LOUISIANA NOTES:

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, stairs handrails and site related utilities.

This approval is for the building design and construction only.

All accessibility related items listed are based on the 28 CFR A 60" diameter clear floor space shall be provided within occupiable room for turning.
 All doors provided provide a minimum 32" clear width. Manuevering clearances at doors comply with figure 404.2.4.1 Thresholds shall comply with Acc. Note # 7. Changes in floor elevation shall comply with Acc. Note # 7

 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 tacktile characters on signs shall be located between 48 and 60 inches above finished floor, per 703.4.

 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 and

(3). Letter/symbol to background color contrast per 703.5.1 Locks on doors in means of egress shall not require the use of a key, special device or special knowledge to open. Interior walls and ceilings shall have a flame spread of 0-200 and a smoke developed rating of 0-450. Fire extinguishers, installed on site by others, shall comply with NFPA 10.

WINDOW SPECIFICATIONS: EXT. DR. SPECIFICATIONS: . SOLID 2. STEEL/STEEL 3. Uo = 0.153

1. VIN'YL FRAME, LOW-E 2. VERT. SLIDER 3. DOUBLE PANE CLEAR GLASS 4. Uo = 0.32 5. SHOC = 0.20 6. MAX. ALLOWABLE AIR LEAKAGE RATE: 0.3 CFM (PER SQ. FT. OF WINDOW AREA)

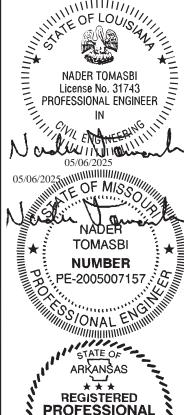
5. MAX. ALLOWABLE AIR LEAKAGE RATE: 0.3 CFM (PER SQ. FT. OF DOOR AREA)

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









ENGINEER

 $\star\star\star$

No. 10595

Norder Vamen

05/06/2025

MARYLAND NOTES:

. THE FOLLOWING NOTE SHALL BE ON THE BLDG. DATA PLATE THIS BUILDING HAS NOT BEEN DESIGNED FOR AND IS NOT APPROVED FOR INSTALLATION IN ALLEGANY COUNTY

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. THESE PLANS ARE PREPARED TO FACILITATE CONSTRUCTION OF THE PRE-ENGINEERED FACTORY BUILT MODULAR BUILDING, AND THEY INCLUDE MINIMUM ON-SITE SUPPORT AND THE 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.

OF THESE MLANS 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 RELATED TO SITE WORK, INCLUDING SITE AND DEVELOPMENT DRAWINGS, SHALL BE SUBMITTED TO THE LOCAL GOVERMENT AGENCY FOR REVIEW AND APPROVAL.

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

NEMOVABLE FEATURE.

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 INSUL. 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 IN CLIMATE ZONES 1

STATEMENT OF SPECIAL INSPECTIONS (IBC SECTION 1704.3)

1. SOLIS-FERNOMEN #1
2. CONCRETE FOOTINGS-EXEMPT PER 1705.3 EXCEPTION #1
3. MASONRY PIERS-PERIODIC
4. BUILDING ANCHORAGE SYSTEM-PERIODIC

ON SITE STRUCTURAL INTERCONNECTIONS BETWEEN BUILDING MODULES-PERIODIC

S. 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 PREMANUFACTURED BUILDINGS UNDER THE MARYLAND INDUSTRIALIZED BUILDING PROGRAM AND IS THEREFORE APPROVED TO MANUFACTURE WITHOUT SPECIAL INSPECTIONS

SITE INSTALLED ITEMS:

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

THE COMPLETE FOUNDATION SUPPORT AND TIE DOWN SYSTEM.
 RAMPS, STARS AND GENERAL ACCESS TO THE BUILDING.
 PORTABLE FIRE EXTINGUISHER(S).
 BUILDING PRAINS, CLEANOUTS, AND HOOK—UP TO PLUMBING SYSTEM.
 ELECTRICAL SERVICE HOOK—UP (INCLUDING FEEDERS) TO THE BUILDING.

THE BUILDING.
6. GLAZING OPENING PROTECTION—SEE GENERAL NOTE 10
7. LIGHT FRAMED TRUSS SIGNAGE
8. PORTABLE FIRE EXTINGUISHER
9. EXIT DISCHARGE LIGHTING (INCLUDING EMERGENCY)
O. FLORIDA FIRE PREVENTION CODE PLAN REVIEW & INSPECTION. SHALL BE PREFORMED ON SITE BY OTHERS, SUBJECT TO LOCAL APPROVAL

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), 69A—3.012(6) SHALL BE SITE INSTALLED AND IS THE RESPONSIBILTY OF THE GENERAL CONTRACTOR.

3. TACTILE SIGNAGE 4. CONTROLED RECEPTACLES WHEN REQUIRED

IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA DEPT. OF BUSINESS & PROFESSIONAL REQULATION, THESE BUILDING PLANS DO NOT CONTAIN FOUNDATION SUPPORT AND TIE DOWN 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 BUILDING PLANS SHALL NOT BE HELD RESPONSIBLE OR LIABLE FOR THE FOUNDATION DESIGN AND THE CONSEQUE—NTAIL PEPPEGNBAUCE OF THE SUPPRESTRUCTURE'S STRIICTURE'S STRIIC

LIMITATIONS OF APPROVAL (OHIO) STATE OF OHIO INDUSTRIAL UNITS PROGRAM AND THE BUILDING WILL NOT BE LABELED UNDER THE STATE PROGRAM, SHOULD THE BUILDING

ASCE 7-22 STRUCTURAL LOAD LIMITATIONS: DESIGN CODE: ASCE 7-22 RISK CATEGORY: II FLOOR DEAD AND LIVE LOAD:
A. DEAD LOAD: Df = 12 PSF (AVERAGE).
B. LIVE LOAD: Lf = 50 PSF C. CONCENTRATED LIVE LOAD: C = 2000 LB. OVER 30 INCH X 30 INCH AREA LOCATED ANYWHERE ON FLOOR. NOTE: Lf AND C ARE NOT SIMULTANEOUSLY APPLIED.

BASIC WIND SPEED (3—SEC GUST):
ASD WIND SPEED (3—SEC GUST):
WIND EXPOSURE CATEGORY:
INTERNAL PRESSURE COEFFICIENT: V = 170 MPH Vasd = 132 MPH C C. WIND EXPOSURE CÀTEGORY: C. DINTERNAL PRESSURE COFFICIENT: GCpl = 0.18 E. COMPONENT & CLADDING BASIC DESIGN PRESSURES (ASD DESIGN PRESSURE) FOR ROOF ANOLES 0 TO 7 DEGREES: WALL ZONE 5: P = +/-61.0 PSF (Pasd = +/-45.6 PSF) WALL ZONE 4: P = +/-61.0 PSF (Pasd = +/-45.6 PSF) WALL ZONE 4: P = +/-61.0 PSF (Pasd = +/-36.9 PSF) ROOF ZONE 3: P = -180.7 PSF (Pasd = -79.5 PSF) ROOF ZONE 2: P = -132.6 PSF (Pasd = -79.5 PSF) ROOF ZONE 1: P = -100.5 PSF (Pasd = -60.3 PSF) ROOF ZONE 1: P = -100.5 PSF (Pasd = -34.6 PSF)

F. THIS BUILDING IS NOT DESIGNED FOR PLACEMENT ON THE UPPER HALF OF A HILL OR SECAPPIENT EXCEEDING 15 FEET IN HEIGHT.

G. BUILDING DESIGN IS BASED ON "EXCLOSED" CLASSFIGATION.

H. BUILDING MEAN ROOF HEIGHT SHALL NOT EXCEED 15 FEET.

SASSIMED NOOF GRAST TO BOTTOM SUPPORT OF BUILDING (IS) IS

SASSIMED NOOF GRAST TO BOTTOM SUPPORT OF BUILDING (OR OR THEN PERMISTER OF FOUNDATION MUST BE PROVIDED WITH A

STRUCTURAL BOLLOSURE (DESIGNED BY OTHERS) SUCH THAT THE

BOTTOM SURFACES OF THE BUILDING ARE NOT EXPOSED TO WIND

LOUDING, OR THE BUILDING SOTTOM HORSONIAL SURFACES AND

REQUIREMENTS OF ASCE 7—22 SECTION 30.3.2.1 (DESIGNED BY

OTHERS).

SESSIMIC LOCATES II

S. SESSIMIC SAME REPORT IS II

S. SESSIMIC SAME REPORT IS I.0

C. SEISMIC STE CLASS IS D.

D. SPECTRAL RESPONSE COEFFICIENTS:

Sa = 0.52 S1 = 0.29

Sds = 0.54 NC S1 = 0.19

C. SEISMIC DESIGN ONTESTIME IS C.

E. SEISMIC DESIGN ONTESTIME IS C.

C. SOLINALETT LATERAL FORCE ANALYSIS PROCEDURE

H. RESPONSE MODIFICATION FACTOR R = 6.5.

J. SEISMIC RESPONSE COEFFICIENT Cs = 0.09

J. DESIGN BASE SHEAR V = 1519 LBS ROOF RAIN LOAD (IPC APPENDIX B): A. RAIN INTENSITY: i = 4.7 INCHES/HOUF

SESMIC LADD:
A. SESMIC IMPORTANCE FACTOR IS 1.0
B. SESMIC SITE CLASS IS D.
C. SPECTION. RESPONSE COEFFICIENTS:
State 0.49 Sd1 = 0.19
D. SEISMIC DESIGN CATEGORY IS C.
SESMIC DESIGN CATEGORY IS C.
SESMIC PROCE RESISTING SYSTEM IS A13.
F. SIMPLIFED SEISMIC ANALYSIS PROCEDURE HAS BEEN USED.
G. RESPONSE MODIFICATION FACTOR R = 6.5.
H. DESIGN BASE SHEAR Y = 1519 LBS
THIS BUILDING IS NOT DESIGNED TO BE LOCATED IN A FLOOD HAZAI
AREA.

FLOOD LOAD:
THE MODULAR BUILDING UNITS ARE NOT DESIGNED TO BE
SUBMERGED OR SUBJECT 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
THE BUILDING SITE OR SET ON A FOUNDATION DESIGNED
FOR FLOOD LEVELS.

MODIFIED OF RECESSED. INCANDESCENT FIXTURES SHALL HAVE 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

ELECTRICAL NOTES:

BY NEC ARTICLE 410.2. 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 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 ORDER DOCUMENT.

ALL CIRCUITS AND EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH THE APPROPRIATE ARTICLES OF THE NATIONAL ELECTRICAL CODE (NEC).
WHEN LIGHT FIXTURES ARE INSTALLED IN CLOSETS THEY SHALL BE SURFACE

MOUNTED OR RECESSED. INCANDESCENT FIXTURES SHALL HAVE COMPLETED

IN THE OPEN POSITION.

HVAC EQUIPMENT SHALL BE PROVIDED WITH READILY ACCESSIBLE DISCONNECTS

ADJACENT TO THE EQUIPMENT SERVED. A UNIT SWITCH WITH A MARKED "OFF"

POSITION THAT IS A PART OF THE HVAC EQUIPMENT AND DISCONNECTS ALL

UNGROUNDED CONDUCTORS SHALL BE PERMITTED AS THE DISCONNECTING

MEANS WHERE OTHER DISCONNECTING MEANS ARE ALSO PROVIDED BY A

STABLY ACCESSIBLE ORDGUIT DEFAUED. READILY ACCESSIBLE CIRCUIT BREAKER.
PRIOR TO ENERGIZING THE ELECTRICAL SYSTEM THE INTERRUPTING RATING

OF THE MAIN BREAKER MUST BE DESIGNED AND VERIFIED AS BEING IN COMPLI-ANCE W/ARTICLES 110.9 & 110.10 OF THE NEC BY LOCAL ELECTRICAL CONSULTANT THE MAIN ELECTRICAL PANEL AND FEEDERS ARE DESIGNED BY OTHERS, SITE INSTALLED AND SUBJECT TO LOCAL JURISDICTION APPROVAL.

ALL CIRCUITS CROSSING OVER MODULE MATING LINE(S) SHALL BE SIT CONNECTED WITH APPROVED ACCESSIBLE JUNCTION BÓXES, OR CABLE CONNECTORS 3. 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 RECEPT SHALL BE LISTED AS WEATHER RESTANT AS PER NEC.

