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 SMART BUILDING

1201 South Mountain Rd  
 Joppa, MD 21085  
 P: 888-420-1113  
 www.modulargenius.com

PROJECT NAME:  
**PINEY ORCHARD**

ADDRESS:

BUILDING TYPE:  
**CLASSROOM COMPLEX**

DRAWING NAME:  
**RESTROOM PLAN**

DATE:  
 4/30/20

DRAWN BY:  
 HAS

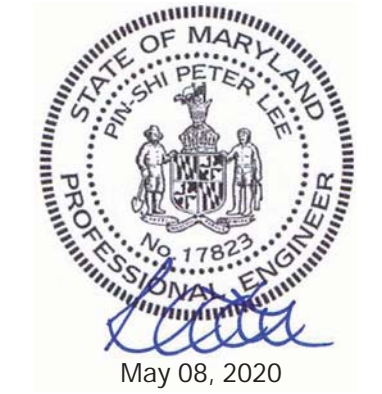
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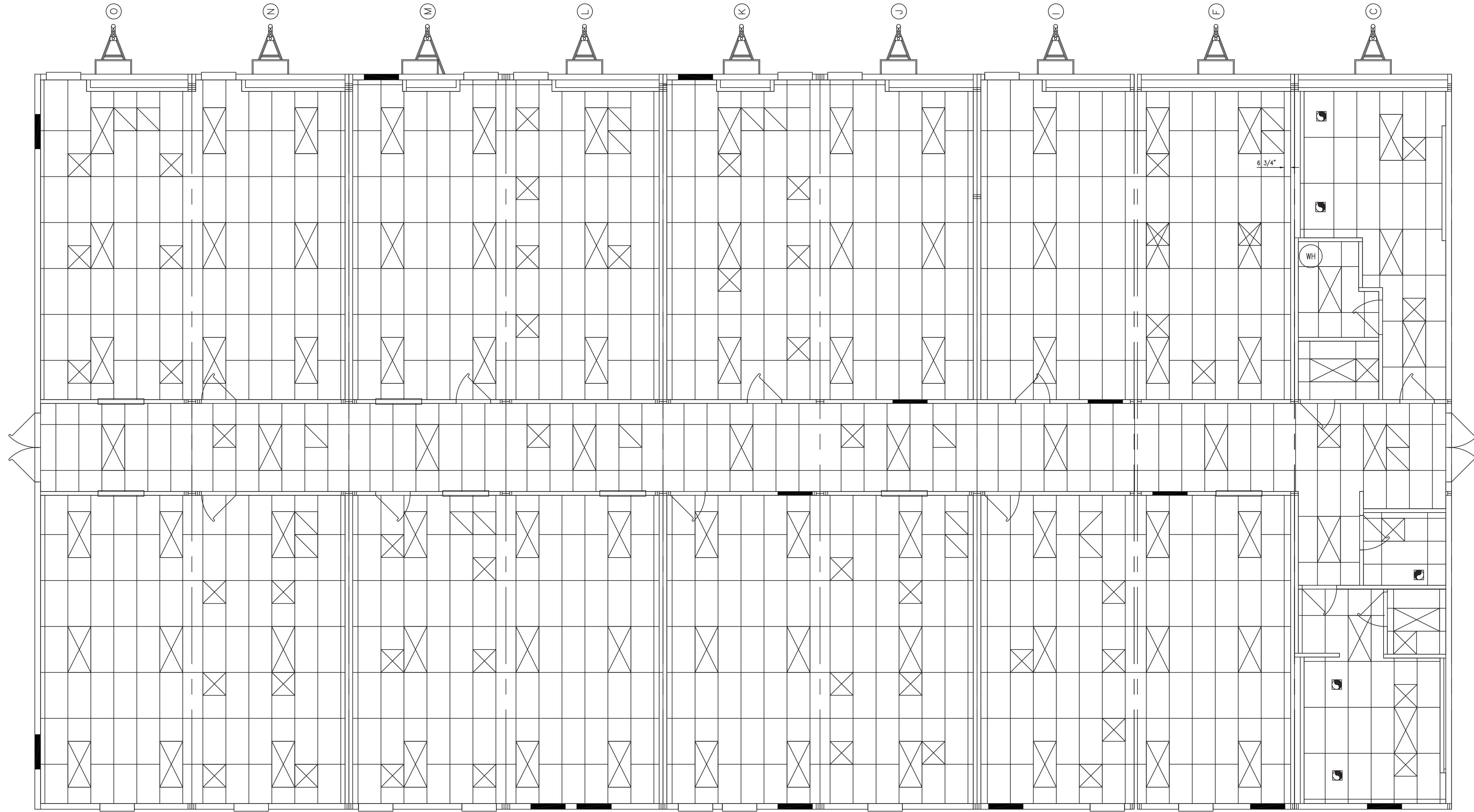
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SHEET:  
**A1**

REV:



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 Expiration Date: Jun. 05, 2022



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PROJECT NAME:  
**PINEY ORCHARD**

ADDRESS

BUILDING TYPE:  
**CLASSROOM COMPLEX**

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**REFLECTIVE CEILING PLAN**

DATE:  
4/30/20

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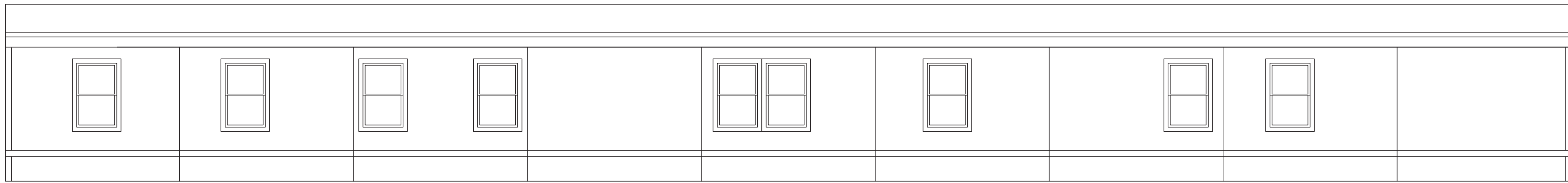
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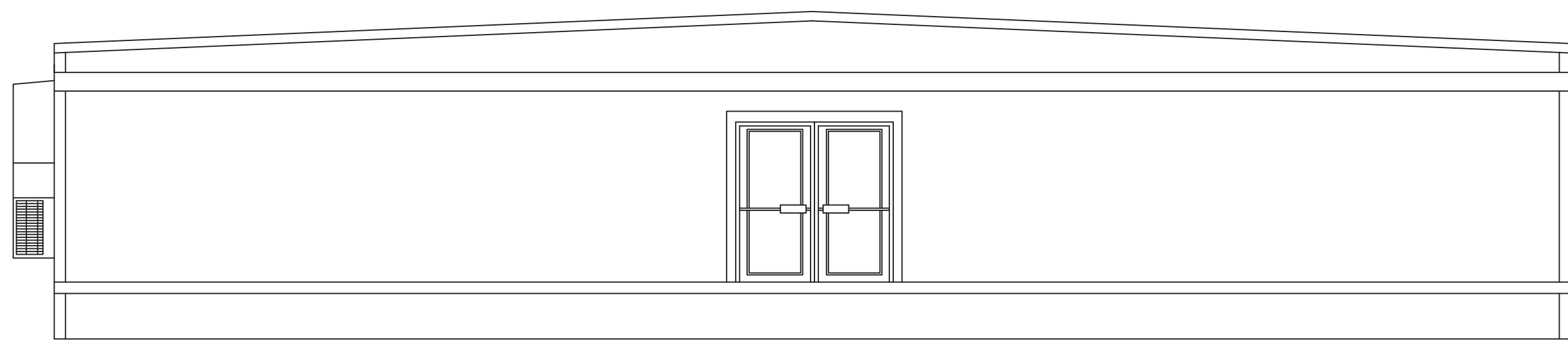
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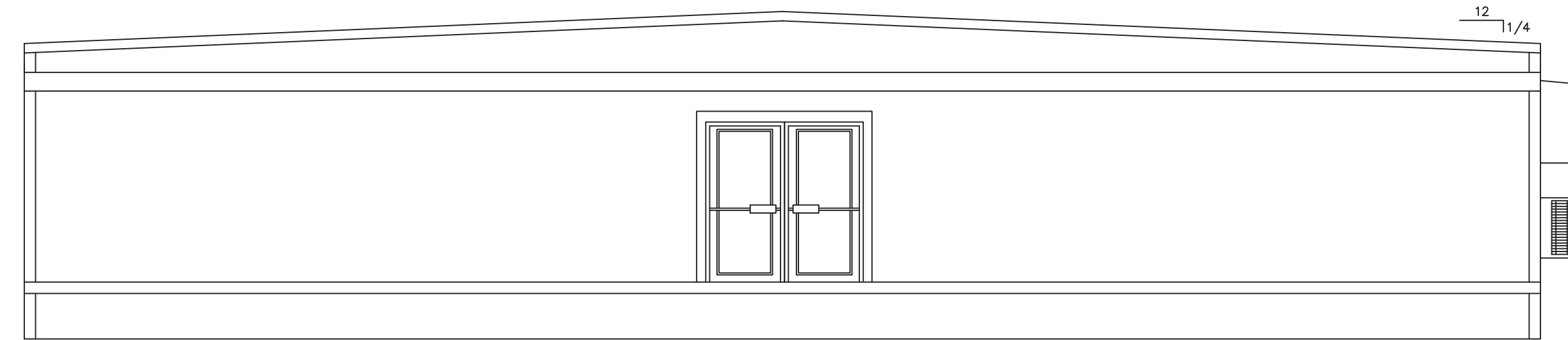
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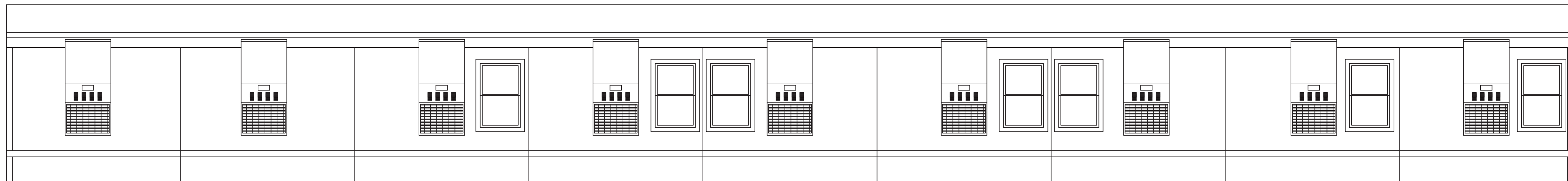
LEFT ELEVATION



