

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 (48 INCHES MAXIMUM WHEN DISTANCE FROM WHEEL CHAIR TO ROD EXCEEDS 10 INCHES). SHELVES IN KITCHENS OR TOILET ROOMS SHALL BE 40 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE IN FLOOR.
4. CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE NO HIGHER THAN 48 INCHES ABOVE THE FLOOR. RECEPTACLES ON WALLS SHALL BE MOUNTED NO LESS THAN 15 INCHES ABOVE THE FLOOR. EXCEPTION: HEIGHT LIMITATIONS DO NOT APPLY WHERE THE USE OF SPECIAL EQUIPMENT DICTATES OTHERWISE OR WHERE ELECTRICAL RECEPTACLES ARE NOT NORMALLY INTENDED FOR USE BY BUILDING OCCUPANTS.
5. WHERE EMERGENCY WARNING SYSTEMS ARE PROVIDED, THEY SHALL INCLUDE BOTH AUDIBLE AND VISUAL ALARMS. THE VISUAL ALARMS SHALL BE LOCATED THROUGHOUT, INCLUDING RESTROOM, AND PLACED 80 INCHES ABOVE THE FLOOR OR 6 INCHES BELOW CEILING,WHICH--EVER 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, A VERTICAL GRAB BAR 18 INCHES MINIMUM IN LENGTH SHALL BE MOUNTED ON THE SIDEWALL WITH THE BOTTOM OF THE BAR LOCATED BETWEEN 39 AND 41 INCHES ABOVE THE FLOOR, AND WITH THE CENTER LINE OF THE BAR LOCATED BETWEEN 39 INCHES AND 41 INCHES FROM THE REAR WALL.
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 ACESIBLE 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 - OPERATED, PUSH-TYPE, 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.

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. REFER TO CROSS SECTION FOR STEEL STRAPS AND FASTENING SIZES.
5. PORTABLE FIRE EXTINGUISHER PER N.F.P.A.--101. 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 REQUIREMENTS OF AN APPROVED IMPACT RESISTANT STANDARD, OR ASTM E1996. WIND-BORNE DEBRIS REGIONS ARE DESIGNATED IN SECTION 1609 OF THE NBCB.
9. WINDOWS AND DOORS MUST BE CERTIFIED FOR COMPLIANCE WITH THE WIND DESIGN PRESSURE FOR COMPONENTS AND CLADDING.

COMPLIANCE WITH LOCAL CODES: RULE 110-2-4-03: ALL INDUSTRIAL BUILDINGS BEARING AN INSIGNIA OF APPROVAL ISSUED BY THE COMMISSIONER PURSUANT TO THESE RULES SHALL BE HELD TO COMPLY WITH THE REQUIREMENTS ENACTED BY ANY LOCAL GOVERNMENT WHICH ARE APPLICABLE TO THE MANUFACTURER AND BY THE COMMISSIONER OF THE SCOPE OF SUCH APPROVAL IS FINAL.

ELECTRICAL NOTES:

1. ALL CIRCUITS AND EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH THE APPROPRIATE ARTICLES OF THE NATIONAL ELECTRICAL CODE (NEC).
2. WHEN LIGHT FIXTURES ARE INSTALLED IN CLOSETS THEY SHALL BE SURFACE MOUNTED OR RECESSED INCANDESCENT FIXTURES SHALL HAVE COMPLETELY ENCLOSED LAMPS. SURFACE MOUNTED INCANDESCENT FIXTURES SHALL HAVE A MINIMUM CLEARANCE OF 12 INCHES AND ALL OTHER FIXTURES SHALL HAVE A MINIMUM CLEARANCE OF 6 INCHES FROM "CLOSET STORAGE SPACE" AS DEFINED BY NEC ARTICLE 410.2.
3. WHEN WATER HEATERS ARE INSTALLED THEY SHALL BE PROVIDED WITH READILY ACCESSIBLE DISCONNECTS ADJACENT TO THE WATER HEATERS SERVED. THE BRANCH CIRCUIT SWITCH OR CIRCUIT BREAKER SHALL BE PERMITTED TO SERVE AS THE DISCONNECTING MEANS ONLY WHERE THE SWITCH OR CIRCUIT BREAKER IS WITHIN SIGHT FROM THE WATER HEATER OR IS CAPABLE OF BEING LOCKED IN THE OPEN POSITION.
4. HVAC EQUIPMENT SHALL BE PROVIDED WITH READILY ACCESSIBLE DISCONNECTS ADJACENT TO THE EQUIPMENT SERVED. A UNIT SWITCH WITH A MARKED "OFF" POSITION THAT IS A PART OF THE HVAC EQUIPMENT AND DISCONNECTS ALL UNGROUNDED CONDUCTORS SHALL BE PERMITTED AS THE DISCONNECTING MEANS WHERE OTHER DISCONNECTING MEANS ARE ALSO PROVIDED BY A READILY ACCESSIBLE CIRCUIT BREAKER.
5. PRIOR TO ENERGIZING THE ELECTRICAL SYSTEM THE INTERRUPTING RATING OF THE MAIN BREAKER MUST BE DESIGNED AND VERIFIED AS BEING IN COMPLIANCE WITH ARTICLES 110-9 AND 110.10 OF THE NEC BY LOCAL ELECTRICAL CONSULTANT. THE MAIN ELECTRICAL PANEL AND FEEDERS ARE DESIGNED BY OTHERS, SITE INSTALLED AND SUBJECT TO LOCAL JURISDICTION APPROVAL.
7. ALL CIRCUITS CROSSING OVER MODULE MATING LINE(S) SHALL BE SITE CONNECTED WITH APPROVED ACCESSIBLE JUNCTION BOXES, OR CABLE CONNECTORS.
8. ALL RECEPTACLES INSTALLED IN WET LOCATIONS (EXTERIOR) SHALL BE IN WEATHER PROOF (WP) ENCLOSURES. THE INTEGRITY OF WHICH IS NOT AFFECTED WHEN AN ATTACHMENT PLUG CAP IS INSERTED OR REMOVED. THE RECEPT ITSELF SHALL ALSO BE LISTED FOR DAMP AND WET LOCATIONS.
9. EXTERIOR LIGHTS NOT INTENDED FOR 24 HOUR USE SHALL BE CONNECTED TO A PHOTOCCELL OR TIMER.

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 HAVE A SMOOTH, HARD, NONABSORBENT SURFACE THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 6 INCHES.
3. THIS BUILDING SHALL 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 WITHIN 2" TO 6" OF SAFETY PAN, AND A SHUT OFF VALVE WITHIN 3 FEET ON A COLD-WATER SUPPLY LINE
6. DWV SYSTEM SHALL BE EITHER ABS OR PVC -- DWV.
7. WATER SUPPLY LINES SHALL BE PVC, PEX, OR COPPER, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS LIMITATIONS AND INSTRUCTIONS.
8. WATER CLOSETS ARE TANK TYPE AND URINALS ARE FLUSH 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° (48.8°).
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 UNCONDITIONED SPACE SHALL BE INSULATED AND PROTECTED FROM FREEZING.
14. TEMPERATURE ACTUATED MIXING VALVES WHICH ARE INSTALLED TO REDUCE WATER TEMP. TO DEFINE LIMITS, SHALL COMPLY WITH ASSE 1017.
15. TEMPERED WATER SHALL BE SUPPLIED THROUGH A WATER TEMP LIMITING DEVICE THAT COMPLY WITH ASSE 1070 AND SHALL LIMIT THE TEMPERED WATER TO A MAX OF 110°(43°)
17. CUSTOMER ASSUMES ALL RESPONSIBILITY FOR REQUIRED PLUMBING FIXTURES WHEN NOT SHOWN ON PLAN
18. WHEN RESTROOM FACILITIES AND/OR PLUMBING FIXTURES REQUIRED PER CODE ARE NOT PROVIDED WITHIN THE BUILDING, A HANDICAPPED ACCESSIBLE FACILITY MUST BE PROVIDED ON SITE WITHIN THE ALLOWABLE DISTANCE PER CODE. THE REQUIRED FACILITY SHALL BE THE RESPONSIBILITY OF THE BUILDING OWNER AND IS SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL JURISDICTION HAVING AUTHORITY. THIS NOTE SHALL BE INDICATED ON THE DATA PLATE.

MECHANICAL NOTES:

1. ALL SUPPLY AIR REGISTERS SHALL BE 10 INCHES x 10 INCHES ADJUSTABLE WITH OVERHEAD FIBERGLASS DUCT (SEE FLOOR PLAN FOR SIZES), UNLESS OTHERWISE SPECIFIED. DUCTS IN UNCONDITIONED SPACES SHALL HAVE R-6 MINIMUM INSULATION AND R-8 INSULATION WHERE LOCATED OUTSIDE THE BUILDING.
2. INTERIOR DOORS SHALL BE UNDERCUT 1-5 INCHES ABOVE FINISHED FLOOR FOR AIR RETURN AND/OR AS NOTED ON FLOOR PLAN.
3. HVAC EQUIPMENT SHALL BE EQUIPPED W/OUTSIDE FRESH AIR INTAKES PROVIDING 5 CFM PER OCCUPANT & 0.06 CFM PER S.F. OF BLDG. AREA PER SECTION 403.3 OF IMC.
4. EXHAUST FANS SHALL PROVIDE A MINIMUM OF 70 CFM FOR EACH WATER CLOSET AND URINAL AND VENT THROUGH THE ROOF
5. VENT FANS SHALL BE DUCTED TO THE EXTERIOR AND TERMINATE AT AN APPROVED VENT CAP.
6. THERMOSTATS MUST BE PROGRAMMABLE.

APPROVED--STATE OF GEORGIA
INDUSTRIALIZED BUILDING PROGRAM
DESIGN APPROVAL AGENCY: EMC
CONST. TYPE VB
OCCUPANCY B-- BUSINESS
ALLOWABLE NO. OF FLOORS 1
RISK CATEGORY II
WIND VELOCITY (BAS) 160 MPH
WIND VELOCITY (ASD) 124 MPH
SEISMIC DESIGN CATEGORY C
FIRE RATING OF EXT. WALLS 0
PLAN NO. PMM-20920 REV1
ALLOW. FLOOR LOAD 50
APPROVAL DATE

EMC

BUILDING SITE INSTALLATION REQUIREMENTS

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

1. Footings, foundation walls, piers and tie-downs.
2. Utility connections and plumbing lines to be installed.
3. Electrical service hook-up (including feeders) to the building.
4. The main electrical panel and sub-feeders (multi-units only).
5. Connection of electrical circuits crossing over module mating line(s)--(multi-units only).
6. Include notice of handicapped provisions to be installed on site.
7. Ramps, stairs and general access to the building.
8. Structural and aesthetic interconnections between modules (multi-units only).
9. Two printed sets of "set-up instructions" shall accompany each building or component when it leaves the manufacturing facility.
10. Building drains, cleanouts, drinking fountain, and hook-up to plumbing system.
11. Glazed opening protection (see general note no. 8).
12. Exit discharge lighting.

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.

AL CODES AND LOADS

BUILDING 2015 IBC / 2015 IFC
PLUMBING 2015 IPC
MECHANICAL 2015 IMC
ELECTRICAL 2014 NEC
ENERGY 2015 IECC
ACCESSIBILITY 2010 ADA

CODE SUMMARY:

STATE	BUILDING	ELECTRICAL	MECHANICAL	PLUMBING	ACCESSIBLITY	ENERGY CODE
SOUTH CAROLINA	2018 IBC W/ SC MODS 2018 IFC W/ SC MODS	2017 NEC W/ SC MODS	2018 IMC W/ SC MODS	2018 IPC	ANSI A117.1-2017	2009 IECC

GA CODES

BUILDING 2018 IBC W/2020/2022 GA AMENDS
PLUMBING 2018 IPC W/2020/2022 GA AMENDS
MECHANICAL 2018 IMC W/2020 GA AMENDS
ELECTRICAL 2020 NEC W/ NO GA AMENDS
INTERNATIONAL FIRE CODE 2018 IFC
LIFE SAFETY CODE 2018 LIFE SAFETY CODE W/ 2020 GA AMEND; GA CH 120-3-3
ENERGY 2015 IECC W/2020/2022 GA AMENDS
ACCESSIBILITY 2010 ADA STANDARDS FOR ACC DESIGN W/ CURRENT RULES FOR THE GA STATE FIRE MARSHAL 120-3-20

MISSISSIPPI CODES

BUILDING 2012 IBC
PLUMBING 2012 IPC
MECHANICAL 2012 IMC
ELECTRICAL 2011 NEC
INTERNATIONAL FIRE CODE 2018 IFC
LIFE SAFETY CODE ---
ENERGY 2010 ASHRAE 90.1
ACCESSIBILITY 2010 ADA

BUILDING DESIGN PARAMETERS

1. USE/OCCUPANCY: BUSINESS
(V/B)
NO
1300 SF.
≤ 15 FEET
1
2
2. CONSTRUCTION TYPE: NO
3. SPRINKLER SYSTEM:
4. BUILDING AREA:
5. BUILDING HEIGHT:
6. NUMBER OF STORIES:
7. NUMBER OF MODULES:
8. 2012/2015 IBC: OCCUPANT LOAD 14 BASED ON 100_SF/PERSON.
2018 IBC: OCCUPANT LOAD 9 BASED ON 150_SF/PERSON.
9. EXTERIOR WALL FIRE RATING: NOT RATED
10. THIS BUILDING MUST BE INSTALLED WITH THE FIRE SEPARATION DISTANCES REQUIRED BY IBC TABLE 602 AND SECTION 705.3. OF IBC SEE ATTACHED ENERGY
11. ENERGY CODE COMPLIANCE: CALCULATIONS.
12. MANUFACTURER'S DATA PLATE, STATE LABELS AND THIRD PARTY LABELS ARE TO BE LOCATED ADJACENT TO ELECTRICAL PANEL.

