	2014 AECC (2009 IECC W/ AMEND.)
DE	2018 IBC w/ COUNTY AMENDMENTS SEC. 6.04.002 2015 NFPA 101 LSC	2014 NEC	2015 IMC	2018 IPC	ANSI A117.1-2009	2018 IECC
FL	2020 FBC 7th EDITION W/ 2021 & 2022 FL SUPPLEMENT ASCE 7-16 2020 FFPC 7th EDITION 2018 NFPA 101	2017 NEC	2020 FBC-M 7th EDITION	2020 FBC-P 7th EDITION	2020 FACBC 7th EDITION	2020 FBC-EC 7th EDITION W/ 2021 SUPPLEMENTS
GA	2018 IBC W/ GA 2020 & 2022 AMEND. 2018 NFPA 101 120-3-3 2018 IFC W/ GA AMEND.	2020 NEC (NO AMEND.)	2018 IMC GA 2020 AMEND.	2018 IPC W/ GA 2020 & 2022 AMEND.	2010 ADA GA CODE CH 120-3-20	2015 IECC W/ GA 2020 & 2022 AMEND.
LA	2015 IBC , EXCEPT CHAPTERS 1,11 & 29 2015 NFPA 101	2014 NEC	2015 IMC	2015 IPC W/ AMEND.	2010 ADASAD	ASHRAE 90.1-2007
MD	2018 IBC W/ MD AMEND. 2018 NFPA 101 LIFE SAFETY CODE	2017 NEC W/ MD AMEND.	2018 IMC	2018 IPC W/ MD AMEND.	2012 M.A.C. 2010 ADA	2018 IECC W/ MD AMEND.
MO	2015 IBC	2014 NEC	2015 IMC	2015 IPC	2015 IBC CHAPTER 11 / ADA	2015 IECC
MS	2012 IBC	2014 NEC	2012 IMC	2012 IPC	2010 ADA ANSI A117.1-09	ASHRAE 90.1 2007
NC	NCBC 2018 2018 NCFC	2020 NC ELECTRIC CODE	2018 NCMC	2018 NCPC	NCBC 2012 CHPT.11 & ICC/ANSI A117.1-2009	2018 NC ENERGY CODE
NJ	2018 IBC W/ N.J. AMEND.	2017 NEC W/ N.J. AMEND.	2018 IMC W/ N.J. AMEND.	2018 NSPC W/ N.J. AMEND.	ICC/ANSI A117.1-2009 CH. 11 OF 2018 IBC & NJAC 5:23-7	2016 ASHRAE 90.1 W/ N.J. AMEND.
NY	2020 NY UNIFORM STATEWIDE BLDG CODE & 2017 U.C. SUPPLEMENT 2018 IBC, 2018 IFC	2017 NEC	2018 IMC	2018 IPC	2009 ANSI	2020 NYS EC & 2016 NYS ECCC SUPPLEMENT, 2018 IECC
OK	2018 IBC	2017 NEC	2018 IMC	2018 IPC	2010 ADA	2018 IECC
PA	2018 IBC W/ AMEND.	2017 NEC	2018 IMC	2018 IPC	ANSI A117.1-2017	2018 IECC W/ AMEND.
SC	2018 IBC W/ SC AMEND. 2018 IFC W/ SC AMEND.	2017 NEC W/ SC AMEND.	2018 IMC W/ SC AMEND.	2018 IPC	ANSI A117.1-2017 2010 ADA	2009 IECC
TX	2015 IBC W/ APPENDICES C, F, & K	2014 NEC	2015 IMC	2015 IPC W/ APPENDICES C, E, & G	2012 TAS 2010 ADA	2015 IECC
VA	2018 VA UNIFORM STATEWIDE BLDG CODE, 2018 IBC, 2018 IFC W/ VA AMEND.	2017 NEC W/ VA AMEN.	2018 IMC W/ VA AMEND.	2018 IPC W/ VA AMEND.	2010 ADA, 2009 ANSI A117.1 W/ VA AMEND.	2018 IECC
WV	2018 IBC, 2018 IFC W/ AMEND. 2018 NFPA 101 W/ AMEND.	2020 NEC	2018 IMC W / AMEND.	2018 IPC	ANSI A117.1-17	2013 ASHRAE

NOTE: PA L&I APPROVAL / CERTIFICATION IS BY OTHERS.

BUILDING DESIGN PARAMETERS

1. USE / OCCUPANCY: BUSINESS
2. CONSTRUCTION TYPE : VB
3. SPRINKLER SYSTEM: N/A
4. NUMBER OF MODULES 2
5. BUILDING AREA 1,400 SQ FT
6. OCCUPANT LOAD: (14) BASED ON 100 SQ FT PER OCCUPANT (10) BASED ON 150 SQ FT PER OCCUPANT
7. BUILDING HEIGHT: < 15 FEET
8. NUMBER OF STORIES: 1
9. EXTERIOR WALL FIRE RATING N/A
10. THIS BUILDING MUST BE INSTALLED WITH THE FIRE SEPARATION DISTANCES REQUIRED BY TABLE 602 AND SECTION 705.3.
11. ENERGY CODE COMPLIANCE: SEE ATTACHED ENERGY CALCULATIONS
12. MANUFACTURERS DATA PLATE, STATE LABELS AND THIRD PARTY LABELS ARE TO BE LOCATED ADJACENT TO ELECTRICAL PANEL.

MARLYLAND PLAN NO.: DBI-Gplex-2plex STOCK
MARYLAND SERIAL NO.: STOCK

DRAWING INDEX

LISTING AGENCY APPROVAL

THESE PRINTS COMPLY WITH THE FLORIDA MANUFACTURED BUILDING ACT OF 1979 CONSTRUCTION CODE AND ADHERE TO THE FOLLOWING CRITERIA.

CONST. TYPE	V(B)
OCCUPANCY	B
FLOOR LL	50 PSF
WIND VELOCITY	160 (ULT) MPH
FIRE RATING OF EXT. WALLS	0
ALLOWABLE NO. OF FLOORS	1
MANUFACTURER	DBI
PLAN NUMBER	DBI-GPLEX-2PLEX STOCK REV1
APPROVAL DATE	
HVHZ ZONE	NO

EMC

APPROVED-STATE OF GEORGIA
INDUSTRIALIZED BUILDINGS PROGRAM

DESIGN APPROVAL AGENCY: EMC

CONST. TYPE	VB
OCCUPANCY	B
FLOOR LL (PSF)	50
WIND VELOCITY (MPH)	160/124
SEISMIC DESIGN CATEGORY	C
EXTERIOR WALL FIRE RATING (HRS)	0
PLAN NUMBER	DBI-GPLEX-2PLEX STOCK REV1
APPROVAL DATE	

EMC

ROBERT E. GREGG, R.A.
1008 WOODRUFF AVE.
CLEARWATER, FLORIDA 33756

EMC APPROVED 09 26 2022

DIAMOND BUILDERS, INC.
440 THOMPSON DRIVE
DOUGLAS, GA 31535
PHONE# 912-384-7080

DATE: 2-8-22	ENGINEER: WALTER E. WOOD, P.E. SYLVESTER, GA 17791
SCALE: N-T-S	
CODES: AL, AR, DE, FL, GA, LA, MD, MO, MS, NC, NJ, NY, OH, OK, PA, SC, TX, VA, WV	
DBI- G PLEX-2 PLEX-STOCK REV1 REV1	
COVER SHEET	PAGE: 1 / 13

STRUCTURAL LOAD LIMITATIONS

FLOOR LIVE LOAD:
A. DEAD LOAD = 12 PSF (AVERAGE).
B. UNIFORM LIVE LOAD = 50 PSF
C. CONCENTRATED LOAD (ALTERNATE)= 2,000 LB, OVER 30"X30" AREA AT ANY LOCATION.
ROOF LIVE LOAD:
A. DEAD LOAD = 15 PSF (AVERAGE).
B. LIVE LOAD = 30 PSF.
ROOF SNOW LOAD:
A. GROUND SNOW LOAD: Pg = 40 PSF
B. FLAT-ROOF SNOW LOAD Pf = 30.8 PSF
C. SNOW EXPOSURE FACTOR Ce = 1.0
D. SNOW IMPORTANCE FACTOR Is = 1.0
E. SNOW THERMAL FACTOR Ct = 1.1
F. ROOF SLOPE FACTOR Cs = 1.0
G. SLOPED ROOF SNOW LOAD Ps = 20 PSF Ps = Pf x Cs
H. Pm = 20 PSF LOW-SLOPE SNOW LOAD Pm = Pg x Is
I. DESIGN IS BASED ON FULL OR PARTIALLY EXPOSED ROOF PER ASCE 7-16.
WIND LOAD: ASCE 7-16
A. BASIC WIND SPEED (3 SEC GUST) 160 MPH
B. ASD WIND SPEED (3 SEC GUST) 124 MPH
C. RISK CATEGORY II
D. WIND EXPOSURE CATEGORY C
E. INTERNAL PRESSURE COEFFICIENT GCpi= 0.18
F. COMPONENT & CLADDING BASIC DESIGN PRESSURES, ASD DESIGN PRESSURE FOR ROOF 0 TO7 DEGREES.
WALL ZONE 5: P = +/- 74.7 psf (Pasd = +/- 44.8 PSF)
WALL ZONE 4: P = +/- 60.5 psf (Pasd = +/- 36.3 PSF)
ROOF ZONE 3: P = - 159.6 psf (Pasd = - 95.8 PSF)
ROOF ZONE 2: P = - 117.1 psf (Pasd = - 70.3 PSF)
ROOF ZONE 1: P = - 88.8 psf (Pasd = - 53.3 PSF)
ROOF ZONE 1': P = - 50.9 psf (Pasd = - 30.6 PSF)
G. THIS BUILDING IS NOT DESIGNED FOR PLACEMENT ON THE UPPER HALF OF A HILL OR ESCARPMENT EXCEEDING 15 FEET IN HEIGHT.
H. BUILDING DESIGN IS BASED ON "ENCLOSED" CLASSIFICATION.
I. BUILDING MEAN ROOF HEIGHT SHALL NOT EXCEED 15 FEET.
SEISMIC LOAD:
A. RISK CATEGORY : II
B. SEISMIC IMPORTANCE FACTOR Ie = 1.0
C. SITE CLASS D
D. SPECTRAL RESPONSE COEFFICIENTS:
Ss = < 0.155 S1 = < 0.079 Sds = < 0.166 Sd1 = < 0.127
E. SEISMIC DESIGN CATEGORY C
F. SEISMIC FORCE RESISTING SYSTEM A13
G. SIMPLIFIED SEISMIC ANALYSIS PROCEDURE HAS BEEN USED.
H. RESPONSE MODIFICATION FACTOR R = 6.5
I. V = 626 LB DESIGN BASE SHEAR PER MODULE
FLOOD LOAD:
THE MODULAR BUILDING UNITS ARE NOT DESIGNED TO BE SUBMERGED OR SUBJECTED TO WAVE ACTION. IF INSTALLED IN A FLOOD PLAIN, THE MODULAR BUILDING UNITS MUST BE INSTALLED ABOVE THE MINIMUM BASE FLOOD ELEVATION DERIVED FROM APPROPRIATE FLOOD ELEVATION MAPS FOR FLOOD LOADS.

ROOF RAIN LOAD:
A. RAIN INTENSITY: i = 4.7 INCHES / HOUR (60 MPI).

GA : COMPLIANCE WITH LOCAL REQUIREMENTS

RULE 110-2-4-03: ALL INDUSTRIAL BUILDINGS BEARING AN INSIGNIA OF APPROVAL ISSUED BY THE COMMISSIONER PURSUANT TO THESE RULES SHALL BE HELD TO COMPLY WITH THE REQUIREMENTS OF ALL ORDINANCES OR REGULATIONS ENACTED BY ANY LOCAL GOVERNMENT WHICH ARE APPLICABLE TO THE MANUFACTURE AND INSTALLATION OF SUCH BUILDINGS. THE DETERMINATION BY THE COMMISSIONER OF THE SCOPE OF SUCH APPROVAL IS FINAL.

STRUCTURAL LOAD LIMITATIONS

FLOOR LIVE LOAD:
A. 50 PSF
B. 2000 LB CONCENTRATED LOAD OVER 30"X30" AREA AT ANY LOCATION
ROOF LIVE LOAD:
A. 30 PSF
ROOF SNOW LOAD:
A. Pg = 40 PSF GROUND SNOW LOAD
B. Pf = 30.8 PSF FLAT ROOF SNOW LOAD
C. Ce = 1.0 SNOW EXPOSURE FACTOR
D. Is = 1.0 SNOW IMPORTANCE FACTOR
E. Ct = 1.1 SNOW THERMAL FACTOR
F. Cs = 1.0 ROOF SLOPE FACTOR
G. Ps = 20 PSF SLOPED ROOF SNOW LOAD Ps = Pf x Cs
H. Pm = 20 PSF LOW-SLOPE SNOW LOAD Pm = Pg x Is
I. DESIGN IS BASED ON FULL OR PARTIALLY EXPOSED ROOF PER ASCE 7-10.
WIND LOAD: ASCE 7-10
A. 160 MPH Vult ULTIMATE WIND SPEED
B. 124 MPH Vasd NOMINAL WIND SPEED
C. II RISK CATEGORY
D. C WIND EXPOSURE CATEGORY
E. GCpi= 0.18 INTERNAL PRESSURE COEFFICIENT
F. COMPONENT & CLADDING PRESSURES (ROOF <7 °)
WALL ZONE 5: Pult = +/- 74.7 psf (Pasd = +/- 44.8 PSF)
WALL ZONE 4: Pult = +/- 60.5 psf (Pasd = +/- 36.3 PSF)
ROOF ZONE 3: Pult = - 140.7 psf (Pasd = - 84.4 PSF)
ROOF ZONE 2: Pult = - 93.5 psf (Pasd = - 56.1 PSF)
ROOF ZONE 1: Pult = - 55.8 psf (Pasd = - 33.5 PSF)
G. THIS BUILDING IS NOT DESIGNED FOR PLACEMENT ON THE UPPER HALF OF A HILL OR ESCARPMENT EXCEEDING 15 FEET IN HEIGHT.
H. BUILDING DESIGN IS BASED ON "ENCLOSED" CLASSIFICATION.
I. BUILDING MEAN ROOF HEIGHT SHALL NOT EXCEED 15 FEET.
SEISMIC LOAD:
A. II RISK CATEGORY
B. Ie = 1.0 SEISMIC IMPORTANCE FACTOR
C. D SITE CLASS
D. SPECTRAL RESPONSE COEFFICIENTS:
Ss = < 0.361 S1 = < 0.162 Sds = < 0.364 Sd1 = < 0.233
E. C SEISMIC DESIGN CATEGORY
F. A13 SEISMIC FORCE RESISTING SYSTEM
G. SIMPLIFIED SEISMIC ANALYSIS PROCEDURE HAS BEEN USED.
H. R = 6.5 RESPONSE MODIFICATION FACTOR
I. V = 250 LB DESIGN BASE SHEAR PER MODULE
FLOOD LOAD:
THE MODULAR BUILDING UNITS ARE NOT DESIGNED TO BE SUBMERGED OR SUBJECTED TO WAVE ACTION. IF INSTALLED IN A FLOOD PLAIN, THE MODULAR BUILDING UNITS MUST BE INSTALLED ABOVE THE MINIMUM BASE FLOOD ELEVATION DERIVED FROM APPROPRIATE FLOOD ELEVATION MAPS FOR FLOOD LOADS.

NORTH CAROLINA NOTES:
1. THIS BUILDING HAS NOT BEEN DESIGNED FOR COASTAL HAZARD AREAS, OCEAN HAZARD OR REGULATORY FLOOD PLAIN AREAS.
2. THE CLIMATE ZONE IS 3 OR 4.
3. ALL OPAQUE EXTERIOR DOORS SHALL HAVE A U-VALUE OF 0.292 OR LESS.
4. ALL EXTERIOR GLAZING SHALL HAVE A U-VALUE OF 0.45 OR LESS AND A SHGC OF 0.24 OR LESS.

FLORIDA STRUCTURAL LOAD LIMITATIONS

RISK CATEGORY: II

FLOOR LIVE LOAD:
A. 50 PSF IN OFFICES
B. 2000 LB CONCENTRATED LOAD OVER 30"X30" AREA AT ANY LOCATION

ROOF LIVE LOAD:
A. 30 PSF
ROOF SNOW LOAD: N/A

WIND LOAD: ASCE 7-16
A. BASIC WIND SPEED (3 SEC GUST) 160 MPH
B. ASD WIND SPEED (3 SEC GUST) 124 MPH
C. RISK CATEGORY II
D. WIND EXPOSURE CATEGORY C
E. INTERNAL PRESSURE COEFFICIENT GCpi= 0.18
F. COMPONENT & CLADDING BASIC DESIGN PRESSURES, ASD DESIGN PRESSURE FOR ROOF 0 TO7 DEGREES.
WALL ZONE 5: P = +/- 74.7 psf (Pasd = +/- 44.8 PSF)
WALL ZONE 4: P = +/- 60.5 psf (Pasd = +/- 36.3 PSF)
ROOF ZONE 3: P = - 159.6 psf (Pasd = - 95.8 PSF)
ROOF ZONE 2: P = - 117.1 psf (Pasd = - 70.3 PSF)
ROOF ZONE 1: P = - 88.8 psf (Pasd = - 53.3 PSF)
ROOF ZONE 1': P = - 50.9 psf (Pasd = - 30.6 PSF)
G. THIS BUILDING IS NOT DESIGNED FOR PLACEMENT ON THE UPPER HALF OF A HILL OR ESCARPMENT EXCEEDING 15 FEET IN HEIGHT IN EXP. 'C' LOCATIONS OR 60 FEET IN HEIGHT IN EXP. 'B' LOCATIONS AND WITHIN 600 FEET OF INLAND BODY OF WATER THAT PRESENTS A FETCH OF ONE MILE OR MORE AN INLAND WATERWAY OR RIVER WITH WIDTH OF 1 MILE OR MORE.
SEISMIC LOAD: N/A
FLOOD LOAD:
THE MODULAR BUILDING UNITS ARE NOT DESIGNED TO BE SUBMERGED OR SUBJECTED TO WAVE ACTION. IF INSTALLED IN A FLOOD PLAIN, THE MODULAR BUILDING UNITS MUST BE INSTALLED ABOVE THE MINIMUM BASE FLOOD ELEVATION DERIVED FROM APPROPRIATE FLOOD ELEVATION MAPS FOR FLOOD LOADS.

OH - STRUCTURAL LOAD LIMITATIONS

FLOOR LIVE LOAD:
A. 50 PSF UNIFORM LIVE LOAD
B. 2000 LB CONCENTRATED LOAD OVER 30"X30" AREA AT ANY LOCATION
ROOF LIVE LOAD:
A. 30 PSF
ROOF SNOW LOAD:
A. Pg = 40 PSF GROUND SNOW LOAD
B. Pf = 30.8 PSF FLAT ROOF SNOW LOAD
C. Ce = 1.0 SNOW EXPOSURE FACTOR
D. Is = 1.0 SNOW IMPORTANCE FACTOR
E. Ct = 1.1 SNOW THERMAL FACTOR
F. Cs = 1.0 ROOF SLOPE FACTOR
G. Ps = Pf x Cs SLOPED ROOF SNOW LOAD
H. DESIGN IS BASED ON FULL OR PARTIALLY EXPOSED ROOF PER ASCE 7-10.
WIND LOAD: ASCE 7-10
A. 160 MPH Vult ULTIMATE WIND SPEED
B. 124 MPH Vasd NOMINAL WIND SPEED
C. II RISK CATEGORY
D. C WIND EXPOSURE CATEGORY
E. GCpi= 0.18 INTERNAL PRESSURE COEFFICIENT
F. COMPONENT & CLADDING PRESSURES (ROOF <7 °)
WALL ZONE 5: Pult = +/- 74.7 psf (Pasd = +/- 44.8 PSF)
WALL ZONE 4: Pult = +/- 60.5 psf (Pasd = +/- 36.3 PSF)
ROOF ZONE 3: Pult = - 140.7 psf (Pasd = - 84.4 PSF)
ROOF ZONE 2: Pult = - 93.5 psf (Pasd = - 56.1 PSF)
ROOF ZONE 1: Pult = - 55.8 psf (Pasd = - 33.5 PSF)
G. THIS BUILDING IS NOT DESIGNED FOR PLACEMENT ON THE UPPER HALF OF A HILL OR ESCARPMENT EXCEEDING 15 FEET IN HEIGHT.
H. BUILDING DESIGN IS BASED ON "ENCLOSED" CLASSIFICATION.
I. BUILDING MEAN ROOF HEIGHT SHALL NOT EXCEED 15 FEET.

