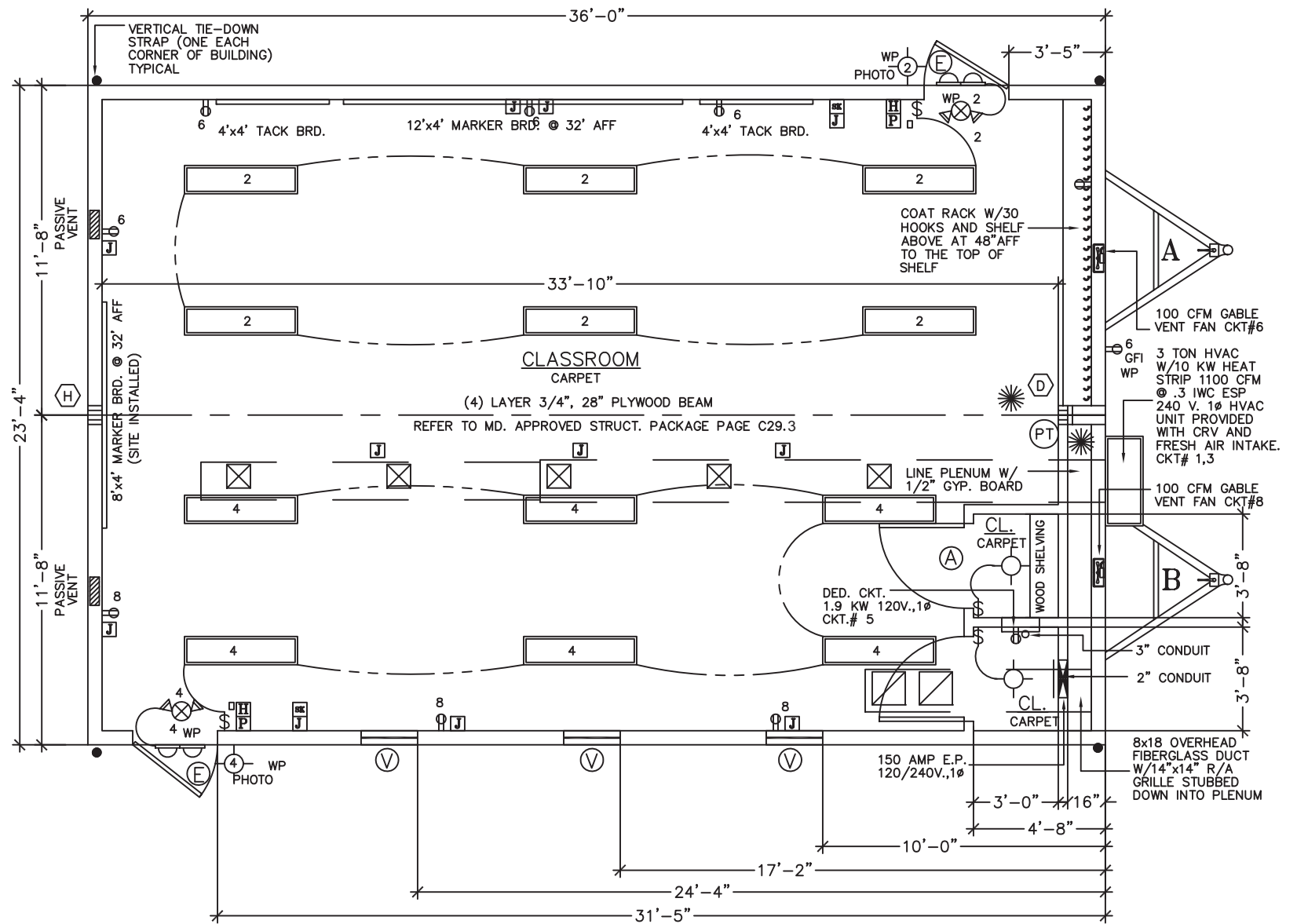


SYMBOLS	
J-BOXES ONLY	
	FIRE ALARM PULL STATION
	FIRE ALARM HORN/STROBE
	FIRE ALARM STROBE LIGHT
	JUNCTION BOX (NON POWERED UNLESS CIRCUIT NO. IS SHOWN)
	SMOKE DETECTOR
	DUPLEX RECEPTACLE 120 V.
	SINGLE RECEPTACLE 240 V.
	INCANDESCENT LIGHT WITH 1- 60 W. BULB
	COMPACT FLOURESENT LIGHT 1-60 W. BULB
	HIGH PRESSURE SODIUM LIGHT
	METAL HALIDE WALL PACK
	VENT FAN
	COMB. VENT FAN & LIGHT
	SUPPLY AIR REGISTER
	RETURN AIR REGISTER
	FLOOD LIGHT 2-150W BULBS
	THERMOSTAT
	FLUORESCENT FIXTURE WITH 2-25W TUBES
	FLUORESCENT FIXTURE WITH 1-32W TUBES
	EXIT/EMERGENCY COMBO W/BATTERY BACKUP
	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.