BUILDING DESTINATION: BIRMINGHAM, AL.

STRUCTURAL LOAD BLOCK

RISK CATEGORY: II
FLOOR DEAD AND LIVE LOAD:
A. DEAD LOAD = 12 PSF (AVERAGE).
B. UNIFORM LIVE LOAD = 50 PSF
C. CONCENTRATED LIVE LOAD = 2000 LB. OVER 30"x 30" AREA LOCATED ANYWHERE ON FLOOR. NOTE: UNIFORM AND CONCENTRATED LIVE LOADS ARE NOT SIMULTANEOUSLY APPLIED.
ROOF DEAD AND LIVE LOAD:
A. DEAD LOAD = 15 PSF (AVERAGE)
B. LIVE LOAD = 20 PSF
ROOF SNOW LOAD:
A. FLAT-ROOF SNOW LOAD: Pf = 23.1 PSF
B. GROUND SNOW LOAD = 30 PSF
C. SNOW EXPOSURE FACTOR = 1.0
D. SNOW IMPORTANCE FACTOR = 1.0
E. SNOW THERMAL FACTOR = 1.1
F. ROOF SLOPE FACTOR Cs = 0.08
G. SLOPED ROOF SNOW LOAD Ps = 20 PSF Ps = Pf x Cs
H. Pm = 20 PSF LOW-SLOPE SNOW LOAD Pm = Pg x Is
I. DESIGN IS BASED ON FULL OR PARTIALLY EXPOSED ROOF PER ASCE 7-16
WIND LOAD: ASCE 7-16
A. BASIC WIND SPEED (3-SEC GUST): V = 160 MPH
B. ASD WIND SPEED (3-SEC GUST): Vasd = 124 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 = +/-74.7 PSF (Pasd = +/-44.8 PSF)
WALL ZONE 4: P = +/-60.5 PSF (Pasd = +/-36.3 PSF)
ROOF ZONE 3: P = -159.6 PSF (Pasd = -95.8 PSF)
ROOF ZONE 2: P = -117.1 PSF (Pasd = -70.3 PSF)
ROOF ZONE 1: P = -88.8 PSF (Pasd = 53.3 PSF)
ROOF ZONE 15: P = -50.9 PSF (Pasd = 30.6 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. IE = 1.0
B. D
C. A13
D. C
E. SIMPLIFIED SEISMIC ANALYSIS PROCEDURE HAS BEEN USED.
F. Sds = 0.49
G. Sd1 = 0.19
H. V = 2.922
I. R = 6.5
J. SS <= .52
K. S1 <= .29
L. CS = 0.08
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 = 4.7 INCHES/HOUR

STRUCTURAL LOAD LIMITATIONS

FLOOR LOAD:
A. DEAD LOAD = 12 PSF
B. UNIFORM LIVE LOAD = 50 PSF.
C. CONCENTRATED LOAD (ALTERNATE)= 2,000 LB. OVER 30"x30" AREA AT ANY LOCATION.
ROOF LIVE LOAD:
A. DEAD LOAD = 15 PSF (AVERAGE).
B. LIVE LOAD = 20 PSF.
ROOF SNOW LOAD:
A. GROUND SNOW LOAD: Pf = 30 PSF
B. FLAT-ROOF SNOW LOAD: P_f = 23.1 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 = 0.08
G. SLOPED ROOF SNOW LOAD Ps = 20 PSF Ps = Pf x Cs
H. P_m = 20 PSF LOW-SLOPE SNOW LOAD P_m = Pg x Is
I. DESIGN IS BASED ON FULL OR PARTIALLY EXPOSED ROOF PER ASCE 7-10.
WIND LOAD: ASCE 7-10
A. BASIC WIND SPEED (3 SEC GUST) 160 MPH
B. VASD WIND SPEED (3 SEC GUST) 124 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 0 TO 7 DEGREES.
WALL ZONE 5: P = +/- 74.7 psf (Pasd = +/- 44.8 PSF)
WALL ZONE 4: P = +/- 60.5 psf (Pasd = +/- 36.3 PSF)
WALL ZONE 3: P = - 140.7 psf (Pasd = - 84.4 PSF)
ROOF ZONE 2: P = - 93.5 psf (Pasd = - 56.1 PSF)
ROOF ZONE 1: P = - 55.8 psf (Pasd = - 33.5 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 : II
B. SEISMIC IMPORTANCE FACTOR Ie = 1.0
C. SITE CLASS D
D. SPECTRAL RESPONSE COEFFICIENTS:
Se = < 0.52 S1 = < 0.29 Sds = < 0.49 Sd1 = < 0.19
E. SEISMIC DESIGN CATEGORY C
F. SEISMIC FORCE RESISTING SYSTEM A13
G. SIMPLIFIED SEISMIC ANALYSIS PROCEDURE HAS BEEN USED.
H. RESPONSE MODIFICATION FACTOR R = 6.5
I. SEISMIC RESPONSE COEFFICIENT Cs = .08
J. DESIGN BASE SHEAR V = 2,992 LB
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.

REVISION

DATE: 5/20/22 DESCRIPTION:

ADDED 3 STATES.
COMPLETE FLOOR PLAN LAYOUT CHANGED.
NEW SPECS, ELECTRICAL, PLUMBING, MECHANICAL, ETC.

KENNETH EARL DUNMON
PROFESSIONAL ENGINEER
AMERICUS, GEORGIA



KENNETH EARL DUNMON
PROFESSIONAL ENGINEER
AMERICUS, GEORGIA



KENNETH EARL DUNMON
PROFESSIONAL ENGINEER
AMERICUS, GEORGIA



KENNETH EARL DUNMON
PROFESSIONAL ENGINEER
AMERICUS, GEORGIA



THIRD PARTY: EXPERT MODULAR CONSULTANTS, LLC
13103 W. LINEBAUGH AVE.
SUITE 102
TAMPA, FLORIDA 33626

ROSE OFFICE SYSTEMS

KIRKPATRICK CONCRETE

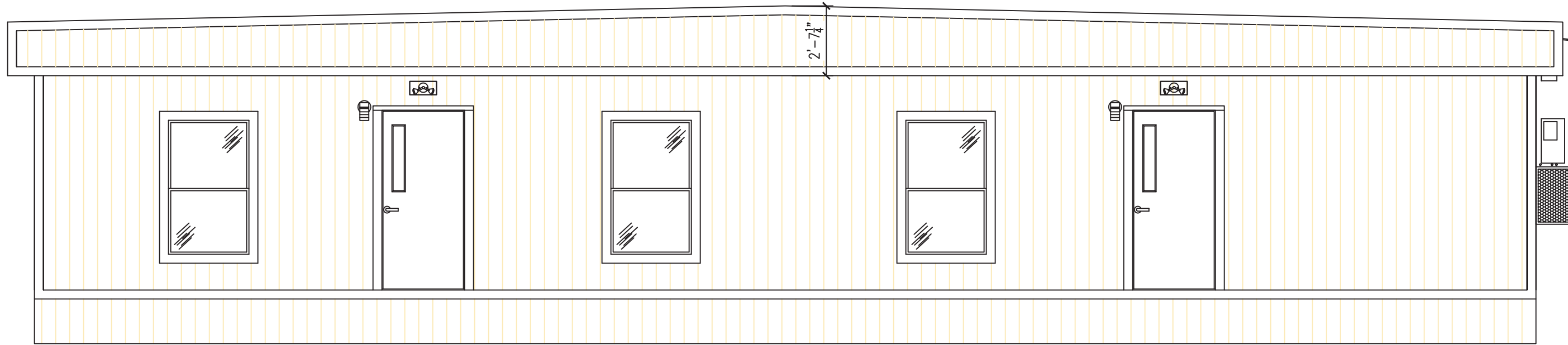
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COVER / NOTES

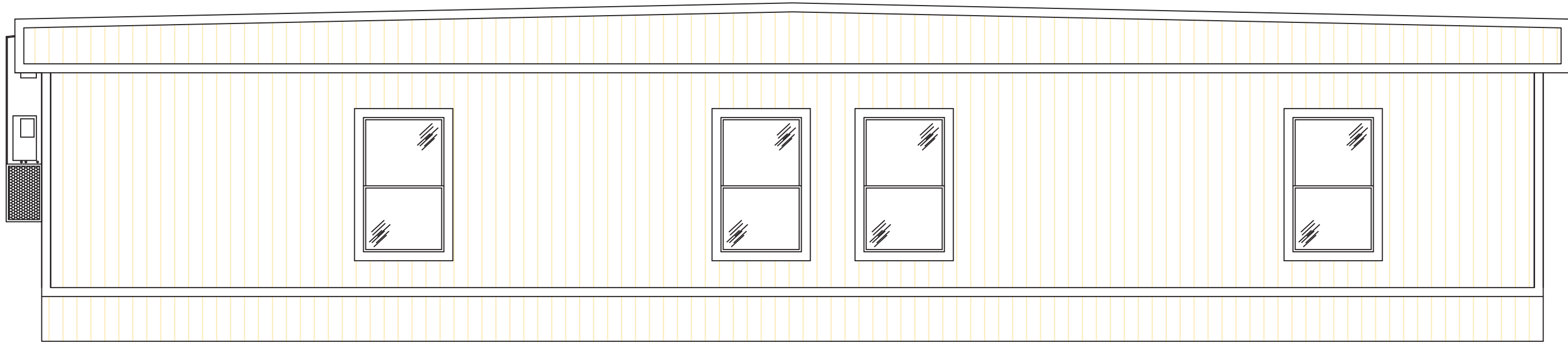
PRO MOD
MANUFACTURING
603 SOUTH BROAD ST.
ELLAVILLE, GA 31006

DRAWN BY: M. MURPHY
CHECKED BY: EMC
DATE: 5/10/22
SCALE: 1/4"=1'-0"
EMC# PMM-20920 REV.1
SERIAL# 20920 A-B
SHEET:

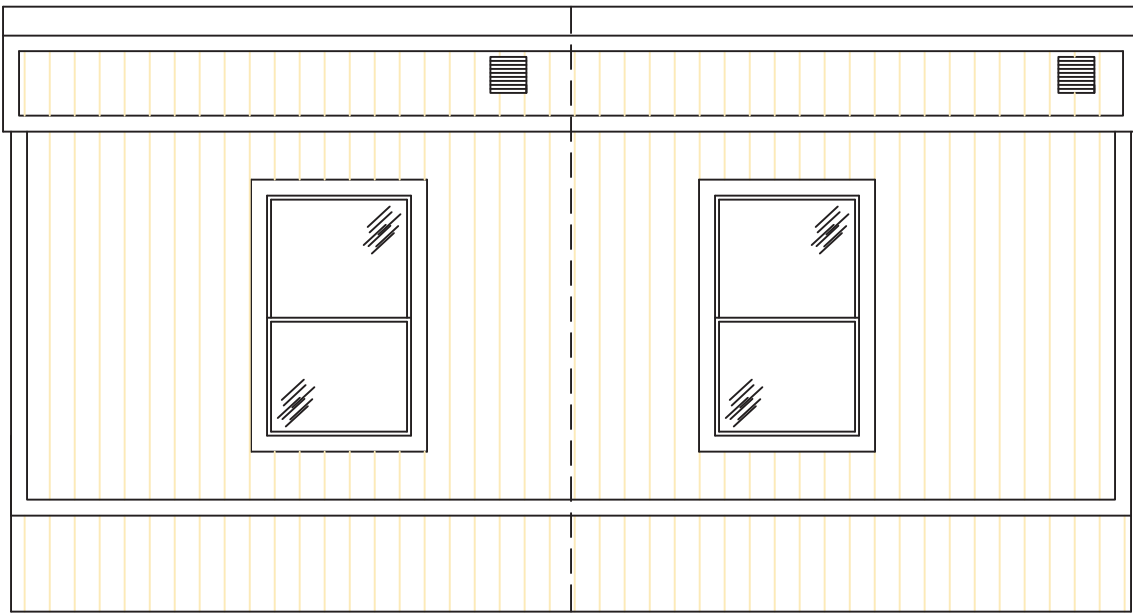
PROJECT HISTORY
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BACK FROM CSO 1/11/2022
CSO CHANGE 1/13/2022
TO EMC 2/3/2022
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TO EMC 4/4/2022
BACK TO DRAFTING 4/29/2022
BACK TO CSO 5/10/2022
SIGNED OFF AGAIN 5/18/2022



