

PLUMBING NOTES:

1. WHEN RESTROOM FACILITIES AND/OR PLUMBING FIXTURES REQUIRED BY CODE ARE NOT PROVIDED WITHIN THE BUILDING, A HANDICAPPED ACCESSIBLE FACILITY MUST BE PROVIDED ON SITE WITHIN THE ALLOWABLE DISTANCE PER CODE. THE REQUIRED FACILITY SHALL BE THE RESPONSIBILITY OF THE BUILDING OWNER AND IS SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL JURISDICTION HAVING AUTHORITY. THIS NOTE SHALL BE INDICATED ON THE DATA PLATE

MECHANICAL NOTES:

1. ALL SUPPLY AIR REGISTERS SHALL BE 14 INCHES x 14 INCHES ADJUSTABLE WITH OVERHEAD FIBERGLASS DUCT (SEE FLOOR PLAN FOR SIZES), UNLESS OTHERWISE SPECIFIED. DUCTS IN UNCONDITIONED SPACES SHALL HAVE R-6 MINIMUM INSULATION AND R-8 INSULATION WHERE LOCATED OUTSIDE THE BUILDING.
2. INTERIOR DOORS SHALL BE UNDERCUT 1.5 INCHES ABOVE FINISHED FLOOR FOR 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 THE IMC AND NCMC.
4. VENT FANS SHALL BE DUCTED TO THE EXTERIOR AND TERMINATE AT AN APPROVED VENT CAP.
5. THERMOSTAT MUST BE PROGRAMMABLE
6. HEATING SYSTEM CONTROLS MUST BE CAPABLE OF BEING SET TO AUTOMATICALLY RESTART AND TEMPORARILY OPERATE THE SYSTEM TO MAINTAIN TEMPERATURES ABOVE AN ADJUSTABLE HEATING SETPOINT AT LEAST 10° F BELOW THE OCCUPIED HEATING SETPOINT. COOLING SYSTEM CONTROLS MUST BE CAPABLE OF BEING SET TO AUTOMATICALLY RESTART AND TEMPORARILY OPERATE THE MECHANICAL COOLING SYSTEM AS REQUIRED TO MAINTAIN TEMPERATURES BELOW AN ADJUSTABLE COOLING SETPOINT AT LEAST 5° F ABOVE THE OCCUPIED COOLING SET POINT OR TO PREVENT HIGH SPACE HUMIDITY LEVELS.

LIMITATIONS OF APPROVAL N.J.

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

GENERAL NOTES:

1. ACCESS TO BUILDING FOR PERSONS IN WHEELCHAIRS IS DESIGNED BY AND FIELD BUILT BY OTHERS AND SUBJECT TO LOCAL JURISDICTION APPROVAL. THE PRIMARY ENTRANCE MUST BE ACCESSIBLE.
2. ALL DOORS SHALL BE OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT. MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS SHALL NOT BE USED.
3. ALL GLAZING WITHIN A 24 INCH ARC OF DOORS, WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR, AND ALL GLAZING IN DOORS SHALL BE SAFETY, TEMPERED OR ACRYLIC PLASTIC SHEET.
4. SEE CROSS SECTION FOR ROOF TO WALL AND WALL TO FLOOR CONNECTIONS AND THE DOWN REQUIREMENTS
5. STRAPPING MUST BE TESTED AND/OR CERTIFIED TO VERIFY THE STRUCTURAL CAPACITY. APPROPRIATE DOCUMENTATION MUST BE ON FILE AT THE MODULAR BUILDING FACTORY.
6. WINDOWS AND DOORS MUST BE CERTIFIED FOR COMPLIANCE WITH THE WIND DESIGN PRESSURE FOR COMPONENTS AND CLADDING.
7. PORTABLE FIRE EXTINGUISHER PER N.F.P.A. - 10 INSTALLED BY OTHERS ON SITE, AND SUBJECT TO LOCAL JURISDICTION.
8. PROVISIONS FOR EXIT DISCHARGE LIGHTING ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUBJECT TO LOCAL JURISDICTION APPROVAL WHEN NOT SHOWN ON THE FLOOR PLAN (INCLUDING EMERGENCY LIGHTING, WHEN REQUIRED).
9. IN WIND-BORNE DEBRIS REGIONS, EXTERIOR GLAZING SHALL BE IMPACT RESISTANT OR PROTECTED WITH AN IMPACT RESISTANT COVERING MEETING THE REQUIREMENTS OF AN APPROVED IMPACT RESISTANT STANDARD, OR ASTM E1986. WIND-BORNE DEBRIS REGIONS ARE DESIGNATED IN SECTION 1609 OF THE IBC AND NCMC.
10. THIS BUILDING IS DESIGNED FOR NORTH CAROLINA CLIMATE ZONE 4g
11. A FIRE ALARM MUST BE SITE INSTALLED BY OTHERS, SUBJECT TO APPROVAL BY AUTHORITY HAVING JURISDICTION.

WINDOW & DOOR SPECIFICATIONS

1. DBL. PANE WINDOWS ARE REQUIRED FOR ALL CLIMATE ZONES. SEE THE COMCHECK ENERGY CALCULATIONS FOR THE MAXIMUM ALLOWED U-FACTOR AND SHGC.
2. THE MAXIMUM ALLOWABLE AIR LEAKAGE RATE FOR WINDOWS IS 0.3 CFM PER SQUARE FEET OF WINDOW AREA.
3. THE MAXIMUM ALLOWABLE AIR LEAKAGE RATE FOR EXTERIOR DOORS IS 0.3 CFM PER SQUARE FEET OF DOOR AREA.

ELECTRICAL NOTES:

1. ALL CIRCUITS AND EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH THE APPROPRIATE ARTICLES OF THE NATIONAL ELECTRICAL CODE (NEC).
2. WHEN LIGHT FIXTURES ARE INSTALLED IN CLOSETS THEY SHALL BE SURFACE MOUNTED OR RECESSED. INCANDESCENT FIXTURES SHALL HAVE COMPLETELY ENCLOSED LAMPS. SURFACE MOUNTED INCANDESCENT FIXTURES SHALL HAVE A MINIMUM CLEARANCE OF 12 INCHES AND ALL OTHER FIXTURES SHALL HAVE A MINIMUM CLEARANCE OF 6 INCHES FROM "CLOSET STORAGE SPACE" AS DEFINED BY NEC ARTICLE 410.2.
3. WHEN WATER HEATERS ARE INSTALLED THEY SHALL BE PROVIDED WITH READILY ACCESSIBLE DISCONNECTS ADJACENT TO THE WATER HEATERS SERVED. THE BRANCH CIRCUIT SWITCH OR CIRCUIT BREAKER SHALL BE PERMITTED TO SERVE AS THE DISCONNECTING MEANS ONLY WHERE THE SWITCH OR CIRCUIT BREAKER IS WITHIN SIGHT FROM THE WATER HEATER OR IS CAPABLE OF BEING LOCKED IN THE OPEN POSITION.
4. HVAC EQUIPMENT SHALL BE PROVIDED WITH READILY ACCESSIBLE DISCONNECTS ADJACENT TO THE EQUIPMENT SERVED. A UNIT SWITCH WITH A MARKED "OFF" POSITION THAT IS A PART OF THE HVAC EQUIPMENT AND DISCONNECTS ALL UNGROUNDED CONDUCTORS SHALL BE PERMITTED AS THE DISCONNECTING MEANS WHERE OTHER DISCONNECTING MEANS ARE ALSO PROVIDED BY A READILY ACCESSIBLE CIRCUIT BREAKER.
5. PRIOR TO ENERGIZING THE ELECTRICAL SYSTEM THE INTERRUPTING RATING OF THE MAIN BREAKER MUST BE DESIGNED AND VERIFIED AS BEING IN COMPLIANCE WITH ARTICLES 110.9 & 110.10 OF THE NEC BY LOCAL ELECTRICAL CONSULTANT.
6. THE MAIN ELECTRICAL PANEL AND FEEDERS ARE DESIGNED BY OTHERS, SITE INSTALLED AND SUBJECT TO LOCAL JURISDICTION APPROVAL.
7. ALL CIRCUITS CROSSING OVER MODULE MATING LINE(S) SHALL BE SITE CONNECTED WITH APPROVED ACCESSIBLE JUNCTION BOXES, OR CABLE CONNECTORS.
8. ALL RECEPTACLES INSTALLED IN WET LOCATIONS (EXTERIOR) SHALL BE IN WEATHER PROOF (WP) ENCLOSURES. THE INTEGRITY OF WHICH IS NOT AFFECTED WHEN AN ATTACHMENT PLUG CAP IS INSERTED OR REMOVED. THE RECEPT ITSELF SHALL ALSO BE LISTED FOR DAMP AND WET LOCATIONS AS PER NEC.
9. EXTERIOR LIGHTS NOT INTENDED FOR 24 HOUR USE SHALL BE CONNECTED TO A PHOTOCELL OR TIMER.
10. OCCUPANCY SENSOR SWITCHES SHALL PROVIDE A BI-LEVEL LIGHTING CONTROL TO PROVIDE EITHER CONTINUOUS DIMMING, OR AT LEAST ONE INTERMEDIATE STEP IN LIGHTING POWER BETWEEN 30% & 70% OF FULL POWER IN ADDITION TO FULL ON AND FULL OFF.
11. 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 TURN THE LIGHTING ON TO NOT MORE THAN 50% POWER.
12. THE BUILDINGS FIRE ALARM SYSTEM (PROTECTIVE SIGNALING SYSTEMS, FIRE DETECTION SYSTEMS, ETC.) SHALL BE DESIGNED IN ACCORDANCE WITH NFPA 101 AND NFPA 72 AND SITE INSTALLED BY OTHERS SUBJECT TO LOCAL BUILDING OFFICIAL REVIEW AND APPROVAL. THE FIRE ALARM CONTROL PANEL MUST BE INSTALLED IN A HIGHLY VISIBLE LOCATION ACCEPTABLE TO THE LOCAL AUTHORITY HAVING JURISDICTION. (THE FACP CANNOT BE INSTALLED IN A CLOSET OR BATHROOM).
13. TAMPER RESISTANT RECEPTS TO BE PROVIDED IN EDUCATION BUILDING SERVING ELEMENTARY, PRE-SCHOOL AND YOUNGER.

N.C. INSTALLATION INSTRUCTIONS

ATTENTION LOCAL INSPECTIONS DEPARTMENT

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

1. THE INTERCONNECTION BETWEEN BUILDING MODULES AT THE FLOOR AND ROOF SHALL BE SPECIFIED ON THE CROSS SECTION DRAWING ON THE PLAN SET.
2. BUILDING TIE DOWN AND ANCHORAGE REQUIREMENTS ARE AS INDICATED ON FOUNDATION PLAN.
3. ELECTRICAL INTERCONNECTIONS BETWEEN BUILDING MODULES SHALL BE PER PAGES IM2 AND IM6 OF THE INSTALLATION INSTRUCTIONS (IF APPLICABLE).
4. MECHANICAL INTERCONNECTIONS BETWEEN BUILDING MODULES SHALL BE PER PAGES IM4 AND IM7 OF THE INSTALLATION INSTRUCTIONS (IF APPLICABLE).
5. PLUMBING INTERCONNECTIONS BETWEEN BUILDING MODULES SHALL BE PER PAGES IM2 AND IM5 OF THE INSTALLATION INSTRUCTIONS (IF APPLICABLE).
6. FIRE BLOCKING SHALL BE PROVIDED PER SECTION 717.2 AND 1406.2.3 OF THE N.C. BUILDING CODE (AS APPLICABLE).
7. AIR INFILTRATION AT MODULE MATE LINES SHALL BE LIMITED BY INSTALLING SILL TAPE ALONG THE MATE LINES DURING SET UP AND/OR BY INSTALLING CONTINUOUS SHEATHING ACROSS THE MATE LINE JOINTS AFTER SET UP.

