PLUMBING NOTES:

1. TOILETS SHALL BE ELONGATED WITH NONABSORBENT OPEN FRONT SEATS.
2. 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 UPWARD ONTO THE WALLS AT LEAST 6 INCHES.
3. THIS UNIT MUST BE CONNECTED TO A PUBLIC WATER SUPPLY AND SEWER SYSTEM IF THESE ARE AVAILABLE.
4. ALL PLUMBING FIXTURES SHALL HAVE SEPARATE SHUTOFF VALVES.
5. 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 SHUT OFF VALVE WITHIN 3 FEET ON A COLD WATER SUPPLY LINE.
6. DWV SYSTEM SHALL BE PVC – DWV.
7. WATER SUPPLY LINES SHALL BE PEX AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS LIMITATIONS AND INSTRUCTIONS.
8. WATER CLOSETS ARE TANK TYPE UNLESS OTHERWISE SPECIFIED
9. BUILDING DRAIN AND CLEANOUTS ARE DESIGNED AND SITE INSTALLED BY OTHERS, SUBJECT TO LOCAL JURISDICTION APPROVAL.
10. SHOWERS SHALL BE CONTROLLED BY AN APPROVED MIXING VALVE WITH A MAXIMUM WATER OUTLET TEMPERATURE OF 120°F (48.8°C).
11. THERMAL EXPANSION DEVICE, IF REQUIRED BY WATER HEATER INSTALLED, AND IF NOT SHOWN ON PLUMBING PLAN, IS DESIGNED AND SITE INSTALLED BY OTHERS, SUBJECT TO LOCAL APPROVAL.
12. WATER PIPES INSTALLED IN A WALL EXPOSED TO THE EXTERIOR SHALL BE LOCATED ON THE HEATED SIDE OF THE WALL INSULATION.
13. WATER, SOIL AND WASTE PIPES IN UNCONDITION SPACES SHALL BE INSULATED AND PROTECTED FROM FREEZING.
14. CUSTOMER ASSUMES ALL RESPONSIBILTY FOR REQUIRED PLUMBING FACILITIES WHEN NOT SHOWN ON THE PLANS.
15. TEMPERED WATER SHALL BE SUPPLIED THROUGH A WATER TEMP LIMITING DEVICE THAT CONFORMS TO ASSE 1070 AND SHALL LIMIT THE TEMPERED WATER TO A MAX OF 110°F(43°C)
16. WHEN RESTROOM FACILITIES AND/OR PLUMBING FIXTURES REQUIRED PER IPC, NCPC SECTION 403 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 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
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)
3. HVAC EQUIPMENT SHALL BE EQUIPPED W/OUTSIDE FRESH AIR INTAKES PROVIDING 10 CFM PER PERSON & 0.12 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. EXHAUST FANS SHALL PROVIDE A MINIMUM OF 70 CFM FOR EACH WATER CLOSET AND URINAL WHILE VENTING NO CLOSER THAN 10 FEET FROM MECHANICAL INTAKE
6. THERMOSTATS MUST BE PROGRAMMABLE

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. ALL STEEL STRAPS REFERENCED ON FLOOR PLAN SHALL BE 1.5 INCH x 26 GA. WITH 7 – 15 GA. x 7/16 INCH CROWN x 1 INCH STAPLES EACH END OF STRAP OR EQUIVALENT FROM RIDGE BEAM TO COLUMN, AND COLUMN TO FLOOR.
5. PORTABLE FIRE EXTINGUISHER PER N.F.P.A. – 10 INSTALLED BY OTHERS ON SITE, AND SUBJECT TO LOCAL JURISDICTION.
6. PROVISIONS FOR EXIT DISCHARGE LIGHTING ARE THE RESPONSIBILITY OF THE BUILDING OWNER AND SUBJECT TO LOCAL JURISDICTION APPROVAL WHEN NOT SHOWN ON THE FLOOR PLAN (INCLUDING EMERGENCY LIGHTING, WHEN REQUIRED).
7. WHEN LOW SIDES OF ROOF PROVIDE LESS THAN 6" OF OVERHANG, GUTTERS AND DOWN SPOUTS SHALL BE SITE INSTALLED, DESIGNED BY OTHERS, SUBJECT TO LOCAL JURISDICTION APPROVAL.
8. IN WIND–BORNE DEBRIS REGIONS, EXTERIOR GLAZING SHALL BE IMPACT RESISTANT OR PROTECTED WITH AN IMPACT RESISTANT COVERING MEETING THE REQURIMENTS OF AN APPROVED IMPACT RESISTANT STANDARD, OR ASTM E1996. WIND–BORNE DEBRIS REGIONS ARE DESIGNATED IN SECTION 1609 OF THE IBC AND NCBC.
9. WINDOWS AND DOORS MUST BE CERTIFIED FOR COMPLIANCE WITH THE WIND DESIGN PRESSURE FOR COMPONENTS AND CLADDING.
10. THIS BUILDING HAS BEEN DESIGNED AND CONSTRUCTED TO MEET NC CLIMATE ZONE 4a.

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 W/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 SHALL BE LISTED AS WEATHER RESTANT AS PER NEC.
9. EXTERIOR LIGHTS NOT INTENDED FOR 24 HOUR USE SHALL BE CONNECTED TO A PHOTOCELL OR TIMER.

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.

MARYLAND NOTES:

1. REFER TO STATE PACKAGE PAGE NO. C34.0 FOR REQUIRED DUCT PROTECTION AT CONNECTION TO HVAC UNIT.
2. THE FOLLOWING NOTE SHALL BE ON THE BLDG. DATA PLATE: THIS BUILDING HAS NOT BEEN DESIGNED FOR AND IS NOT APPROVED FOR INSTALLATION IN THE FOLLOWING MARYLAND COUNTIES: ALLEGANY
3. HVAC SYSTEM SHALL COMPLY WITH NFPA 90B WHEN BUILDING VOLUME DOES NOT EXCEED 25,000 CUBIC FEET, OTHERWISE HVAC SYSTEM SHALL COMPLY WITH NFPA 90A.
4. THESE PLANS ARE PREPARED TO FACILITATE CONSTRUCTION OF THE PRE–ENGINEERED FACTORY BUILT MODULAR BUILDING, AND THEY INCLUDE MINIMUM ON–SITE SUPPORT AND TIE DOWN REQUIREMENTS FOR THE MODULAR BUILDING. THE PROJECT ARCHITECT OF RECORD IS RESPONSIBLE FOR INCORPORATION AND COORDINATION OF THESE PLANS INTO THE OVERALL PROJECT DESIGN.
5. TO LOCAL BUILDER AND/OR SITE DEVELOPER: ALL SITE WORK INCLUDING THE LOCATION OF THE BUILDING, IS REQUIRED TO BE REVIEWED AND APPROVED BY A MD. REG. ARCH. OR ENG. TO VERIFY CODE COMPLIANCE INCLUDING BUT NOT LIMITED TO FIRE RESISTANCE RATINGS FOR EXTERIOR PROTECTION. MEANS OF EGRESS, HEIGHT AND AREA LIMITATIONS, OTHER PERTINENT SITE RELATED MATTERS. DOCUMENTS RELATED TO SITE WORK, INCLUDING SITE AND DEVELOPMENT DRAWINGS, SHALL BE SUBMITTED TO THE LOCAL GOVERMENT AGENCY FOR REVIEW AND APPROVAL.
6. INSTALL STATE INSIGNIA AND BUILDING DATA PLATE IN THE VICINITY OF ELECTRICAL DISTRIBUTION PANEL OR OTHER LOCATION THAT IS READILY ACCESSIBLE FOR INSPECTION, BUT NOT ON ANY READILY REMOVABLE FEATURE.
7. WHEN THE 2018 IECC IS THE APPLICABLE ENERGY CODE. SUPPLY AND RETURN AIR DUCTS AND PLENUMS SHALL BE INSULATED WITH A MINIMUM OF R–6 INSULATION WHERE LOCATED IN UNCONDITIONED SPACES AND WHERE LOCATED OUTSIDE THE BUILDING WITH A MINIMUM OF R–8 INSULATION IN CLIMATE ZONES 1 THRU 4 AND A MINIMUM OF R–12 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 PROVDED. IF THIS BUILDING IS TO BE INSTALLED IN THE FUTURE IN MARYLAND, A SITE PLAN SHALL BE ATTACHED TO THE PERIMT APPLICATION OF THE BUILDING

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 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 A 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.
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 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,WHICHEVER IS LOWER.
6. ALL DOORS SHALL BE OPENABLE BY A SINGLE EFFORT. DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MINIMUM. THE MAXIMUM FORCE REQUIRED FOR PUSHING OR PULLING OPEN DOORS OTHER THAN FIRE DOORS SHALL 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. ACCESSIBLE WATER CLOSETS SHALL BE 17 INCHES TO 19 INCHES, MEASURED FROM THE FLOOR TO THE TOP OF THE SEAT. GRAB BARS SHALL BE 36 INCHES LONG MINIMUM WHEN LOCATED BEHIND WATER CLOSET AND 42 INCHES MINIMUM WHEN LOCATED ALONG SIDE OF WATER CLOSET, AND SHALL BE MOUNTED 33 INCHES TO 36 INCHES ABOVE THE FLOOR. IN ADDITION.
9. ACCESSIBLE URINALS SHALL BE STALL–TYPE OR WALL HUNG WITH ELONGATED RIMS AT A MAXIMUM OF 17 INCHES ABOVE THE FLOOR.
10. ACCESSIBLE LAVATORIES AND SINKS SHALL BE MOUNTED WITH THE RIM NO HIGHER THAN 34 INCHES ABOVE THE FLOOR). KNEE CLEARANCE OF AT LEAST 27 INCHES HIGH MUST BE PROVIDED WITH A MINIMUM DEPTH OF 8 INCHES BENEATH THE FIXTURE, AND 9 INCHES HIGH MINIMUM WITH A MINIMUM DEPTH OF 11 INCHES BENEATH THE FIXTURE. THE KNEE SPACE MUST BE AT LEAST 30 INCHES WIDE.
11. HOT WATER AND DRAIN PIPES UNDER ACCESSIBLE LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. INSULATION OR PROTECTION MATERIALS MAY BE SITE INSTALLED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER ACCESSIBLE LAVATORIES AND SINKS.
12. 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 REFLECTING SURFACE 35 INCHES MAXIMUM ABOVE THE FLOOR.
14. GRAB BARS HAVING A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1.25 INCHES MINIMUM AND 2.0 INCHES MAXIMUM. THE SPACE BETWEEN THE GRAB BAR AND THE WALL SHALL BE 1.5 INCHES.
15. WATER CLOSET FLUSH CONTROL SHALL BE INSTALLED A MAXIMUM OF 36 INCHES ABOVE THE FLOOR AND SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET.
16. DOORS TO ALL ACCESSIBLE SPACES SHALL HAVE ACCESSIBLE HARDWARE (I.E. LEVER – OPERRATED, PUSHTYPE, U–SHAPED) MOUNTED WITH OPERABLE PARTS BETWEEN 34 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FLOOR.
17. TOILET STALL DOORS SHALL BE THE SELF–CLOSING TYPE.
18. A TOWEL DISPENSER SHALL BE LOCATED ADJACENT TO ALL ACCESSIBLE LAVTORIES.

N.C. INSTALLATION INSTRUCTIONS

ATTENTION LOCAL INSPECTIONS DEPARTMENT

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

1. THE INTERCONNECTION BETWEEN BUILDING MODULES AT THE FLOOR AND ROOF SHALL BE SPECIFIED ON THE CROSS SECTION DRAWING ON THE PLAN SET.
2. BUILDING TIE DOWN AND ANCHORAGE REQUIREMENTS ARE AS INDICATED ON FOUNDATION PLAN.
3. ELECTRICAL INTERCONNECTIONS BETWEEN BUILDING MODULES SHALL BE PER PAGES E1.2, E2.0, E2.1, E2.2, E4.1 OF THE INSTALLATION INSTRUCTIONS (IF APPLICABLE).
4. MECHANICAL INTERCONNECTIONS BETWEEN BUILDING MODULES SHALL BE PER PAGES E1.0, E2.4, E2.5 OF THE INSTALLATION INSTRUCTIONS (IF APPLICABLE).
5. PLUMBING INTERCONNECTIONS BETWEEN BUILDING MODULES SHALL BE PER PAGES E1.1, E1.2, E2.3, E4.1 OF THE INSTALLATION INSTRUCTIONS (IF APPLICABLE).
6. FIRE BLOCKING SHALL BE PROVIDED PER SECTION 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.