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

ELECTRICAL PANEL SIZING:	
DESCRIPTION	KVA
GENERAL LIGHTING	
.0035 KW/SF X 840 SF X 1.25=	3.2
9 RECEPTS AT 180VA/1000=	1.6
WATER HEATER 6.5 KW =	-
2 FAN(S) AT .3 KW X 1.25=	.8
HVAC	10.5
TOTAL 16.1 KW	
TOTAL/240 X 1000=	68 AMPS
INSTALL 150 AMP PANEL	
120/240 V 1Ø	



SYMBOLE	DOOR	SCHEDULE	TOTAL
A	36"X80"	HOLLOW CORE IMPERIAL OAK W/REDIFRAME	2
E	36"X80"	STEEL/SW#X24" VIEW BLOCK	2

SYMBOLE	WINDOW	SCHEDULE	TOTAL
V	24"X54"	VERTICAL SLIDE, INSULATED BRONZE/TINTED	3

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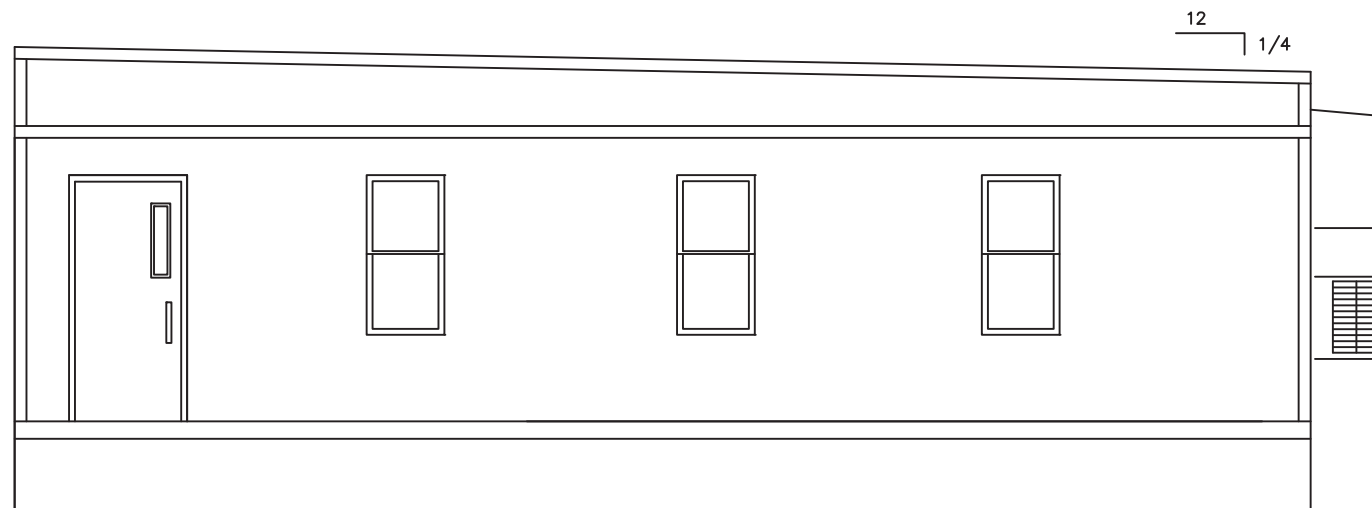
COLUMN STRAPPING SCHEDULE:	
(A) (2) 2x4 SYP #2 THIS HALF.	(B) (2) 2x4 SYP #2 EACH HALF
(C) (3) 2x4 SYP #2 THIS HALF.	(D) (3) 2x4 SYP #2 EACH HALF.
(E) (4) 2x4 SYP #2 THIS HALF.	(F) (4) 2x4 SYP #2 EACH HALF.
(G) (5) 2x4 SYP #2 THIS HALF.	(H) (2) 2x6 SYP #2 EACH HALF.

☼ WITH RIDGE BEAM BEARING STIFFENER

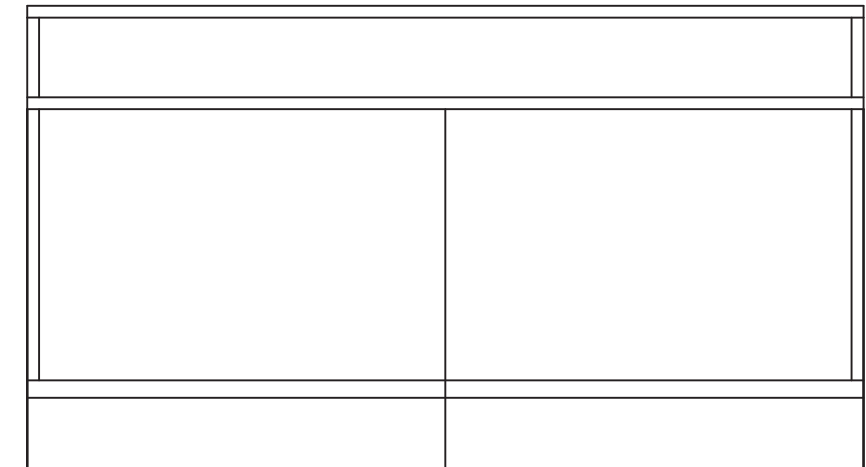
NOTES:
 1. ALL COLUMN STUDS SHALL BE GLUE/NAILED TOGETHER. PVA GLUE WITH 100% COVERAGE SHALL BE USED.
 2. INSTALL TWO STEEL STRAPS AT EACH STUD OF EACH COLUMN.
 3. COLUMN STUDS SHALL NOT BE NOTCHED OR BORED.