EXTERIOR LIGHTS NOT INTENDED FOR 24 HOUR USE SHALL BE CONNECTED TO A OCCUPANCY SENSOR SWITCHES SHALL PROVIDE A BI-LEVEL LIGHTING CONTROL T PROVIDE EITHER CONTINUOUS DIMMING,, OR AT LEAST ONE INTERMEDIATE STEP IN LIGHTING POWER BETWEEN 30% & 70% OF FULL POWER IN ADDITION TO FULL ON

AUTOMATIC CONTROL DEVICES SHALL BE INSTALLED TO AUTOMATICALLY TURN OFF LIGHTS WITHIN 30 MINUTES OF ALL OCCUPANTS LEAVING THE SPACE AND SHALL EITHER BE MANUAL ON OR SHALL BE CONTROLLED TO AUTOMATICALLY TURNTHE LIGHTING ON NOT MORE THAN 50% POWER. AUTOMATIC RECEPTACLE CONTROLS IF REQUIRED SHALL BE PROVIDED AND SITE

INSTALLED PER THE REQUIRMENTS OF 2021 IECC SECTION C405.11.1 SUBJECT

TO THE REVIEW AND APPROVAL OF AUTHORITY HAVING JURISDICTION. FEEDER CONDUCTOR AND BRANCH CIRCUITS COMBINED SHALL BE SIZED FOR A MAXIMUM OF 5% VOLTAGE DROP TOTAL.

MECHANICAL NOTES: ALL SUPPLY AIR REGISTERS SHALL BE 24 INCHES x 24 INCHES ADJUSTABLE WITH 8 INCHES x 18 INCHES (INSIDE) OVERHEAD FIBERGLASS DUCT, UNLESS OTHERWISE SPECIFIED. DUCTS SHALL BE INSULATED PER THE REQUIRMENTS OF THE APPILICABLE ENERGY CODES IN CLIMATE ZONE 1-4

IN ICRIUM DUUNS SHALL BE UNDERCUT 1.5 INCHES ABOVE FINISHED FLOOR
OF AIR RETURN AND/OR AS NOTED ON FLOOR PLAN (FOR UNRATED DOORS)
HVAC EQUIPMENT SHALL BE EQUIPPED W/OUTSIDE FRESH AIR INTAKES PROVIDING
5 CFM PER PERSON & 0.06 CFM PER S.F. BLDG. AREA PER SECTION 403.3 OF IMC.
VENT FANS SHALL BE DUCTED TO THE EXTERIOR AND TERMINATE AT AN
APPROVED VENT CAP. INTERIOR DOORS SHALL BE UNDERCUT 1.5 INCHES ABOVE FINISHED FLOOP

5. EXHAUST FANS SHALL VENT NO CLOSER THAN 10 FEET FROM MECHANICAL INTAKE 5. THERMOSTATS MUST BE PROGRAMMABLE 7. HEATING SYSTEM CONTROLS MUST BE CAPABLE TO BEING SET TO AUTOMATICALLY

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 SETPOPINT AT LEAST 5' F ABOVE THE OCCUPIED COOLING SET POINT OR TO PREVENT HIGH SPACE HUMIDITY LEVELS.
EXHAUST FANS SHALL PROVIDE A MINIMUM OF 70 CFM FOR EACH WATER CLOSET AND SHALL VENT NO CLOSER THAN 10 FEET FROM MECHANICAL INTAKE.

PERMISSIBLE TYPE GAS FOR APPLIANCES-NONE (ALL ELECTRIC) AIR LEAKAGE-THERMAL ENVELOPE: THE DESIGN AND CONSTRUCTION OF THE THERMA ENVELOPE OF THE BUILDING COMPLIES WITH THE APPLICABLE MANDATORY REQUIRMENT. OF THE IECC C402.5 THEREFORE AIR LEAKAGE TESTING OF THE BUILDING THERMAL

PA INDUSTRIALIZED BUILDINGS PROGRAM APPROVALING CONNE THIS PLAN COMPLIES WITH THE REQUIREMENTS OF THE PA.
INDUSTRIALIZED HOUSING ACT. BUILDINGS BUILT IN COMPLIANCE
WITH THIS PLAN MAY BE LABELED UNDER THE PA INDUSTRIALIZED
BUILDINGS PROGRAM PROVIDED THAT THE FIRST SHIPPING
DESTINATION FOR THE BUILDING IS IN PENNSYLVANIA.

SPECIAL CONDITIONS AND REQUIRMENTED

MUST BE DESIGNED TO SITE CONDITIONS FOR ALL APPLICABLE LOADS. THIS INCLIBUT IS NOT LIMITED TO CONSTRUCTION OF THE FOUNDATION, SEISMIC DESIGN AN ATTACHING THE BUILDING TO THE FOUNDATION, ALONG WITH THE RESISTANCE TO LATERAL, LONGITUDINAL SHEAR, UPLIET AND DOWNWARD FORCES IN BOTH DIRECT REFER TO BRACING PAGE FOR APPLICABLE BRACING/SEISMIC LOADS FOR ATTACH THE BUILDING TO FOUNDATIONS.

DENGINEER SEAL APPLIES ONLY TO FACTORY MANUFACTURED PORTION OF THE BUILDING. SEAL DOES NOT APPLY TO SITE INSTALLED ELEMENTS OR PORTIONS BUILT ON SITE SUCH AS, BUT NOT LIMITED TO: FOUNDATION, BRACING TIE DOWN TO FOUNDATION, EXTERIOR STEPS., OR OTHER SITE WORKS, SITE WORK MUST BE DESIGNED BY OTHERS FOR SITE CONDITIONS, UNDER LOCAL JURISDICATION.

STRUCTURAL LOAD

OOR DEAD AND LIVE LOAD:

ROOF DEAD AND LIVE LOAD: A. DEAD LOAD = 13 PSF (AVERAGE B. LIVE LOAD = 30 PSF.

BASIC WIND SPEED (3-SEC GUST):

. ASD WIND SPEED (3—SEC GUST):
. RISK CATEGORY:
. WIND EXPOSURE CATEGORY:
. INTERNAL PRESSURE COEFFICIENT:

COMPONENT & CLADDING BASIC DESIGN PRESSURES (ASD DESIGN PRESSURES (ASD DESIGN PRESSURE) FOR ROOF ANGLES 0 TO 7 DEGREES:

PRESSURE; FOR ROOF ANGLES 0 TO 7 DEGREES: WALL ZONE 5: P = +/- 84.2 PSF (Poad = +/- 50.5 PSF) WALL ZONE 4: P = +/- 68.2 PSF (Poad = +/- 41.0 PSF) ROOF ZONE 3: P = - 180.2 PSF (Poad = - 16.1 PSF) ROOF ZONE 2: P = - 132.3 PSF (Poad = - 79.4 PSF) ROOF ZONE 1: P = - 100.2 PSF (Poad = - 60.1 PSF) ROOF ZONE 1: P = - 57.6 PSF (Poad = - 34.6 PSF)

3. THIS BUILDING IS NOT DESIGNED FOR PLACEMENT ON THE UPPER HALF OF A HILL OR ESCARPMENT EXCEEDING 15 FEET IN HEIGHT.

Vasd = 132 MPH

GCpi = 0.18

SPECIFICATIONS-ASCE 7-16 SPECIFICATIONS-ASCE 7-10 FLOOR LIVE LOAD:
A 50 PSF
B. 2000# CONCENTRATED LOAD OVER 30 INCH X 30 INCH AREA
LOCATED ANYWHERE ON FLOOR.

WIND LOAD:

A. ULTIMATE WIND SPEED (3-SEC GUST):

B. NOMINAL WIND SPEED (3-SEC GUST):

C. RISK CATEGORY

D. WIND EXPOSURE CATEGORY:

E. INTERNAL PRESSURE COEFFICIENT:

F. COMPONENT & CLADDING ULTIMATE DESIGN PRESSURES

NOMINAL DESIGN PRESSURE) FOR ROOF ANGLES O TO 7 DEGREES WALL ZONE 5: P = +/- 84.5 PSF (Pasd = +/-50.7 PSF)
WALL ZONE 4: P = +/- 68.4 PSF (Pasd = +/-41.1 PSF)
ROOF ZONE 3: P = - 200.1 PSF (Pasd = - 121.2 PSF)
ROOF ZONE 2: P = - 154.0 PSF (Pasd = - 92.4 PSF)
ROOF ZONE 1: P = - 116.5 PSF (Pasd = - 69.9 PSF)

G. THIS BUILDING IS NOT DESIGNED FOR PLACEMENT ON THE UPPER HALF OF A HILL OR ESCARPHENT 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 CATECORY IS II.
B. SEISMIC IMPORTANCE FACTOR IS 1.0
C. SEISMIC SITE CLASS IS D.
SPECTRAL RESPONSE COEFFICIENTS:
Sa = 0.52
SI = 0.29
SI = 0.20
SI

FLOOD LOAD:
THE MODULAR BUILDING UNITS ARE NOT DESIGNED TO BE
SUBMERCED OR SUBJECT TO WAVE ACTION. IF INSTALLED
IN A FLOOD PLAIN, THE MODULAR BUILDING UNITS MUST
BE INSTALLED ABOVE THE MINIMIUM BASE FLOOD ELEVATION
DERIVED FROM APPROPRIATE FLOOD ELEVATION MAPS FOR
THE BUILDING SITE OR SET ON A FOUNDATION DESIGNED
FOR FLOOD LEVELS.

FLORIDA STRUCTURAL LOAD LIMITATIONS:

DESIGN CODE: ASCE 7-22 RISK CATEGORY: II FLOOR DEAD AND LIVE LOAD A. DEAD LOAD = 12 PSF (AVERAGE).
B. UNIFORM LIVE LOAD = 50 PSF
ELSEWHERE.
C. CONCENTRATED LIVE LOAD = 12000 ELSEWHERE.

C. CONCENTRATED LIVE LOAD = 12000 LB. OVER 30 INCH X 30 INCH AREA LOCATED ANYWHERE ON FLOOR. NOTE: UNIFORM AND CONCENTRATED LIVE LOADS ARE NOT SIMULTANEOUSLY APPLIED.

CLIMATE ZONE 2a.

ROOF SNOW LOAD: NOT APPLICABLE.

D. WIND EXPOSURE CATEGORY:

E. INTERNAL PRESSURE COEFFICIENT:

COPI = 0.18

F. COMPONENT & CLADDING BASIC DESIGN PRESSURES (ASD DESIGN PRESSURE) FOR ROOF ANGLES 0 TO 7 DEGREES:

WALL ZONE 5: P = +/- 76.0 PSF (Poad = +/- 45.6 PSF)
WALL ZONE 4: P = +/- 61.6 PSF (Poad = +/- 36.9 PSF)
ROOF ZONE 3: P = - 180.7 PSF (Poad = +/- 106.4 PSF)
ROOF ZONE 2: P = - 132.6 PSF (Poad = +/- 70.4 PSF)
ROOF ZONE 1: P = - 100.5 PSF (Poad = +/- 70.4 PSF)
ROOF ZONE 1: P = - 57.7 PSF (Poad = +/- 34.6 PSF)

THIS BUILDING IS NOT DESIGNED FOR PLACEMENT ON THE UPPER HALF OF A HILL OR ESCARPMENT EXCEEDING 15 FEET IN HEIGHT. BULDING DESIGN IS BASED ON "ENCLOSED" CLASSIFICATION.

H. BUILDING MEAN ROOF HEIGHT SHALL NOT EXCEED 15 FEET.

I. HEIGHT ABOVE GRADE TO BOTTOM SURFACE OF BUILDING (RB) IS ASSUMED TO BE LESS THAN 2 FEET. IF BIS 12 FEET OR MORE THEN PERIMETER OF FOUNDATION MUST BE PROVIDED WITH A STRUCTURAL ENCLOSURE (DESIGNED BY OTHERS) SUCH THAT THE BOTTOM SURFACES OF THE BUILDING ARE NOT EXPOSED TO WIND LOADING OF THE BUILDING ARE NOT EXPOSED TO WIND LOADING OF THE BUILDING SOFTOM LORDITATION SURFACES. BOTTOM SURFACES OF THE BUILDING ARE NOT EXPOSED TO WIND LOADING, OR THE BUILDING'S BOTTOM HORIZONTAL SURFACES ANI FRAMING MUST BE EVALUATED AND MODIFIED TO MEET THE REQUIREMENTS OF ASCE 7-22 SECTION 30.3.2.1 (DESIGNED BY

OTHERS).
THIS BUILDING IS NOT DESIGNED FOR PLACEMENT IN A HIGH
VELOCITY HURRICANE ZONE AS DEFINED BY THE FBC. . THIS BUILDING IS NOT DESIGNED FOR PLACEMENT ON THE SEAWARD SIDE OF A COASTAL CONSTRUCTION LINE. TORNADO LOAD: DESIGN FOR TORNADO LOADS IS NOT REQUIRED FOR RISK CATEGORY II BUILDINGS. SEISMIC LOAD: NOT APPLICABLE.

