

CONSULTING ARCHITECT
ROBERT E. GREGG R.A. LIC.#15414
1008 WOODRUFF AVE.
CLEARWATER, FL. 33756 (727) 644-8193

STATE OF NEW JERSEY
REGISTERED PROFESSIONAL ENGINEER
NADER TOMASBI
15414
05/06/2025

GEORGIA
REGISTERED PROFESSIONAL ENGINEER
NADER TOMASBI
No. PE030356
05/06/2025

MISSISSIPPI
REGISTERED PROFESSIONAL ENGINEER
NADER TOMASBI
16679
05/06/2025

LOUISIANA
NADER TOMASBI
License No. 31743
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING
05/06/2025

MISSOURI
NADER TOMASBI
NUMBER
PE-2005007157
PROFESSIONAL ENGINEER
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05/06/2025

MICHIGAN
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ENGINEER
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05/06/2025

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NADER TOMASBI
21892
05/06/2025

TEXAS
NADER TOMASBI
95463
05/06/2025

FLORIDA
NADER TOMASBI
No. 56556
5/6/2025

SOUTH CAROLINA
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05/06/2025

DELAWARE
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No. 18959
5/6/2025

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05/06/2025

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05/06/2025

COMMONWEALTH OF MASSACHUSETTS
REGISTERED PROFESSIONAL ENGINEER
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No. 0402 040998
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COMMONWEALTH OF VIRGINIA
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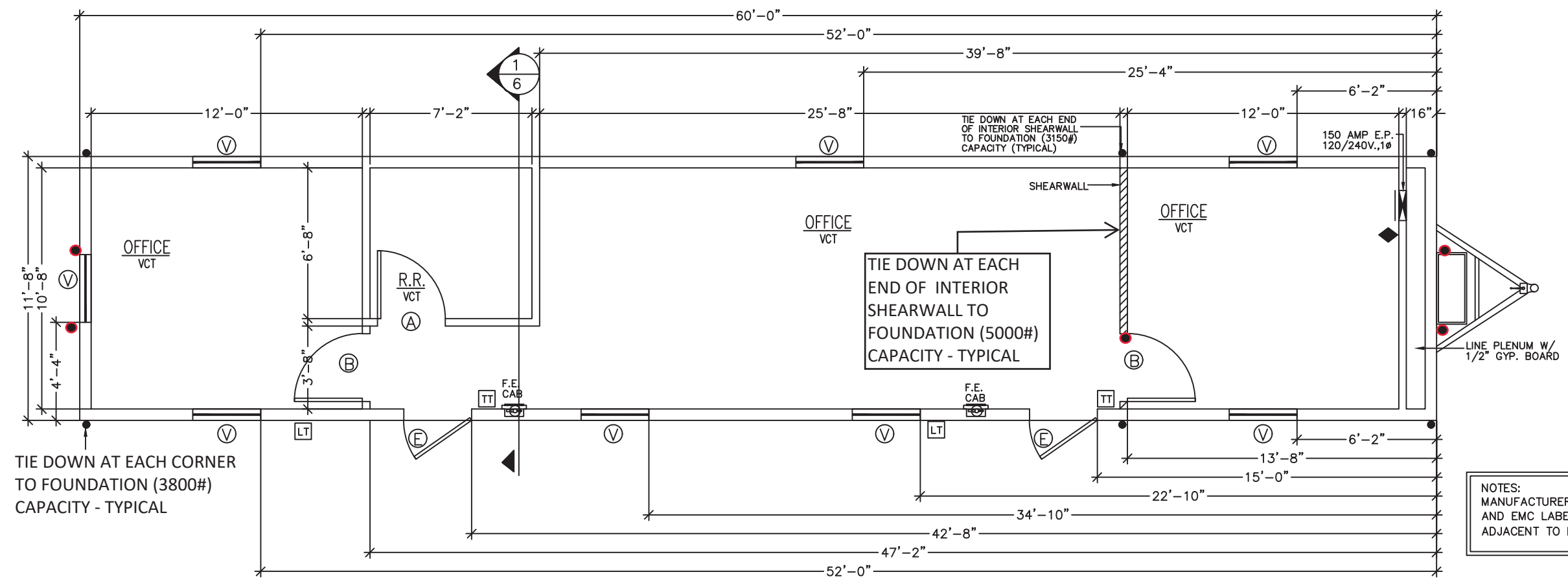
MARYLAND
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NADER TOMASBI
No. 31514
05/06/2025

OHIO
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NADER TOMASBI
No. 70082
05/06/2025

EMC APPROVED
05 07 2025

TEXAS INDUSTRIALIZED BUILDING CODE COUNCIL
This document is approved pursuant to the Industrialized Housing and Buildings Act.
DRA No. 21 IBC ✓ IRC
Date: 05 07 2025
DRA Signature: [Signature]

Reviewed By:
Robert A. Johnson
Florida Modular Plans Examiner
No. SMP - 0000029

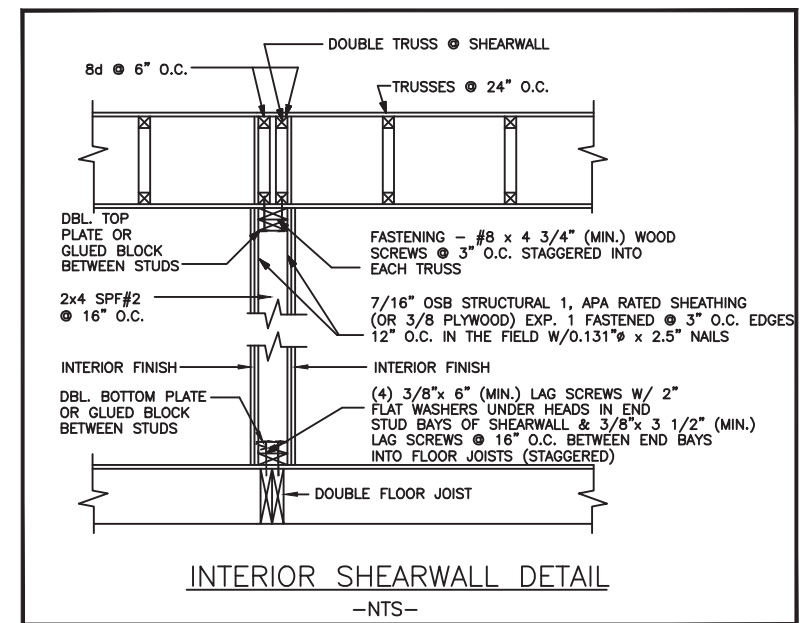


SYMBOL	DOOR	SCHEDULE	TOTAL
A	36"x80" SOLID CORE IMPERIAL OAK W/REDIFRAME PRIVACY HARDWARE		1
B	36"x80" SOLID CORE IMPERIAL OAK W/REDIFRAME PASSAGE HARDWARE		2
E	36"x80" STEEL/STEEL W/10"x10" VIEW PANEL		2
SYMBOL	WINDOW	SCHEDULE	TOTAL
V	36"x60" VERTICAL SLIDE, INSULATED BRONZE/TINTED		8

DOOR HARDWARE:
LEVER PRIVACY: RESTROOMS
KEYED LEVER LOCKSET (EXTERIOR DOORS)
LEVER PASSGE: OFFICES

LT 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" 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.

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

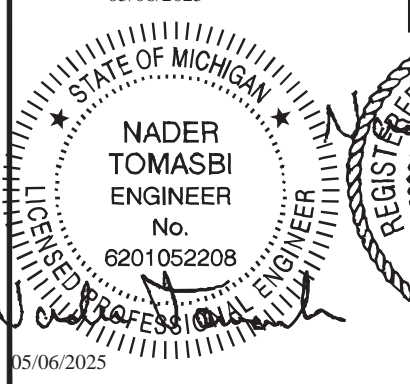
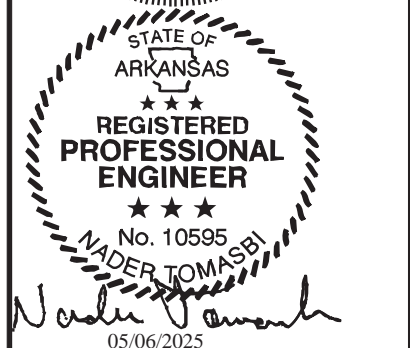
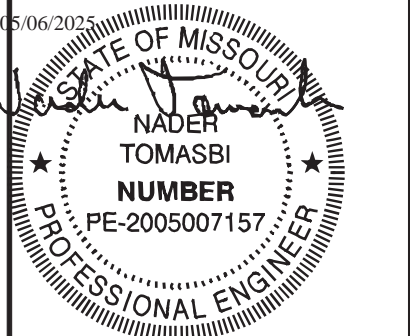
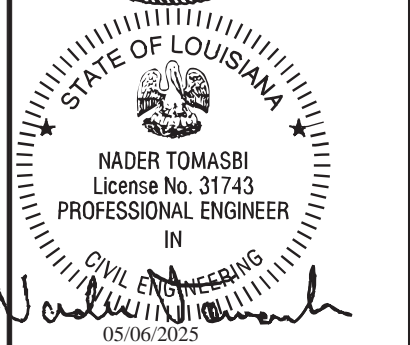
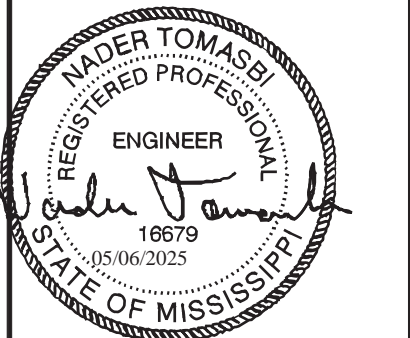
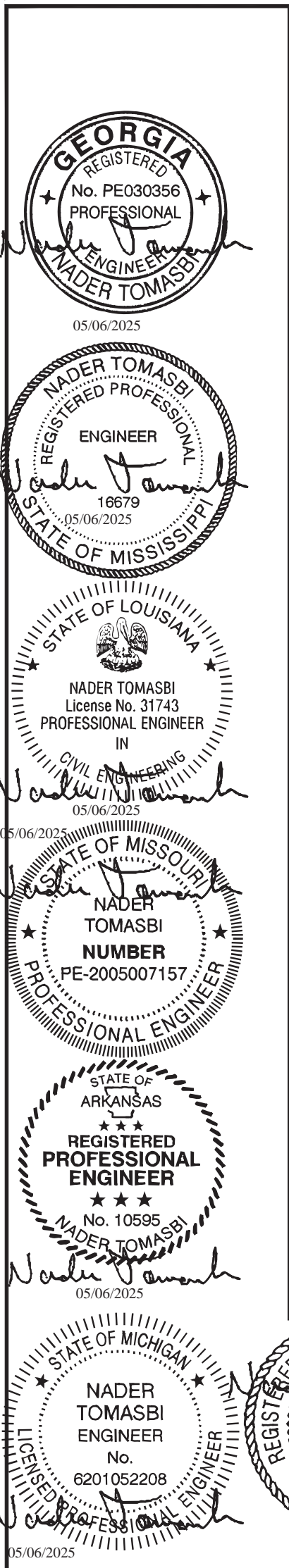


CONSULTING ENGINEER: NADER TOMASBI, P.E. - 58665 GLENRIVER DRIVE - GOSHEN, IN. 46528 - 574-370-3419

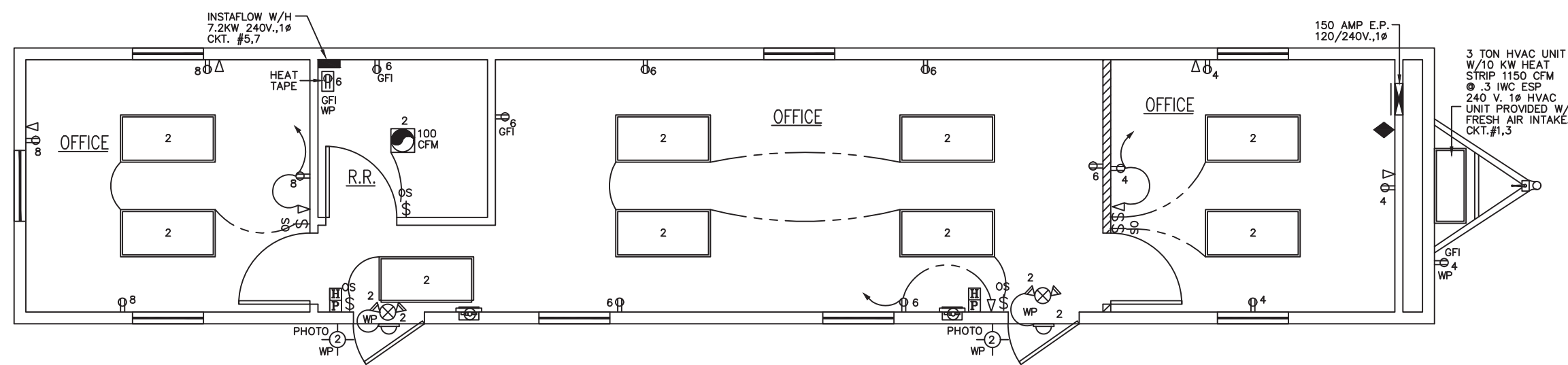
Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 31514, Expiration Date: 4/25/2027

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P.O. BOX 2200 DOUGLASS, GEORGIA 31534 440 THOMPSON DR. (912) 384-7080

DATE: 4-1-25 REVISIONS: BY: R.E.G.
SCALE: NO SCALE
CODES: SEE NOTES
STATES: FL, GA, NC, SC, TX, MD, MO, LA, MS, MI, IN, AL, AR, VA, OH, PA, NJ, DE, CT, (2025) MD
MD. PLAN NO: DBI-12x60 MG (2025) MD
DBI-12x60 MG (2025) BUSINESS-STOCK
FLOOR PLAN
REFERENCE: 12356-66
2 OF 7