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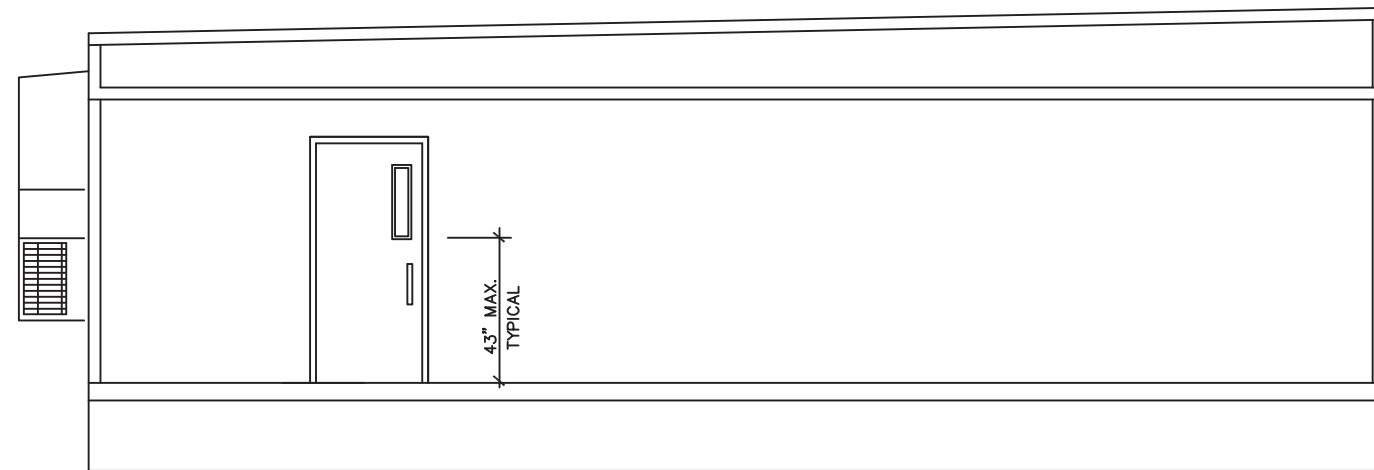
	DIAMOND BUILDERS INC. P.O. BOX 2200 DOUGLASS, GEORGIA 31534 440 THOMPSON DR. (912) 384-7080	
	DATE: 5-10-16	REVISIONS:
	SCALE: 3/16"=1'-0"	
	CODES: SEE NOTES	
STATES: VA, MD	BY: J.B.	
DBI6851-68 A/B EDUCATION		SHEET
FLOOR PLAN		2 OF 6



FRONT ELEVATION

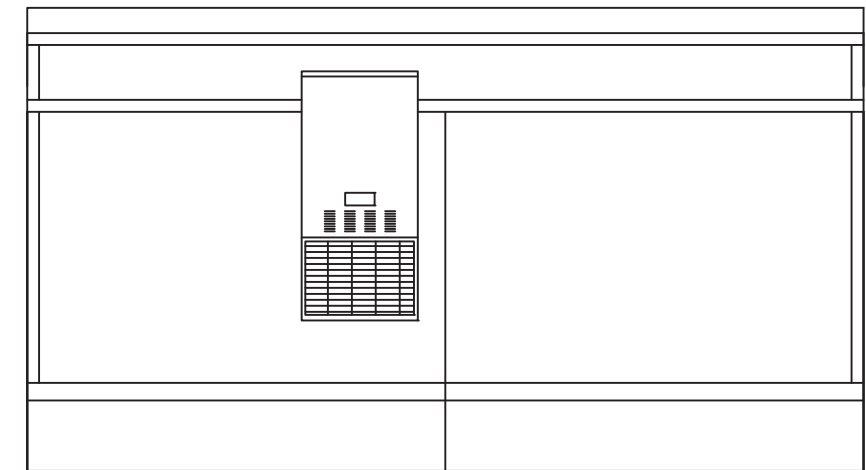


LEFT ELEVATION



REAR ELEVATION

SCALE: 3/16"=1'-0"



RIGHT ELEVATION

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ELEVATION NOTES: TYPICAL

SEE-CROSS SECTION FOR METHOD OF ROOF VENTILATION

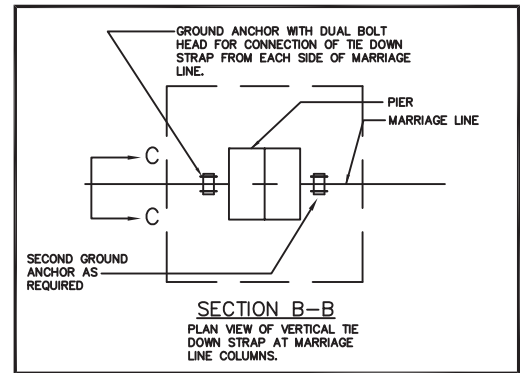
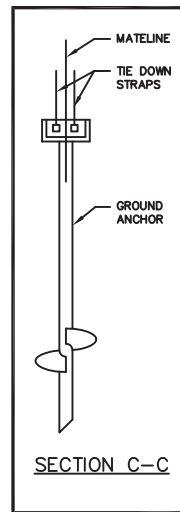
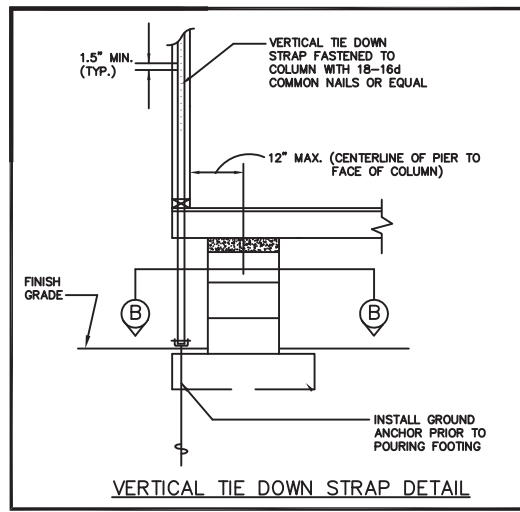
ACCESSIBLE RAMP(S), STAIR(S), AND HANDRAILS ARE SITE INSTALLED, DESIGNED BY OTHERS, AND SUBJECT TO LOCAL JURISDICTION.

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.