ACCESSIBILITY NOTES:

1. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGN SHALL BE DISPLAYED AT ALL ACCESSIBLE RESTROOM FACILITIES AND AT ACCESSIBLE BUILDING ENTRANCES UNLESS ALL ENTRANCES ARE ACCESSIBLE. INACCESSIBLE ENTRANCES SHALL HAVE DIRECTIONAL SIGNS INDICATING THE ROUTE TO THE NEAREST ACCESSIBLE ENTRANCE.
2. ACCESSIBLE DRINKING FOUNTAINS SHALL HAVE A SPOUT HEIGHT NO HIGHER THAN 36 INCHES ABOVE THE FLOOR AND EDGE OF BASIN NO HIGHER THAN 34 INCHES ABOVE THE FLOOR FOR INDIVIDUALS IN WHEELCHAIRS. ADDITIONALLY, DRINKING WATER PROVISIONS SHALL BE MADE FOR INDIVIDUALS WHO HAVE DIFFICULTY BENDING.
3. WHERE STORAGE FACILITIES SUCH AS CABINETS, SHELVES, CLOSETS AND DRAWERS ARE PROVIDED AT LEAST ONE TYPE PROVIDED SHALL CONTAIN STORAGE SPACE COMPLYING WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (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 A MAXIMUM OF 48 INCHES ABOVE THE FLOOR (48 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.
4. CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE NO HIGHER THAN 48 INCHES ABOVE THE FLOOR. RECEPTACLES ON WALLS SHALL BE MOUNTED NO LESS THAN 15 INCHES ABOVE THE FLOOR. EXCEPTION: HEIGHT LIMITATIONS DO NOT APPLY WHERE THE USE OF SPECIAL EQUIPMENT DICTATES OTHERWISE OR WHERE ELECTRICAL RECEPTACLES ARE NOT NORMALLY INTENDED FOR USE BY BUILDING OCCUPANTS.
5. WHERE EMERGENCY WARNING SYSTEMS ARE PROVIDED, THEY SHALL INCLUDE BOTH AUDIBLE AND VISUAL ALARMS. VISUAL ALARMS SHALL BE LOCATED THROUGHOUT, INCLUDING RESTROOM, AND PLACED 80 INCHES ABOVE THE FLOOR OR 6 INCHES BELOW CEILING, WHICH IS LOWER.
6. ALL DOORS SHALL BE OPENABLE BY A SINGLE EFFORT. DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES OR LESS 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 BETWEEN 0.25 INCH AND 0.5 INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2. CHANGES IN LEVEL GREATER THAN 0.5 INCH REQUIRE RAMPS. CARPET PILE THICKNESS SHALL BE 0.5 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.
8. DOORS TO ALL ACCESSIBLE SPACES SHALL HAVE ACCESSIBLE HARDWARE (I.E. LEVER OR OPERATED, PUSH-TYPE, U-SHAPED) MOUNTED WITH OPERABLE PARTS BETWEEN 34 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FLOOR.

ATTENTION LOCAL INSPECTIONS DEPARTMENT

SITE INSTALLED ITEMS

THE FOLLOWING ITEMS HAVE NOT BEEN COMPLETED BY THE MANUFACTURER, HAVE NOT BEEN INSPECTED BY EMC AND NOT CERTIFIED BY THE STATE MODULAR LABEL. NOTE THAT THIS LIST DOES NOT NECESSARILY LIMIT THE ITEMS OF WORK AND MATERIAL THAT MAY BE REQUIRED FOR A COMPLETE INSTALLATION. ALL SITE RELATED ITEMS ARE SUBJECT TO LOCAL JURISDICTION APPROVAL. CODE COMPLIANCE MUST BE DETERMINED AT THE LOCAL LEVEL.

1. THE COMPLETE FOUNDATION SUPPORT AND TIE DOWN SYSTEM.
2. RAMPS, STAIRS AND GENERAL ACCESS TO THE BUILDING.
3. PORTABLE FIRE EXTINGUISHER(S).
4. BUILDING DRAINS, CLEANOUTS, HOOK-UP TO PLUMBING SYSTEM.
5. ELECTRICAL SERVICE HOOK-UP (INCLUDING FEEDERS) TO THE BUILDING.
6. GLAZING OPENING PROTECTION-SEE GENERAL NOTE 9
7. GUTTER AND DOWN SPOUTS.
8. EXIT DISCHARGE LIGHTING (INCLUDING EMERGENCY)
9. FIRE ALARM

SPECIAL CONDITIONS AND REQUIREMENTS

- ANY SITE ADDED STRUCTURES MUST BE INDEPENDENT OF THE FACTORY BUILDING UNLESS THE ENTIRE BUILDING IS REEVALUATED BY THE SITE ENGINEER.
- TYPICAL FOUNDATION LAYOUT SHOWN IN THIS PACKAGE IS TO AID THE SITE 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. REFER TO BRACING PAGE FOR APPLICABLE BRACING/SEISMIC LOADS FOR ATTACHING THE BUILDING TO FOUNDATIONS.
- ENGINEER SEAL APPLIES ONLY TO FACTORY MANUFACTURED STRUCTURAL 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 JURISDICTION.

CODE SUMMARY:

STATE	BUILDING	ELECTRICAL	MECHANICAL	PLUMBING	ACCESSIBILITY	ENERGY CODE
N. CAROLINA	2018 NCFCPC 2018 NCFC	2017 N.C. ELECT. CODE	2018 NCMC	2018 NCPC	NCBC 2018 CHPT. 11 AND ICC/ANSI A117.1-2009	2018 NC ENERGY CODE
VIRGINIA	2015 VA. UNIFORM STATEWIDE BLDG. CD. 2015 IBC 2015 VA. STATEWIDE FIRE PREVENTION CODE 2015 IFC W/VA. AMENDS	2014 NEC	2015 IMC.	2015 IPC	ICC/ANSI A117.1-2009	2015 IECC
NEW JERSEY	2018 IBC W/ N.J. AMENDS	2017 NEC W/N.J. AMENDS	2018 IMC N.J. AMENDS	2018 NATL. STD PC (NSPC) W/ N.J. AMENDS	ANSI A117.1-2009 CHPT. 11 OF 2018 IBC & NJAC 5:23-7	2016 ASHRAE 90.1 W/N.J. AMENDS
MARYLAND	2018 IBC W/ MD. AMENDMENTS 2018 NFPA 1 AND NFPA 101 WITH MD. AMENDMENTS	2017 NEC W/MD. AMEND.	2018 IMC. W/MD. AMEND.	2018 IPC W/ MD. AMEND.	2010 ADA 2012 MARYLAND ACCESS. CODE	2018 IECC W/MD. AMEND.

BUILDING DESIGN PARAMETERS

	EDUATION
1. USE/OCCUPANCY:	VB
2. CONSTRUCTION TYPE:	NO
3. SPRINKLER SYSTEM:	840 S.F.
4. BUILDING AREA:	≤ 15 FEET
5. BUILDING HEIGHT:	2
6. NUMBER OF STORIES:	1
7. NUMBER OF MODULES:	2
8. OCCUPANT LOAD <u>32</u> BASED ON <u>20</u> NET SF/PERSON	
9. EXTERIOR WALL FIRE RATING:	NOT RATED
10. THIS BUILDING MUST BE INSTALLED WITH THE FIRE SEPARATION DISTANCES REQUIRED BY IBC 802 AND SECTION 705.3.	
11. ENERGY CODE COMPLIANCE: SEE ATTACHED ENERGY CALCULATIONS.	
12. MANUFACTURERS DATA PLATE, STATE LABELS AND EMC LABELS ARE TO BE LOCATED ADJACENT TO ELECTRICAL PANEL.	



DRAWING INDEX

- 1 OF 6 COVER SHEET
- 2 OF 6 FLOOR PLAN
- 3 OF 6 ELECT PLAN
- 4 OF 6 MECH PLAN
- 5 OF 6 ELEVATIONS
- 6 OF 6 CROSS SECTION
- 1 OF 1 FOUNDATION

NEW JERSEY

CONSULTING ARCHITECT
ROBERT E. GREGG R.A. LIC.#15414
18167 US 19 NORTH-SUITE 120
CLEARWATER, FL. 33764 (727) 644-8193

MARYLAND SERIAL NO.: STOCK

CONSULTING ENGINEER | KENNETH EARL DUNMON -- P.O. BOX 6853 -- AMERICUS, GEORGIA 31719 -- 229-942-2020

MARYLAND NOTES:

1. REFER TO STATE PACKAGE PAGE NO. C34.0 FOR REQUIRED DUCT PROTECTION AT CONNECTION TO HVAC UNIT.
2. THE FOLLOWING NOTE SHALL BE ON THE BLDG. DATA PLATE: THIS BUILDING HAS NOT BEEN DESIGNED FOR AND IS NOT APPROVED FOR INSTALLATION IN THE FOLLOWING MARYLAND COUNTIES: ALLEGANY
3. HVAC SYSTEM SHALL COMPLY WITH NFPA 90B WHEN BUILDING VOLUME DOES NOT EXCEED 25,000 CUBIC FEET, OTHERWISE HVAC SYSTEM SHALL COMPLY WITH NFPA 90A.
4. THESE PLANS ARE PREPARED TO FACILITATE CONSTRUCTION OF THE PRE-ENGINEERED FACTORY BUILT MODULAR BUILDING, AND THEY INCLUDE MINIMUM ON-SITE SUPPORT AND 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.
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 PROTECTING MEANS OF EGRESS, HEADROOM AND AREA LIMITATIONS. OTHER PERTINENT SITE RELATED MATTERS, DOCUMENTS RELATED TO SITE WORK, INCLUDING SITE AND DEVELOPMENT DRAWINGS, SHALL BE SUBMITTED TO THE LOCAL GOVERNMENT AGENCY FOR REVIEW AND APPROVAL.
6. INSTALL STATE INSIGNIA AND BUILDING DATA PLATE IN THE VICINITY OF ELECTRICAL DISTRIBUTION PANEL OR OTHER LOCATION THAT IS READILY ACCESSIBLE FOR INSPECTION, BUT NOT ON ANY READILY REMOVABLE FEATURE.
7. WHEN THE 2018 IECC IS THE APPLICABLE ENERGY CODE, SUPPLY AND RETURN AIR DUCTS AND PLENUMS SHALL BE INSULATED WITH A MINIMUM OF R-8 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 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 CLIMATE ZONE 5.
8. THE INITIAL INSTALLATION OF THIS BUILDING IS NOT IN THE STATE OF MARYLAND, THEREFORE A SITE PLAN CANNOT BE PROVIDED. IF THIS BUILDING IS TO BE INSTALLED IN THE FUTURE IN MARYLAND, A SITE PLAN SHALL BE ATTACHED TO THE PERMIT APPLICATION OF THE BUILDING

MARYLAND, N.J. STRUCTURAL LOAD LIMITATIONS:

FLOOR DEAD AND LIVE LOAD:
A. DEAD LOAD = 12 PSF (MINIMUM)
B. UNIFORM LIVE LOAD = 50 PSF, 100 PSF CORRIDORS
C. CONCENTRATED LIVE LOAD = 2000 LB. OVER 30 INCH x 30 INCH AREA LOCATED ANYWHERE ON FLOOR. NOTE: UNIFORM AND CONCENTRATED LIVE LOADS ARE NOT SIMULTANEOUSLY APPLIED.

ROOF DEAD AND LIVE LOAD:
A. DEAD LOAD = 12 PSF (MINIMUM)
B. LIVE LOAD = 30 PSF.

ROOF SNOW LOAD:
A. GROUND SNOW LOAD: $P_g = 40$ PSF
B. FLAT-ROOF SNOW LOAD: $P_f = 30.8$ PSF
C. SNOW EXPOSURE FACTOR: $C_e = 1.0$
D. SNOW IMPORTANCE FACTOR: $I_s = 1.0$
E. SNOW THERMAL FACTOR: $C_t = 1.1$
F. ROOF SLOPE FACTOR: $C_d = 1.0$
G. SLOPED ROOF SNOW LOAD: $P_s = P_f \times C_e$
H. DESIGN IS BASED ON FULL OR PARTIALLY EXPOSED ROOF PER ASCE 7-16.