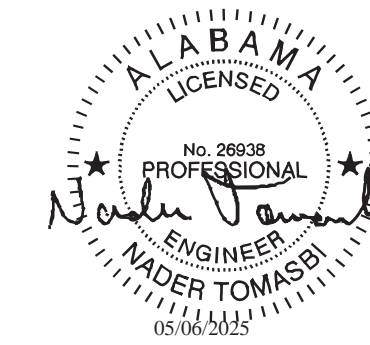
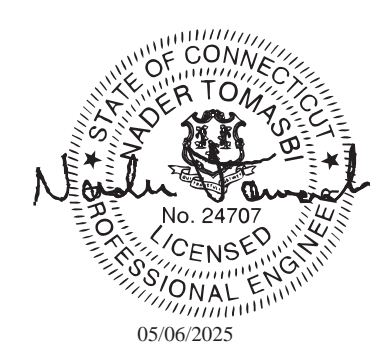
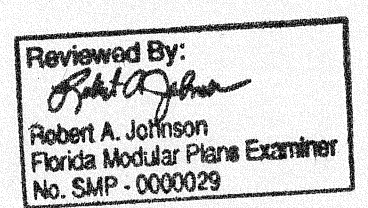
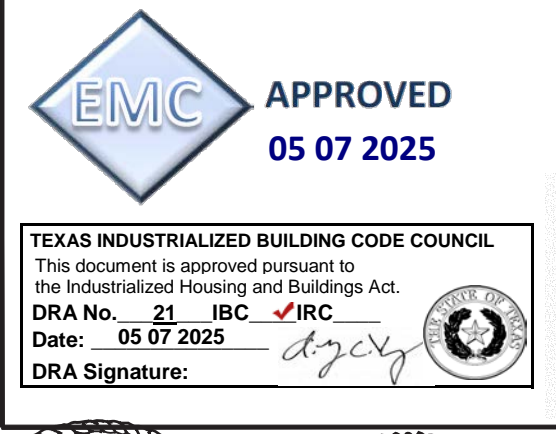
SYMBOLS	
J-BOXES ONLY	
	FIRE ALARM PULL STATION 44" AFF
	FIRE ALARM HORN/STROBE 80" AFF
	FIRE ALARM STROBE LIGHT 80" AFF
	JUNCTION BOX (NON POWERED UNLESS CIRCUIT NO. IS SHOWN)
	CLG. MT. J-BOX
	SMOKE DETECTOR
	OCCUPANCY CONTROLLED DUPLEX RECEPTACLE (TOP) UNCONTROLLED (BOTTOM)
	DUPLEX RECEPTACLE 120 V.
	SINGLE RECEPTACLE 240 V.
	LED PORCH LIGHT WITH 1- 11 W. BULB
	COMPACT FLOURESCENT LIGHT 1-60 W. BULB
	CLG. MT. POWERED J-BOX
	VENT FAN
	COMB. VENT FAN & LED LIGHT
	SUPPLY AIR REGISTER
	RETURN AIR REGISTER
	FLOOD LIGHT 2-150W BULBS
	THERMOSTAT 1x4 (33W) LED LIGHTING FIXTURE
	EXIT/EMERGENCY COMBO W/REMOTE HEAD W/BATTERY BACKUP
	EXIT SIGN W/BATTERY BACKUP
	EMERGENCY LIGHT WITH BATTERY BACKUP
	TELEPHONE JACK
	SWITCH & 3 WAY SWITCH
	OCCUPANCY SENSOR SWITCH
	OCCUPANCY CONTROLLED RECEPT SWITCH
	FIRE EXTINGUISHER F.E.



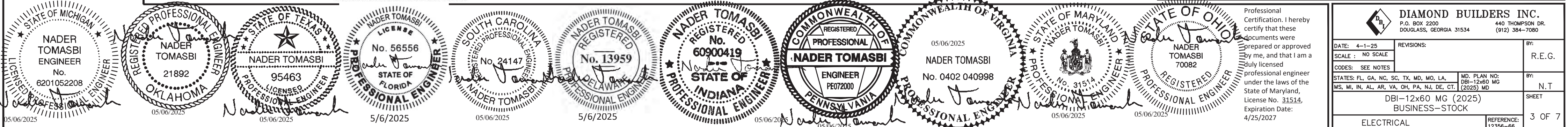
NOTES:
MANUFACTURERS DATA PLATE, STATE LABELS
AND EMC LABELS ARE TO BE LOCATED
ADJACENT TO ELECTRICAL PANEL. ◆

ELECTRICAL SCHEDULE 'A'			
CIRCUIT	NOMENCLATURE	BREAKER (AMPS)	WIRE (CU.)
1, 3	HVAC	60 A(2P)	6-2 #10 GRND.
5, 7	WATER HEATER	30 A(2P)	10-2 NM
4, 6, 8	RECEPTACLES/FAN	20 A	12-2 NM
2	LIGHTING/FAN	15 A	14-2 NM

ELECTRICAL PANEL SIZING:		
DESCRIPTION	PANEL 'A'	KVA
GENERAL LIGHTING .0035 KW/SF X 700 SF X 1.25=	3.1	
17 RECEPTS AT 180VA/1000=	3.1	
WATER HEATER 3.5 KW =	7.2	
1 FAN(S) AT .3 KW x 1.25=	.4	
HVAC	10.5	
TOTAL	24.3 KW	
TOTAL/240 X 1000=	102 AMPS	
INSTALL	150 AMP PANEL	
	120/240 V 1Ø	



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DBI-12x60 MG (2025) BUSINESS-STOCK				SHEET 3 OF 7	
ELECTRICAL				REFERENCE: 12356-66	

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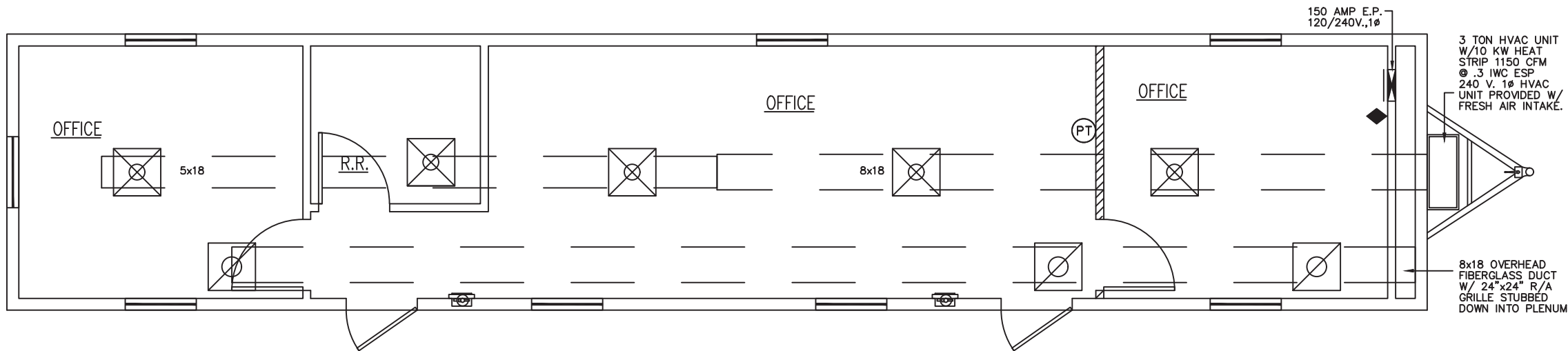
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Florida Modular Plans Examiner
No. SMP - 0000029



3 TON HVAC UNIT
W/10 KW HEAT
STRIP 1150 CFM
3 IWC ESP
240 V. 1Ø HVAC
UNIT PROVIDED W/
FRESH AIR INTAKE.

8x18 OVERHEAD
FIBERGLASS DUCT
W/ 24"x24" R/A
GRILLE STUBBED
DOWN INTO PLENUM

NOTES:
MANUFACTURERS DATA PLATE, STATE LABELS
AND EMC LABELS ARE TO BE LOCATED
ADJACENT TO ELECTRICAL PANEL

LEGEND

- 24"x24" RETURN AIR GRILLE
- 24"x24" SUPPLY AIR GRILLE
- EXHAUST FAN
- 6"x10" SUPPLY AIR GRILLE
- THERMOSTAT PROGRAMMABLE

NOTES:
ACOUSTICAL CEILING TILE
INSTALLED PER MANUFACTURERS
SPECIFICATIONS

FLEX DUCT FOR SUPPLY IS 8"
AND FLEX DUCT FOR RETURN IS 10"

SEE ATTACHED BARD SPECIFICATIONS FOR
ALL REQUIRMENTS AND INFORMATION
REGUARDING HVAC INSTALLATION AND
OPERATING PROCEDURES

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DBI-12x60 MG (2025) BUSINESS-STOCK		SHEET 4 OF 7
MECHANICAL	REFERENCE: 12356-66	

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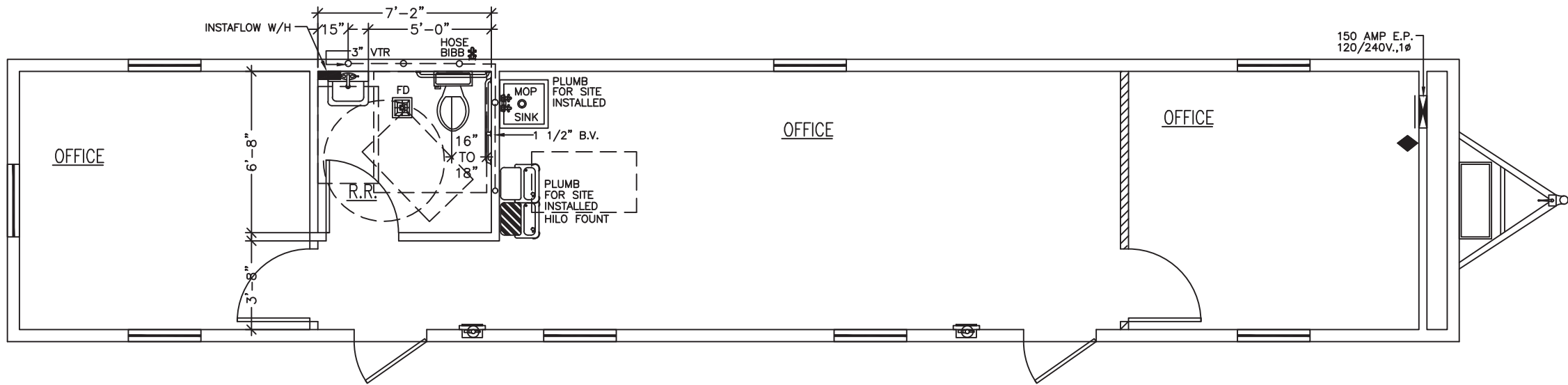
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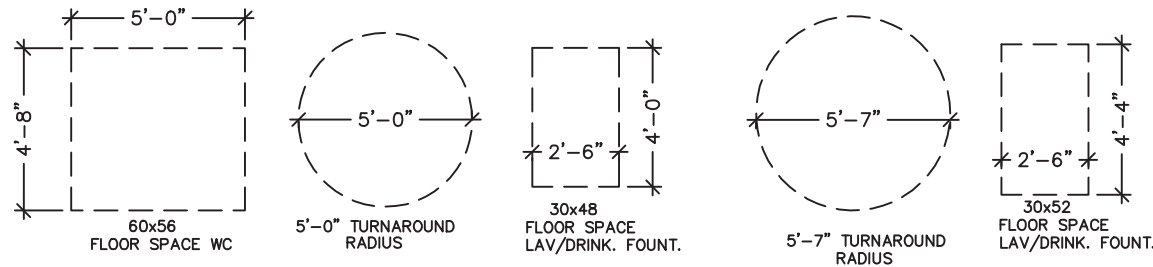
PLUMBING

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5 OF 7



NOTES:
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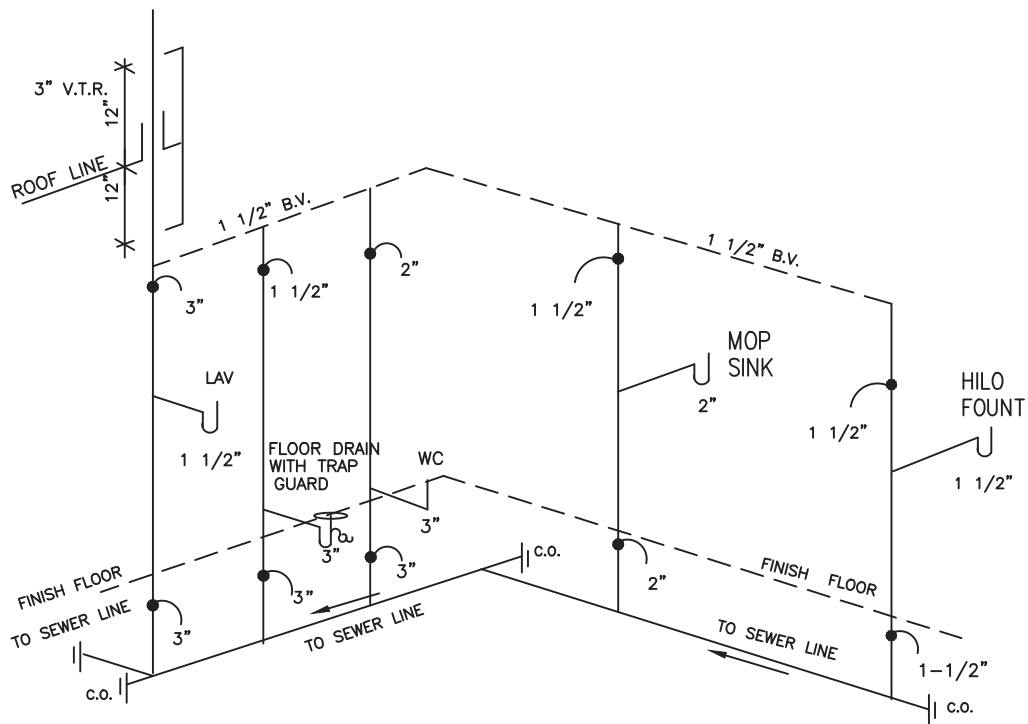
NOTE:
CLEAR FLOOR SPACES SHOWN IN THE PLAN ARE BASED ON THE MOST STRINGENT OF ACCESSIBILITY CODE REQUIREMENTS WHICH IS FROM ANSI A117.1-2017

NOTES:
SUPPLY LINE SIZING IS BASED ON AN ASSUMED AVAILABE PRESSURE OR 50-60 PSI AT INLET LOCATIONS. SHOWN AFTER DEDUCTIONS FOR WATER PRESSURE REDUCING VALVES. CONSTRUCTION.