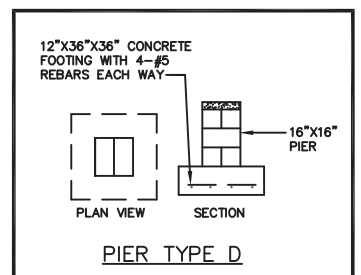
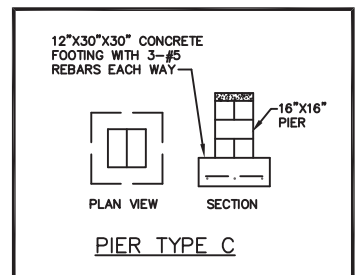
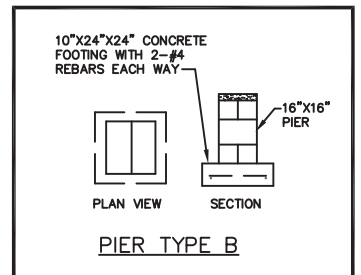
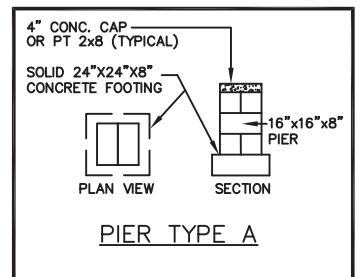
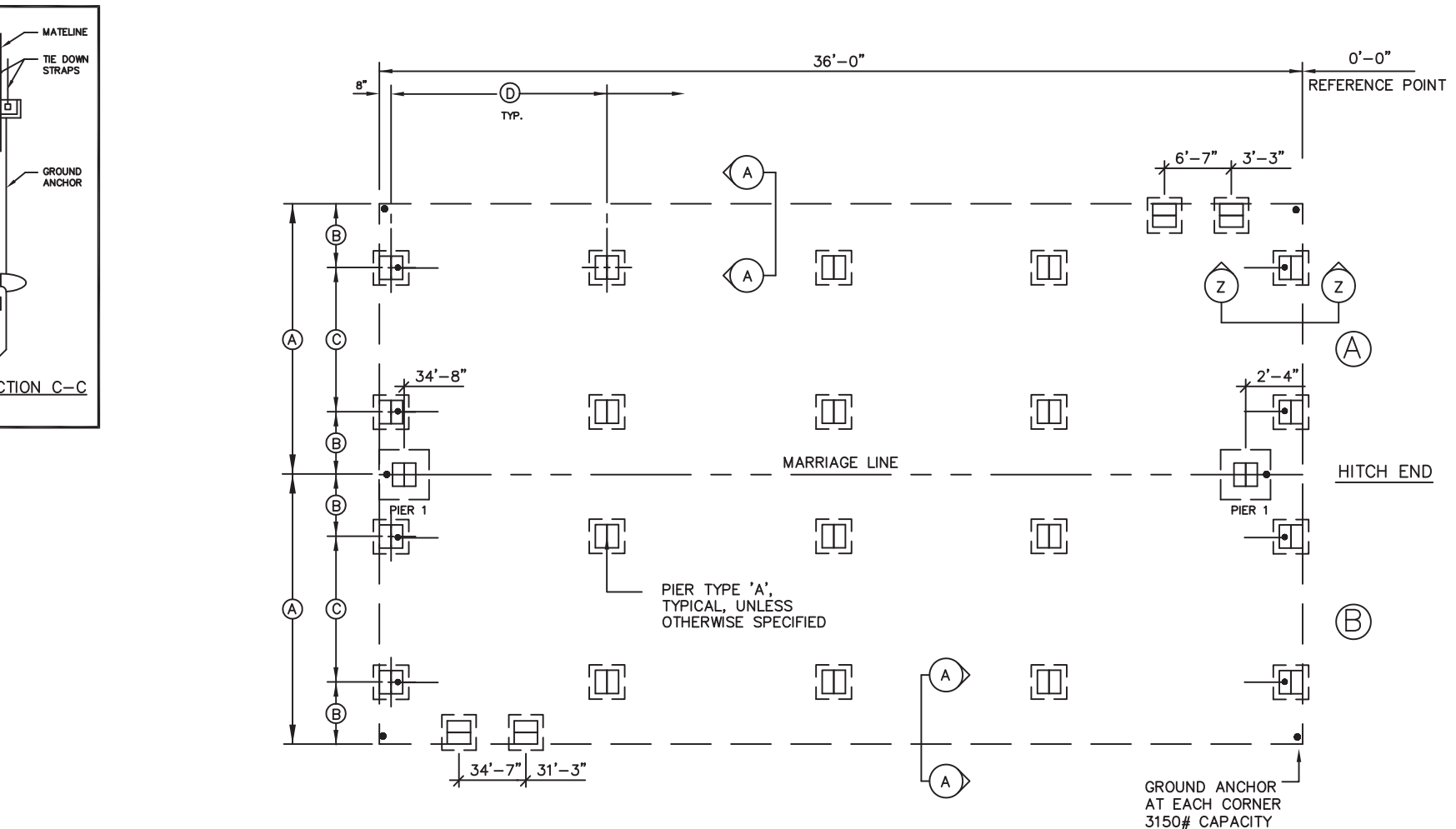
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	DIAMOND BUILDERS INC. P.O. BOX 2200 DOUGLASS, GEORGIA 31534 440 THOMPSON DR. (912) 384-7080
DATE: 5-10-16 SCALE: 3/16"=1'-0" CODES: SEE NOTES STATES: VA, MD	REVISIONS: BY: J.B. DBI6851-68 A/B EDUCATION ELEVATIONS DESTINATION: JOPPA, MD.
SHEET 3 OF 6	