REAR ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

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PROJECT NAME:  
**PINEY ORCHARD**

ADDRESS:  
**CLASSROOM COMPLEX**

BUILDING TYPE:  
**CLASSROOM COMPLEX**

DRAWING NAME:  
**EXTERIOR ELEVATIONS**

DATE:  
4/30/20

DRAWN BY:  
**HAS**

JOB NUMBER:  
20-0019

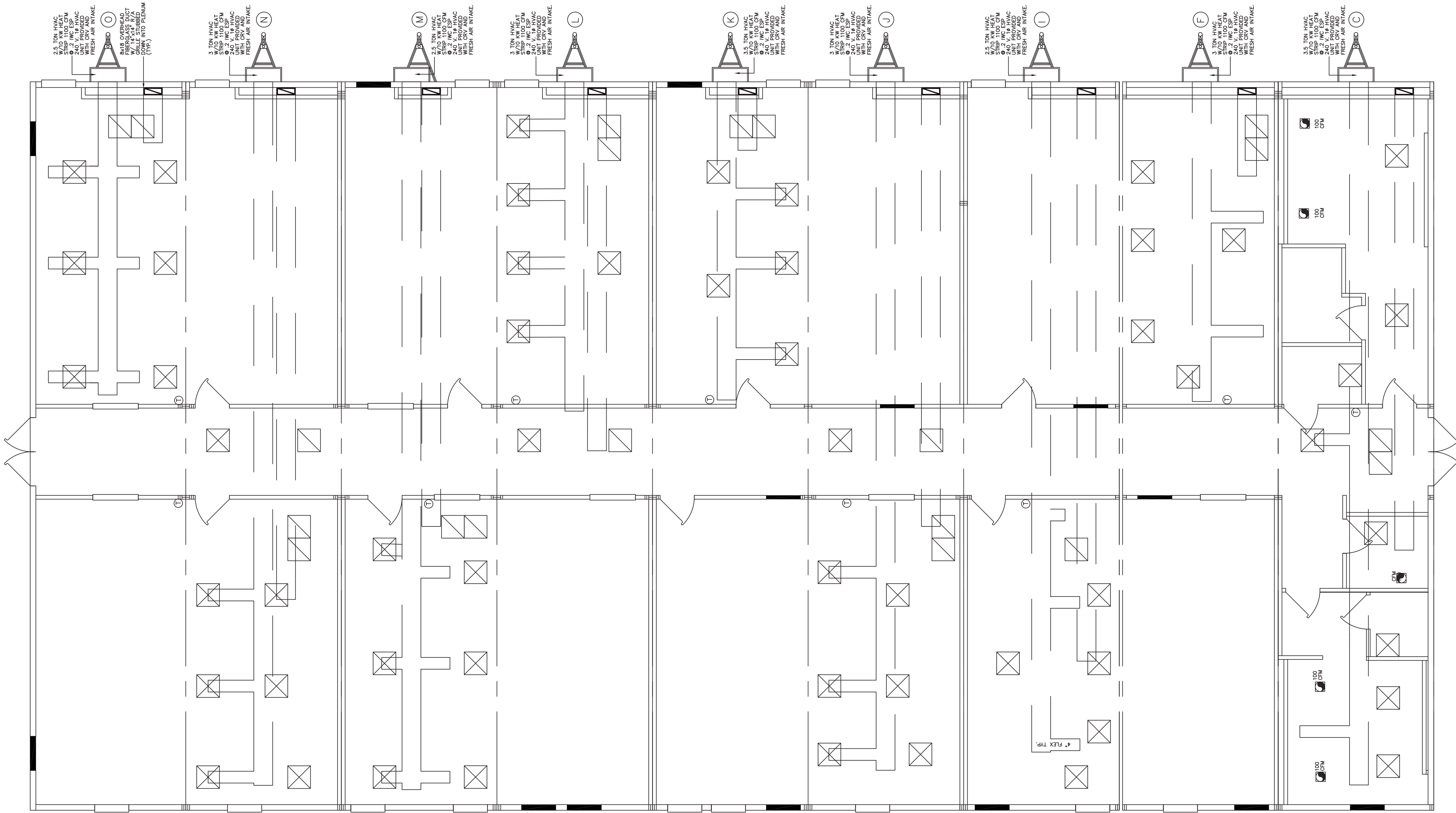
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PROJECT NAME:  
**PINEY ORCHARD REFURB**  
 ADDRESS

BUILDING TYPE:  
**CLASSROOM COMPLEX**

DRAWING NAME:  
**MECHANICAL PLAN**

DATE:  
 4/30/20

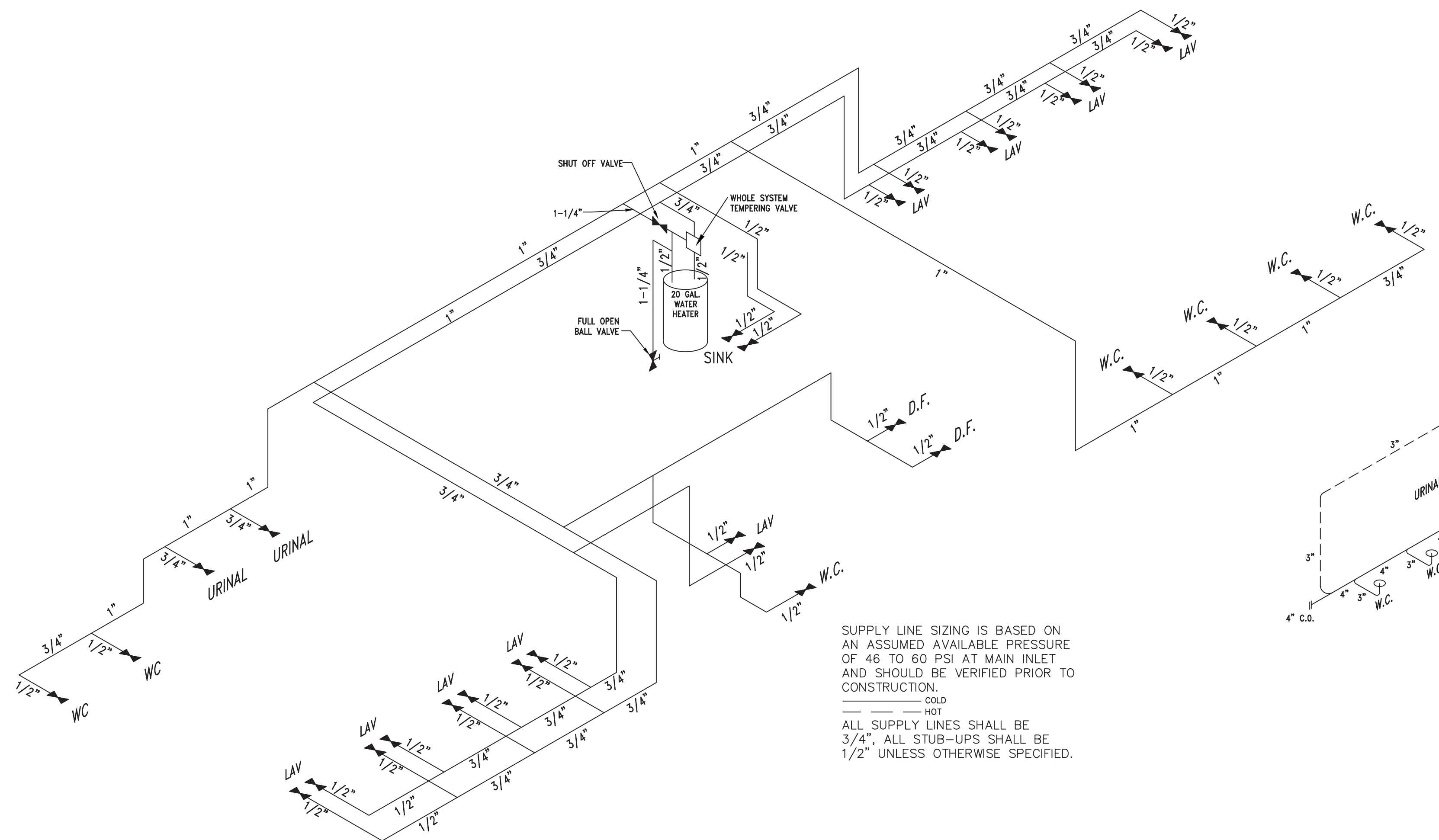
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JOB NUMBER:  
 20-0019