FLOOD LOAD:
THIS BUILDING IS NOT DESIGNED TO BE LOCATED IN A FLOOD HAZARD AREA.

LIMITATIONS OF APPROVAL (OHIO)

THE FIRST INSTALLATION OF THIS BUILDING WILL NOT BE IN OHIO, THEREFORE THE BUILDING DOES NOT FALL WITHIN THE SCOPE OF THE STATE OF OHIO INDUSTRIAL UNITS PROGRAM AND THE BUILDING WILL NOT BE LABELED UNDER THE STATE PROGRAM. SHOULD THE BUILDING BE SHIPPED TO OHIO, APPROVAL OF THE MODULAR UNIT IS SUBJECT TO REVIEW AND APPROVAL BY THE LOCAL JURISDICTION.

EMC APPROVED
09 26 2022

ROBERT E. GREGG, R.A.
1008 WOODRUFF AVE.
CLEARWATER, FLORIDA 33756

DIAMOND BUILDERS, INC.
440 THOMPSON DRIVE
DOUGLAS, GA 31535
PHONE# 912-384-7080

DATE: 2-8-22	ENGINEER: WALTER E. WOOD, P.E. SYLVESTER, GA 17791
SCALE: N-T-S	
CODES: AL, AR, DE, FL, GA, LA, MD, MO, MS, NC, NJ, NY, OH, OK, PA, SC, TX, VA, WV	
DBI- G PLEX-2 PLEX-STOCK REV1	
STRUCT. LOADS	PAGE: 2 / 13

GENERAL NOTES:

1. ACCESS TO BUILDING FOR PERSONS IN WHEELCHAIRS IS DESIGNED BY AND FIELD BUILT BY OTHERS AND SUBJECT TO LOCAL JURISDICTION APPROVAL. THE PRIMARY ENTRANCE MUST BE ACCESSIBLE.
2. ALL DOORS SHALL BE OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT. MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS SHALL NOT BE USED.
3. ALL GLAZING WITHIN A 24 INCH ARC OF DOORS, WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR, AND ALL GLAZING IN DOORS SHALL BE SAFETY, TEMPERED OR ACRYLIC PLASTIC SHEET.
4. SEE CROSS SECTION FOR ROOF TO WALL AND WALL TO FLOOR CONNECTION REQUIREMENTS.
5. PORTABLE FIRE EXTINGUISHERS PER N.F.P.A. - 10 INSTALLED BY OTHERS ON SITE, AND SUBJECT TO LOCAL JURISDICTION.
6. PROVISIONS FOR EXIT DISCHARGE LIGHTING ARE THE RESPONSIBILITY OF THE BUILDING OWNER AND SUBJECT TO LOCAL JURISDICTION APPROVAL WHEN NOT SHOWN ON THE FLOOR PLAN (INCLUDING EMERGENCY LIGHTING, WHEN REQUIRED).
7. WHEN LOW SIDES OF ROOF PROVIDE LESS THAN 6 INCHES OF OVERHANG, GUTTERS AND DOWNSPOUTS SHALL BE SITE INSTALLED, DESIGNED BY OTHERS, SUBJECT TO LOCAL JURISDICTION APPROVAL.
8. STRAPPING MUST BE TESTED AND / OR CERTIFIED TO VERIFY THE STRUCTURAL CAPACITY APPROPRIATE DOCUMENTATION MUST BE ON FILE AT THE MODULAR BUILDING FACTORY.
9. STRUCTURAL DETAILS NOT INCLUDED IN THIS PLAN SET ARE TO BE CONSTRUCTED ACCORDING TO THE MANUFACTURER'S BUILDING SYSTEM MANUAL.
10. IN WIND-BORNE DEBRIS REGIONS, EXTERIOR GLAZING SHALL BE IMPACT RESISTANT OR PROTECTED WITH AN IMPACT RESISTANT COVERING MEETING THE REQUIREMENTS OF AN APPROVED IMPACT RESISTANT STANDARD, OR ASTM E1996. WIND-BORNE DEBRIS REGIONS ARE DESIGNATED IN SECTION 1609 OF THE FBC. WINDOWS AND DOORS MUST BE CERTIFIED FOR COMPLIANCE WITH THE WIND DESIGN PRESSURE FOR COMPONENTS AND CLADDING.
11. PLAN REVIEW AND INSPECTION REQUIRED BY CHAPTER 633 F.S. TO BE COMPLETED ON SITE BY LOCAL FIRE INSPECTOR.
12. THIS STRUCTURE CAN NOT BE LOCATED ON THE SEAWARD SIDE OF THE COASTAL CONSTRUCTION CONTROL LINE.
13. ALL CONSTRUCTION, MATERIALS, AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE CODES SPECIFIED ON THESE DRAWINGS.
14. THESE PLANS INCLUDE DESIGN FOR THE FACTORY BUILT PORTION OF THE MODULAR STRUCTURE AND PORTIONS OF THE SITE BUILT CONSTRUCTION. THESE PLANS AND DESIGN PLANS FOR ALL ELEMENTS DESIGNATED TO BE DESIGNED BY OTHERS AND/OR SITE INSTALLED MUST BE SUBMITTED TO AND REVIEWED BY THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE (DESIGNER OF RECORD) FOR COMPATIBILITY WITH THE DESIGN OF THE OVERALL BUILDING PROJECT AS REQUIRED BY THE APPLICABLE CODES AND LAWS.
15. ALL PARTIES RESPONSIBLE FOR DESIGN WORK SHALL BE QUALIFIED AND LICENSED AS REQUIRED BY THE JURISDICTIONS HAVING AUTHORITY OR SHALL RETAIN SUCH QUALIFIED AND LICENSED ENTITIES TO PERFORM SUCH WORK.
16. TRANSPORTATION AND ERECTION OF THIS BUILDING IS DESIGNED BY OTHERS. DESIGNER OF THESE PLANS HAS NOT EVALUATED ANY TRANSPORTATION AND/OR LIFTING ELEMENTS SHOWN IN THESE PLANS. THESE ITEMS MUST BE EVALUATED BY TRANSPORTATION AND ERECTION DESIGNER FOR SUITABILITY.
17. THESE PLANS COMPLY WITH 553.8425 AND 61G20-3 FOR FLORIDA PRODUCT APPROVAL.
18. THE RAISED SEAL SET OF PLANS ARE ON FILE IN THE THIRD PARTY AGENCY'S OFFICE AS DIRECTED BY DBPR.
19. THESE PLANS COMPLY WITH THE 2020 FBC W/ 2021 SUPPLEMENTS.

PLUMBING NOTES:

1. THE USE OF THIS BUILDING WITHOUT THE REQUIRED PLUMBING FACILITIES IS SUBJECT TO THE APPROVAL BY THE AUTHORITY HAVING JURISDICTION.
2. CUSTOMER ASSUMES ALL RESPONSIBILITY FOR REQUIRED PLUMBING FACILITIES WHEN NOT SHOWN ON THE PLANS.
3. TOILETS SHALL BE ELONGATED WITH NONABSORBENT OPEN FRONT SEATS.
4. RESTROOM WALLS SHALL BE COVERED WITH NONABSORBENT MATERIAL TO A MINIMUM HEIGHT OF 48 INCHES ABOVE FINISHED FLOOR (AFF). FLOORS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE THAT EXTENDS UP ONTO THE WALLS A MINIMUM OF 6 INCHES.
5. THIS BUILDING SHALL BE CONNECTED TO A PUBLIC WATER SUPPLY AND SEWER SYSTEM IF THESE ARE AVAILABLE.
6. PLUMBING FIXTURES SHALL HAVE SEPARATE SHUTOFF VALVES
7. WATER HEATER SHALL HAVE SAFETY PAN WITH 1 INCH DRAIN TO EXTERIOR, T&P RELIEF VALVE WITH DRAIN TO WITHIN 2" TO 6" OF THE SAFETY PAN, AND A SHUT OFF VALVE WITHIN 3 FEET ON A COLD WATER SUPPLY LINE.
8. DWV SYSTEM SHALL BE EITHER ABS OR PVC - DWV.
9. WATER SUPPLY LINES SHALL BE CPVC, PEX OR COPPER, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURES LIMITATION AND INSTRUCTIONS.
10. WATER CLOSETS ARE TANK TYPE AND URINALS ARE FLUSH VALVE TYPE UNLESS OTHERWISE SPECIFIED.
11. BUILDING DRAIN AND CLEANOUTS ARE DESIGNED AND SITE INSTALLED BY OTHERS, SUBJECT TO LOCAL JURISDICTION APPROVAL.
12. SHOWERS SHALL BE CONTROLLED BY AN APPROVED MIXING VALVE WITH A MAXIMUM WATER OUTLET TEMPERATURE OF 120°F (48.8°C).
13. THERMAL EXPANSION DEVICE, IF REQUIRED BY WATER HEATER INSTALLED, AND IF NOT SHOWN ON PLUMBING PLAN, IS DESIGNED AND SITE INSTALLED BY OTHERS, SUBJECT TO LOCAL APPROVAL.
14. WATER PIPES INSTALLED IN A WALL EXPOSED TO THE EXTERIOR SHALL BE LOCATED ON THE HEATED SIDE OF THE WALL INSULATION.
15. WATER, SOIL AND WASTE PIPES IN UNCONDITIONED SPACE SHALL BE INSULATED AN PROTECTED FROM FREEZING.
16. TEMPERATURE ACTUATED MIXING VALVES WHICH ARE INSTALLED TO REDUCE WATER TEMPERATURE TO DEFINE LIMITS SHALL COMPLY WITH ASSE 1017
17. THE FIRST 8 FEET OF HOT WATER PIPING FROM THE WATER HEATER SHALL BE INSULATED WITH 0.5 INCH OF MATERIAL HAVING A CONDUCTIVITY NOT EXCEEDING 0.27 BTU PER INCH / H x FT x F.
18. WATER HEATER SHALL BE PLUMBED WITH HEAT TRAPS ON SUPPLY AND DISCHARGE PIPING CONNECTED TO THE HEATER.
19. THE WATER HEATER SHALL HAVE CONTROLS TO ALLOW A SET POINT OF 90° F. THE OUTLET TEMPERATURE AT LAVATORIES SHALL BE LIMITED TO 110°F.
20. ALL PLUMBING PIPES, FITTINGS AND FIXTURES MUST BE LEAD FREE.

ACCESSIBILITY NOTES:

1. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGN SHALL BE DISPLAYED AT ALL ACCESSIBLE RESTROOMS FACILITIES AND AT ACCESSIBLE BUILDING ENTRANCES UNLESS ALL ENTRANCES ARE ACCESSIBLE. INACCESSIBLE ENTRANCES SHALL HAVE DIRECTIONAL SIGNS INDICATION THE ROUTE TO THE NEAREST ACCESSIBLE ENTRANCE.
2. ACCESSIBLE DRINKING FOUNTAINS SHALL HAVE A SPOUT HEIGHT NO HIGHER THAN 36 INCHES ABOVE THE FLOOR AND EDGE OF BASIN NO HIGHER THAN 34 INCHES ABOVE THE FLOOR FOR INDIVIDUALS IN WHEELCHAIRS. ADDITIONALLY DRINKING WATER PROVISIONS SHALL BE MADE FOR INDIVIDUALS WHO HAVE DIFFICULTY BENDING.
3. WHERE STORAGE FACILITIES SUCH AS CABINETS, SHELVES, CLOSETS AND DRAWERS ARE PROVIDED AT LEAST ONE TYPE PROVIDED SHALL CONTAIN STORAGE SPACE COMPLYING WITH THE FOLLOWING: DOORS ETC. TO SUCH SPACES SHALL BE ACCESSIBLE (IE TOUGH LATCHES, U-SHAPED PULLS); SPACES SHALL BE 15 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FLOOR FOR FORWARD REACH OR SIDE REACH; CLOTHES RODS OR COATS HOOKS SHALL BE A MAXIMUM OF 48 INCHES ABOVE THE FLOOR (46 INCHES MAXIMUM WHEN DISTANCE FROM WHEEL CHAIR TO ROD EXCEEDS 10 INCHES). SHELVES IN KITCHEN OR TOILET ROOMS SHALL BE 40 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE FLOOR.
4. CONTROLS, DISPENSER, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE NO HIGHER THAN 48 INCHES ABOVE THE FLOOR. RECEPTACLES ON WALLS SHALL BE MOUNTED NO LESS THAN 15 INCHES ABOVE THE FLOOR. EXCEPTION: HEIGHT LIMITATIONS DO NOT APPLY WHERE THE USE OF SPECIAL EQUIPMENT DICTATES OTHERWISE OR WHERE ELECTRICAL RECEPTACLES ARE NOT NORMALLY INTENDED FOR USE BY BUILDING OCCUPANTS.
5. WHERE EMERGENCY WARNING SYSTEMS ARE PROVIDED, THEY SHALL INCLUDE BOTH AUDIBLE AND VISUAL ALARMS. THE VISUAL ALARMS SHALL BE LOCATED THROUGHOUT, INCLUDING RESTROOMS AND PLACED 80 INCHES ABOVE THE FLOOR OR 6 INCHES BELOW CEILING, WHICHEVER IS LOWER.
6. ALL DOORS SHALL BE OPENABLE BY A SINGLE EFFORT. DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MINIMUM. THE MAXIMUM FORCE REQUIRED FOR PUSHING OR PULLING OPEN DOORS OTHER THAN FIRE DOORS SHALL NO EXCEED 5 POUNDS FOR ALL SLIDING, FOLDING AND INTERIOR HINGED DOORS.
7. FLOOR SURFACES SHALL BE STABLE, FIRM AND SLIP-RESISTANT. CHANGES IN LEVEL BETWEEN 0.25 INCH AND 0.5 INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2. CHANGES IN LEVEL GREATER THAN 0.5 INCH REQUIRE RAMPS. CARPET PILE THICKNESS SHALL BE 0.5 INCH MAXIMUM. GRATINGS IN FLOOR SHALL HAVE SPACES NO GREATER THAN 0.5 INCHES WIDE IN ONE DIRECTION. DOORWAY THRESHOLDS SHALL NOT EXCEED 0.5 INCH IN HEIGHT.
8. ACCESSIBLE WATER CLOSETS SHALL BE 17 INCHES TO 19 INCHES, MEASURED FROM THE FLOOR TO THE TOP OF THE SEAT. GRAB BARS SHALL BE 36 INCHES LONG MINIMUM WHEN LOCATED BEHIND WATER CLOSET AND 42 INCHES MINIMUM WHEN LOCATED ALONG SIDE OF WATER CLOSET, AND SHALL BE MOUNTED 33 INCHES TO 36 INCHES ABOVE THE FLOOR. IN ADDITION, A VERTICAL GRAB BAR 18 INCHES MINIMUM IN LENGTH SHALL BE MOUNTED ON THE SIDEWALL WITH THE BOTTOM OF THE BAR LOCATED BETWEEN 39 AND 41 INCHES AND 41 INCHES FROM THE REAR WALL.
9. ACCESSIBLE URINALS SHALL BE STALL TYPE OR WALL HUNG WITH ELONGATED RIMS AT A MAXIMUM OF 17 INCHES ABOVE THE FLOOR.
10. ACCESSIBLE LAVATORIES AND SINKS SHALL BE MOUNTED WITH THE RIM NO HIGHER THAN 34 INCHES ABOVE THE FLOOR, KNEE CLEARANCE OF AT LEAST 27 INCHES HEIGHT MUST BE PROVIDED WITH A MINIMUM DEPTH OF 8 INCHES BENEATH THE FIXTURE AND 9 INCHES HIGH MINIMUM WITH A MINIMUM DEPTH OF 11 INCHES BENEATH THE FIXTURE. THE KNEE SPACE MUST BE AT LEAST 30 INCHES WIDE.
11. HOT WATER AND DRAIN PIPES UNDER ACCESSIBLE LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. INSULATION OR PROTECTION MATERIALS MAY BE SITE INSTALLED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER THE ACCESSIBLE LAVATORIES AND SINKS.
12. ACCESSIBLE LAVATORIES AND SINKS SHALL HAVE ACCESSIBLE FAUCETS (IE LEVER OPERATED) PUSH TYPE OR ELECTRONICALLY CONTROLLED.
13. MIRRORS LOCATED ABOVE LAVATORIES, SINKS OR COUNTERS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE A MAXIMUM OF 40 INCHES ABOVE THE FLOOR. OTHER MIRRORS IN THE TOILET ROOMS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 35 INCHES MAXIMUM ABOVE THE FLOOR.
14. GRAB BARS HAVING A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1.25 INCHES MINIMUM AND 2.0 INCHES MAXIMUM. THE SPACE BETWEEN THE GRAB BAR AND THE WALL SHALL BE 1.5 INCHES.
15. WATER CLOSET FLUSH CONTROL SHALL BE INSTALLED A MAXIMUM OF 36 INCHES ABOVE THE FLOOR AND SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET.
16. DOORS TO ALL ACCESSIBLE SPACES SHALL HAVE ACCESSIBLE HARDWARE (IE LEVER OPERATED, PUSH TYPE , U SHAPED) MOUNTED WITH OPERABLE PARTS BETWEEN 34 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FLOOR.
17. TOILET STALL DOORS SHALL BE SELF-CLOSING TYPE.
18. A TOWEL DISPENSER SHALL BE LOCATED ADJACENT TO ALL ACCESSIBLE LAVATORIES.

ELECTRICAL NOTES:

1. ALL CIRCUITS AND EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH THE APPROPRIATED ARTICLES OF THE NATIONAL ELECTRICAL CODE (NEC).
2. WHEN LIGHT FIXTURES ARE INSTALLED IN CLOSETS THEY SHALL BE SURFACE MOUNTED OR RECESSED. INCANDESCENT FIXTURES SHALL HAVE COMPLETELY ENCLOSED LAMPS. SURFACE MOUNTED INCANDESCENT FIXTURES SHALL HAVE A MINIMUM CLEARANCE OF 12 INCHES AND ALL OTHER FIXTURES SHALL HAVE A MINIMUM CLEARANCE OF 6 INCHES FROM "CLOSET STORAGE SPACE" AS DEFINED BY NEC 410.2.
3. WHEN WATER HEATERS ARE INSTALLED THEY SHALL BE PROVIDED WITH READILY ACCESSIBLE DISCONNECTS ADJACENT TO THE WATER HEATERS SERVED. THE BRANCH CIRCUIT SWITCH OR CIRCUIT BREAKER SHALL BE PERMITTED TO SERVE THE AS THE DISCONNECTING MEANS ONLY WHERE THE SWITCH OR CIRCUIT BREAKER IS WITHIN SIGHT FROM THE WATER HEATER OR IS CAPABLE OF BEING LOCKED IN THE OPEN POSITION.
4. 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 DISCONNECTION MEANS WHERE OTHER DISCONNECTING MEANS ARE ALSO PROVIDED BY A READILY ACCESSIBLE CIRCUIT BREAKER.
5. PRIOR TO ENERGIZING THE ELECTRICAL SYSTEM THE INTERRUPTING RATING OF THE MAIN BREAKER MUST BE DESIGNED AND VERIFIED AS BEING IN COMPLIANCE WITH SECTION 110.9 & 110.10 OF THE NEC BY LOCAL ELECTRICAL CONSULTANT.
6. THE MAIN ELECTRICAL PANEL AND FEEDERS ARE DESIGNED BY OTHERS, SITE INSTALLED AND SUBJECT TO LOCAL JURISDICTION APPROVAL.
7. ALL CIRCUITS CROSSING OVER THE MODULE MATE LINE SHALL BE SITE CONNECTED WITH APPROVED ACCESSIBLE JUNCTION BOXES OR CABLE CONNECTORS.
8. ALL RECEPTACLES INSTALLED IN WET LOCATIONS (EXTERIOR) SHALL BE IN WEATHER PROOF (WP) ENCLOSURES. THE INTEGRITY OF WHICH IS NOT AFFECTED WHEN AN ATTACHMENT PLUG CAP IS INSERTED OR REMOVED. THE RECEPTACLE ITSELF SHALL ALSO BE LISTED FOR DAMP AND WET LOCATIONS AS PER NEC.
9. EXTERIOR LIGHTS NOT INTENDED FOR 24 HOUR USE SHALL BE CONNECTED TO A PHOTOCELL OR TIMER.
10. ALL BRANCH CIRCUITS SERVING PATIENT CARE AREAS SHALL BE WIRED WITH AC CABLE, MC CABLE OR METAL CONDUIT AND SHALL HAVE AN INSULATED COPPER GROUND WIRE. IN ADDITION, THE CABLE SHEATHING SHALL BE LISTED AND IDENTIFIED FOR GROUNDING USE. THE CABLE SHEATHING AND METAL CONDUIT SHALL BE INSTALLED SO AS TO PROVIDE A SECONDARY GROUND PATH.
11. ALL 120V, 15 OR 20 AMP RECEPTACLES TO BE TAMPER RESISTANT.
12. IF REQUIRED OCCUPANT SENSORS FOR LIGHTING ARE NOT FACTORY INSTALLED THEN THEY SHALL BE SITE INSTALLED BY OTHERS AND SUBJECT TO THE APPROVAL OF THE JURISDICTION HAVING AUTHORITY.
13. IF OCCUPANT SENSORS FOR CONTROL OF 50% OF THE RECEPTACLES ARE NOT FACTORY INSTALLED THEN THEY SHALL BE SITE INSTALLED BY OTHERS AND SUBJECT TO THE APPROVAL OF THE JURISDICTION HAVING AUTHORITY.
14. (NJ) OCCUPANCY SENSOR SWITCHES SHALL PROVIDE A BI-LEVEL LIGHTING CONTROL TO PROVIDE EITHER CONTINUOUS DIMMING, OR AT LEAST ONE INTERMEDIATE STEP IN LIGHTING POWER BETWEEN 30% & 70% OF FULL POWER IN ADDITION TO FULL ON AND FULL OFF.