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.
 - TIE-DOWN STRAPS TO BE 1-1/4" x .035" TYPE-1, FINISH B, GRADE 1 ZINC COATED STEEL STRAPPING CERTIFIED BY A REGISTERED ENGINEER OR ARCHITECT AS CONFORMING WITH ASTM D3953-91. TIE DOWN STRAPS AND CONNECTING HARDWARE SHALL HAVE 3150# MINIMUM WORKING CAPACITY.
 - EACH GROUND ANCHOR SHALL HAVE A WORKING CAPACITY NO LESS THAN THE SUM OF THE REQUIRED WORKING CAPACITIES OF ALL TIE DOWN STRAPS CONNECTED TO THE GROUND ANCHOR, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. DESIGN OF GROUND ANCHOR, INCLUDING SHAFT LENGTH, NUMBER AND DIAMETER OF HELICES, ETC., TO BE AS SPECIFIED BY THE GROUND ANCHOR MANUFACTURER FOR THE ACTUAL SOIL TYPE ENCOUNTERED. IF THE HOLDING OR PULLOUT CAPACITIES OF GROUND ANCHORS ARE BELOW THE ASSUMED DESIGN VALUES, THE ARCHITECT/ENGINEER MUST BE CONSULTED FOR AN ALTERNATE ANCHORAGE DESIGN.
 - THE FIRST TIE-DOWN STRAP FROM ENDWALLS SHALL NOT EXCEED 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 MUST BE PLACED ON NON-EXPANSIVE SOILS ONLY.
 - INSTALL BLOCK PIER ON EACH SIDE OF ALL EXTERIOR DOOR OPENINGS. (MANUFACTURER'S RECOMMENDATION ONLY - OPTIONAL WHEN NOT SHOWN) SLIGHT ADJUSTMENT MAY BE REQUIRED TO INSURE OPENABILITY AFTER INSTALLATION OF BUILDING IS COMPLETE.
 - THE 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.



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.

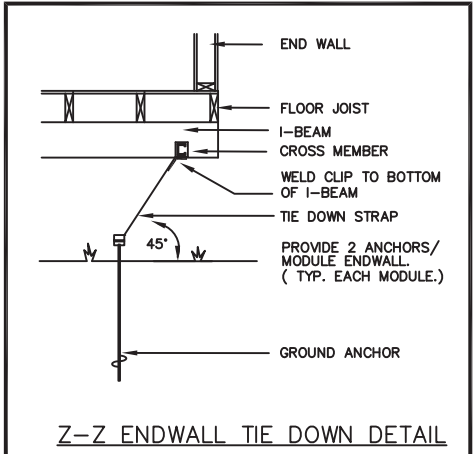
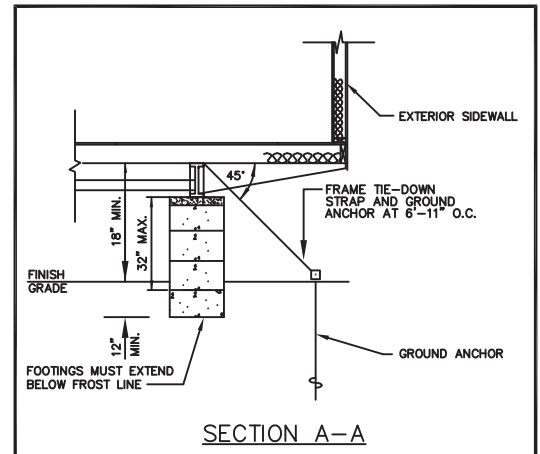
FOUNDATION DIMENSIONS

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	

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

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

DATE: 5-10-16 REVISIONS:
SCALE: NO SCALE
CODES: SEE NOTES
STATES: VA, MD BY: J.B.

FOUNDATION DESTINATION: JOPPA, MD. SHEET 4 OF 6

JAMES E. BRADLEY
Lic. No. 006836
PROFESSIONAL ENGINEER

INTERIOR FINISH MATERIAL:

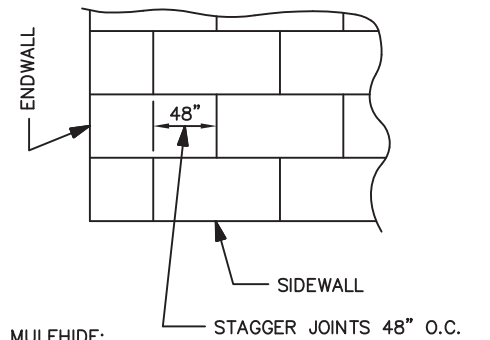
CEILING - 1/2" GYP. BOARD CEILING INSTALLED PER MANUFACTURER'S SPECIFICATIONS. (SEASPRAY FINISH)
 WALL - 1/2" GYPSUM BOARD (VCG THROUGHOUT) INSTALLED PER MANUFACTURERS SPECIFICATIONS.
 FLOOR - AS NOTED ON FLOOR PLAN

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 FULLY ADHERED IN ACCORDANCE W/ESR 1776 OVER 7/16" MULE-HIDE FR DECK PANEL 'C' INSTALLED PER MANUFACTURERS SPECIFICATIONS.