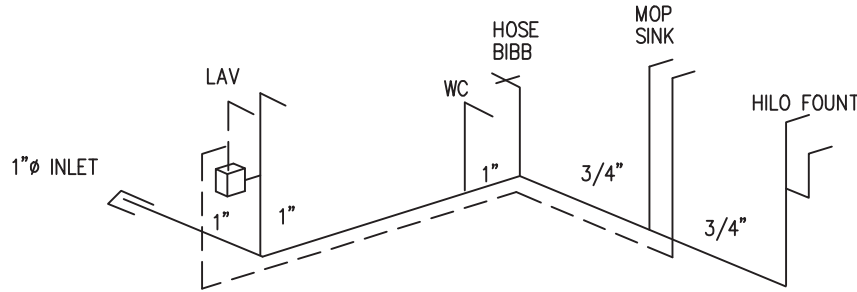
SUPPLY LINES SIZING MUST BE REDESIGNED IF THE BUILDING DOES NOT COMPLY WITH ANY OF THE ABOVE ASSUMPTIONS

ALL P-TRAPS SHALL BE SLIP JOINT TYPE TO ALLOW DRAIN LINE CLEANOUT

ALL 3" VTRS SHALL EXTEND 12" MIN. BELOW AND ABOVE ROOF LINE



DWV RISER NTS



SUPPLY RISER -NTS-

STATE OF CONNECTICUT
REGISTERED PROFESSIONAL ENGINEER
No. 24707
05/06/2025

ALABAMA
REGISTERED PROFESSIONAL ENGINEER
No. 26938
05/06/2025

NORTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
SEAL 17084
05/06/2025

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.

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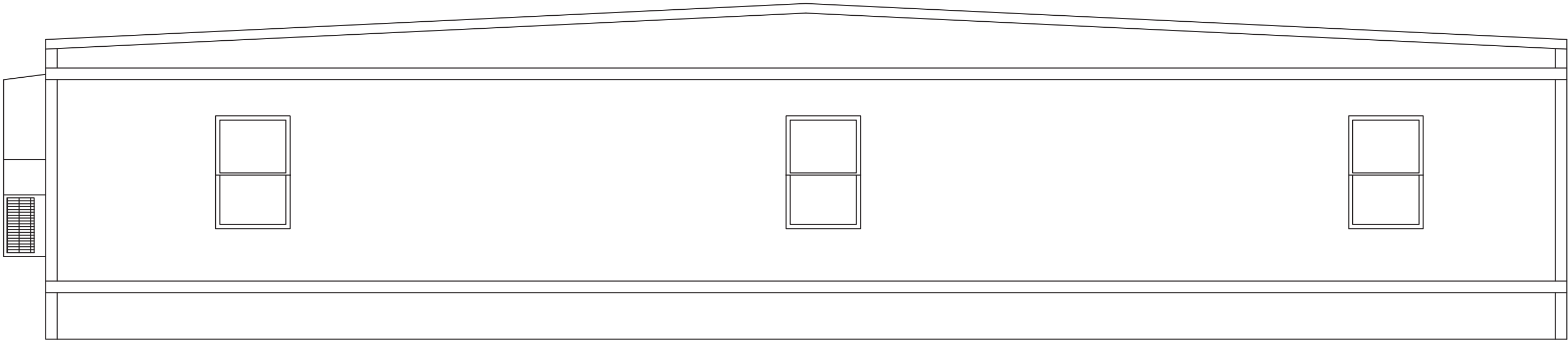
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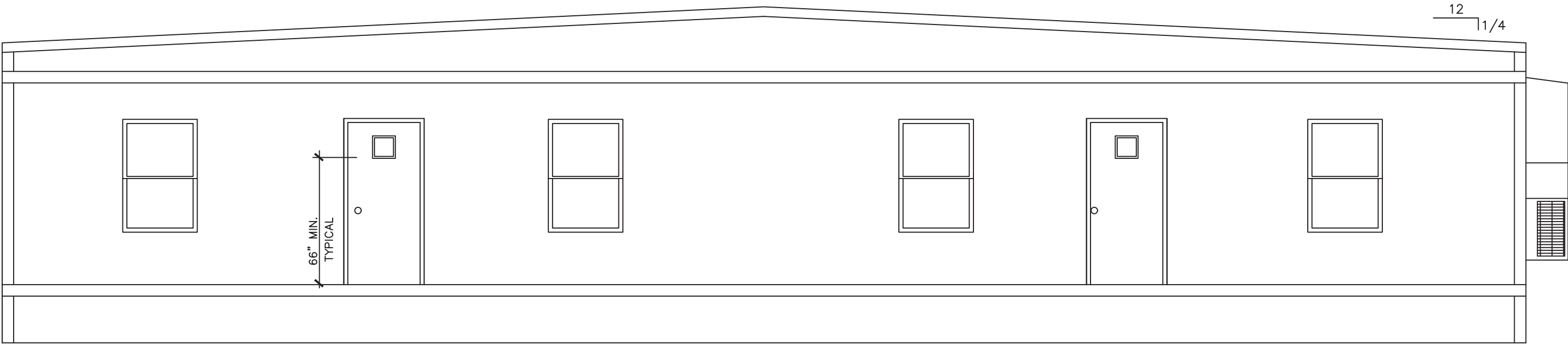
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NADER TOMASBI
No. 31514
05/06/2025

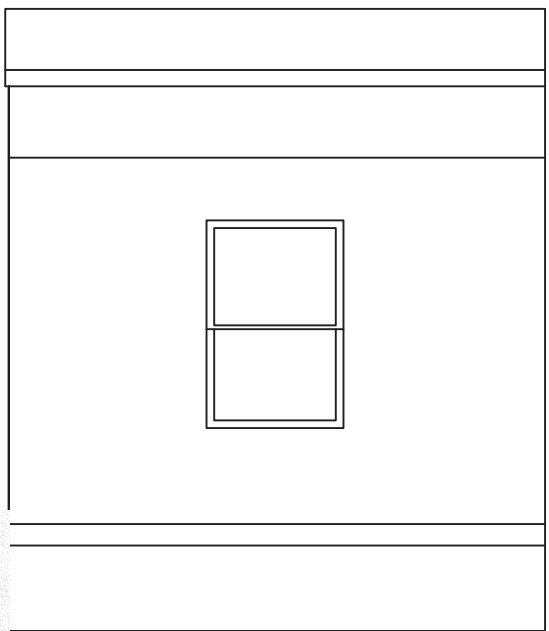
OHIO
STATE OF OHIO
NADER TOMASBI
70082
05/06/2025



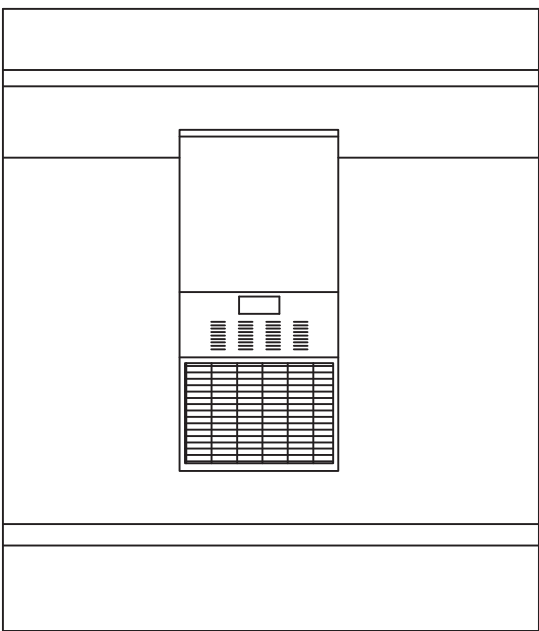
REAR ELEVATION



FRONT ELEVATION



LEFT ELEVATION



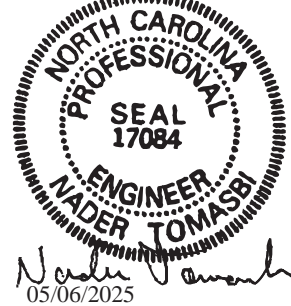
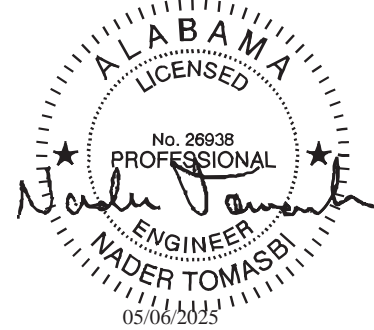
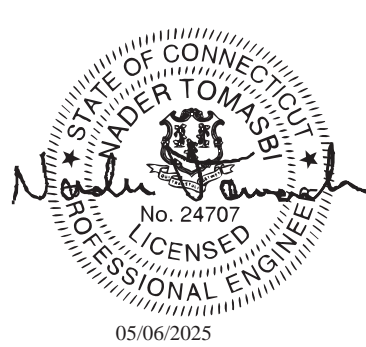
RIGHT ELEVATION

Reviewed By:
Robert A. Johnson
Robert A. Johnson
Florida Modular Plane Examiner
No. SMP - 0000029

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DRA Signature: *[Signature]*



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05 07 2025



ELEVATION NOTES: TYPICAL

SEE-CROSS SECTION FOR
METHOD OF ROOF VENTILATION

ACCESSIBLE RAMP(S), STAIR(S),
AND HANDRAILS ARE SITE
INSTALLED, DESIGNED BY OTHERS,
AND SUBJECT TO LOCAL JURISDICTION.

FOUNDATION ENCLOSURE
(WHEN PROVIDED) MUST HAVE
1 SQUARE FOOT NET VENT AREA
PER 1/150TH OF THE FLOOR AREA,
AND AN 18" X 24" MINIMUM CRAWL
SPACE ACCESS, SITE INSTALLED BY
OTHERS SUBJECT TO LOCAL
JURISDICTION.

ELEVATIONS SHOWN ON THIS PAGE
REPRESENT BASIC COMPONENTS & ARE
NOT INTENDED TO BE ALL INCLUSIVE
NOR DO THESE ELEVATIONS DETAIL EVERY
CODE REQUIRED ASPECT OF THIS BLDG..
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

CONSULTING ENGINEER: NADER TOMASBI, P.E. -- 58665 GLENRIVER DRIVE -- GOSHEN, IN. 46528 -- 574-370-3419

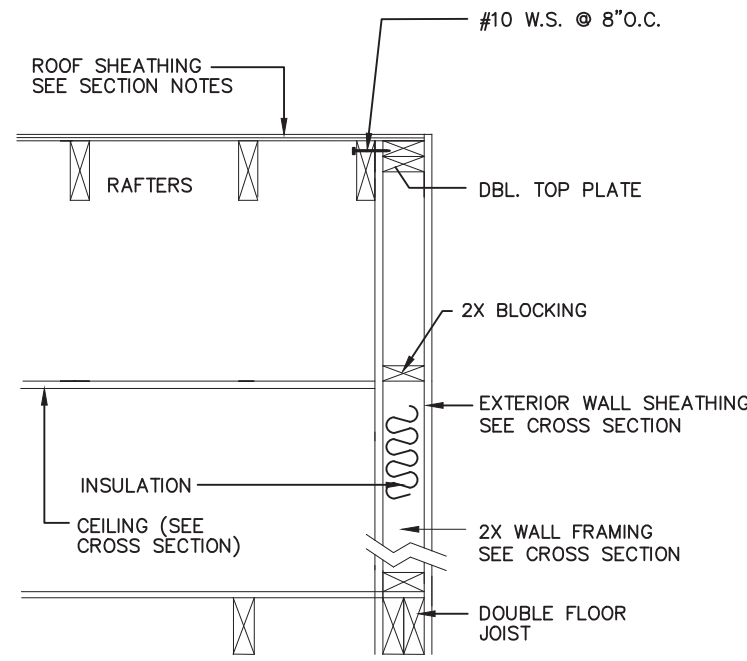
Professional
Certification. I hereby
certify that these
documents were
prepared or approved
by me, and that I am a
July licensed
professional engineer
under the laws of the
State of Maryland,
License No. 31514,
Expiration Date:
4/25/2027

DIAMOND BUILDERS INC. P.O. BOX 2200 DOUGLASS, GEORGIA 31534 440 THOMPSON DR. (912) 384-7080			
DATE: 4-1-25 SCALE: NO SCALE	REVISIONS:	BY: R.E.G.	
CODES: SEE NOTES		BY: N.T	
STATES: FL, GA, NC, SC, TX, MD, MO, LA, MS, MI, IN, AL, AR, VA, OH, PA, NJ, DE, CT, (2025) MD		MD. PLAN NO: DBI-12x60 MG (2025) MD	SHEET
DBI-12x60 MG (2025) BUSINESS-STOCK		REFERENCE: 12356-66	6 OF 7
ELEVATIONS			

INTERIOR FINISH MATERIAL:

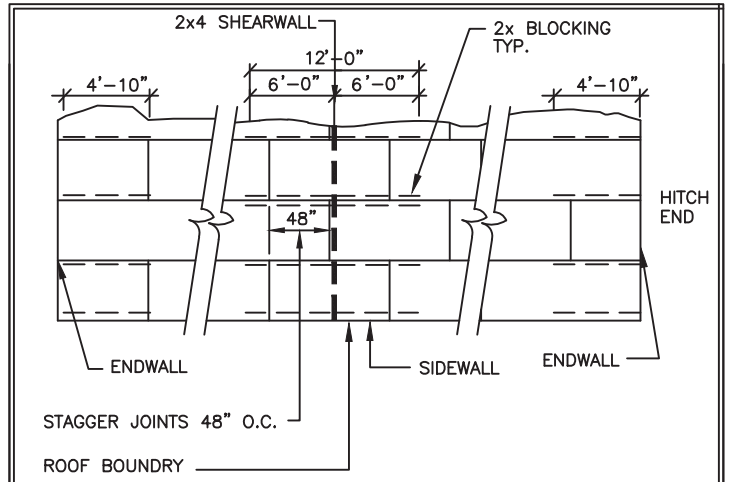
- CEILING - T-GRID CEILING INSTALLED PER MANUFACTURERS SPECIFICATIONS (SEASPRAY FINISH)
- WALL - 1/2" GYP. BOARD (VGC THROUGHOUT) INSTALLED PER MANUFACTURERS SPECIFICATIONS
- FLOOR - AS NOTED ON FLOOR PLAN

NOTE:
INTERIOR WALL AND CEILING FINISH SHALL BE CLASS B OR BETTER IN
IN CORRIDORS AND CLASS C OR BETTER IN ROOMS AND ENCLOSED SPACES.
FLOOR FINISHES SHALL BE CLASS II OR BETTER.