ATTENTION LOCAL INSPECTIONS DEPARTMENT

SITE INSTALLED ITEMS

THE FOLLOWING ITEMS HAVE NOT BEEN COMPLETED BY THE MANUFACTURER, HAVE NOT BEEN INSPECTED BY EMC AND ARE 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, DRINKING FOUNTAIN, SERVICE SINK, HOOK–UP TO PLUMBING SYSTEM.
5. ELECTRICAL SERVICE HOOK–UP (INCLUDING FEEDERS) TO THE BUILDING.
6. GLAZING OPENING PROTECTION–SEE GENERAL NOTE 10
7. GUTTER AND DOWN SPOUTS.
8. EXIT DISCHARGE LIGHTING (INCLUDING EMERGENCY)

STATEMENT OF SPECIAL INSPECTIONS (IBC SECTION 1704.3)

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

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

SPECIAL CONDITIONS AND REQUIRMENTS

- ANY SITE ADDED STRUCTURES MUST BE INDEPENDENT OF THE FACTORY BUILDING UNLESS THE ENTIRE BUILDING IS REVALUATED 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 JURISDICATION.

OTHER STATES
STRUCTURAL LOAD LIMITATIONS:

FLOOR DEAD AND LIVE LOAD:
A. DEAD LOAD = 12 PSF (AVERAGE).
B. UNIFORM LIVE LOAD = 40 PSF
C. CONCENTRATED LIVE LOAD = 1000 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 = 13 PSF (AVERAGE).
B. LIVE LOAD = 30 PSF.

ROOF SNOW LOAD:
A. GROUND SNOW LOAD: Pg = 40 PSF
B. FLAT–ROOF SNOW LOAD: Pf = 30.8 PSF
C. SNOW EXPOSURE FACTOR: Ce = 1.0
D. SNOW IMPORTANCE FACTOR: Is = 1.0
E. SNOW THERMAL FACTOR: Ct = 1.1
F. ROOF SLOPE FACTOR: Cs = 1.0
G. SLOPED ROOF SNOW LOAD: Ps = Pf X Cs
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): Vasd = 116 MPH
C. RISK CATEGORY: II
D. WIND EXPOSURE CATEGORY: C
E. INTERNAL PRESSURE COEFFICIENT: GCpi = 0.18
F. COMPONENT & CLADDING BASIC DESIGN PRESSURES (ASD DESIGN PRESSURE) FOR ROOF ANGLES 0 TO 7 DEGREES:

WALL ZONE 5: P = +/– 65.6 PSF (Pasd = +/– 39.3 PSF)
WALL ZONE 4: P = +/– 53.1 PSF (Pasd = +/– 31.9 PSF)
ROOF ZONE 3: P = – 140.2 PSF (Pasd = +/– 84.1 PSF)
ROOF ZONE 2: P = – 103.0 PSF (Pasd = +/– 61.8 PSF)
ROOF ZONE 1: P = – 78.0 PSF (Pasd = +/– 46.8 PSF)
ROOF ZONE 1:' P = – 44.8 PSF (Pasd = +/– 26.9 PSF)

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

SEISMIC LOAD:
A. RISK CATEGORY IS II.
B. SEISMIC IMPORTANCE FACTOR IS 1.0
C. SEISMIC SITE CLASS IS D.
D. SPECTRAL RESPONSE COEFFICIENTS:
Ss = 0.537 S1 = 0.285
Sds = 0.49 Sd1 = 0.19
E. SEISMIC DESIGN CATEGORY IS C.
F. SEISMIC FORCE RESISTING SYSTEM IS A13.
G. EQUIVALENT LATERAL FORCE ANALYSIS PROCEDURE
H. RESPONSE MODIFICATION FACTOR R = 6.5.
I. SEISMIC RESPONSE COEFFICIENT Cs = 0.08
J. DESIGN BASE SHEAR V = 3909 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 (IPC APPENDIX B):
A. RAIN INTENSITY: i = 4.3 INCHES/HOUR

N.C.
STRUCTURAL LOAD LIMITATIONS:

FLOOR LIVE LOAD:
A. 40 PSF ELSEWHERE.
B. 1000# CONCENTRATED LOAD OVER 30 INCH X 30 INCH AREA LOCATED ANYWHERE ON FLOOR.

ROOF LIVE LOAD:
A. 30 PSF.

ROOF SNOW LOAD:
A. GROUND SNOW LOAD: Pg = 40 PSF
B. FLAT–ROOF SNOW LOAD: Pf = 30.8 PSF
C. SNOW EXPOSURE FACTOR: Ce = 1.0
D. SNOW IMPORTANCE FACTOR: Is = 1.0
E. SNOW THERMAL FACTOR: Ct = 1.1
F. ROOF SLOPE FACTOR: Cs = 1.0
G. SLOPED ROOF SNOW LOAD: Ps = Pf X Cs
H. DESIGN IS BASED ON FULL OR PARTIALLY EXPOSED ROOF PER ASCE 7–10.

WIND LOAD:
A. ULTIMATE WIND SPEED (3–SEC GUST): Vult = 150 MPH
B. NOMINAL WIND SPEED (3–SEC GUST): Vasd = 116 MPH
C. RISK CATEGORY II
D. WIND EXPOSURE CATEGORY: EXP. = C
E. INTERNAL PRESSURE COEFFICIENT: GCpi = 0.18
F. COMPONENT & CLADDING ULTIMATE DESIGN PRESSURES (NOMINAL DESIGN PRESSURE) FOR ROOF ANGLES 0 TO 7 DEGREES:

WALL ZONE 5: P = +/– 65.6 PSF (Pasd = +/– 39.3 PSF)
WALL ZONE 4: P = +/– 53.1 PSF (Pasd = +/– 31.9 PSF)
ROOF ZONE 3: P = – 123.7 PSF (Pasd = +/– 74.2 PSF)
ROOF ZONE 2: P = – 82.2 PSF (Pasd = +/– 49.3 PSF)
ROOF ZONE 1: P = – 49.0 PSF (Pasd = +/– 29.4 PSF)

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

SEISMIC LOAD:
A. RISK CATEGORY IS II.
B. SEISMIC IMPORTANCE FACTOR IS 1.0
C. SEISMIC SITE CLASS IS D.
D. SPECTRAL RESPONSE COEFFICIENTS:
Ss = 0.537 S1 = 0.285
Sds = 0.49 Sd1 = 0.19
E. SEISMIC DESIGN CATEGORY IS C.
F. SEISMIC FORCE RESISTING SYSTEM IS A15.
G. EQUIVALENT LATERAL FORCE ANALYSIS PROCEDURE
H. RESPONSE MODIFICATION FACTOR R = 6.5.
I. SEISMIC RESPONSE COEFFICIENT Cs = 0.08
J. DESIGN BASE SHEAR V = 3909 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 (IPC APPENDIX B):
A. RAIN INTENSITY: i = 4.3 INCHES/HOUR

BUILDING DESIGN PARAMETERS

1. USE/OCCUPANCY: BUSINESS (ADULT ED)
2. CONSTRUCTION TYPE: VB
3. SPRINKLER SYSTEM: NO
4. BUILDING AREA: 1640 S.F.
5. BUILDING HEIGHT: ≤ 15 FEET
6. NUMBER OF STORIES: 1
7. NUMBER OF MODULES: 2
8. OCCUPANT LOAD 68 BASED ON 20 SF/PERSON IN CLASSROOM AND 100 SF/PERSON ELSEWQHERE.

   OCCUPANT LOAD 68 BASED ON 20 SF/PERSON IN CLASSROOM AND 150 SF/PERSON ELSEWQHERE. 2018 IBC
9. EXTERIOR WALL FIRE RATING: NOT RATED
10. THIS BUILDING MUST BE INSTALLED WITH THE FIRE SEPARATION DISTANCES REQUIRED BY IBC & NCBC 602 AND SECTION 705.3.
11. ENGERGY 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
LF–1	LIFE SAFETY PLAN
AD–1	ACCESSIBLE DETAILS
1 OF 1	FOUNDATION

EMC
R. JOHNSON
APPROVED
10 20 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: 10-17-23

MARYLAND SERIAL NO.:
9615A, 9615B

Kenneth Earl Dunmon
KENNETH EARL DUNMON
Lic. No. 0402018587
10-20-21

Kenneth Earl Dunmon
No. 12406
10-20-21

Kenneth Earl Dunmon
SEAL
017400
10-20-21

Kenneth Earl Dunmon
41056
10-20-21

CODE SUMMARY:

STATE	BUILDING	ELECTRICAL	MECHANICAL	PLUMBING	ACCESSIBILTY	ENERGY CODE
SOUTH CAROLINA	2018 IBC AND 2018 IFC WITH SC MODS.	2017 NEC W/SC MODS.	2018 IMC W/ SC MODS.	2018 IPC	ICC/ANSI A117.1–2017	2009 IECC
VIRGINIA	2018 VA. UNIFORM STATEWIDE BLDG. CD. 2018 IBC	2017 NEC	2018 IMC.	2018 IPC	ICC/ANSI A117.1–2009	2018 IECC
N. CAROLINA	NCBC 2018 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
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.

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

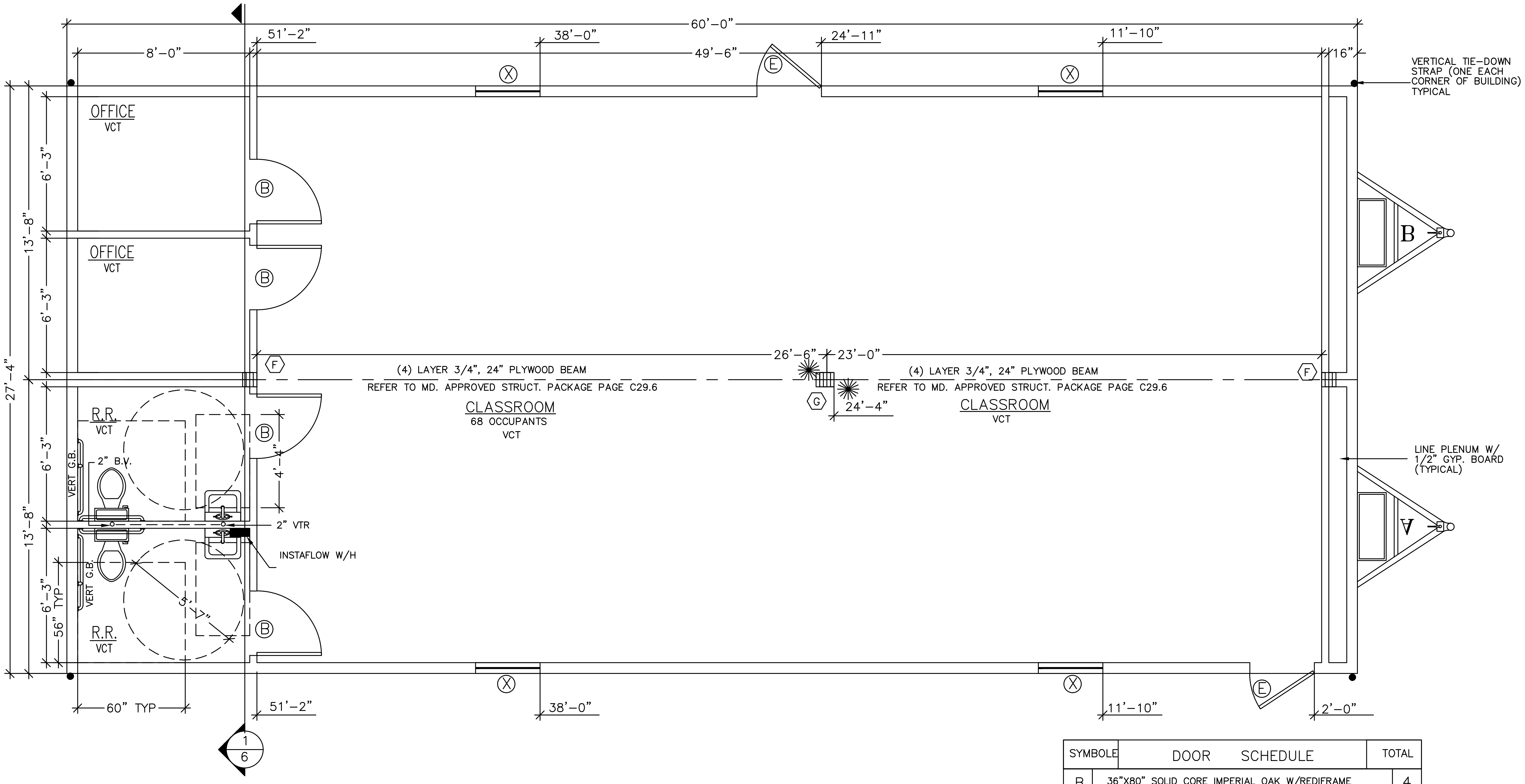
DATE: 10–6–21
SCALE: NO SCALE
CODES: SEE NOTES
STATES: MD, VA, NC, SC
MD. PLAN NO: DBI–9614 MD
REVISIONS:
BY: K.E.D.