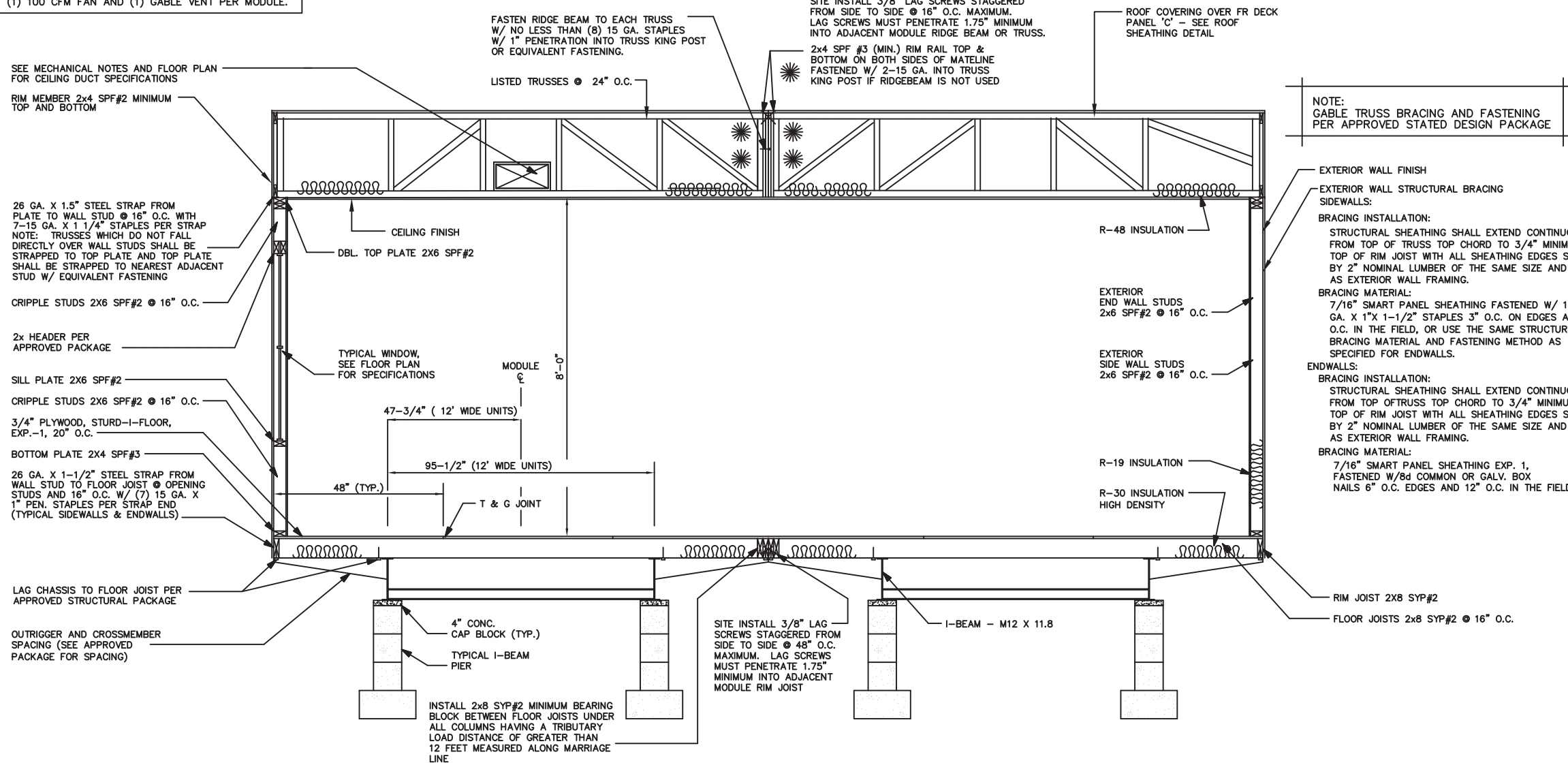
WALL - 7/16" SMART PANEL SIDING OVER APPROVED MOISTURE BARRIER INSTALLED PER MANUFACTURERS SPECIFICATIONS.



MULEHIDE:
 FR DECK PANEL 'C' TO BE FASTENED TO TRUSSES PER APPROVED STRUCTURAL PACKAGE.

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

RIM MEMBER 2x4 SPF#2 MINIMUM TOP AND BOTTOM

26 GA. X 1.5" STEEL STRAP FROM PLATE TO WALL STUD @ 16" O.C. WITH 7-15 GA. X 1 1/4" STAPLES PER STRAP. NOTE: TRUSSES WHICH DO NOT FALL DIRECTLY OVER WALL STUDS SHALL BE STRAPPED TO TOP PLATE AND TOP PLATE SHALL BE STRAPPED TO NEAREST ADJACENT STUD W/ EQUIVALENT FASTENING

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-I-FLOOR, EXP.-1, 20" O.C.
 BOTTOM PLATE 2X4 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)

LAG CHASSIS TO FLOOR JOIST PER APPROVED STRUCTURAL PACKAGE

OUTRIGGER AND CROSSMEMBER SPACING (SEE APPROVED PACKAGE FOR SPACING)

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

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.
 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

ROOF COVERING OVER FR DECK PANEL 'C' - SEE ROOF SHEATHING DETAIL

LISTED TRUSSES @ 24" O.C.

CEILING FINISH

DBL. TOP PLATE 2X6 SPF#2

TYPICAL WINDOW, SEE FLOOR PLAN FOR SPECIFICATIONS

MODULE @ 8'-0"

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

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

48" (TYP.)

T & G JOINT

INSTALL 2x8 SYP#2 MINIMUM BEARING BLOCK BETWEEN FLOOR JOISTS UNDER ALL COLUMNS HAVING A TRIBUTARY LOAD DISTANCE OF GREATER THAN 12 FEET MEASURED ALONG MARRIAGE LINE

SITE INSTALL 3/8" LAG SCREWS STAGGERED FROM SIDE TO SIDE @ 48" O.C. MAXIMUM. LAG SCREWS MUST PENETRATE 1.75" MINIMUM INTO ADJACENT MODULE RIM JOIST

I-BEAM - M12 X 11.8

R-48 INSULATION

EXTERIOR END WALL STUDS 2x6 SPF#2 @ 16" O.C.

EXTERIOR SIDE WALL STUDS 2x6 SPF#2 @ 16" O.C.

R-19 INSULATION

R-30 INSULATION HIGH DENSITY

NOTE:
 GABLE TRUSS BRACING AND FASTENING PER APPROVED STATED DESIGN PACKAGE

EXTERIOR WALL FINISH

EXTERIOR WALL STRUCTURAL BRACING SIDEWALLS:

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" SMART PANEL 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" SMART PANEL SHEATHING EXP. 1, FASTENED W/ Bd COMMON OR GALV. BOX NAILS 6" O.C. EDGES AND 12" O.C. IN THE FIELD.

RIM JOIST 2X8 SYP#2

FLOOR JOISTS 2x8 SYP#2 @ 16" O.C.

APPROVED TRUSS DESIGN:
 TRUSS PAGE # : UNIVERSAL
 TRUSS DRAWING # : F381103
 OR ATTACHED DWG.



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RIDGE BEAM CONSTRUCTION:

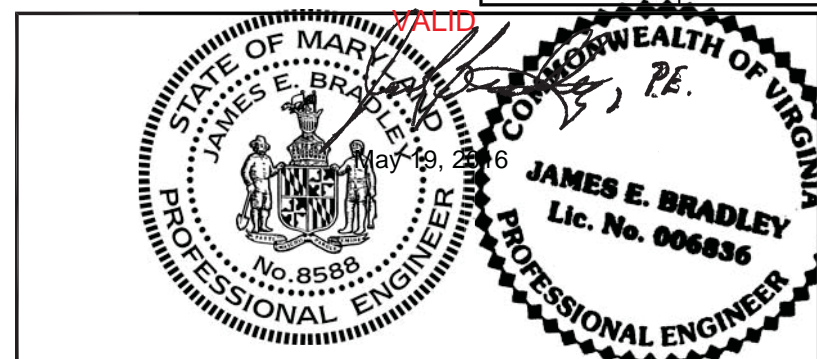
4 LAYERS 3/4" X 28" PLYWOOD, RATED SHEATHING, EXP.-1, STRUCT.-1, 5 PLY/5 LAYER, 48/24 EACH HALF CONTINUOUS ENTIRE LENGTH OF CLEARSPAN.

- NOTES:
- PLYWOOD FACE GRAIN MUST BE PARALLEL TO THE RIDGE BEAM SPAN.
 - ALL PLYWOOD BUTT JOINTS MUST BE STAGGERED 24" MINIMUM.
 - ALL RIDGE BEAM PLYWOOD LAMINATIONS MUST BE THE SAME DEPTH, THICKNESS, AND GRADE OF PLYWOOD. NO LUMBER OR PLYWOOD FLANGES ARE PERMITTED.
 - PLYWOOD MUST BE MANUFACTURED IN ACCORDANCE W/ PS I-95.
 - 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, OR CA25-4.
 - PLYWOOD MUST NOT BE TREATED W/ A FIRE RETARDANT PROCESS.
 - MOISTURE CONTENT MUST BE LESS THAN 16%.
 - BEAMS SUPPORTED BY ENDWALL COLUMNS MUST EXTEND CONTINUOUS OVER COLUMNS TO EXTERIOR FACE OF ENDWALL.
 - 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.

GENERAL CROSS-SECTION NOTES:

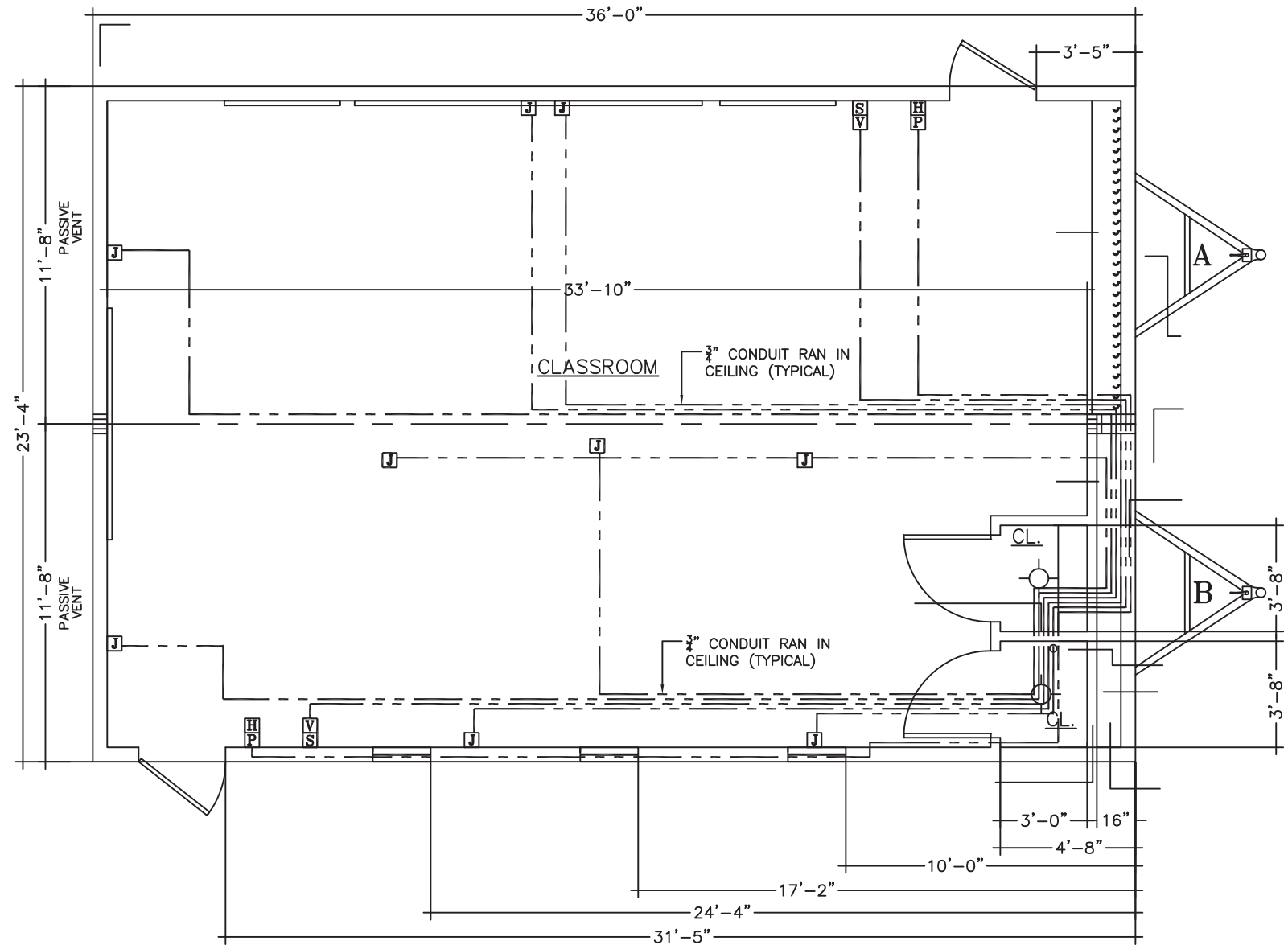
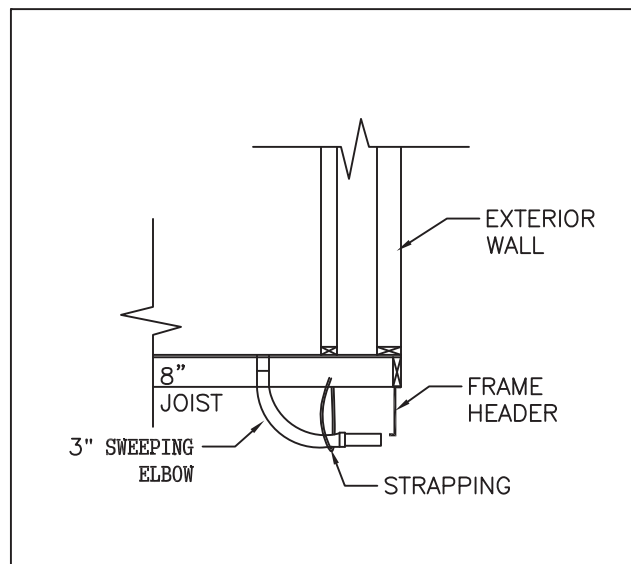
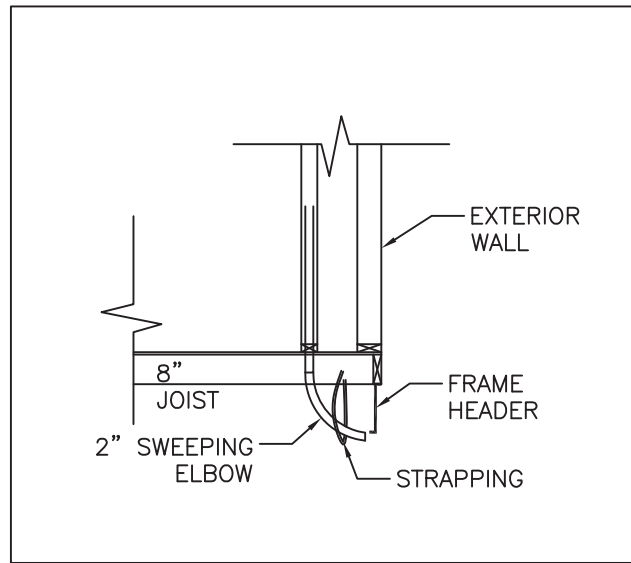
- UNLESS OTHERWISE SPECIFIED, ALL STEEL MUST COMPLY W/ ASTM A36, YIELD STRENGTH = 36 KSI.
- ALL LAG SCREWS MUST COMPLY W/ ANSI/ ASME B18.2.1. F_y = 60 KSI MINIMUM.
- SEE FOUNDATION PLAN FOR PIER AND TIE-DOWN STRAPPING LOCATIONS, ORIENTATIONS, AND SPECIFICATIONS.

CONSULTING ENGINEER | JAMES BRADLEY, P.E. | 212 FOX TRAIL PARKESBURG, PA. 19365 | (610) 857-2458



DIAMOND BUILDERS INC.
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STATES: VA, MD	
BY: J.B.	
SHEET 5 OF 6	
CROSS SECTION	DESTINATION: JOPPA, MD.

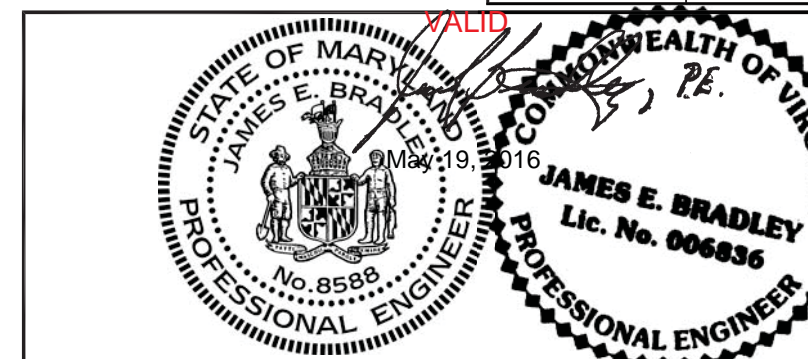


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CONDUIT LAYOUT	DESTINATION: JOPPA, MD.
SHEET 6 OF 6	