BALLOON END WALL DETAIL

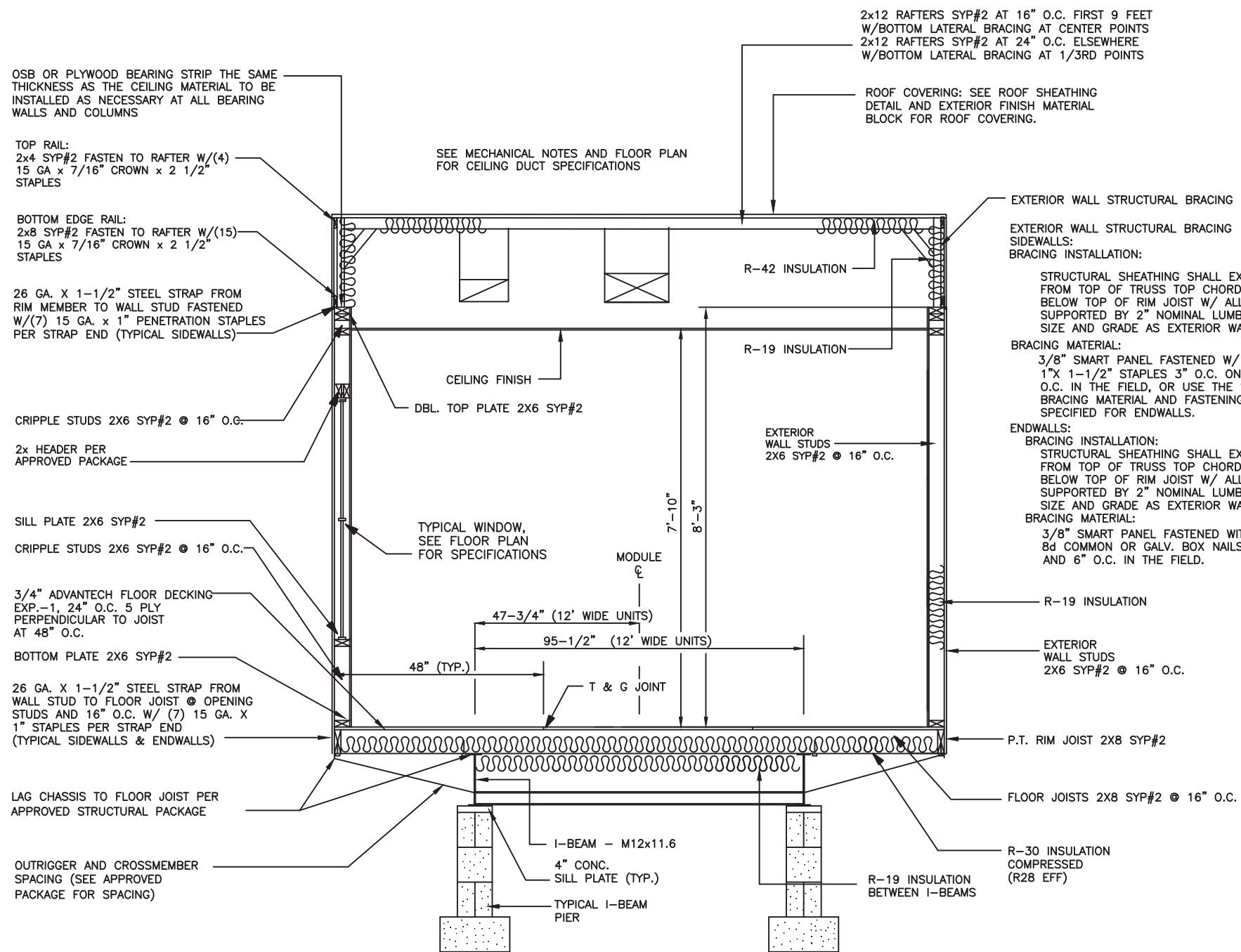
NTS



ROOF SHEATHING DETAIL

ROOF SHEATHING DIAPHRAGM SHALL BE BLOCKED WITH 2XSPF#2 NOM. LUMBER FOR A DISTANCE OF 4'-10" FROM EACH ENDWALL AND 12'-0" OVER THE INTERIOR SHEARWALL. NAIL ROOF BOUNDARIES W/0.099"x 2" NAILS @ 4" O.C., OTHER PANEL EDGES W/0.099"x 2" NAILS @ 6" O.C., REMAINDER OF ROOF NAIL WITH 8d NAILS @ 8" O.C. AT PANEL EDGES AND 12" O.C. IN THE FIELD.

SEE DBI DESIGN PACKAGE PAGES FOR DIAGONAL BRACING AND ROOF JOIST GUSSET DETAILS.
C36.0-36.3 (2021 IBC) C35.0-35.3 (2015 IBC)



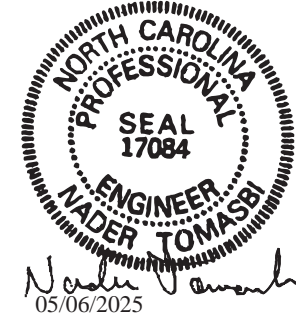
Reviewed By:
Robert A. Johnson
Robert A. Johnson
Florida Modular Plans Examiner
No. SMP - 0000029



APPROVED
05 07 2025

TEXAS INDUSTRIALIZED BUILDING CODE COUNCIL
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Date: 05 07 2025
DRA Signature: *dyxxy*

- TYPICAL FOUNDATION LAYOUT SHOWN IS TO AID THE SITE ENGINEER/ARCHITECT FOR ENGINEER/ARCHITECT FOR LOCATIONS OF REQUIRED SUPPORTS. ACTUAL FOUNDATION MUST BE DESIGNED TO SITE CONDITIONS FOR ALL APPLICABLE LOADS. THIS INCLUDES BUT IS NOT LIMITED TO CONSTRUCTION OF THE FOUNDATION, SEISMIC DESIGN AND ATTACHING THE BUILDING TO THE FOUNDATION, ALONG WITH THE RESISTANCE TO LATERAL, LONGITUDINAL SHEAR, UPLIFT AND DOWNWARD FORCES IN BOTH DIRECTIONS. TYPICAL FOUNDATION IS NOT INTENDED TO BE ALL INCLUSIVE, NOR DOES THIS SET DETAIL EVERY CODE REQUIRED ASPECT OF THIS BUILDING. COMPLIANCE WITH ALL APPLICATED CODES PER LOCAL AUTHORITY HAVING JURISDICTION WHETHER DETAILED IN THIS SET OR NOT MUST BE MET.

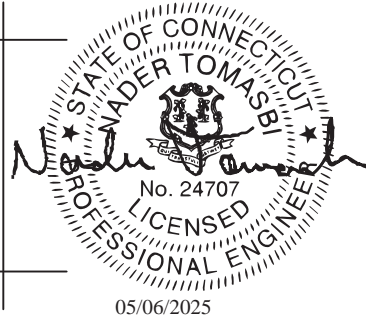


GENERAL CROSS-SECTION NOTES:

- UNLESS OTHERWISE SPECIFIED, ALL STEEL MUST COMPLY W/ ASTM A36, YIELD STRENGTH = 36 KSI.
- ALL LAG SCREWS MUST COMPLY W/ ANSI/ ASME B18.2.1 $F_y = 60$ KSI MINIMUM.
- SEE FOUNDATION PLAN FOR PIER AND TIE-DOWN STRAPPING LOCATIONS, ORIENTATIONS, AND SPECIFICATIONS.

NOTE:

FOUNDATION PIERS AND FOOTINGS SHOWN ARE FOR REPRESENTATION ONLY, REFER TO FOUNDATION PLAN FOR DESIGN DETAILS



CONSULTING ENGINEER: NADER TOMASBI, P.E. - 58665 GLENRIVER DRIVE - GOSHEN, IN. 46528 - 574-370-3419

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 31514, Expiration Date: 4/25/2027

DIAMOND BUILDERS INC.			
P.O. BOX 2200 DOUGLASS, GEORGIA 31534		440 THOMPSON DR. (912) 384-7080	
DATE: 4-1-25	REVISIONS:	BY: R.E.G.	
SCALE: NO SCALE			
CODICES: SEE NOTES			
STATES: FL, GA, NC, SC, TX, MD, MO, LA, MS, MI, IN, AL, AR, VA, OH, PA, NJ, DE, CT	MD. PLAN NO: DBI-12x60 MG (2025) MD	BY: N.T.	
		SHEET	
		7 OF 7	
CROSS SECTION		REFERENCE: 12356-66	

CONSULTING ARCHITECT
ROBERT E. GREGG R.A. LIC.#15414
1008 WOODRUFF AVE.
CLEARWATER, FL. 33756 (727) 644-8193

STATE OF NEW JERSEY
ROBERT E. GREGG
15414
5-7-15

GEORGIA
REGISTERED
No. PE030356
PROFESSIONAL
ENGINEER
NADER TOMASBI
05/06/2025

MISSISSIPPI
REGISTERED PROFESSIONAL
ENGINEER
NADER TOMASBI
18679
05/06/2025

LOUISIANA
NADER TOMASBI
License No. 31743
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING
NADER TOMASBI
05/06/2025

MISSOURI
NADER TOMASBI
NUMBER
PE-2005007157
PROFESSIONAL ENGINEER
NADER TOMASBI
05/06/2025

ARKANSAS
REGISTERED
PROFESSIONAL
ENGINEER
NADER TOMASBI
No. 10595
NADER TOMASBI
05/06/2025

CONNECTICUT
NADER TOMASBI
No. 24707
PROFESSIONAL ENGINEER
NADER TOMASBI
05/06/2025

ALABAMA
LICENSED
No. 26938
PROFESSIONAL
ENGINEER
NADER TOMASBI
05/06/2025

NORTH CAROLINA
PROFESSIONAL
SEAL
17084
ENGINEER
NADER TOMASBI
05/06/2025

MICHIGAN
NADER TOMASBI
ENGINEER
No.
6201052208
NADER TOMASBI
05/06/2025

OKLAHOMA
REGISTERED PROFESSIONAL ENGINEER
NADER TOMASBI
21892
NADER TOMASBI
05/06/2025

TEXAS
NADER TOMASBI
LICENSED
PROFESSIONAL ENGINEER
95463
NADER TOMASBI
05/06/2025

FLORIDA
NADER TOMASBI
LICENSE
No. 56556
PROFESSIONAL ENGINEER
NADER TOMASBI
5/6/2025

SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
No. 24147
NADER TOMASBI
05/06/2025

DELAWARE
REGISTERED
No. 43959
PROFESSIONAL ENGINEER
NADER TOMASBI
5/6/2025

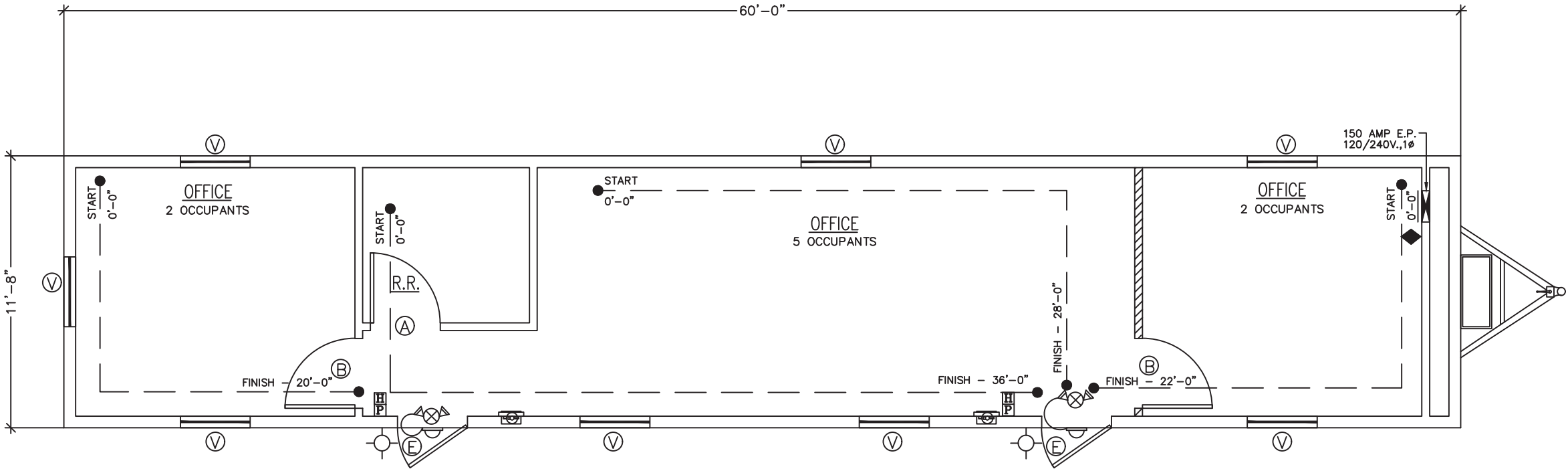
INDIANA
REGISTERED
No. 60900419
PROFESSIONAL ENGINEER
NADER TOMASBI
05/06/2025

PENNSYLVANIA
COMMONWEALTH OF
REGISTERED PROFESSIONAL
ENGINEER
NADER TOMASBI
PE072000
NADER TOMASBI
05/06/2025

VIRGINIA
COMMONWEALTH OF
NADER TOMASBI
No. 0402 040998
PROFESSIONAL ENGINEER
NADER TOMASBI
05/06/2025

MARYLAND
STATE OF MARYLAND
REGISTERED PROFESSIONAL ENGINEER
No. 31514
NADER TOMASBI
05/06/2025

OHIO
STATE OF OHIO
REGISTERED PROFESSIONAL ENGINEER
NADER TOMASBI
70082
NADER TOMASBI
05/06/2025



NOTES:
MANUFACTURERS DATA PLATE, STATE LABELS
AND EMC LABELS ARE TO BE LOCATED
ADJACENT TO ELECTRICAL PANEL. ◆

SYMBOL	DOOR	SCHEDULE	TOTAL
A	36"x80" SOLID CORE IMPERIAL OAK W/REDIFRAME PRIVACY HARDWARE		1
B	36"x80" SOLID CORE IMPERIAL OAK W/REDIFRAME PASSAGE HARDWARE		2
E	36"x80" STEEL/STEEL W/10"x10" VIEW PANEL		2
SYMBOL	WINDOW	SCHEDULE	TOTAL
V	36"x60" VERTICAL SLIDE, INSULATED BRONZE/TINTED		8

DOOR HARDWARE:
LEVER PRIVACY; RESTROOMS
KEYED LEVER LOCKSET (EXTERIOR DOORS)
LEVER PASSGE: OFFICES

LIFE SAFETY PARAMETERS

- USE/OCCUPANCY: BUSINESS
- BUILDING AREA 700 S.F.
OCCUPANT LOAD 7 BASED ON 100 SF/PERSON
OCCUPANT LOAD 5 BASED ON 150 SF/PERSON
(2018/2021 IBC)