FLOOD LOAD:
THIS BUILDING IS NOT DESIGNED TO BE LOCATED IN A FLOOD HAZARD
ARFA ROOF RAIN LOAD: A. RAIN INTENSITY: 1 = 5.0 INCHES/HOUR MARYLAND SERIAL NO.: STOCK

2 OF 7 FLOOR PLAN 3 OF 7 ELECT PLAN MECH PLAN PLUMBING

DRAWING INDEX

7 OF 7 CROSS SECTION LIFE SAFETY PLAN ACCESSIBLE DETAILS

OF 7 COVER SHEET

PLUMBING NOTES:

TOILETS SHALL BE ELONGATED WITH NONABSORBENT OPEN FRONT SEATS

ALL PLUMBING FIXTURES SHALL HAVE SEPARATE SHUTOFF VALVES

DWV SYSTEM SHALL BE EITHER CAST IRON OR PVC - DWV.

MAXIMUM WATER OUTLET TEMPERATURE OF 120°F (48.8°C).

UPWARD ONTO THE WALLS AT LEAST 6 INCHES.

SUBJECT TO LOCAL JURISDICTION APPROVA

ON THE HEATED SIDE OF THE WALL INSULATION.

SUBJECT TO LOCAL APPROVAL

PROTECTED FROM FREEZING.

GENERAL NOTES:

MAX OF 110°F(43°C)

REST ROOM WALLS SHALL BE COVERED WITH NONABSORBENT MATERIAL TO A MINIMUM HEIGHT OF 48 INCHES A.F.F. FLOORS SHALL HAVEA SMOOTH, HARD, NONABSORBENT SURFACE THAT EXTENDS

THIS UNIT MUST BE CONNECTED TO A PUBLIC WATER SUPPLY AND SEWER SYSTEM

WATER SUPPLY LINES SHALL BE PEX OR TYPE L COPPER AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS LIMITATIONS AND INSTRUCTIONS. WATER CLOSETS ARE TANK TYPE AND URINALS ARE FLUSH VALVE TYPE UNLESS

BUILDING DRAIN AND CLEANOUTS ARE DESIGNED AND SITE INSTALLED BY OTHERS,

THERMAL EXPANSION DEVICE, IF REQUIRED BY WATER HEATER INSTALLED, AND IF

NOT SHOWN ON PLUMBING PLAN, IS DESIGNED AND SITE INSTALLED BY OTHERS,

WATER PIPES INSTALLED IN A WALL EXPOSED TO THE EXTERIOR SHALL BE LOCATED

WATER, SOIL AND WASTE PIPES IN UNCONDITION SPACES SHALL BE INSULATED AND

THE WATER HEATER SHALL BE PLUMBED WITH HEAT TRAPS ON THE SUPPLY AND DISCHARGE PIPING CONNECTED TO THE HEATER. TEMPERED WATER SHALL BE SUPPLIED THROUGH A WATER TEMP LIMITING DEVICE THAT CONFORMS TO ASSE 1070 AND SHALL LIMIT THE TEMPERED WATER TO A

THE FIRST 8 FEET OF HOT WATER PIPING FROM WATER HEATER SHALL BE INSULATED WITH 0.5 INCH OF MATERIAL HAVING A CONDUCTIVITY NOT EXCEEDING 0.27 BTU PER

THE WATER HEATER SHALL HAVE CONTROLS TO ALLOW A SET POINT OF 90 DEGREES F. THE OUTLET TEMPERATURE OF LAVATORIES SHALL BE LIMITED TO 110 DEGREES F.

. 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.

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.

3. SEE CROSS SECTION FOR ROOF TO WALL AND WALL TO FLOOR CONNECTIONS AND THE DOWN REQUIRMENTS

5. STRABBING WHIST BE TESTED AND OR CERTIFIED TO VERIEN THE STRUCTURAL CARACITY.

STRUCTURAL DETAILS NOT INCLUDED IN THIS PLAN SET ARE TO BE CONSTRUCTED ACCORDING TO THE MANUFACTURERS FLORIDA BUILDING SYSTEM MANUAL.

8. PROVISIONS FOR EXIT DISCHARGE LIGHTING ARE THE RESPONSIBILITY OF THE GENRAL CONTRACTOR AND SUBJECT TO LOCAL JURISDICTION APPROVAL WHEN NOT SHOWN ON THE FLOOR PLAN (INCLUDING EMERGENCY LIGHTING, WHEN REQUIRED).

PLAN REVIEW AND INSPECTION REQUIRED BY CHAPTER 633 F.S. TO BE DONE ON SITE BY LOCAL FIRE INSPECTOR.

THE SEALED SET OF PLANS ARE ON FILE IN THE THIRD PARTY AGENCY'S OFFICE AS DIRECTED BY DBPR.

6. THIS BUILDING HAS BEEN DESIGNED FOR NORTH CAROLINE THERMAL ZONE 4A

THIS BUILDING COMPLIES WITH OR EXCEEDS MINIMUM REQUIRMENTS FOR TX.

SPECIAL CONDITIONS AND/OR LIMITATIONS (TX)

THE BUILDING DESIGN HAS BEEN APPROVED FOR USE ONLY IN THOSE AREAS WITHIN THE SCOPE OF THE STRUCTURAL LOAD LIMITATIONS AND CLIMATE DESIGN CRITERIA NICATED BELOW.

INDICATED BELOW.

SEE HE BUILDING SITE INSTALLATION REQUIRMENT NOTES FOR WORK REQUIRING SON-SITE INSPECTIONS.

ON-SITE INSPECTIONS.

ON-SITE INSPECTIONS.

ON-SITE INSPECTIONS.

ON-SITE INSPECTIONS.

REQUIRMENTS OF THE RAFTER OR ATTIC SPACE SHALL BE ACCORDANCE WITH THE REQUIRMENTS OF THE LOCAL BUILDING OFFICAL.

THE DESIGN OF THE BUILDING HAS NOT BEEN EVALUATED FOR COMPLIANCE WITH THE TOTAL WIND STORM INSPECTION PROGRAM REQUIRMENTS.

RULE 110-2-4-03: ALL INDUSTRIAL BUILDINGS BEARING AN INSIGNIA OF APPROVAL ISSUED BY THE COMMISSIONER PURSUANT TO THESE

ORDINANCES OR REGULATIONS ENACTED BY ANY LOCAL GOVERNMEN

WHICH ARE APPLICABLE TO THE MANUFACTURER AND INSTALLATION OF

SUCH BUILDINGS. THE DETERMINATION BY THE COMMISSIONER OF THE SCOPE OF SUCH APPROVAL IS FINAL.

COMPLIANCE WITH LOCAL REQUIREMENTS GA. NO INSIGNIA

O. IN WIND-BORNE DEBRIS REGIONS, EXTERIOR GLAZING SHALL BE IMPACT RESISTANT OR PROTECTED WITH AN IMPACT RESISTANT COVERING MEETING THE REQUIRMENTS OF AN APPROVED IMPACT RESISTANT STANDARD, OR ASTM £1996. WIND-BORNE DEBRIS REGIONS ARE DESIGNATED IN SECTION 1609 OF THE FBC, IBC, AND NCBC.

THIS STRUCTURE CANNOT BE LOCATED ON THE SEAWARD SIDE OF THE COASTAL CONSTRUCTION CONTROL LINE

OF THE SECTION CONTROL LINE

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OF THE SEAWARD SIDE OF THE SEA

3. THESE PLANS COMPLY WITH THE 2023 FBC 8TH EDITION W/2021 SUPPLEMENT

1. THESE PLANS COMPLY WITH 553.8425 AND/OR RULE 61-G20-3 (PRODUCT APPROVAL)

PORTABLE FIRE EXTINGUISHER PER N.F.P.A. – 10 INSTALLED BY OTHERS ON SITE,

AND SUBJECT TO LOCAL JURISDICTION.

THIS RILL DIMEN LAS DEEN PERSONERS FOR THE PROVINCE OF THE

SHOWERS SHALL BE CONTROLLED BY AN APPROVED MIXING VALVE WITH A

WATER HEATER SHALL HAVE SAFETY PAN WITH 1 INCH DRAIN TO EXTERIOR, T & P RELIEF VALVE WITH DRAIN TO PAN WITH 2" TO 6" AIR GAP AND A

Robot Of flow Robert A. Johnson Florida Modular Plans Examiner No. SMP - 0000029

LISTING AGENCY APPROVAL THESE PRINTS COMPLY WITH THE FLORIDA MANUFACTURED BUILDING ACT OF 1979 CONSTRUCTION CODE AND ADHERE TO THE FOLLOWING

FIRE RATING OF EXT. WALLS 0 HRS
ALLOWABLE NO. OF FLOORS 1
PLAN NUMBER 12x60 MG (2025)
APPROVAL DATE 5/7/25

HIGH VELOCITY HURRICANE ZONE

DESIGN APPROVAL AGENCY: EMO CONST. TYPE B 50 OCCUPANCY FLOOR LL (PSF) WIND VELOCITY (MPH) 170/130 SEISMIC DESIGN CATEGORY ____C EXTERIOR WALL FIRE RATING (HRS) PLAN NUMBER APPROVAL DATE

BUILDING DESIGN PARAMETERS BUSINESS USE/OCCUPANCY: . CONSTRUCTION TYPE:

DBI 12x60 MG (2025) 5/7/25 EMC

OCCUPANT LOAD 7_ BASED ON 100 SF/PERSON OCCUPANT LOAD <u>5</u> BASED ON <u>150</u> SF/PERSON (2018/2021 IBC) OCCUPANT LOAD 9 BASED IN LABC. EXTERIOR WALL FIRE RATING: NOT RATED). THIS BUILDING MUST BE INSTALLED WITH THE FIRE SEPARATION DISTANCES REQUIRED BY IBC 602 AND SECTION 705.3. (SECTION 705.3 & TABLE 705.5 2021 IBC) ENGERGY CODE COMPLIANCE: SEE ATTACHED ENERGY CALCULATIONS. MANUFACTURES DATA PLATE, STATE LABELS AND EMC LABELS ARE TO BE LOCATED ADJACENT TO ELECTRICAL PANEL

WINDOW & DOOR SPECIFICATIONS

DBL. PANE WINDOWS ARE REQUIRED FOR ALL CLIMATE ZONES

SEE THE COMCHECK ENERGY CALCULATIONS FOR THE MAXIMUM ALLOWED U-FACTOR AND SHGC.

THE MAXIMUM ALLOWABLE AIR LEAKAGE RATE FOR WINDOWS

LIMITATIONS OF APPROVAL NJ

A PLAN FOR EACH SPECIFIC LOCATION MAY NEED TO

2021 FUEL & GAS

2021 NFPA 101

DE STATE FIRE

PREVENTION REGS

2021 NFPA 1 W/AMEND

2014 INDIANA

BLDG. CODE 2012 IBC

W/AMENDS.

2012 IFC W/AMENDS.

AUCC 2018 IBC

2018 IFC ADOPTED

N.J. AMENDS

STATEWIDE BLDG CODE

2024 OBC 2021 IBC W/AMENDS

FUEL & GAS

2015 IFGC

FIRE CODE

2017 OFC W/2019 ERRATA

2018 NFPA 1 FIRE CODE

2021 IBC W/ MD. MODS. 2018 NFPA 101 LIFE SAFETY WITH

MD. MODS. FIRE CODE

NCBC 2018

2018 NCFP0

2021 IBC

2021 IFC

2022 CT. STATE BLDG CODE (2021 IBC W/AMENDS)

2022 CT. FIRE SAFETY CODE 2021 IFC W/AMENDS

2022 CT FIRE PREVENTION CODE (2021 NFPA 1 W/AMENDS)

CONSULTING ENGINEER: NADER TOMASBI, P.E. -

FIRE

FIRE CODE

W/MD. MODS.

GAS CODE

VIRGINIA

MARYLAND

N. CAROLINA

ALABAMA

OHIO

BY REFERENCE ONLY

W/AMENDS

2021 IBC W/AMENDS

THE APPROVAL OF THE PLAN UNDER THE INDUSTRIALIZED BUILDING COMMISSION PROGRAM IS PART OF THE MANUFACTURERS BUILDING

O THE LOCAL AUTHORITY HAVING JURISDICTION, AS MAY BE REQUIRED

SEALED BY A NJ. LICENSED ENGINEER OR ARCHITECT, IN ACCORDANCE

FOR PERMITTING PURPOSES. THE PERMIT SET MAY NEED TO INCLUDE

FOUNDATION PLAN FOR THE SPECIFIC BUILDING SITE, SIGNED AND

4. AIR LEAKAGE TESTING PERFORMED BY OTHERS.

SYSTEM APPROVAL.