DBI9615 A/B
27'–4" x 60'–0" BUSINESS

SHEET 1 OF 6

COVER SHEET

DESTINATION: EASTOVER, SC



SYMBOLE	DOOR SCHEDULE	TOTAL
B	36"X80" SOLID CORE IMPERIAL OAK W/REDIFRAME	4
E	36"X80" STEEL/STEEL W/10"X10" VIEW PANEL	2

SYMBOLE	WINDOW SCHEDULE	TOTAL
X	36"X60" VERTICAL SLIDE, INSULATED WHITE VINYL	4

DOOR HARDWARE:

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

DWV RISER NOTES:

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

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	(2) 2x6 SPF #2 EACH HALF.

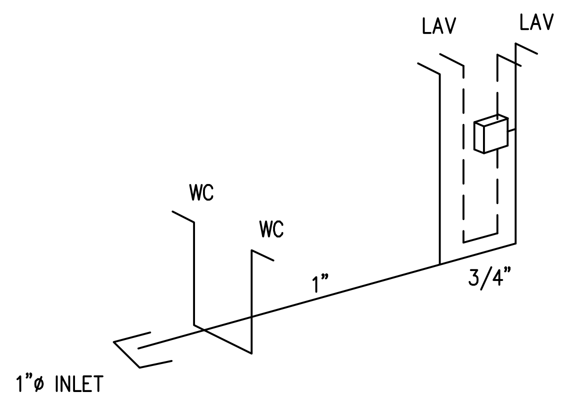
✳ WITH RIDGE BEAM BEARING STIFFENER

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.

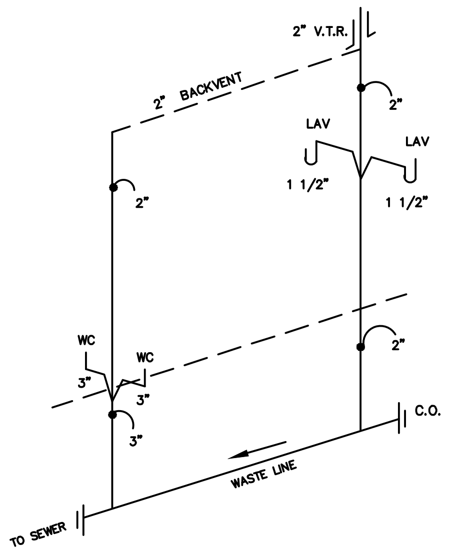
SUPPLY LINE SIZING IS BASED ON AN ASSUMED AVAILABLE PRESSURE OF 46 TO 60 PSI AT MAIN INLET AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.

——— COLD
— — — HOT

ALL SUPPLY LINES SHALL BE 3/4", ALL STUB-UPS SHALL BE 1/2" UNLESS OTHERWISE SPECIFIED.



SUPPLY RISER -NTS-



DWV RISER NTS

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: 10-17-23

R. JOHNSON
APPROVED
10 20 2021

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

Kenneth Earl Dunmon
KENNETH EARL DUNMON
Lic. No. 0402018587
10-20-21

Kenneth Earl Dunmon
No. 12406
10-20-21

Kenneth Earl Dunmon
SEAL
017400
10-20-21

Kenneth Earl Dunmon
41056
10-20-21

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

DATE: 10-6-21
SCALE : 1/4"=1'-0"
CODES: SEE NOTES
STATES: MD, VA, NC, SC.
MD. PLAN NO: DBI-9614 MD
REVISIONS:
BY: K.E.D.
DBI9615 A/B
27'-4" x 60'-0" BUSINESS
FLOOR PLAN
DESTINATION: EASTOVER, SC
SHEET 2 OF 6

ELECTRICAL SCHEDULE 'A'

CIRCUIT	NOMENCLATURE	BREAKER (AMPS)	WIRE (CU.)
1, 3	HVAC	90 A (2P) HACR	4–2 #8 GRND.
5, 7, 9, 11, 13	DED. CKT. 1.9KW 120V.,1ø	20 A(1P)	12–2 NM
15, 17, 19, 21	DED. CKT. 1.9KW 120V.,1ø	20 A(1P)	12–2 NM
6, 8, 10, 12	RECEPTACLES/FAN	20 A	12–2 NM
2	LIGHTING/FAN	15 A	14–2 NM

ELECTRICAL PANEL SIZING:

DESCRIPTION PANEL 'A'	KVA
.0030 KW/SF X 820 SF X 1.25=	3.1
10 RECEPTS AT 180VA/1000=	1.8
(9) DED. CKT. 1.9KW x 1.25 =	21.6
1 FANS @ .3 KW X 1.25=	.4
HVAC	20.3

TOTAL 47.2 KW
TOTAL/240 X 1000= 197 AMPS
INSTALL 200 AMP PANEL
120/240 V 1Ø

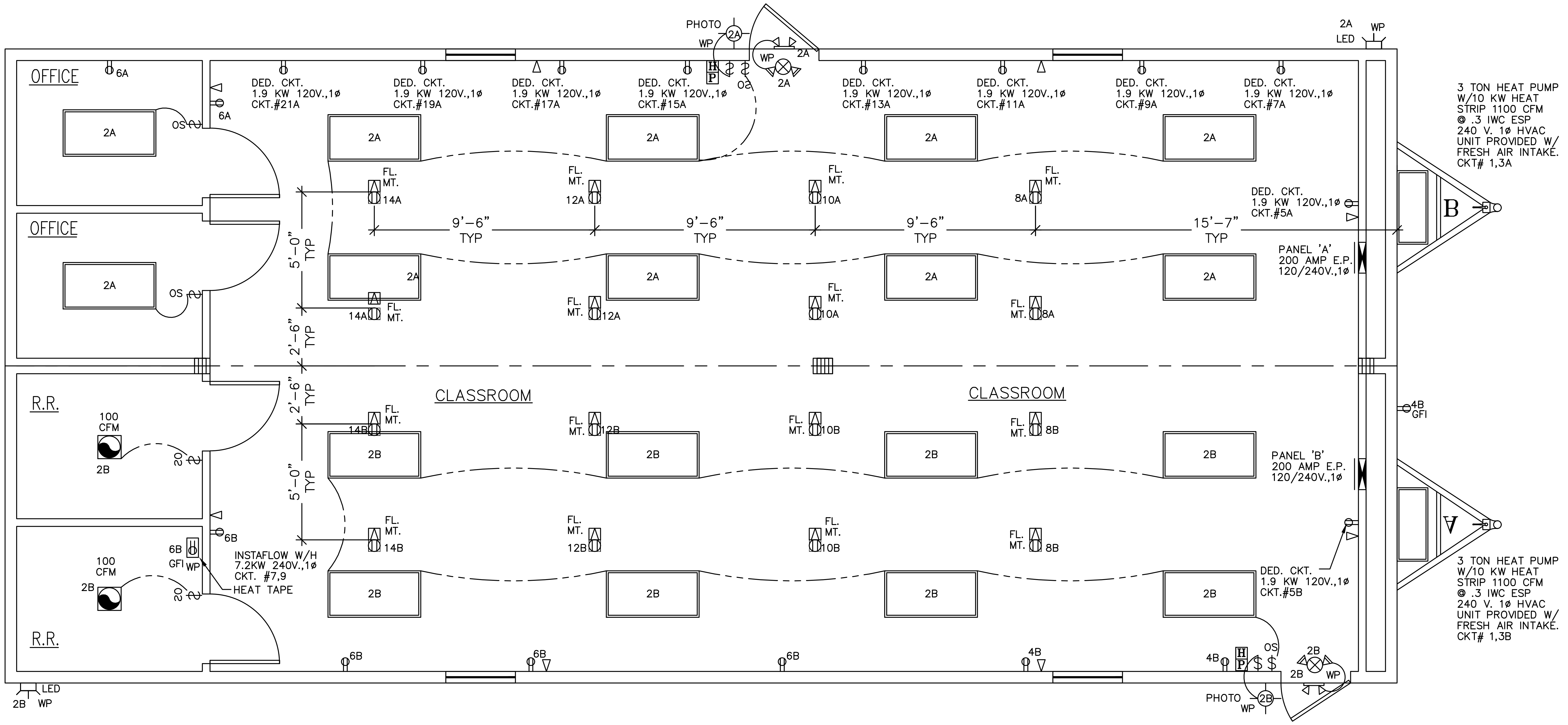
ELECTRICAL SCHEDULE 'B'

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
7, 9	WATER HEATER	30 A(2P)	10–2 NM
4, 6, 8	RECEPTACLES/FAN	20 A	12–2 NM
10, 12, 14	RECEPTACLES/FAN	20 A	12–2 NM
2	LIGHTING/FAN	15 A	14–2 NM

ELECTRICAL PANEL SIZING:

DESCRIPTION PANEL 'B'	KVA
.0030 KW/SF X 820 SF X 1.25=	3.1
17 RECEPTS AT 180VA/1000=	3.1
DED. CKT. 1.9KW x 1.25 =	2.4
2 FANS @ .3 KW X 1.25=	.8
HVAC	20.3
WATER HEATER 7.2 KW =	7.2

TOTAL 36.9 KW
TOTAL/240 X 1000= 154 AMPS
INSTALL 200 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
SD	SMOKE DETECTOR
⏀	DUPLEX RECEPTACLE 120 V.
⏀	SINGLE RECEPTACLE 240 V.
⌖	LED PORCH LIGHT WITH 1– 60 W. BULB
¤	CLG. LIGHT LIGHT 1–60 W. BULB
⊔	LED LIGHT WALL PACK W/60W. BULB
▼	CLG. MT. POWERED J–BOX
●	VENT FAN
■	COMB. VENT FAN & LED LIGHT W/60W. BULB
⊠	SUPPLY AIR REGISTER
◿	RETURN AIR REGISTER
▽▽	FLOOD LIGHT 2–150W BULBS
T	THERMOSTAT
▭	LED LIGHT FIXTURE WITH 40W. PANEL
⊗	LED EXIT/EMERGENCY COMBO W/REMOTE HEAD W/BATTERY BACKUP
EXIT	EXIT/EMERGENCY COMBO W/BATTERY BACKUP
⊗	EXIT SIGN W/BATTERY BACKUP
⊔	EMERGENCY LIGHT WITH BATTERY BACKUP
▼	TELEPHONE JACK
$ $₃	SWITCH & 3 WAY SWITCH
OS$	OCCUPANCY SENSOR SWITCH
F.E.	FIRE EXTINGUISHER

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: 10-17-23

EMC
R. JOHNSON
APPROVED
10 20 2021

KENNETH EARL DUNMON
Lic. No. 0402018587
10-20-21

No. 12406
10-20-21

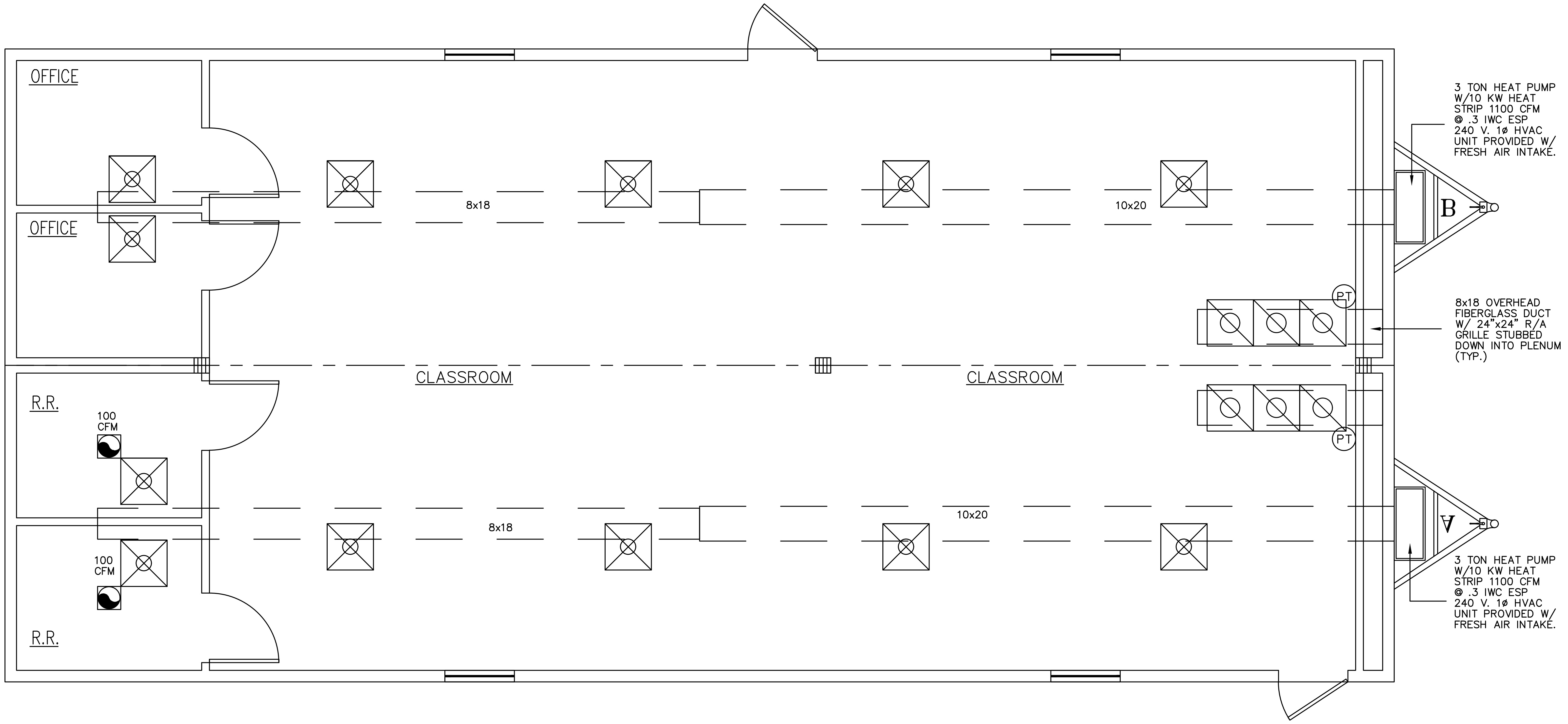
SEAL
017400
10-20-21

41056
10-20-21

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: 10-6-21
SCALE : 1/4"=1'-0"
CODES: SEE NOTES
STATES: MD, VA, NC, SC.
MD. PLAN NO: DBI-9614 MD
REVISIONS:
BY: K.E.D.
DBI9615 A/B
27'-4" x 60'-0" BUSINESS
ELECTRICAL
DESTINATION: EASTOVER, SC
SHEET 3 OF 6



3 TON HEAT PUMP
W/10 KW HEAT
STRIP 1100 CFM
@ .3 IWC ESP
240 V. 1ø HVAC
UNIT PROVIDED W/
FRESH AIR INTAKE.

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

3 TON HEAT PUMP
W/10 KW HEAT
STRIP 1100 CFM
@ .3 IWC ESP
240 V. 1ø HVAC
UNIT PROVIDED W/
FRESH AIR INTAKE.

LEGEND

◸	24"x24" RETURN AIR GRILLE
⊠	24"x24" SUPPLY AIR GRILLE
◑	EXHAUST FAN
⊠	6"x10" SUPPLY AIR GRILLE
(PT)	THERMOSTAT PROGRAMMABLE

NOTES:

ACOUSTICAL CEILING TILE INSTALLED PER MANUFACTURERS SPECIFICATIONS (MOISTURE RESISTANT IN RESTROOMS) BY OTHERS.

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

SPRINKLER HEADS THAT COME INTO INTSALLATION PROBLEM DUE TO LIGHTS AND HVAC GRILLES WILL BE MOVED AS LITTLE AS POSSIBLE

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: 10-17-23

EMC
R. JOHNSON
APPROVED
10 20 2021

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

Kenneth Earl Dunmon
KENNETH EARL DUNMON
Lic. No. 0402018587
10-20-21

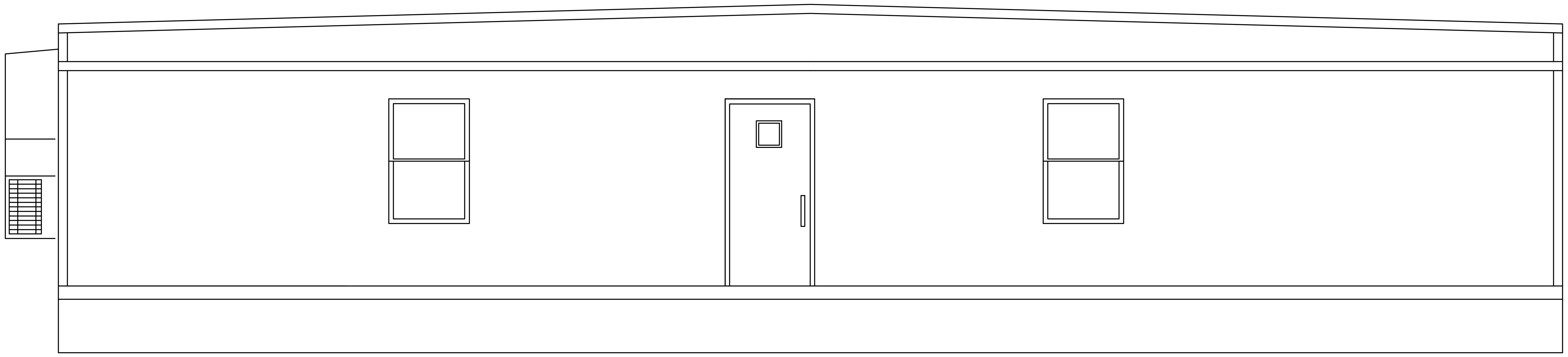
Kenneth Earl Dunmon
No. 12406
10-20-21

Kenneth Earl Dunmon
SEAL
017400
10-20-21

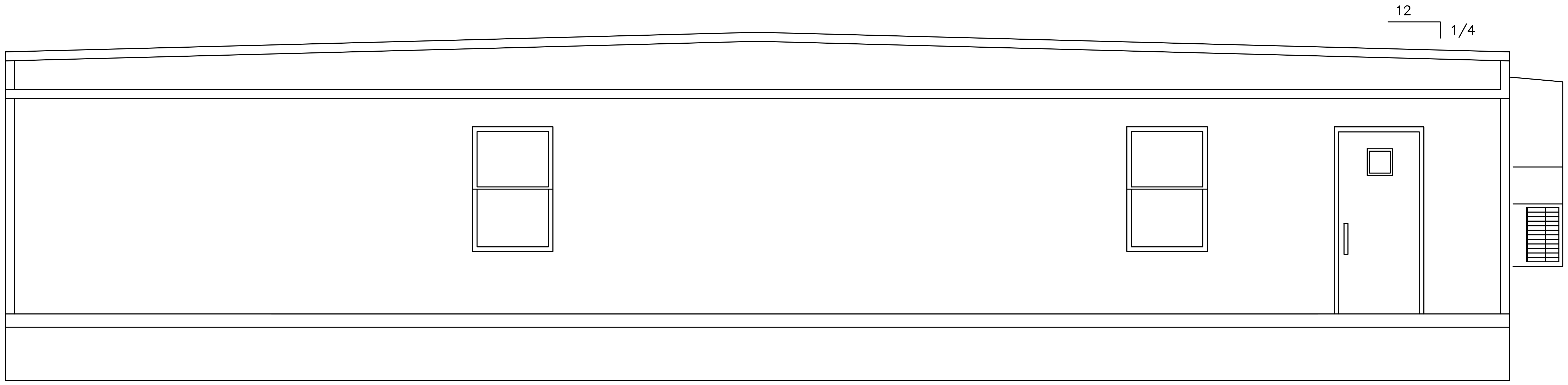
Kenneth Earl Dunmon
41056
10-20-21

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

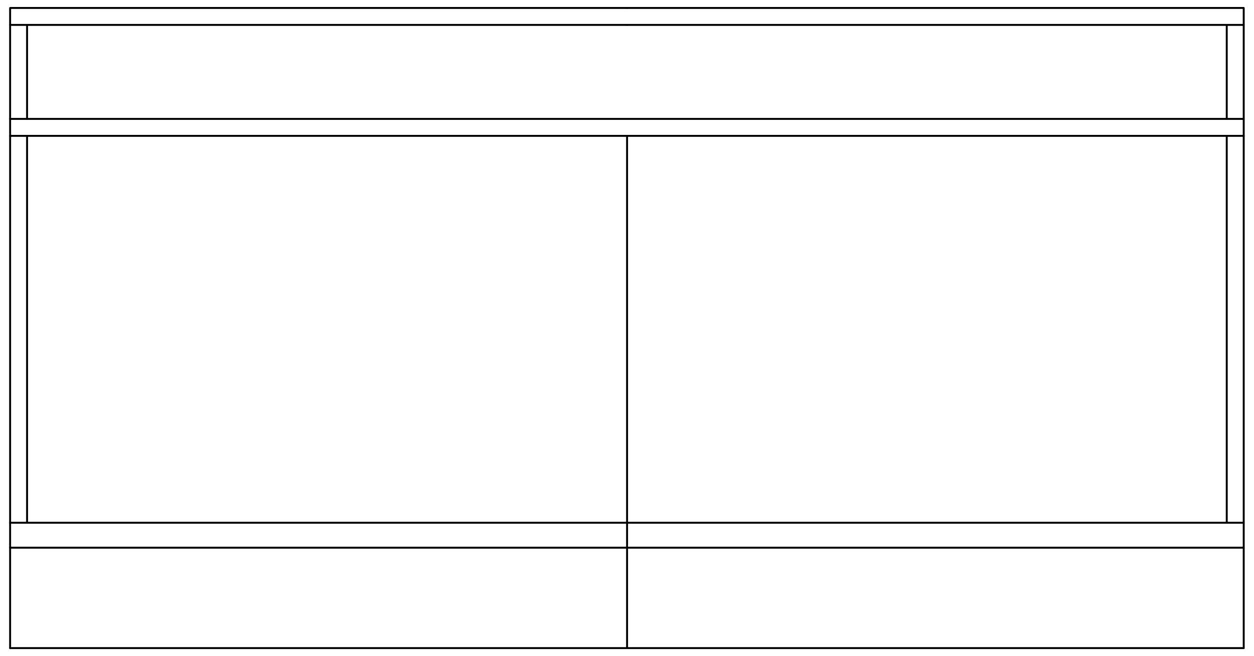
DATE: 10-6-21
SCALE : 1/4"=1'-0"
CODES: SEE NOTES
STATES: MD, VA, NC, SC.
MD. PLAN NO: DBI-9614 MD
REVISIONS:
BY: K.E.D.
DBI9615 A/B
27'-4" x 60'-0" BUSINESS
MECHANICAL
DESTINATION: EASTOVER, SC
SHEET 4 OF 6



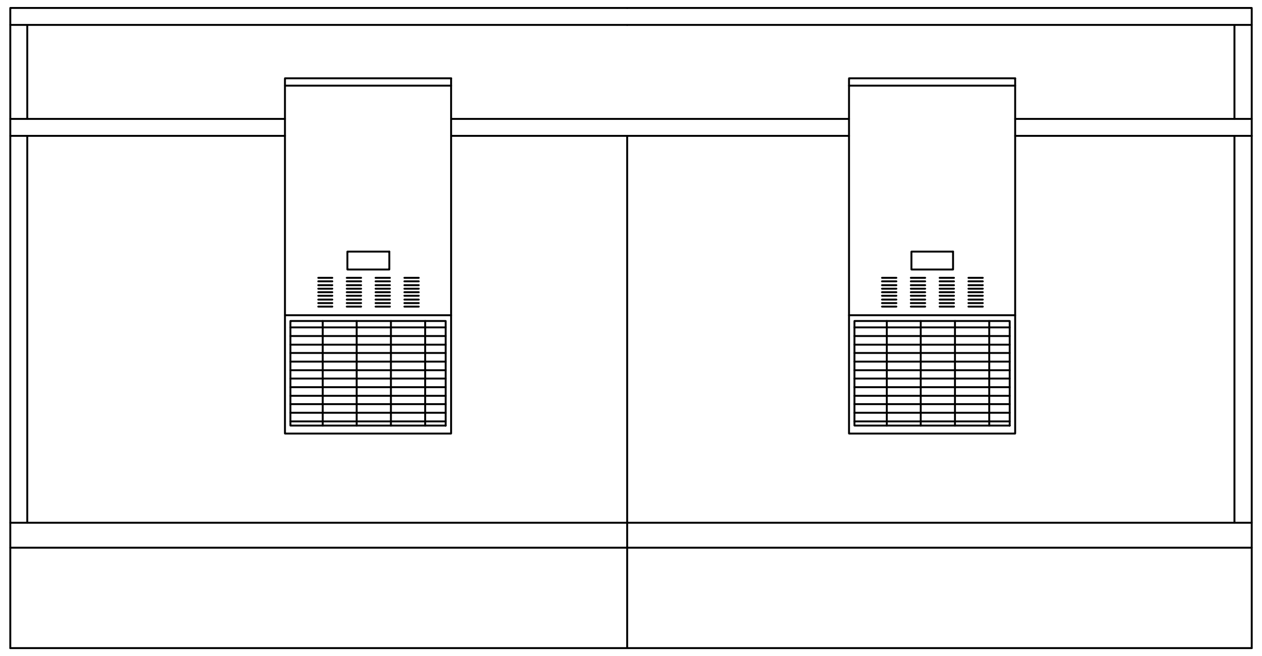
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT 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 INTENEDED 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: 10-17-23

EMC
R. JOHNSON
APPROVED
10 20 2021

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

KENNETH EARL DUNMON
Lic. No. 0402018587
10-20-21

No. 12406
10-20-21

SEAL
017400
10-20-21

41056
10-20-21

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

DATE: 10-6-21	REVISIONS:	
SCALE : NO SCALE		
CODES: SEE NOTES		BY:
STATES: MD, VA, NC, SC.		K.E.D.
MD. PLAN NO: DBI-9614 MD		
DBI9615 A/B 27'-4" x 60'-0" BUSINESS		SHEET 5 OF 6
ELEVATIONS	DESTINATION: EASTOVER, SC	

EXTERIOR FINISH MATERIAL:

ROOF – MULE-HIDE 45 MIL (BLACK) 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 – 26 GAUGE HI-RIB STEEL SIDING OVER APPROVED MOISTURE BARRIER INSTALLED PER MANUFACTURERS SPECIFICATIONS

INTERIOR FINISH MATERIAL:

CEILING – T-GRID CEILING INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

WALLS – 1/2" TYPE 'X' GYPSUM BOARD THROUGH OUT INSTALLED PER MANUFACTURERS SPECIFICATIONS

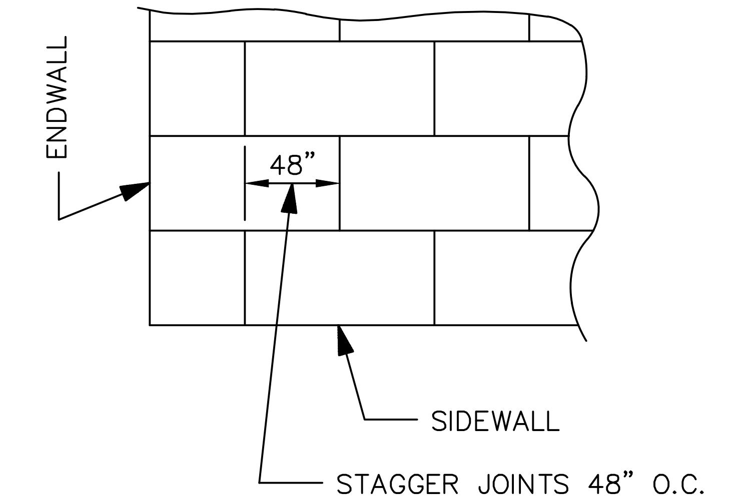
FLOOR – AS NOTED ON FLOOR PLAN

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

GENERAL CROSS-SECTION NOTES:

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

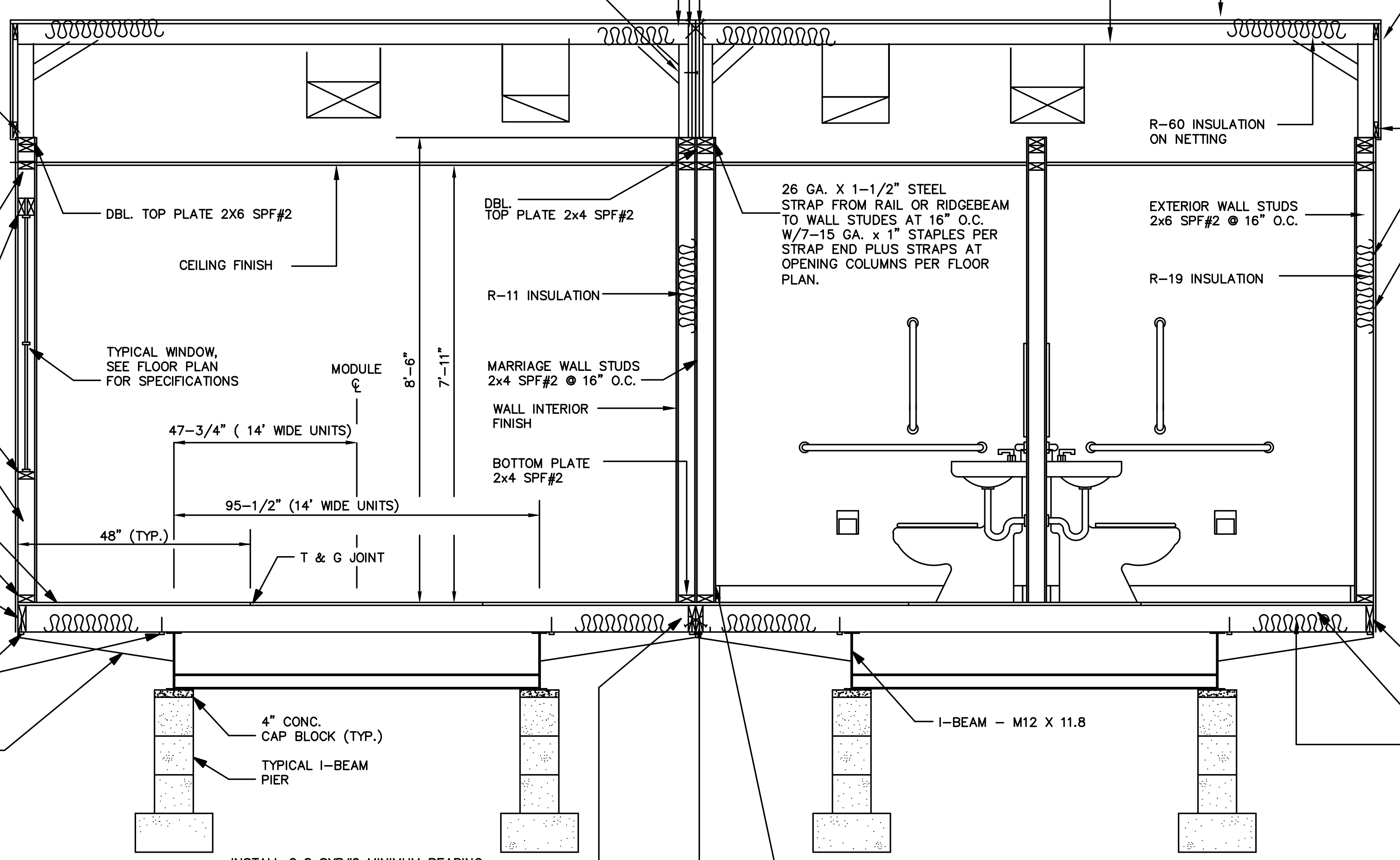
- TYPICAL FOUNDATION LAYOUT SHOWN IS TO AID THE SITE ENGINEER/ARCHITECT FOR ENGINEER/ARCHITECT FOR LOCATIONS OF REQUIRED SUPPORTS. ACTUAL FOUNDATION MUST BE DESIGNED TO SITE CONDITIONS FOR ALL APPLICABLE LOADS. THIS INCLUDES BUT IS NOT LIMITED TO CONSTRUCTION OF THE FOUNDATION, SEISMIC DESIGN AND ATTACHING 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.



ROOF SHEATHING FASTENED TO TRUSSES W/0.131"ø x 2.5" NAILS @ 6" O.C. ON EDGES AND 6" O.C. IN THE FIELD ON ALL ZONES

ROOF SHEATHING DETAIL

SEE DBI DESIGN PACKAGE PAGES C36.0–36.3 (ASCE 7-16) AND C35.0–35.3 (ASCE 7-10) FOR DIAGONAL BRACING AND ROOF JOIST GUSSET DETAILS.



EXTERIOR WALL STRUCTURAL BRACING

SIDEWALLS:

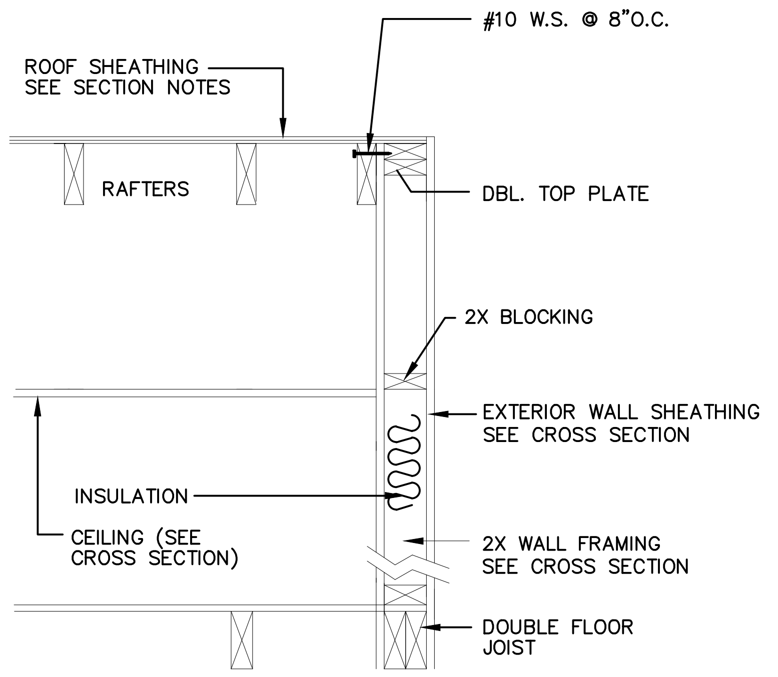
BRACING INSTALLATION:
STRUCTURAL SHEATHING SHALL EXTEND CONTINUOUSLY FROM TOP OF WALL TOP PLATE TO 3/4" MINIMUM BELOW TOP OF RIM JOIST WITH ALL SHEATHING EDGES SUPPORTED BY 2" NOMINAL LUMBER OF THE SAME SIZE AND GRADE AS EXTERIOR WALL FRAMING.

BRACING MATERIAL:
7/16" OSB SHEATHING FASTENED W/ 16 GA. X 1"X 1-1/2" STAPLES 3" O.C. ON EDGES AND 6" O.C. IN THE FIELD, OR USE THE SAME STRUCTURAL BRACING MATERIAL AND FASTENING METHOD AS SPECIFIED FOR ENDWALLS.

ENDWALLS:

BRACING INSTALLATION:
STRUCTURAL SHEATHING SHALL EXTEND CONTINUOUSLY FROM TOP OF TRUSS TOP CHORD TO 3/4" MINIMUM BELOW TOP OF RIM JOIST WITH ALL SHEATHING EDGES SUPPORTED BY 2" NOMINAL LUMBER OF THE SAME SIZE AND GRADE AS EXTERIOR WALL FRAMING.

BRACING MATERIAL:
7/16" OSB SHEATHING EXP. 1, FASTENED W/8d COMMON OR GALV. BOX NAILS 3" O.C. EDGES AND 6" O.C. IN THE FIELD.



BALLOON END WALL DETAIL

NTS

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

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: 10-17-23

EMC

R. JOHNSON
APPROVED
10 20 2021

RIDGE BEAM CONSTRUCTION:

(SEE FLOOR PLAN) 3/4" PLYWOOD, RATED SHEATHING, EXP.-1, STRUCT.-1, 5 PLY/5 LAYER, 48/24 EACH HALF CONTINUOUS ENTIRE LENGTH OF CLEARSPAN.

NOTES:

1. PLYWOOD FACE GRAIN MUST BE PARALLEL TO THE RIDGE BEAM SPAN.
2. ALL PLYWOOD BUTT JOINTS MUST BE STAGGERED 24" MINIMUM.
3. ALL RIDGE BEAM PLYWOOD LAMINATIONS MUST BE THE SAME DEPTH, THICKNESS, AND GRADE OF PLYWOOD. NO LUMBER OR PLYWOOD FLANGES ARE PERMITTED.
4. PLYWOOD MUST BE MANUFACTURED IN ACCORDANCE W/ PS I-95.
5. PLYWOOD LAMINATIONS IN EACH HALF OF THE UNITS MUST BE GLUE NAILED TO ADJACENT LAYERS IN ACCORDANCE W/PDS SUPPLEMENT #5, W/ AN ADHESIVE COMPLYING W/ASTM D2559 (SEE APPROVED PACKAGE FOR MECHANICAL FASTENER SPECIFICATIONS & SPACING REQUIRMENTS
6. PLYWOOD MUST NOT BE TREATED W/ A FIRE RETARDANT PROCESS.
7. MOISTURE CONTENT MUST BE LESS THAN 16%.
8. BEAMS SUPPORTED BY ENDWALL COLUMNS MUST EXTEND CONTINUOUS OVER COLUMNS TO EXTERIOR FACE OF ENDWALL.
9. INSTALL (2X4) X 20" SPF#3 RIDGE BEAM BEARING STIFFENER OVER SUPPORT COLUMNS, WHEN SPECIFIED ON FLOOR PLAN; FASTEN THE FACE OF THE STIFFENER TO THE RIDGE BEAM W/ 100% GLUE COVERAGE AND (6) 16 GA. X 2-1/2" STAPLES.

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

Kenneth Earl Dunmon
KENNETH EARL DUNMON
Lic. No. 0402018587
10-20-21

Kenneth Earl Dunmon
No. 12406
10-20-21
KENNETH EARL DUNMON

Kenneth Earl Dunmon
SEAL
017400
10-20-21
KENNETH E. DUNMON

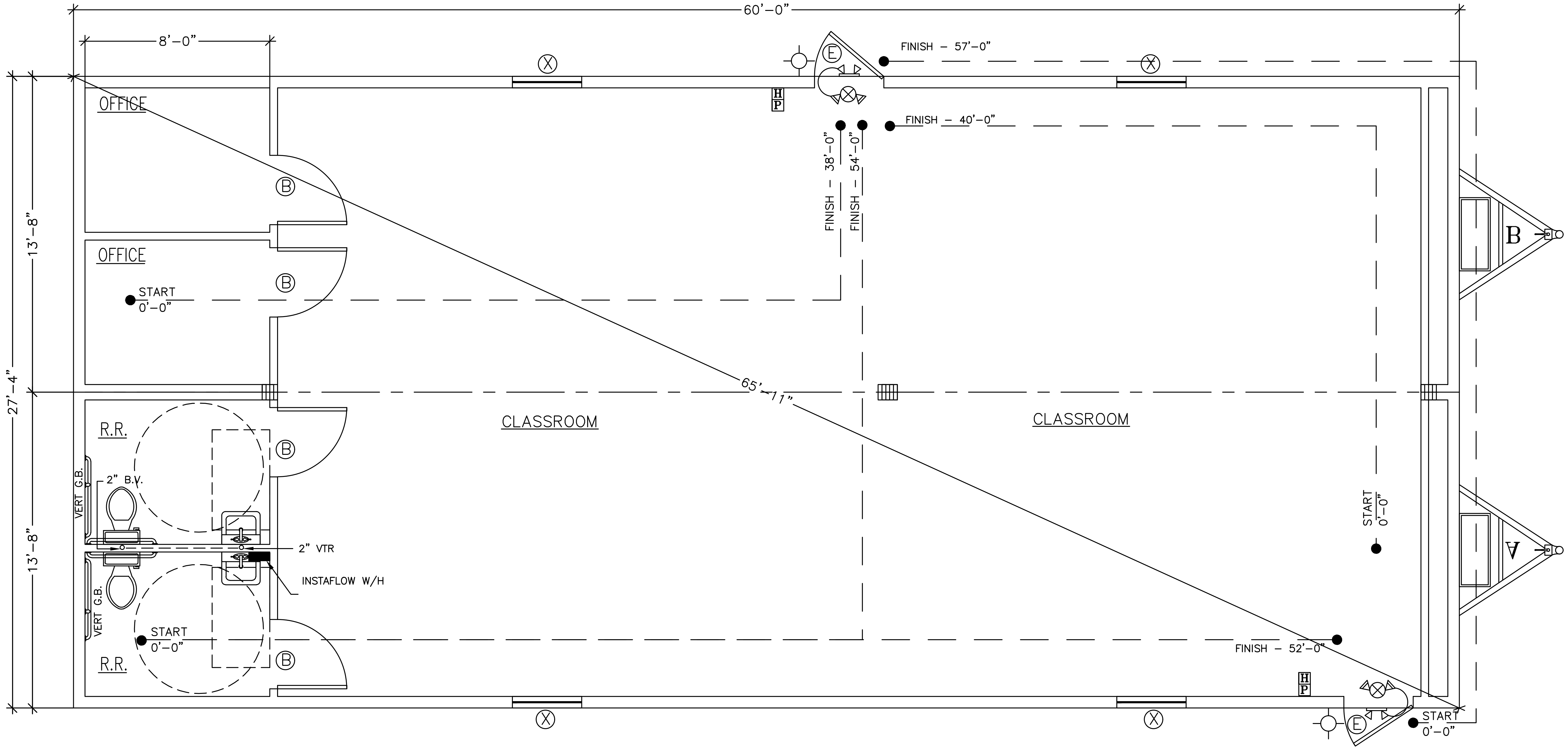
Kenneth Earl Dunmon
KENNETH EARL DUNMON
41056
10-20-21

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

DATE: 10-6-21
NO SCALE
SCALE :
CODES: SEE NOTES
STATES: MD, VA, NC, SC.
MD. PLAN NO: DBI-9614 MD
REVISIONS:
BY:
K.E.D.

DBI9615 A/B
27'-4" x 60'-0" BUSINESS

CROSS SECTION
DESTINATION:
EASTOVER, SC
SHEET
6 OF 6



NOTE:
EACH EXIT DOOR IS ABLE TO ACCOMMODATE:

(2) 36x80 DOOR: 32" CLEAR WIDTH EACH
32/0.20 = 160 160 PERSON CAPACITY EACH
(2) AT 160 = 320 PERSON CAPACITY

NOTE:
MAXIMUM TRAVAL DISTANCE SHALL NOT EXCEED 200 FEET

LIFE SAFETY PARAMETERS

1. USE/OCCUPANCY: BUSINESS (ADULT EDUCATION)
2. BUILDING AREA 1640 S.F.
3. OCCUPANT LOAD 68 BASED ON 20 SF/PERSON IN CLASSROOM AND 100 SF/PERSON ELSEWQHERE.

   OCCUPANT LOAD 68 BASED ON 20 SF/PERSON IN CLASSROOM AND 150 SF/PERSON ELSEWQHERE.
   2018 IBC

SYMBOLE	DOOR SCHEDULE	TOTAL
B	36"X80" SOLID CORE IMPERIAL OAK W/REDIFRAME	4
E	36"X80" STEEL/STEEL W/10"X10" VIEW PANEL	2
SYMBOLE	**WINDOW SCHEDULE**	**TOTAL**
X	36"X60" VERTICAL SLIDE, INSULATED WHITE VINYL	4

DOOR HARDWARE:

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

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: 10-17-23

EMC
R. JOHNSON
APPROVED
10 20 2021

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

KENNETH EARL DUNMON
Lic. No. 0402018587
10-20-21

No. 12406
KENNETH EARL DUNMON
10-20-21

SEAL
017400
10-20-21
KENNETH E. DUNMON

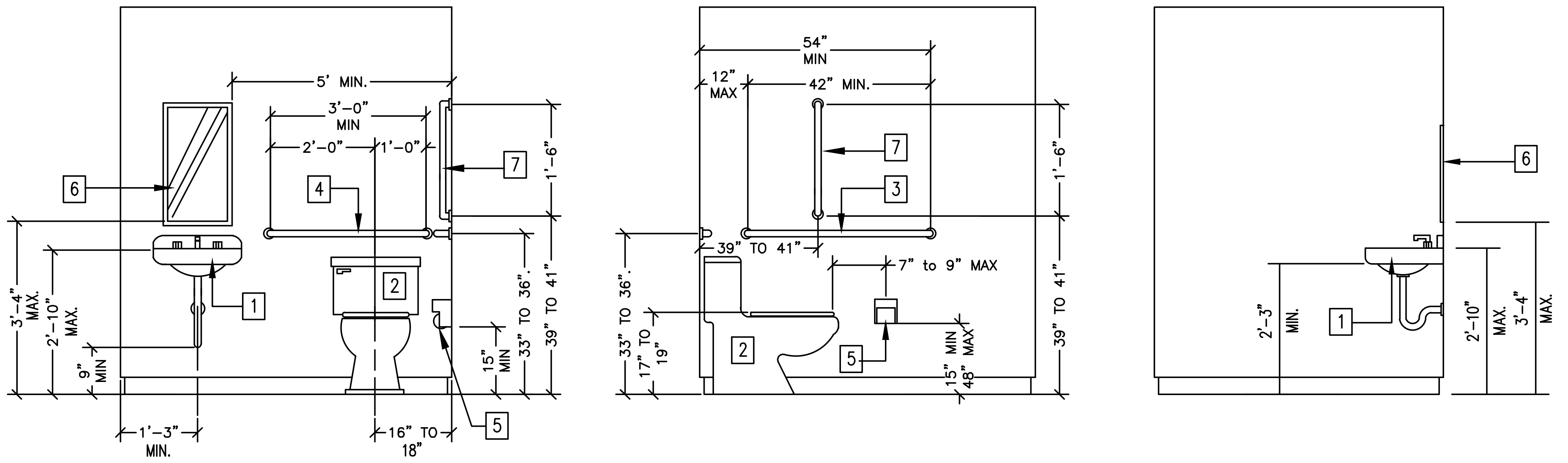
KENNETH EARL DUNMON
41056
10-20-21

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

DATE: 10-6-21	REVISIONS:	
SCALE : 1/4"=1'-0"		
CODES: SEE NOTES		BY:
STATES: MD, VA, NC, SC.		
MD. PLAN NO: DBI-9614 MD		K.E.D.
DBI9615 A/B 27'-4" x 60'-0" BUSINESS		SHEET LF-1
LIFE SAFETY	DESTINATION: EASTOVER, SC	

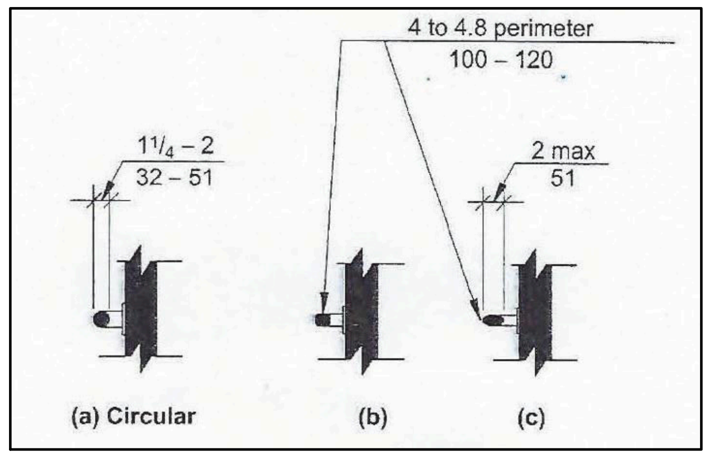
LEGEND:

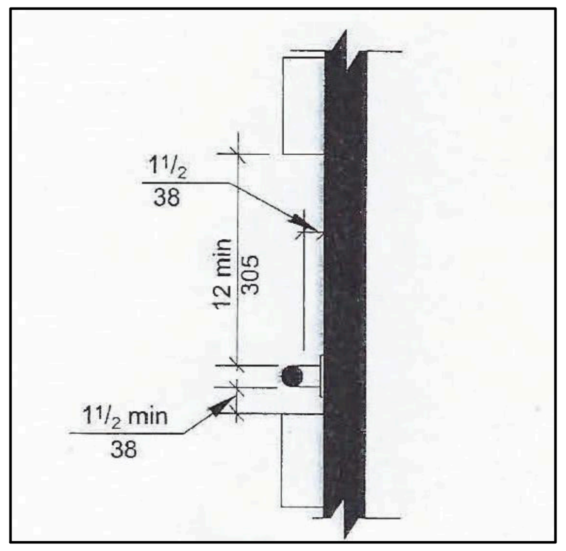
1	LAVATORY
2	H/C WATER CLOSET
3	42" GRAB BAR 12 INCHES MAXIMUM FROM REAR WALL
4	36" GRAB BAR
5	TOILET PAPER HOLDER
6	MIRROR (TILTED)
7	18" VERT GRAB BAR
8	ACCESS URINAL



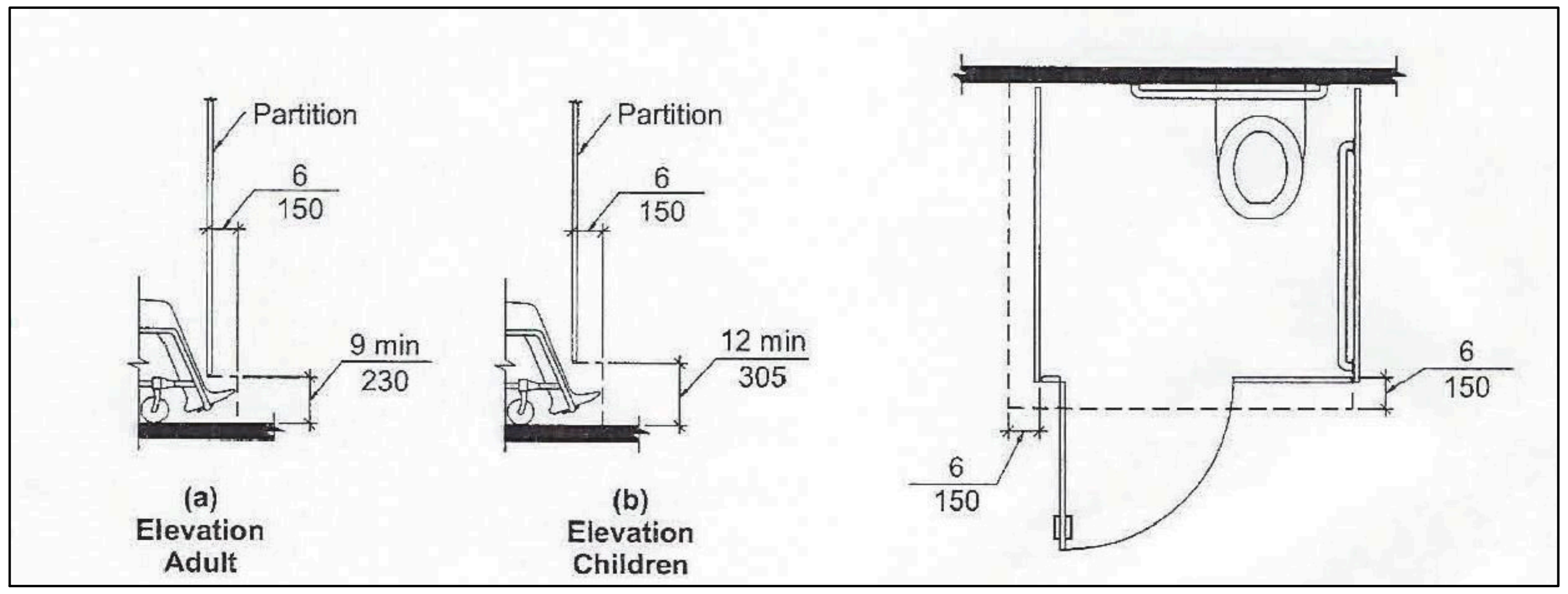
INTERIOR ELEVATIONS

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



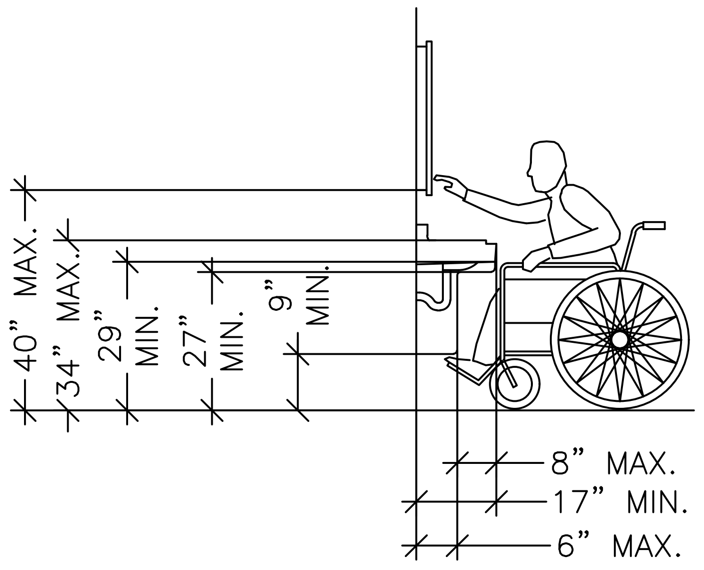


GRAB BAR DETAIL



TYP. TOE CLEARENCE

TOILET AND STALL



ADA ACCESSIBLE SINK ELEVATION

ALL IDEAS, DESIGNS, ARRANGEMENTS, DRAWINGS AND PLANS SET FORTH ON THIS SHEET ARE THE ORIGINAL WORK PRODUCT OF, ARE OWNED BY AND ARE THE PROPERTY OF DESIGNER/DRAFTER OF RECORD" (FINE LINE DRAFTING) AND USE OF THIS SAID WORK PRODUCT IS LIMITED TO A SPECIFIED PROJECT OF THE PURCHASER, AND FOR THE CONSTRUCTION OF ONE BUILDING. ANY USE, REUSE, DISCLOSURE, COPYING, OR ADAPTATION OF SAID PLANS REPRODUCTION, IDEAS, DESIGNS AND/OR ARRANGEMENTS, OTHER THAN BY "DESIGNER DRAFTER OF RECORD" (FINE LINE DRAFTING) IS STRICTLY PROHIBITED BY LAW WITHOUT THE WRITTEN PERMISSION OF THE SAID"DESIGNER/DRAFTERS." (FINE LINE DRAFTING)

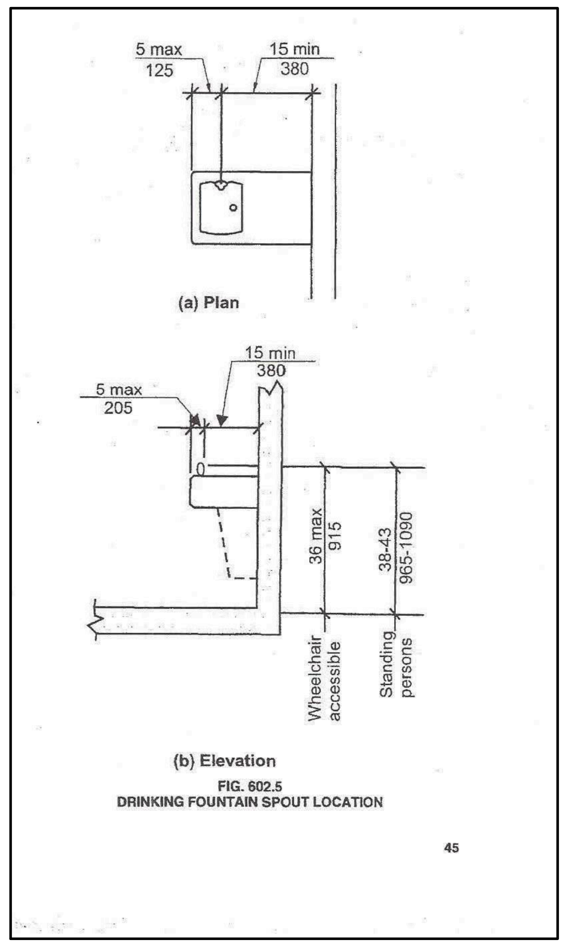


FIG. 602.5
DRINKING FOUNTAIN SPOUT LOCATION

45

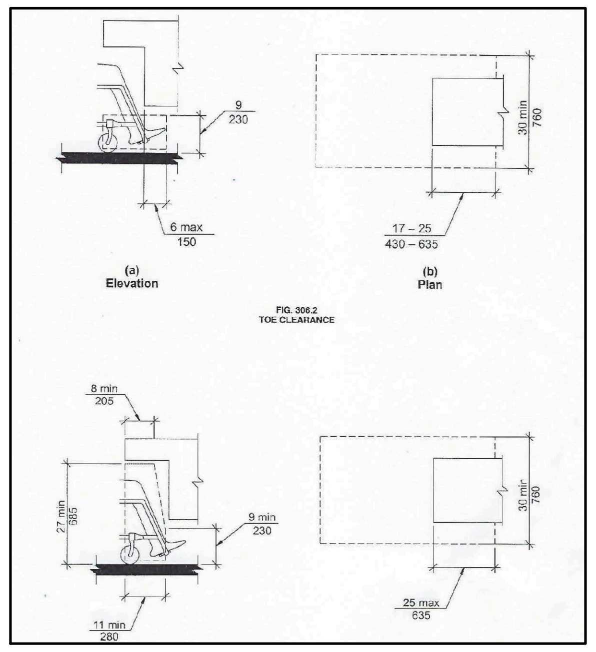


FIG. 306.2
TOE CLEARANCE

TYP. DRINKING FOUNT. ELEVATIONS

HEIGHTS AND CLEARENCES

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: 10-17-23

EMC

R. JOHNSON
APPROVED
10 20 2021

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

KENNETH EARL DUNMON
Lic. No. 0402018587
10-20-21

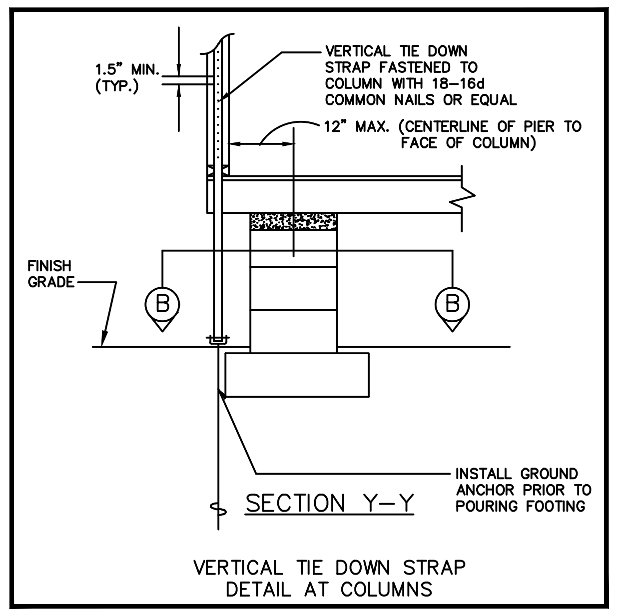
No. 12406
10-20-21

017400
10-20-21

41056
10-20-21

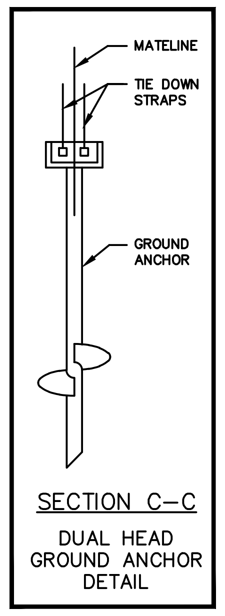
DIAMOND BUILDERS INC.
P.O. BOX 2200
DOUGLASS, GEORGIA 31534
440 THOMPSON DR.
(912) 384-7080

DATE: 10-6-21	REVISIONS:	
SCALE : NO SCALE		
CODES: SEE NOTES		BY:
STATES: MD, VA, NC, SC.		K.E.D.
MD. PLAN NO: DBI-9614 MD		
DBI9615 A/B 27'-4" x 60'-0" BUSINESS		SHEET
ACCESSIBLE DETAILS	DESTINATION: EASTOVER, SC	AD-1



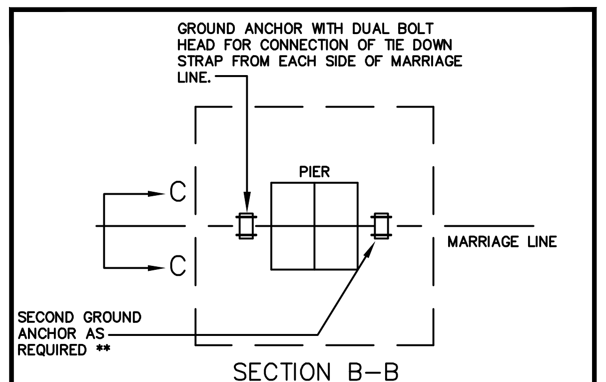
SECTION Y-Y

VERTICAL TIE DOWN STRAP DETAIL AT COLUMNS



SECTION C-C

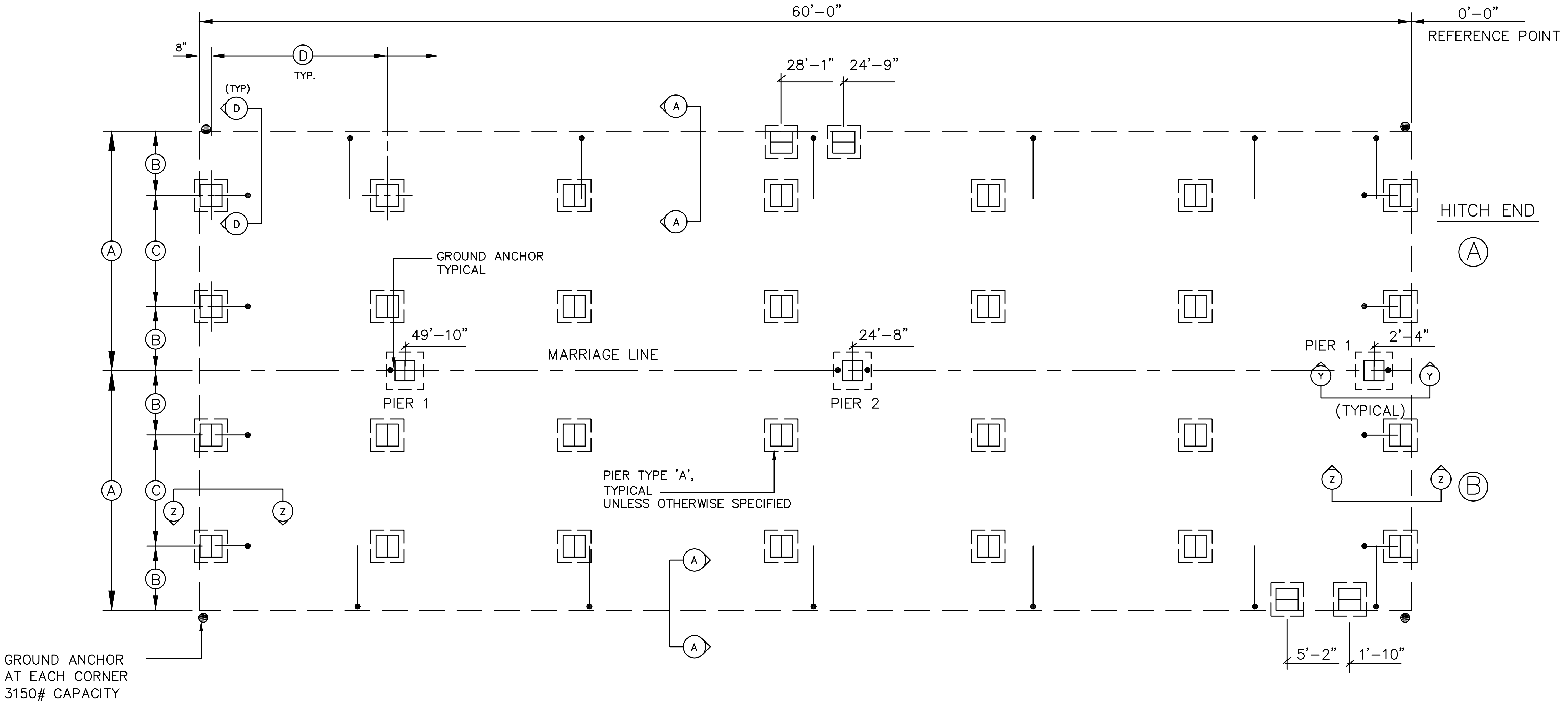
DUAL HEAD GROUND ANCHOR DETAIL



SECTION B-B

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

** SOME COLUMNS REQUIRE ONLY ONE GROUND ANCHOR. SEE PLAN AND MARRIAGE WALL PIER REQUIREMENTS FOR DETAILS



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.

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
2	2000 PSF	D	2
	3000 PSF	C	2

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

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. 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 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 ANCHORAGE DESIGN.
4. THE FIRST TIE-DOWN STRAP FROM ENDWALLS SHALL NOT EXCEED 1/2 THE MAXIMUM SPACING INDICATED.
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.
6. MINIMUM CONCRETE FOOTING COMPRESSIVE STRENGTH 2,500 PSI AT 28 DAYS.
7. ALL REINFORCEMENT BARS SHALL COMPLY WITH ASTM A615, GRADE 60. REINFORCEMENT BARS SHALL BE EQUALLY SPACED AND PLACED WITH 3" CLEARANCE FROM BOTTOM AND SIDES OF THE FOOTING.
8. SEE SHEET 1 OF 6 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 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
13. 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.

FOUNDATION DIMENSIONS NORTH CAROLINA

A MODULE WIDTH	B PIER TO MODULE EDGE	C STEEL BEAM SPACING
13'-8"	34 1/4"	95 1/2"

D MAXIMUM PIER SPACING	MINIMUM SOIL BEARING CAPACITY
8'-0"	2000 PSF
8'-0"	3000 PSF

FOUNDATION DIMENSIONS ALL OTHER STATES

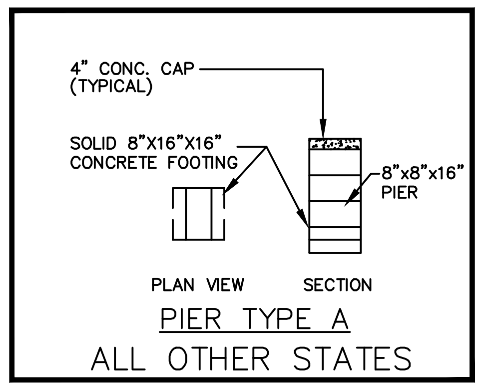
A MODULE WIDTH	B PIER TO MODULE EDGE	C STEEL BEAM SPACING
13'-8"	34 1/4"	95 1/2"

D MAXIMUM PIER SPACING	MINIMUM SOIL BEARING CAPACITY
4'-5"	2000 PSF
6'-9"	3000 PSF

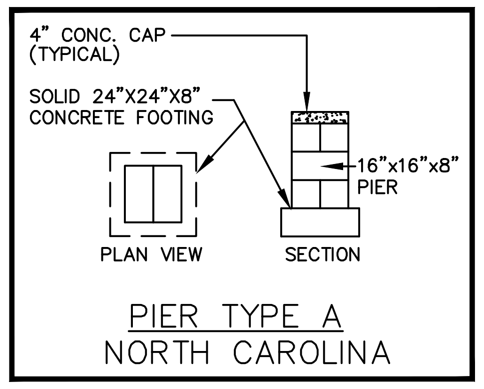
NOTE:
THE NUMBER OF PIERS SHOWN ON THIS FOUNDATION PLAN IS NO INDICATION OF THE AMOUNT OF PIERS REQUIRED AND NEEDED FOR THIS BUILDING. SEE MAXIMUM PIER SPACING CHARTS ABOVE FOR THE CORRECT NUMBER OF PIERS REQUIRED FOR EACH SOIL BEARING CAPACITY. ALSO THE NUMBER STRAPS (SPACING) WILL BE DETERMIND IN SECTION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

EMC
R. JOHNSON
APPROVED
10 20 2021

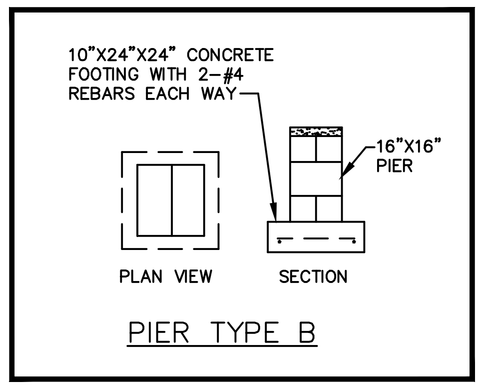
Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 41056, Expiration Date: 10-17-23



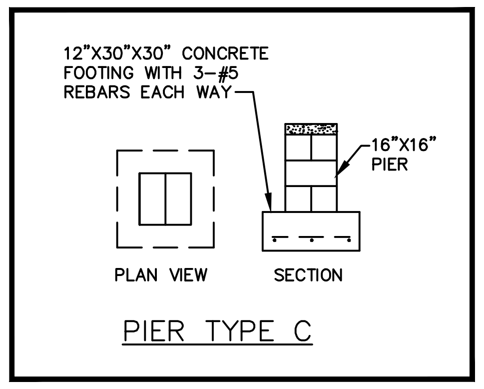
PIER TYPE A
ALL OTHER STATES



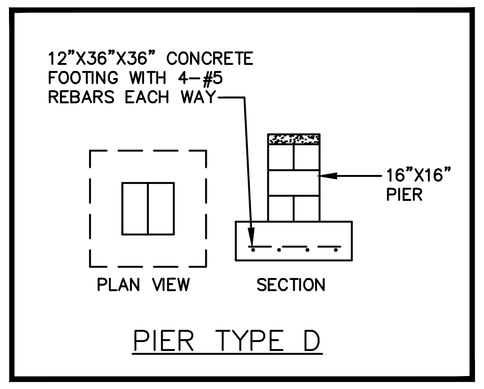
PIER TYPE A
NORTH CAROLINA



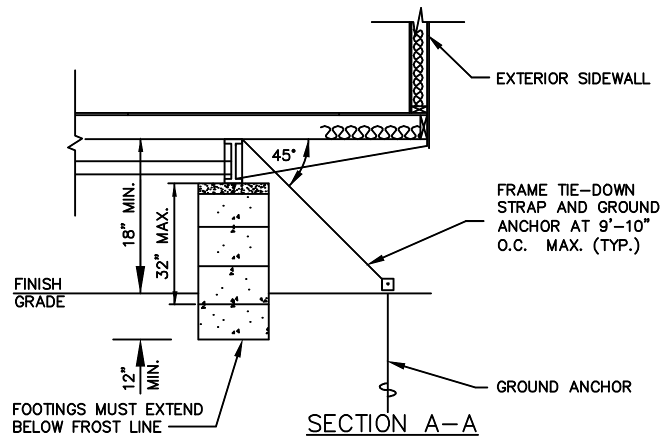
PIER TYPE B



PIER TYPE C



PIER TYPE D

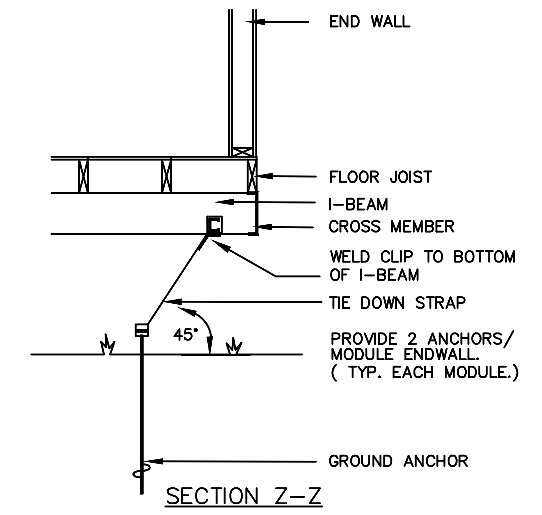


SECTION A-A

DIAGONAL FRAME TIE AND ANCHOR UNDER SIDEWALLS

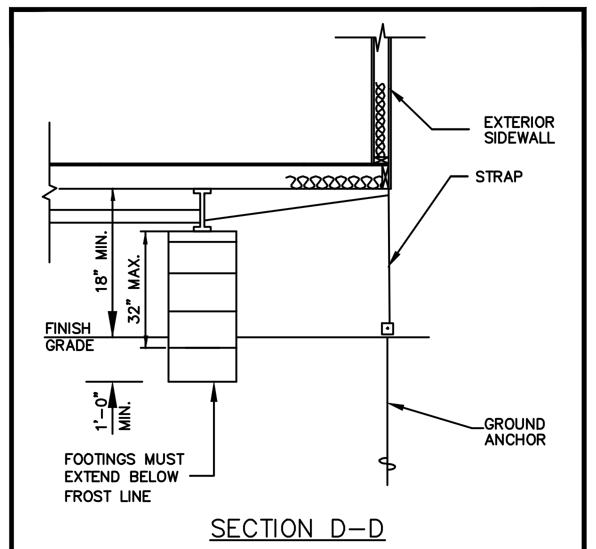
NOTES:
ALL POINTS ALONG I-BEAM SHALL BE WITHIN HALF OF THE SPECIFIED DIMENSIONS OF THE STRAP/ANCHOR LOCATIONS

THE FIRST STRAP/ANCHOR LOCATION FROM EACH END WALL SHALL NOT EXCEED HALF OF THE SPECIFIED DIMENSIONS AT END WALLS



SECTION Z-Z

LONGITUDINAL TIE DOWN DETAIL AT ENDWALLS



SECTION D-D

VERTICAL TIE DOWN STRAPS AT BUILDING CORNERS

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

KENNETH EARL DUNMON
Lic. No. 0402018587
10-20-21

KENNETH EARL DUNMON
No. 12406
10-20-21

KENNETH E. DUNMON
SEAL
017400
10-20-21

KENNETH EARL DUNMON
41056
10-20-21

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

DATE: 10-6-21
SCALE : NO SCALE
CODES: SEE NOTES
STATES: MD, VA, NC, SC.
MD. PLAN NO: DBI-9614 MD
REVISIONS:
BY: K.E.D.
DBI9615 A/B
27'-4" x 60'-0" BUSINESS
FOUNDATION
DESTINATION: EASTOVER, SC
SHEET 1 OF 1