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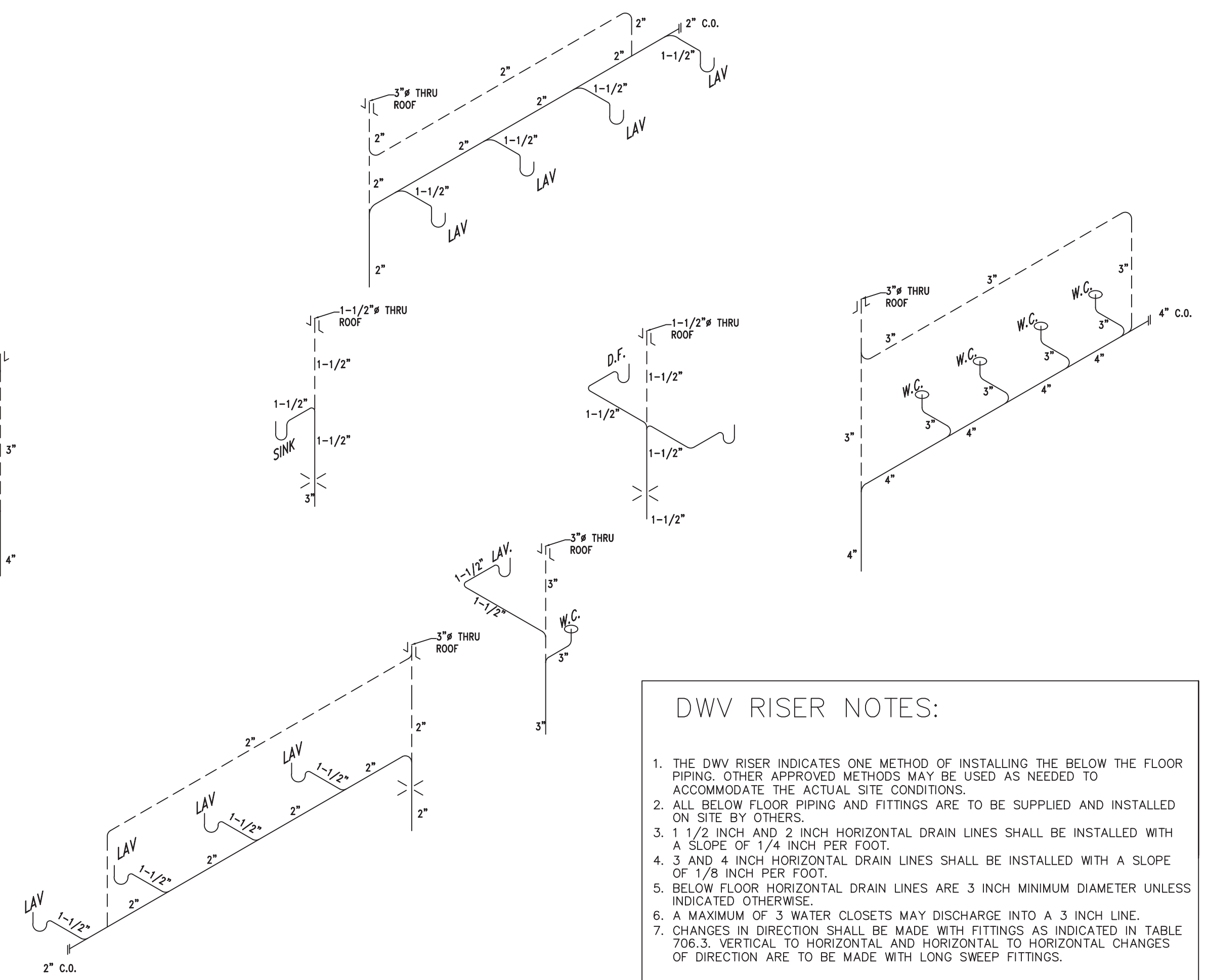
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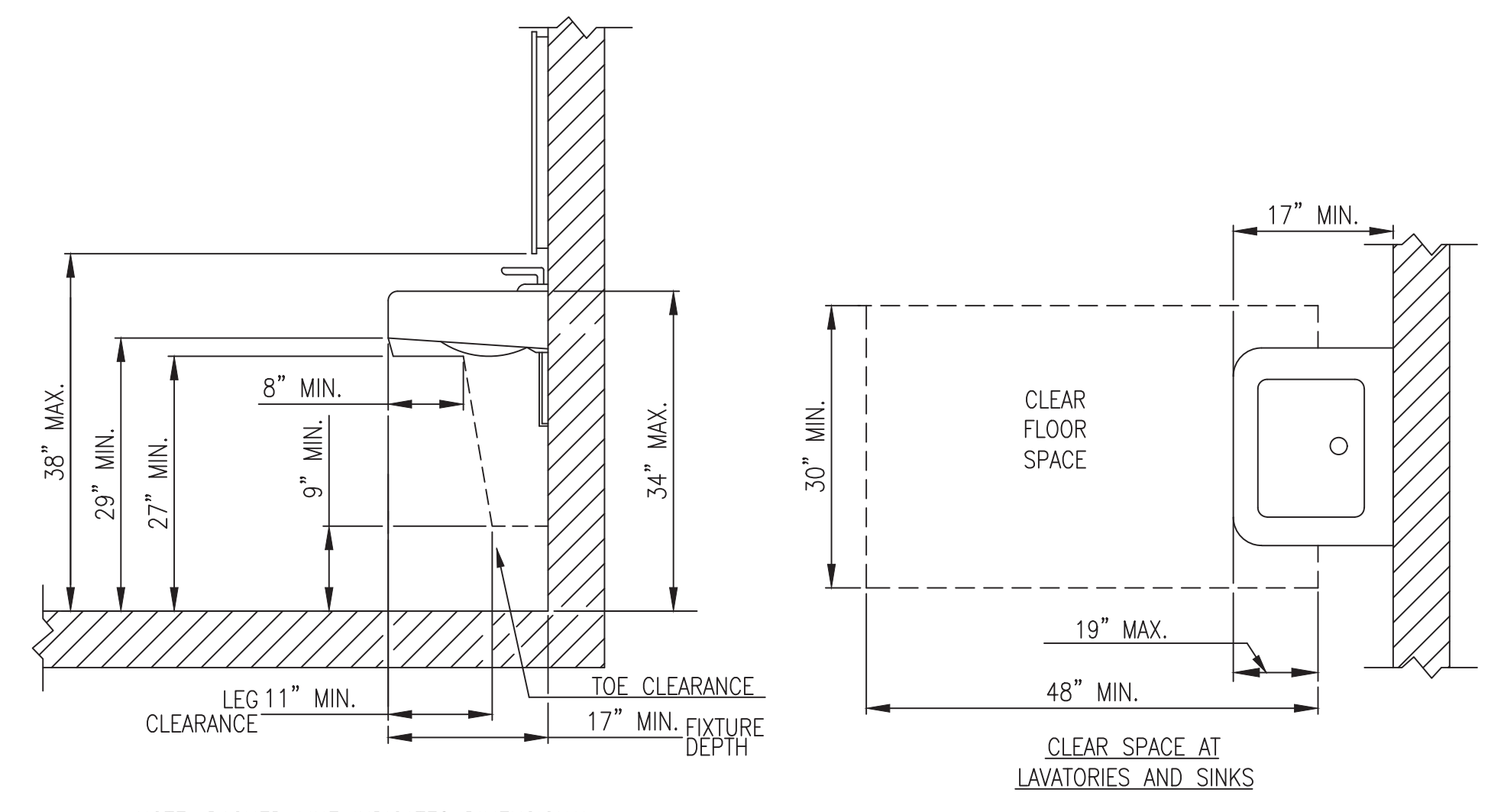
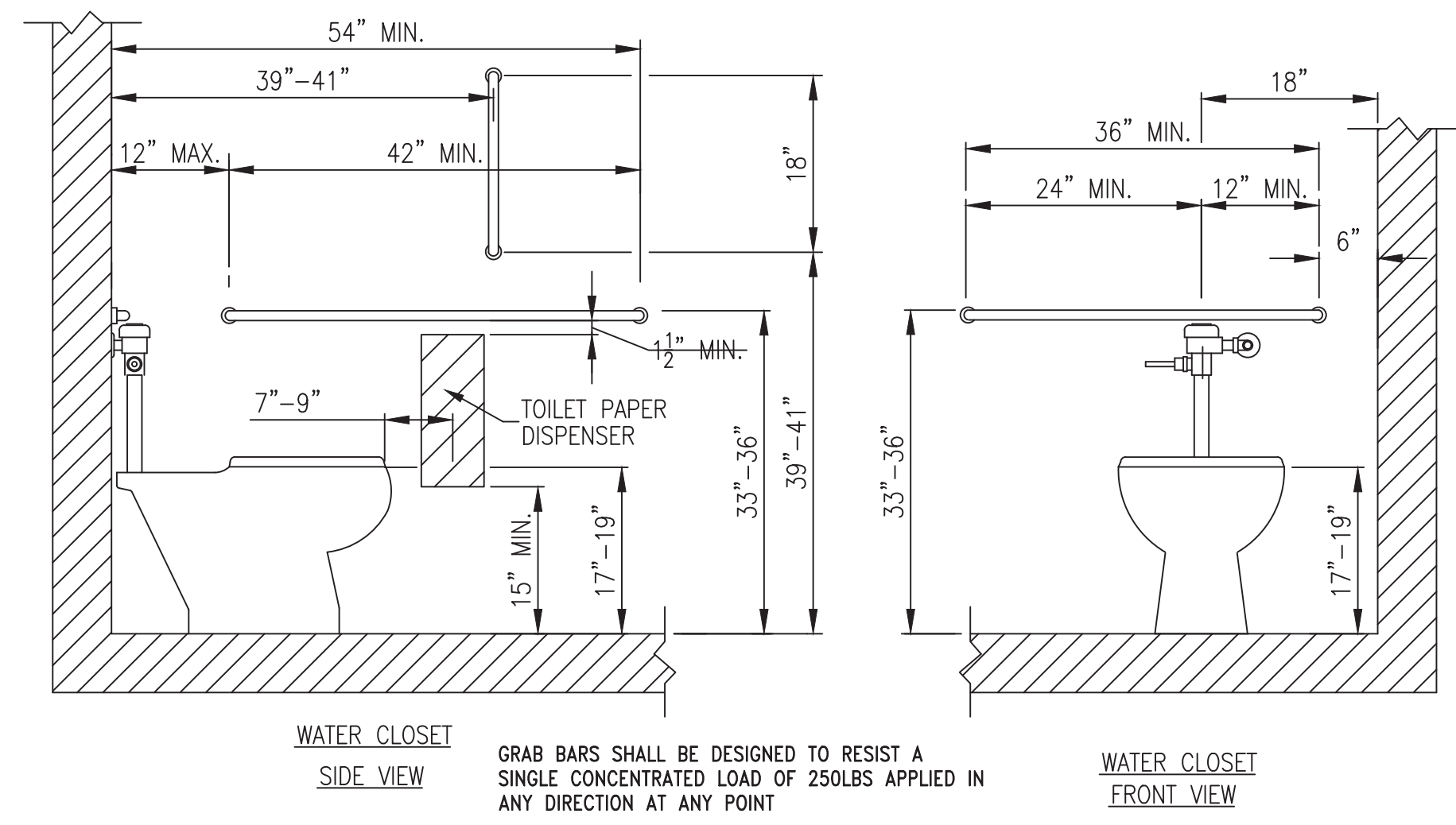
SUPPLY LINE SIZING IS BASED ON AN ASSUMED AVAILABLE PRESSURE OF 46 TO 60 PSI AT MAIN INLET AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.