IS 0.3 CFM PER SQUARE FEET OF WINDOW AREA. . THE MAXIMUM ALLOWABLE AIR LEAKAGE RATE FOR EXTERIOR DOORS IS 0.3 CFM PER SQUARE FEET OF DOOR AREA.

. THE INTERCONNECTION BETWEEN BUILDING MODULES AT THE FLOOR AND ROO SHALL BE SPECIFIED ON THE CROSS SECTION DRAWING ON THE PLAN SET. BUILDING TIE DOWN AND ANCHORAGE REQUIREMENTS ARE AS INDICATED ON

N.C. INSTALLATION INSTRUCTIONS

ATTENTION LOCAL INSPECTIONS DEPARTMENT

FOUNDATION PLAN.

ELECTRICAL INTERCONNECTIONS BETWEEN BUILDING MODULES SHALL BE PER PAGES INZ AND IM6 OF THE INSTALLATION INSTRUCTIONS (IF APPLICABLE).

MECHANICAL INTERCONNECTIONS BETWEEN BUILDING MODULES SHALL BE PER PLANTAGE INTERCONNECTIONS BETWEEN BUILDING MODULES SHALL BE PER PLANTAGE INTERCONNECTIONS (IF APPLICABLE).

PAGES IM4 AND IM7 OF THE INSTALLATION INSTRUCTIONS (IF APPLICAB PLUMBING INTERCONNECTIONS BETWEEN BUILDING MODULES SHALL BE PER

1406.2.3 OF THE N.C. BUILDING CODE (AS APPLICABLE)

AIR INFILTRATION AT MODULE MATE LINES SHALL BE LIMITED BY INSTALLIN CONTINUOUS SHEATHING ACROSS THE MATE LINE JOINTS AFTER SET UP PER 2018 NCBC.

R. JOHNSON APPROVED 05 07 2025

TEXAS INDUSTRIALIZED BUILDING CODE CO DRA No. 21 IBC ✓IRC Date: 05 07 2025

CODE SUMMARY: STATE BUILDING ELECTRICAL | MECHANICAL PLUMBING ACCESSIBILTY ENERGY CODE 2018 IBC W/2020, 22, 24,25 GA. AMEND. CHAPTER 120-3-3 2018 LIFE SAFETY 2018 IMC W/2020, 22, 24 GA. AMEND. 2018 IPC W/2020,22,23,24 GA. AMEND. 2023 NEC W/2020, 22,23 GA. AMENDS. GEORGIA 2018 IFC W/GA. AMEND. ICC/ANSI A117.1-2009 2018 IPC 2018 IMC 2018 NFPA 101 2018 IFC 2021 IBC W/AMENDS ACCESS. & ELECTRICAL 2010 ADA 20 NEC LA AMEND 2021 IMC W/LA AMEND 2021 IPC W/LA AMEND 2015 NFPA 101 & 2021 IBC CH 9&10 MISSOURI 2017 NEC 2021 IMC ICC/ANSI A117.1-2017 2021 IECC 2020 AR. ELECT. CODE, 2020 NEC W/AR. AMEND. ARKANSAS AMEND. (2021 IFC W/AMEND) 2021 MBC 2019 ASHRAE 90. 2023 MEC 2023 NEC 2021 IBC W/AMENDS MICHIGAN A117.1-2017 2015 IFC W/AMENDS 2018 IPC W/MODIF 2006 IECC OKLAHOMA 2018 IFC W/MODIF W/MODIF W/MODIF. 2018 IFGC W/MODIF W/MODIF. 2021 IBC W/TX, AMENDS TEXAS TX. AMEND W/TX. AMENDS W/TX. AMENDS W/TX. AMENDS C, F, AND K 2023 FBC-B 8TH EDITION FBC 8TH ED 2023 FL. ACCESSIBILTY CD. 2010 ADA 2023 FBC-P 2020 NEC 2023 FBC-M FIRE 2023 FL. FIRE PREVENTION CODE (FFPC) 8TH ED. 2021 NFPA 10 ICC/ANSI 2009 IECC 2021 IPC W/SC MODS. FUEL AND GAS W/SC MODS. W/SC MODS.

2015 IMC

MECH. CODE

2012 IMC W/AMENDS.

2018 IMC

N.J. AMENDS

MECH'L CODE (2021 IMC.

MD. MODS.

2018 NCMC

2021 IMC

2021 IMC W/

CT. AMENDS

ELECT. CODE

2008 NEC W/IN. AMENDS.

2017 NEC

W/N.J. AMENDS

2020 NEC

2023 NEC

W/MD, MODS.

2020 N.C. ELECT. CODE

2020 NEC

2020 NEC W/AMENDS

PLUMB CODE 2021 IPC

PLUMB. CODE 2006 IPC W/IN. AMENDS.

2018 IPC

2021 NATL.

(NSPC) W/

N.J. AMENDS

STD PC

PLUMBING CODE

2024 OPC 2021 IPC W/AMENDS.

2021 IPC W/ MD. MODS.

2021 IPC

2021 IPC W/ CT. AMENDS

A117.1-2009

ICC/ANSI A117.

2018 IBC CH.

ANSI A117.1-2017 CHPT. 11 OF 2021

IBC & NJAC 5: 23-7

ICC/ANSI A117.1-2017

2024 OBC

ICC/ANSI

CHAPTER 11

2019 (MAC) MARYLAND ACCESS. CODE

2010 ADA

NCBC 2018 CHPT, 1

2010 ADA

ANSI A117.1-2017

W/CT. AMENDS

CONSERVATION

ASHRAE

ASHRAE 90.1

2019 ASHRAE 90.1 COMPLIANCE PATH

ASHRAE 90.1 2019

COMPLIANCE PATH

2021 IECC

ASHREA

W/MD. MODS. 2019 ASHRAE 90.1 COMPLIANCE PATH

2018 NC ENERGY CODE

2021 IECC W/ CT. AMENDS 2019 ASHRAE 90.1 COMPLIANCE PATH

WITHIN 3 FEET OF THE WATER CLOSET WITH THE PULL CORDEXTENDING TO WITHIN 12 INCHES OF THE FLOOR. EMERGENCY INSTRUCTIONS SHALL BE PROVIDED OUTSIDE THE TOILET ROOM AT THE NORMALLY OCCUPIED LOCATION. SITE INSTALLED BY OTHERS" **ENERGY CODE COMPLIANCE SUMMARY** Wight CARO SEAL 17084 A MGINEEN INDIANA

THE INLET AND OUTLET PIPING OF A STORAGE WATER HEATER SHAL INSULATED TO A HEAT TRAP OR FOR A DISTANCE OF 8 FEET, WHICHEVER OCCUPANCY SENSOR/MANUAL CONTRO WITH THE IMC AND SMACNA REQUIREMENTS. ALL JOINTS, SEAMS AND OR TAPES PER MANUFACTURERS INSTRUCTIONS.

INSULATION OF PIPING

. AIR BARRIER. A CONTINUOUS AIR BARRIER SHAL BE PROVIDED THROUGHOUT THE BUILDING THERMAL ENVELOPE

ACCESSIBILITY NOTES:

. 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.

SMALL BE MADE FOR INDIVIDUALS WHO HAVE DIFFICULTY BENDING.

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 (I.E. TOUCH 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 COAT HOOKS SHALL BE 14 MAXIMUM OF 48 INCHES ABOVE THE FLOOR (46 INCHES MAXIMUM WHEN DISTANCE FROM WHEEL CHAIR TO ROD EXCEEDS 10 INCHES) SHELVES IN KITCHENS OR TOILET ROOMS SHALL BE 40 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE IN FLOOR.

OR TOILE I ROUMS SHALL BE 40 INCRES MINIMUM AND 46 INCRES MANIMUM ADDUCTION IN CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE MOUNTED 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.

WHERE EMERGENCY WARNING SYSTEMS ARE PROVIED, THEY SHALL INCLUDE BOTH AUDIBLE AND VISUAL ALARMS. THE VISUAL ALARMS SHALL BE LOCATED THROUGHOUT, INCLUDING RESTROOM, AND PLACED 80 INCHES ABOVE THE FLOOR OR 6 INCHES BELOW CEILING, WHICH—EVER 15 LOWER

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 NOT EXCEED 5 LBS. FOR ALL SLIDING, FOLDING, AND INTERIOR HINGED DOORS.

7. FLOOR SURFACES SHALL BE STABLE, FIRM, AND SLIP-RESISTANT. CHANGES IN LEVEL BET-WEEN 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 SHAL BE 0.5 MAX. GRATINGS IN FLOOR SHALL HAVE SPACES NO GREATER THAN 0.5 INCH WIDE IN ONE DIRECTION. DOORWAY THRESHOLDS SHALL NOT EXCEED 0.5 INCH IN HEIGHT.

INCHES AND 41 INCHES FROM THE REAR WALL.

MOUNTED ON THE SIDEWALL WITH THE BOTTOM OF THE BAR LOCATED BETWEEN 39 AND 41 INCHES ABOVE THE FLOOR, AND WITH THE CENTER LINE OF THE BAR LOCATED BETWEEN 39

ACCESSIBLE URINALS SHALL BE STALL—TYPE OR WALL HUNG WITH ELONGATED RIMS AT MAXIMUM OF 17 INCHES ABOVE THE FLOOR.

10. ACCESSIBLE LAVATORIES AND SINKS SHALL BE MOUNTED WITH THE RIM NO HIGHER THAN 3 INCHES ABOVE THE FLOOR. KNEE CLEARANCE OF AT LEAST 27 INCHES 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.

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 ACCESSIBLE LAVATORIES AND SINKS.

ACCESSIBLE LAVATORIES AND SINKS SHALL HAVE ACCESIBLE FAUCETS (I.E. LEVER-OPERATED, PUSH TYPE, 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 TOILET ROOMS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE

4. 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

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 (I.E. LEVER — OPERRATED, PUSHTYPE, U-SHAPED) MOUNTED WITH OPERABLE PARTS BETWEEN 34 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FLOOR.

SINGLE OCCUPANCY TOILET ROOM SHALL HAVE AN EMERGENCY CALL
SYSTEM THAT ACTUATES A VISIBLE AND AUDIBLE ALARM IN A NORMALLY OCCUPIED AREA.

AN ALARM PULL SWITCH, IDENTIFIED WITH EMERGENCY INSTRUCTIONS, SHALL BE PROVIDED

LOOR: R-30 (R28 EFF) R-47 BETWEEN I-E

STRIP 1150 CFM @ 0.30 IWC

NO ECONOMIZER (NOT REQUIRED)

FRESH AIR VENTILATION - BAROMETRIC DAM PROGRAMABLE THERMOSTAT (7 DAY) (1) INSTANTANEOUS (ELECTRIC) 7.2 KW

18. A TOWEL DISPENSER SHALL BE LOCATED ADJACENT TO ALL ACCESSIBLE LAVTORIES.

REFLECTING SURFACE 35 INCHES MAXIMUM ABOVE THE FLOOR.

(COMCHECK)

ROOF: R-42 **EXTERIOR WALLS: R-19**

FAN: O.2 HP

17. TOILET STALL DOORS SHALL BE THE SELF-CLOSING TYPE.

WALL SHALL BE 1.5 INCHES

19. "FOR CT. INSTALLATIONS

TABA N

CENSED

05/06/2025

PROFESSION AL EXTEND

2. AIR BARRIER JOINTS AND SEAMS AND PENETRATIONS SHALL BE SEALED A. ROOF/CEILING SYSTEM

 i. FOR BUILDINGS WITH GYPSUM CEILINGS, THE GYPSUM CEILING IS THE AIR BARRIER.
 ii. FOR BUILDINGS WITH T-GRID CEILING SYSTEMS, THE PLYWOOD/OSB SHEATHING AND EPDM ROOF MEMBRANE PROVIDE THE AIR BARRIER.