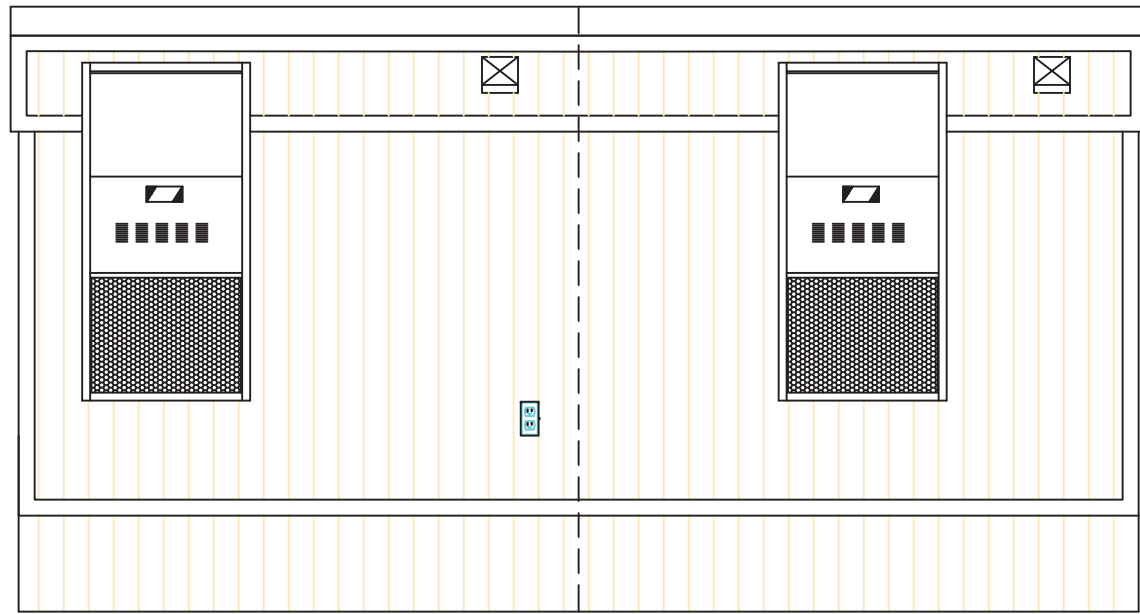
FRONT ELEVATION



BACK ELEVATION



LEFT SIDE ELEVATION



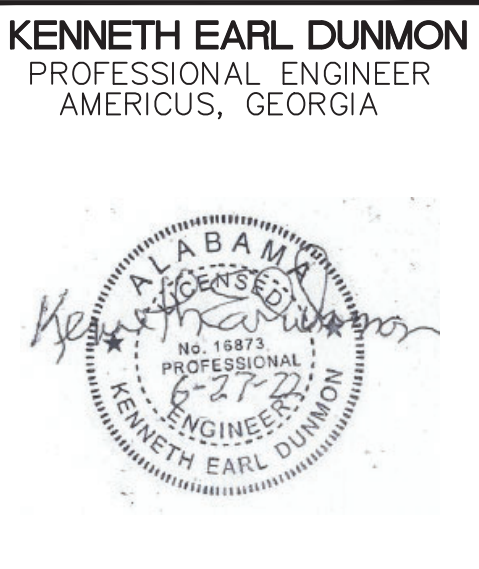
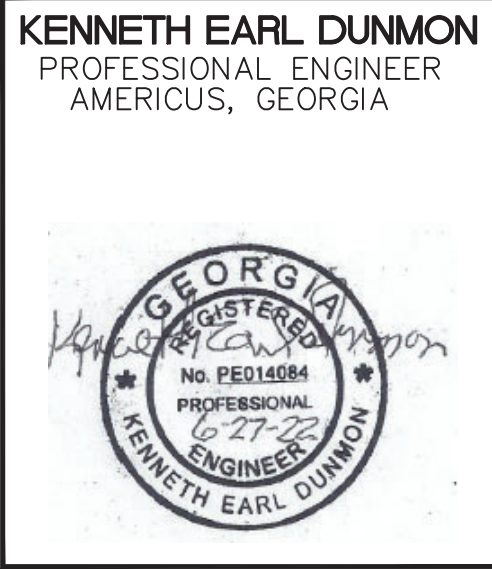
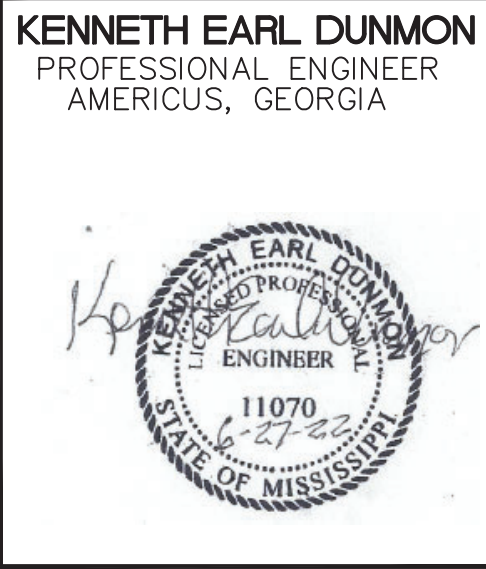
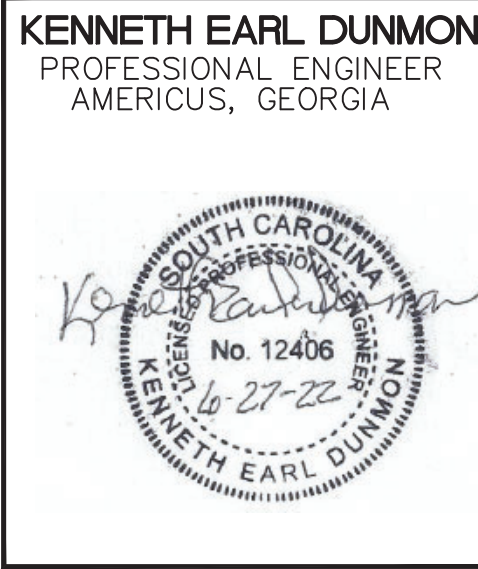
RIGHT SIDE ELEVATION

ELEVATION NOTES

- HANDICAP RAMP(S), STAIR(S), AND HANDRAILS ARE TO BE DESIGNED AND SITE INSTALLED BY OTHERS, SUBJECT TO LOCAL JURISDICTION AND APPROVAL.
- 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 AND APPROVAL



APPROVED
06 27 2022



THIRD PARTY: EXPERT MODULAR CONSULTANTS, LLC
13103 W. LINEBAUGH AVE.
SUITE 102
TAMPA, FLORIDA 33626

ROSE OFFICE SYSTEMS
KIRKPATRICK CONCRETE
SERIAL NO.: 20920 A-B
ELEVATIONS

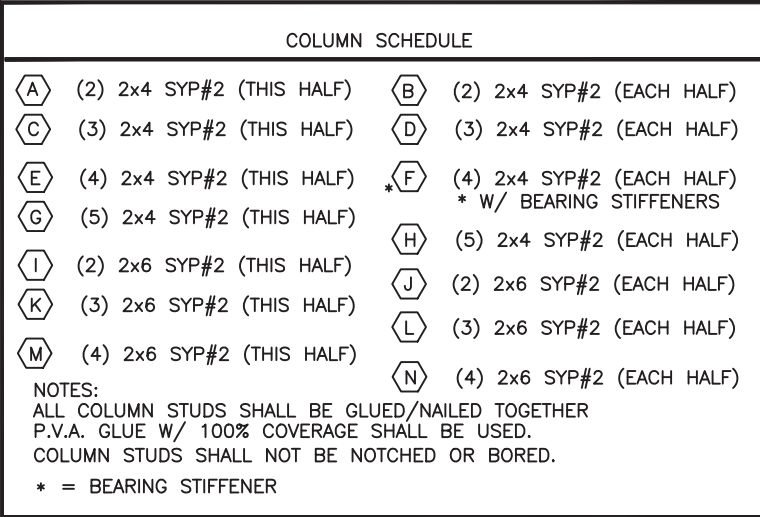


DRAWN BY:	M. MURPHY
CHECKED BY:	EMC
DATE:	5/10/22
SCALE:	1/4"=1'-0"
EMC#	PMM-20920 REV.1
SERIAL#	20920 A-B
SHEET:	

ROSE FLOORING 100% OF BUILDING INSTALLED BY		SKIRTING	SMART PANEL SKIRTING / NO LUMBER OR VENTS		w/ REMOTE HEADS
			NOTE: 12"-20" CUT BACK	EM. LIGHT	(1) EMERGENCY LIGHT DUAL HEAD

1. THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED.
2. A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: THIS DOOR TO REMAIN UNLOCKED WHEN THE SPACE IS OCCUPIED. THE SIGN SHALL BE IN LETTERS 1 INCH (25MM) HIGH ON A CONTRASTING BACKGROUND.
3. THE USE OF THE KEY-OPERATED LOCKING DEVICE IS REVOCABLE BY THE BUILDING OFFICIAL FOR DUE CAUSE.

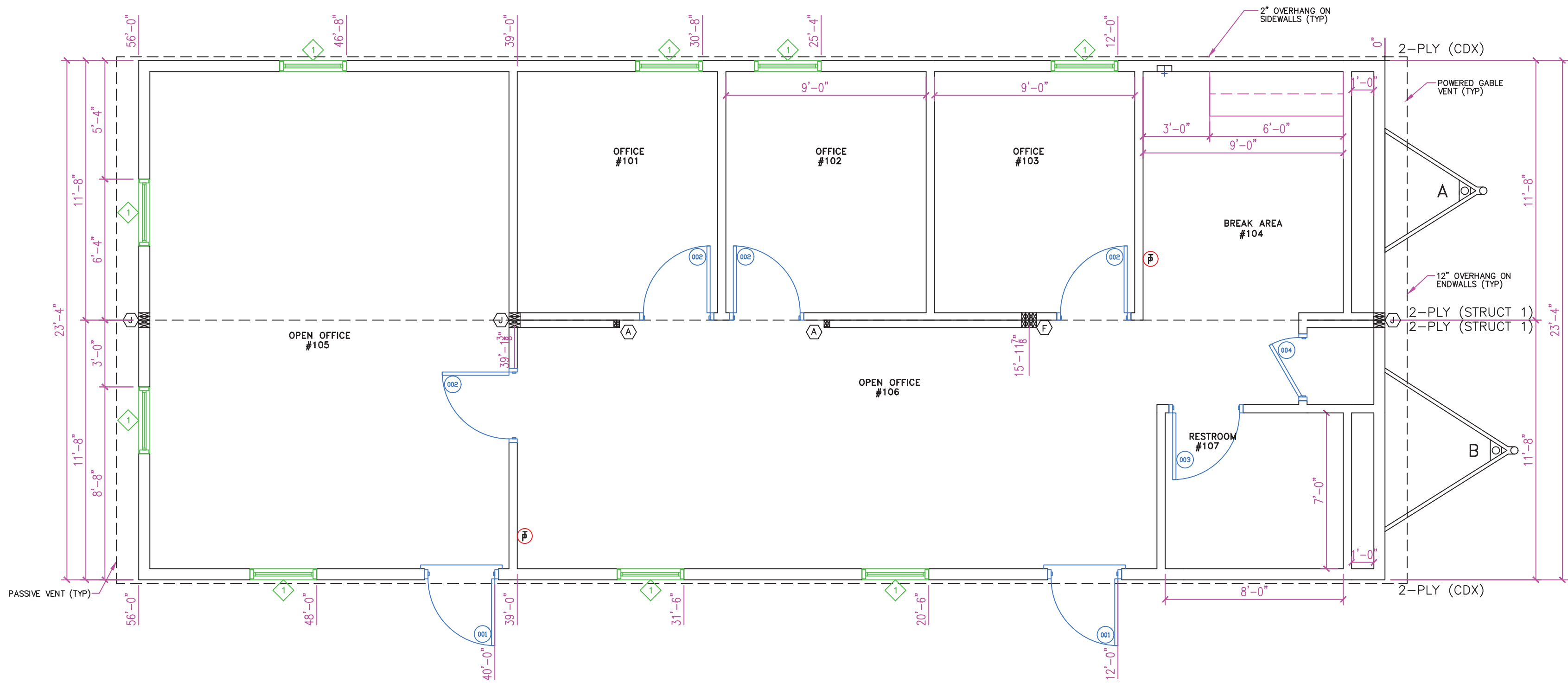
WALLS ARE TRUE DIMENSIONS



WINDOW SCHEDULE						
Quantity	MARK	SIZE		Style	Sill Height	FRAME/GLASS
		WIDTH	HEIGHT			
9	1	3'-0"	5'-0"	Single Hung	1'-8"	V/S / VINYL / LOW-E