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



**DWV RISER NOTES:**

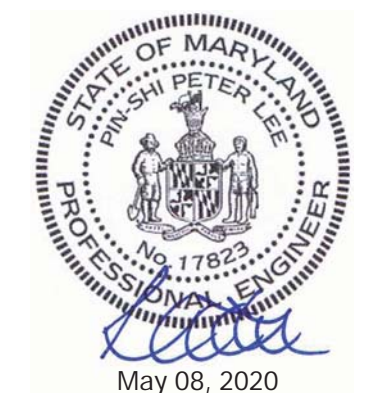
1. THE DWV RISER INDICATES ONE METHOD OF INSTALLING THE BELOW THE FLOOR PIPING. OTHER APPROVED METHODS MAY BE USED AS NEEDED TO ACCOMMODATE THE ACTUAL SITE CONDITIONS.
2. ALL BELOW FLOOR PIPING AND FITTINGS ARE TO BE SUPPLIED AND INSTALLED ON SITE BY OTHERS.
3. 1 1/2 INCH AND 2 INCH HORIZONTAL DRAIN 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.



NOTE: DASHED LINE INDICATES DIMENSIONAL CLEARANCE OF OPTIONAL UNDER FIXTURE ENCLOSURE.

WATER CLOSET SIDE VIEW  
GRAB BARS SHALL BE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 250LBS APPLIED IN ANY DIRECTION AT ANY POINT

WATER CLOSET FRONT VIEW



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PROJECT NAME: PINEY ORCHARD REFURB  
ADDRESS  
BUILDING TYPE: CLASSROOM COMPLEX

DRAWING NAME: PLUMBING DETAILS & SCHEMATICS  
DATE: 4/30/20  
DRAWN BY: HAS  
JOB NUMBER: 20-0019  
PRINT DATE: 5/4/20 4:51PM  
SCALE: 3/4" = 1'-0"  
SHEET: P1 REV:

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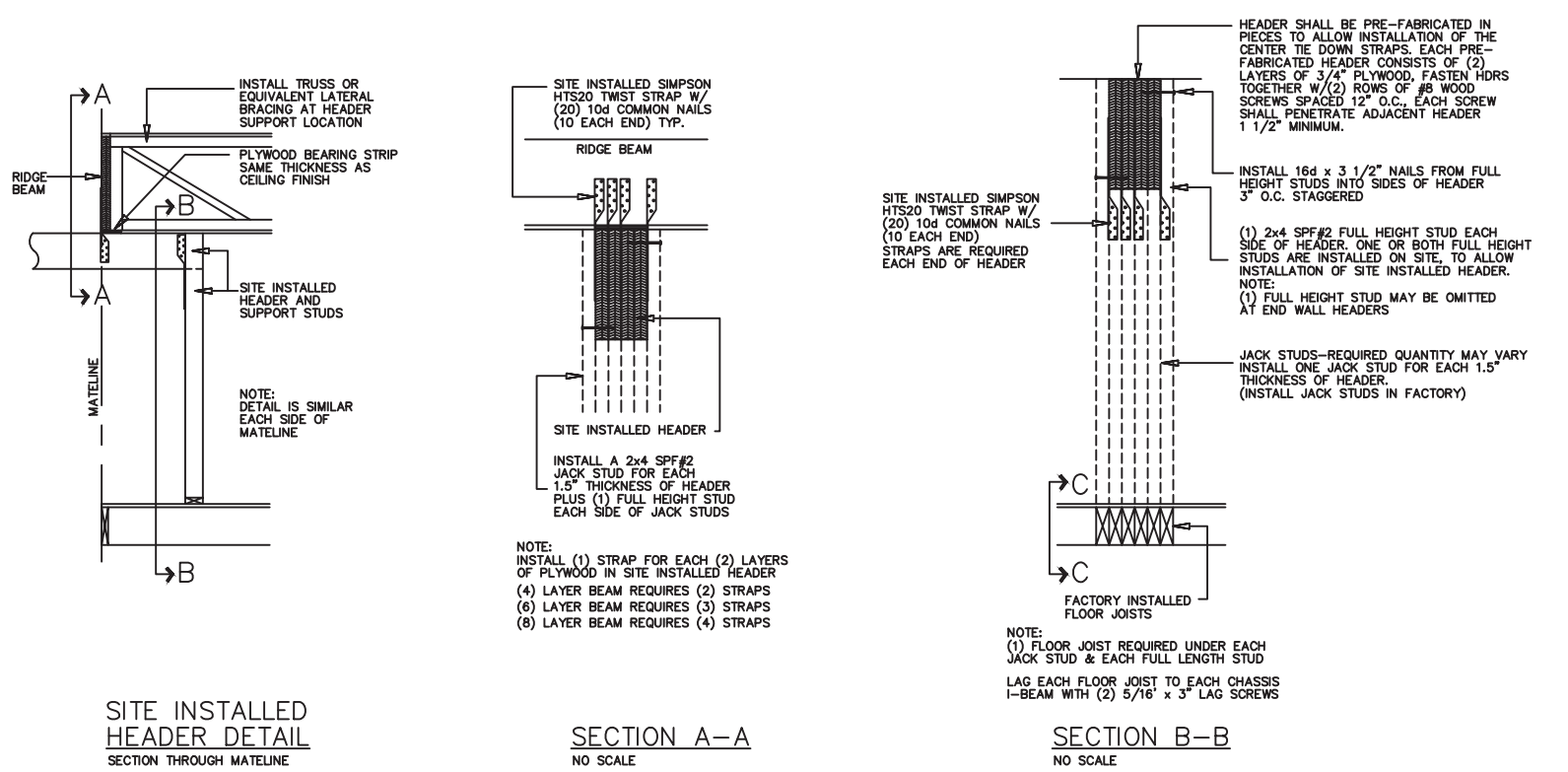
**INTERIOR FINISH MATERIAL:**

CEILING - T-GRID CEILING INSTALLED PER MANUFACTURERS SPECS.

WALL - 5/8" TYPE 'X' GYPSUM BOARD (VINYL COVERED) INSTALLED PER MANUFACTURERS SPECIFICATIONS.

FLOOR - FLOOR FINISHES SHALL BE NO LESS THAN CLASS II LISTED PRODUCT

NOTE: - INTERIOR FINISHES SHALL BE CLASS 'A' FOR EXITS AND OTHER THAN EXITS SHALL BE 'A' OR 'B'



**SITE INSTALLED HEADER NOTES:**

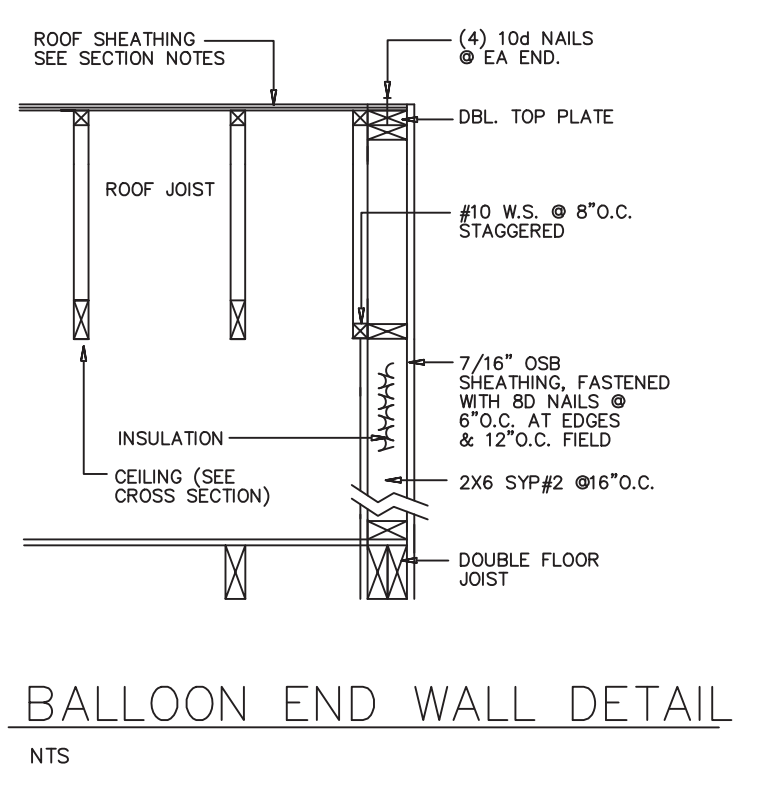
- INDICATES NUMBER OF LAYERS OF 3/4" X 11 1/4" PLYWOOD RATED SHEATHING STRUCTURAL L EXPOSURE 1, 48/24 9 PLY/9 LAYER (SEE FLOOR PLAN FOR LOCATIONS)
- PLYWOOD HEADER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ROOF BEAM CONSTRUCTION DETAIL PROVIDED ON THIS CROSS SECTION. SHALL BE FASTENED TO ADJACENT HEADER WITH MINIMUM 12" O.C. EACH SIDE. THERE SHALL BE NO JOINTS IN ANY OF THE PLYWOOD LAYERS.
- INTERIOR WALL FINISH AT SITE INSTALLED HEADER LOCATIONS SHALL BE FASTENED TO ALLOW INSTALLATION OF THE HEADER AND BE NOTIFIED STRAPPING.