B. EXTERIOR WALLS - THE BUILDING WRAP AND WOOD PANEL SHEATHING OR WOOD PANEL SIDING PROVIDE THE AIR BARRIER. C. FLOOR SYSTEM - THE PLYWOOD FLOOR SHEATHING AND ASPHALT IMPREGNATED BOTTOM BOARD ON THE UNDERSIDE OF THE FLOOR SYSTEM PROVIDE THE AIR BARRIER. D. THE AIR BARRIER MATERIALS ARE INSTALLED PER MANUFACTURER'S INSTRUCTIONS. E. WALL TO FLOOR, WALL TO WALL AND WALL TO ROOF JOINTS ARE CAULKED, SEALED AND/OR

COVERED WITH THE AIR BARRIER MATERIALS INDICATED. 4. AIR BARRIERS CONSTRUCTED WITH MATERIALS SPECIFIED ABOVE SHALL BE DEEMED TO COMPLY WITH THE REQUIREMENTS OF IECC SECTION C402.5.1.3. THEREFORE, AIR LEAKAGE TESTING OF THE BUILDING IS NOT REQUIRED PER C402.5.

APPROVED-STATE OF GEORGIA NDUSTRIALIZED BUILDINGS PROGRA

~*****

NEALTH OF

VB NO 700 S.F. ≤ 15 FEET SPRINKLER SYSTEM: . BUILDING AREA: b. BUILDING HEIGHT: NUMBER OF STORIES: NUMBER OF MODULES:

WE OF MARK

FEDE OF ON NADER TOMASBI

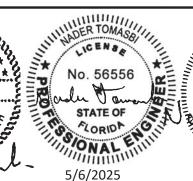
Certification, I hereby certify that these prepared or approved **⊒**by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 31514, Expiration Date: 4/25/2027

DIAMOND BUILDERS INC. P.O. BOX 2200 DOUGLASS, GEORGIA 31534 440 THOMPSON DR. (912) 384-7080 REVISIONS:

58665 CLENRIVER DRIVE — COSHEN IN 46528 — 574—370—3419

DATE: 4-1-25 SCALE : NO SCALE R.E.G. ODES: SEE NOTES TATES: FL, GA, NC, SC, TX, MD, MO, LA, DBI-12x60 MG
AS, MI, IN, AL, AR, VA, OH, PA, NJ, DE, CT. (2025) MD N.T SHEET DBI-12x60 MG (2025) BUSINESS-STOCK OF 7 REFERENCE: 12356-66 COVER SHEET

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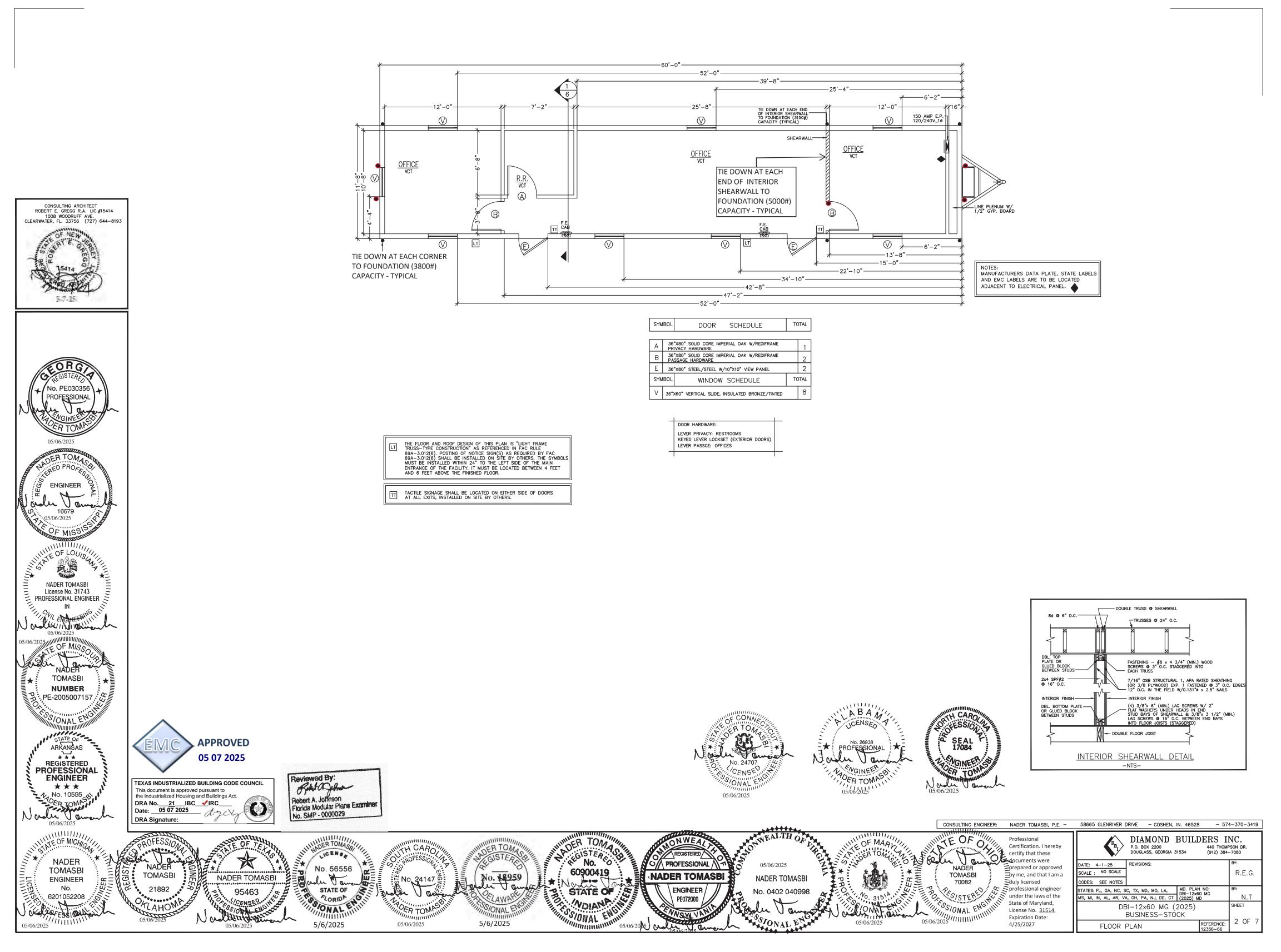
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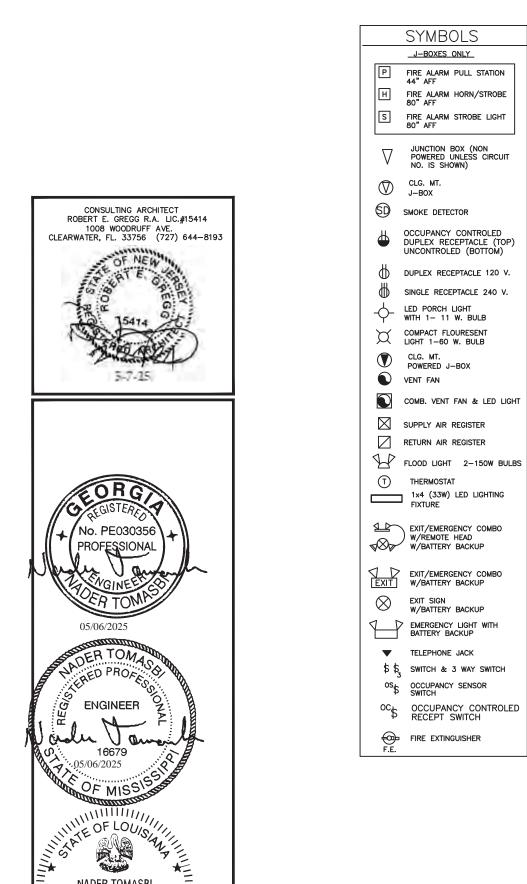
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NADER TOMASBI License No. 31743 PROFESSIONAL ENGINEER

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TOMASBI NUMBER PE-2005007157

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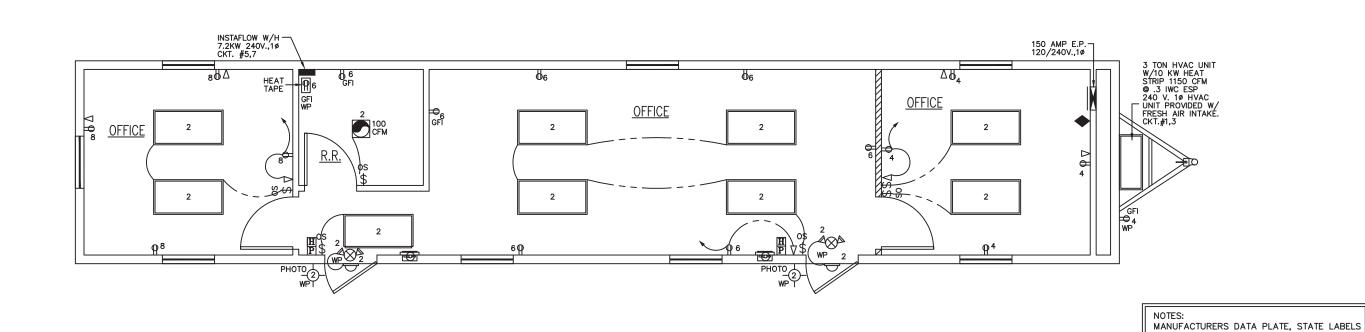
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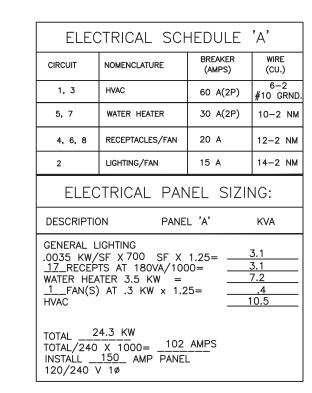
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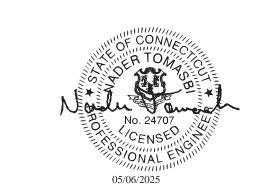








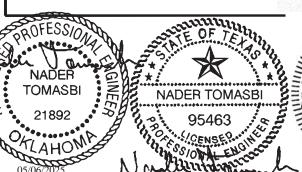
Reviewed By: Restagen Robert A. Johnson Florida Modular Plans Examiner No. SMP - 0000029

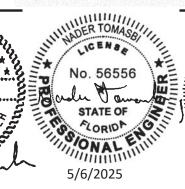


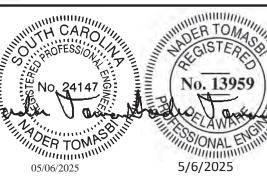




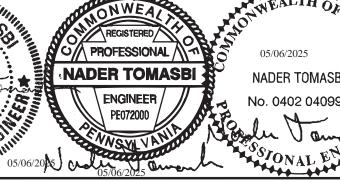
AND EMC LABELS ARE TO BE LOCATED ADJACENT TO ELECTRICAL PANEL.











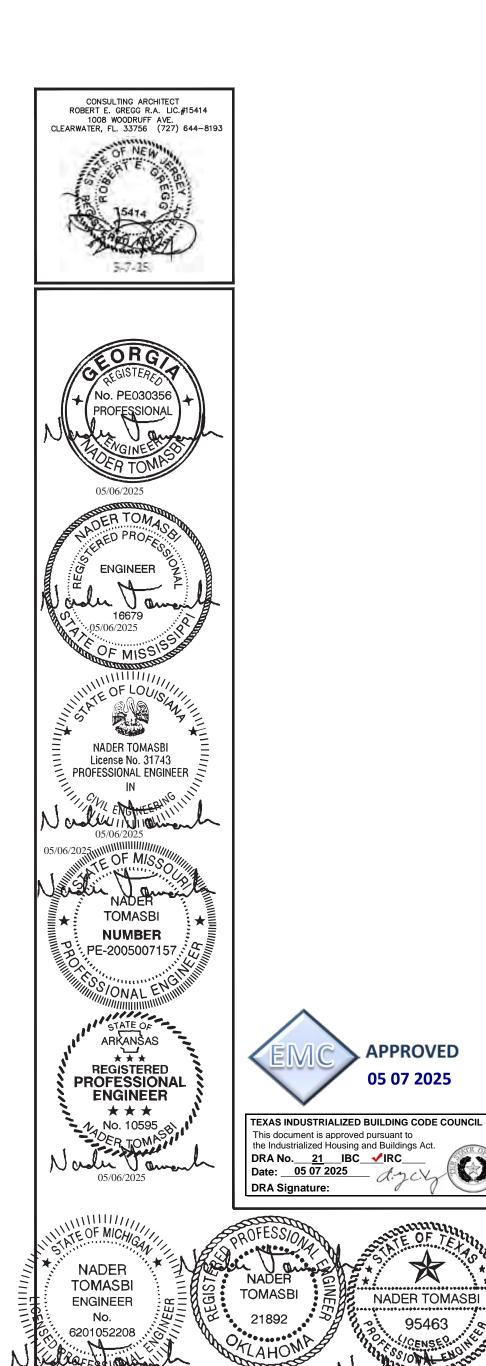




CONSULTING ENGINEER: NADER TOMASBI, P.E. -Professional Certification. I hereby certify that these documents were NADER TOMASBI duly licensed professional engineer State of Maryland, License No. <u>31514</u>,

58665 GLENRIVER DRIVE - GOSHEN, IN. 46528 - 574-370-3419 DIAMOND BUILDERS INC. P.O. BOX 2200 DOUGLASS, GEORGIA 31534 DATE: 4-1-25 REVISIONS: SCALE : NO SCALE CODES: SEE NOTES STATES: FL, GA, NC, SC, TX, MD, MO, LA, S. MI. IN. AL. AR. VA. OH. PA. NJ. DE. CI

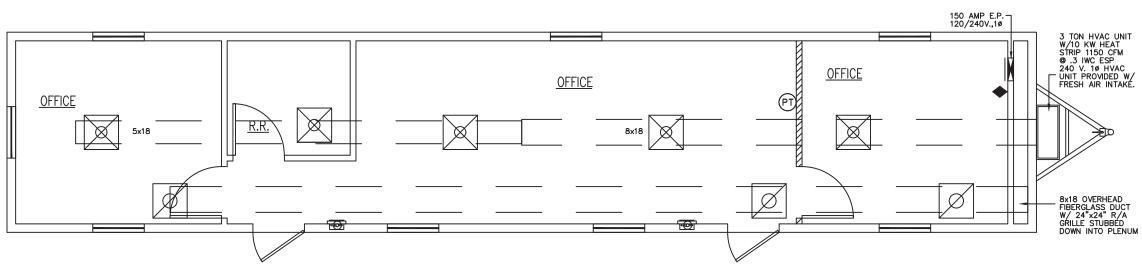
440 THOMPSON DR. (912) 384-7080 Eprepared or approved by me, and that I am a R.E.G. under the laws of the SHEET DBI-12x60 MG (2025) Expiration Date: BUSINESS-STOCK 3 OF 4/25/2027 REFERENCE: 12356-66 ELECTRICAL



APPROVED

05 07 2025

NADER TOMASBI



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



24"x24" RETURN AIR GRILLE



AIR GRILLE EXHAUST FAN

24"x24" SUPPLY



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



Robert A. Johnson Florida Modular Plans Examiner

CENSE

No. 56556

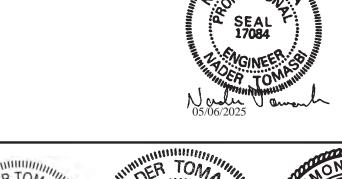
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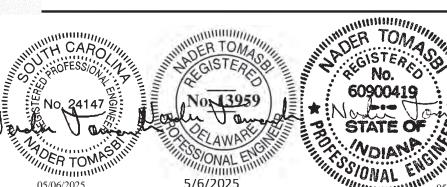
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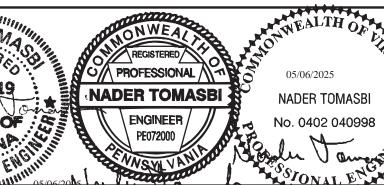


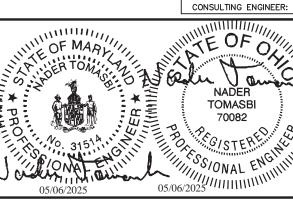






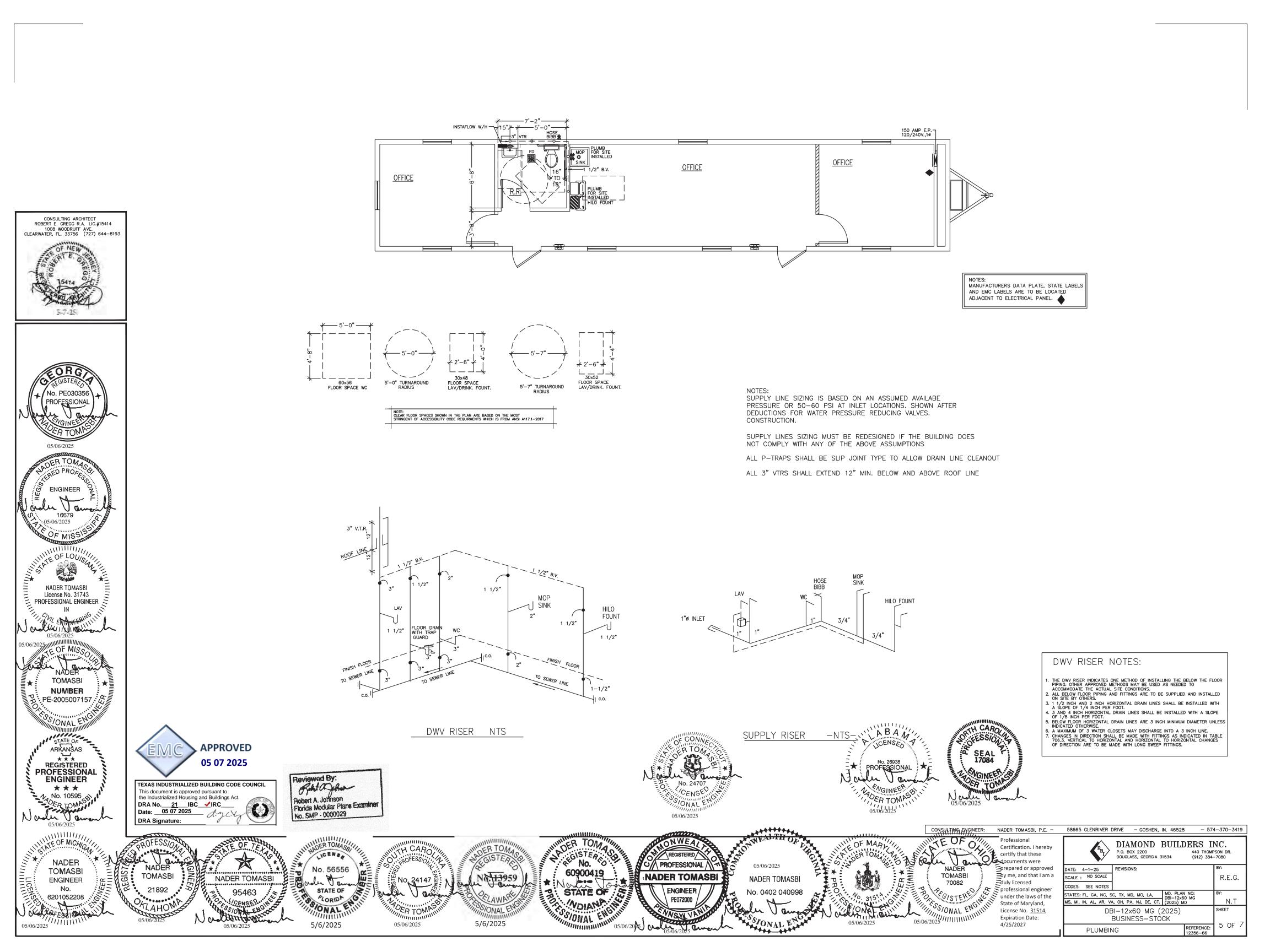
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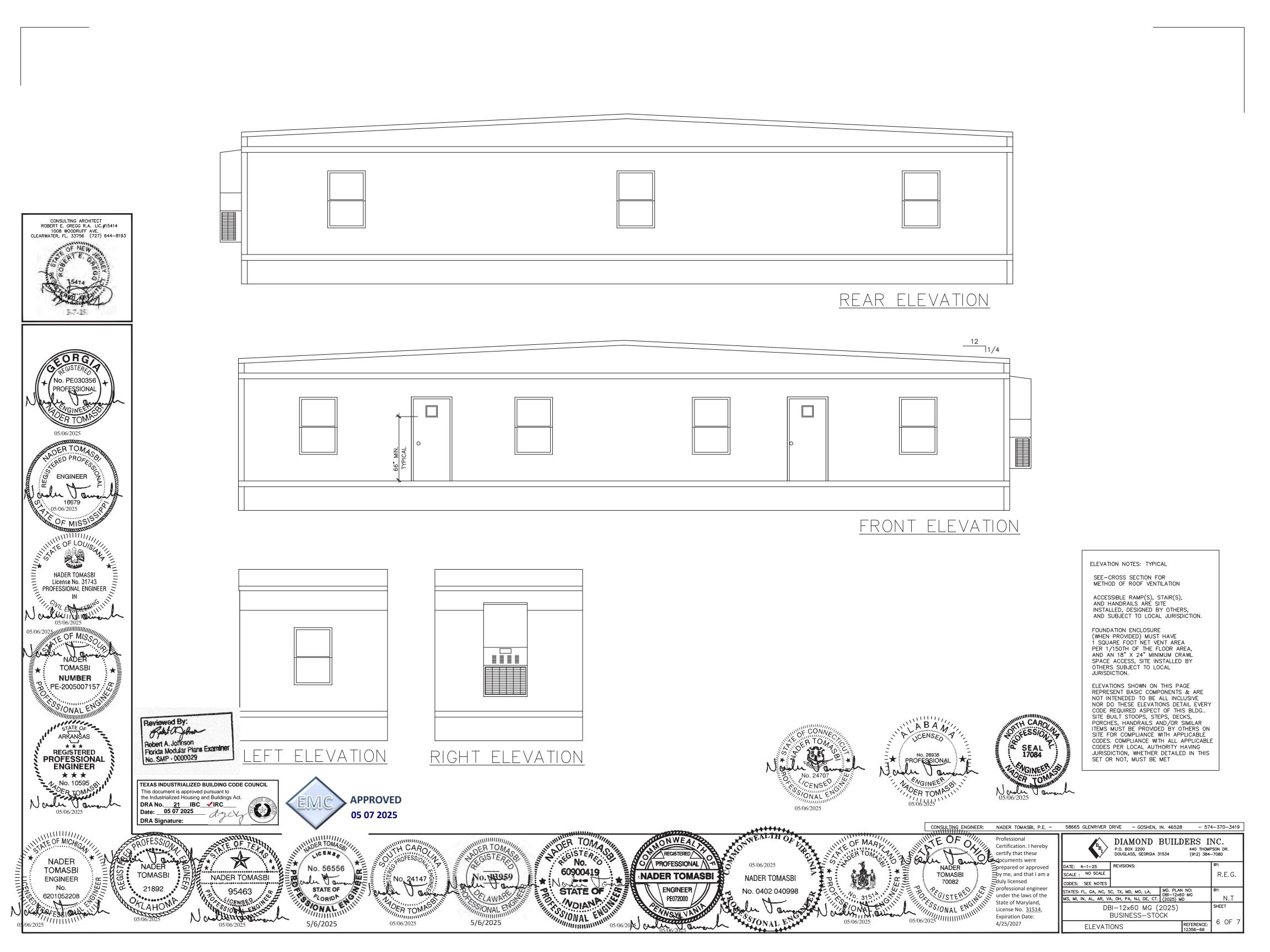




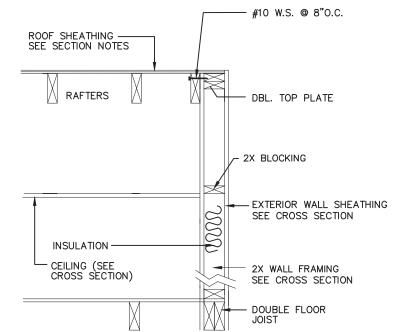
Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 31514, Expiration Date: 4/25/2027

.E. –	58665 GLENRIVER [DRIVE - GOSHEN, I	N. 46528	- 57	4-370-3419
reby	D _B	DIAMOND DOUGLASS, GEORGIA 3		DERS I	PSON DR.
oved	DATE: 4-1-25 SCALE: NO SCALE	REVISIONS:			ву: R.E.G.
am a	CODES: SEE NOTES				
neer the	STATES: FL, GA, NC, S MS, MI, IN, AL, AR, V	C, TX, MD, MO, LA, A, OH, PA, NJ, DE, CT.	MD. PLAN DBI-12x6 (2025) M	O MG	BY: N.T
tne 1, <u>4</u> ,	DE		SHEET		
	MECHAN	IICAL		REFERENCE: 12356-66	4 OF 7

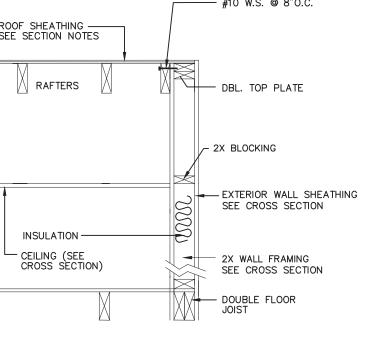




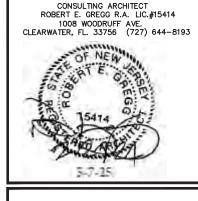




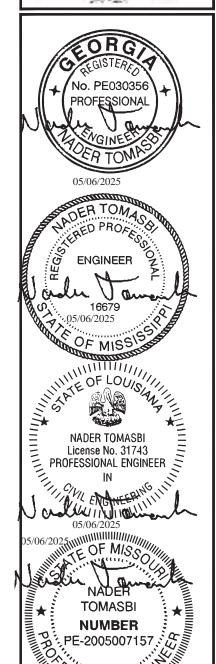
BALLOON END WALL DETAIL



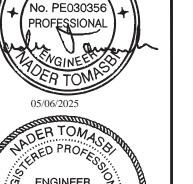
2x12 RAFTERS SYP#2 AT 16" O.C. FIRST 9 FEET

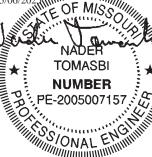


FLOOR FINISHES SHALL BE CLASS II OR BETTER.