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EMC SUITE 102
TAMPA, FLORIDA 33626

NOTE: ALL WALL DIMENSIONS
ARE TO WALL FINISH AND NOT
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AMERICUS, GEORGIA



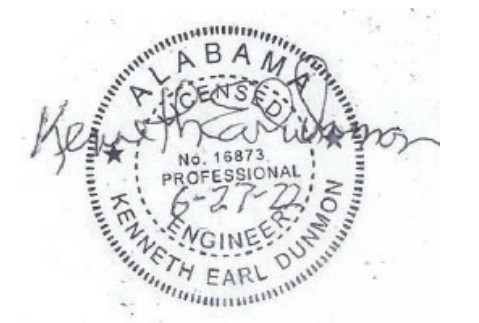
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13103 W. LINEBAUGH AVE.
SUITE 102
TAMPA, FLORIDA 33626

PROJECT HISTORY
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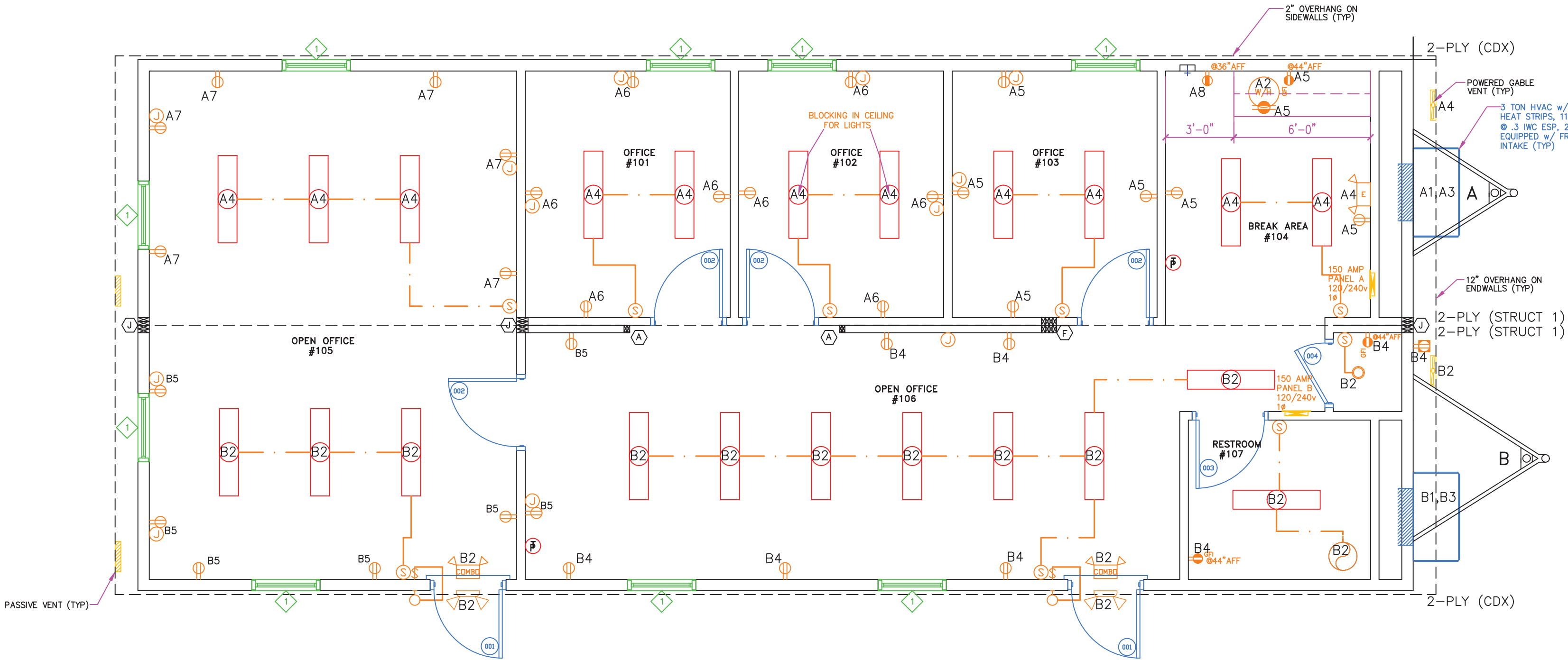
ROSE OFFICE SYSTEMS
KIRKPATRICK CONCRETE
SERIAL NO.: 20920 A-B
FLOOR PLAN

PRO MOD
MANUFACTURING
603 SOUTH BROAD ST.
ELLAVILLE, GA 31806

DRAWN BY: M. MURPHY
CHECKED BY: EMC
DATE: 5/10/22
SCALE: 1/4"=1'-0"
EMC# PMM-20920 REV.1
SERIAL# 20920 A-B

SHEET:
4 OF 9

NOTE: ALL WALL DIMENSIONS ARE TO WALL FINISH AND NOT TO THE STUD!!!



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TAMPA, FLORIDA 33626

PROJECT HISTORY

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ROSE OFFICE SYSTEMS

KIRKPATRICK CONCRETE

SERIAL NO.: 20920 A-B

ELECTRICAL PLAN

PRO MOD

MANUFACTURING

603 SOUTH BROAD ST.

ELLAVILLE, GA 31806

DRAWN BY: M. MURPHY

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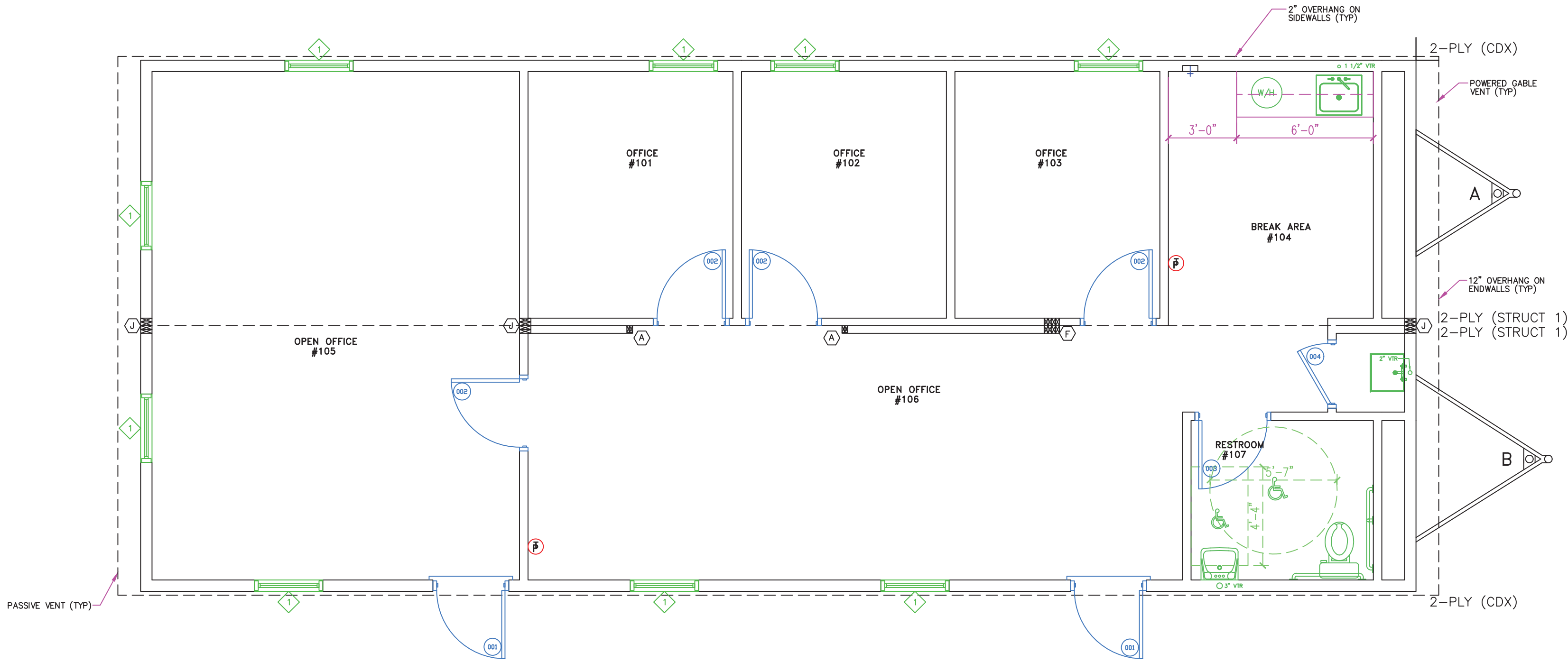
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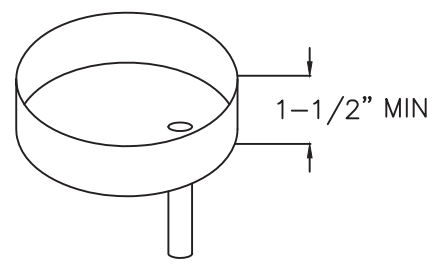
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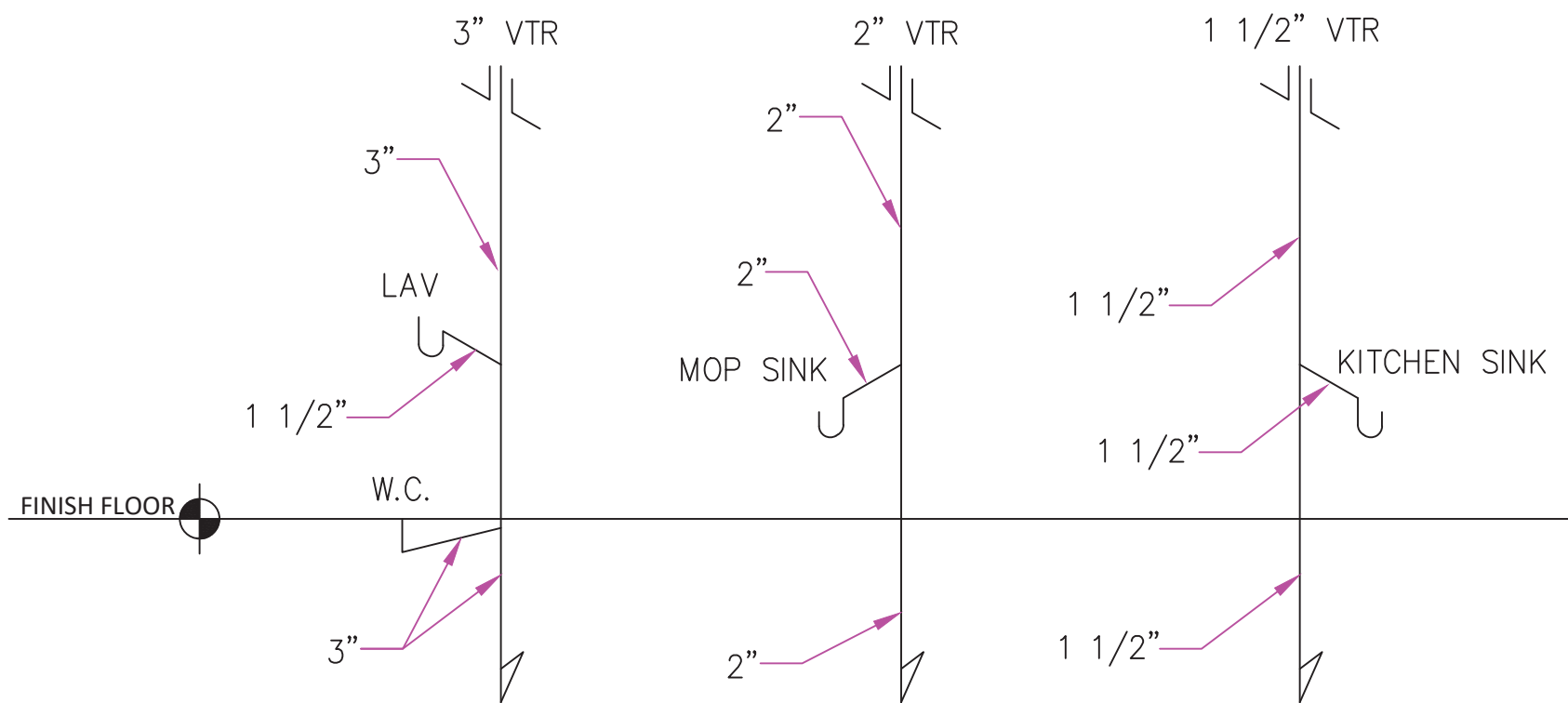
NOTE: ALL WALL DIMENSIONS ARE TO WALL FINISH AND NOT TO THE STUD!!!



NOTE:
THE PAN DRAIN SHALL EXTEND FULL-SIZE AND TERMINATE OVER A SUITABLY LOCATED INDIRECT WASTE RECEPTOR OR FLOOR DRAIN OR EXTEND TO THE EXTERIOR OF THE BUILDING AND TERMINATE NOT LESS THAN 6 INCHES (152MM) AND NOT MORE THAN 24 INCHES (610 MM) ABOVE THE ADJACENT GROUND SURFACE



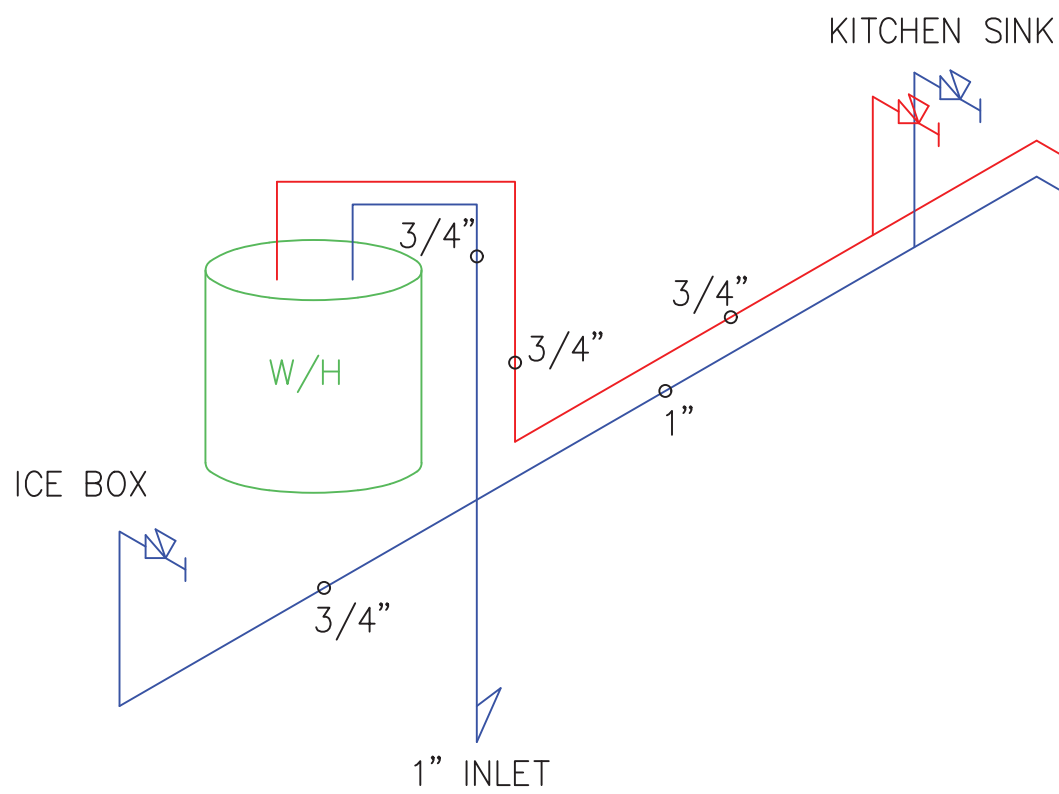
DRAIN PAN DETAIL



DWV RISER N-T-S

WATER HEATER DIAGRAM

NOTE: A FULL OPEN VALVE SHALL BE SUPPLIED AT THE INTERIOR OF THE BUILDING OR IN THE CRAWL SPACE WITHIN 3 FEET OF ACCESS DOOR OR IN A READILY ACCESSIBLE VALVE BOX WITHIN 5 FEET OF THE EXTERIOR FOUNDATION WALL.
WATER HEATER SHUT-OFF VALVE SHALL BE LOCATED WITHIN 3 FEET OF THE WATER HEATER



SUPPLY RISER N-T-S
ALL SUPPLY LINES ARE 1/2\"/>

NOTE: ALL SUPPLY LINES OVER 1\"/>



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SUITE 102
TAMPA, FLORIDA 33626

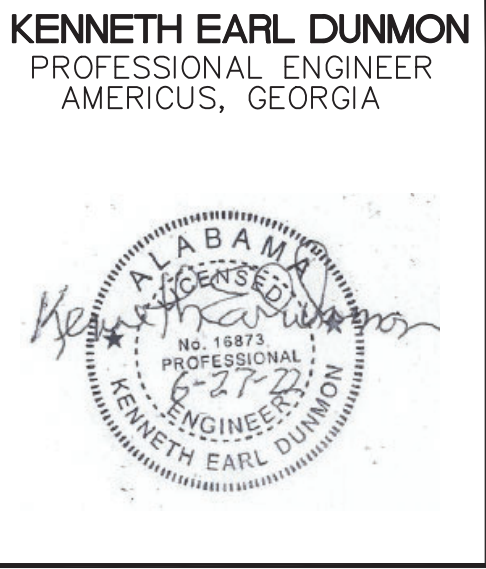
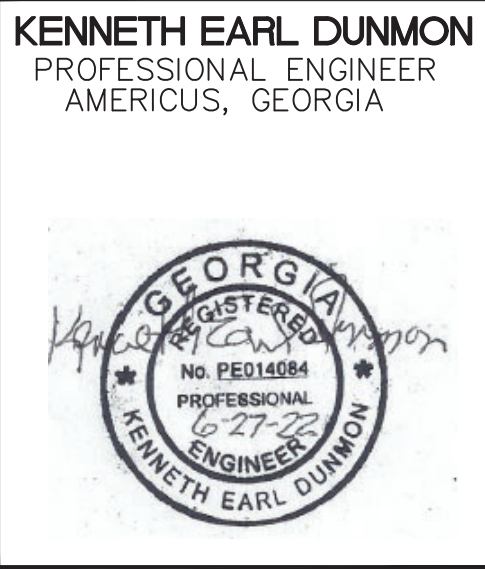
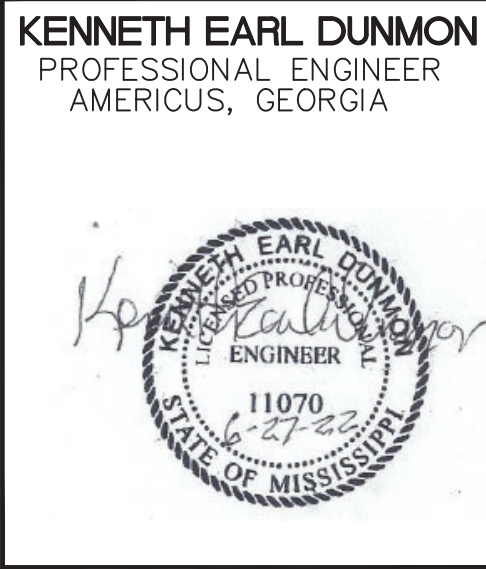
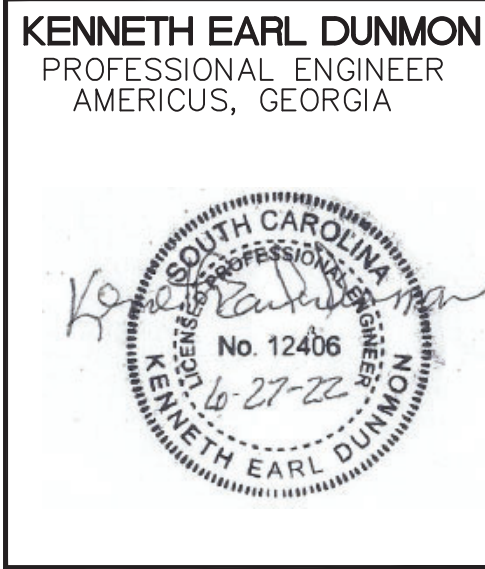
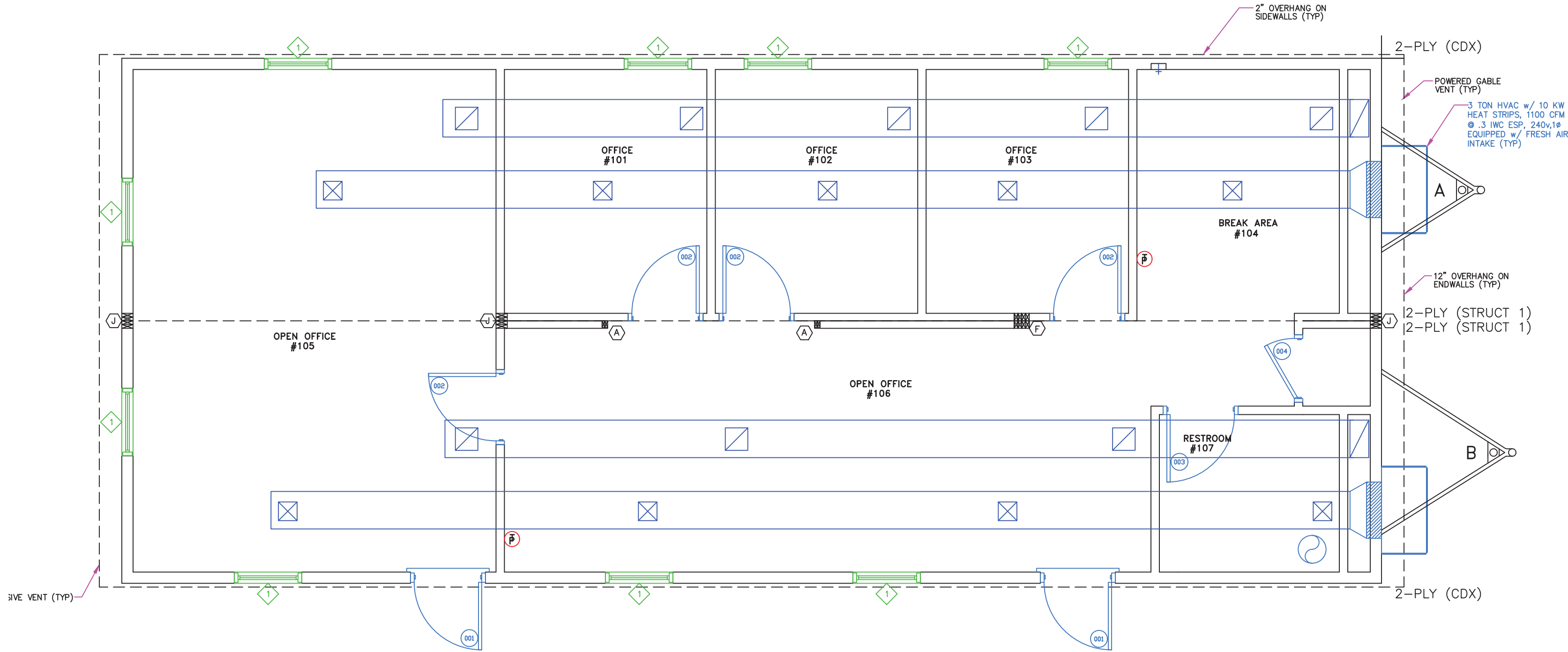
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ROSE OFFICE SYSTEMS
KIRKPATRICK CONCRETE
SERIAL NO.: 20920 A-B
PLUMBING PLAN



DRAWN BY: M. MURPHY
CHECKED BY: EMC
DATE: 5/10/22
SCALE: 1/4"=1'-0"
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SUITE 102
TAMPA, FLORIDA 33626

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ROSE OFFICE SYSTEMS

KIRKPATRICK CONCRETE

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MECHANICAL PLAN

PRO MOD

MANUFACTURING

603 SOUTH BROAD ST.

ELLAVILLE, GA 31806

DRAWN BY: M. MURPHY

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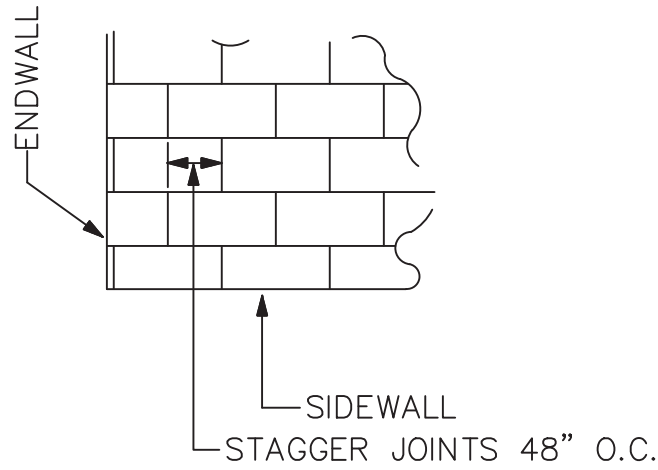
SHEET:

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RIDGEBEAM CONSTRUCTION

2 LAYERS x 3/4" x 24" PLYWOOD RATED SHEATHING, EXPOSURE 1, STRUCT. 1
5PLY, 5 LAYER, 48/24
EACH SIDE OF EACH MARRIAGE LINE CONTINUOUS ENTIRE LENGTH OF BUILDING

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 SAME DEPTH, THICKNESS, AND GRADE OF PLYWOOD. NO LUMBER OR PLYWOOD FLANGES ARE PERMITTED.
4. PLYWOOD MUST BE MANUFACTURED IN ACCORDANCE WITH P.S.I. 83.
5. PLYWOOD LAMINATIONS IN EACH HALF OF UNITS MUST BE GLUE NAILED TO ADJACENT LAYERS IN ACCORDANCE WITH P.D.S. SUPPLEMENT #5. WITH AN ADHESIVE COMPLYING WITH A.S.T.M. D3930, D4689 OR D2559 AND APPLIED OVER ALL CONTACT PLYWOOD SURFACES IN A QUANTITY OF APPROXIMATELY 1.77 GALLONS/100 SQ. FT.
6. PLYWOOD MUST NOT BE TREATED WITH 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) INCH 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% GLUE COVERAGE AND (6) 15 GAUGE x 2 1/2 INCH STAPLES.



ROOF SHEATHING DETAIL

FASTEN 7/16" OSB W/ MH FR ADHESIVE WITH 8D NAILS SPACED 6" O.C.
EDGES AND FIELD WITHIN 4 FEET OF THE ROOF EDGES AND
6" O.C. EDGES AND 10" O.C. FIELD IN THE REMAINDER OF THE
ROOF.



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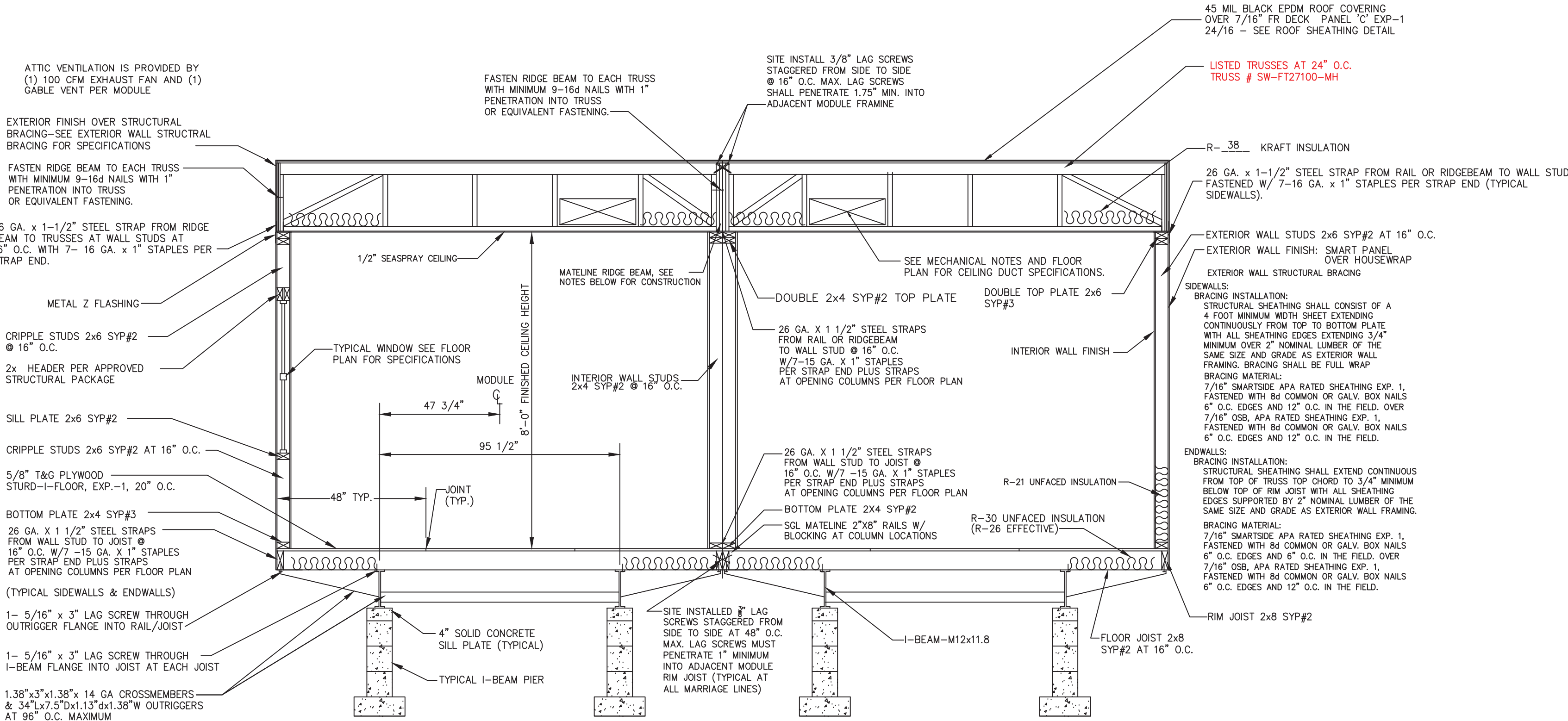
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ROSE OFFICE SYSTEMS
KIRKPATRICK CONCRETE
SERIAL NO.: 20920 A-B
CROSS SECTION

PRO MOD
MANUFACTURING
603 SOUTH BROAD ST.
ELLAVILLE, GA 31606

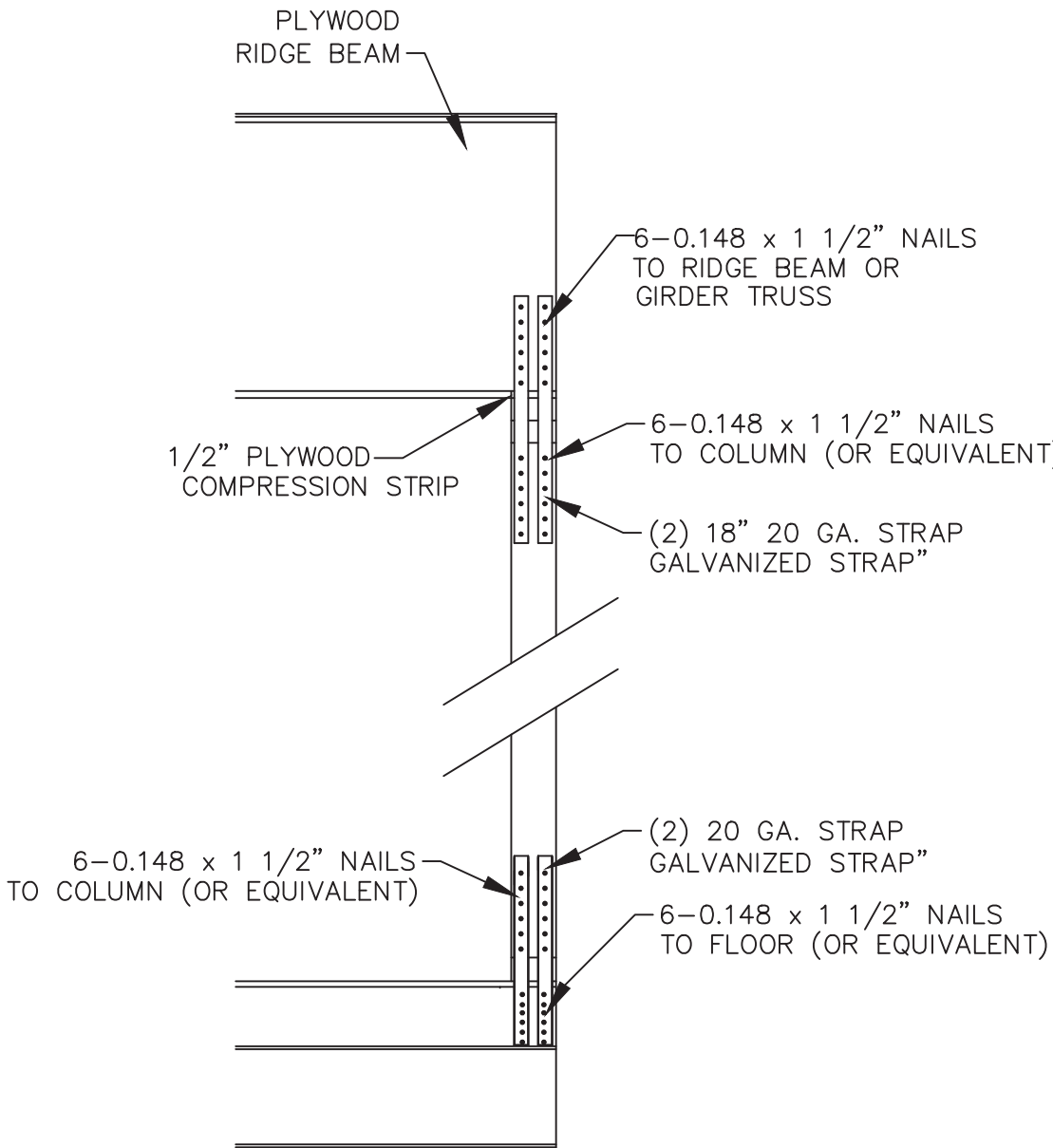
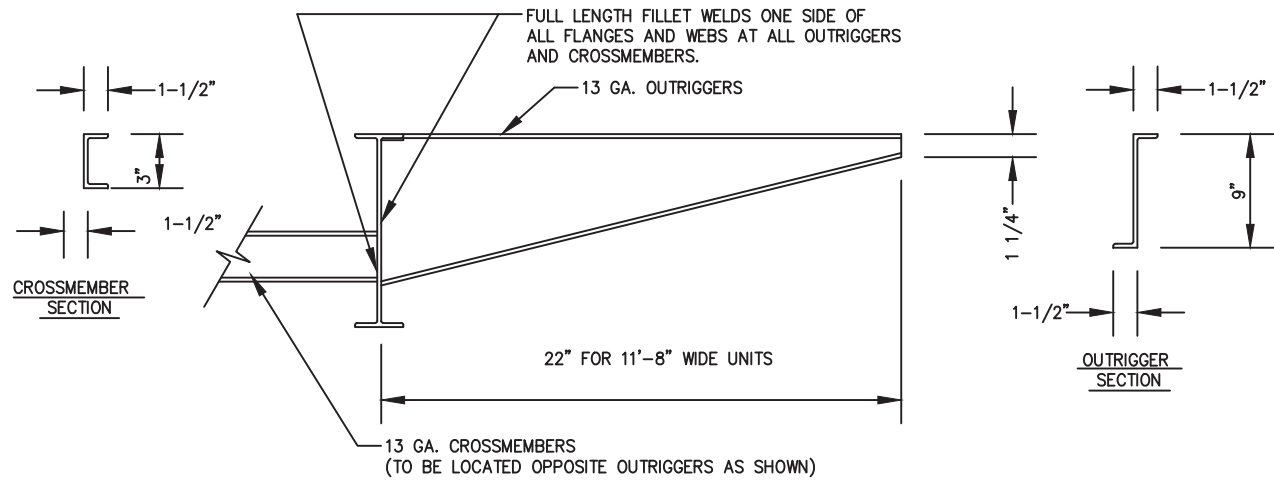
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AIR BARRIER COMPLIANCE:
ALL SEAMS SHALL BE TAPED AND/OR SEALED PER MANUFACTURER'S SPECIFICATIONS FOR AIR-TIGHT INSTALLATION
ROOF: EPDM RUBBER ROOF
EXTERIOR WALLS: TYVEK HOUSE WRAP FROM TOP OF ROOF RAIL TO BOTTOM OF FLOOR JOIST
FLOOR: ASPHALT IMPREGNATED BOTTOM BOARD BELOW FLOOR INSULATION

STEEL NOTES:

- UNLESS OTHERWISE SPECIFIED, ALL STEEL MUST COMPLY WITH ASTM A36, YIELD STRENGTH-36 KSI Fyb= 80 KSI
- ALL LAG SCREWS MUST COMPLY WITH ANSI/ASME STANDARD B.18.2.1 Fyb=60 KSI



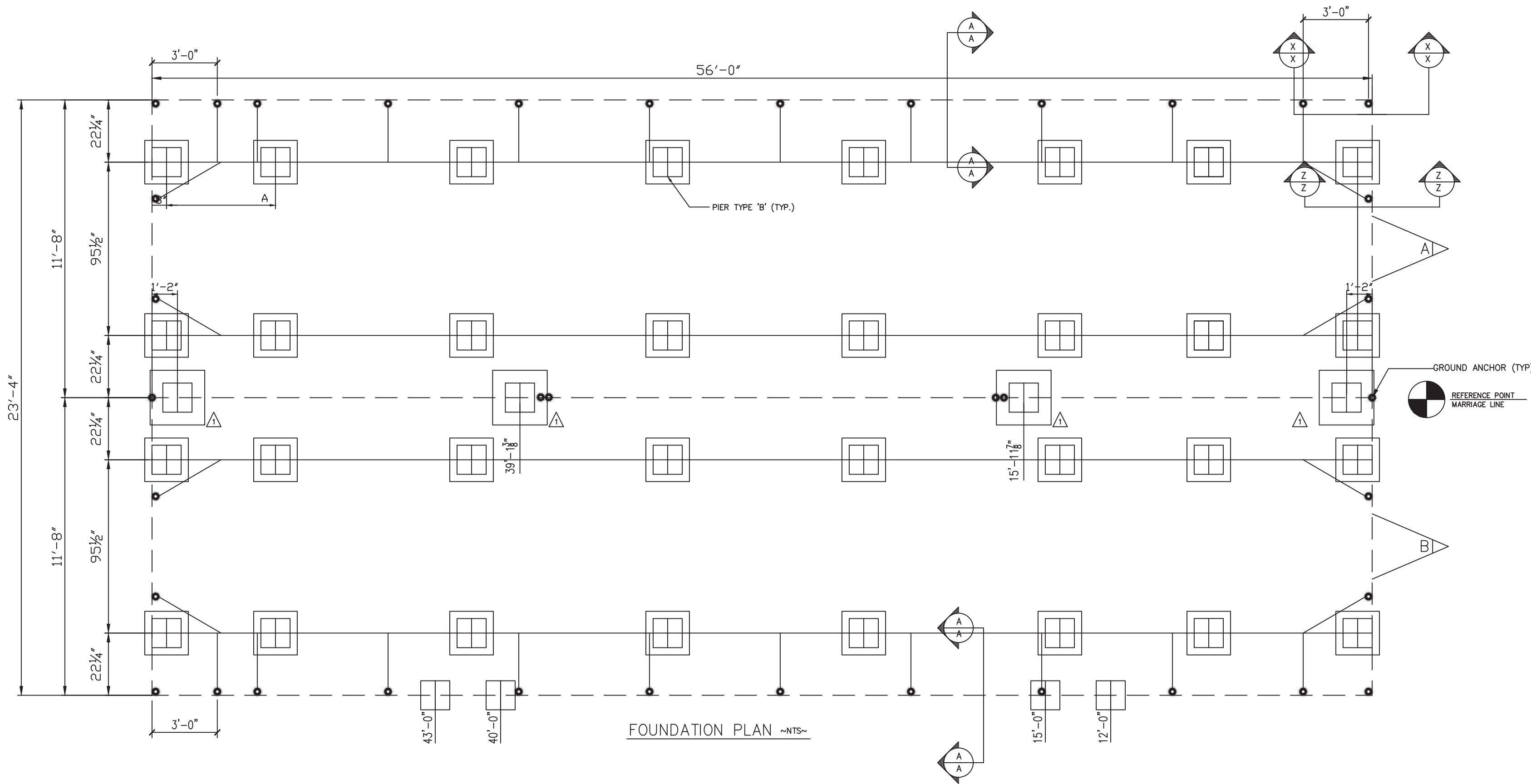
COLUMN STRAP DETAIL
N-T-S

20GA SUPPORT COLUMN STRAPPING INFORMATION

INDICATES NO. OF STEEL STRAPS INSTALLED AT SUPPORT COLUMN LOCATIONS (EACH HALF)

INDICATES NO. OF STUDS INSTALLED AT SUPPORT COLUMN LOCATIONS (EACH HALF)

ISOLATED COLUMNS ARE MANUFACTURED OF 2"x4" SYP #2 LUMBER
COLUMNS AT ENDS OF MATE LINE WALLS ARE 2"x6" SYP #2 LUMBER
ALL COLUMN STUDS SHALL BE GLUE/NAILED TOGETHER. PVA GLUE WITH 100 % COVERAGE SHALL BE USED. COLUMN STUDS MAY BE BORED WITH A MAXIMUM 3/4" Ø HOLE IN THE UPPER OR LOWER 1/3 OF THE STUD. HOLE CAN NOT BE LOCATED WITHIN 4" OF THE END OF COLUMN.
ALL STEEL STRAPS AT SUPPORT COLUMN LOCATIONS SHALL BE 1 1/2" x 20 GA. WITH (6) 0.148" x 1 1/2" NAILS
EACH END FROM GIRDER TRUSS/BEAM TO COLUMN, AND COLUMN TO FLOOR UNLESS OTHERWISE NOTED.



FOUNDATION NOTES:

- ALL FOUNDATION CONSTRUCTION, MATERIALS, AND INSTALLATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES.
- TI-E-DOWN STRAPS TO BE 1-1/4"x .035" TYPE-1, FINISH B, GRADE 1 ZINC COATED STEEL STRAPPING CERTIFIED BY A REGISTERED ENGINEER OR ARCHITECT AS CONFORMING WITH ASTM D3053-01. TI-E-DOWN STRAPS AND CONNECTING HARDWARE SHALL HAVE 3150# MINIMUM WORKING CAPACITY.
- GROUND ANCHORS SHALL HAVE 3150# MINIMUM WORKING CAPACITY, 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 VALUES SPECIFIED ABOVE, THE ARCHITECT/ENGINEER MUST BE CONSULTED FOR AN ALTERNATE ANCHORAGE DESIGN.
- THE FIRST TI-E-DOWN STRAP FROM ENDWALLS SHALL NOT EXCEED 1/2 THE MAXIMUM SPACING INDICATED.
- ALL PIERS SHALL BE CONSTRUCTED OF 16"x 16" CONCRETE MASONRY UNITS CONFORMING TO ASTM C90. MASONRY UNITS SHALL BE LAID IN TYPE M OR S MORTAR OR COVERED WITH SURFACE BONDING CEMENT IF ABOVE 32" HIGH 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.
- ALL PIERS SHALL BE CAPPED WITH 4" SOLID MASONRY OR CONCRETE CAP FULL LENGTH OF PIER.
- I-BEAM SUPPORT PIERS MAY BE INSTALLED LATERALLY (90° FROM THE ORIENTATION SHOWN ON THE FOUNDATION PLAN). CENTERLINE OF EACH PIER MUST BE LOCATED DIRECTLY BELOW THE I-BEAM CENTERLINE.
- SOIL BEARING CAPACITY SHOWN ON THIS PLAN IS ASSUMED. IF THE ACTUAL SOIL BEARING CAPACITY IS LESS THAN 2,000 PSF, THE ARCHITECT/ENGINEER MUST BE CONSULTED FOR REQUIRED ALTERNATE FOUNDATION DESIGN. FOOTINGS SHALL BE PLACED ON NON-EXPANSIVE SOILS ONLY.
- INSTALL BLOCK PIER ON EACH SIDE OF ALL EXTERIOR DOOR OPENINGS. (MANUFACTURER'S RECOMMENDATION ONLY - OPTIONAL WHEN NOT SHOWN) SLIGHT ADJUSTMENT MAY BE REQUIRED TO INSURE OPENABILITY AFTER INSTALLATION OF BUILDING IS COMPLETE.
- THE AREA UNDER FOOTINGS AND FOUNDATIONS SHALL HAVE ALL VEGETATION, STUMPS, ROOTS, AND FOREIGN MATERIALS REMOVED PRIOR TO THEIR CONSTRUCTION.
- THE FOUNDATION DIMENSIONS SHOWN ARE NOMINAL. AN INCREASE IN MODULE WIDTH SHOULD BE EXPECTED DUE TO MODULE EXPANSION, SETTING TOLERANCES, ETC. THE FOUNDATION CONTRACTOR SHOULD CONSULT WITH THE MANUFACTURER OF THE MODULES PRIOR TO CONSTRUCTION OF THE FOUNDATION TO DETERMINE THE AMOUNT OF INCREASED WIDTH TO BE ADDED TO THE NOMINAL DIMENSIONS SHOWN ABOVE.

NOTE:

A SITE SPECIFIC FOUNDATION SHALL BE DESIGNED BY A LICENSED ENGINEER FOR EACH LOCATION THAT THE BUILDING WILL BE INSTALLED. THIS FOUNDATION PLAN IS PROVIDED FOR REFERENCE. MINIMUM REQUIRED SUPPORT LOCATIONS AND MINIMUM GRAVITY LOADS AT THOSE SUPPORT LOCATIONS ARE SPECIFIED ON THIS REFERENCE PLAN. THE ENGINEER OF THE MODULAR BUILDING PLANS SHALL NOT BE HELD RESPONSIBLE OR LIABLE FOR THE FOUNDATION DESIGN AND CONSEQUENTIAL PERFORMANCE OF THE SUPERSTRUCTURE'S STRUCTURAL COMPONENTS AND SYSTEM RELATED THERTO.

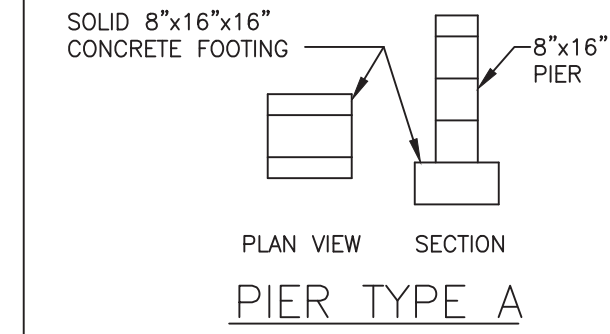
NOTE:

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

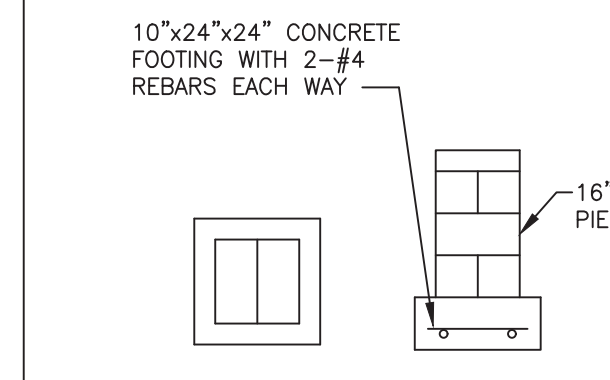
NOTE:

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.

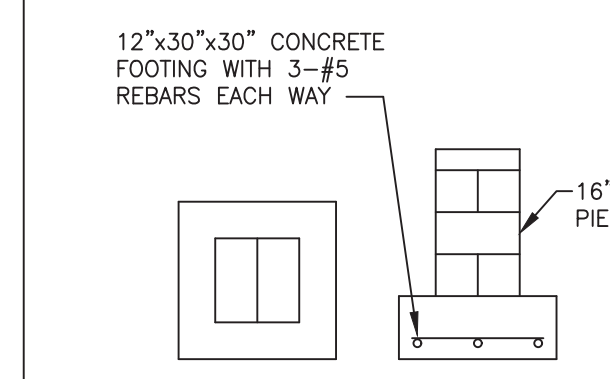
NOTE:
EXTERIOR DOORS TO HAVE
PIERS UNDER EACH SIDE



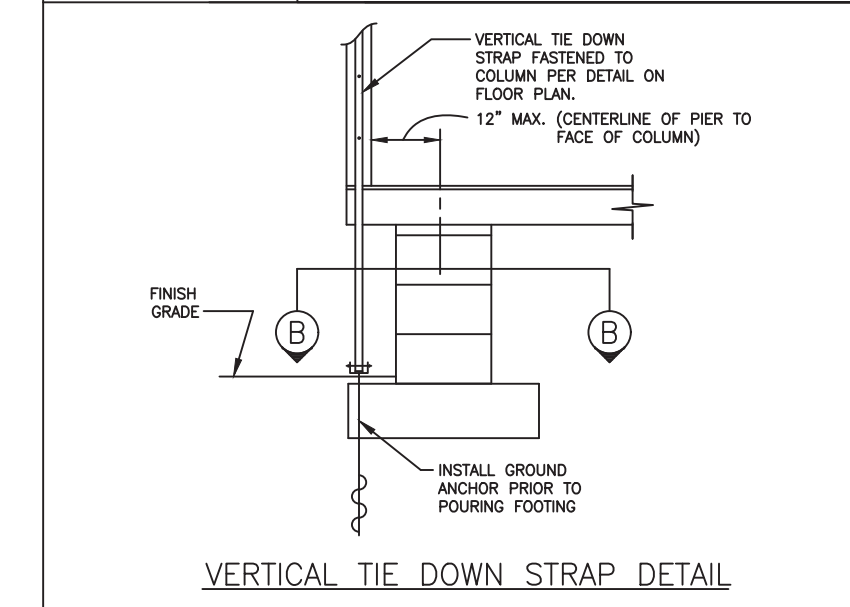
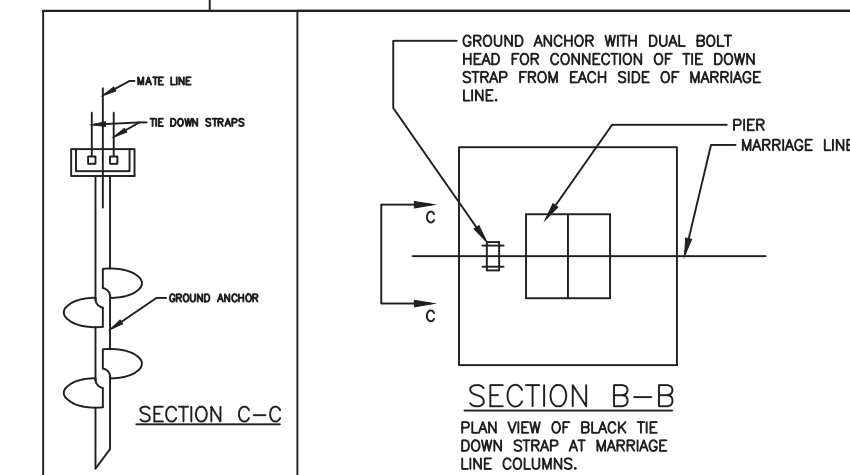
PIER TYPE A



PIER TYPE B



PIER TYPE C

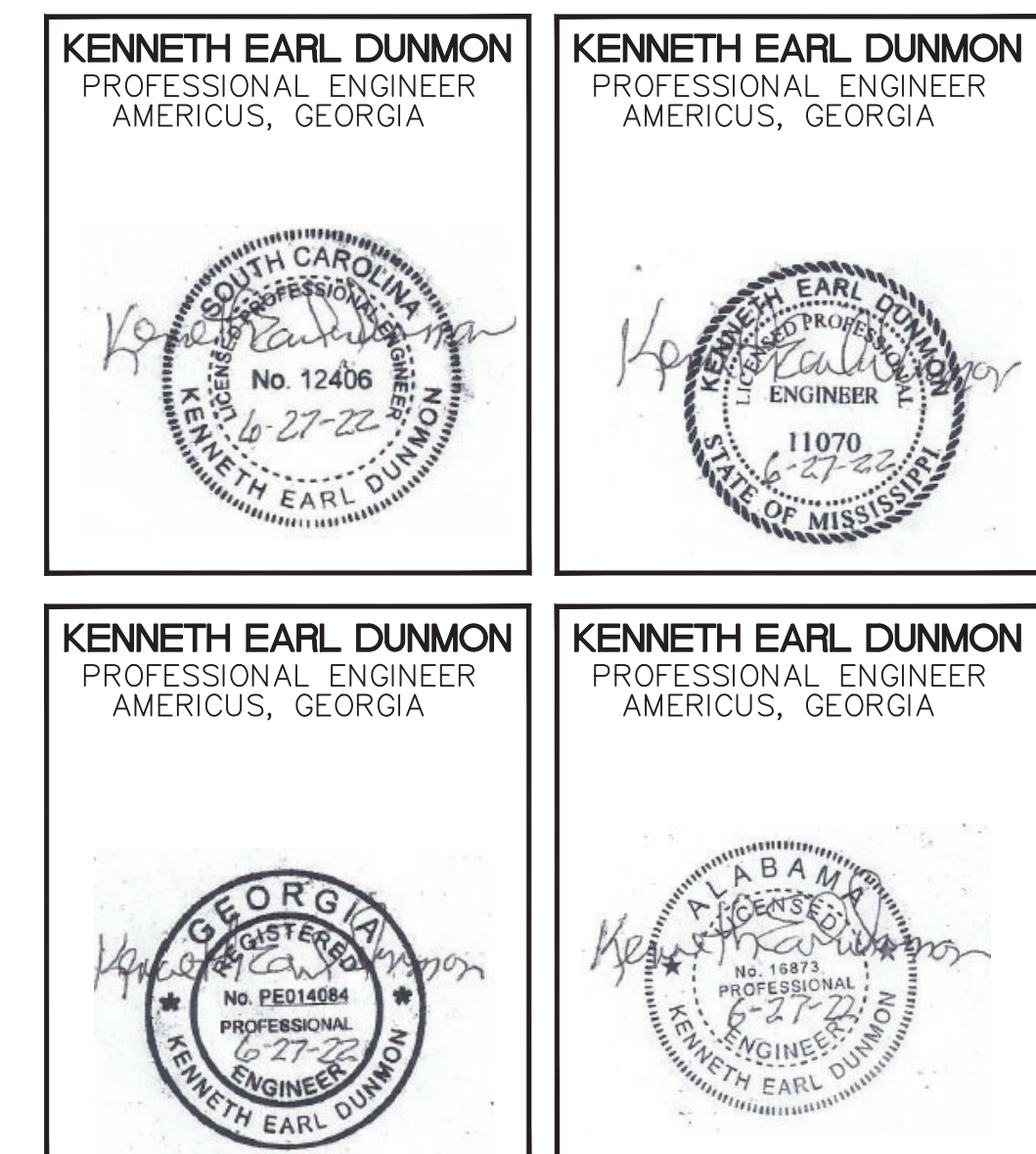
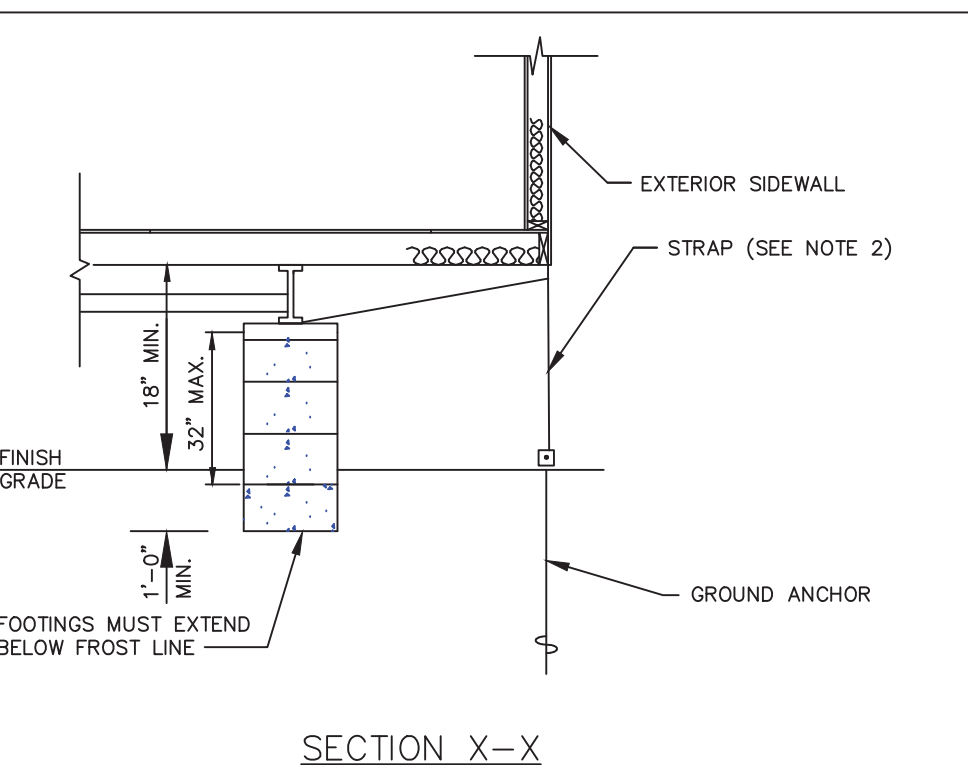
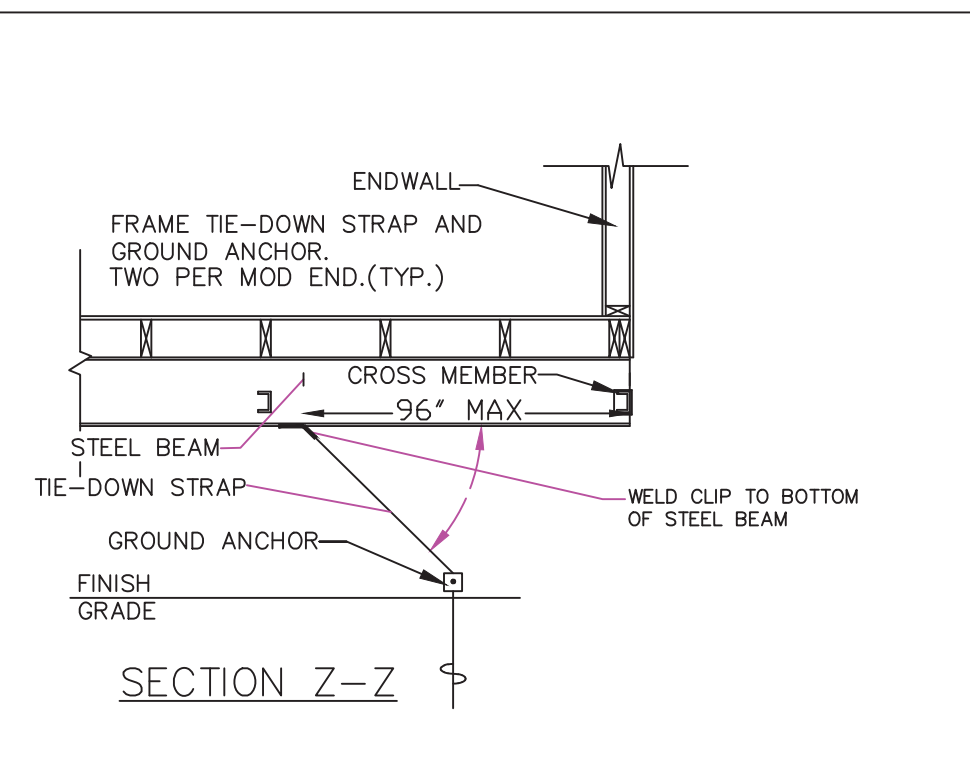
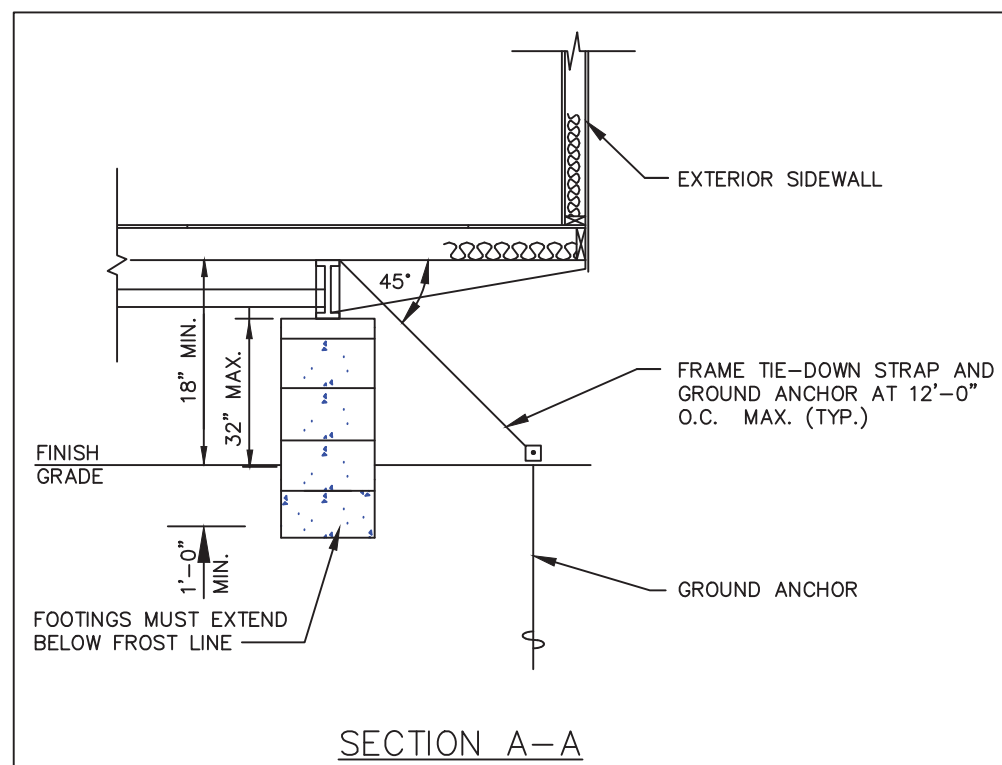


FOUNDATION DIMENSIONS

MODULE WIDTH	PIER TO MODULE EDGE	STEEL BEAM SPACING
11'-8"	22 1/4"	95.5"
A MAXIMUM PIER SPACING		MINIMUM SOIL BEARING CAPACITY
9'-0" O.C.		2000 PSF 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 3000 PSF	C C	2 2



THIRD PARTY: EXPERT MODULAR CONSULTANTS, LLC
13103 W. LINEBAUGH AVE.
SUITE 102
TAMPA, FLORIDA 33626

PROJECT HISTORY
TO DRAFTING 12/6/21
OUT FOR CSO 12/23/2022
BACK FROM CSO 1/11/2022
CSO CHANGE 1/13/2022
TO EMC 2/3/2022
BACK FROM EMC 3/15/2022
TO EMC 3/17/2022
BACK TO DRAFTING 4/29/2022
BACK TO CSO 5/10/2022
SIGNED OFF AGAIN 5/16/2022

ROSE OFFICE SYSTEMS
KIRKPATRICK CONCRETE
SERIAL NO.: 20920 A-B
FOUNDATION PLAN



DRAWN BY: M. MURPHY
CHECKED BY: EMC
DATE: 5/10/22
SCALE: 1/4"=1'-0"
EMC# PMM-20920 REV.1
SERIAL# 20920 A-B

SHEET:
9 OF 9