(1) 2x4 STRAP FULL HEIGHT STUD EACH SIDE AND INSTALLED ON SITE TO ALLOW NOTIFICATION OF SITE INSTALLED HEADER.

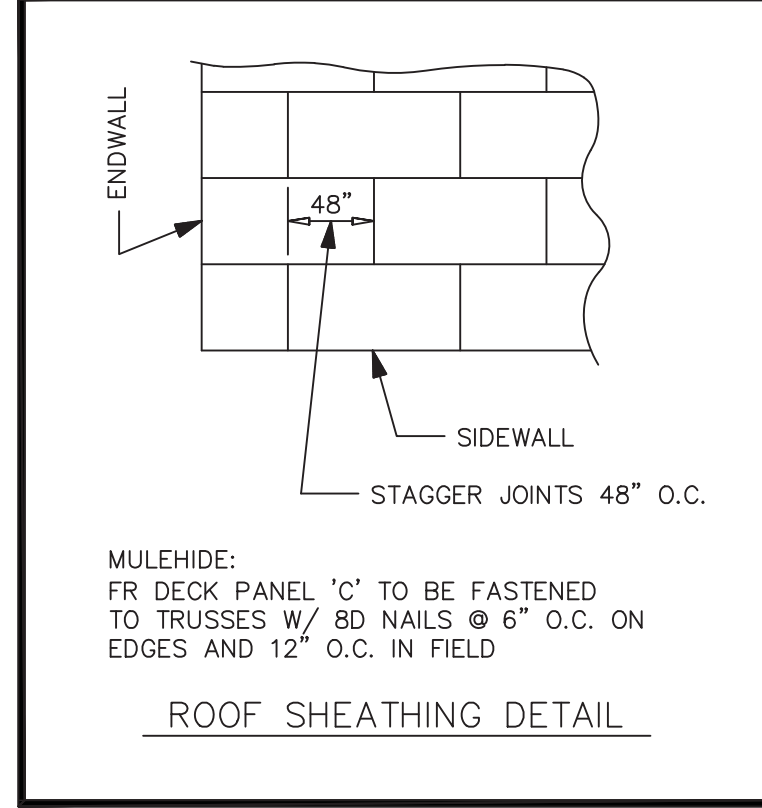
(2) FULL HEIGHT STUD MAY BE OMITTED AT END WALL HEADERS.

ACK STUDS - REQUIRED QUANTITY MAY VARY. INSTALL ONE ACK STUD FOR EACH 1.5' TYPICAL. (INSTALL ACK STUDS IN FACTORY)

NOTE: (1) FLOOR JOIST REQUIRED UNDER EACH END WALL AND 2x4 MINIMUM LENGTH SHALL BE 12' O.C. SPACING



**BALLOON END WALL DETAIL**



**ROOF SHEATHING DETAIL**

MULEHIDE: FR DECK PANEL 'C' TO BE FASTENED TO TRUSSES W/ 80 NAILS @ 6" O.C. ON EDGES AND 12" O.C. IN FIELD

APPROVED TRUSS DESIGN:

TRUSS MANUF # : UNIVERSAL

TRUSS DRAWING # : F446901

TRUSS DRAWING # : F446902

SEE ATTACHED DWG.

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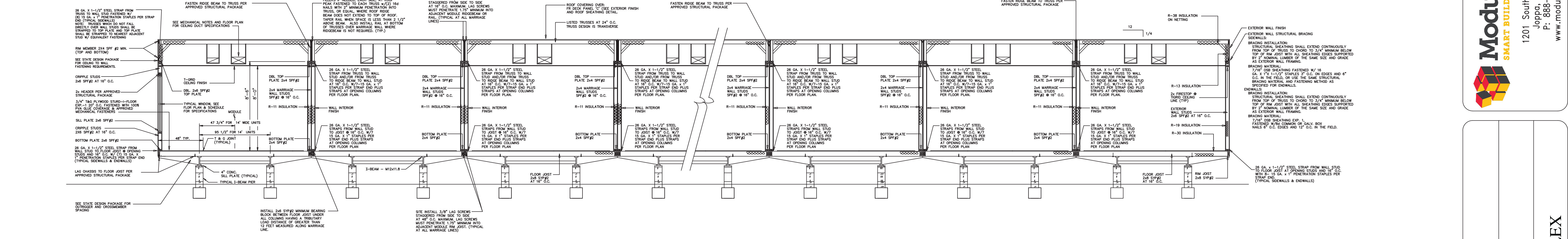
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PROJECT NAME:  
**PINEY ORCHARD**

ADDRESS

BUILDING TYPE:  
**CLASSROOM COMPLEX**



**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<sub>y</sub> = 60 KSI MINIMUM.
- SEE FOUNDATION PLAN FOR PIER AND TIE-DOWN STRAPPING LOCATIONS, ORIENTATIONS, AND SPECIFICATIONS.

**MICROLAM BEAM CONSTRUCTION**

1 LAYER(S) 1.3/4" x 24" MICROLAM, EACH MODULE.

NOTES:

- MICROLAM F<sub>y</sub> = 2750 PSI
- MICROLAM MUST BE CONTINUOUS OVER CLEARSPANS.
- BEAMS SUPPORTED BY ENDWALL COLUMNS MUST EXTEND CONTINUOUS OVER COLUMNS TO EXTERIOR FACE OF ENDWALL.
- FASTEN ROOF SHEATHING INTO TOP EDGE OF MICROLAM TO PROVIDE CONTINUOUS LATERAL SUPPORT OF BEAM.
- INSTALL (2 X 4) 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 WITH 100% GULIE COVERAGE AND 6-16 GA. STAPLES WITH 3/4" MINIMUM PENETRATION INTO MICROLAM BEAM.
- WHEN MORE THAN ONE LAYER OF MICROLAM IS INSTALLED ON EITHER SIDE OF THE MATING LINE, LAYERS ON THAT SIDE OF THE MATING LINE MUST BE FASTENED TOGETHER WITH 16 GA. STAPLES X 7/16" MINIMUM CROWN INSTALLED PARALLEL TO BEAM SPAN X 3/4" MINIMUM PENETRATION INTO CONNECTING LAYER. STAPLES SHALL BE PLACED AT 6" O.C. MAXIMUM VERTICALLY AND HORIZONTALLY WITH FIRST AND LAST ROW OF STAPLES LOCATED 1" FROM TOP AND BOTTOM EDGE OF BEAM RESPECTIVELY.

**EXTERIOR FINISH MATERIAL:**

ROOF - MULE-HIDE 45 MIL (BLACK) EPDM FULLY ADHERED IN ACCORDANCE WITH ESR 1776 OVER 7/16" MULE-HIDE FR DECK PANEL 'C' INSTALLED PER MANUFACTURERS SPECIFICATIONS.

WALL - 7/16" HARDI PANEL (SIERRA W/VERT GROOVES) SIDING OVER APPROVED MOISTURE BARRIER INSTALLED PER MANUFACTURERS SPECIFICATIONS.

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**CROSS SECTION**

DATE:  
4/30/20

DRAWN BY:  
HAS

JOB NUMBER:  
20-0019

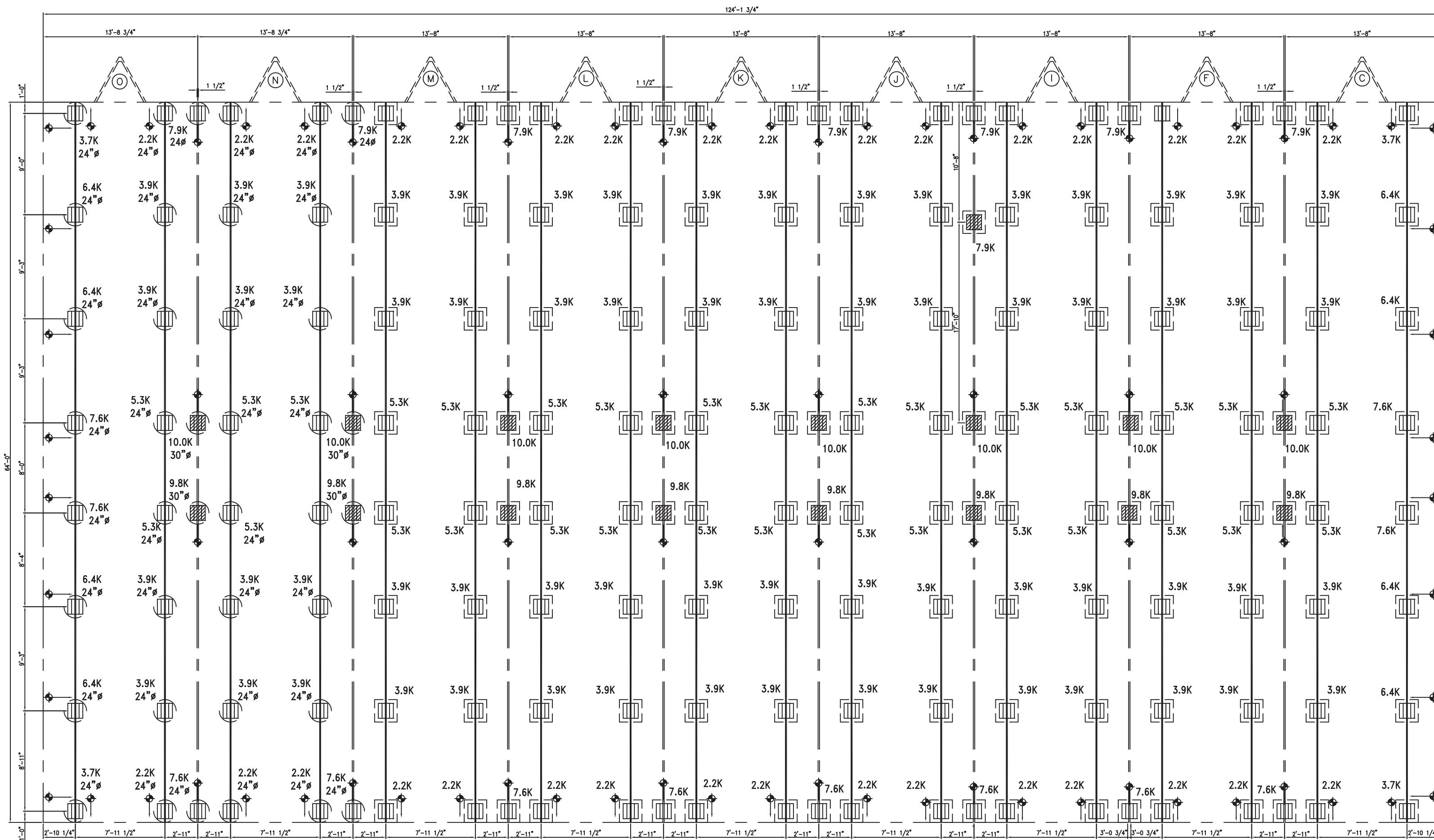
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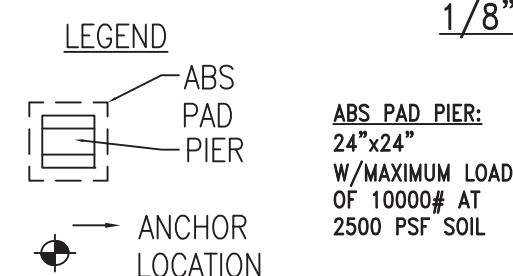
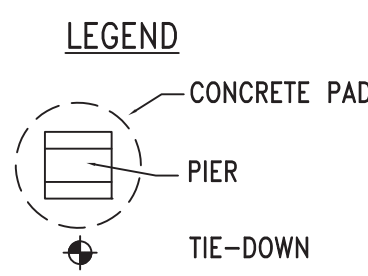
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**DESIGN LOADS**  
 CLASSROOM FLOOR LIVE LOAD = 40 PSF  
 CORRIDOR FLOOR LIVE LOAD = 100 PSF  
 FLOOR DEAD LOAD = 10 PSF  
 ROOF LIVE LOAD = 30 PSF  
 ROOF SNOW LOAD = 40 PSF  
 ROOF DEAD LOAD 10 PSF  
 BASED ON 2500 PSF SOIL