NOTE:
EACH EXIT DOOR IS ABLE TO ACCOMMODATE:

36x80 DOOR: 34" CLEAR WIDTH EACH
34/0.20 = 160 160 PERSON CAPACITY EACH
(2) AT 160 = 320 PERSON CAPACITY

NOTE:
MAXIMUM TRAVEL DISTANCE: 75 FT FOR SGL EXIT BLDG.
BUILDING EXITS: REQUIRED SUPPLIED
1 2

LA. LIFE SAFETY PARAMETERS

- USE/OCCUPANCY: BUSINESS (OFFICE SPACE)
- OCCUPANT LOAD IS 9 BASED ON 100 SF/PERSON
IN THE OFFICES AND 50 SF/PERSON IN OPEN OFFICE
● (2) 36x80 DOORS = 32" CLEAR WIDTH EACH
32/0.20 = 160 x 2 = 320 PERSON CAPACITY
(1) EXIT REQUIRED - (2) PROVIDED

Reviewed By:
Robert A. Johnson
Florida Modular Plans Examiner
No. SMP - 0000029



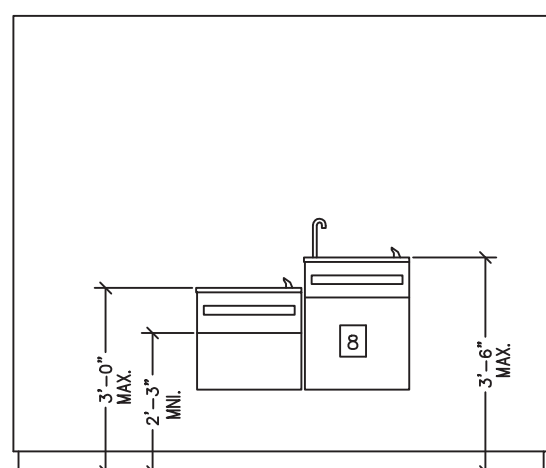
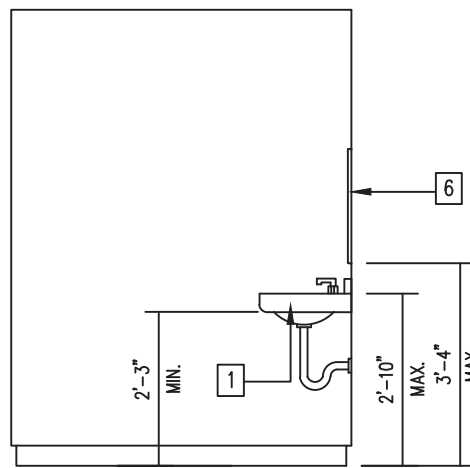
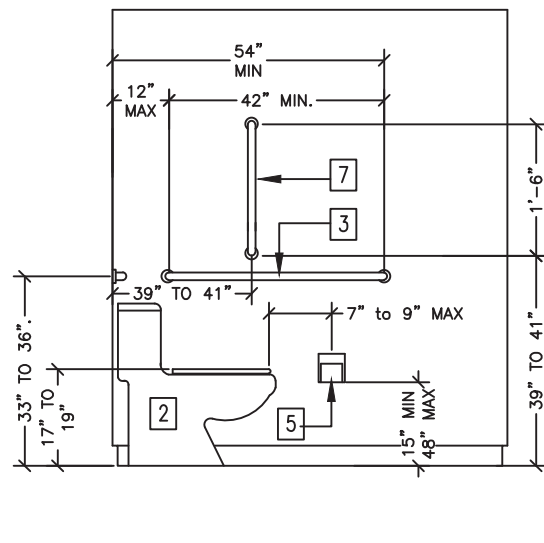
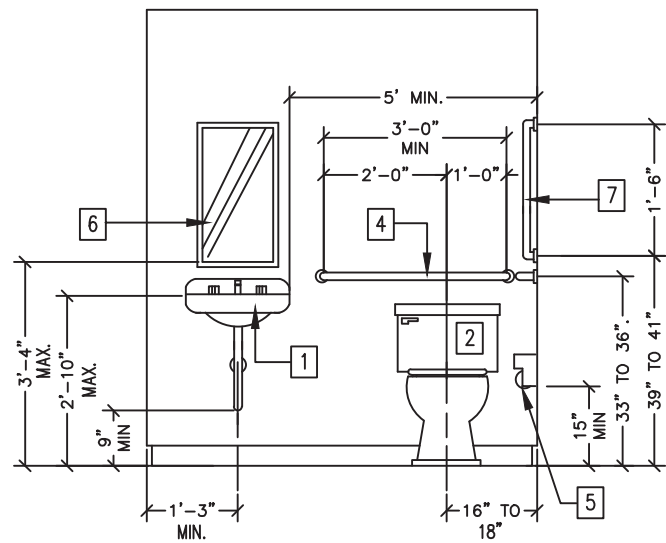
TEXAS INDUSTRIALIZED BUILDING CODE COUNCIL
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DRA No. 21 IBC ☒ IRC
Date: 05 07 2025
DRA Signature: *[Signature]*

CONSULTING ENGINEER: NADER TOMASBI, P.E. — 58665 GLENRIVER DRIVE — GOSHEN, IN. 46528 — 574-370-3419

Professional
Certification. I hereby
certify that these
documents were
prepared or approved
by me, and that I am a
duly licensed
professional engineer
under the laws of the
State of Maryland,
License No. 31514.
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4/25/2027

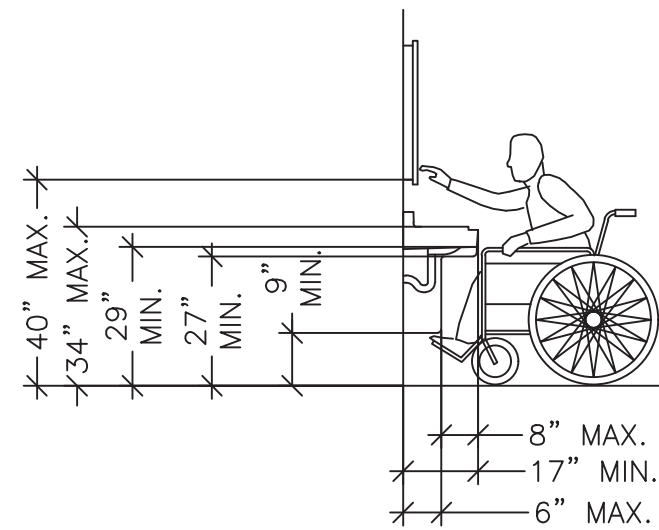
DATE: 4-1-25 SCALE: NO SCALE CODES: SEE NOTES		REVISIONS:	BY: R.E.G.
STATES: FL, GA, NC, SC, TX, MD, MO, LA, MS, MI, IN, AL, AR, VA, OH, PA, NJ, DE, CT, (2025) MD		MD. PLAN NO: DBI-12x60 MG (2025) MD	BY: N.T.
DBI-12x60 MG (2025) BUSINESS-STOCK		SHEET	
LIFE SAFETY		REFERENCE: 12356-66	LS-1

- LEGEND:**
- 1 LAVATORY
 - 2 H/C WATER CLOSET
 - 3 42" GRAB BAR
12 INCHES MAXIMUM
FROM REAR WALL
 - 4 36" GRAB BAR
 - 5 TOILET PAPER HOLDER
 - 6 MIRROR (TILTED)
 - 7 18" VERT GRAB BAR
 - 8 HI-LO FOUNTAIN

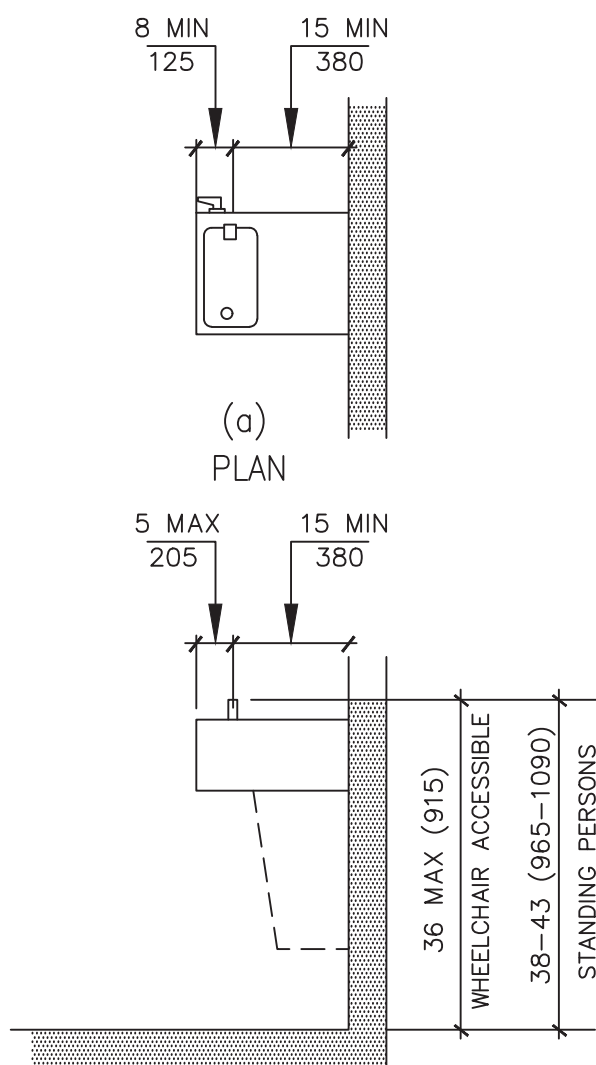


INTERIOR ELEVATIONS

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

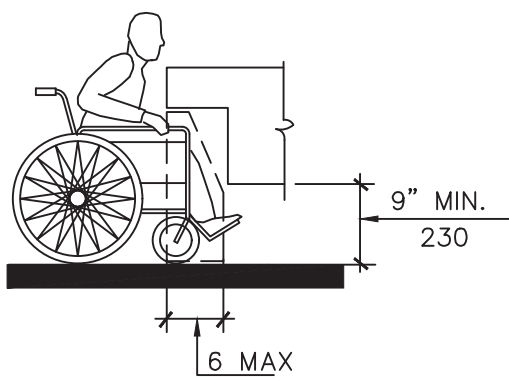


ADA ACCESSIBLE SINK ELEVATION

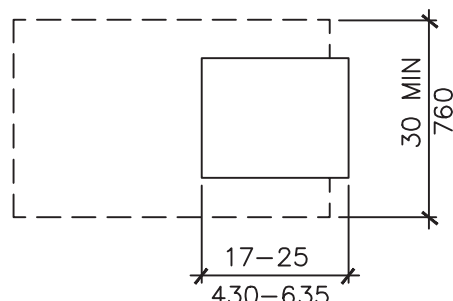


TYP. DRINKING FOUNT. ELEVATIONS

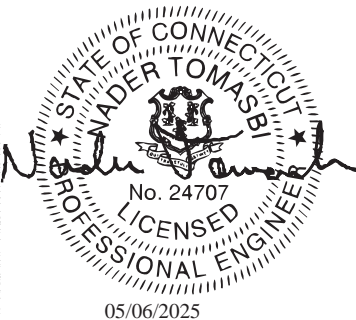
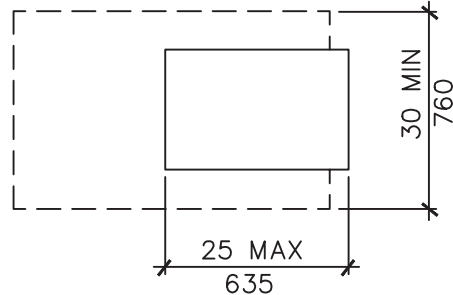
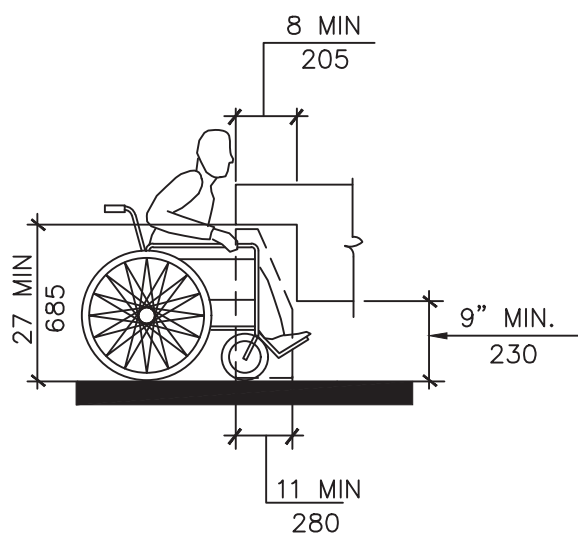
HEIGHTS AND CLEARENCES



(a) ELEVATION



(b) PLAN



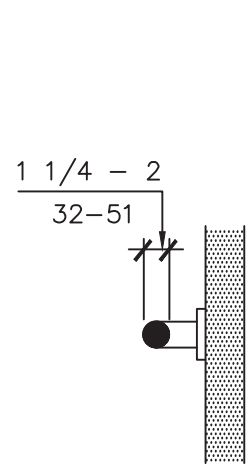
05/06/2025

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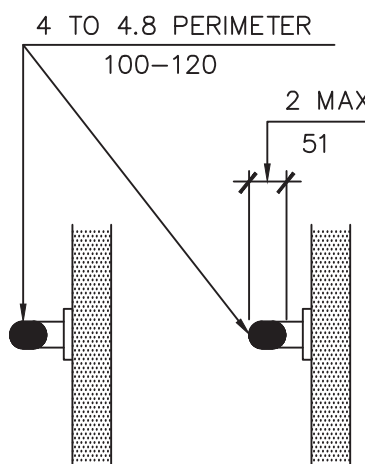
THESE DETAILS ARE BASED ON 2010 ADA REQUIREMENTS