MECHANICAL NOTES:

1. ALL SUPPLY AIR REGISTERS SHALL BE 24 INCHES X 24 INCHES ADJUSTABLE WITH 20 INCHES X 10 INCHES (INSIDE) OVERHEAD FIBERGLASS DUCT, UNLESS OTHERWISE SPECIFIED. DUCTS IN UNCONDITIONED SPACES SHALL HAVE R-6 MINIMUM INSULATION. SUPPLY DUCTS EXPOSED TO VENTILATED ATTICS SHALL HAVE MINIMUM R-8 INSULATION.
2. INTERIOR DOORS SHALL BE UNDERCUT 1.5 INCHES ABOVE FINISHED FLOOR FOR AIR RETURN AND / OR AS NOTED ON FLOOR PLAN (FOR NON-FIRE RATED DOORS).
3. HVAC EQUIPMENT SHALL BE EQUIPPED WITH OUTSIDE FRESH AIR INTAKES PROVIDING 5 CFM PER PERSON AND 0.06 CFM PER SQUARE FOOT OF BUILDING AREA.
4. VENT FANS SHALL BE DUCTED TO THE EXTERIOR AND TERMINATE AT AN APPROVED VENT CAP.
5. EXHAUST FANS SHALL PROVIDE A MINIMUM OF 70 CFM FOR EACH WATER CLOSET AND URINAL.
6. THERMOSTATS ARE TO BE PROGRAMMABLE.
7. HEATING SYSTEM CONTROLS MUST BE CAPABLE OF BEING SET TO AUTOMATICALLY RESTART AND TEMPORARILY OPERATE THE SYSTEM TO MAINTAIN TEMPERATURES ABOVE AN ADJUSTABLE HEATING SETPOINT AT LEAST 10 ° F BELOW THE OCCUPIED HEATING SETPOINT. COOLING SYSTEM CONTROLS MUST BE CAPABLE OF BEING SET TO AUTOMATICALLY RESTART AND TEMPORARILY OPERATE THE MECHANICAL COOLING SYSTEM AS REQUIRED TO MAINTAIN TEMPERATURES BELOW AN ADJUSTABLE COOLING SETPOINT AT LEAST 5° F ABOVE THE OCCUPIED COOLING SET POINT OR TO PREVENT HIGH SPACE HUMIDITY LEVELS.
8. PERMISSIBLE GAS TYPE FOR APPLIANCES: NONE (ALL ELECTRIC).
10. EXHAUST FAN OUTLET MAY NOT BE WITHIN 10 FEET FROM ANY MECHANICAL AIR INTAKE.

SITE INSTALLED ITEMS

NOTE THAT THIS LIST DOES NOT NECESSARILY LIMIT THE ITEMS OF WORK AND MATERIAL THAT MAY BE REQUIRED FOR A COMPLETE INSTALLATION. ALL SITE RELATED ITEMS ARE SUBJECT TO THE LOCAL JURISDICTION APPROVAL.

1. THE COMPLETE FOUNDATION SUPPORT AND TIE DOWN SYSTEM.
2. RAMPS, STAIRS AND GENERAL ACCESS TO THE BUILDING.
3. PORTABLE FIRE EXTINGUISHER(S).
4. BUILDING DRAINS, CLEANOUTS, AND HOOK UP TO PLUMBING SYSTEM.
5. DRINKING FOUNTAIN AND SERVICE SINK.
6. ELECTRICAL SERVICE HOOK UP (INCLUDING FEEDERS) TO THE BUILDING.
7. GLAZED OPENING PROTECTION (SEE GENERAL NOTES)
8. GUTTERS AND DOWNSPOUTS
9. PRODUCT APPROVED STORM PROTECTION (IMPACT RESISTANT SHUTTERS) SHALL BE REQUIRED FOR GLAZED AND / OR DOOR OPENINGS AND INSTALLED ON SITE BY OTHERS.
10. THE FLOOR AND ROOF DESIGN OF THIS PLAN IS "LIGHT FRAME TRUSS-TYPE CONSTRUCTIONS: AS REFERENCED IN FAC RULE 69A-3.012(6). POSTING OF NOTICE SIGN(S) AS REQUIRED BY FAC 69A-3.012(6), SHALL BE SITE INSTALLED AND IS THE RESPONSIBILITY OF THE BUILDING OWNER.
11. ALL METAL FRAMING MEMBERS SHALL BE BONDED TO THE BUILDING ELECTRICAL SYSTEM AND IS THE RESPONSIBILITY OF THE BUILDING OWNER.
12. HANDICAP TACTILE SIGNAGE
13. CONNECTION OF ELECTRICAL CIRCUITS CROSSING OVER MODULE MATELINES.
14. STRUCTURAL AND AESTHETIC INTERCONNECTIONS BETWEEN MODULES (MULTI-UNIT).
15. FLORIDA FIRE PREVENTION CODE PLAN REVIEW AND INSPECTION SHALL BE PERFORMED ON SITE BY OTHERS, SUBJECT TO LOCAL APPROVAL.
16. VTR EXTENSIONS.

FOUNDATION:

IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION, THESE BUILDING PLANS DO NOT CONTAIN FOUNDATION SUPPORT AND TIE DOWN SYSTEM DETAILS AND SPECIFICATIONS. THE ARCHITECT / ENGINEER OF BUILDING PLANS SHOULD BE CONTACTED TO OBTAIN APPROPRIATE FOUNDATION PLANS. IF FOUNDATION PLANS ARE DESIGNED BY OTHERS, THE ARCHITECT / ENGINEER OF THE BUILDING PLANS SHALL NOT BE HELD RESPONSIBLE OR LIABLE FOR THE FOUNDATION DESIGN AND CONSEQUENTIAL PERFORMANCE OF THE SUPERSTRUCTURE'S STRUCTURAL COMPONENTS AND SYTEMS RELATING THERETO.

WINDOW AND DOOR SPECIFICATIONS

1. DOUBLE PANE / INSULATED WINDOWS ARE REQUIRED FOR ALL CLIMATE ZONES. SEE THE ENERGY CALCULATIONS FOR THE MAXIMUM ALLOWED U-FACTOR VALUE AND SOLAR HEAT GAIN COEFFICIENT (SHGC).
2. THE MAXIMUM ALLOWABLE AIR LEAKAGE RATE FOR WINDOWS IS 0.3 CFM PER SQUARE FOOT OF WINDOW AREA.
3. THE MAXIMUM ALLOWABLE AIR LEAKAGE RATE FOR EXTERIOR DOORS IS 0.3 CFM PER SQUARE FOOT OF DOOR AREA.

ROBERT E. GREGG, R.A.
1008 WOODRUFF AVE.
CLEARWATER, FLORIDA 33756

R. JOHNSON
APPROVED
09 26 2022

09-22-2022

DIAMOND BUILDERS, INC.
440 THOMPSON DRIVE
DOUGLAS, GA 31535
PHONE# 912-384-7080

DATE: 2-8-22	ENGINEER: WALTER E. WOOD, P.E. SYLVESTER, GA 17791
SCALE: N-T-S	
CODES: AL, AR, DE, FL, GA, LA, MD, MO, MS, NC, NJ, NY, OH, OK, PA, SC, TX, VA, WV	
DBI- G PLEX-2 PLEX-STOCK REV1	
NOTES (1 OF 2)	PAGE: 3 / 13

LOUISIANA NOTES:

1. EXTERIOR SITE RELATED ITEMS SHALL BE ADDRESSED BY THE LOCAL ENGINEER AND/OR CONTRACTOR, AND ARE OUT OF THE LIMITATIONS OF THIS APPROVAL. SUCH ITEMS ARE INCLUDING, BUT NOT LIMITED TO: RAMPS, SITE PLAN, PARKING SPACES, LOCATION OF BUILDING WITH RESPECT TO PROPERTY LINES, EXTERIOR LIGHTING, ACCESS TO PUBLIC WAYS, STAIR HANDRAILS AND SITE RELATED UTILITIES.
2. THIS APPROVAL IS FOR THE BUILDING DESIGN AND CONSTRUCTION ONLY.
3. ALL ACCESSIBILITY RELATED ITEMS LISTED ARE BASED ON THE 28 CFR PART 36, OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN.
4. ALL DOORS MUST PROVIDE A MINIMUM 32 INCH CLEAR WIDTH.
5. MANUEVERING CLEARANCES AT DOORS SHALL COMPLY WITH FIG. 404.2.4.1.
6. THRESHOLDS SHALL COMPLY WITH ACCESSIBILITY NOTE #7.
7. CHANGES IN FLOOR ELEVATION SHALL COMPLY WITH ACCESSIBILITY NOTE # 7.
8. SEE NOTE #1 REGARDING RAMPS AND STAIRS.
9. PERMANENT SIGNAGE SHALL COMPLY WITH ADA 703.1.
   A. SIGNAGE, WHERE PROVIDED FOR PERMANENT ROOMS AND SPACES SHALL PROVIDE:
      1. BRAILLE AND RAISED LETTERING AS PER 703.3
      2. LETTER / SYMBOL TO BACKGROUND COLOR CONTRAST PER 703.5.1
      3. A 60 INCH HEIGHT FROM FLOOR TO CENTERLINE OF SIGN
   B. OTHER PERMANENT SIGNS WHICH PROVIDE DIRECTION TO OR INFORMATION ABOUT FUNCTIONAL SPACES OF THE BUILDING SHALL PROVIDE:
      1. LETTER CHARACTER WIDTH TO HEIGHT PROPORTION PER 703.5.4
      2. CHARACTER HEIGHT PROPORTION BASED ON HEIGHT OF SIGN FROM FINISH FLOOR PER 703.5.5
      3. LETTER / SYMBOL TO BACKGROUND COLOR CONTRAST PER 703.5.1
17. LOCKS ON DOORS IN MEANS OF EGRESS SHALL NOT REQUIRE THE USE OF A KEY, SPECIAL DEVICE OR SPECIAL KNOWLEDGE TO OPEN.
18. DOOR SHALL BE CAPABLE OF BEING OPENED WITH ONLY ONE RELEASING OPERATION. KNOBS W/ INDEPENDANT SLIDE BOLTS ARE NOT ACCEPTABLE.
19. INTERIOR WALLS AND CEILINGS SHALL HAVE A FLAME SPREAD OF 0-200 AND A SMOKE DEVELOPED RATING OF 0 - 450.
20. FIRE EXTINGUISHERS, INSTALLED ON SITE BY OTHERS, SHALL COMPLY WITH NFPA 10.

LIMITATIONS OF APPROVAL

1. THE APPROVAL OF THE PLAN UNDER THE INDUSTRIALIZED BUILDING COMMISSION PROGRAM IS PART OF THE MANUFACTURERS BUILDING SYSTEM APPROVAL.
2. A PLAN FOR EACH SPECIFIC LOCATION MAY NEED TO BE SUBMITTED TO THE LOCAL AUTHORITY HAVING JURISDICTION, AS MAY BE REQUIRED FOR PERMITTING PURPOSES. THE PERMIT SET MAY NEED TO INCLUDE A FOUNDATION PLAN FOR THE SPECIFIC BUILDING SITE, SIGNED AND SEALED BY A N.J. LICENSED ENGINEER OR ARCHITECT, IN ACCORDANCE WITH THE STATE AND LOCAL REQUIRMENTS.

STATEMENT OF SPECIAL INSPECTIONS (IBC SECTION1704.3)

THE FOLLOWING MATERIALS, SYSTEMS COMPONENTS OR WORK REQUIRE SPECIAL INSPECTIONS IN ACCORDANCE WITH IBC SECTION 1705.

1. SOILS - PERIODIC
2. CONCRETE FOOTINGS - EXEMPT PER 1705.3 EXCEPTION #1
3. MASONRY PIERS - PERIODIC
4. BUILDING ANCHORAGE SYSTEMS - PERIODIC
5. ON SITE STRUCTURAL INTERCONNECTIONS BETWEEN BUILDING MODULES - PERIODIC
6. SPECIAL INSPECTIONS OF THE FACTORY BUILT MODULAR UNITS IS NOT REQUIRED DURING PRODUCTION IN THE FACTORY PER IBC SECTION 1704.2.5.1 THE MODULAR BUILDING MANUFACTURER IS AN APPROVED FABRICATOR OF PRE-MANUFACTURED BUILDINGS UNDER THE MARYLAND INDUSTRIALIZED BUILDING PROGRAM AND IS THEREFORE APPROVED TO MANUFACTURE WITHOUT SPECIAL INSPECTIONS.

MARYLAND NOTES:

1. REFER TO STATE PACKAGE PAGE NO. C34.0 FOR REQUIRED DUCT PROTECTION AT CONNECTION TO HVAC UNIT.
2. THE FOLLOWING NOTE SHALL BE ON THE BLDG. DATA PLATE: THIS BUILDING HAS NOT BEEN DESIGNED FOR AND IS NOT APPROVED FOR INSTALLATION IN THE FOLLOWING MARYLAND COUNTIES: ALLEGANY.
3. HVAC SYSTEM SHALL COMPLY WITH NFPA 90B WHEN BUILDING VOLUME DOES NOT EXCEED 25,000 CUBIC FEET, OTHERWISE HVAC SYSTEM SHALL COMPLY WITH NFPA 90A.
4. THESE PLANS ARE PREPARED TO FACILITATE CONSTRUCTION OF THE PRE-ENGINEERED FACTORY BUILT MODULAR BUILDING, AND THEY INCLUDE MINIMUM ON-SITE SUPPORT AND TIE DOWN REQUIREMENTS FOR THE MODULAR BUILDING. THE PROJECT ARCHITECT OF RECORD IS RESPONSIBLE FOR INCORPORATION AND COORDINATION OF THESE PLANS INTO THE OVERALL PROJECT DESIGN.
5. TO LOCAL BUILDER AND/OR SITE DEVELOPER: ALL SITE WORK INCLUDING THE LOCATION OF THE BUILDING, IS REQUIRED TO BE REVIEWED AND APPROVED BY A MD. REG. ARCH. OR ENG. TO VERIFY CODE COMPLIANCE INCLUDING BUT NOT LIMITED TO FIRE RESISTANCE RATINGS FOR EXTERIOR PROTECTION. MEANS OF EGRESS, HEIGHT AND AREA LIMITATIONS, OTHER PERTINENT SITE RELATED MATTERS. DOCUMENTS RALATED TO SITE WORK, INCLUDING SITE AND DEVELOPMENT DRAWINGS, SHALL BE SUBMITTED TO THE LOCAL GOVERMENT AGENCY FOR REVIEW AND APPROVAL.
6. INSTALL STATE INSIGNIA AND BUILDING DATA PLATE IN THE VICINITY OF ELECTRICAL DISTRIBUTION PANEL OR OTHER LOCATION THAT IS READILY ACCESSIBLE FOR INSPECTION, BUT NOT ON ANY READILY REMOVABLE FEATURE.
7. WHEN THE 2015 IECC IS THE APPLICABLE ENERGY CODE, SUPPLY AND RETURN AIR DUCTS AND PLENUMS SHALL BE INSULATED WITH A MINIMUM OF R-6 INSULATION WHERE LOCATED IN UNCONDITIONED SPACES AND WHERE LOCATED OUTSIDE THE BUILDING WITH A MINIMUM OF R-8 INSULATION. IN CLIMATE ZONES 1 THRU 4 AND A MINIMUM OF R-12 INSULATION. IN CLIMATE ZONE 5 WHEN LOCATED WITHIN A BUILDING ENVELOPE ASSEMBLY, THE DUCT OR PLENUM SHALL BE SEPARATED FROM THE BUILDING EXTERIOR OR UNCONDITIONED OR EXEMPT SPACES BY A MINIMUM OF R-8 INSULATION IN CLIMATE ZONES 1 THRU 4 AND A MINIMUM OF R-12 INSULATION IN CLIMATE ZONE 5.

TEXAS NOTES:

1. INSIGNIA, THIRD PARTY LABEL AND DATA PLATE SHALL BE LOCATED ON THE INSIDE FACE OF THE ELECTRICAL PANEL DOOR UNLESS OTHERWISE NOTED ON FLOOR PLAN.
2. THESE PLANS ARE FOR THE PURPOSE OF FACILITATING THE FACTORY BUILT MODULAR PORTION OF THIS PROJECT. THE DESIGNER OF RECORD FOR THE OVERALL PROJECT IS RESPONSIBLE FOR SUBMISSION OF THESE PLANS ALONG WITH ALL OTHER APPLICABLE SITE INFORMATION TO THE TEXAS DEPARTMENT OF LICENSING AND REGULATION FOR REVIEW AND APPROVAL IN ACCORDANCE WITH THE TEXAS ARCHITECTURAL BARRIERS ACT.
3. THE DESIGN OF THIS BUILDING HAS NOT BEEN EVALUATED FOR COMPLIANCE WITH THE TDI WIND STORM INSPECTION PROGRAM REQUIREMENTS.
4. IF THE CONSTRUCTION COST OF THIS BUILDING EXCEEDS $100,000 THE BUILDING SHALL NOT BE USED FOR PUBLIC USE (OWNED BY A STATE AGENCY, A POLITICAL SUBDIVISION OF THE STATE OR ANY OTHER PUBLIC ENTITY IN TEXAS) UNLESS SEPARATE PLANS ARE SEALED BY A TEXAS LICENSED ARCHITECT IN ACCORDANCE WITH TBAE STATUTES AND RULES.
5. THE BUILDING DESIGN HAS BEEN APPROVED FOR USE ONLY IN THOSE AREAS WITHIN THE SCOPE OF THE STRUCTURAL LOAD LIMITATIONS AND CLIMATE DESIGN CRITERIA INDICATED BELOW.
6. SEE THE BUILDING SITE INSTALLATION REQUIREMENT NOTES FOR WORK REQUIRING ON-SITE INSPECTIONS.
7. VENTILATION OF THE RAFTER OR ATTIC SPACE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL BUILDING OFFICIAL.

TEXAS - EXT. DOOR SPECIFICATIONS

1. SOLID.
2. METAL WITH FOAM CORE
3. Uo - 0.193.
4. SWINGING.
5. MAX ALLOWABLE AIR LEAKAGE RATE 0.3 CFM (PER SQUARE FOOT OF DOOR AREA).

TEXAS - WINDOW SPECIFICATIONS

1. METAL FRAME WITHOUT THERMAL BREAK
2. OPERABLE
3. DOUBLE PANE TINTED GLASS
4. Uo - 0.45
5. MAX ALLOWABLE AIR LEAKAGE RATE 0.3 CFM (PER SQUARE FOOT OF WINDOW AREA).
6. SHGC - 0.25

N.C. INSTALLATION INSTRUCTIONS

ATTENTION LOCAL INSPECTIONS DEPARTMENT

INSTALLATION INSTRUCTIONS FOR THIS MODULAR BUILDING ARE INCLUDED BY ATTACHMENT TO THESE PLANS. ANY PLANS SET WHICH DOES NOT CONTAIN AN ATTACHMENT ENTITLED "INSTALLATION INSTRUCTIONS" IS INCOMPLETE. REFER TO THE FOLLOWING SECTIONS OF THE PLAN SET AND INSTALLATION FOR IMPORTANT INFORMATION CONCERNING THE INSTALLATION OF THE MODULAR BUILDING.