INTERNATIONAL BUILDING CODE 2018



**FOUNDATION PLAN**  
 1/8"=1'-0"

ABS PAD PIER:  
 24"x24"  
 W/MAXIMUM LOAD  
 OF 10000# AT  
 2500 PSF SOIL

**CONCRETE FOOTING 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, GRADE1 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 THE TIE DOWN STRAPS CONNECTED TO THE GROUND ANCHOR, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- THE FIRST TIE-DOWN STRAP FROM THE ENDWALLS SHALL NOT EXCEED 1/2 THE MAXIMUM SPACING INDICATED.
- ALL PIERS SHALL BE CONSTRUCTED OF CONCRETE MASONRY UNITS CONFORMING TO ASTM 90. MASONRY UNITS MAY BE DRYSTACK OR 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 IF REQUIRED BY ENGINEER AND IF SHOWN ON DETAILS SHALL COMPLY WITH ASTM A615, GRADE 60. REINFORCEMENT BARS SHALL BE EQUALLY SPACED AND PLACED WITH 3" CLEARANCE FROM BOTTOM AND SIDES OF FOOTING.
- SEE THIS SHEET FOR DESIGN LOADS
- SOFT, AND OTHERWISE UNSATISFACTORY, SOILS BENEATH PROPOSED FOUNDATION ELEMENTS, AS APPROVED BY THE BUILDING OFFICIAL HAVING JURISDICTION SHALL BE REMOVED AND BACKFILLED WITH PROPERLY COMPACTED SOILS
- STRUCTURAL MATE LINE CONNECTIONS ARE TO BE MADE ACCORDING TO THE APPROVED MANUFACTURERS INSTRUCTIONS OR AS APPROVED BY THE LOCAL AUTHORITY HAVING JURISDICTION.
- THE FOUNDATION DIMENSIONS SHOWN ON THE ABOVE LAYOUT ARE NOMINAL DIMENSIONS OF THE FACTORY BUILT MODULAR'S AND DO NOT ACCOUNT FOR GAPS BETWEEN MODULES THAT MAY OCCUR DURING INSTALLATION. THE FOUNDATION DESIGNER, FOUNDATION CONTRACTOR AND MODULAR BUILDING INSTALLED 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 FOOTING AND FOUNDATIONS SHALL HAVE ALL VEGETATION, STUMPS, ROOTS, AND FOREIGN MATERIALS REMOVED PRIOR TO THEIR CONSTRUCTION. CRAWL SPACE VENTILATION SHALL BE PROVIDED VIA VENTS SPACED AROUND THE PERIMETER OF THE SPACE WITH A FREE AREA OF 1/150TH OF THE AREA IN SQUARE FEET. THE TOTAL AREA OF VENTILATION OPENINGS IS PERMITTED TO BE REDUCED TO 1/1,500 OF THE UNDER-FLOOR AREA WHERE THE GROUND SURFACE IS COVERED WITH A CLASS I VAPOR BARRIER MATERIAL (0.1 PERM OR LESS) AND THE REQUIRED OPENINGS ARE PLACED SO AS TO PROVIDE CROSS VENTILATION OF THE SPACE THE INSTALLATION OF OPERABLE LOUVER SHALL NOT BE PROHIBITED. MECHANICAL VENTILATION MAY BE PROVIDED WITH AN EXHAUST RATE OF 0.02 CFM MINIMUM PER SQUARE FOOT.
- ALTERNATE ANCHORING METHOD MAY BE USED AS APPROVED BY THE BUILDING AUTHORITY HAVING JURISDICTION.
- FIELD VERIFY ALL DIMENSIONS.
- FOOTINGS SIZE BASED ON INDICATED KIP LOAD REACTIONS VS, THE SOIL BEARING CAPACITY. THE DEAD LOAD OF THE PIER & FOOTINGS TO BE CARRIED BY THE SKIN FRICTION OF THE GROUND TO FOOTING.

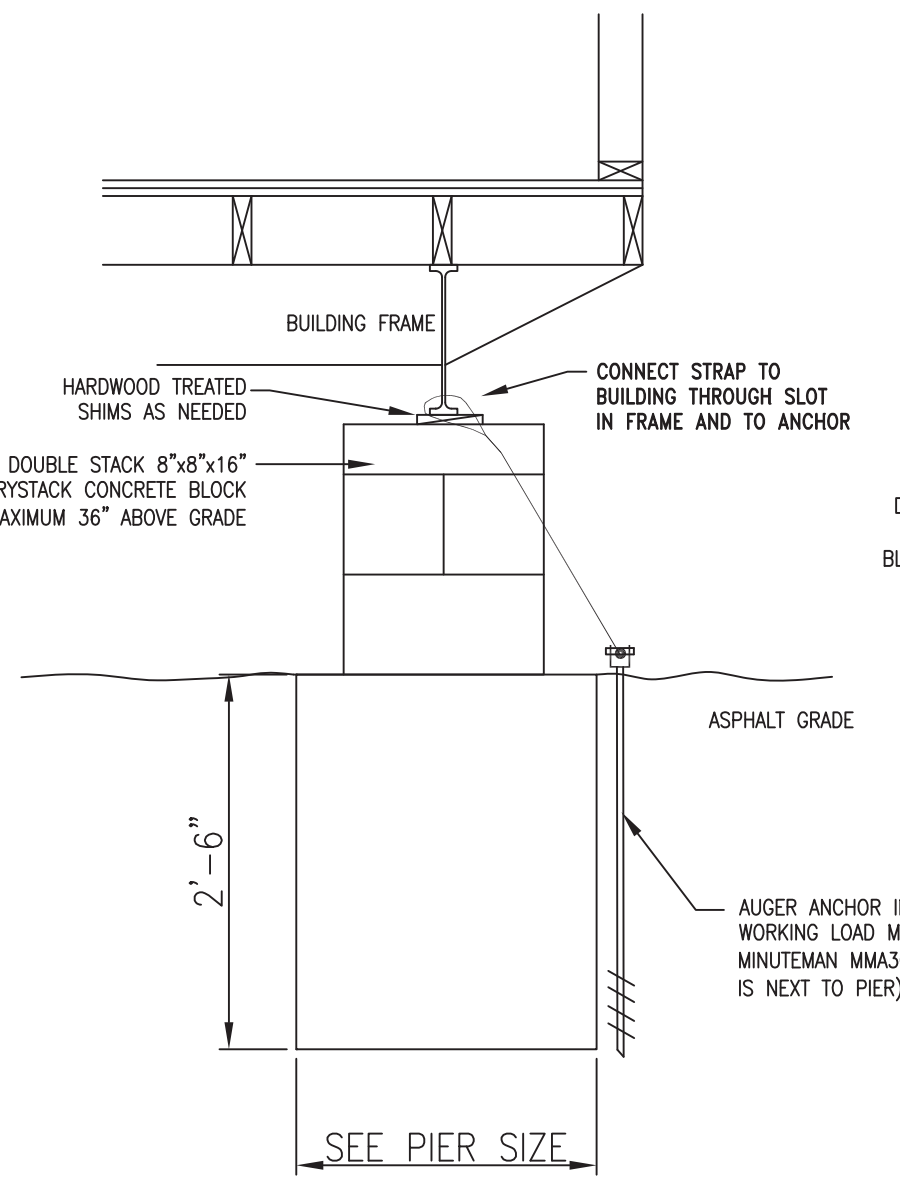
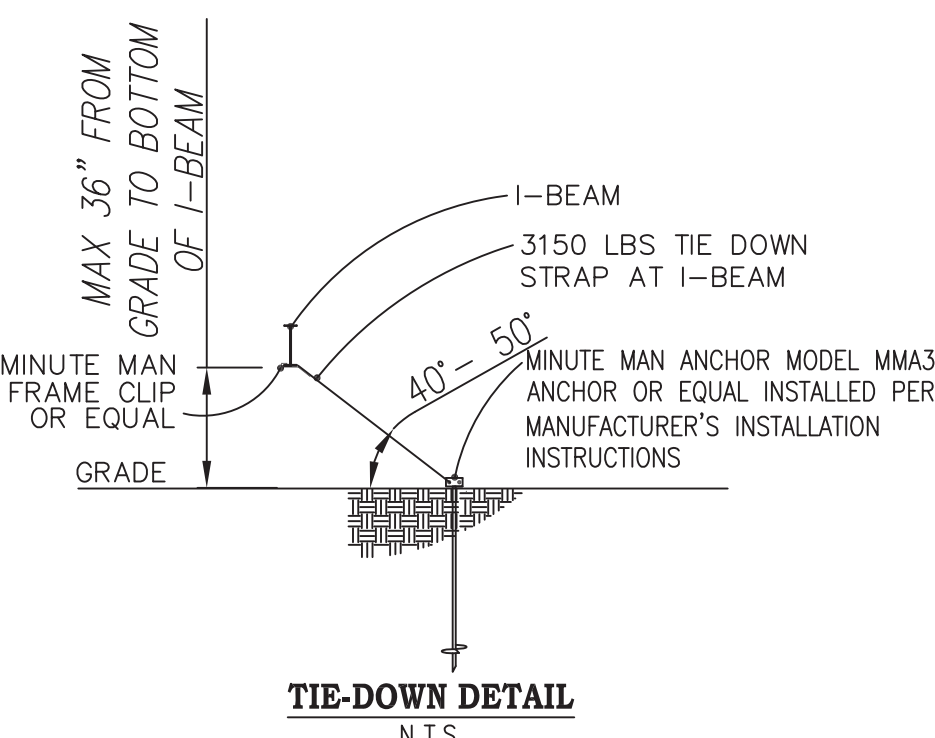
**PIER PAD FOUNDATION NOTES:**