FOR BUILDINGS THAT UTILIZES OTHER ACCESSIBILITY CODES. REFER TO APPLICABLE CODES SPECIFIC REQUIREMENTS

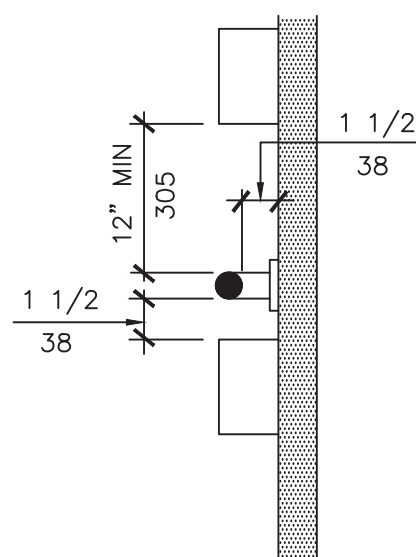
GRAB BAR DETAIL



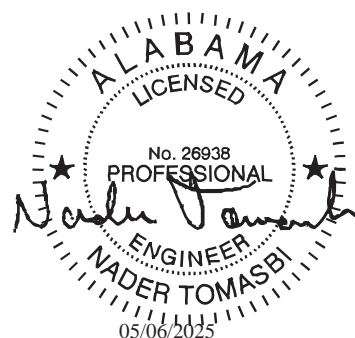
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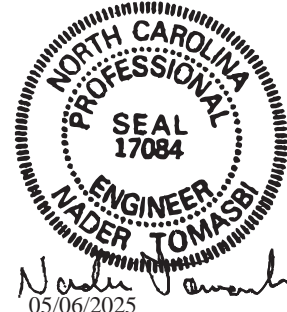
(b)



(c)



05/06/2025



05/06/2025

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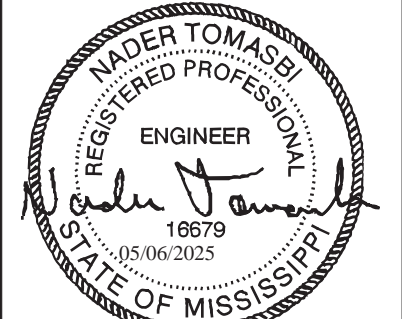
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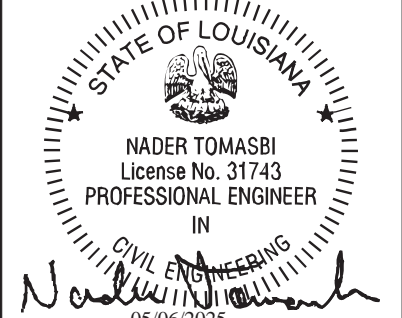
APPROVED
05 07 2025



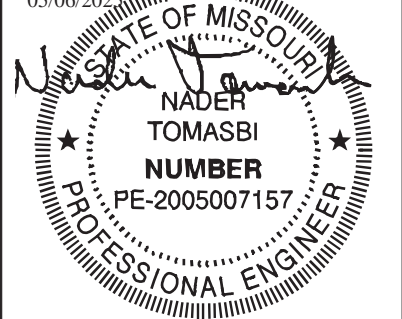
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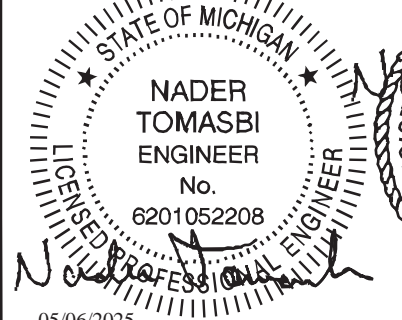
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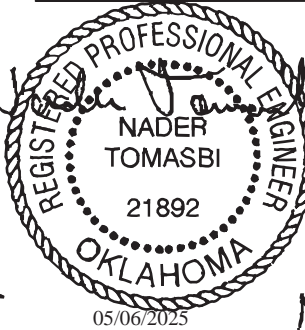
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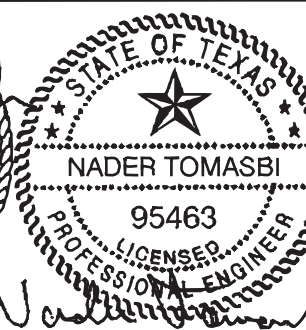
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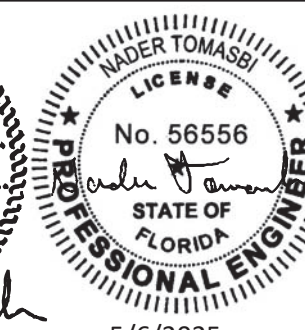
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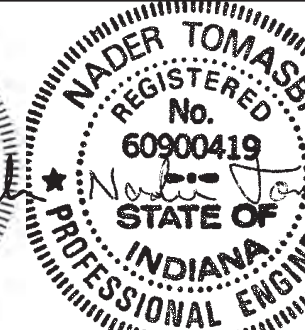
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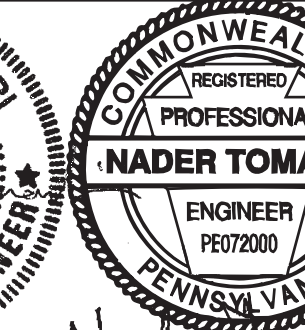
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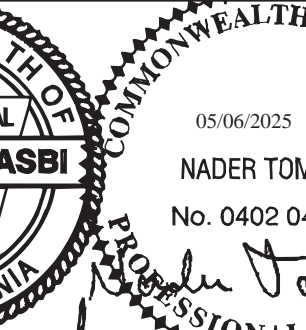
5/6/2025



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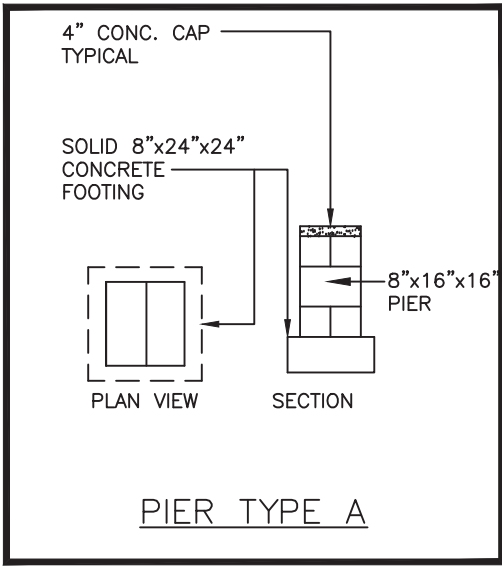
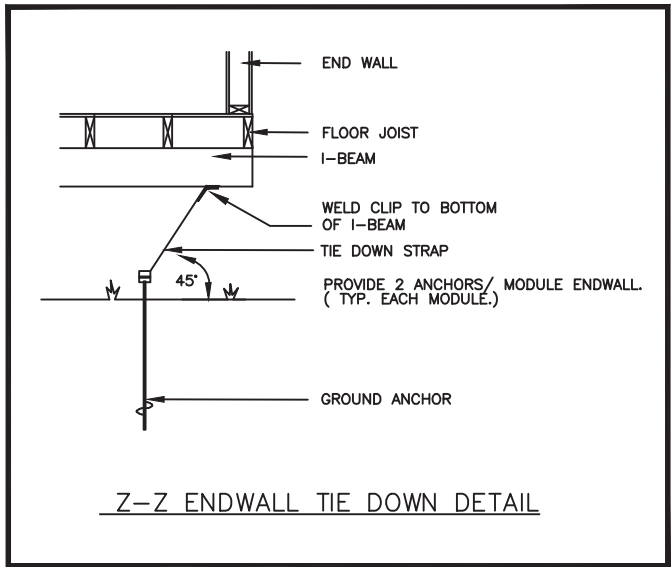
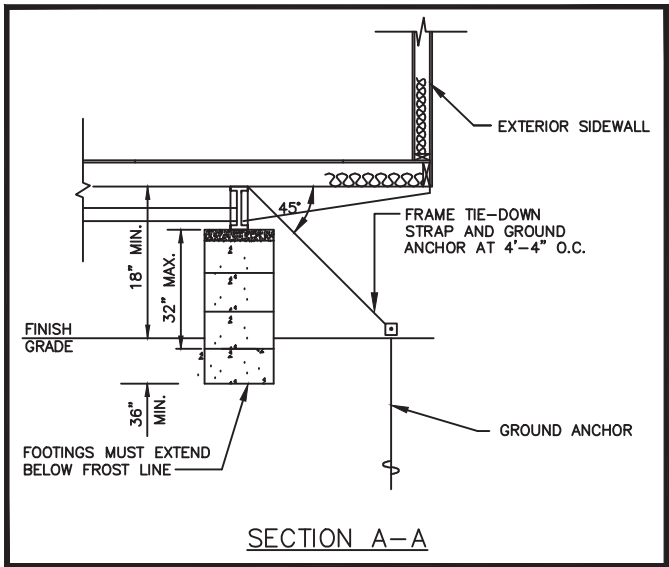
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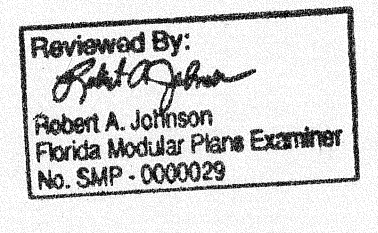
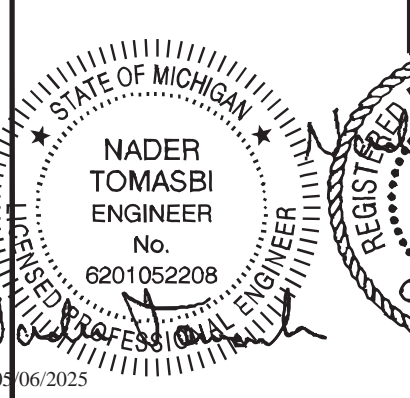
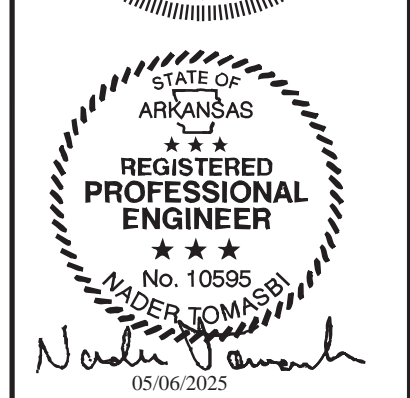
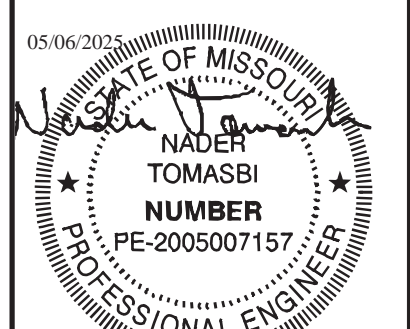
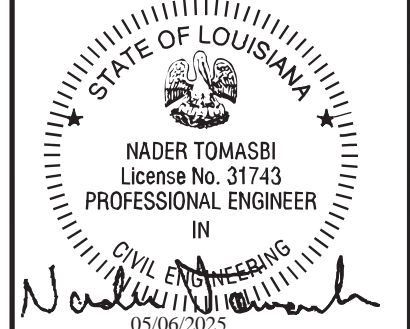
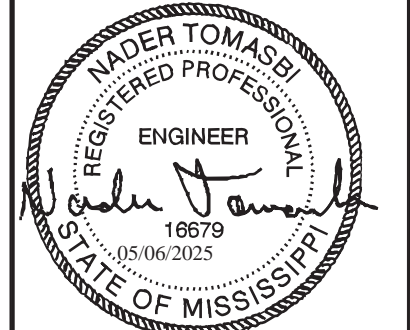
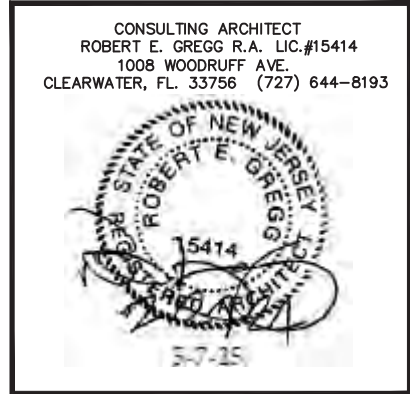
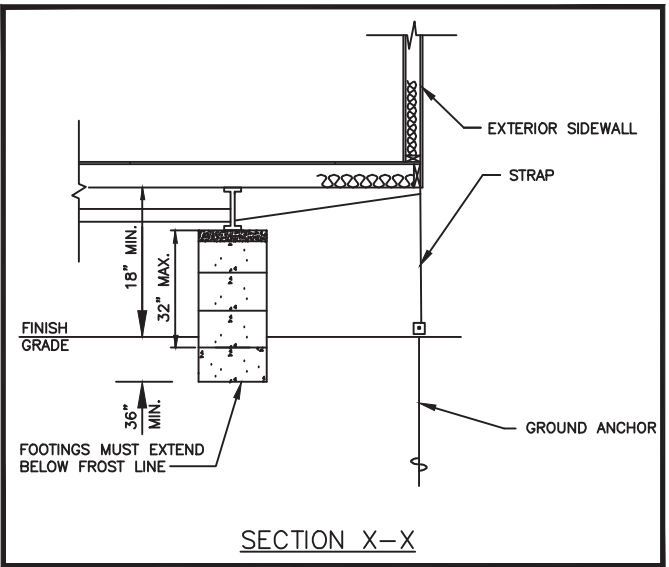
Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 31514, Expiration Date: 4/25/2027

DIAMOND BUILDERS INC.			
P.O. BOX 2200 DOUGLASS, GEORGIA 31534		440 THOMPSON DR. (912) 384-7080	
DATE: 4-1-25	REVISIONS:	BY: R.E.G.	
SCALE: NO SCALE			
CODES: SEE NOTES			
STATES: FL, GA, NC, SC, TX, MD, MO, LA, MS, MI, IN, AL, AR, VA, OH, PA, NJ, DE, CT.	MD. PLAN NO: DBI-12x60 MG (2025) MD	BY: N.T.	
DBI-12x60 MG (2025) BUSINESS-STOCK		SHEET	
ACCESSIBLE DETAILS		REFERENCE: 12356-66	
		AD-1	



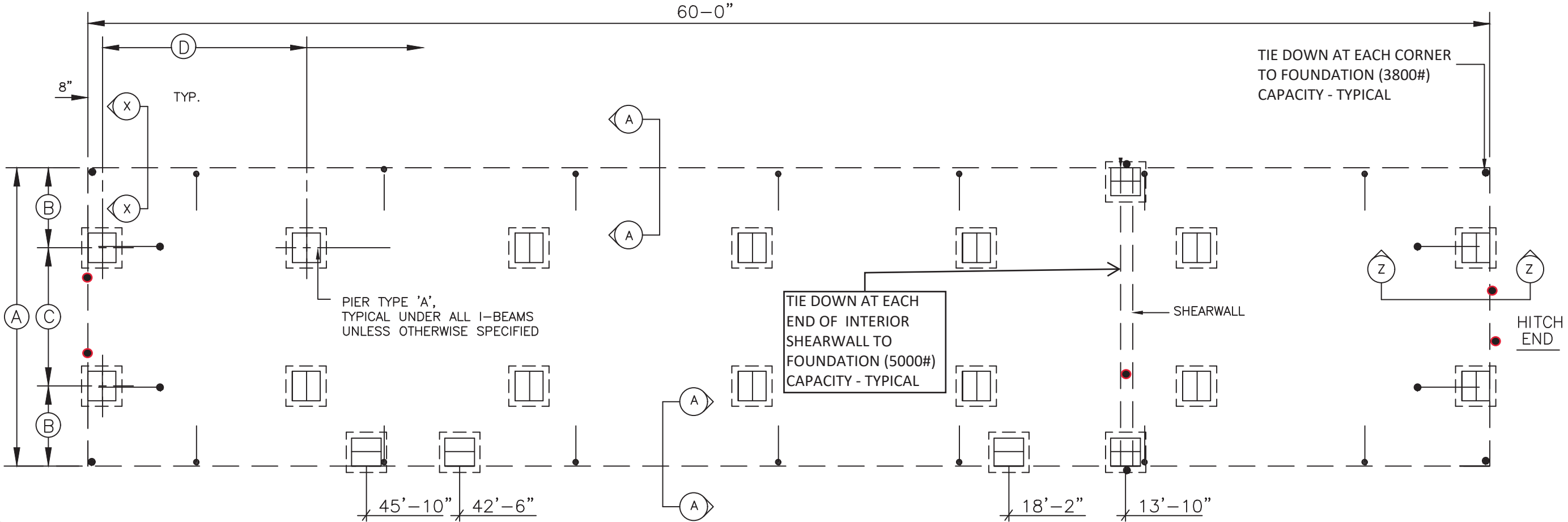
FOUNDATION DIMENSIONS		
A MODULE WIDTH	B PIER TO MODULE EDGE	C STEEL BEAM SPACING
11'-8"	22 1/4"	95 1/2"
D MAXIMUM PIER SPACING	MINIMUM SOIL BEARING CAPACITY	
9'-0" 9'-0"	2000 PSF 3000 PSF	

NOTE: THE NUMBER OF PIERS SHOWN ON THIS FOUNDATION PLAN IS NO INDICATION OF THE AMOUNT OF PIERS REQUIRED AND NEEDED FOR THIS BUILDING. SEE MAXIMUM PIER SPACING CHART TO ABOVE FOR THE CORRECT NUMBER OF PIERS REQUIRED FOR EACH SOIL BEARING CAPACITY.



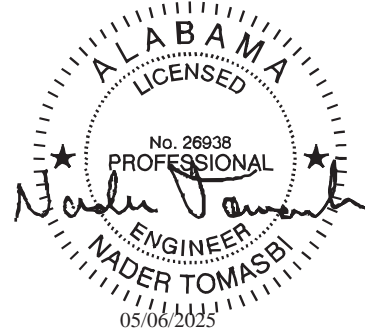
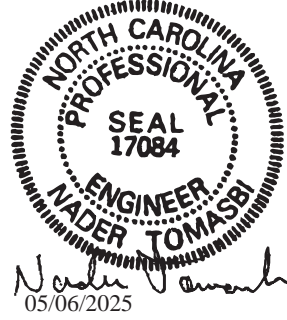
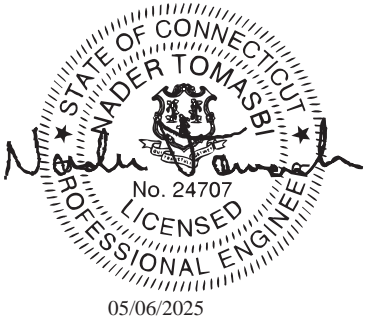
FOUNDATION NOTES:

- ALL FOUNDATION CONSTRUCTION, MATERIALS, AND INSTALLATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES.
- TIE-DOWN STRAPS TO BE 1-1/4" x .035" TYPE-1, FINISH B, GRADE 1 ZINC COATED STEEL STRAPPING CERTIFIED BY A REGISTERED ENGINEER OR ARCHITECT AS CONFORMING WITH ASTM D3953-91. TIE DOWN STRAPS AND CONNECTING HARDWARE SHALL HAVE 3150# MINIMUM WORKING CAPACITY.
- EACH GROUND ANCHOR SHALL HAVE A WORKING CAPACITY NO LESS THAN THE SUM OF THE REQUIRED WORKING CAPACITIES OF ALL TIE DOWN STRAPS CONNECTED TO THE GROUND ANCHOR, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. DESIGN OF GROUND ANCHOR, INCLUDING SHAFT LENGTH, NUMBER AND DIAMETER OF HELICES, 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 ASSUMED DESIGN VALUES, THE ARCHITECT/ENGINEER MUST BE CONSULTED FOR AN ALTERNATE ANCHORAGE DESIGN.
- THE FIRST TIE-DOWN STRAP FROM ENDWALLS SHALL NOT EXCEED 12".
- ALL PIERS SHALL BE CONSTRUCTED OF 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.
- MINIMUM CONCRETE FOOTING COMPRESSIVE STRENGTH 2,500 PSI AT 28 DAYS.
- 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.
- SEE SHEET 1 OF 7 FOR BUILDING DESIGN LOADS.
- 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.
- SOIL BEARING CAPACITY SHOWN ON THIS PLAN IS ASSUMED. IF THE ACTUAL SOIL BEARING CAPACITY IS LESS THAN 2,000 PSF, THE ARCHITECT/ENGINEER MUST BE CONSULTED FOR REQUIRED ALTERNATE FOUNDATION DESIGN. FOOTINGS SHALL BE PLACED ON NON-EXPANSIVE SOILS ONLY.
- 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.
- THE AREA UNDER FOOTINGS AND FOUNDATIONS SHALL HAVE ALL VEGETATION, STUMPS, ROOTS, AND FOREIGN MATERIALS REMOVED PRIOR TO THEIR CONSTRUCTION.
- 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.



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

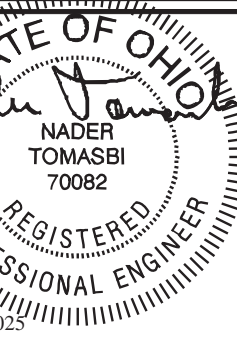
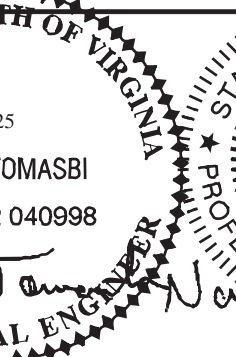
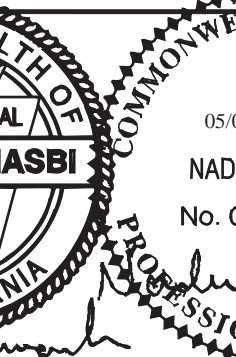
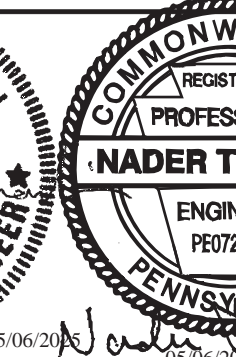
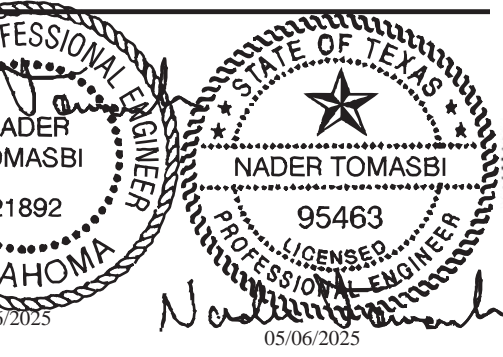
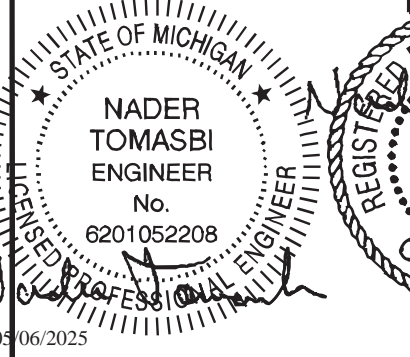
NOTE:
THIS FOUNDATION PLAN IS PROVIDED FOR REFERENCE AS A
TYPICAL STANDARD. ACTUAL FOUNDATION CONDITIONS MUST
BE EVALUATED FOR APPLICABILITY IF THIS PLAN IS TO BE
USED. ALTERNATE FOUNDATION PLANS MAY BE DESIGNED BY
OTHERS IN ACCORDANCE WITH THE REQUIREMENTS OF THE
JURISDICTION HAVING AUTHORITY.

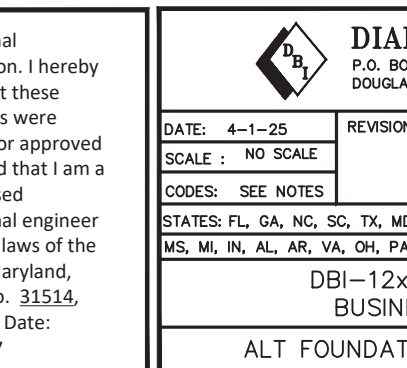
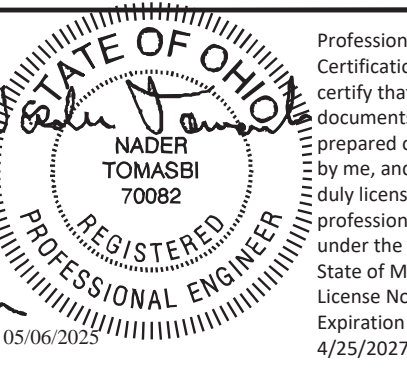
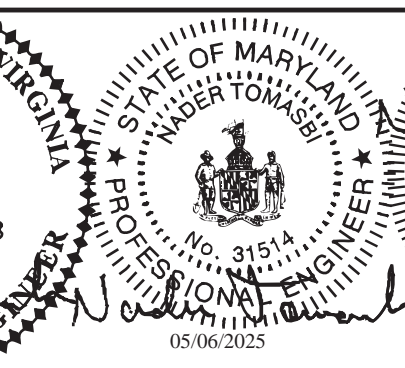
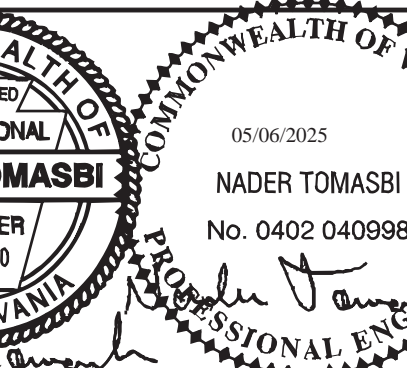
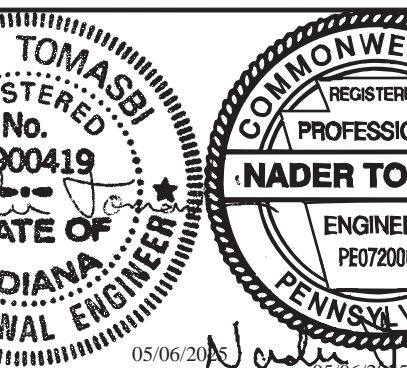
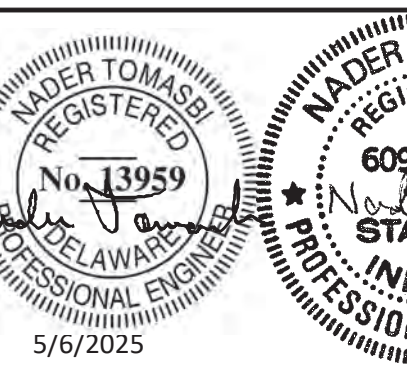
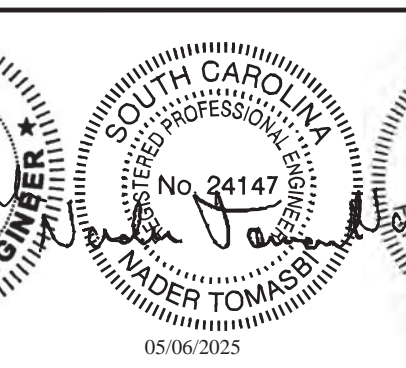
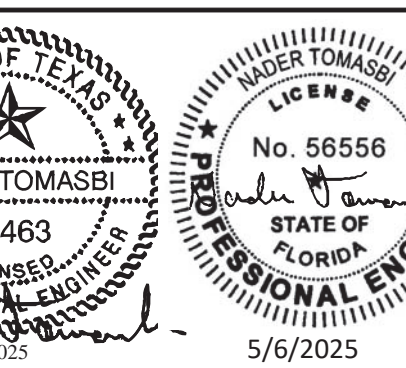
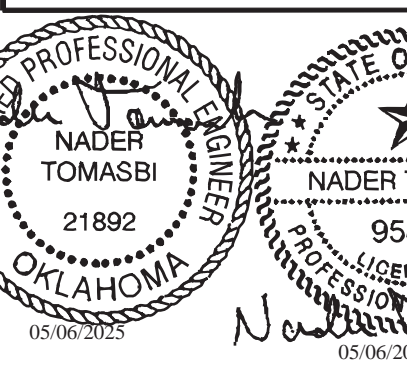
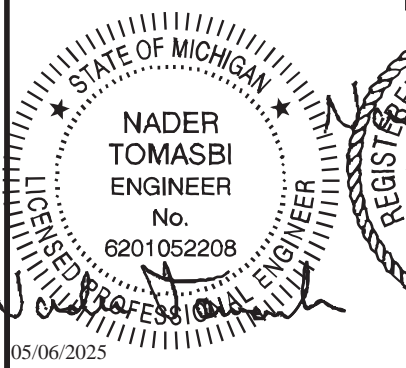
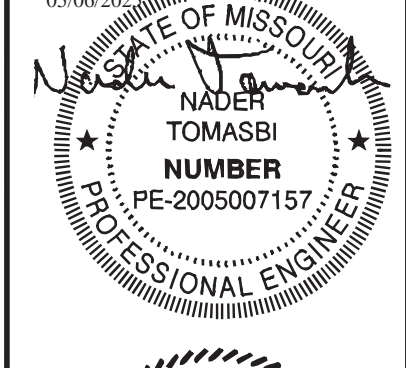
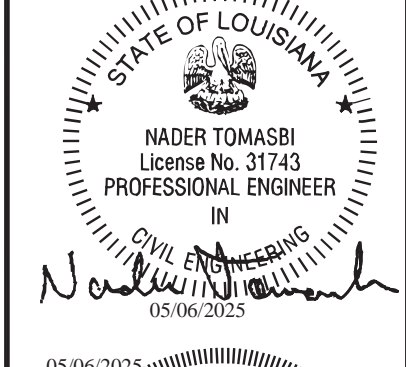
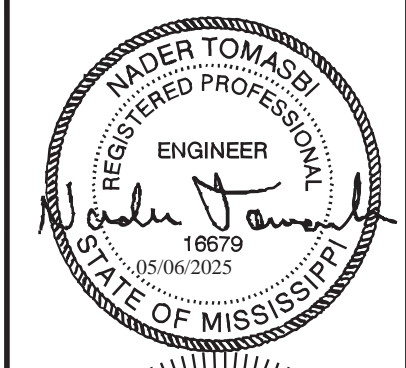


NOTICE TO FOUNDATION CONTRACTOR:
ALL DIMENSIONS, DETAILS AND NOTES ON THIS FOUNDATION PLAN MUST BE REVIEWED AND VERIFIED BY THE FOUNDATION CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION OF THE FOUNDATION. ANY APPARENT CONFLICTS, ERRORS OR OMISSIONS MUST BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONAL FOR RESOLUTION PRIOR TO PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR MUST OBTAIN APPROVAL OF THE FOUNDATION PLAN FROM THE LOCAL BUILDING DEPARTMENT PRIOR TO COMMENCING CONSTRUCTION AND MUST COMPLY WITH ALL STATE AND LOCAL CODE, APPROVAL AND AND INSPECTION REQUIREMENTS. EMC IS NOT THE DESIGNER OF THE BUILDING OR THE FOUNDATION AND IS NOT RESPONSIBLE OR LIABLE FOR ANY CONFLICTS, ERRORS, OMISSIONS OR FAILURES TO COMPLY WITH STATE OR LOCAL CODES.

● TYPICAL FOUNDATION LAYOUT SHOWN IS TO AID THE SITE ENGINEER/ARCHITECT FOR ENGINEER/ARCHITECT FOR LOCATIONS OF REQUIRED SUPPORTS. ACTUAL FOUNDATION MUST BE DESIGNED TO SITE CONDITIONS FOR ALL APPLICABLE LOADS. THIS INCLUDES BUT IS NOT LIMITED TO CONSTRUCTION OF THE FOUNDATION, SEISMIC DESIGN AND ATTACHING THE BUILDING TO THE FOUNDATION, ALONG WITH THE RESISTANCE TO LATERAL, LONGITUDINAL SHEAR, UPLIFT AND DOWNWARD FORCES IN BOTH DIRECTIONS. TYPICAL FOUNDATION IS NOT INTENDED TO BE ALL INCLUSIVE, NOR DOES THIS SET DETAIL EVERY CODE REQUIRED ASPECT OF THIS BUILDING. COMPLIANCE WITH ALL APPLICATED CODES PER LOCAL AUTHORITY HAVING JURISDICTION WHETHER DETAILED IN THIS SET OR NOT MUST BE MET.

CONSULTING ENGINEER: NADER TOMASBI, P.E. -		58665 GLENRIVER DRIVE - GOSHEN, IN. 46528		- 574-370-3419	
Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 31514, Expiration Date: 4/25/2027		Professional Engineer Seal for Nader Tomasbi, License No. 70082, State of Ohio.		Professional Engineer Seal for Nader Tomasbi, License No. 21892, State of Oklahoma.	
DATE: 4-1-25 SCALE: NO SCALE CODES: SEE NOTES		REVISIONS: BY: R.E.G.		BY: N.T.	
STATES: FL, GA, NC, SC, TX, MD, MO, LA, MS, MI, IN, AL, AR, VA, OH, PA, NJ, DE, CT.		MD. PLAN NO: DBI-12x60 MG (2025) MD		SHEET	
FOUNDATION		REFERENCE: 12356-66		1 OF 1	





CONSULTING ARCHITECT
ROBERT E. GREGG R.A. LIC.#15414
1008 WOODRUFF AVE.
CLEARWATER, FL. 33756 (727) 644-8193

Reviewed By:
Robert A. Johnson
Robert A. Johnson
Florida Modular Plans Examiner
No. SMP-0000029

TEXAS INDUSTRIALIZED BUILDING CODE COUNCIL
This document is approved pursuant to the Industrialized Housing and Buildings Act.
DRA No. 21 IBC IRC
Date: 05 07 2025
DRA Signature: *drcy*

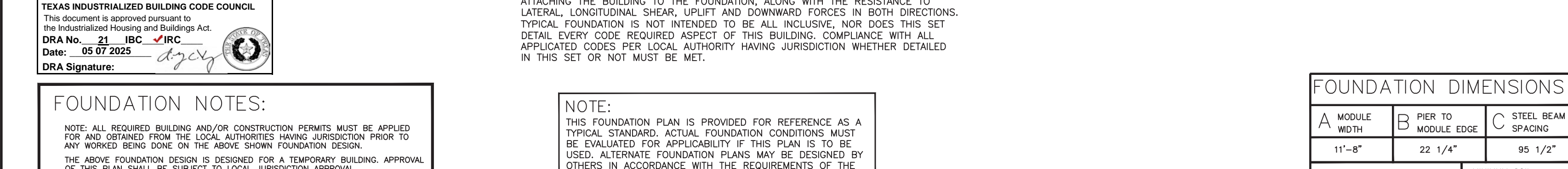
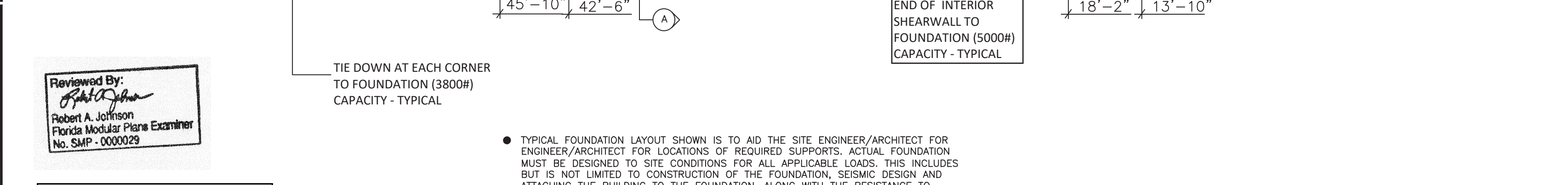
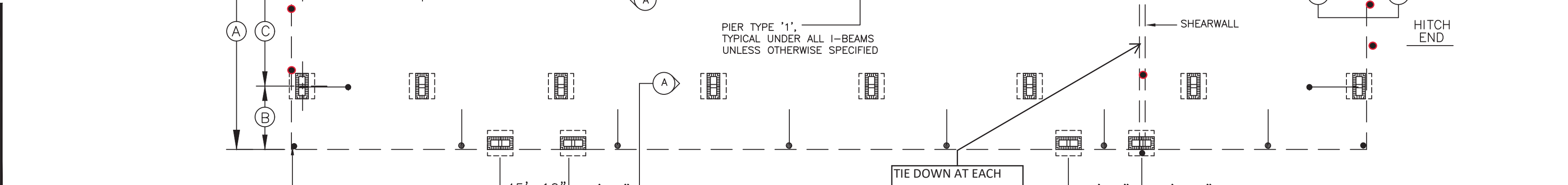
FOUNDATION NOTES:
NOTE: ALL REQUIRED BUILDING AND/OR CONSTRUCTION PERMITS MUST BE APPLIED FOR AND OBTAINED FROM THE LOCAL AUTHORITIES HAVING JURISDICTION PRIOR TO ANY WORKED BEING DONE ON THE ABOVE SHOWN FOUNDATION DESIGN.
THE ABOVE FOUNDATION DESIGN IS DESIGNED FOR A TEMPORARY BUILDING. APPROVAL OF THIS PLAN SHALL BE SUBJECT TO LOCAL JURISDICTION APPROVAL.

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" .035" TYPE-1, FINISH B, GRADE 1 ZINC COATED STEEL STRAPPING CERTIFIED BY A REGISTERED ENGINEER OR ARCHITECT AS CONFORMING WITH ASTM D3953-91. TIE DOWN STRAPS AND CONNECTING HARDWARE SHALL HAVE 3150# MINIMUM WORKING CAPACITY.
3. EACH CONCRETE ANCHOR SHALL HAVE A WORKING CAPACITY NO LESS THAN THE SUM OF THE REQUIRED WORKING CAPACITIES OF ALL TIE DOWN STRAPS CONNECTED TO THE CONCRETE ANCHOR, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. DESIGN OF CONCRETE ANCHOR, INCLUDING SHAFT LENGTH, NUMBER AND DIAMETER OF HELICES, ETC., TO BE AS SPECIFIED BY THE CONCRETE ANCHOR MANUFACTURER FOR THE ACTUAL SOIL TYPE ENCOUNTERED. IF THE HOLDING OR PULLOUT CAPACITIES OF CONCRETE ANCHORS ARE BELOW THE ASSUMED DESIGN VALUES, THE ARCHITECT/ENGINEER 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. 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.
6. THIS FOUNDATION PLAN IS DESIGNED AND APPROVED PER ASCE 7-10, ASCE 7-16
7. SEE SHEET 1 OF 7 FOR BUILDING DESIGN LOADS
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. SOIL BEARING CAPACITY SHOWN ON THIS PLAN IS ASSUMED. IF THE ACTUAL SOIL BEARING CAPACITY IS LESS THAN 2,000 PSF, THE ARCHITECT/ENGINEER MUST BE CONSULTED FOR REQUIRED ALTERNATE FOUNDATION DESIGN. FOOTINGS SHALL BE PLACED ON NON-EXPANSIVE SOILS ONLY.
10. THE OWNER AND CONTRACTOR SHALL HOLD HARMLESS THE ENGINEER/ARCHITECT FROM AND AGAINST ALL LIABILITY CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING LEGAL FEES ARISING OUT OF OR RESULTING FROM ERRORS OR OMISSIONS IN THE ENGINEERS/ARCHITECTS DRAWINGS AND THE PERFORMANCE OF THE WORK BY THE CONTRACTOR, ALL WORK AND MATERIAL SHALL MEET THE REQUIREMENTS OF ALL LOCAL AND STATE BUILDING CODES SPECIFICATIONS.
11. THE FOUNDATION DIMENSIONS SHOWN ON THE ABOVE LAYOUT ARE NOMINAL DIMENSIONS OF THE FACTORY BUILT MODULARS AND DO NOT ACCOUNT FOR GAPS BETWEEN MODULES THAT MAY OCCUR DURING INSTALLATION. THE FOUNDATION DESIGNER, FOUNDATION CONTRACTOR AND MODULAR BUILDING INSTALLER MUST CONSULT TO DETERMINE IF ADJUSTMENTS TO PIER LOCATIONS ARE NEEDED TO ACCOUNT FOR TOLERANCES NEEDED DURING INSTALLATION OF THE BUILDING MODULES
12. THE AREA UNDER FOOTINGS AND FOUNDATIONS SHALL HAVE ALL VEGETATION, STUMPS, ROOTS, AND FOREIGN MATERIALS REMOVED PRIOR TO THEIR CONSTRUCTION.

PIER TYPE '1'
TYPICAL UNLESS NOTED OTHERWISE

PERIMETER PIERS ALONG I-BEAMS

NOTE: THE NUMBER OF PIERS SHOWN ON THIS FOUNDATION PLAN IS NO INDICATION OF THE AMOUNT OF PIERS REQUIRED AND NEEDED FOR THIS BUILDING. SEE MAXIMUM PIER SPACING CHARTS TO LEFT FOR THE CORRECT NUMBER OF PIERS REQUIRED FOR EACH SOIL BEARING CAPACITY. ALSO THE NUMBER STRAPS (SPACING) WILL BE DETERMINED IN SECTION A-A. THE NUMBER OF ALL COMPONENTS OF THIS FOUNDATION PLAN CAN BE FOUND IN THE CHARTS AND DETAILS ABOVE.



A	B	C
MODULE WIDTH	PIER TO MODULE EDGE	STEEL BEAM SPACING
11'-8"	22 1/4"	95 1/2"
D	MAXIMUM PIER SPACING	MINIMUM SOIL BEARING CAPACITY
5'-0"	8'-0"	2000 PSF
		3000 PSF

FOUNDATION DIMENSIONS			
A	B	C	D
MODULE WIDTH	PIER TO MODULE EDGE	STEEL BEAM SPACING	MAXIMUM PIER SPACING
11'-8"	22 1/4"	95 1/2"	5'-0"
			8'-0"

PIER TYPE SCHEDULE			
PIER TYPE	ABS PAD SIZE	MAX. PAD CAPACITY (LBS)	
		2000 PSF	3000 PSF
PIER TYPE 1	16 x 16 ABS PAD	3,556 SGL. STACK	5,333 SGL. STACK
PIER TYPE 2	24 x 24 ABS PAD	8,000 DBL. STACK	8,000 DBL. STACK
PIER TYPE 3	34 x 22 ABS MULTI-PAD	10,000 DBL. STACK	
PIER TYPE 4	35 x 25.5 ABS MULTI-PAD	12,000 DBL. STACK	
PIER TYPE 5	24 x 24 PP&G**	8,000 DBL. STACK	12,000 DBL. STACK

** POLYPROPYLENE & FIBERGLASS PAD BY POLYVULC USA, INC

CONSULTING ENGINEER: NADER TOMASBI, P.E. - 58665 GLENRIVER DRIVE - GOSHEN, IN. 46528 - 574-370-3419

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 31514, Expiration Date: 4/25/2027

DIAMOND BUILDERS INC.
P.O. BOX 2200 DOUGLASS, GEORGIA 31534
DATE: 4-1-25 REVISIONS: BY: R.E.G.
SCALE: NO SCALE
CODES: SEE NOTES
STATES: FL, GA, NC, SC, TX, MD, MO, LA, DBI-12x60 MG (2025) MS, MI, IN, AL, AR, VA, OH, PA, NJ, DE, CT, (2025) MD
DBI-12x60 MG (2025) BUSINESS-STOCK
ALT FOUNDATION REFERENCE: 12356-66 1 OF 1