WIND LOAD:
A. BASIC WIND SPEED (3-SEC GUST): $V = 150$ MPH
B. ASD WIND SPEED (3-SEC GUST): $V_{asd} = 116$ MPH
C. RISK CATEGORY: II
D. WIND EXPOSURE CATEGORY: C
E. INTERNAL PRESSURE COEFFICIENT: $C_{pi} = 0.18$
F. COMPONENT & CLADDING BASIC DESIGN PRESSURES (ASD DESIGN PRESSURE) FOR ROOF ANGLES 0 TO 7 DEGREES:
WALL ZONE 5: $P = +/-85.6$ PSF (Wind = $+/-39.3$ PSF)
WALL ZONE 4: $P = +/-83.1$ PSF (Wind = $+/-31.9$ PSF)
ROOF ZONE 3: $P = +14.2$ PSF (Wind = -84.1 PSF)
ROOF ZONE 2: $P = -103$ PSF (Wind = -81.8 PSF)
ROOF ZONE 1: $P = -78.0$ PSF (Wind = -68.8 PSF)
ROOF ZONE 1': $P = -44.8$ PSF (Wind = -28.8 PSF)

SEISMIC LOAD:
A. RISK CATEGORY IS II
B. SEISMIC IMPORTANCE FACTOR IS 1.0
C. SEISMIC SITE CLASS IS D
D. SPECTRAL RESPONSE COEFFICIENTS:
 $S_a = 0.25$ $S_1 = 0.28$
 $S_a = 0.48$ $S_1 = 0.19$
E. SEISMIC FORCE RESISTING SYSTEM IS C
F. SEISMIC FORCE RESISTING SYSTEM IS A1S
G. EQUIVALENT LATERAL FORCE ANALYSIS PROCEDURE
H. RESPONSE MODIFICATION FACTOR R = 6.5
I. SEISMIC RESPONSE COEFFICIENT $C_s = 0.08$
J. DESIGN BASE SHEAR $V = 1519$ LBS

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.

ROOF RAIN LOAD (PC APPENDIX B):
A. RAIN INTENSITY: $I = 4.3$ INCHES/HOUR

OTHER STATES STRUCTURAL LOAD LIMITATIONS:

FLOOR DEAD AND LIVE LOAD:
A. 50 PSF, 100 PSF CORRIDORS
B. 2000# CONCENTRATED LOAD OVER 30 INCH x 30 INCH AREA LOCATED ANYWHERE ON FLOOR.

ROOF DEAD AND LIVE LOAD:
A. 30 PSF

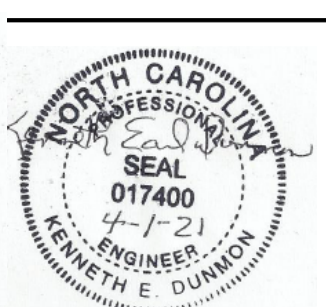
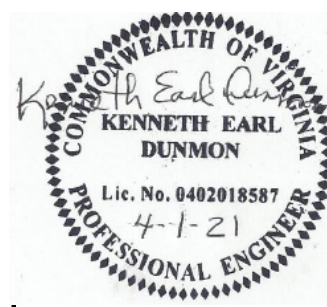
ROOF SNOW LOAD:
A. GROUND SNOW LOAD: $P_g = 40$ PSF
B. FLAT-ROOF SNOW LOAD: $P_f = 30.8$ PSF
C. SNOW EXPOSURE FACTOR: $C_e = 1.0$
D. SNOW IMPORTANCE FACTOR: $I_s = 1.0$
E. SNOW THERMAL FACTOR: $C_t = 1.1$
F. ROOF SLOPE FACTOR: $C_d = 1.0$
G. SLOPED ROOF SNOW LOAD: $P_s = P_f \times C_e$
H. DESIGN IS BASED ON FULL OR PARTIALLY EXPOSED ROOF PER ASCE 7-16.

WIND LOAD:
A. BASIC WIND SPEED (3-SEC GUST): $V_{ult} = 150$ MPH
B. NOMINAL WIND SPEED (3-SEC GUST): $V_{nom} = 116$ MPH
C. WIND EXPOSURE CATEGORY: Exp. = C
D. WIND EXPOSURE CATEGORY: C
E. INTERNAL PRESSURE COEFFICIENT: $C_{pi} = 0.18$
F. COMPONENT & CLADDING ULTIMATE DESIGN PRESSURES (NOMINAL DESIGN PRESSURE) FOR ROOF ANGLES 0 TO 7 DEGREES:
WALL ZONE 5: $P = +/-87.1$ PSF (Wind = $+/-34.3$ PSF)
WALL ZONE 4: $P = +/-84.6$ PSF (Wind = $+/-27.7$ PSF)
ROOF ZONE 3: $P = +17.7$ PSF (Wind = -64.8 PSF)
ROOF ZONE 2: $P = -71.8$ PSF (Wind = -43.0 PSF)
ROOF ZONE 1: $P = -42.7$ PSF (Wind = -25.8 PSF)

G. THIS BUILDING IS NOT DESIGNED FOR PLACEMENT ON THE UPPER HALF OF A HILL OR SLOPEHIGHT EXCEEDING 15 FEET IN HEIGHT.
H. BUILDING DESIGN IS BASED ON "ENCLOSED" CLASSIFICATION.
I. BUILDING MEAN ROOF HEIGHT SHALL NOT EXCEED 16 FEET.

SEISMIC LOAD:
A. RISK CATEGORY IS II
B. SEISMIC IMPORTANCE FACTOR IS 1.0
C. SEISMIC SITE CLASS IS D
D. SPECTRAL RESPONSE COEFFICIENTS:
 $S_a = 0.25$ $S_1 = 0.29$
 $S_a = 0.48$ $S_1 = 0.19$
E. SEISMIC FORCE RESISTING SYSTEM IS C
F. SEISMIC FORCE RESISTING SYSTEM IS A1S
G. EQUIVALENT LATERAL FORCE ANALYSIS PROCEDURE
H. RESPONSE MODIFICATION FACTOR R = 6.5
I. SEISMIC RESPONSE COEFFICIENT $C_s = 0.08$
J. DESIGN BASE SHEAR $V = 1519$ LBS

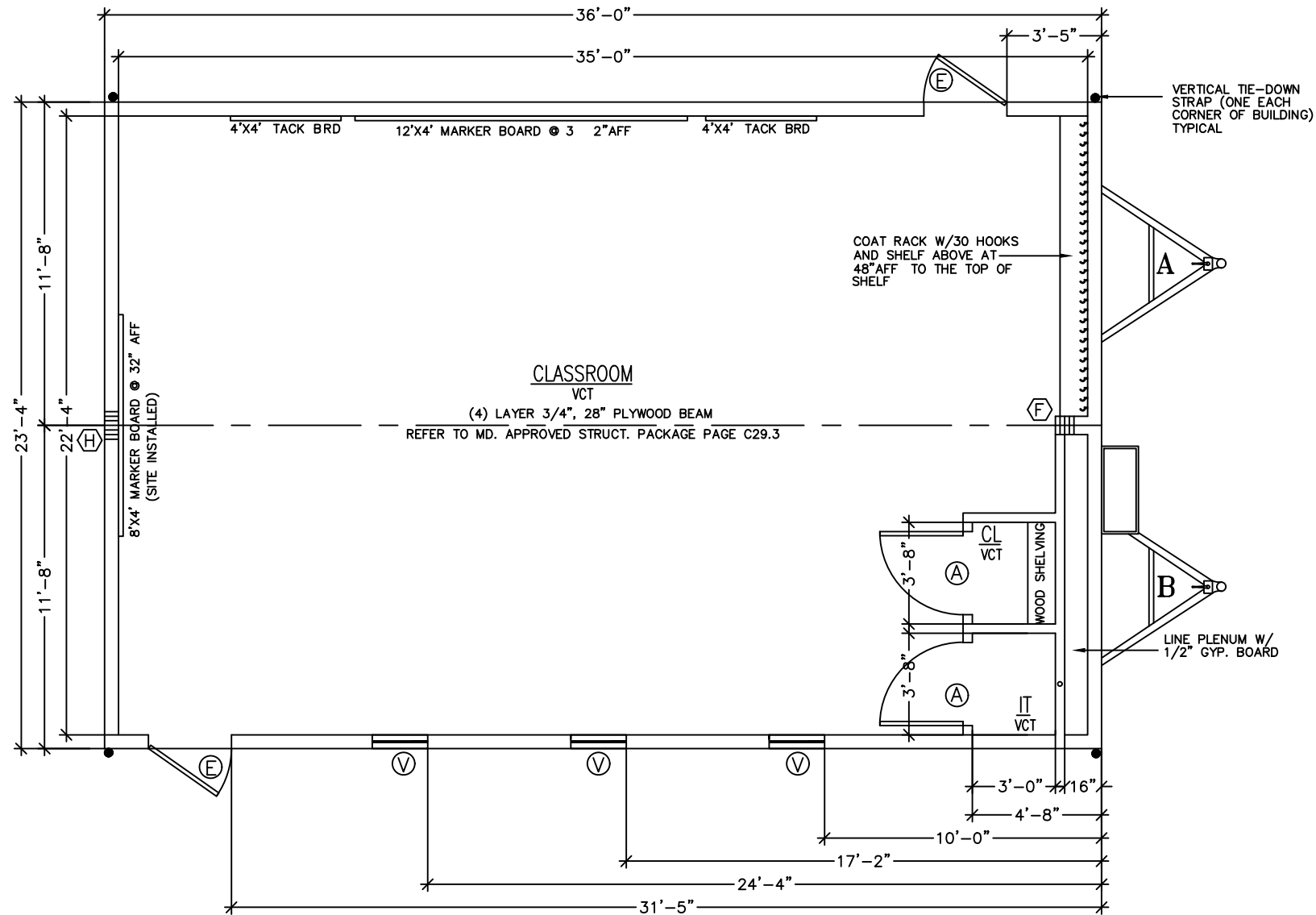
FLOOD LOAD:
THE MODULAR BUILDING UNITS ARE NOT DESIGNED TO BE SUBMERGED OR SUBJECT TO WAVE ACTION. IF INSTALLED IN A FLOOD PLAIN, THE MODULAR BUILDING UNITS MUST BE INSTALLED ABOVE THE MINIMUM BASE FLOOD ELEVATION DERIVED FROM APPROPRIATE FLOOD ELEVATION MAPS FOR THE BUILDING SITE OR SET ON A FOUNDATION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



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

DATE: 3-8-21 REVISIONS:
SCALE: NO SCALE
CODES: SEE NOTES
STATES: MD, VA, NJ, NC. DESTINATION: SANDSTON, VA. K.E.D.
REFERENCE: 9252 BY: R.E.G.

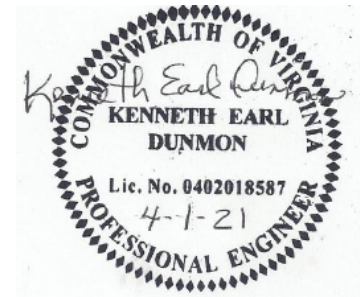
DBI24x36
EDUCATIONAL-STOCK
COVER SHEET MD. PLAN NO: DBI-9252 MD 1 OF 6



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. 41056, Expiration Date: 10-17-21

SYMBOL	DOOR SCHEDULE	TOTAL
A	36"x80" HOLLOW CORE IMPERIAL OAK W/REDIFRAME	2
E	36"x80" STEEL/STEEL W/4X24" VIEW BLOCK	2
SYMBOL	WINDOW SCHEDULE	TOTAL
V	24"x54" VERTICAL SLIDE, INSULATED BRONZE/TINTED	3

EMC APPROVED
 04 01 2021



COLUMN STRAPPING SCHEDULE:

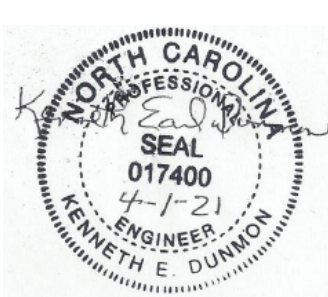
(A) (2) 2x4 SPF #2 THIS HALF.	(B) (2) 2x4 SPF #2 EACH HALF
(C) (3) 2x4 SPF #2 THIS HALF.	(D) (3) 2x4 SPF #2 EACH HALF.
(E) (4) 2x4 SPF #2 THIS HALF.	(F) (4) 2x4 SPF #2 EACH HALF.
(G) (5) 2x4 SPF #2 THIS HALF.	(H) (3) 2x6 SPF #2 EACH HALF.

* WITH RIDGE BEAM BEARING STIFFENER

NOTES:
 1. ALL COLUMN STUDS SHALL BE GLUE/NAILED TOGETHER. PVA GLUE WITH 100% COVERAGE SHALL BE USED.
 2. INSTALL TWO STEEL STRAPS AT EACH STUD OF EACH COLUMN.
 3. COLUMN STUDS SHALL NOT BE NOTCHED OR BORED.

NEW JERSEY
 CONSULTING ARCHITECT
 ROBERT E. GREGG R.A. LIC.#15414
 18167 US 19 NORTH-SUITE 120
 CLEARWATER, FL. 33764 (727) 644-8193

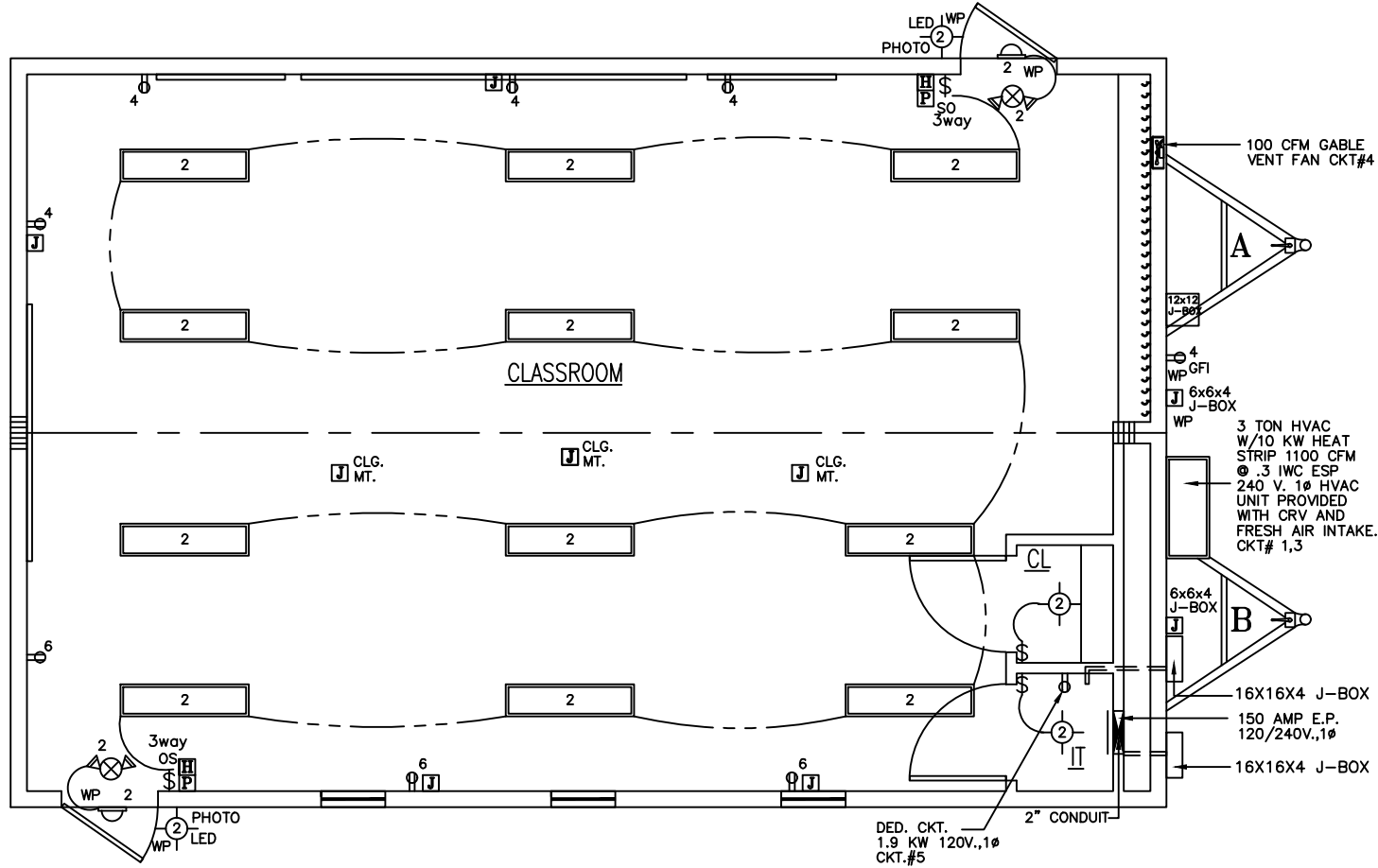
CONSULTING ENGINEER KENNETH EARL DUNMON - P.O. BOX 6853 - AMERICUS, GEORGIA 31719 - 229-942-2020



DIAMOND BUILDERS INC.	
P.O. BOX 2200 DOUGLASS, GEORGIA 31534	440 THOMPSON DR. (912) 384-7080
DATE: 3-8-21	REVISIONS:
SCALE: 3/16"=1'-0"	
CODES: SEE NOTES	
STATES: MD, VA, NJ, NC.	DESTINATION: SANDSTON, VA.
REFERENCE: 9252	BY: R.E.G.
DBI24x36 EDUCATIONAL-STOCK	
FLOOR PLAN	MD. PLAN NO: DBI-9252 MD
SHEET 2 OF 6	

ELECTRICAL SCHEDULE			
CIRCUIT	NOMENCLATURE	BREAKER (AMPS)	WIRE (CU.)
1, 3	HVAC	90 A (2P) HACR	4-2 #8 GRND.
5	DED. CKT. 1.9KW 120V.,1Ø	20 A(1P)	12-2 NM
4, 6	RECEPTACLES	20 A	12-2 NM
2	LIGHTING	15 A	14-2 NM

ELECTRICAL PANEL SIZING:	
DESCRIPTION	KVA
.0030 KW/SF X 840 SF X 1.25=	3.2
9 RECEPTS AT 180VA/1000=	1.6
DED. CKT. 1.9KW x 1.25 =	2.4
1 FANS @ .3 KW X 1.25=	.5
HVAC	10.5
TOTAL 18.1 KW	
TOTAL/240 X 1000=	76 AMPS
INSTALL 150 AMP PANEL	
120/240 V 1Ø	



SYMBOLS	
J-BOXES ONLY	
[P]	FIRE ALARM PULL STATION 44" AFF
[H]	FIRE ALARM HORN/STROBE 80" AFF
[S]	FIRE ALARM STROBE LIGHT 80" AFF
▽	JUNCTION BOX (NON POWERED UNLESS CIRCUIT NO. IS SHOWN)
∇	CLG. MT. J-BOX
⊕	SMOKE DETECTOR
⊕	DUPLEX RECEPTACLE 120 V.
⊕	SINGLE RECEPTACLE 240 V.
⊕	LED PORCH LIGHT WITH 1-13 W. BULB
⊕	LED CLG. LIGHT LIGHT 1-13 W. BULB
⊕	LED LIGHT WALL PACK
∇	CLG. MT. POWERED J-BOX
∇	VENT FAN
∇	LED COMB. VENT FAN & LIGHT
⊕	SUPPLY AIR REGISTER
⊕	RETURN AIR REGISTER
⊕	FLOOD LIGHT 2-150W BULBS
⊕	THERMOSTAT
⊕	LED LIGHT FIXTURE WITH 2-22W TUBES
⊕	LED EXIT/EMERGENCY COMBO W/REMOTE HEAD W/BATTERY BACKUP
⊕	EXIT/EMERGENCY COMBO W/BATTERY BACKUP
⊕	EXIT SIGN W/BATTERY BACKUP
⊕	EMERGENCY LIGHT WITH BATTERY BACKUP
∇	TELEPHONE JACK
⊕	SWITCH & 3 WAY SWITCH
⊕	OCCUPANCY SENSOR SWITCH
⊕	FIRE EXTINGUISHER F.E.

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. 41056, Expiration Date: 10-17-21

EMC APPROVED
04 01 2021

NEW JERSEY
CONSULTING ARCHITECT
ROBERT E. GREGG R.A. LIC.#15414
18167 US 19 NORTH-SUITE 120
CLEARWATER, FL. 33764 (727) 644-8193

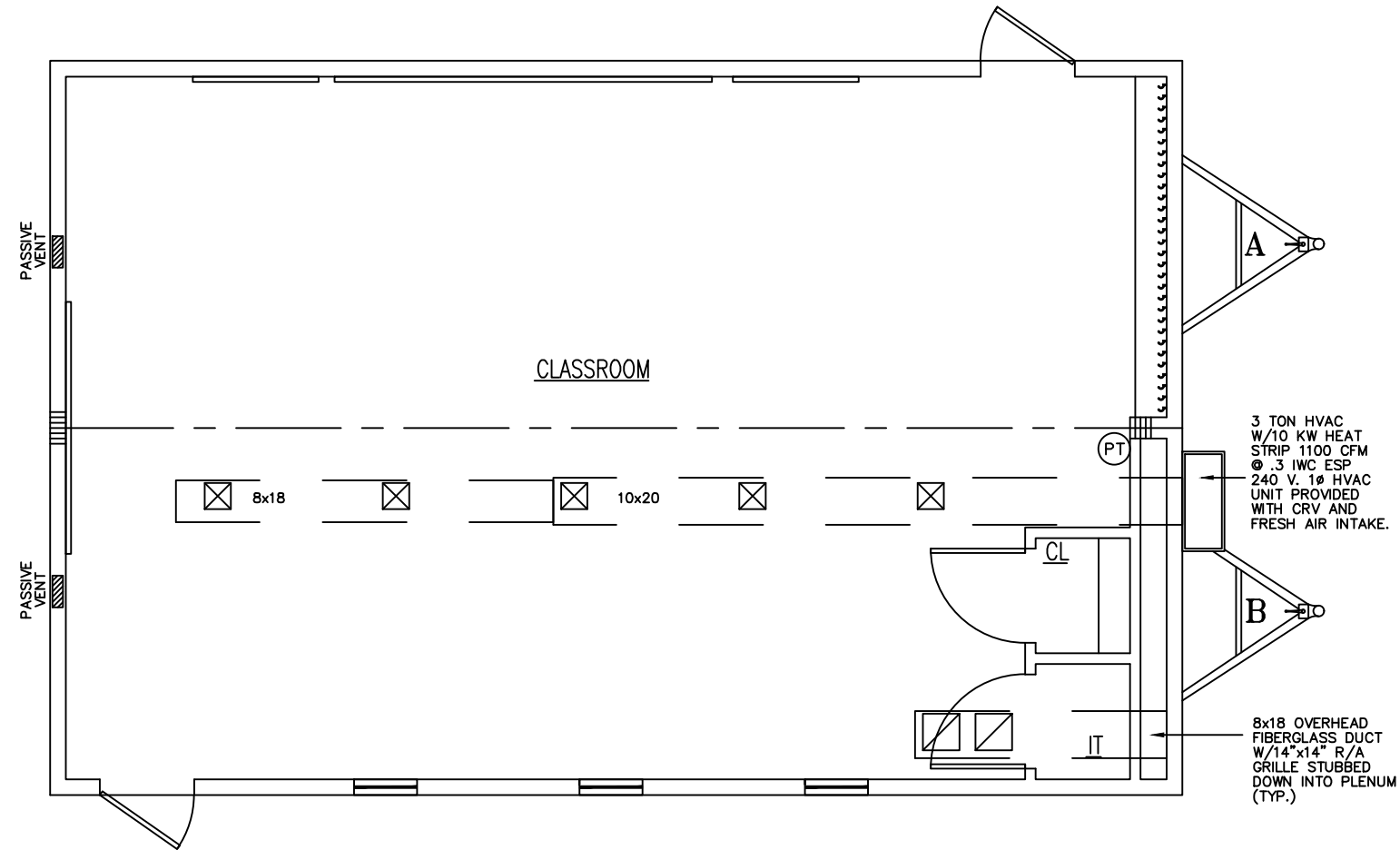
COMMONWEALTH OF VIRGINIA
KENNETH EARL DUNMON
Lic. No. 0402018587
4-1-21
PROFESSIONAL ENGINEER

NORTH CAROLINA
KENNETH EARL DUNMON
017400
4-1-21
ENGINEER
KENNETH E. DUNMON





STATE OF MARYLAND
KENNETH EARL DUNMON
41056
4-1-21
PROFESSIONAL ENGINEER

CONSULTING ENGINEER KENNETH EARL DUNMON - P.O. BOX 6853 - AMERICUS, GEORGIA 31719 - 229-942-2020

DIAMOND BUILDERS INC.			
P.O. BOX 2200 DOUGLASS, GEORGIA 31534		440 THOMPSON DR. (912) 384-7080	
DATE: 3-8-21	REVISIONS:		
SCALE: 3/16"=1'-0"			
CODES: SEE NOTES			
STATES: MD, VA, NJ, NC.	DESTINATION: SANDSTON, VA.	K.E.D. BY: R.E.G.	
REFERENCE: 9252	SHEET		
DBI24x36 EDUCATIONAL-STOCK			
ELECTRICAL	MD. PLAN NO: DBI-9252 MD	3 OF 6	



LEGEND

-  14"x14" RETURN AIR GRILLE
-  14"x14" SUPPLY AIR GRILLE
-  COMB. VENT FAN AND LIGHT
-  THERMOSTAT PROGRAMMABLE

NOTES:

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

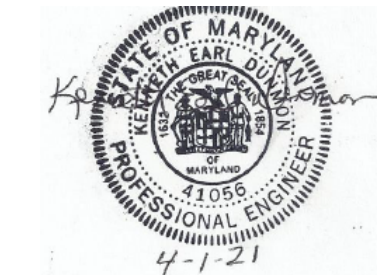
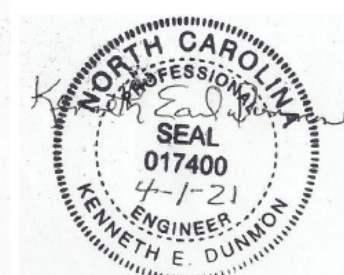
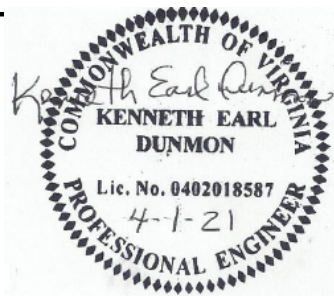
SEE ATTACHED BARD SPECIFICATIONS FOR ALL REQUIREMENTS AND INFORMATION REGARDING HVAC INSTALLATION AND OPERATING PROCEDURES

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. 41056, Expiration Date: 10-17-21

EMC APPROVED
 04 01 2021

NEW JERSEY

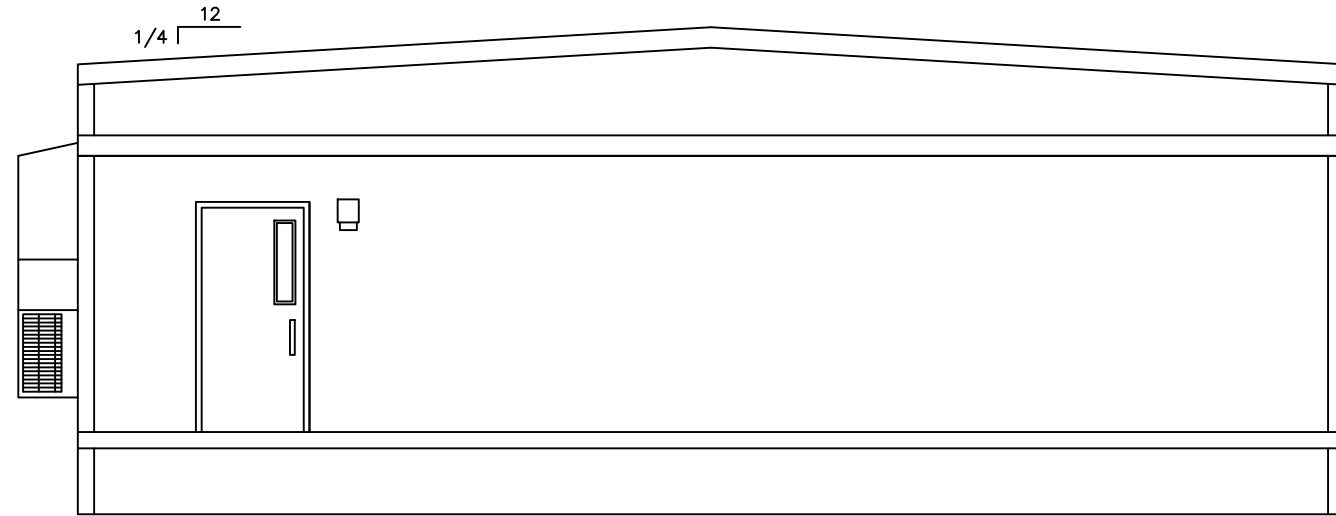
CONSULTING ARCHITECT
 ROBERT E. GREGG R.A. LIC.#15414
 18167 US 19 NORTH-SUITE 120
 CLEARWATER, FL 33764 (727) 644-8193



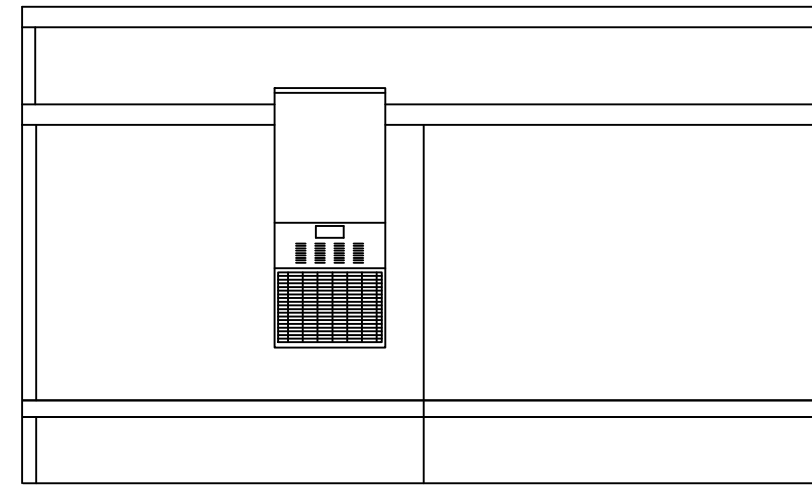
CONSULTING ENGINEER KENNETH EARL DUNMON - P.O. BOX 6853 - AMERICUS, GEORGIA 31719 - 229-942-2020

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

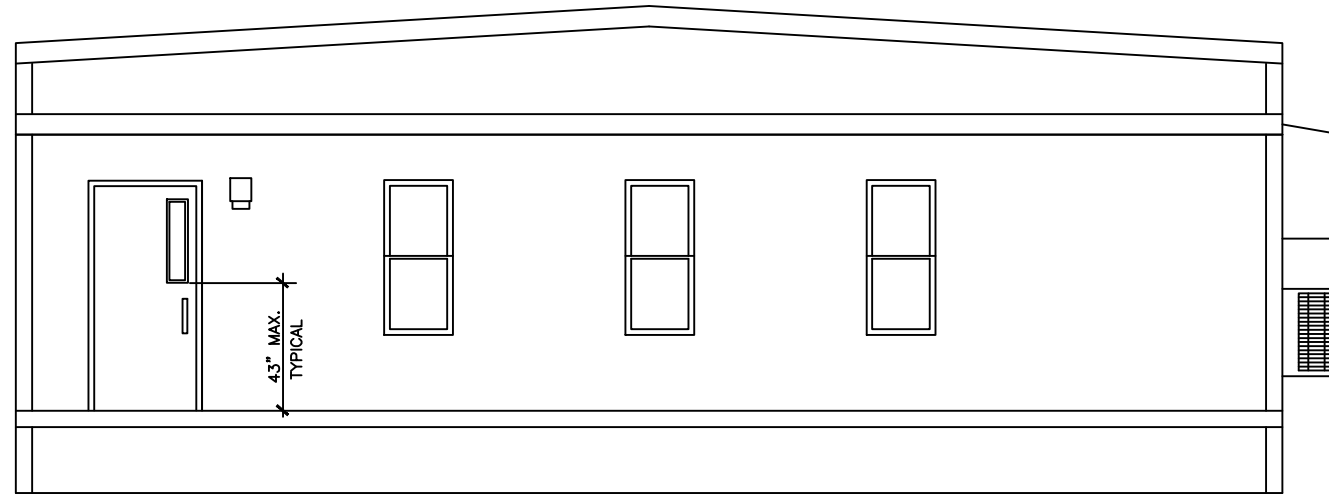
DATE: 3-8-21	REVISIONS:
SCALE: 3/16"=1'-0"	
CODES: SEE NOTES	
STATES: MD, VA, NJ, NC.	DESTINATION: SANDSTON, VA.
REFERENCE: 9252	By: R.E.G.
DBI24x36 EDUCATIONAL-STOCK	
MECHANICAL	MD. PLAN NO: DBI-9252 MD
	SHEET 4 OF 6



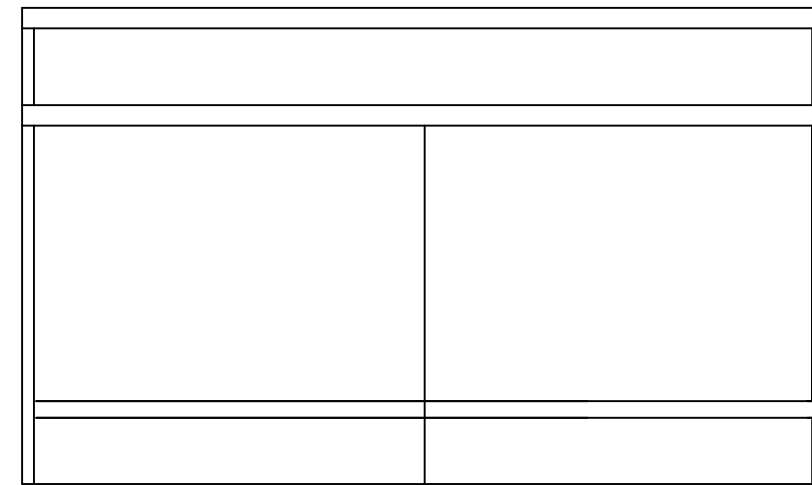
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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

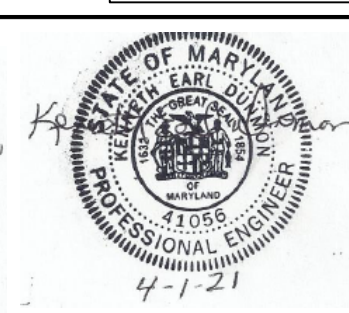
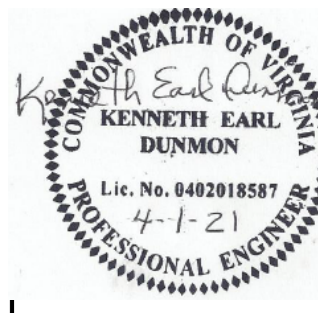


Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
 License No. 41056, Expiration Date: 10-17-21

NEW JERSEY

CONSULTING ARCHITECT
 ROBERT E. GREGG R.A. LIC.#15414
 18167 US 19 NORTH-SUITE 120
 CLEARWATER, FL. 33764 (727) 644-8193

CONSULTING ENGINEER KENNETH EARL DUNMON - P.O. BOX 6853 - AMERICUS, GEORGIA 31719 - 229-942-2020



DIAMOND BUILDERS INC. P.O. BOX 2200 DOUGLASS, GEORGIA 31534		440 THOMPSON DR. (912) 384-7080	
DATE: 3-8-21	REVISIONS:		
SCALE: 3/8"=1'-0"			
CODES: SEE NOTES			
STATES: MD, VA, NJ, NC.	DESTINATION: SANDSTON, VA.	K.E.D.	
REFERENCE: 9252		By: R.E.G.	
DBI24x36		SHEET	
EDUCATIONAL-STOCK		5 OF 6	
ELEVATIONS		MD. PLAN NO: DBI-9252 MD	

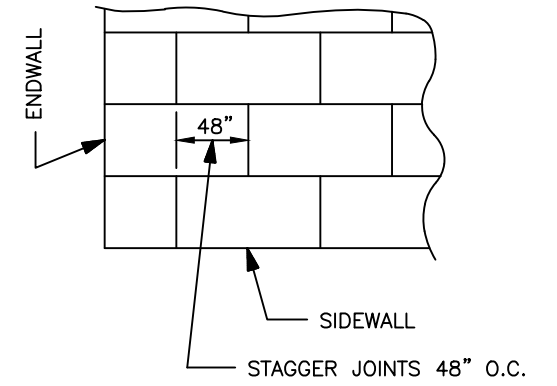
INTERIOR FINISH MATERIAL:

- CEILING - 1/2" GYPSUM CEILING BOARD INSTALLED PER MANUFACTURERS SPECIFICATION (SEASPRAY FINISH)
- WALL - 1/2" GYPSUM BOARD (VINYL COVERED) INSTALLED PER MANUFACTURERS SPECIFICATIONS.
- FLOOR - AS NOTED ON FLOOR PLAN

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

EXTERIOR FINISH MATERIAL:

- ROOF - MULE-HIDE 60 MIL (BLACK) EPDM (ESR-1463) FULLY ADHERED TO 7/16" OSB OR OR 1/2" PLYWOOD WITH MULE-HIDE FR ADHESIVE IN ACCORDANCE WITH INTEREK REPORT CRR-1078 (CLASS C ROOF)
- WALL - 7/16" SMARTPANEL SIDING OVER APPROVED MOISTURE BARRIER. (DUPONT TYVEK ESR 2375) INSTALLED PER MANUFACTURERS SPECIFICATIONS



ROOF SHEATHING FASTENED TO TRUSSES W/0.099"Ø x 2" NAILS @ 6" O.C. ON EDGES AND 6" O.C. IN THE FIELD ON ALL ZONES

ROOF SHEATHING DETAIL

ATTIC VENTILATION IS PROVIDED BY (1) 100 CFM FAN AND (1) GABLE VENT PER MODULE.

SEE MECHANICAL NOTES AND FLOOR PLAN FOR CEILING DUCT SPECIFICATIONS

TOP RAIL: 2x4 SYP#2 FASTEN TO TRUSS W/(3) 0.131"Ø x 3" NAILS

BOTTOM EDGE RAIL: 2x8 SYP#2 FASTEN TO TRUSS W/(6) 0.131"Ø x 3" NAILS

26 GA. X 1-1/2" STEEL STRAP FROM RAIL TO WALL STUD @ 16" O.C. FASTEN W/7-15 GA. X 1 1/4" STAPLES PER STRAP (TYPICAL SIDEWALLS)

CRIPPLE STUDS 2x6 SPF#2 @ 16" O.C.

2x HEADER PER APPROVED PACKAGE

SILL PLATE 2x6 SPF#2

CRIPPLE STUDS 2x6 SPF#2 @ 16" O.C.

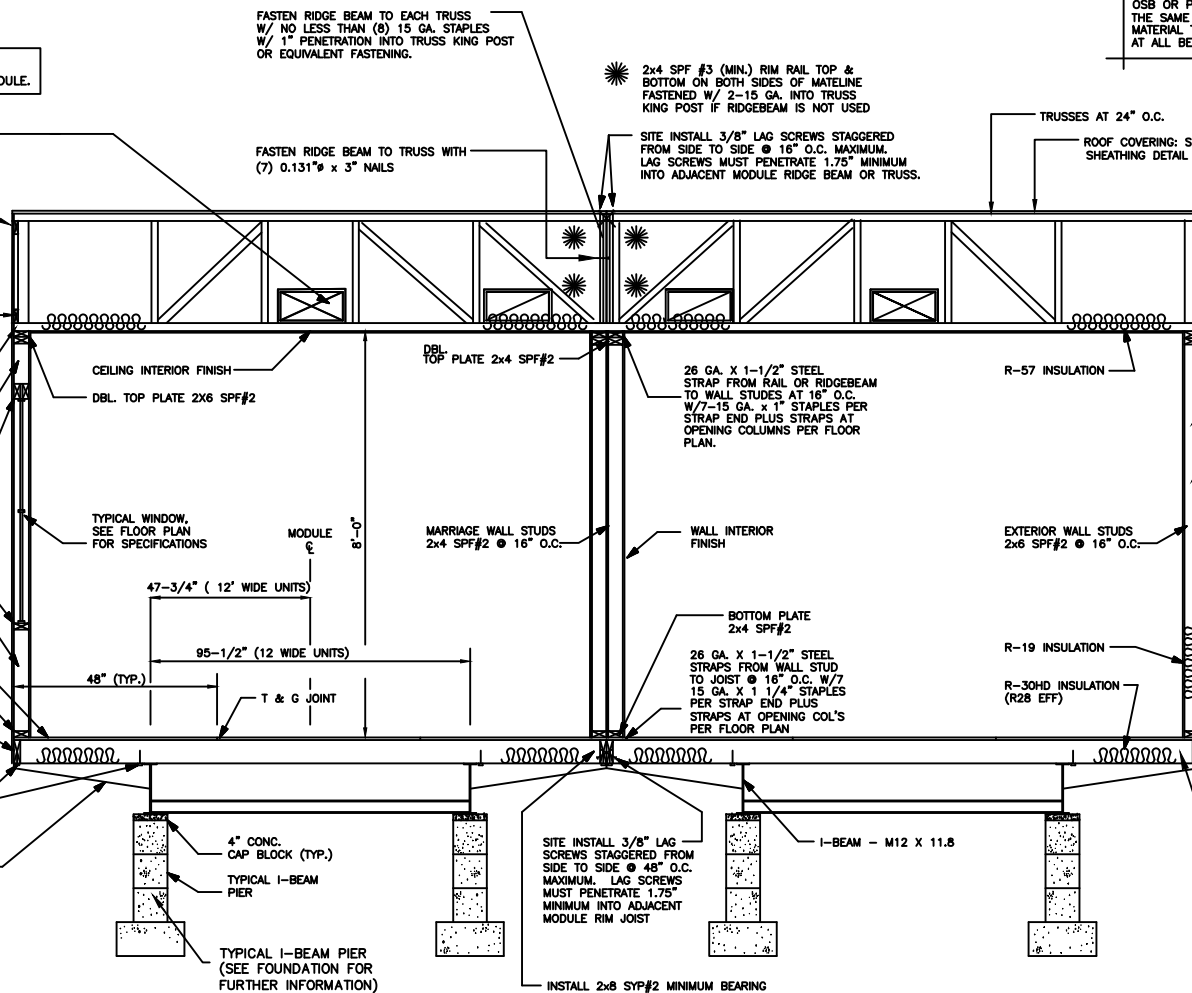
3/4 PLYWOOD, STURD-FLOOR, EXP.-1, 24" O.C.

BOTTOM PLATE 2x6 SPF#3

26 GA. X 1-1/2" STEEL STRAP FROM WALL STUD TO FLOOR JOIST @ OPENING STUDS AND 16" O.C. W/ (7) 15 GA. X 1" PEN. STAPLES PER STRAP END (TYPICAL SIDEWALLS & ENDWALLS)

(2) 5/16" X 3" LAG SCREWS THROUGH FLANGE INTO JOIST @ EACH OUTRIGGER IN ADDITION, INSTALL (1) 5/16" X 3" LAG SCREW W/ FLANGE CLIP FROM I-BEAM TO EACH FLOOR JOIST BETWEEN ALL OUTRIGGERS (TYP.)

OUTRIGGER AND CROSSMEMBER SPACING (SEE APPROVED PACKAGE FOR SPACING)



OSB OR PLYWOOD BEARING STRIP THE SAME THICKNESS AS THE CEILING MATERIAL TO BE INSTALLED AS NECESSARY AT ALL BEARING WALLS AND COLUMNS

2x4 SPF #3 (MIN.) RIM RAIL TOP & BOTTOM ON BOTH SIDES OF MATELINE FASTENED W/ 2-15 GA. INTO TRUSS KING POST IF RIDGEBEAM IS NOT USED

SITE INSTALL 3/8" LAG SCREWS STAGGERED FROM SIDE TO SIDE @ 16" O.C. MAXIMUM. LAG SCREWS MUST PENETRATE 1.75" MINIMUM INTO ADJACENT MODULE RIDGE BEAM OR TRUSS.

TRUSSES AT 24" O.C.

ROOF COVERING: SEE ROOF SHEATHING DETAIL

CEILING INTERIOR FINISH

DBL. TOP PLATE 2x6 SPF#2

TYPICAL WINDOW, SEE FLOOR PLAN FOR SPECIFICATIONS

47-3/4" (12" WIDE UNITS)

95-1/2" (12" WIDE UNITS)

48" (TYP.)

T & G JOINT

MARRIAGE WALL STUDS 2x4 SPF#2 @ 16" O.C.

4" CONC. CAP BLOCK (TYP.)

TYPICAL I-BEAM PIER

TYPICAL I-BEAM PIER (SEE FOUNDATION FOR FURTHER INFORMATION)

FASTEN RIDGE BEAM TO EACH TRUSS W/ NO LESS THAN (8) 15 GA. STAPLES W/ 1" PENETRATION INTO TRUSS KING POST OR EQUIVALENT FASTENING.

FASTEN RIDGE BEAM TO TRUSS WITH (7) 0.131"Ø x 3" NAILS

CEILING INTERIOR FINISH

DBL. TOP PLATE 2x6 SPF#2

TYPICAL WINDOW, SEE FLOOR PLAN FOR SPECIFICATIONS

47-3/4" (12" WIDE UNITS)

95-1/2" (12" WIDE UNITS)

48" (TYP.)

T & G JOINT

MARRIAGE WALL STUDS 2x4 SPF#2 @ 16" O.C.

4" CONC. CAP BLOCK (TYP.)

TYPICAL I-BEAM PIER

TYPICAL I-BEAM PIER (SEE FOUNDATION FOR FURTHER INFORMATION)

26 GA. X 1-1/2" STEEL STRAP FROM RAIL TO WALL STUD @ 16" O.C. FASTEN W/7-15 GA. X 1 1/4" STAPLES PER STRAP (TYPICAL SIDEWALLS)

CRIPPLE STUDS 2x6 SPF#2 @ 16" O.C.

2x HEADER PER APPROVED PACKAGE

SILL PLATE 2x6 SPF#2

CRIPPLE STUDS 2x6 SPF#2 @ 16" O.C.

3/4 PLYWOOD, STURD-FLOOR, EXP.-1, 24" O.C.

BOTTOM PLATE 2x6 SPF#3

26 GA. X 1-1/2" STEEL STRAP FROM WALL STUD TO FLOOR JOIST @ OPENING STUDS AND 16" O.C. W/ (7) 15 GA. X 1" PEN. STAPLES PER STRAP END (TYPICAL SIDEWALLS & ENDWALLS)

(2) 5/16" X 3" LAG SCREWS THROUGH FLANGE INTO JOIST @ EACH OUTRIGGER IN ADDITION, INSTALL (1) 5/16" X 3" LAG SCREW W/ FLANGE CLIP FROM I-BEAM TO EACH FLOOR JOIST BETWEEN ALL OUTRIGGERS (TYP.)

OUTRIGGER AND CROSSMEMBER SPACING (SEE APPROVED PACKAGE FOR SPACING)

CEILING INTERIOR FINISH

DBL. TOP PLATE 2x6 SPF#2

TYPICAL WINDOW, SEE FLOOR PLAN FOR SPECIFICATIONS

47-3/4" (12" WIDE UNITS)

95-1/2" (12" WIDE UNITS)

48" (TYP.)

T & G JOINT

MARRIAGE WALL STUDS 2x4 SPF#2 @ 16" O.C.

4" CONC. CAP BLOCK (TYP.)

TYPICAL I-BEAM PIER

TYPICAL I-BEAM PIER (SEE FOUNDATION FOR FURTHER INFORMATION)

26 GA. X 1-1/2" STEEL STRAP FROM RAIL TO WALL STUD @ 16" O.C. FASTEN W/7-15 GA. X 1 1/4" STAPLES PER STRAP (TYPICAL SIDEWALLS)

CRIPPLE STUDS 2x6 SPF#2 @ 16" O.C.

2x HEADER PER APPROVED PACKAGE

SILL PLATE 2x6 SPF#2

CRIPPLE STUDS 2x6 SPF#2 @ 16" O.C.

3/4 PLYWOOD, STURD-FLOOR, EXP.-1, 24" O.C.

BOTTOM PLATE 2x6 SPF#3

26 GA. X 1-1/2" STEEL STRAP FROM WALL STUD TO FLOOR JOIST @ OPENING STUDS AND 16" O.C. W/ (7) 15 GA. X 1" PEN. STAPLES PER STRAP END (TYPICAL SIDEWALLS & ENDWALLS)

(2) 5/16" X 3" LAG SCREWS THROUGH FLANGE INTO JOIST @ EACH OUTRIGGER IN ADDITION, INSTALL (1) 5/16" X 3" LAG SCREW W/ FLANGE CLIP FROM I-BEAM TO EACH FLOOR JOIST BETWEEN ALL OUTRIGGERS (TYP.)

OUTRIGGER AND CROSSMEMBER SPACING (SEE APPROVED PACKAGE FOR SPACING)

CEILING INTERIOR FINISH

DBL. TOP PLATE 2x6 SPF#2

TYPICAL WINDOW, SEE FLOOR PLAN FOR SPECIFICATIONS

47-3/4" (12" WIDE UNITS)

95-1/2" (12" WIDE UNITS)

48" (TYP.)

T & G JOINT

MARRIAGE WALL STUDS 2x4 SPF#2 @ 16" O.C.

4" CONC. CAP BLOCK (TYP.)

TYPICAL I-BEAM PIER

TYPICAL I-BEAM PIER (SEE FOUNDATION FOR FURTHER INFORMATION)

26 GA. X 1-1/2" STEEL STRAP FROM RAIL TO WALL STUD @ 16" O.C. FASTEN W/7-15 GA. X 1 1/4" STAPLES PER STRAP (TYPICAL SIDEWALLS)

CRIPPLE STUDS 2x6 SPF#2 @ 16" O.C.

2x HEADER PER APPROVED PACKAGE

SILL PLATE 2x6 SPF#2

CRIPPLE STUDS 2x6 SPF#2 @ 16" O.C.

3/4 PLYWOOD, STURD-FLOOR, EXP.-1, 24" O.C.

BOTTOM PLATE 2x6 SPF#3

26 GA. X 1-1/2" STEEL STRAP FROM WALL STUD TO FLOOR JOIST @ OPENING STUDS AND 16" O.C. W/ (7) 15 GA. X 1" PEN. STAPLES PER STRAP END (TYPICAL SIDEWALLS & ENDWALLS)

(2) 5/16" X 3" LAG SCREWS THROUGH FLANGE INTO JOIST @ EACH OUTRIGGER IN ADDITION, INSTALL (1) 5/16" X 3" LAG SCREW W/ FLANGE CLIP FROM I-BEAM TO EACH FLOOR JOIST BETWEEN ALL OUTRIGGERS (TYP.)

OUTRIGGER AND CROSSMEMBER SPACING (SEE APPROVED PACKAGE FOR SPACING)

CEILING INTERIOR FINISH

DBL. TOP PLATE 2x6 SPF#2

TYPICAL WINDOW, SEE FLOOR PLAN FOR SPECIFICATIONS

47-3/4" (12" WIDE UNITS)

95-1/2" (12" WIDE UNITS)

48" (TYP.)

T & G JOINT

MARRIAGE WALL STUDS 2x4 SPF#2 @ 16" O.C.

4" CONC. CAP BLOCK (TYP.)

TYPICAL I-BEAM PIER

TYPICAL I-BEAM PIER (SEE FOUNDATION FOR FURTHER INFORMATION)

26 GA. X 1-1/2" STEEL STRAP FROM RAIL TO WALL STUD @ 16" O.C. FASTEN W/7-15 GA. X 1 1/4" STAPLES PER STRAP (TYPICAL SIDEWALLS)

CRIPPLE STUDS 2x6 SPF#2 @ 16" O.C.

2x HEADER PER APPROVED PACKAGE

SILL PLATE 2x6 SPF#2

CRIPPLE STUDS 2x6 SPF#2 @ 16" O.C.

3/4 PLYWOOD, STURD-FLOOR, EXP.-1, 24" O.C.

BOTTOM PLATE 2x6 SPF#3

26 GA. X 1-1/2" STEEL STRAP FROM WALL STUD TO FLOOR JOIST @ OPENING STUDS AND 16" O.C. W/ (7) 15 GA. X 1" PEN. STAPLES PER STRAP END (TYPICAL SIDEWALLS & ENDWALLS)

(2) 5/16" X 3" LAG SCREWS THROUGH FLANGE INTO JOIST @ EACH OUTRIGGER IN ADDITION, INSTALL (1) 5/16" X 3" LAG SCREW W/ FLANGE CLIP FROM I-BEAM TO EACH FLOOR JOIST BETWEEN ALL OUTRIGGERS (TYP.)

OUTRIGGER AND CROSSMEMBER SPACING (SEE APPROVED PACKAGE FOR SPACING)

CEILING INTERIOR FINISH

DBL. TOP PLATE 2x6 SPF#2

TYPICAL WINDOW, SEE FLOOR PLAN FOR SPECIFICATIONS

47-3/4" (12" WIDE UNITS)

95-1/2" (12" WIDE UNITS)

48" (TYP.)

T & G JOINT

MARRIAGE WALL STUDS 2x4 SPF#2 @ 16" O.C.

4" CONC. CAP BLOCK (TYP.)

TYPICAL I-BEAM PIER

TYPICAL I-BEAM PIER (SEE FOUNDATION FOR FURTHER INFORMATION)

26 GA. X 1-1/2" STEEL STRAP FROM RAIL TO WALL STUD @ 16" O.C. FASTEN W/7-15 GA. X 1 1/4" STAPLES PER STRAP (TYPICAL SIDEWALLS)

CRIPPLE STUDS 2x6 SPF#2 @ 16" O.C.

2x HEADER PER APPROVED PACKAGE

SILL PLATE 2x6 SPF#2

CRIPPLE STUDS 2x6 SPF#2 @ 16" O.C.

3/4 PLYWOOD, STURD-FLOOR, EXP.-1, 24" O.C.

BOTTOM PLATE 2x6 SPF#3

26 GA. X 1-1/2" STEEL STRAP FROM WALL STUD TO FLOOR JOIST @ OPENING STUDS AND 16" O.C. W/ (7) 15 GA. X 1" PEN. STAPLES PER STRAP END (TYPICAL SIDEWALLS & ENDWALLS)

(2) 5/16" X 3" LAG SCREWS THROUGH FLANGE INTO JOIST @ EACH OUTRIGGER IN ADDITION, INSTALL (1) 5/16" X 3" LAG SCREW W/ FLANGE CLIP FROM I-BEAM TO EACH FLOOR JOIST BETWEEN ALL OUTRIGGERS (TYP.)

OUTRIGGER AND CROSSMEMBER SPACING (SEE APPROVED PACKAGE FOR SPACING)

CEILING INTERIOR FINISH

DBL. TOP PLATE 2x6 SPF#2

TYPICAL WINDOW, SEE FLOOR PLAN FOR SPECIFICATIONS

47-3/4" (12" WIDE UNITS)

95-1/2" (12" WIDE UNITS)

48" (TYP.)

T & G JOINT

MARRIAGE WALL STUDS 2x4 SPF#2 @ 16" O.C.

4" CONC. CAP BLOCK (TYP.)

TYPICAL I-BEAM PIER

TYPICAL I-BEAM PIER (SEE FOUNDATION FOR FURTHER INFORMATION)

26 GA. X 1-1/2" STEEL STRAP FROM RAIL TO WALL STUD @ 16" O.C. FASTEN W/7-15 GA. X 1 1/4" STAPLES PER STRAP (TYPICAL SIDEWALLS)

CRIPPLE STUDS 2x6 SPF#2 @ 16" O.C.

2x HEADER PER APPROVED PACKAGE

SILL PLATE 2x6 SPF#2

CRIPPLE STUDS 2x6 SPF#2 @ 16" O.C.

3/4 PLYWOOD, STURD-FLOOR, EXP.-1, 24" O.C.

BOTTOM PLATE 2x6 SPF#3

26 GA. X 1-1/2" STEEL STRAP FROM WALL STUD TO FLOOR JOIST @ OPENING STUDS AND 16" O.C. W/ (7) 15 GA. X 1" PEN. STAPLES PER STRAP END (TYPICAL SIDEWALLS & ENDWALLS)

(2) 5/16" X 3" LAG SCREWS THROUGH FLANGE INTO JOIST @ EACH OUTRIGGER IN ADDITION, INSTALL (1) 5/16" X 3" LAG SCREW W/ FLANGE CLIP FROM I-BEAM TO EACH FLOOR JOIST BETWEEN ALL OUTRIGGERS (TYP.)

OUTRIGGER AND CROSSMEMBER SPACING (SEE APPROVED PACKAGE FOR SPACING)

CEILING INTERIOR FINISH

DBL. TOP PLATE 2x6 SPF#2

TYPICAL WINDOW, SEE FLOOR PLAN FOR SPECIFICATIONS

47-3/4" (12" WIDE UNITS)

95-1/2" (12" WIDE UNITS)

48" (TYP.)

T & G JOINT

MARRIAGE WALL STUDS 2x4 SPF#2 @ 16" O.C.

4" CONC. CAP BLOCK (TYP.)

TYPICAL I-BEAM PIER

TYPICAL I-BEAM PIER (SEE FOUNDATION FOR FURTHER INFORMATION)

26 GA. X 1-1/2" STEEL STRAP FROM RAIL TO WALL STUD @ 16" O.C. FASTEN W/7-15 GA. X 1 1/4" STAPLES PER STRAP (TYPICAL SIDEWALLS)

CRIPPLE STUDS 2x6 SPF#2 @ 16" O.C.

2x HEADER PER APPROVED PACKAGE

SILL PLATE 2x6 SPF#2

CRIPPLE STUDS 2x6 SPF#2 @ 16" O.C.

3/4 PLYWOOD, STURD-FLOOR, EXP.-1, 24" O.C.

BOTTOM PLATE 2x6 SPF#3

26 GA. X 1-1/2" STEEL STRAP FROM WALL STUD TO FLOOR JOIST @ OPENING STUDS AND 16" O.C. W/ (7) 15 GA. X 1" PEN. STAPLES PER STRAP END (TYPICAL SIDEWALLS & ENDWALLS)

(2) 5/16" X 3" LAG SCREWS THROUGH FLANGE INTO JOIST @ EACH OUTRIGGER IN ADDITION, INSTALL (1) 5/16" X 3" LAG SCREW W/ FLANGE CLIP FROM I-BEAM TO EACH FLOOR JOIST BETWEEN ALL OUTRIGGERS (TYP.)

OUTRIGGER AND CROSSMEMBER SPACING (SEE APPROVED PACKAGE FOR SPACING)

CEILING INTERIOR FINISH

DBL. TOP PLATE 2x6 SPF#2

TYPICAL WINDOW, SEE FLOOR PLAN FOR SPECIFICATIONS

47-3/4" (12" WIDE UNITS)

95-1/2" (12" WIDE UNITS)

48" (TYP.)

T & G JOINT

MARRIAGE WALL STUDS 2x4 SPF#2 @ 16" O.C.

4" CONC. CAP BLOCK (TYP.)

TYPICAL I-BEAM PIER

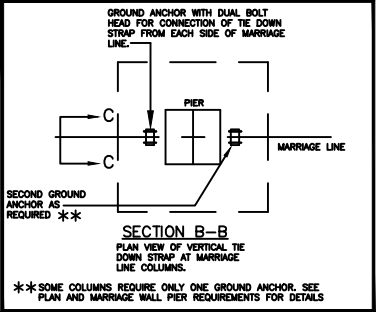
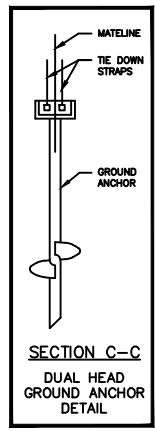
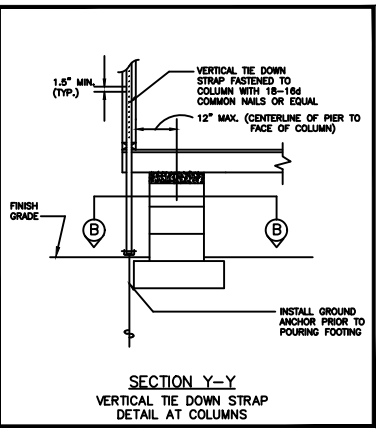
TYPICAL I-BEAM PIER (SEE FOUNDATION FOR FURTHER INFORMATION)

26 GA. X 1-1/2" STEEL STRAP FROM RAIL TO WALL STUD @ 16" O.C. FASTEN W/7-15 GA. X 1 1/4" STAPLES PER STRAP (TYPICAL SIDEWALLS)

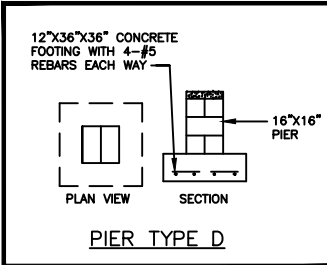
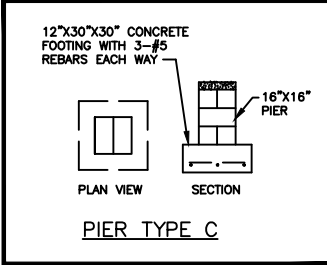
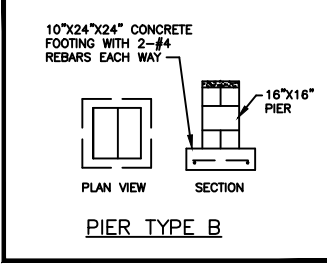
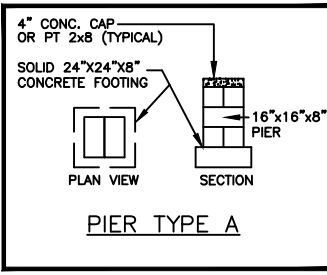
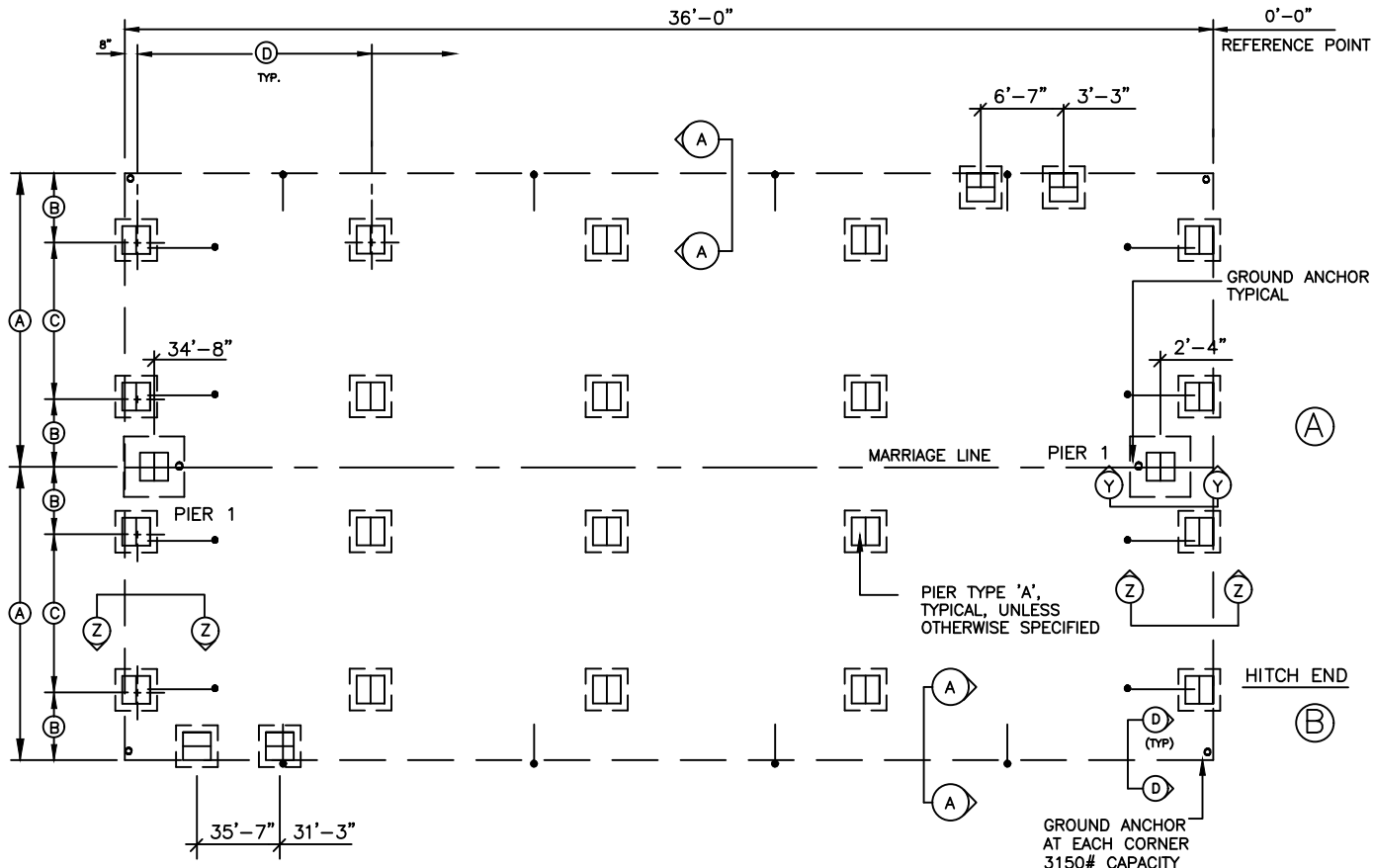
CRIPPLE STUDS 2x6 SPF#2 @ 16" O.C.

2x HEADER PER APPROVED PACKAGE

SILL PLATE 2x6 SPF#2

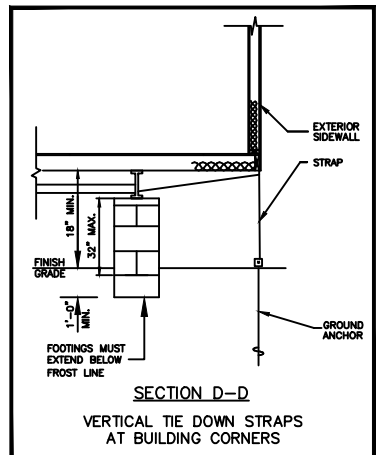
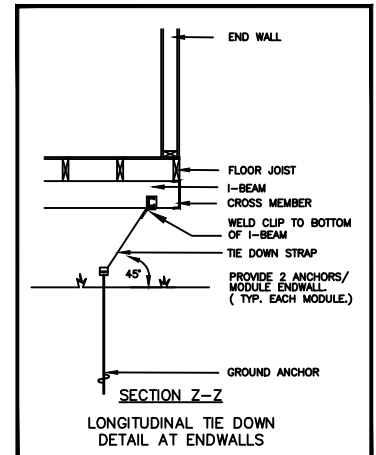
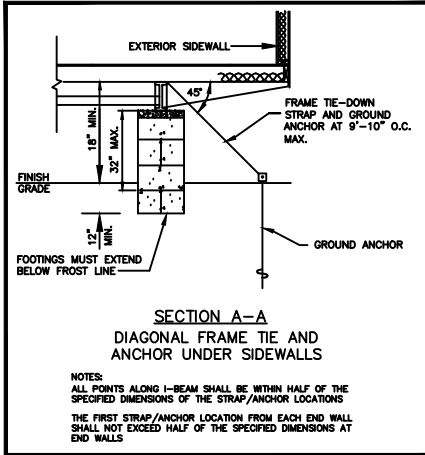


MARRIAGE WALL PIER REQUIREMENTS			
PIER NUMBER	MINIMUM SOIL BEARING CAPACITY	PIER TYPE	NUMBER OF VERTICAL TIE DOWN STRAPS REQ'D (EACH MODULE)
1	2000 PSF	D	1
	3000 PSF	C	1



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.

- FOUNDATION NOTES:**
- ALL FOUNDATION CONSTRUCTION, MATERIALS, AND INSTALLATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES.
 - TI-E-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. THE 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 1/2 THE MAXIMUM SPACING INDICATED.
 - 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 6 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 OPERABILITY AFTER INSTALLATION OF BUILDING IS COMPLETE.
 - 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
 - THE AREA UNDER FOOTINGS AND FOUNDATIONS SHALL HAVE ALL VEGETATION, STUMPS, ROOTS, AND FOREIGN MATERIALS REMOVED PRIOR TO THEIR CONSTRUCTION.



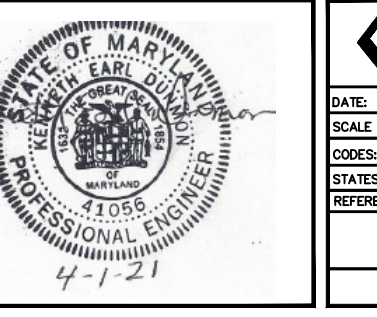
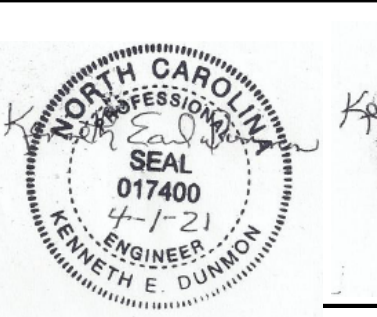
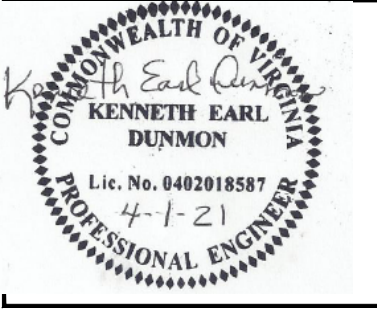
FOUNDATION ENCLOSURE (WHEN PROVIDED) MUST HAVE 1 SQUARE FOOT NET VENT AREA PER 1/150TH OF THE FLOOR AREA, AND AN 18" X 24" MINIMUM CRAWL SPACE ACCESS, SITE INSTALLED BY OTHERS SUBJECT TO LOCAL JURISDICTION.

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 THE RIGHT FOR THE CORRECT NUMBER OF PIERS REQUIRED FOR EACH SOIL BEARING CAPACITY.

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"	2000 PSF	
9'-0"	3000 PSF	

NEW JERSEY

CONSULTING ARCHITECT
ROBERT E. GREGG R.A. LIC.#15414
18167 US 19 NORTH-SUITE 120
CLEARWATER, FL 33764 (727) 644-8193



EMC APPROVED 04 01 2021

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. 41056 Expiration Date: 10-17-21

● 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.

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 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.

CONSULTING ENGINEER KENNETH EARL DUNMON - P.O. BOX 6853 - AMERICUS, GEORGIA 31719 - 229-942-2020

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

DATE: 3-8-21 REVISIONS:
SCALE: NO SCALE

CODES: SEE NOTES
STATES: MD, VA, NJ, NC. DESTINATION: SANDSTON, VA. K.E.D. BY: R.E.G.
REFERENCE: 9252

DBI24x36 EDUCATIONAL-STOCK SHEET 1 OF 1
FOUNDATION MD. PLAN NO: DBI-9252 MD