- THE ABOVE FOUNDATION IS DESIGNED AS PER SECTION 104.11 OF THE 2015/2018 IBC USING AN ALTERNATIVE DESIGN OR METHOD OF CONSTRUCTION. THIS DESIGN MEETS OR EXCEEDS THE WIND LOAD AND SOIL BEARING REQUIREMENTS OF THE 2015/2018 IBC. THE APPROVAL OF THIS FOUNDATION IS SUBJECT TO THE LOCAL AUTHORITY HAVING JURISDICTION.
- TIE-DOWN STRAPS TO BE 1-1/4"x.035" GALVANIZED STEEL FEDERAL SPECIFICATION Q05-871-H TYPE-1, FINISH-B, GRADE-1. TIE-DOWN STRAPS AND CONNECTING HARDWARE SHALL HAVE A WORKING CAPACITY OF 3150#. TESTED LOAD OF 4725#
- ALL TIE DOWN ANCHORS SHALL HAVE A MINIMUM WORKING LOAD 3,150# CAPACITY AND SHALL BE INSTALLED PER THEIR MANUFACTURER'S SPECIFICATIONS. THE TYPE OF GROUND ANCHOR, INCLUDING SHAFT LENGTH, NUMBER AND DIAMETER OF HELICES, ETC. TO BE SPECIFIED BY THE GROUND ANCHOR MANUFACTURER FOR THE ACTUAL SOIL TYPE THAT IS ENCOUNTERED AT THE SITE.
- SEE FOUNDATION PLAN FOR LOCATION AND SPACING OF TIE-DOWNS
- ALL PIERS SHALL BE 8"x8"x16" SINGLE OR DOUBLE STACK MASONRY BLOCKS ON MINIMUM A 24"x24"x3/4" ABS PAD OR 16"x16"x4" SOLID CONCRETE PADS, EXCEPT AS NOTED ON FOUNDATION PLAN. SEE PIER DETAIL AND NOTES FOR ADDITIONAL OPTIONS.
- MINIMUM SOIL BEARING CAPACITY IS 2,500 PSF. TO BE VERIFIED BY BUILDING'S OWNER OR SOILS REPORTS.
- INSURE THAT ALL GRASS, LOOSE DEBRIS, ETC. ARE REMOVED FROM UNDER THE BUILDING, AND THAT THE GROUND IS LEVELED WITHIN 6" AND FIRMLY COMPACTED.
- SEE THIS SHEET FOR DESIGN LOADS
- TREATED WOOD SHIMS MAY BE INSTALLED WHEN NECESSARY BETWEEN THE MODULAR STEEL FRAME AND THE TOP OF THE PIER. SHIMS SHALL BE FREE OF KNOTS, CHECKS, SPLITS, AND SIMILAR IMPERFECTIONS. SHIMS SHALL BE OF P.T. LUMBER OR CEDAR AND BEARING AT ALL CONTACT POINTS AND SHALL NOT BE LESS THAN 2/3 OF THE BEARING PRIOR TO ADDING SHIMS.
- MASONRY PIERS MAY BE INSTALLED IN A DRY STOCK SUBJECT TO LOCAL JURISDICTION AND APPROVAL
- OVERALL WIDTH DIMENSION IS NOMINAL WITH 1" GROWTH ALLOWED FOR BETWEEN UNITS AND IS BASED ON UNIT WIDTH X NUMBERS OF MODULES. ACTUAL OVERALL WIDTH MAY INCREASE DUE TO SITE CONDITIONS AND MATERIAL TOLERANCES. FAILURE TO REMOVE CLOSE-UP MATERIAL AND/OR OTHER FACTORS BEYOND THE CONTROL OF THE BUILDING MANUFACTURER.
- SINGLE DRY STACK PIERS ARE LIMITED TO 34" AND FROM 34" TO 54" SHALL BE DOUBLE STACK. FROM 54" TO 66" ARE REQUIRED TO HAVE SURFACE BONDING TO (ALL PIERS OVER 66" HIGH WILL REQUIRE SEPARATE ENGINEERING TO BE COMPLETED)
- WHERE REQUIRED BY LOCAL JURISDICTION ALL MASONRY PIERS MAY BE LAID IN TYPE "M" OR "S" MORTAR IN COMPLIANCE W/ASTM C887, OR SHALL HAVE SURFACE BONDING MORTAR IN COMPLIANCE W/ASTM C 946