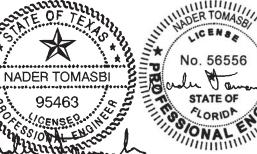




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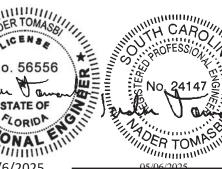
ENGINEER

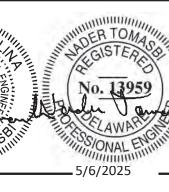
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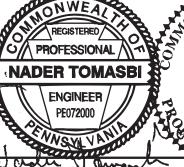
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GENERAL CROSS-SECTION NOTES:

YIELD STRENGTH = 36 KSI.

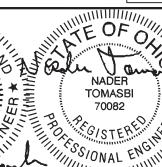
ORIENTATIONS, AND SPECIFICATIONS.

1. UNLESS OTHERWISE SPECIFIED, ALL STEEL MUST COMPLY W/ ASTM A36,

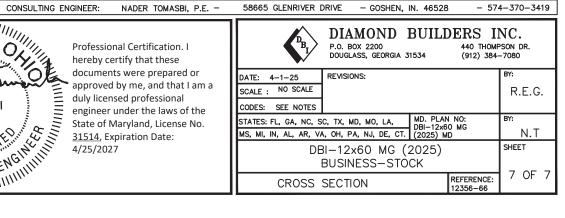
3. SEE FOUNDATION PLAN FOR PIER AND TIE-DOWN STRAPPING LOCATIONS,

2. ALL LAG SCREWS MUST COMPLY W/ ANSI/ ASME B18.2.1 $F_{VD} = 60$ KSI MINIMUM.

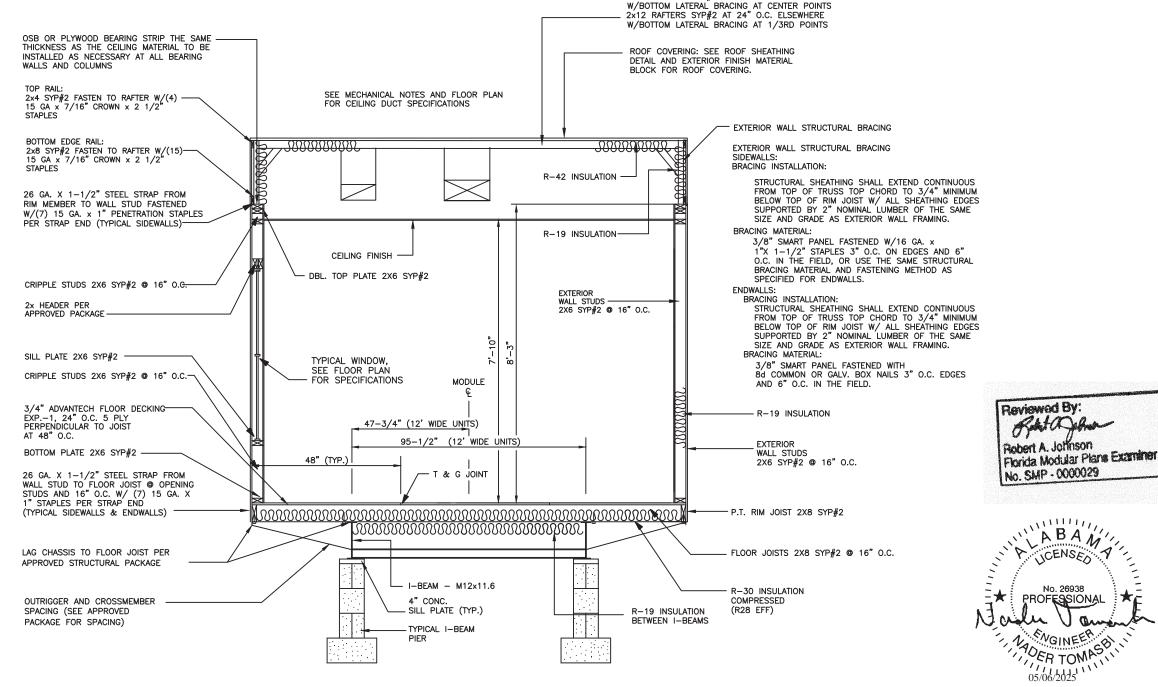




Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 31514, Expiration Date: 4/25/2027









ROOF SHEATHING DETAIL

BE BLOCKED WITH <u>2XSPF#2</u> NOM. LUMBER FOR A DISTANCE OF <u>4'-10"</u> FROM EACH ENDWALL AND <u>12'-0"</u> OVER THE INTERIOR SHEARWALL. NAIL ROOF BOUNDARIES W/0.099"øx 2" NAILS <u>@ 4"</u> O.C.,

O.C. AT PANEL EDGES AND 12" O.C. IN THE FIELD.

OTHER PANEL EDGES W/0.099"øx 2" NAILS @ 6" O.C., REMAINDER OF ROOF NAIL WITH 8d NAILS @ 6"

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)

ROOF SHEATHING DIAPHRAGM SHALL

2x4 SHEARWALL

ENDWALL

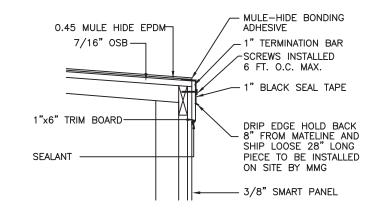
ROOF BOUNDRY -

STAGGER JOINTS 48" O.C.

- 2x BLOCKING

- SIDEWALL

HITCH



FLASHING DETAIL



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 dirck

• 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.

DRA Signature:

WGINEER NADER TOMPS 05/06/2025

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No. 26938

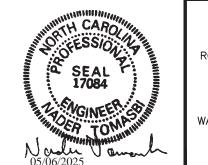
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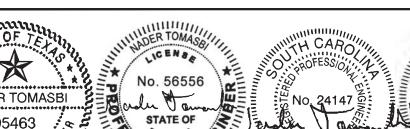
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EXTERIOR FINISH MATERIAL:

ROOF - MULE-HIDE 45 MIL (WHITE) EPDM (ESR-1463) FULLY ADHERED TO 7/16" OSB OR 1/2" PLYWOOD WITH MULE-HIDE FR ADHESIVE IN ACCORDANCE WITH INTERTEK REPORT CCRR-1078 (CLASS C ROOF)

WALL - 3/8" SMART PANEL PANEL SIDING OVER APPROVED MOISTURE BARRIER INSTALLED PER MANUFACTURERS SPECIFICATIONS.





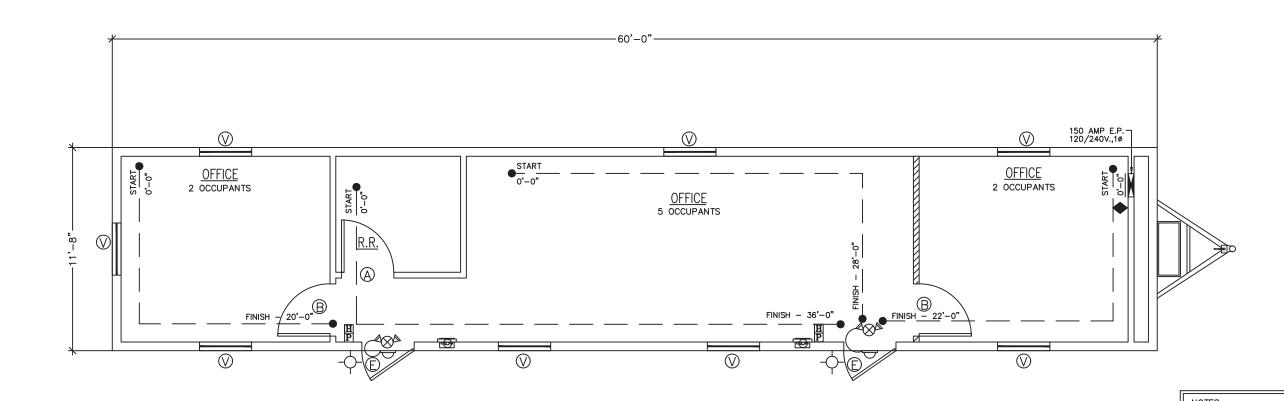
FOUNDATION PIERS AND FOOTINGS SHOWN

FOUNDATION PLAN FOR DESIGN DETAILS

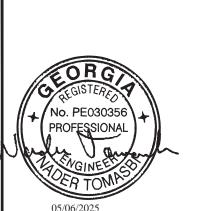
ARE FOR REPRESENTATION ONLY. REFER TO

05/06/2025 NADER TOMASBI No. 0402 040998

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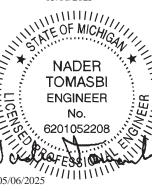


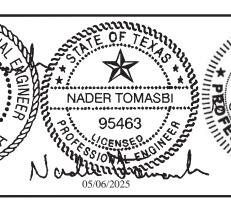
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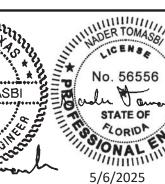
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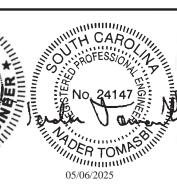
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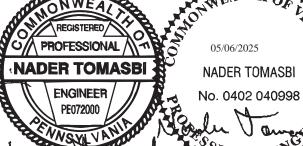
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TE OF ONLY NADER 4/25/2027

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

DIAMOND BUILDERS INC. P.O. BOX 2200 DOUGLASS, GEORGIA 31534 REVISIONS:

440 THOMPSON DR. (912) 384-7080 ATE: 4-1-25 SCALE : NO SCALE R.E.G. ODES: SEE NOTES STATES: FL, GA, NC, SC, TX, MD, MO, LA, MD. PLAN NO: DBI-12x60 MG MS, MI, IN, AL, AR, VA, OH, PA, NJ, DE, CT. (2025) MD N.T SHEET DBI-12x60 MG (2025) BUSINESS-STÒCK LS-1 REFERENCE: 12356-66 LIFE SAFETY

AND EMC LABELS ARE TO BE LOCATED ADJACENT TO ELECTRICAL PANEL.

MANUFACTURERS DATA PLATE, STATE LABELS

SYMBOL		DOOR SCHEDULE		TOTAL	
A 36"X80" SOLID CORE IMPERIAL OAK W/REDIFRAME 1					
В	PRIVACY HARDWARE 36"X80" SOLID CORE IMPERIAL OAK W/REDIFRAME PASSAGE HARDWARE				
Ε	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

1. 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)

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

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

LA. LIFE SAFETY PARAMETERS

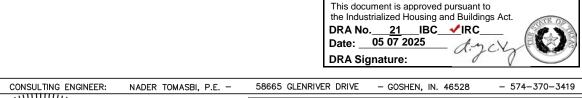
1. USE/OCCUPANCY: BUSINESS (OFFICE SPACE) 2. OCCUPANT LOAD IS 9 BASED ON 100 SF/PERSON

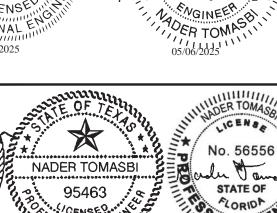
IN THE OFFICES AND 50 SF/PERSON IN OPEN OFFICE • (2) 36x80 DOORS = 32" CLEAR WIDTH EACH $32/0.20 = 160 \times 2 = 320 \text{ PERSON CAPACITY}$ (1) EXIT REQUIRED - (2) PROVIDED

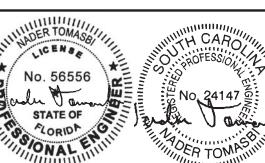
> Robert A. Johnson Florida Modular Plans Examiner No. SMP - 0000029



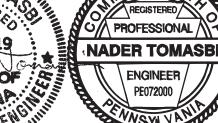
TEXAS INDUSTRIALIZED BUILDING CODE COUNCIL This document is approved pursuant to the Industrialized Housing and Buildings Act. DRA No. <u>21</u> IBC <u>✓</u>IRC Date: 05 07 2025

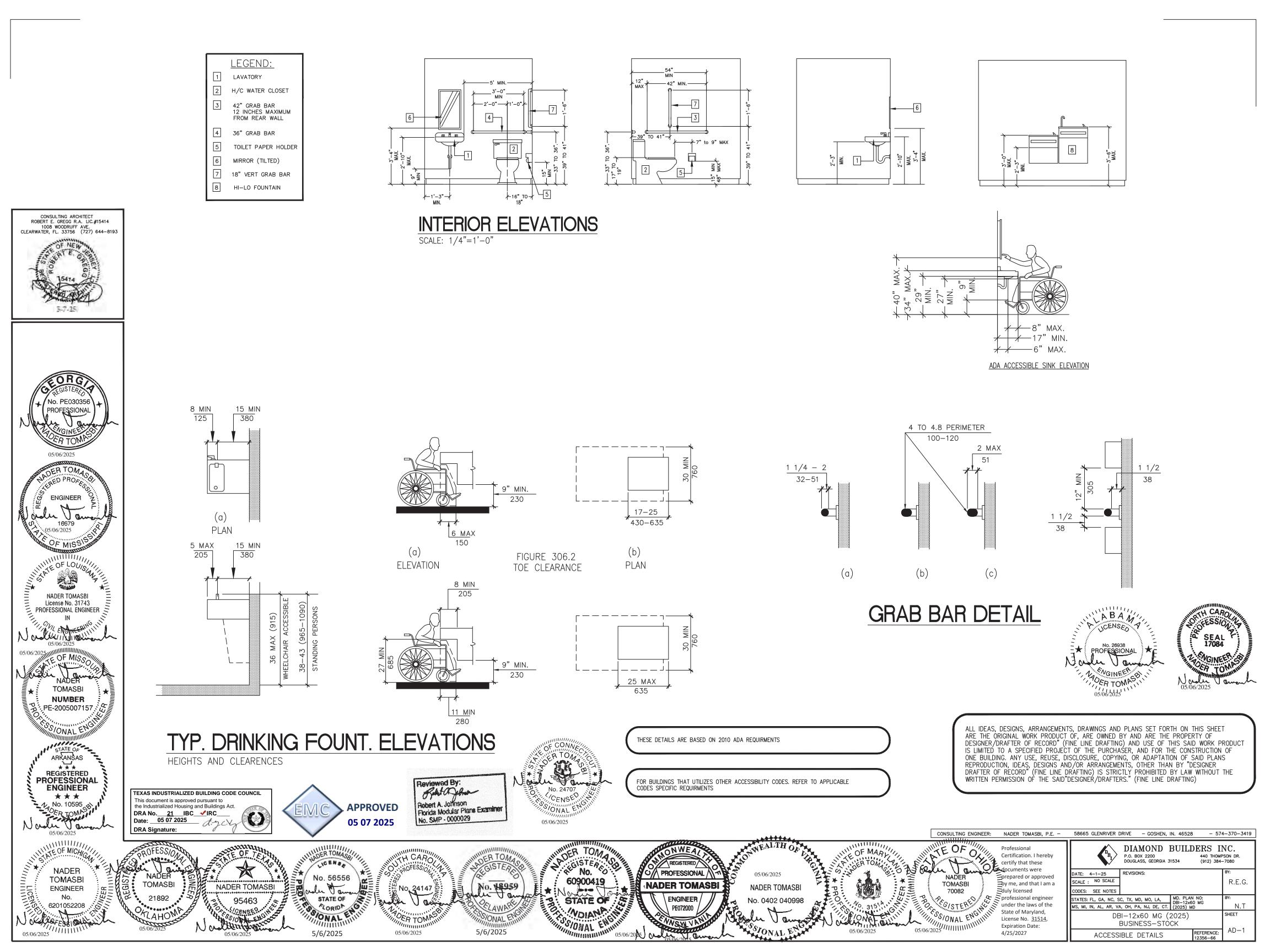


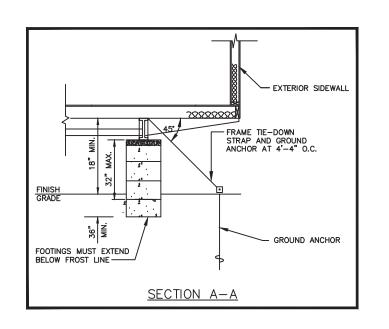


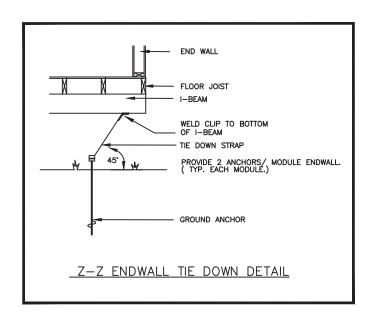


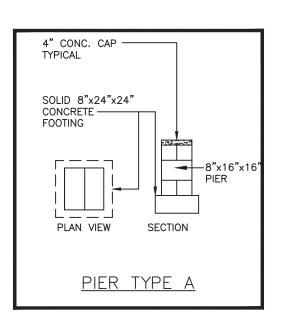






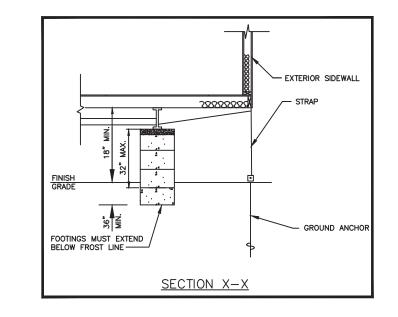


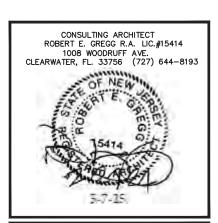


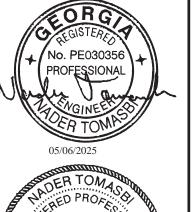


FOUNDATION DIMENSIONS					
A MODULE WIDTH	B PIER TO MODULE EDGE		C STEEL BEAM SPACING		
11'-8"	22 1/4"		95 1/2"		
D MAXIMUM PIE SPACING	.R	MINIMUM SOIL BEARING CAPACITY			
9'-0" 9'-0"		2000 PSF 3000 PSF			

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.

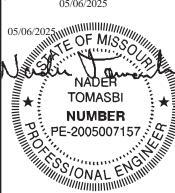








PROFESSIONAL ENGINEER





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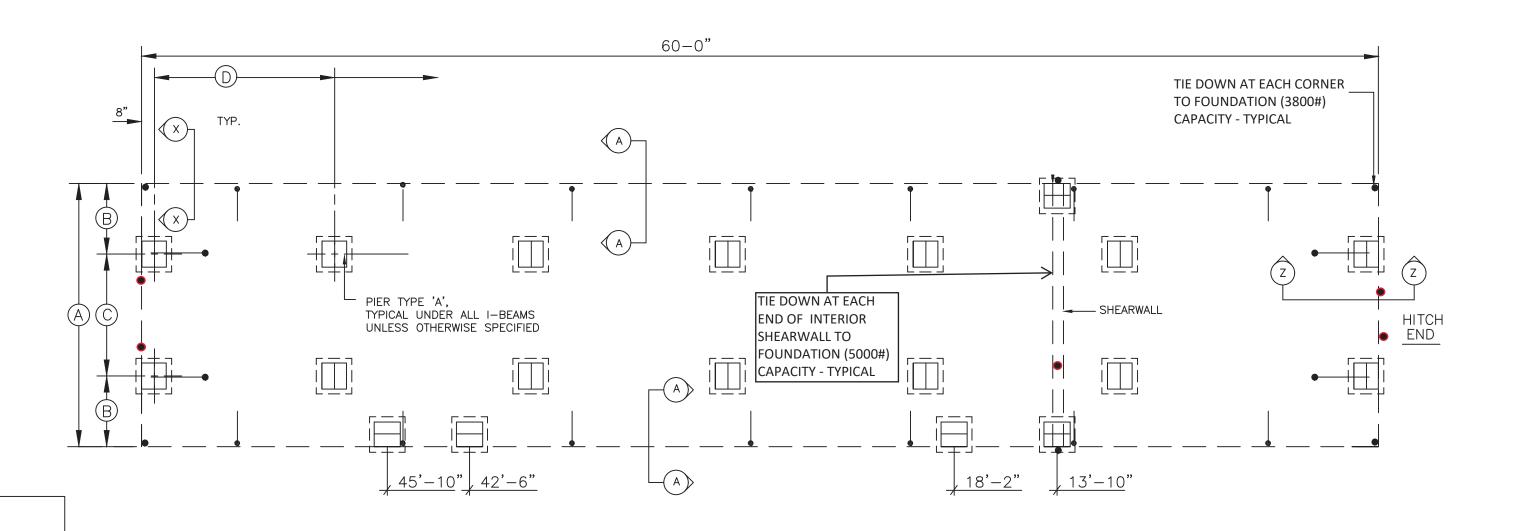
Reviewed By: RHAPAN Robert A. Jothnson Florida Modular Plans Examiner No. SMP - 0000029





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 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. FACH 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 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 ASSUMED DESIGN VALUES, THE ARCHITECT/ENGINEER MUST BE CONSULTED FOR AN ALTERNATE
- 4. THE FIRST TIE-DOWN STRAP FROM ENDWALLS SHALL NOT EXCEED 12".
- 5. 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.
- 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. SEE SHEET 1 OF 7 FOR BUILDING DESIGN LOADS.
- 9. 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.
- 10. 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.
- 11. 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.
- 12. THE AREA UNDER FOOTINGS AND FOUNDATIONS SHALL HAVE ALL VEGETATION, STUMPS, ROOTS, AND FOREIGN MATERIALS REMOVED PRIOR TO THEIR CONSTRUCTION.
- 13. 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 PROIR TO CONSTRUCTION OF THE FOUNDATION TO DETERMINE THE AMOUNT OF INCREASED WIDTH TO BE ADDED TO THE NOMINAL DIMENSIONS SHOWN ABOVE.



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.

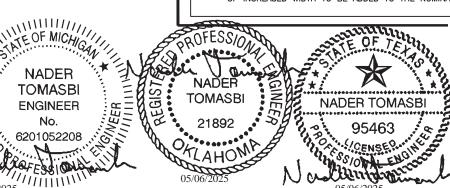




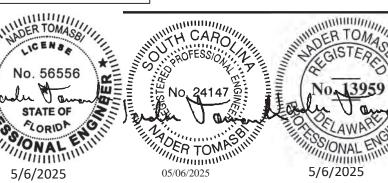
NOTICE TO FOUNDATION CONTRACTOR:

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, OMMISSIONS 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.

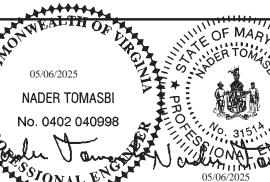


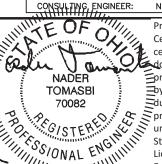
No. 56556 STATE OF CORIDA CONTINUES ON AL 5/6/2025











05/06/202

NADER TOMASBI, P.E. -Certification. I hereby certify that these Okadocuments were prepared or approved **∃**by me, and that I am a duly licensed **Sprofessional engineer** under the laws of the State of Maryland, License No. 31514, Expiration Date:

4/25/2027

58665 GLENRIVER DRIVE - GOSHEN, IN. 46528 - 574-370-3419 DIAMOND BUILDERS INC. 440 THOMPSON DR. (912) 384-7080 P.O. BOX 2200 DATE: 4-1-25 REVISIONS: SCALE : NO SCALE R.E.G. CODES: SEE NOTES STATES: FL, GA, NC, SC, TX, MD, MO, LA,

MD. PLAN NO:
DBI-12x60 MG N.T MS, MI, IN, AL, AR, VA, OH, PA, NJ, DE, CT. (2025) MD DBI-12x60 MG (2025) SHEET BUSINESS-STOCK I OF FOUNDATION