1. THE INTERCONNECTION BETWEEN BUILDING MODULES AT THE FLOOR AND ROOF SHALL BE SPECIFIED ON THE CROSS SECTION DRAWING ON THE PLAN SET.
2. BUILDING TIE DOWN AND ANCHORAGE REQUIREMENTS ARE AS INDICATED ON FOUNDATION PLAN.
3. ELECTRICAL INTERCONNECTIONS BETWEEN BUILDING MODULES SHALL BE PER PAGES E1.2, E2.0, E2.1, E2.2, E4.1 OF THE INSTALLATION INSTRUCTIONS (IF APPLICABLE).
4. MECHANICAL INTERCONNECTIONS BETWEEN BUILDING MODULES SHALL BE PER PAGES E1.0, E2.4, E2.5 OF THE INSTALLATION INSTRUCTIONS (IF APPLICABLE).
5. PLUMBING INTERCONNECTIONS BETWEEN BUILDING MODULES SHALL BE PER PAGES E1.1, E1.2, E2.3, E4.1 OF THE INSTALLATION INSTRUCTIONS (IF APPLICABLE).
6. FIRE BLOCKING SHALL BE PROVIDED PER SECTION 716.2 AND 1406.2.4 OF THE N.C. BUILDING CODE (AS APPLICABLE).
7. AIR INFILTRATION AT MODULE MATE LINES SHALL BE LIMITED BY INSTALLING SILL TAPE ALONG THE MATE LINES DURING SET UP AND/OR BY INSTALLING CONTINUOUS SHEATHING ACROSS THE MATE LINE JOINTS AFTER SET UP.

NORTH CAROLINA NOTES:

1. THIS BUILDING HAS NOT BEEN DESIGNED FOR COASTAL HAZARD AREAS, OCEAN HAZARD OR REGULATORY FLOOD PLAIN AREAS.
2. THE CLIMATE ZONE IS 3a.
3. ALL OPAQUE EXTERIOR DOORS SHALL HAVE A U-VALUE OF 0.292 OR LESS.
4. ALL EXTERIOR GLAZING SHALL HAVE A U-VALUE OF 0.45 OR LESS AND A SHGC OF 0.24 OR LESS.

FREEZE PROTECTION REQUIREMENTS:

HEAT TRACE TAPE APPLIANCE MUST COMPLY WITH ANSI/IEEE 515-2002, ANSI/IEEE 844-2000 AND INSTALLED PER ANSI/NECA 202-2006

OPC · BOTH WATER SUPPLY AND SANITARY PIPE REQUIRE PROTECTION PER OPC 305. · INSULATION TO BE A MINIMUM OF R-3 (PER IECC 403.3) OR BE 1 ½" THICK PER (PER IECC 503.2.8).

OBC
· OBC 114 AND NEC 427.10 & .11: THE HEAT TRACE TAPE PRODUCT TO BE LISTED FOR COMMERCIAL USE AND FOR USE ON PEX SUPPLY LINES AND PVC WASTE LINES.
· OBC 108.2.9: HEAT TRACE TAPE SYSTEM'S (HEAT TRACE TAPE, HEATER, AND CONTROLS) PRODUCT MANUFACTURER'S INSTALLATION INSTRUCTIONS (WHICH MUST INCLUDE THE INSULATION INSTALLATION) MUST BE PROVIDED TO THE BUILDING, ELECTRICAL, AND PLUMBING INSPECTORS.

NFPA 70 (NEC) · NEC 427.12: EXTERNAL SURFACES OF PIPELINE EXCEEDING 140°F MUST BE GUARDED, ISOLATED, OR INSULATED.
· NEC 427.13 AND 427.20: THE LOCATION OF EACH HEATING ELEMENT MUST BE MARKED/IDENTIFIED AT EACH SERVICE END OF THE NONHEATING LEADS, AND MUST NOT TO EXCEED 20'-0" SPACING. THE I.D. MARKER IS REQUIRED TO BE LEGIBLY MARKED WITHIN 3" OF EACH END OF NON-HEATING LEADS AND INCLUDE THE CATALOG NUMBER AND THE RATING OF THE VOLTS AND WATTS OR VOLTS AND AMPS. EACH SEPARATELY HEATED PIPE SYSTEM IS REQUIRED TO BE IDENTIFIED.
· NEC 427.14: THE HEATING ELEMENT CANNOT BE SECURED TO THE PIPE BY THE THERMAL INSULATION.
· NEC 427.15: THE HEATING ELEMENT MUST REMAIN IN DIRECT CONTACT WITH THE PIPE, OR MEANS SHALL BE PROVIDED TO PREVENT OVERTEMPERATURE UNLESS THE HEATING ELEMENT IS SUCH THAT ITS TEMPERATURE LIMITATIONS WILL NOT BE EXCEEDED.
· NEC 427.16: THE HEATING ELEMENT CANNOT BRIDGE EXPANSION JOINTS WITHOUT PROVISIONS FOR EXPANSION AND CONTRACTION.
· NEC 427.17: HEAT TAPE IS REQUIRED TO HAVE COMPATIBLE FLEXIBILITY FOR THE TYPE OF PIPES BEING HEATED.
· NEC 427.18: POWER SUPPLY NON-HEATING LEADS MUST BE A MINIMUM OF 6" WITHIN THE JUNCTION BOX. ONON-HEATING LEADS ARE REQUIRED TO BE WITHIN APPROVED AND SUITABLE RACEWAYS. ONON-HEATING INTERCONNECTIONS MUST BE MADE WITH INSULATED CONNECTORS IDENTIFIED AS SUITABLE.
· NEC 427.19: SPLICES AND TERMINATIONS OUTSIDE THE THERMAL INSULATION ARE REQUIRED TO BE WITHIN A BOX OR FITTING PER NEC 110.14 AND 300.15.
· NEC 427.22: HEAT TRACE TAPE IS REQUIRED TO BE PROVIDED WITH A GROUND FAULT EQUIPMENT PROTECTION (GFEP) CIRCUIT BREAKER. ELECTRIC HEATING EQUIPMENT MUST BE LISTED AND HAVE A GROUNDED CONDUCTIVE COVERING COMPLIANT WITH PARAGRAPHS (A) AND B) OF THIS ARTICLE.
· NEC 427, VII: THERE MUST BE A READILY ACCESSIBLE DISCONNECT OF THE "INDICATING" TYPE HAVING A POSITIVE LOCK-OUT IN THE OPEN POSITION. ATTACHMENT PLUGS OF CORD AND PLUG CONNECTED EQUIPMENT FROM WITHIN THE CRAWL SPACE OR ATTIC CANNOT BE THE DISCONNECTING MEANS (NEC ARTICLE 400.8) NOR ARE THESE CORDS PERMITTED TO GO THROUGH THE FLOOR OR CEILING. OA READILY ACCESSIBLE LOCATION FOR A DISCONNECT DOES NOT INCLUDE THE CRAWL SPACE (DEFINED IN NEC 100 AND OMC CHAPTER 2). · NEC 210.63 AND 210.8(A)(4): A GFCI PROTECTED ELECTRICAL RECEPTACLE OUTLET MUST BE PROVIDED IN THE CRAWL SPACE WITHIN 25 FEET OF EACH HEAT TAPE ELEMENT FOR SERVICING OF THE DEVICE.

IECC · 503.2.4: REQUIRES THERMOSTAT CONTROL COMPLIANT WITH NEC 427.56):

R. JOHNSON
APPROVED
09 26 2022

09-22-2022

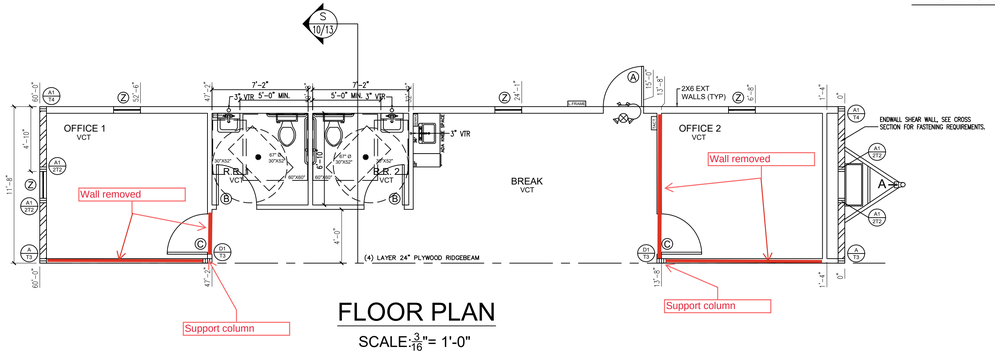
ROBERT E. GREGG, R.A.
1008 WOODRUFF AVE.
CLEARWATER, FLORIDA 33756

DIAMOND BUILDERS, INC.

440 THOMPSON DRIVE
DOUGLAS, GA 31535
PHONE# 912-384-7080

DATE: 2-8-22	ENGINEER: WALTER E. WOOD, P.E. SYLVESTER, GA 17791
SCALE: N-T-S	
CODES: AL, AR, DE, FL, GA, LA, MD, MO, MS, NC, NJ, NY, OH, OK, PA, SC, TX, VA, WV	
DBI- G PLEX-2 PLEX-STOCK REV1	
NOTES (2 OF 2)	PAGE: 4 / 13

MODULE TYPE 'A'



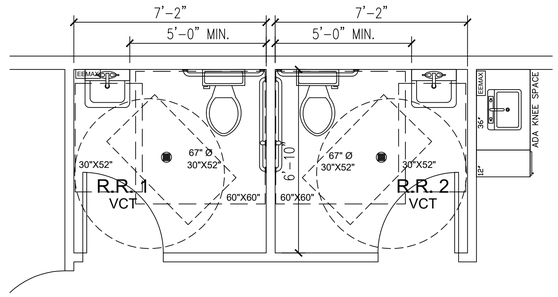
FLOOR PLAN

SCALE: $\frac{3}{16}$"= 1'-0"

ELECTRICAL SIZING	120/240V	SGL PHASE	INSTALL	150 AMP PANEL
PANEL A				
ID	QTY	UNITS	KW	SUB-TOTAL
HVAC 3 TON	1	EACH	13.9	13.9
WATER HEATER	2	EACH	6.5	13.0
LIGHTS	700	SQ FT	0.0035	3.1
RECEPTACLES	14	EACH	0.18	2.5
EXHAUST FANS	2	EACH	0.4	0.8
DEDICATED CIRCUITS	1	EACH	0.5	0.5
		TOTAL =		33.8
		TOTAL =	140.8	AMPS

ELECTRICAL PANEL SCHEDULE A			
CIRCUIT ID	DESCRIPTION	BREAKER	WIRE
1,3 A	HVAC 3 TON	60A (2P) HACR	6-6-10 MC
2 A	LIGHTS / FANS	20A	12
4, 6, 8 A	RECEPTS	20A	12
13 A	HEAT TRACE	20A GFEP	12
7,9, 10,12 A	WATER HEATER - INSTANT	30A (2P)	10
5 A	DEDICATED CKT.	20A	12

MC CABLE IN CEILING,
NM CABLE REMAINDER

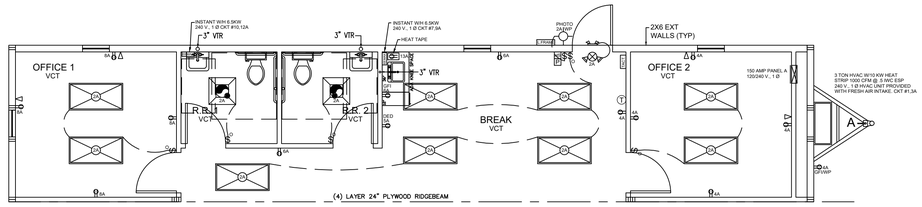


RESTROOM PLAN

SCALE: $\frac{3}{8}$"= 1'-0"

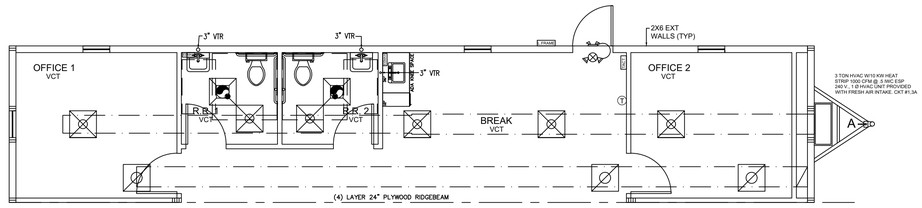
SYMBOL LEGEND

- $ / $^O — WALL MOUNT LIGHT SWITCH SGL POLE / OCCUPANCY SENSOR TYPE
- Δ — J-BOX IN WALL (NON POWERED)
- 120 V DUPLEX RECEPTACLE
- RECESSED LED LIGHT FIXTURE W/ 33W BULB
- 24"X24" SUPPLY AIR CEILING REGISTER
- 24"X24" RETURN AIR CEILING REGISTER
- CEILING FIXTURE 100 CFM EXHAUST FAN W/ 19W LED
- FLUSH MOUNT 120 / 240 V 1 Ø ELECTRICAL PANEL
- T — WALL MT DIGITAL 7-DAY PROGRAMMABLE THERMOSTAT W/ OCCUPANCY SENSOR
- EXTERIOR REMOTE HEAD EMERGENCY LIGHT
- CEILING MT COMBO LIGHTED EXIT SIGN / EMERGENCY LIGHT 90 MINUTE CAPACITY
- 60 W EXTERIOR PORCH LIGHT W/ PHOTO CELL, WEATHER PROOF
- HS — J-BOX IN WALL FOR FIRE ALARM HORN / STROBE LIGHT
- P — J-BOX IN WALL FOR FIRE ALARM PULL STATION
- FLOOR DRAIN W TRAPGUARD



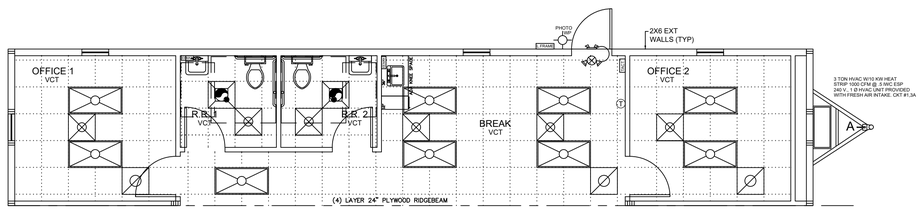
ELECTRICAL PLAN

SCALE: $\frac{3}{16}$"= 1'-0"



MECHANICAL PLAN

SCALE: $\frac{3}{16}$"= 1'-0"



REFLECTED CEILING PLAN

SCALE: $\frac{3}{16}$"= 1'-0"

COLUMN STUDS AND STRAPPING

COLUMN DESCRIPTIONS

A = 2-2"x6" SYP #2 EACH HALF — A1 = 2-2"x6" SYP #2
B = 2-2"x4" SYP #2 EACH HALF — B1 = 2-2"x4" SYP #2
C = 3-2"X4" SYP #2 EACH HALF — C1 = 3-2"X4" SYP #2
D = 4-2"X4" SYP #2 EACH HALF — D1 = 4-2"X4" SYP #2

TIE DOWN STRAPPING

T1 = 20 GA x 1.5" GALV STEEL STRAP WITH (6) 0.148"Ø x 1.5" NAILS EACH END. 2- 26 GA x 1.5" GALV STEEL STRAPS MAY BE SUBSTITUTED FOR 1- 20 GA x 1.5" STRAP.
T2 = 26 GA X 1.5" GALV. STEEL STRAP WITH (7) 14 GA OR 15 GA x 6" x 1" PENETRATION STAPLES EACH END.
T3 = 0.035" (20 GA) x 1.25" HDT-DIPPED GALV. STEEL STRAP (G60 OR BETTER) COMPLYING WITH ASTM D3953-91, Fy=108 KSI, 4725 LB. MINIMUM ULTIMATE CAPACITY, FASTENED TO RIDGE BEAM WITH (17) 0.148Ø x 1.5" NAILS (Fyb= 90 KSI MIN) AND EXTENDED CONTINUOUSLY BELOW FLOOR.
T4 = 0.035" (20 GA) x 1.25" HDT-DIPPED GALV. STEEL STRAP (G60 OR BETTER) COMPLYING WITH ASTM D3953-91, Fy=108 KSI, 4725 LB. MINIMUM ULTIMATE CAPACITY, FASTENED TO COLUMN WITH (17) 0.148Ø x 1.5" NAILS (Fyb= 90 KSI MIN) AND EXTENDED CONTINUOUSLY BELOW FLOOR.

DOOR SCHEDULE		WINDOW SCHEDULE	
A	3680 - STEEL/STEEL PREMIER DOOR W/ 10"X10" VB, LEVER HDW	Z	2454 - VERTICAL SLIDER DP 50 WHITE/CLEAR INSULATED GLASS
B	3680 - SOLID CORE IMPERIAL OAK W/ REDIFRAME, PRIVACY		
C	3680 - SOLID CORE IMPERIAL OAK W/ REDIFRAME, PASSAGE		

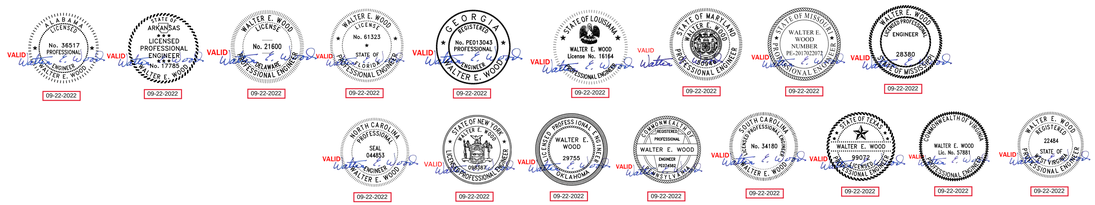
FLORIDA REQUIRED SIGNAGE TO BE PROVIDED AND SITE INSTALLED BY OTHERS.

TACT. — TACTILE SIGNAGE SHALL BE LOCATED ON EITHER SIDE OF DOORS AT ALL EXITS, INSTALLED ON SITE BY OTHERS.

L_FRAME — THE FLOOR AND ROOF DESIGN OF THIS PLAN IS "LIGHT FRAME TRUSS-TYPE CONSTRUCTION" AS REFERENCED IN FAC RULE 69A-3.012(6). POSTING OF NOTICE SIGN(S) AS REQUIRED BY FAC 69A-3.012(6) SHALL BE INSTALLED ON SITE BY OTHERS. THE SYMBOLS MUST BE INSTALLED WITHIN 24 INCHES TO THE LEFT SIDE OF THE MAIN ENTRANCE OF THE FACILITY. IT MUST BE LOCATED BETWEEN 4 FEET AND 6 FEET ABOVE THE FINISHED FLOOR. INSTALLED ON SITE BY OTHERS.

ROBERT E. GREGG, R.A.
1008 WOODRUFF AVE.
CLEARWATER, FLORIDA 33756

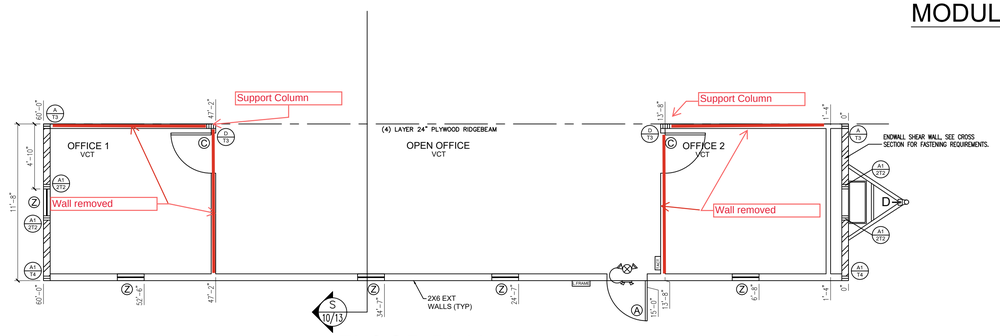
R. JOHNSON
APPROVED
09 26 2022



DIAMOND BUILDERS, INC.
440 THOMPSON DRIVE
DOUGLAS, GA 31535
PHONE# 912-384-7080

DATE: 2-8-22	ENGINEER: WALTER E. WOOD, P.E. SYLVESTER, GA 17791
SCALE: $\frac{3}{16}$" = 1'-0"	
CODES: AL, AR, DE, FL, GA, LA, MD, MO, MS, NC, NJ, NY, OH, OK, PA, SC, TX, VA, WV	
DBI- G PLEX-2 PLEX-STOCK REV1	
G-PLEX MODULE 'A'	PAGE: 5.1 / 13

MODULE TYPE 'D'

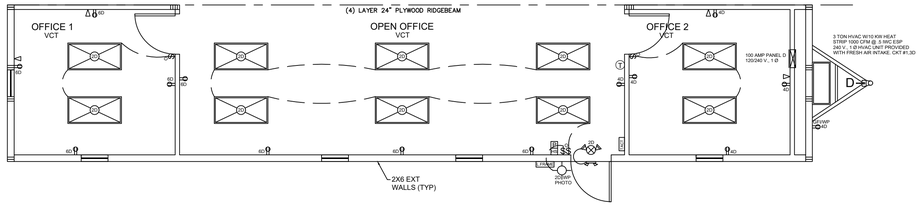


FLOOR PLAN

SCALE: $\frac{3}{16}$"= 1'-0"

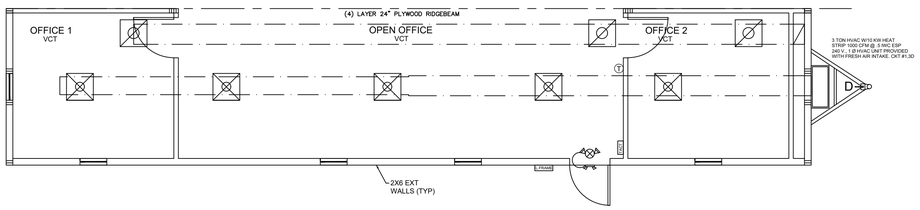
ELECTRICAL SIZING	120/240V	SGL PHASE	INSTALL	100
PANEL D				AMP PANEL
ID	QTY	UNITS	KW	SUB-TOTAL
HVAC 3 TON	1	EACH	13.9	13.9
WATER HEATER	0	EACH	6.5	0.0
LIGHTS	700	SQ FT	0.0035	3.1
RECEPTACLES	14	EACH	0.18	2.5
EXHAUST FANS	0	EACH	0.4	0.0
DEDICATED CIRCUITS	0	EACH	0.5	0.0
		TOTAL =		19.5
		TOTAL =	81.2	AMPS
ELECTRICAL PANEL SCHEDULE D				
CIRCUIT ID	DESCRIPTION		BREAKER	WIRE
1,3 D	HVAC 3 TON		60A (2P) HACR	6-6-10 MC
2 D	LIGHTS / FANS		20A	12
4, 6 D	RECEPTS		20A	12

MC CABLE IN CEILING,
NM CABLE REMAINDER



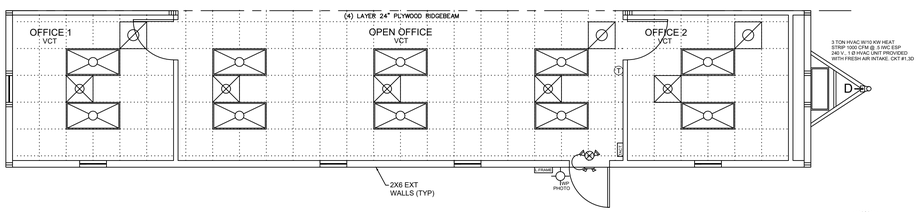
ELECTRICAL PLAN

SCALE: $\frac{3}{16}$"= 1'-0"



MECHANICAL PLAN

SCALE: $\frac{3}{16}$"= 1'-0"



REFLECTED CEILING PLAN

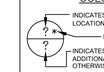
SCALE: $\frac{3}{16}$"= 1'-0"

R. JOHNSON
APPROVED
09 26 2022

SYMBOL LEGEND

- WALL MOUNT LIGHT SWITCH; SGL POLE / OCCUPANCY SENSOR TYPE
- J-BOX IN WALL (NON POWERED)
- 120 V DUPLEX RECEPTACLE
- RECESSED LED LIGHT FIXTURE W/ 33W BULB
- 24"X24" SUPPLY AIR CEILING REGISTER
- 24"X24" RETURN AIR CEILING REGISTER
- CEILING FIXTURE 100 CFM EXHAUST FAN W/ 19W LED
- FLUSH MOUNT 120 / 240 V 1 Ø ELECTRICAL PANEL
- WALL MT DIGITAL 7-DAY PROGRAMMABLE THERMOSTAT W/ OCCUPANCY SENSOR
- EXTERIOR REMOTE HEAD EMERGENCY LIGHT
- CEILING MT COMBO LIGHTED EXIT SIGN / EMERGENCY LIGHT 90 MINUTE CAPACITY
- 60 W EXTERIOR PORCH LIGHT W/ PHOTO CELL, WEATHER PROOF
- J-BOX IN WALL FOR FIRE ALARM HORN / STROBE LIGHT
- J-BOX IN WALL FOR FIRE ALARM PULL STATION
- FLOOR DRAIN W TRAPGUARD

COLUMN STUDS AND STRAPPING



COLUMN DESCRIPTIONS

A - 2-2"x6" SYP #2 EACH HALF	A1 - 2-2"x6" SYP #2
B - 2-2"x4" SYP #2 EACH HALF	B1 - 2-2"x4" SYP #2
C - 3-2"X4" SYP #2 EACH HALF	C1 - 3-2"X4" SYP #2
D - 4-2"X4" SYP #2 EACH HALF	D1 - 4-2"X4" SYP #2

TIE DOWN STRAPPING

T1 = 20 GA x 1.5" GALV STEEL STRAP WITH (6) 0.148"Ø x 1.5" NAILS EACH END. 2- 26 GA x 1.5" GALV STEEL STRAPS MAY BE SUBSTITUTED FOR 1- 20 GA x 1.5" STRAP.

T2 = 26 GA X 1.5" GALV. STEEL STRAP WITH (7) 14 GA OR 15 GA x 2" x 1" PENETRATION STAPLES EACH END.

T3 = 0.035" (20 GA) x 1.25" HOT-DIPPED GALV. STEEL STRAP (G60 OR BETTER) COMPLYING WITH ASTM A39S3-91, Fy=108 KSI, 4725 LB. MINIMUM ULTIMATE CAPACITY, FASTENED TO RIDGE BEAM WITH (17) 0.148Ø x 1.5" NAILS (Fyb= 90 KSI MIN.) AND EXTENDED CONTINUOUSLY BELOW FLOOR.

T4 = 0.035" (20 GA) x 1.25" HOT-DIPPED GALV. STEEL STRAP (G60 OR BETTER) COMPLYING WITH ASTM A39S3-91, Fy=108 KSI, 4725 LB. MINIMUM ULTIMATE CAPACITY, FASTENED TO COLUMN WITH (17) 0.148Ø x 1.5" NAILS (Fyb= 90 KSI MIN.) AND EXTENDED CONTINUOUSLY BELOW FLOOR.

DOOR SCHEDULE		WINDOW SCHEDULE	
A	3680 - STEEL/STEEL PREMIER DOOR W/ 10"X10" VB, LEVER HDW	Z	2454 - VERTICAL SLIDER DP 50 WHITE/CLEAR INSULATED GLASS
C	3680 - SOLID CORE IMPERIAL OAK W/ REDIFRAME, PASSAGE		

FLORIDA REQUIRED SIGNAGE TO BE PROVIDED AND SITE INSTALLED BY OTHERS.

T.A.C.T.	TACTILE SIGNAGE SHALL BE LOCATED ON EITHER SIDE OF DOORS AT ALL EXITS, INSTALLED ON SITE BY OTHERS.
F.R.A.M.E.	THE FLOOR AND ROOF DESIGN OF THIS PLAN IS "LIGHT FRAME TRUSS-TYPE CONSTRUCTION" AS REFERENCED IN FAC RULE 69A-3.012(6). POSTING OF NOTICE SIGN(S) AS REQUIRED BY FAC 69A-3.012(6) SHALL BE INSTALLED ON SITE BY OTHERS. THE SYMBOLS MUST BE INSTALLED WITHIN 24 INCHES TO THE LEFT SIDE OF THE MAIN ENTRANCE OF THE FACILITY. IT MUST BE LOCATED BETWEEN 4 FEET AND 6 FEET ABOVE THE FINISHED FLOOR. INSTALLED ON SITE BY OTHERS.

ROBERT E. GREGG, R.A.
1008 WOODRUFF AVE.
CLEARWATER, FLORIDA 33756

DIAMOND BUILDERS, INC.
440 THOMPSON DRIVE
DOUGLAS, GA 31535
PHONE# 912-384-7080

DATE: 2-8-22	ENGINEER: WALTER E. WOOD, P.E. SYLVESTER, GA 17791
SCALE: $\frac{3}{16}$" = 1'-0"	
CODES: AL, AR, DE, FL, GA, LA, MD, MO, MS, NC, NJ, NY, OH, OK, PA, SC, TX, VA, WV	
DBI- G PLEX-2 PLEX-STOCK REV1	
G-PLEX MODULE 'D'	PAGE: 5.2 / 13

LIFE SAFETY PLAN SUMMARY

1.	USE / OCCUPANCY:	OFFICE / BUSINESS
2.	CONSTRUCTION TYPE :	VB
3.	SPRINKLER SYSTEM:	N/A
4.	BUILDING AREA:	1,400 SQ FT
5.	BUILDING HEIGHT:	< 15 FEET
6.	NUMBER OF STORIES:	1
7.	NUMBER OF MODULES :	2
9.	OCCUPANT LOAD (14) BASED ON [100] SQ FT PER OCCUPANT.	
10.	CORRIDOR RATING:	0 HOUR (RATING NOT REQUIRED).
11.	EXITS SIGNS WITH EMERGENCY LIGHTS PROVIDED AT DOORS:	2
12.	EMERGENCY LIGHTS PROVIDED AT EXTERIOR OF EGRESS PATH:	1
13.	MAXIMUM EXIT ACCESS TRAVEL DISTANCE FOUND:	82 FEET
14.	MAXIMUM EXIT ACCESS TRAVEL DISTANCE ALLOWED:	200 FEET
15.	NUMBER OF EXIT DOORS REQUIRED:	1
16.	NUMBER OF EXIT DOORS PROVIDED :	2
17.	EACH EXIT DOOR (2 LOCATIONS) CAPACITY = 175 OCCUPANTS EACH.	
18.	REQUIRED WIDTH OF EXITS - (14x0.2") = 2.8" / PROVIDED - 70".	

SYMBOL LEGEND

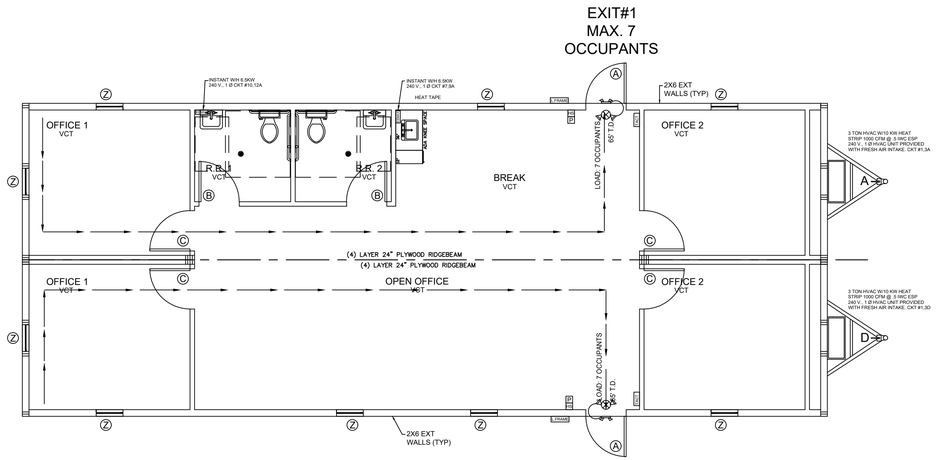
- WALL MOUNT LIGHT SWITCH / SGL POLE / OCCUPANCY SENSOR TYPE
- J-BOX IN WALL (NON POWERED)
- 120 V DUPLEX RECEPTACLE
- RECESSED LED LIGHT FIXTURE W/ 33W BULB
- 24"X24" SUPPLY AIR CEILING REGISTER
- 24"X24" RETURN AIR CEILING REGISTER
- CEILING FIXTURE 100 CFM EXHAUST FAN W/ 19W LED
- FLUSH MOUNT 120 / 240 V 1 Ø ELECTRICAL PANEL
- WALL MT DIGITAL 7-DAY PROGRAMMABLE THERMOSTAT W/ OCCUPANCY SENSOR
- EXTERIOR REMOTE HEAD EMERGENCY LIGHT
- CEILING MT COMBO LIGHTED EXIT SIGN / EMERGENCY LIGHT 90 MINUTE CAPACITY
- 60 W EXTERIOR PORCH LIGHT W/ PHOTO CELL, WEATHER PROOF
- J-BOX IN WALL FOR FIRE ALARM HORN / STROBE LIGHT
- J-BOX IN WALL FOR FIRE ALARM PULL STATION
- FLOOR DRAIN W TRAPGUARD

FLORIDA REQUIRED SIGNAGE TO BE PROVIDED AND SITE INSTALLED BY OTHERS.

TACT. — TACTILE SIGNAGE SHALL BE LOCATED ON EITHER SIDE OF DOORS AT ALL EXITS, INSTALLED ON SITE BY OTHERS.

L_FRAME — THE FLOOR AND ROOF DESIGN OF THIS PLAN IS "LIGHT FRAME TRUSS-TYPE CONSTRUCTION" AS REFERENCED IN FAC RULE 69A-3.012(6). POSTING OF NOTICE SIGN(S) AS REQUIRED BY FAC 69A-3.012(6) SHALL BE INSTALLED ON SITE BY OTHERS. THE SYMBOLS MUST BE INSTALLED WITHIN 24 INCHES TO THE LEFT SIDE OF THE MAIN ENTRANCE OF THE FACILITY. IT MUST BE LOCATED BETWEEN 4 FEET AND 6 FEET ABOVE THE FINISHED FLOOR. INSTALLED ON SITE BY OTHERS.

DOOR SCHEDULE		WINDOW SCHEDULE	
(A)	3680 - STEEL/STEEL PREMIER DOOR W/ 10"X10" VB, LEVER HDW	(Z)	2454 - VERTICAL SLIDER DP 50 WHITE/CLEAR INSULATED GLASS
(B)	3680 - SOLID CORE IMPERIAL OAK W/ REDIFRAME, PRIVACY		
(C)	3680 - SOLID CORE IMPERIAL OAK W/ REDIFRAME, PASSAGE		



LIFE SAFETY & COMBINED FLOOR PLAN

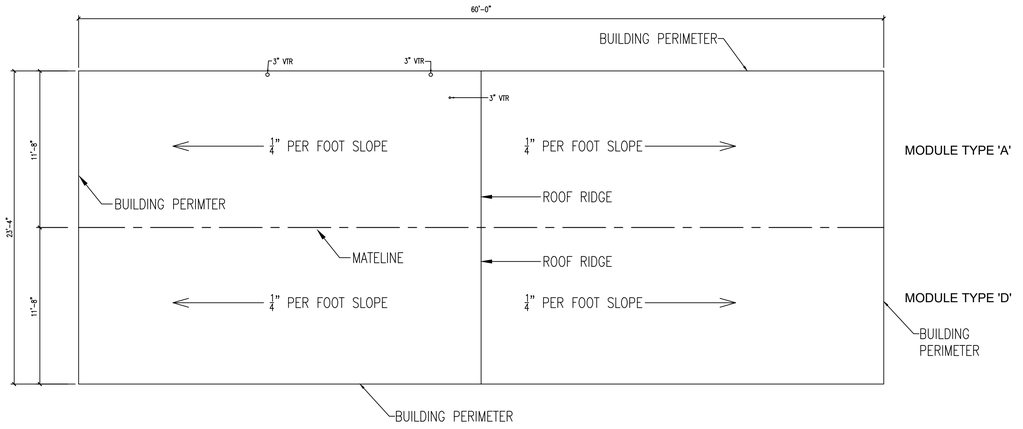
SCALE: $\frac{3}{16}$"= 1'-0"

R. JOHNSON
APPROVED
09 26 2022

ROBERT E. GREGG, R.A.
1008 WOODRUFF AVE.
CLEARWATER, FLORIDA 33756

DIAMOND BUILDERS, INC.
440 THOMPSON DRIVE
DOUGLAS, GA 31535
PHONE# 912-384-7080

DATE: 2-8-22	ENGINEER: WALTER E. WOOD, P.E. SYLVESTER, GA 17791
SCALE: $\frac{3}{16}$" = 1'-0"	
CODES: AL, AR, DE, FL, GA, LA, MD, MO, MS, NC, NJ, NY, OH, OK, PA, SC, TX, VA, WV	
DBI- G PLEX-2 PLEX-STOCK REV1	
LIFE SAFETY PLAN	PAGE: 6 / 13



ROOF PLAN
3/16" = 1'-0"

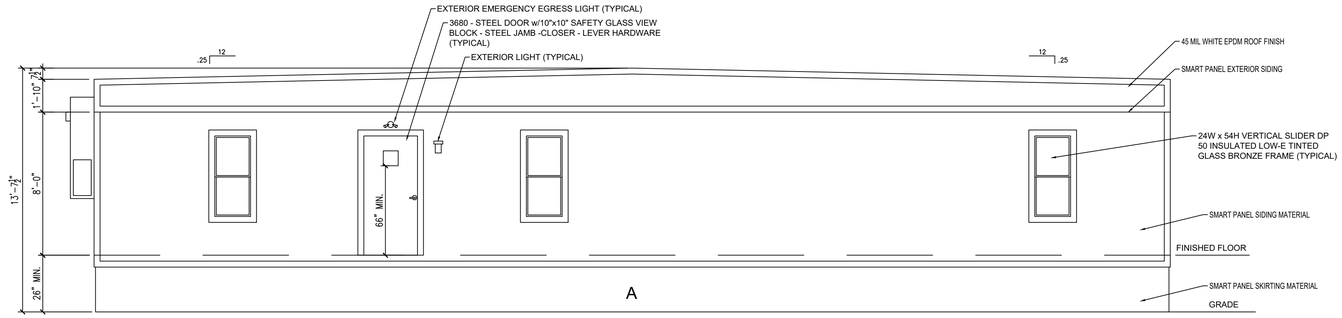
R. JOHNSON
APPROVED
09 26 2022

ROBERT E. GREGG, R.A.
1008 WOODRUFF AVE.
CLEARWATER, FLORIDA 33756

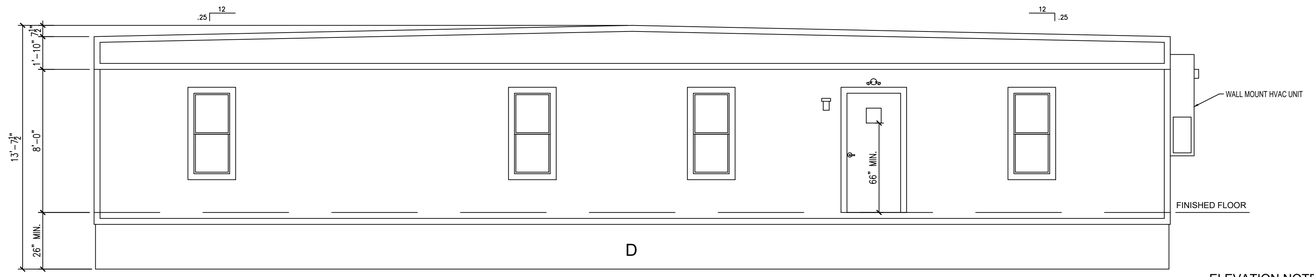
DIAMOND BUILDERS, INC.

440 THOMPSON DRIVE
DOUGLAS, GA 31535
PHONE# 912-384-7080

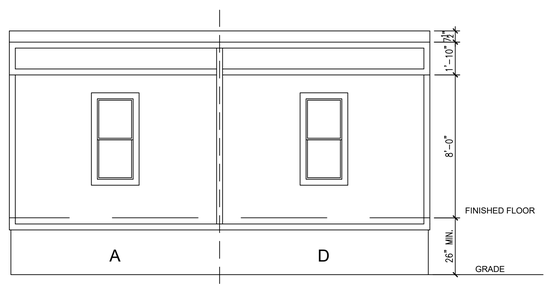
DATE: 2-8-22	ENGINEER: WALTER E. WOOD, P.E. SYLVESTER, GA 17791
SCALE: 3/16" = 1'-0"	
CODES: AL, AR, DE, FL, GA, LA, MD, MO, MS, NC, NJ, NY, OH, OK, PA, SC, TX, VA, WV	
DBI- G PLEX-2 PLEX-STOCK REV1	
ROOF PLAN	PAGE: 7 / 13



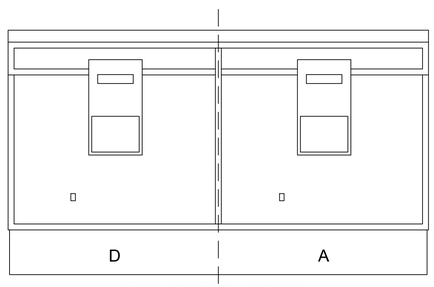
REAR ELEVATION



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

ELEVATION NOTES:

1. FOUNDATION ENCLOSURE (WHEN PROVIDED) MUST HAVE 1 SQ FT NET VENT AREA PER 1 / 150 TH OF THE FLOOR AREA, AND AN 18"x24" MINIMUM CRAWL SPACE ACCESS, INSTALLED BY OTHERS SUBJECT TO LOCAL JURISDICTION.
2. SEE CROSS SECTION FOR METHOD OF ROOF VENTILATION.
3. ACCESSIBLE RAMP(S), STAIR(S) AND HANDRAILS ARE SITE INSTALLED , DESIGNED BY OTHERS, AND SUBJECT TO LOCAL JURISDICTION.
4. ALL WOOD FLOOR FRAMING AND EXTERIOR WOOD SHEATHING / SIDING SHALL BE A MINIMUM OF 8 INCHES FROM THE EXTERIOR GRADE AND AT LEAST 18 INCHES FROM THE EXPOSED GROUND OF THE CRAWL SPACE.
5. ELEVATIONS SHOWN ON THIS PAGE REPRESENT BASIC COMPONENTS AND ARE NOT INTENDED TO BE ALL INCLUSIVE, NOR DO THESE ELEVATIONS DETAIL EVERY CODE REQUIRED ASPECT OF THIS BUILDING. SITE BUILT STOOPS, STEPS, DECKS, PORCHES, HANDRAILS AND/OR SIMILAR ITEMS MUST BE PROVIDED BY OTHERS ON SITE FOR COMPLIANCE WITH APPLICABLE CODES. COMPLIANCE WITH ALL APPLICABLE CODES PER LOCAL AUTHORITY HAVING JURISDICTION, WHETHER DETAILED IN THIS SET OR NOT, MUST BE MET.

2 UNIT ELEVATIONS

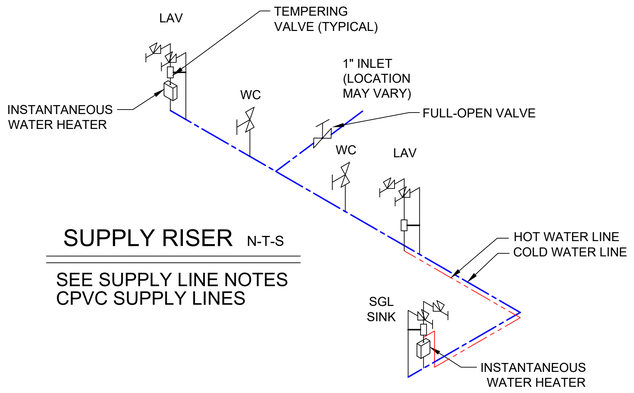
SCALE: $\frac{1}{4}$"= 1'-0"

ROBERT E. GREGG, R.A.
1008 WOODRUFF AVE.
CLEARWATER, FLORIDA 33756

DIAMOND BUILDERS, INC.
440 THOMPSON DRIVE
DOUGLAS, GA 31535
PHONE# 912-384-7080

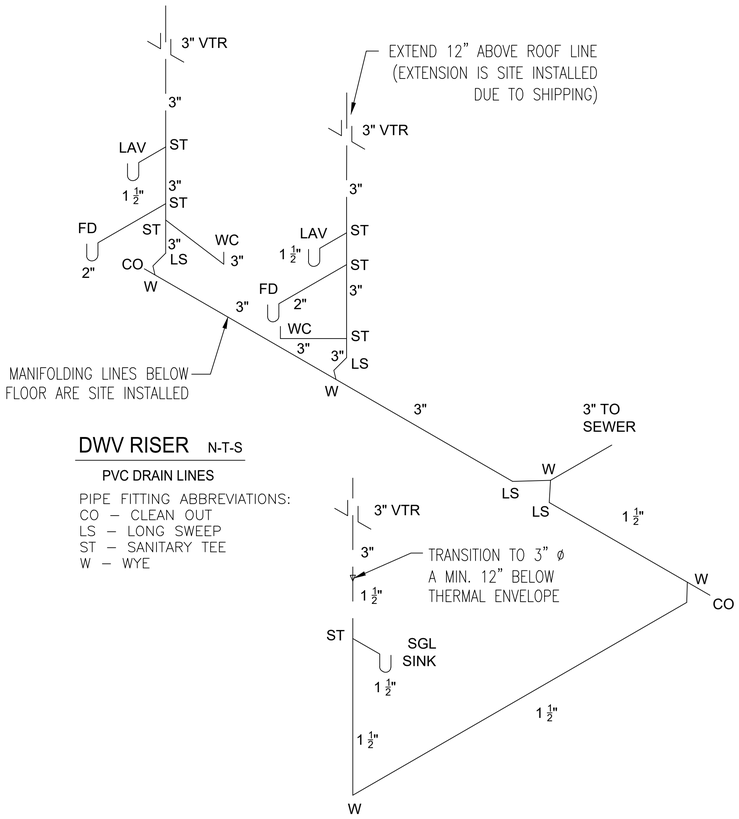
DATE: 2-8-22	ENGINEER: WALTER E. WOOD, P.E. SYLVESTER, GA 17791
SCALE: $\frac{3}{16}$" = 1'-0"	
CODES: AL, AR, DE, FL, GA, LA, MD, MO, MS, NC, NJ, NY, OH, OK, PA, SC, TX, VA, WV	
DBI- G PLEX-2 PLEX-STOCK REV1	
ELEVATIONS A & D	PAGE: 8 / 13

R. JOHNSON
APPROVED
09 26 2022



SUPPLY RISER N-T-S

SEE SUPPLY LINE NOTES
CPVC SUPPLY LINES



DWV RISER N-T-S

PVC DRAIN LINES

PIPE FITTING ABBREVIATIONS:
CO – CLEAN OUT
LS – LONG SWEEP
ST – SANITARY TEE
W – WYE

DWV RISER NOTES:

1. THE DWV RISER INDICATES ONE METHOD OF INSTALLING THE BELOW THE FLOOR PIPING. OTHER APPROVED METHODS MAY BE USED AS NEEDED TO ACCOMMODATE THE ACTUAL SITE CONDITIONS.
2. ALL BELOW FLOOR PIPING AND FITTINGS ARE TO BE SUPPLIED AND INSTALLED ON SITE BY OTHERS.
3. 1 1/2 INCH AND 2 INCH HORIZONTAL DRAIN LINES SHALL BE INSTALLED WITH A SLOPE OF 1/4 INCH PER FOOT.
4. 3 AND 4 INCH HORIZONTAL DRAIN LINES SHALL BE INSTALLED WITH A SLOPE OF 1/8 INCH PER FOOT.
5. BELOW FLOOR HORIZONTAL DRAIN LINES ARE 3 INCH MINIMUM DIAMETER UNLESS INDICATED OTHERWISE.
6. A MAXIMUM OF 3 WATER CLOSETS MAY DISCHARGE INTO A 3 INCH LINE.
7. CHANGES IN DIRECTION SHALL BE MADE WITH FITTINGS AS INDICATED IN TABLE 706.3. VERTICAL TO HORIZONTAL AND HORIZONTAL TO HORIZONTAL CHANGES OF DIRECTION ARE TO BE MADE WITH LONG SWEEP FITTINGS.

EMC
R. JOHNSON
APPROVED
09 26 2022

SUPPLY LINE NOTES:

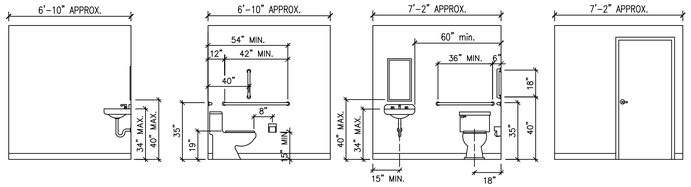
1. SUPPLY LINE SIZING IS BASED ON AN ASSUMED AVAILABLE PRESSURE OF 60 PSI AT THE INLET LOCATION SHOWN, AFTER ANY DEDUCTIONS FOR PRESSURE LOSS DUE TO METER, TAP INTO MAIN, WATER PRESSURE REDUCING VALVES, SPECIAL EQUIPMENT SUCH AS BACKFLOW PREVENTOR, FILTER, SOFTENER, ETC. THIS AVAILABLE PRESSURE MUST BE VERIFIED PRIOR TO CONSTRUCTION. IF A BOOSTER PUMP IS NEEDED TO ACHIEVE REQUIRED PRESSURE THEN THE BUILDING OWNER IS RESPONSIBLE FOR DESIGN AND INSTALLATION OF PUMP SYSTEM.
2. SUPPLY LINE INLET(S) SHOWN ON THESE PLANS ARE ASSUMED TO EXTEND ONLY TO EXTERIOR WALL. ALL SERVICE SUPPLY LINES UP TO THE INLET(S) ARE DESIGNED BY OTHERS AND SITE INSTALLED UNLESS OTHERWISE SPECIFIED.
3. SUPPLY LINE SIZING MUST BE REDESIGNED IF THE BUILDING DOES NOT COMPLY WITH ANY OF THE ABOVE ASSUMPTIONS.
4. UNLESS OTHERWISE SPECIFIED ALL SUPPLY LINES ARE ¾" Ø MINIMUM. UNLESS OTHERWISE SPECIFIED ALL STUB-UPS ARE ¾" Ø TO FLUSH VALVE URINALS AND ½" Ø TO ALL OTHER FIXTURES.
5. OPERATION OF EACH URINAL FLUSHOMETER VALVE AND FIXTURE SHALL NOT REQUIRE MORE THAN 25 PSI OF PRESSURE (12 GPM).

HOT WATER LINE

COLD WATER LINE

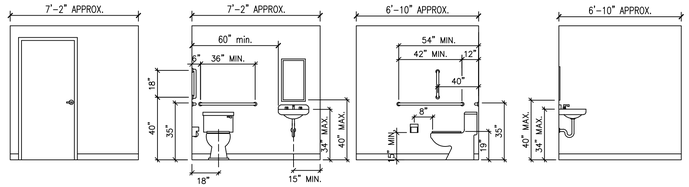
PLUMBING SCHEDULE		
ITEM	PRODUCT	STANDARD(S)
SUPPLY LINES	CPVC	ASTM D 2846
DWV LINES	SCHEDULE 40 PVC	ASTM D 2665
LAVATORY	AMERICAN STANDARD	ASME A112.19.1/CSA B45.2, ASME A112.19.2/CSA B45.1, ASME A112.19.3/CSA B45.4 or CSA B45.5/IAPMO Z124.
WATER CLOSET	WESTERN	ASME A112.19.2/CSA B45.1, ASME A112.19.3/ CSA B45.4 or CSA B45.5/IAPMO Z124, ASME A112.19.2/CSA B45.1, ASME A112.19.3/ CSA B45.4 or CSA B45.5/IAPMO Z124.

NOTE:
1. LAVATORY / SINK FAUCETS PROVIDED W/ WATER TEMPERATURE LIMITING DEVICES PER ASSE 1070.
2. WATER HEATER TEMPERATURE AND PRESSURE RELIEF VALVES TO COMPLY WITH ANSI Z21.22



RESTROOM 1 ELEVATIONS

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



RESTROOM 2 ELEVATIONS

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

FREEZE PROTECTION OF PIPING: (SITE INSTALLED BY OTHERS)

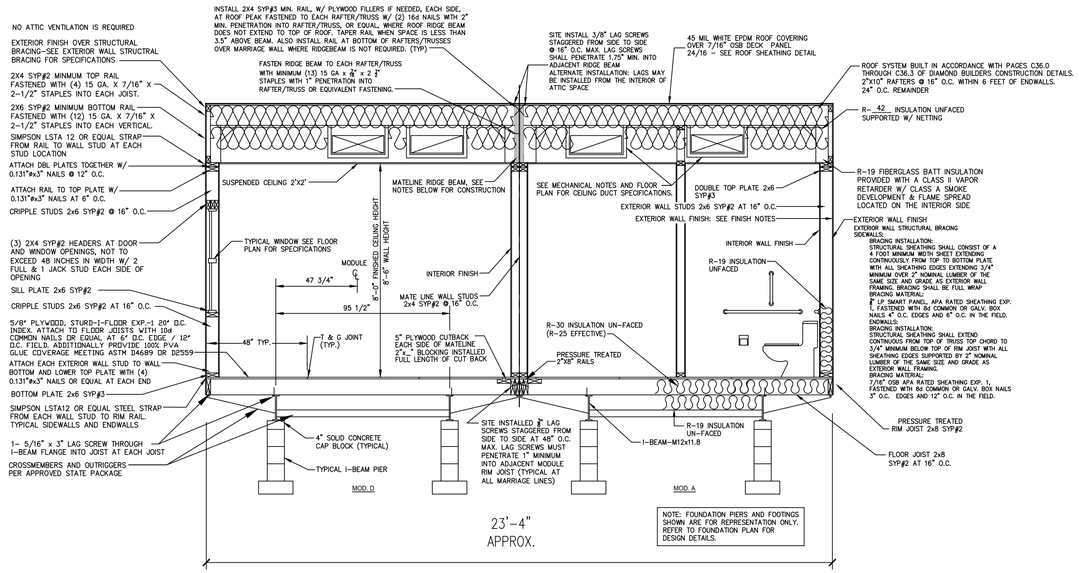
1. ALL WATER, SOIL & WASTE PIPES EXPOSED TO THE EXTERIOR SHALL BE BE PROVIDED WITH FREEZE PROTECTION BY MEANS OF ELECTRIC HEAT TAPE COVERED WITH R-3 MINIMUM INSULATION.
2. HEAT TAPE SHALL BE LISTED FOR USE IN COMMERCIAL BUILDINGS.
3. TEMPERATURE CONTROL SHALL BE PROVIDED BY A DISCONNECT THAT INDICATES AN "OFF" POSITION AND IS CAPABLE OF BEING LOCKED IN THE OPEN POSITION. SUCH DISCONNECTING MEANS SHALL BE READILY ACCESSIBLE; NOT LOCATED IN THE CRAWLSPACE OR ATTIC.
4. HEAT TAPE SYSTEM PRODUCT MANUFACTURER'S INSTALLATION INSTRUCTION (INCLUDING INSULATION INSTALLATION) SHALL BE PROVIDED TO THE BUILDING, ELECTRICAL, AND PLUMBING INSPECTORS.
5. EXTERNAL SURFACES OF PIPING THAT EXCEED 140°F SHALL BE GUARDED, ISOLATED OR INSULATED TO PROTECT AGAINST CONTACT BY PERSONNEL IN THE AREA.
6. EACH HEATING ELEMENT MUST BE MARKED/IDENTIFIED AT EACH END OF THE NON-HEATED LEADS, AND MUST NOT EXCEED 20 FOOT SPACING. THE I.D. MARKER IS REQUIRED TO BE LEGIBLY MARKED WITHIN 3 INCHES OF EACH END OF NON-HEATED LEADS AND INCLUDE THE CATALOG NUMBER AND THE RATING OF THE VOLTS AND WATTS OR VOLTS AND AMPS. EACH SEPARATE HEATING SYSTEM IS REQUIRED TO BE IDENTIFIED.
7. THE HEAT TAPE ELEMENT SHALL NOT BE SECURED TO THE PIPING BY THE THERMAL INSULATION.
8. THE HEAT TAPE ELEMENT MUST REMAIN IN DIRECT CONTACT WITH THE PIPE, OR MEANS SHALL BE PROVIDED TO PREVENT OVER-TEMPERATURE UNLESS THE HEAT TAPE IS SUCH THAT ITS TEMPERATURE LIMITATIONS WILL NOT BE EXCEEDED.
9. THE HEAT TAPE SHALL NOT BRIDGE EXPANSION JOINTS WITHOUT PROVISIONS FOR EXPANSION AND CONTRACTION.
10. HEAT TAPE SHALL HAVE COMPATIBLE FLEXIBILITY FOR THE TYPE OF PIPING BEING HEATED.
11. POWER SUPPLY NON-HEATED LEADS MUST BE A MINIMUM OF 6 INCHES WITHIN THE JUNCTION BOX. THE NON-HEATED LEADS ARE REQUIRED TO BE WITHIN APPROVED AND SUITABLE RACEWAYS. NON-HEATED INTERCONNECTIONS SHALL BE COVERED WITH INSULATION IN THE SAME MANNER AS THE HEATED.
12. SPLICES AND TERMINATIONS OUTSIDE THE THERMAL INSULATION ARE REQUIRED TO BE WITHIN A BOX OR FITTING PER NEC 110.14 OR 300.15.
13. HEAT TAPE IS REQUIRED TO BE PROVIDED WITH A GROUND FAULT EQUIPMENT PROTECTION (GFEP) CIRCUIT BREAKER.
14. HEAT TAPE SHALL BE LISTED AS HAVING A GROUNDED CONDUCTIVE COVERING IN ACCORDANCE WITH NEC 427.23(A).
15. HEAT TAPE SHALL HAVE READILY ACCESSIBLE DISCONNECT OF THE "INDICATING" TYPE HAVING A POSITIVE LOCK-OUT IN THE OPEN POSITION. ATTACHMENT PLUGS OF CORD AND PLUG CONNECTED EQUIPMENT FROM WITHIN THE CRAWLSPACE OR ATTIC CANNOT BE THE DISCONNECTING MEANS OF THE HEAT TAPE, NOR ARE THESE CORDS PERMITTED TO GO THROUGH THE FLOOR OR CEILING.
16. A GFCI PROTECTED RECEPTACLE OUTLET SHALL BE PROVIDED IN THE CRAWLSPACE OR ATTIC, AS APPLICABLE, WITHIN 25 FEET OF EACH HEAT TAPE.

ROBERT E. GREGG, R.A.
1008 WOODRUFF AVE.
CLEARWATER, FLORIDA 33756

DIAMOND BUILDERS, INC.

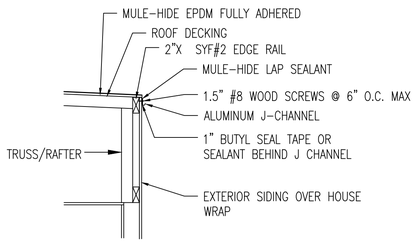
440 THOMPSON DRIVE
DOUGLAS, GA 31535
PHONE# 912-384-7080

DATE: 2-8-22	ENGINEER: WALTER E. WOOD, P.E. SYLVESTER, GA 17791
SCALE: 3/16" = 1'-0"	
CODES: AL, AR, DE, FL, GA, LA, MD, MO, MS, NC, NJ, NY, OH, OK, PA, SC, TX, VA, WV	
DBI- G PLEX-2 PLEX-STOCK REV1	
PLUMBING SCHEMATICS	PAGE: 9 / 13



CROSS SECTION S-S

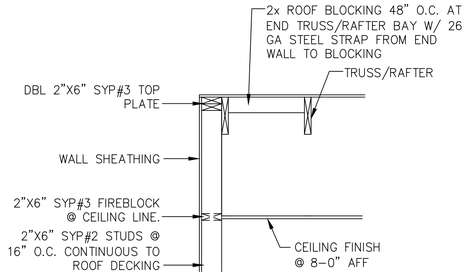
SCALE: $\frac{3}{8}$"= 1'-0"



ROOF EDGE DETAIL

(TYPICAL SIDEWALLS AND END WALLS) PER MULEHIDE LETTER REPORT #100963104MID–001R1

3/4" = 1'–0"



END WALL FRAMING AT ROOF

N–T–S

GENERAL CROSS SECTION NOTES:

1. UNLESS OTHERWISE SPECIFIED, ALL STEEL SHALL COMPLY WITH ASTM A36, YIELD STRENGTH 36 KSI
2. ALL LAG SCREWS SHALL COMPLY WITH ANSI/ASME B18.2.1. Fyb = 60 KSI MINIMUM
3. SEE FOUNDATION (WHEN PROVIDED) PLAN FOR PIER AND THE TIE DOWN ANCHORAGE LOCATIONS, ORIENTATIONS AND SPECIFICATIONS.
4. WHERE 1" STAPLES ARE SPECIFIED THIS SHALL MEAN 1" PENETRATION INTO THE HOLDING MEMBER
5. FOR TIE DOWN STRAP FASTENERS PROVIDE $\frac{3}{4}$" MINIMUM SPACE BETWEEN ALL STAPLES AND 1" MINIMUM SPACE BETWEEN ALL NAILS UNLESS OTHERWISE PERMITTED BY STRAP MANUFACTURER'S LISTING. ALL FASTENERS SHALL BE INSTALLED IN CENTER $\frac{1}{3}$ RD OF THE STRAP WIDTH. DO NOT INSTALL SIDE BY SIDE, IN NO CASE SHALL SPLITTING OF WOOD BE PERMITTED.
6. WHERE KRAFTBACK OR OTHER VAPOR RETARDERS ARE SPECIFIED THEY SHALL BE INSTALLED ON THE INTERIOR SIDE OF THE ASSEMBLY UNLESS OTHERWISE SPECIFIED.
7. ALL VAPOR RETARDERS ON THE EXPOSED INSULATION SHALL BE FOIL FACE TYPE VAPOR RETARDERS WITH A FLAMESPREAD RATING <25 AND SMOKE DEVELOPMENT RATING < 450.
8. SEE GENERAL NOTES ON COVER SHEET FOR INTERIOR FINISH MATERIAL RATING CLASSIFICATIONS.

INTERIOR FINISH MATERIALS:

CEILING: CLASS 'A' 2'X2' SUSPENDED CEILING INSTALLED PER MANUFACTURER'S SPECIFICATIONS. INSTALL CEILING AGAINST THE MATELINE RIDGEBEAM FOR COMPLETE FACTORY INSTALLATION OF CEILING.
WALL: 1/2" VINYL CLAD GYPSUM BOARD.
FLOOR: VCT PER PLAN THRUOUT
INTERIOR FINISHES SHALL BE CLASS 'A' FOR EXITS AND OTHER THAN EXITS SHALL BE CLASS 'A' OR 'B'. FLOOR FINISHES SHALL BE NO LESS THAN CLASS II LISTED PRODUCT

EXTERIOR FINISH MATERIALS:

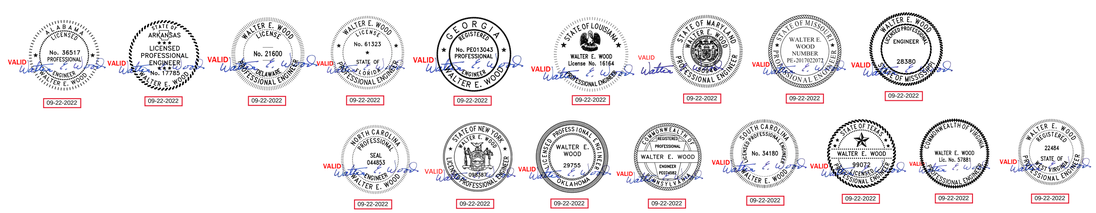
ROOF: MULEHIDE 45 MIL (WHITE) EPDM FULLY ADHERED OVER $\frac{7}{16}$" OSB DECKING W/ MULEHIDE FR ADHESIVE
WALL:
SIDEWALLS: $\frac{3}{8}$" LP SMART PANEL SIDING APA RATED PANEL SIDING PER ESR-1301 OVER ASTM D226 COMPLIANT WEATHER BARRIER, FASTENED WITH 0.113" Ø x 2 $\frac{1}{2}$" GALV NAILS @ 6" O.C. EDGES & 6" O.C. FIELD (EXCEPT AT ENDWALL SHEAR WALLS - 3" / 6"). PANELS MUST BE INSTALLED WITH THE LONG DIMENSION ORIENTED IN THE VERTICAL DIRECTION. FASTENERS MUST NOT BE INSTALLED IN THE SIDING GROOVES IN THE FIELD OF THE PANEL OR AT THE EDGE OF THE PANEL WHEN THE SIDING GROOVES OCCUR AT THE CUT EDGES.
ENDWALLS ONLY: $\frac{3}{8}$" LP SMART PANEL SIDING APA RATED PANEL SIDING INSTALLED OVER $\frac{7}{16}$" OSB SHEATHING.

FL PRODUCT APPROVAL INFORMATION:

1. PREMIER DOORS - FL17460-R3
2. KINRO WINDOWS - FL993-R18
3. RUBBER ROOF - MULEHIDE EPDM - 10703-R9
4. LIPPERT STRAPS - RADCO LISTING # 1235
3. LP SMARTPANEL EXTERIOR SIDING - FL 9190-R9

STATE OF MARYLAND PACKAGE REFERENCES:
OUTRIGGER FRAME AND FLOOR DESIGN - C3.0 & C3.4.0.
FRAME I-BEAM DESIGN - C10.1
FLOOR SYSTEM DESIGN - C5.2
MATELINE COLUMNS - C27.3 & ATTACHED CALC'S
MATELINE PLYWOOD BEAMS - SEE ATTACHED CALC'S.
OVERTURNING AND SLIDING - D24.0
LONGITUDINAL TIE DOWN - D25.0

R. JOHNSON
APPROVED
09 26 2022



ROBERT E. GREGG, R.A.
1008 WOODRUFF AVE.
CLEARWATER, FLORIDA 33756

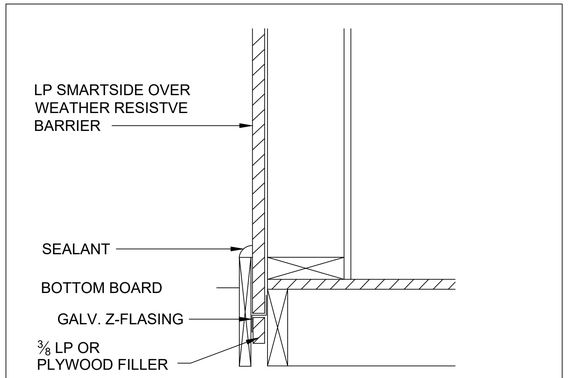
DIAMOND BUILDERS, INC.
440 THOMPSON DRIVE
DOUGLAS, GA 31535
PHONE# 912-384-7080

DATE: 2-8-22	ENGINEER: WALTER E. WOOD, P.E. SYLVESTER, GA 17791
SCALE: $\frac{3}{16}$" = 1'-0"	
CODES: AL, AR, DE, FL, GA, LA, MD, MO, MS, NC, NJ, NY, OH, OK, PA, SC, TX, VA, WV	
DBI- G PLEX-2 PLEX-STOCK REV1	
CROSS SECTION S-S	PAGE: 10 / 13

RIDGE BEAM CONSTRUCTION

RIDGE BEAM CONSTRUCTION:
__4__ LAYERS __3/4"__ x __24"__ PLYWOOD, RATED SHEATHING, EXP.–1, __48/24__ INDEX, (STRUCT.1 – 5 PLY / 5LAYER) EACH SIDE OF EACH MARRIAGE LINE CONTINUOUS ENTIRE LENGTH OF BUILDING. RIDGE BEAM HEIGHT IS 24". FULL LENGTH OF MODULE.

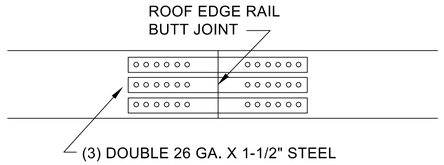
1 PLYWOOD FACE GRAIN MUST BE PARALLEL TO THE RIDGE BEAM SPAN.
2 ALL PLYWOOD BUTT JOINTS MUST BE STAGGERED 24" MINIMUM.
3 ALL RIDGE BEAM PLYWOOD LAMINATIONS MUST BE THE SAME DEPTH, THICKNESS, AND GRADE OF PLYWOOD . NO LUMBER OR PLYWOOD FLANGES ARE PERMITTED.
4 PLYWOOD MUST BE MANUFACTURED IN ACCORDANCE WITH PSI 83.
5 PLYWOOD LAMINATIONS IN EACH HALF OF THE UNITS MUST BE GLUE NAILED TO ADJACENT LAYERS IN ACCORDANCE WITH PDS SUPPLEMENT #5, WITH AN ADHESIVE COMPLYING WITH ASTM D2559, CA25–4, OR ASTM D3024.
6 PLYWOOD MUST NOT BE TREATED WITH A FIRE RETARDANT PROCESS.
7 MOISTURE CONTENT MUST BE LESS THAN 16%.
8 BEAMS SUPPORTED BY ENDWALL COLUMNS MUST EXTEND CONTINUOUS OVER COLUMNS TO EXTERIOR FACE OF ENDWALL.
9 INSTALL (2x4) SYP #3 RIDGE BEAM BEARING STIFFENER OVER SUPPORT COLUMNS WHEN SPECIFIED ON THE FLOOR PLAN; STIFFENER HEIGHT WILL EQUAL BEAM HEIGHT AT INSTALLATION LOCATION. FASTEN THE FACE OF THE STIFFENER TO THE RIDGE BEAM WITH 100% GLUE COVERAGE AND 6– 16 GA. x 2–1/2" STAPLES.
10 Fb = 3,300 PSI, E= 1,800 KSI.



SECTION AT SIDE WALL FLOOR

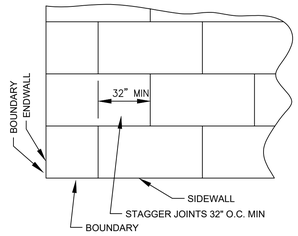
-NTS-

NOTE: SECTION AT END WALL FLOOR SIMILAR (LP & WEATHER BARRIER INSTALLED OVER PLYWOOD AT END WALL)



SPLICE DETAIL AT ROOF EDGE RAIL BUTT JOINT

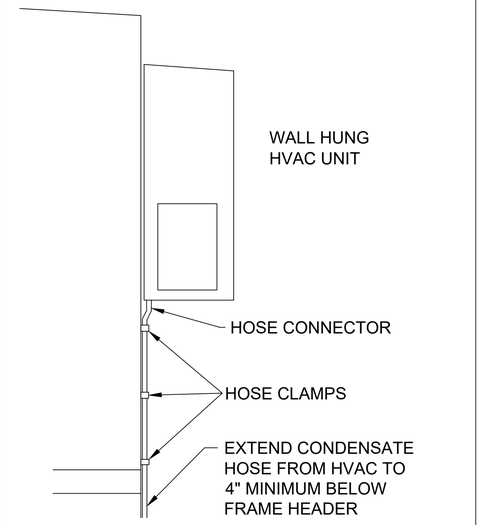
TYPICAL AT EXTERIOR SIDE WALLS NTS



7/16" OSB ROOF SHEATHING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO ROOF JOISTS. NAIL SHEATHING 6" O.C. AT BOUNDARIES AND OTHER EDGES NAIL FIELD LOCATIONS AS FOLLOWS:
6" O.C. IN AREAS WITHIN 6'-0" OF ROOF EXTERIOR EDGE FOR THE FIRST 6'-0" FROM EACH ROOF CORNER, 8" O.C. IN AREAS WITHIN 6'-0" FROM ALL OTHER ROOF EXTERIOR EDGES, 12" O.C. AT ALL OTHER LOCATIONS.
ALL NAILS SHALL BE 0.131" Ø X 2-1/2" GALV. NAILS.
* ALL PANEL JOINTS PARALLEL TO TRUSS/RAFTER SPAN DIRECTION SHALL BE LOCATED OVER TRUSS/ RAFTER.

THE EPDM SHALL BE ADHERED TO STANDARD 7/16" OSB RATED SHEATHING, EXP. 1, 24/16 INDEX USING MULE-HIDE FR ADHESIVE, INSTALLED IN ACCORDANCE WITH INTERTEK CODE COMPLIANCE RESEARCH REPORT CCRR-1078. THIS ASSEMBLY WILL PROVIDE A CLASS 'C' FIRE CLASSIFICATION.

ROOF SHEATHING DETAIL



HVAC CONDENSATE DRAIN DETAIL

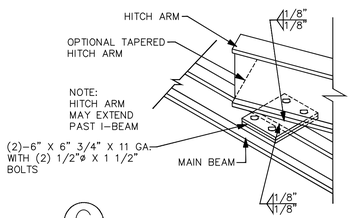
NTS TYPICAL

ROBERT E. GREGG, R.A.
1008 WOODRUFF AVE.
CLEARWATER, FLORIDA 33756

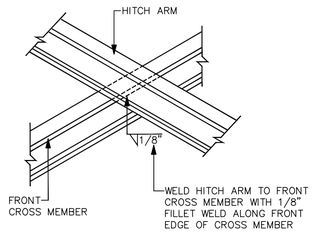
R. JOHNSON
APPROVED
09 26 2022

DIAMOND BUILDERS, INC.
440 THOMPSON DRIVE
DOUGLAS, GA 31535
PHONE# 912-384-7080

DATE: 2-8-22	ENGINEER: WALTER E. WOOD, P.E. SYLVESTER, GA 17791
SCALE: N-T-S	
CODES: AL, AR, DE, FL, GA, LA, MD, MO, MS, NC, NJ, NY, OH, OK, PA, SC, TX, VA, WV	
DBI- G PLEX-2 PLEX-STOCK REV1	
SECTION DETAILS	PAGE: 11 / 13

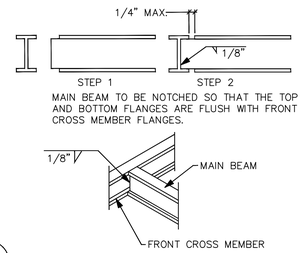


C HITCH ARM AT MAIN BEAM
BOTTOM VIEW



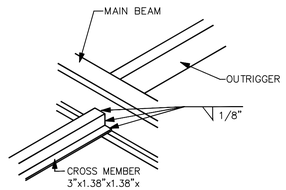
E HITCH ARM AT FRONT CROSS MEMBER
BOTTOM VIEW

FRAME DETAILS



G MAIN BEAM TO FRONT CROSS MEMBER

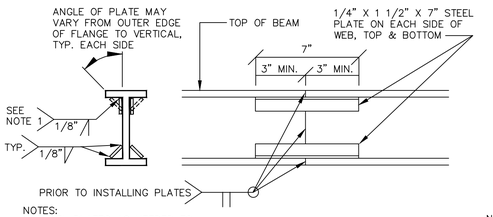
FRAME DETAILS



NOTE: AN OPTIONAL FULL DEPTH CROSS MEMBER (I OR C) MAY BE INSTALLED – WELD PER (G) OR (J) THIS PAGE

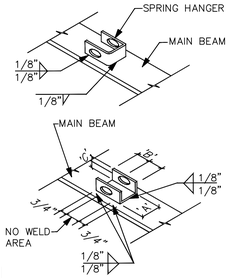
H CROSS MEMBER

FRAME DETAILS



NOTES:
1. BEVEL PLATES AS NEEDED TO OBTAIN FULL CONTACT WELDS
2. PLATES AT BOTTOM MAY BE OMITTED WHEN SPLICE LOCATION IS ABOVE OF AFT OF FRONT SPRING HANGERS

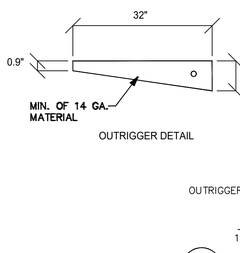
K MAIN BEAM SPLICE



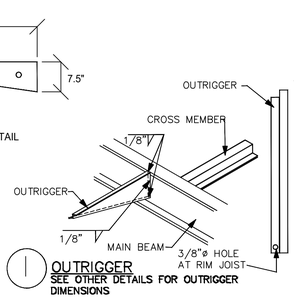
HGR	A	B	C	THK
FRNT	1 3/4	1 1/2	2 3/16	1/4
REAR	2 1/2	3	3 1/4	1/4

DIMENSIONS IN INCHES

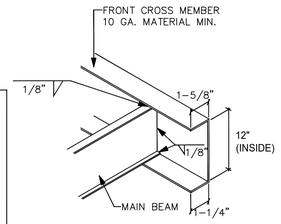
L SPRING HANGERS
BOTTOM VIEW



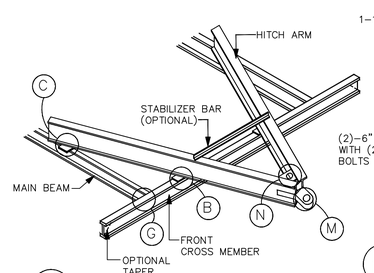
OUTRIGGER DETAIL



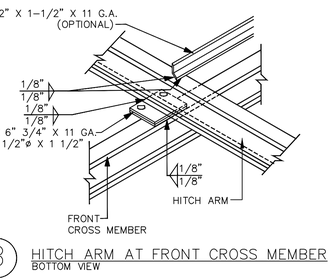
I OUTRIGGER
SEE OTHER DETAILS FOR OUTRIGGER DIMENSIONS



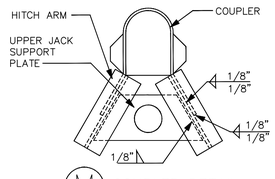
J & ALT. MAIN BEAM AT FRONT CROSS MEMBER



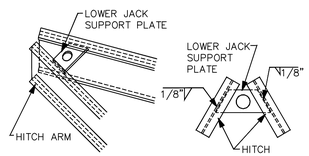
A DETACHABLE HITCH
BOTTOM VIEW



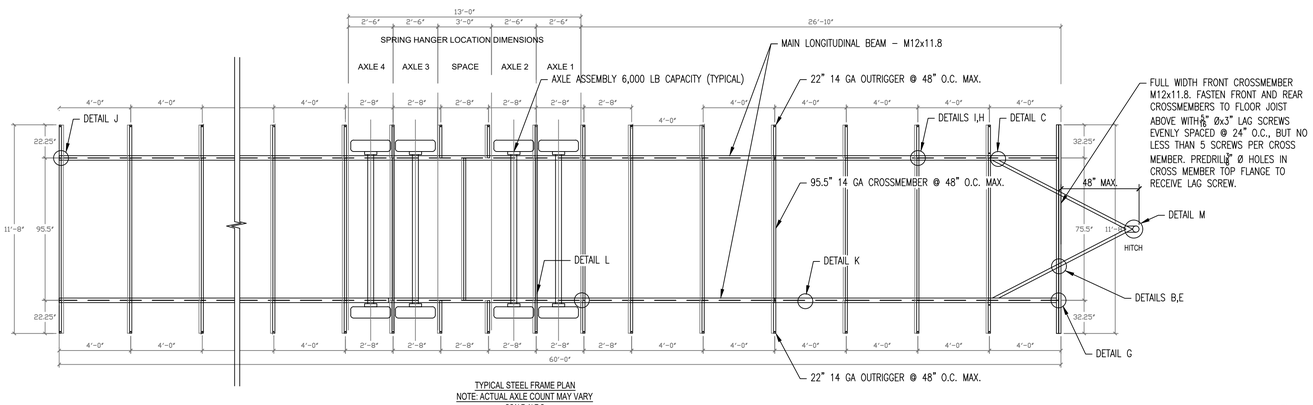
B HITCH ARM AT FRONT CROSS MEMBER
BOTTOM VIEW



M COUPLER DETAIL



N LOWER JACK SUPPORT PLATE



TYPICAL STEEL FRAME PLAN
NOTE: ACTUAL AXLE COUNT MAY VARY
SCALE: N-T-S

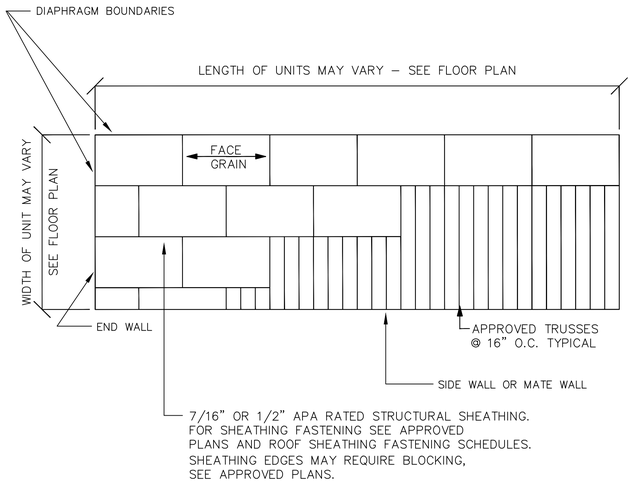
R. JOHNSON
APPROVED
09 26 2022

ROBERT E. GREGG, R.A.
1008 WOODRUFF AVE.
CLEARWATER, FLORIDA 33756

DIAMOND BUILDERS, INC.
440 THOMPSON DRIVE
DOUGLAS, GA 31535
PHONE# 912-384-7080

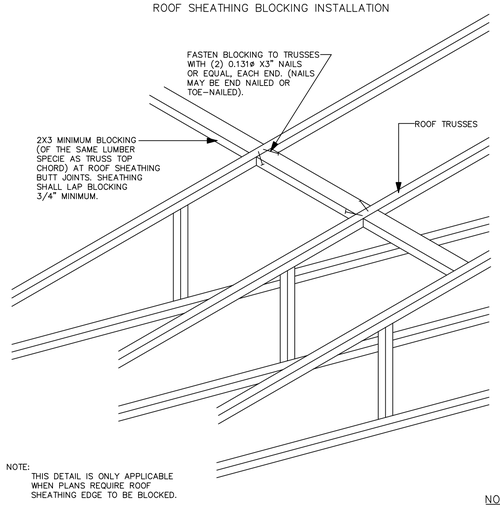
DATE: 2-8-22	ENGINEER: WALTER E. WOOD, P.E. SYLVESTER, GA 17791
SCALE: 3/16" = 1'-0"	
CODES: AL, AR, DE, FL, GA, LA, MD, MO, MS, NC, NJ, NY, OH, OK, PA, SC, TX, VA, WV	
DBI- G PLEX-2 PLEX-STOCK REV1	
FRAME DETAILS	PAGE: 12 / 13

TYPICAL ROOF FRAMING & ROOF SHEATHING INSTALLATION



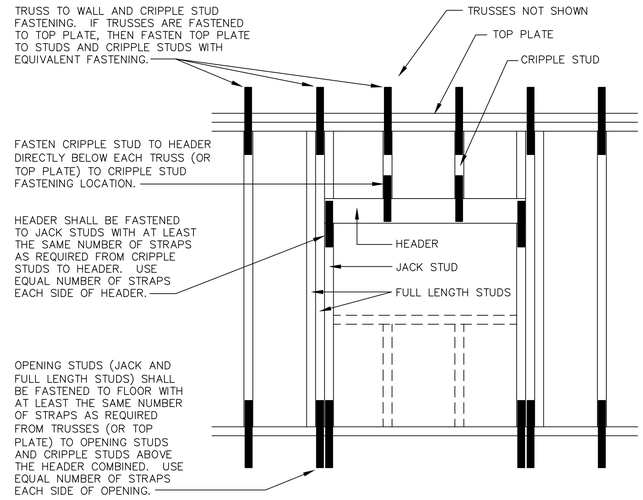
NOTES:
1. SEE APPROVED PLANS FOR ALTERNATE SPECIFICATIONS AND/OR ADDITIONAL REQUIREMENTS.

ROOF SHEATHING BLOCKING INSTALLATION



NOTE:
THIS DETAIL IS ONLY APPLICABLE WHEN PLANS REQUIRE ROOF SHEATHING EDGE TO BE BLOCKED.

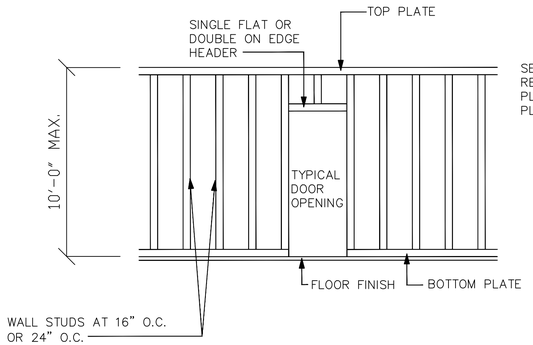
TIE DOWN STRAPPING AT WALL HEADERS



NOTES

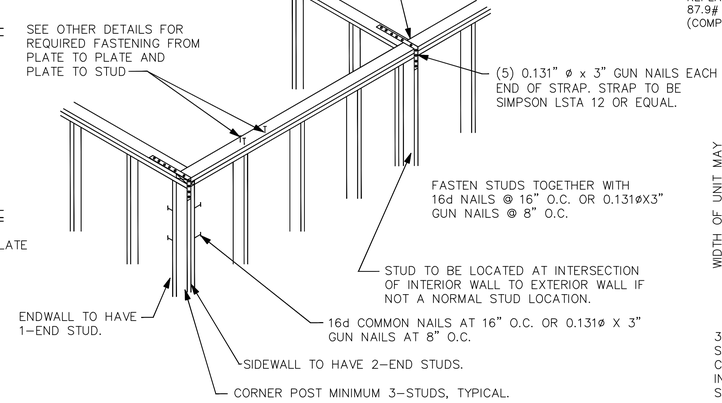
1. DESIGNER OF MODEL PLANS SHALL SPECIFY REQUIRED STRAP SPECIFICATIONS BASED ON APPLICABLE DESIGN LOADS.
2. EACH STRAP FROM CRIPPLE STUD TO HEADER AND FROM HEADER TO JACK STUD AND FROM OPENING STUD TO FLOOR SHALL HAVE EQUIVALENT CAPACITY AS TRUSS (OR TOP PLATE) TO CRIPPLE STUD REQUIRED STRAP CAPACITY UNLESS OTHERWISE SPECIFIED.
3. FOR MINIMUM REQUIRED QUANTITY OF JACK AND FULL LENGTH OPENING STUDS SEE OPENING STUD DETAILS. FOR MINIMUM REQUIRED HEADER SIZE AND FASTENING TO OPENING STUDS SEE HEADER OPENING DETAILS.
4. FOR INTERCONNECTION OF OPENING STUDS TO EACH OTHER AND HEADER MEMBERS TO EACH OTHER SEE FASTENING SCHEDULE.
5. ONE OR MORE HEADER TO JACK STUD STRAPS MAY BE REPLACED WITH FASTENERS FROM THE FULL LENGTH STUD TO END OF HEADER WHICH HAVE EQUIVALENT CAPACITY AS STRAP OR STRAPS BEING REPLACED. FOR EXAMPLE, EACH 0.131"ø X 3" NAIL IS GOOD FOR 87.9# LATERAL CAPACITY, THEREFORE 6 = 527# AND 11 = 966#. (COMPARE TO STRAP CAPACITIES)

NON LOAD BEARING INTERIOR WALL

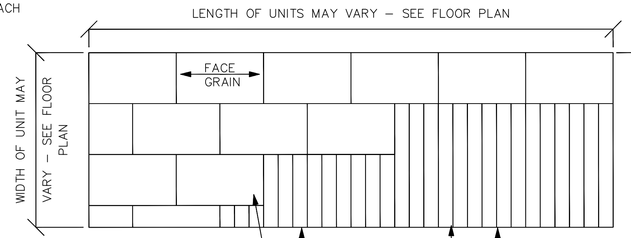


ALL WALL FRAMING SHALL BE 2X4 (MINIMUM) SYP OR SPF GRADE #3 OR STUD GRADE.

WALL INTERCONNECTION DETAIL



TYPICAL FLOOR FRAMING



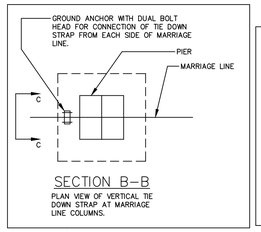
EMC R. JOHNSON APPROVED 09 26 2022

ROBERT E. GREGG, R.A.
1008 WOODRUFF AVE.
CLEARWATER, FLORIDA 33756

DIAMOND BUILDERS, INC.

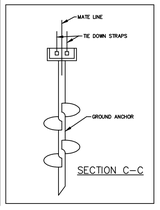
440 THOMPSON DRIVE
DOUGLAS, GA 31535
PHONE# 912-384-7080

DATE: 2-8-22	ENGINEER: WALTER E. WOOD, P.E. SYLVESTER, GA 17791
SCALE: N-T-S	
CODES: AL, AR, DE, FL, GA, LA, MD, MO, MS, NC, NJ, NY, OH, OK, PA, SC, TX, VA, WV	
DBI- G PLEX-2 PLEX-STOCK REV1	
FRAMING DETAILS	PAGE: 13 / 13

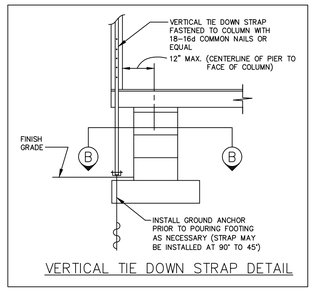


SECTION B–B

PLAN VIEW OF VERTICAL TIE DOWN STRAP AT MARRIAGE LINE COLUMNS.



SECTION C–C



VERTICAL TIE DOWN STRAP DETAIL

FOUNDATION NOTES:

1. ALL FOUNDATION CONSTRUCTION, MATERIALS, AND INSTALLATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES.
2. TIE–DOWN STRAPS TO BE 1–1/4" x .035" TYPE–1, FINISH B, GRADE ONE ZINC COATED STEEL STRAPPING CERTIFIED BY A REGISTERED ENGINEER OR ARCHITECT AS CONFORMING WITH ASTM D3953–91. TIE DOWN STRAPS AND CONNECTING HARDWARE TO HAVE 3150# MINIMUM WORKING CAPACITY.
3. GROUND ANCHORS SHALL HAVE 3150# MINIMUM WORKING CAPACITY, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. DESIGN OF GROUND ANCHOR, INCLUDING SHAFT LENGTH, NUMBER & DIAMETER OF HELIXES, ETC., TO BE AS SPECIFIED BY THE GROUND ANCHOR MANUFACTURER FOR THE ACTUAL SOIL TYPE ENCOUNTERED. IF THE HOLDING OR PULLOUT CAPACITIES OF GROUND ANCHORS ARE BELOW THE VALUES SPECIFIED ABOVE THE ARCHT./ENGNR. MUST BE CONSULTED FOR AN ALTERNATE ANCHORAGE DESIGN.
4. THE FIRST TIE–DOWN STRAP FROM ENDWALLS SHALL NOT EXCEED 1/2 THE MAXIMUM SPACING INDICATED.
5. ALL PIERS SHALL BE CONCRETE MASONRY UNITS CONFORMING TO ASTM C90. MASONRY UNITS SHALL BE LAID IN TYPE M OR S MORTAR OR COVERED WITH SURFACE BONDING CEMENT INSTALLED IN ACCORDANCE WITH ITS LISTING. PIER FOOTINGS SHALL BE AS DESCRIBED ABOVE.
6. MINIMUM FOOTING CONCRETE COMPRESSIVE STRENGTH 2,500 PSI AT 28 DAYS.
7. ALL REINFORCEMENT BARS SHALL COMPLY WITH ASTM A615, GRADE 60. REINFORCEMENT BARS SHALL BE EQUALLY SPACED AND PLACED WITH 3" CLEARANCE FROM BOTTOM AND SIDES OF THE FOOTING.
8. I–BEAM SUPPORT PIERS MAY BE INSTALLED LATERALLY (90° FROM THE ORIENTATION SHOWN ON THE FOUNDATION PLAN). CENTERLINE OF EACH PIER MUST BE LOCATED DIRECTLY BELOW THE I–BEAM CENTERLINE.
9. ALL PIERS SHALL BE CAPPED WITH 4" SOLID CONCRETE CAP BLOCK.
10. SOIL BEARING CAPACITY SHOWN ON THIS PLAN IS ASSUMED. IF THE ACTUAL SOIL BEARING CAPACITY IS LESS THAN 2000 PSF, THE ARCHT./ENGNR. MUST BE CONSULTED FOR REQUIRED ALTERNATE FOUNDATION DESIGN. FOOTINGS SHALL BE PLACED ON NON–EXPANSIVE SOILS ONLY.
11. ALTERNATE FOUNDATION(S) AND/OR MODIFICATIONS OF THIS FOUNDATION MAY BE DESIGNED BY OTHERS, SUBJECT TO LOCAL JURISDICTION APPROVAL.
12. INSTALL BLOCK PIER ON EACH SIDE OF ALL EXTERIOR DOOR OPENINGS. (MANUFACTURER'S RECOMMENDATION ONLY – OPTIONAL WHEN NOT SHOWN) SLIGHT ADJUSTMENT MAY BE REQUIRED TO INSURE OPENABILITY AFTER INSTALLATION OF BUILDING IS COMPLETE.
13. THE AREA UNDER FOOTINGS AND FOUNDATIONS SHALL HAVE ALL VEGETATION, STUMPS, ROOTS, AND FOREIGN MATERIALS REMOVED PRIOR TO THEIR CONSTRUCTION.
14. THE FOUNDATION DIMENSIONS SHOWN ARE NOMINAL. AN INCREASE IN MODULE WIDTH SHOULD BE EXPECTED DUE TO MODULE EXPANSION, SETTING TOLERANCES, ETC. THE FOUNDATION CONTRACTOR SHOULD CONSULT WITH THE MANUFACTURER OF THE MODULES PRIOR TO CONSTRUCTION OF THE FOUNDATION TO DETERMINE THE AMOUNT OF INCREASED WIDTH TO BE ADDED TO THE NOMINAL DIMENSIONS SHOWN ABOVE.
15. WHERE MORE THAN 1 ANCHOR IS REQUIRED AT A MATELINE COLUMN LOCATION, ANCHORS MUST BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND MINIMUM SEPARATION DISTANCES.

FOUNDATION DIMENSIONS		
A MODULE WIDTH	B PIER TO MODULE EDGE	C STEEL BEAM SPACING
11'–8"	22 1/4"	95 1/2"

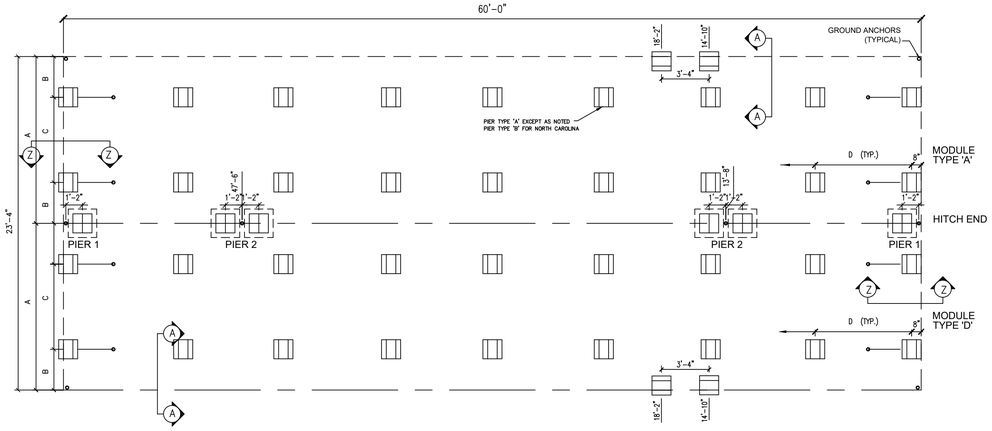
D MAXIMUM PIER SPACING	MINIMUM SOIL BEARING CAPACITY
3'–10"	1500 PSF
5'–2"	2000 PSF
7'–11"	3000 PSF

SEE STRUCTURAL LOADS PAGE FOR DESIGN LOADS

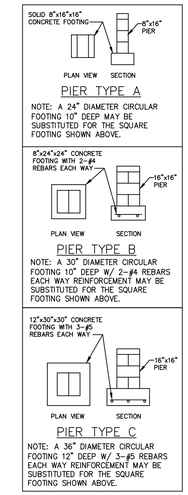
MARRIAGE WALL PIER REQUIREMENTS			
PIER NUMBER	MINIMUM SOIL BEARING CAPACITY	PIER TYPE	NUMBER OF VERTICAL TIE DOWN STRAPS REQ'D. (EACH MODULE)
1	2000 PSF	B	1
	3000 PSF	B	1
2	2000 PSF	2B*	1
	3000 PSF	2B*	1

* INSTALL 2 PIERS CENTERED ABOUT COLUMN LOCATION.

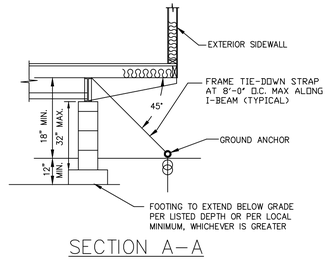
NOTE:
THIS FOUNDATION PLAN IS FOR REFERENCE ONLY AND IS NOT PART OF THE STATE OF MARYLAND APPROVAL.



TYPICAL 2 MODULE FOUNDATION PLAN -NTS-
SEISMIC DESIGN CATEGORY - C

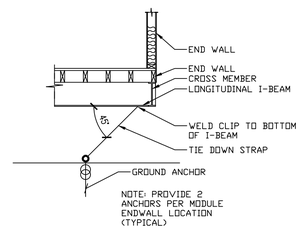


NORTH CAROLINA FOUNDATION INSTALLATION	
D MAXIMUM 'B' PIER SPACING	MINIMUM SOIL BEARING CAPACITY
9'–0"	2000 PSF
9'–0"	3000 PSF



SECTION A–A

N – T – S



SECTION Z–Z

N – T – S

EMC
R. JOHNSON
APPROVED
09 26 2022

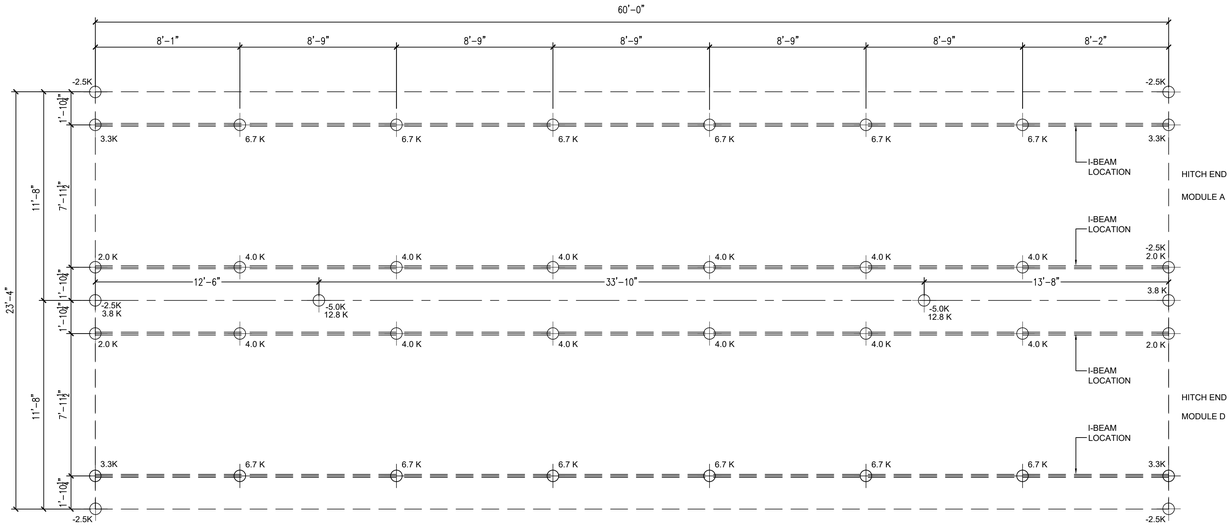
VALID 09-22-2022

ROBERT E. GREGG, R.A.
1008 WOODRUFF AVE.
CLEARWATER, FLORIDA 33756

DIAMOND BUILDERS, INC.
440 THOMPSON DRIVE
DOUGLAS, GA 31535
PHONE# 912-384-7080

DATE: 2-8-22	ENGINEER: WALTER E. WOOD, P.E. SYLVESTER, GA 17791
SCALE: N-T-S	
CODES: AL, AR, DE, FL, GA, LA, MD, MO, MS, NC, NJ, NY, OH, OK, PA, SC, TX, VA, WV	
DBI- G PLEX-2 PLEX-STOCK REV1	
FOUNDATION	PAGE: 1 / 1

NOTE:
THIS FOUNDATION PLAN IS FOR REFERENCE ONLY AND IS NOT PART OF THE STATE OF MARYLAND APPROVAL.



FOUNDATION NOTES:

1. THESE PLANS DO NOT SHOW FOUNDATION SUPPORT OR TIE DOWN SYSTEMS. THESE ARE TO BE DESIGNED BY A STRUCTURAL ENGINEER FAMILIAR WITH THE PROJECT SITE CONDITONS.
2. THE FOLLOWING LOADS HAVE BEEN USED IN THE SIZING OF THE KIP LOADS ABOVE:

FLOOR LIVE LOAD	50 PSF
FLOOR DEAD LOAD	15 PSF
WALL LOAD	10 PSF
GROUND SNOW LOAD	40 PSF
ROOF LIVE LOAD	30 PSF
ROOF DEAD LOAD	15 PSF

3. THE UPLIFT LOADS SHOWN ABOVE ARE FOR SHEAR WALL RESISTANCE ONLY AND RESISTANCE TO ALL WIND AND SEISMIC LOADING MUST BE PROVIDED FOR IN THE FOUNDATION DESIGN.

KIP LOAD FOUNDATION PLAN

$\frac{1}{4}$" = 1'-0"

LOCATION FOR SUPPORT OF LOADS AS NOTED

ROBERT E. GREGG, R.A.
1008 WOODRUFF AVE.
CLEARWATER, FLORIDA 33756

R. JOHNSON
APPROVED
09 26 2022

09-22-2022

DIAMOND BUILDERS, INC.
440 THOMPSON DRIVE
DOUGLAS, GA 31535
PHONE# 912-384-7080

DATE:	2-8-22	ENGINEER: WALTER E. WOOD, P.E. SYLVESTER, GA 17791
SCALE:	$\frac{3}{16}$" = 1'-0"	
CODES:	AL, AR, DE, FL, GA, LA, MD, MO, MS, NC, NJ, NY, OH, OK, PA, SC, TX, VA, WV	
DBI- G PLEX-2 PLEX-STOCK REV1		
KIP LOADS	PAGE: 1 / 1	