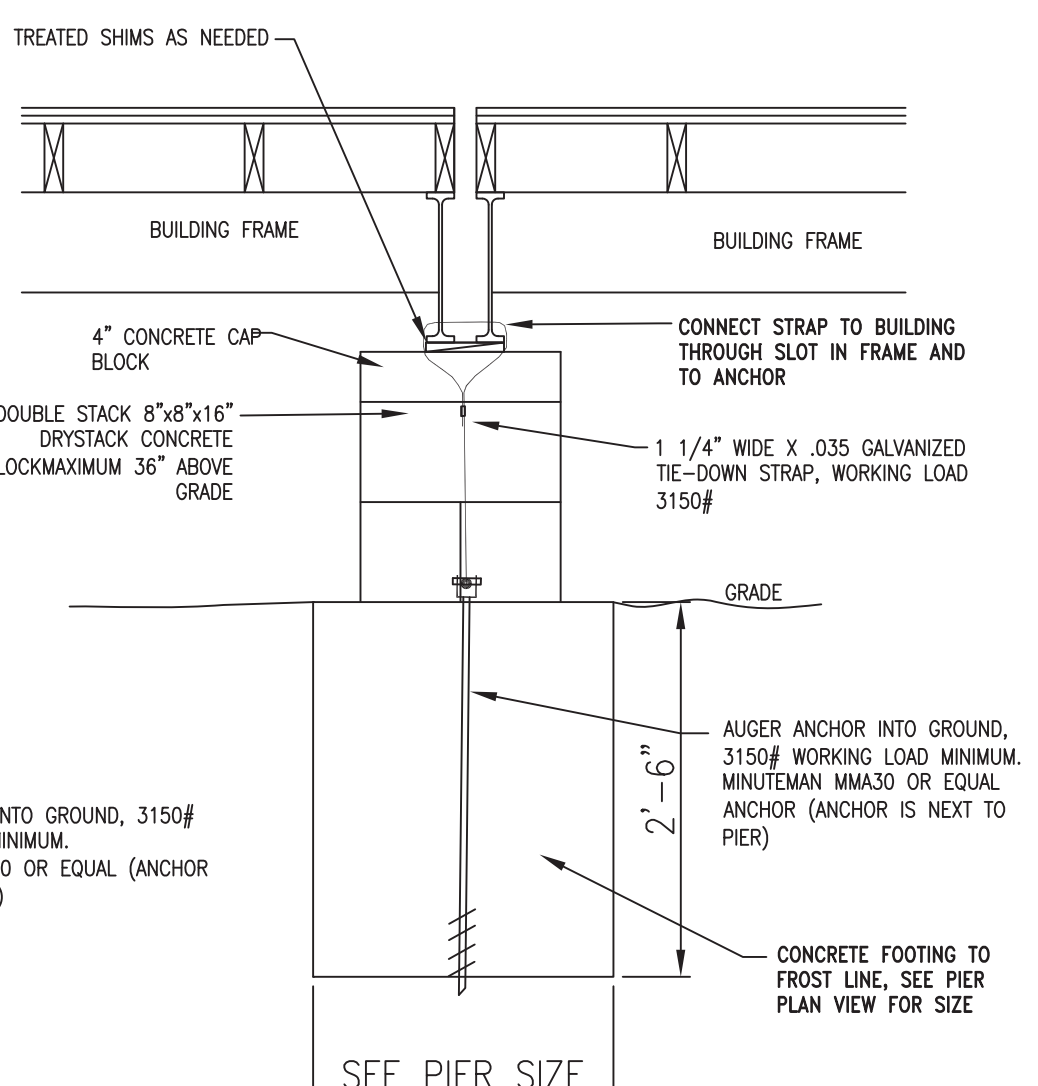
NOTES

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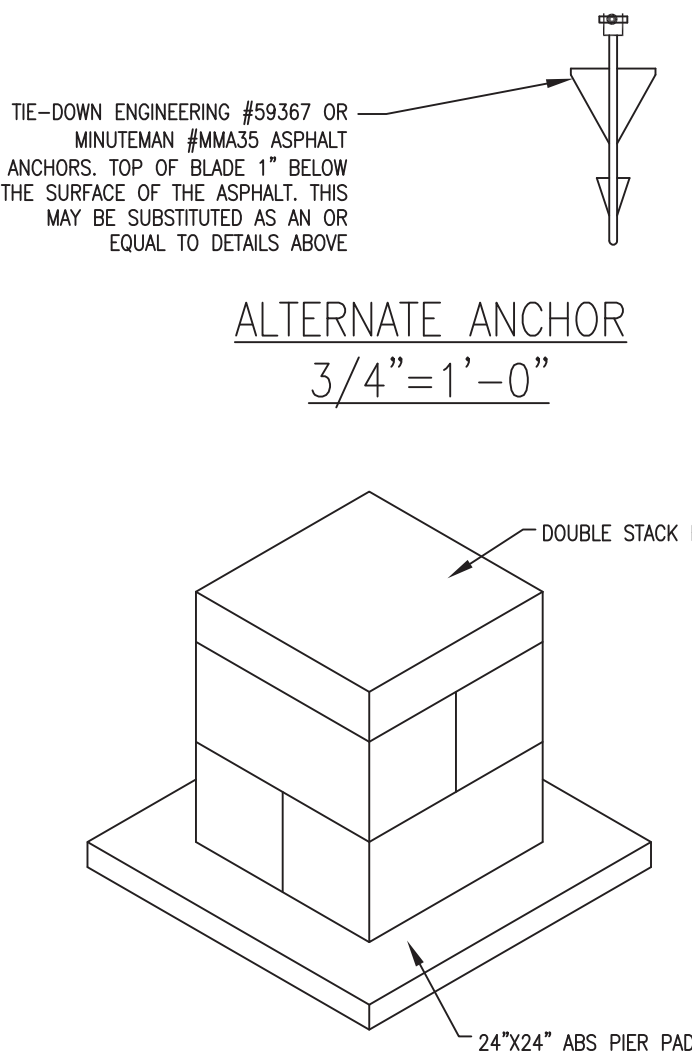
**Modular Genius**  
 SMART BUILDING  
 1201 South Mountain Rd  
 Loppa, MD 21085  
 P: 888-420-1113  
 www.modulargenius.com



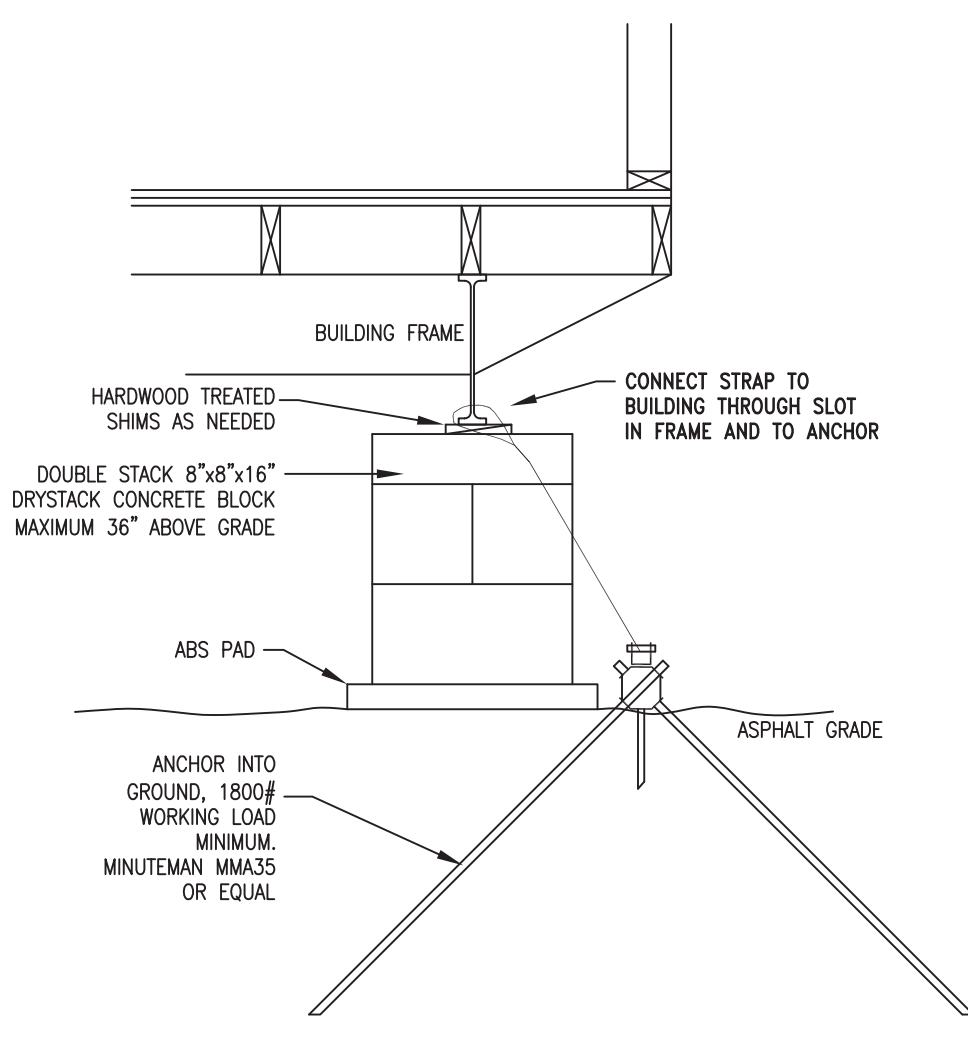
PIER DETAIL AT MAINBEAM  
 3/4"=1'-0"



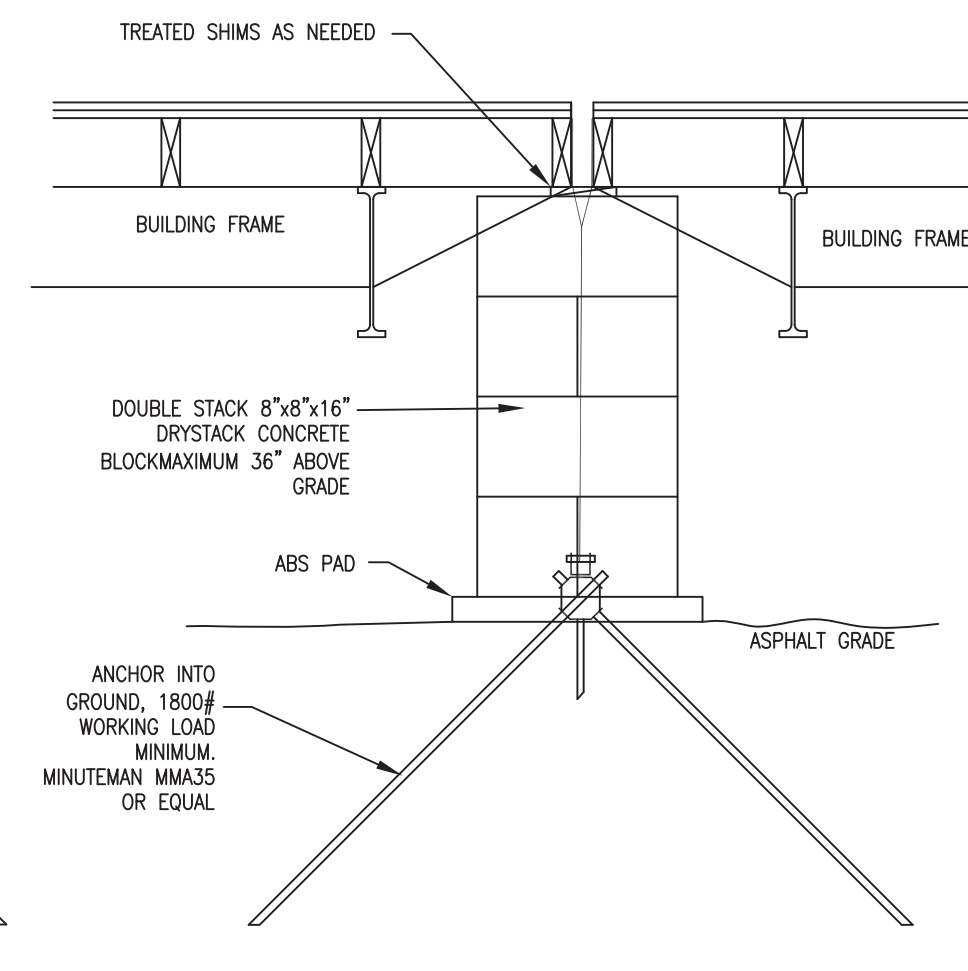
PIER DETAIL AT MATE LINE  
 3/4"=1'-0"



PIER DETAIL  
 3/4"=1'-0"



PIER DETAIL AT MAINBEAM  
 3/4"=1'-0"



PIER DETAIL AT COLUMN  
 3/4"=1'-0"

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. 17823, Expiration Date: Jun. 05, 2022.



PROJECT NAME:  
**PINEY ORCHARD**  
 ADDRESS  
 BUILDING TYPE:  
**CLASSROOM COMPLEX**

DRAWING NAME:  
**FOUNDATION PLAN**  
 DATE:  
 6/29/20  
 DRAWN BY:  
 HAS  
 JOB NUMBER:  
 20-0019  
 PRINT DATE  
 6/29/20 11:26AM  
 SCALE:  
 AS NOTED  
 SHEET:  
**S2** REV: