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 REQUIRMENTS OF AN APPROVED IMPACT RESISTANT STANDARD, OR ASTM E1996. WIND–BORNE DEBRIS REGIONS ARE DESIGNATED IN SECTION 1609 OF THE FBC, IBC AND NCBC
9. WINDOWS AND DOORS MUST BE CERTIFIED FOR COMPLIANCE WITH THE WIND DESIGN PRESSURE FOR COMPONENTS AND CLADDING.
10. THIS BUILDING IS DESIGNED FOR NORTH CAROLINA THERMAL ZONE 3a

PLUMBING NOTES:

1. WHEN RESTROOM FACILITIES AND/OR PLUMBING FIXTURES REQUIRED BY CODE ARE NOT PROVIDED WITHIN THE BUILDING, IT MUST BE PROVIDED ON SITE AND BE HANDICAPPED ACCESSIBLE, AND ARE SUBJECT TO THE APPROVAL OF THE LOCAL JURISDICTION HAVING AUTHORITY (THIS NOTE SHALL BE INDICATED ON THE DATA PLATE).
2. THIS UNIT MUST BE CONNECTED TO A PUBLIC WATER SUPPLY AND SEWER SYSTEM IF THESE ARE AVAILABLE.
3. ALL PLUMBING FIXTURES SHALL HAVE SEPARATE SHUTOFF VALVES.
4. 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.
5. DWV SYSTEM SHALL BE EITHER ABS OR PVC – DWV.
6. WATER SUPPLY LINES SHALL BE CPVC, OR COPPER; AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS LIMITATIONS AND INSTRUCTIONS.
7. BUILDING DRAIN AND CLEANOUTS ARE DESIGNED AND SITE INSTALLED BY OTHERS, SUBJECT TO LOCAL JURISDICTION APPROVAL.
8. THE DISCHARGE FROM THE WATER HEATER RELIEF VALVE SHALL BE PIPED FULL SIZE SEPERATELY TO THE OUTSIDE OF BUILDING OR TO AN INDIRECT WASTE RECEPTOR SO THAT DISCHARGE CANNOT CAUSE PERSONAL INJURY AND DISCHARGE CAN BE READILY OBSERVED.
9. 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.
10. WATER PIPES INSTALLED IN A WALL EXPOSED TO THE EXTERIOR SHALL BE LOCATED ON THE HEATED SIDE OF THE WALL INSULATION.
11. WATER, SOIL AND WASTE PIPES IN UNCONDITIONED SPACES SHALL BE INSULATED AND PROTECTED FROM FREEZING.
13. CUSTOMER ASSUMES ALL RESPONSIBILITY FOR REQUIRED PLUMBING FACILITIES WHEN NOT SHOWN ON THE PLANS.
14. 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)
15. TEMPERATURE ACTUATED MIXING VALVES WHICH ARE INSTALLED TO REDUCE WATER TEMPERATURE TO DEFINE LIMITS SHALL COMPLY WITH ASSE 1017

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 "STORAGE AREA" AS DEFINED BY NEC 410–8(a).
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 COMPLI–ANCE WITH SECTION 110–9 OF THE NEC BY LOCAL ELECTRICAL CONSULTANT.
6. THE MAIN ELECTRICAL PANEL AND FEEDERS ARE DESIGNED BY OTHERS, SITE INSTALLED AND SUBJECT TO LOCAL JURISDICTION APPROVAL.
7. ALL CIRCUITS CROSSING OVER MODULE MATING LINE(S) SHALL BE SITE CONNECTED WITH APPROVED ACCESSIBLE JUNCTION BOXES, OR CABLE CONNECTORS.
8. ALL RECEPTACLES INSTALLED IN WET LOCATIONS (EXTERIOR) SHALL BE IN WEATHER PROOF (WP) ENCLOSURES. THE INTEGRITY OF WHICH IS NOT AFFECTED WHEN AN ATTACHMENT PLUG CAP IS INSERTED OR REMOVED. THE RECEPT ITSELF SHALL ALSO BE LISTED FOR DAMP AND WET LOCATIONS AS PER NEC AND NCEC
9. EXTERIOR LIGHTS NOT INTENDED FOR 24 HOUR USE SHALL BE CONNECTED TO A PHOTOCELL OR TIMER.
10. ALL BRANCH CIRCUITS SERVING PATIENT CARE AREAS MUST HAVE WIRING FOR RECEPTACLE OUTLETS AND FIXED ELECTRICAL EQUIPMENT SUBJECT TP PERSONAL CONTACT RUN IN A METAL RACEWAY SYSTEM OR IN A CABLE HAVING A METALLIC ARMOR OR SHEATH ASSEMBLY WHICH QUALIFIES AS AN EQUIPMENT GROUNDING CONDUCTOR IN ACCORDANCE W/250.118. IN ADDITION, THOSE BRANCH CIRCUITS MUST CONTAIN AN INSULATED COPPER EQUIPMENT GROUNDING CONDUCTOR.
11. TAMPER RSISTANT RECAPTACLES AND SWITCHES THROUGHOUT

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 APPLICABLE 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 5 CFM PER PERSON & 0.06 CFM PER S.F. BLDG. AREA PER SECTION 403.3 OF 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.
6. THERMOSTATS MUST BE PROGRAMMALE.

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.

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 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 LESS.
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 BET–WEEN 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 (THIS EXCLUDES SINKS IN CABINETRY). 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 IM2 AND IM6 OF THE INSTALLATION INSTRUCTIONS (IF APPLICABLE).
4. MECHANICAL INTERCONNECTIONS BETWEEN BUILDING MODULES SHALL BE PER PAGES IM4 AND IM7 OF THE INSTALLATION INSTRUCTIONS (IF APPLICABLE).
5. PLUMBING INTERCONNECTIONS BETWEEN BUILDING MODULES SHALL BE PER PAGES IM2 AND IM5 OF THE INSTALLATION INSTRUCTIONS (IF APPLICABLE).
6. FIRE BLOCKING SHALL BE PROVIDED PER SECTION 716.2 AND 1406.2.4 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 RADCO 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. GUTTERS AND DOWN SPOUTS
5. ELECTRICAL SERVICE HOOK–UP (INCLUDING FEEDERS) TO THE BUILDING.
6. THE MAIN ELECTRICAL PANEL AND SUB–FEEDERS
7. CONNECTION OF ELECTRICAL CIRCUITS CROSSING OVER MODULE MATELINE(S) – (MULTI–UNITS ONLY).
8. STRUCTURAL AND AESTHETIC INTERCONNECTIONS BETWEEN MODULES (MULTI–UNITS ONLY).
9. FIRE INSPECTION
10. GLAZED OPENING PROTECTION (SEE GENERAL NOTE NO. 8)
11. BUILDING DRAINS, CLEAN OUTS, AND HOOK–UPS TO PLUMBING SYSTEM

STRUCTURAL LOAD LIMITATIONS

BUILDING RISK CATEGORY: II

FLOOR LIVE LOAD:
A. 50 PSF
B. 2000 LB. CONCENTRATED LOAD OVER 30 INCH x 30 INCH AREA LOCATED ANYWHERE ON FLOOR

ROOF LIVE LOAD:
A. 20 PSF

SNOW LOAD:
A. Pg = 30 PSF GROUND SNOW LOAD
B. Pf = 23.1 PSF FLAT ROOF SNOW LOAD
C. Ce = 1.0 SNOW EXPOSURE FACTOR
D. Is = 1.0 SNOW IMPORTANCE FACTOR
E. Ct = 1.1 SNOW THERMAL FACTOR

WIND LOAD: ASCE 7–10
A1 Vult = 130 MPH WIND SPEED
A2 Vasd = 100 MPH WIND SPEED
B. Iw = 1.0 WIND IMPORTANCE FACTOR
C. C WIND EXPOSURE CATEGORY
D. GCpi= 0.18 INTERNAL PRESSURE COEFFICIENT

E. Pr: ZONE 1: 22.1 PSF Pw: ZONE 4: 24.0 PSF
ZONE 2: 37.0 PSF ZONE 5: 29.5 PSF
ZONE 3: 55.6 PSF

F. THIS BUILDING IS NOT DESIGNED FOR PLACEMENT ON THE UPPER HALF OF A HILL OR ESCARPMENT EXCEEDING 15 FEET IN HEIGHT.

SEISMIC LOAD:
A. I_E = 1.0 SEISMIC IMPORTANCE FACTOR
B. D SITE CLASS
C. A15 SEISMIC FORCE RESISTING SYSTEM.
D. B SEISMIC DESIGN CATEGORY
E. EQUIVALENT LATERAL FORCE ANALYSIS PROCEDURE
F. Ss = ≤ 0.154 MAPPED SPECTRAL RESPONSE COEF.
G. S1 = ≤ .068 MAPPED SPECTRAL RESPONSE COEF.
H. Sds = ≤ .164 SPECTRAL RESPONSE COEFFICIENT
I. Sd1 = ≤ .108 SPECTRAL RESPONSE COEFFICIENT
J. V = 5563 LB DESIGN BASE SHEAR
K. R = 6.5 RESPONSE MODIFICATION COEFFICIENT
L. Cs = 0.08 SEISMIC RESPONSE COEFFICIENT

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.

BUILDING DESIGN PARAMETERS

1.	USE/OCCUPANCY:	BUSINESS
2.	CONSTRUCTION TYPE:	VB
3.	SPRINKLER SYSTEM:	NO
4.	BUILDING AREA:	2460 S.F.
5.	BUILDING HEIGHT:	≤ 15 FEET
6.	NUMBER OF STORIES:	1
7.	NUMBER OF MODULES:	3
8.	OCCUPANT LOAD 25 BASED ON 100 SF/PERSON	
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 RADCO LABELS ARE TO BE LOCATED ADJACENT TO ELECTRICAL PANEL.

RADCO APPROVED
Jun 18, 2019
RESOURCES, APPLICATIONS, DESIGN & CONTROLS, INC.
EASTERN NATIONAL REGION
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RADCO YOUR VISION · OUR MISSION
THIRD PARTY DESIGN APPROVAL & INSPECTION AGENCY

CODE SUMMARY:

STATE	BUILDING	ELECTRICAL	MECHANICAL	PLUMBING	ACCESSIBILTY	ENERGY CODE
NORTH CAROLINA	NCBC 2012 2012 NCFC	2017 N.C. ELECT. CODE	2012 NCMC	2012 NCPC	NCBC 2012 CHPT. 11 AND ICC/ANSI A117.1–2009	2012 NC ENERGY CODE

REV.	REVISION DATE	BY

NOTES:

Sustainable Modular Management
SMM

MANUFACTURER:
SPECIALIZED STRUCTURES INC.
2400 SPRINGHEAD CHURCH ROAD
WILLACOOCHEE, GA. 31650
(912) 384-7565

SSI5229 A–C
41'–0" x 60 BUSINESS

DATE:	10–31–18
DRAWN BY:	S.L.H.
SCALE:	NO SCALE
JOB NO:	SSI 46647 A–C
LABELS:	RADCO
DESTINATION:	GOLDSBURG
STATE:	NC

COVER

1 OF 6

CONSULTING ENGINEER

JAMES BRADLEY, P.E.
212 FOX TRAIL
PARKESBURG, PA. 19365 (610) 857–2458

VALID
June 2019
NORTH CAROLINA PROFESSIONAL SEAL 025899 ENGINEER JAMES E. BRADLEY

REV.	REVISION DATE	BY

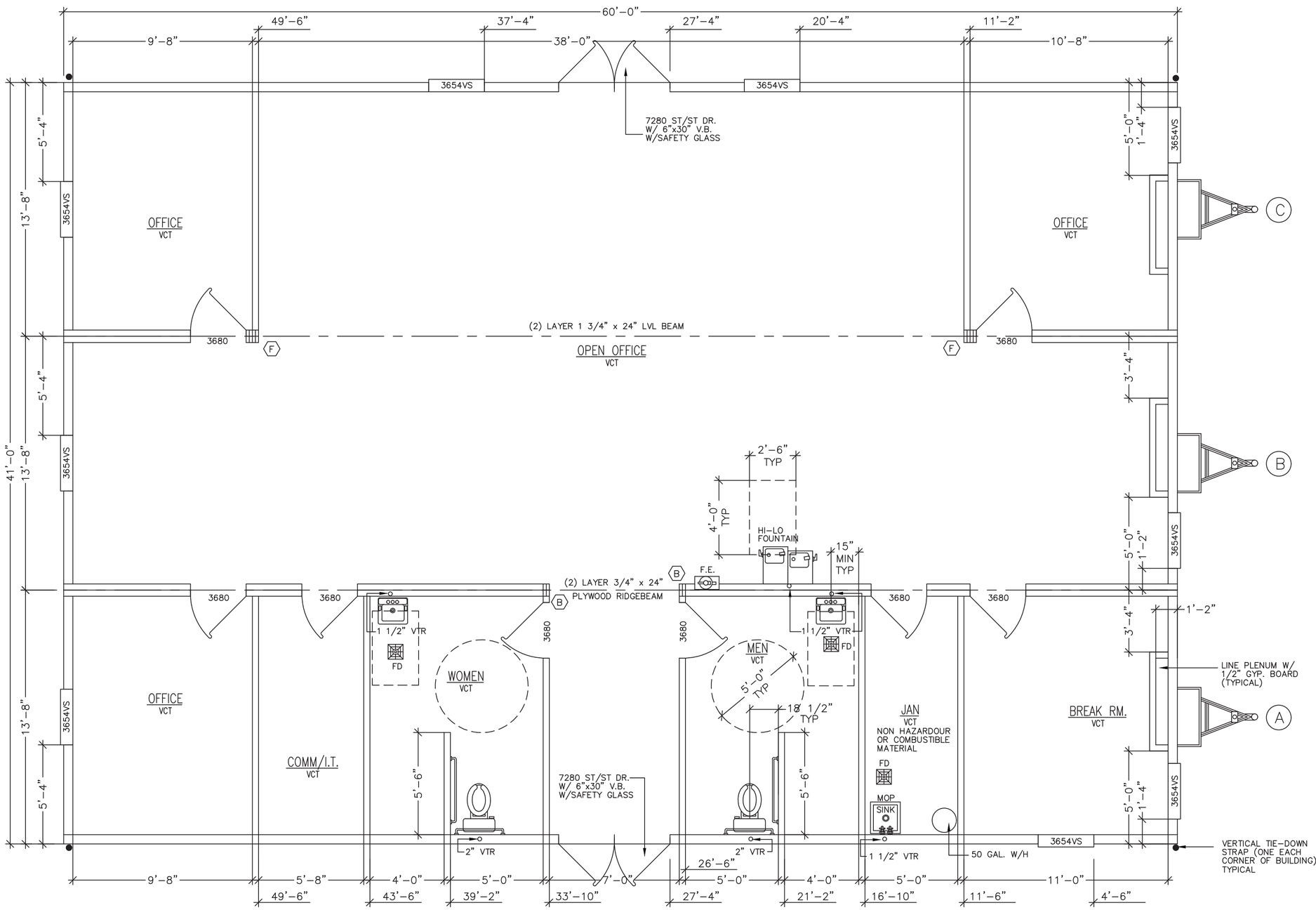
NOTES:

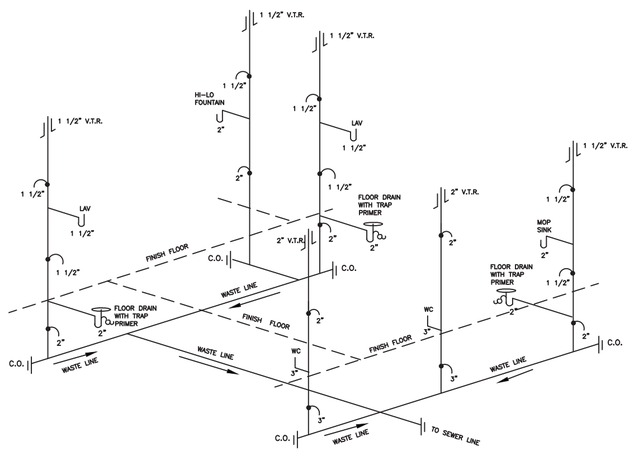
Sustainable Modular Management

SMM

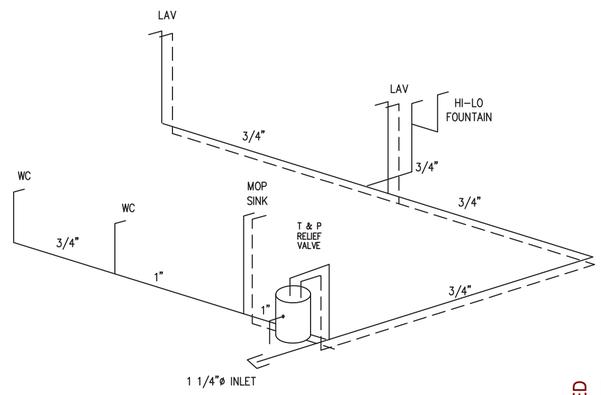
MANUFACTURER:
SPECIALIZED STRUCTURES INC.
2400 SPRINGHEAD CHURCH ROAD
WILLACOOCHEE, GA. 31650
(912) 384-7565

SSI5229 A-C
41'-0" x 60 BUSINESS





DWV RISER NTS



SUPPLY RISER -NTS-

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.

APPROVED RADCO APPROVED
Jun 18, 2019

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.

DATE:	10-31-18
DRAWN BY:	S.L.H.
SCALE:	1/4"=1'-0"
JOB NO:	SSI 46647 A-C
LABELS:	RADCO
DESTINATION:	GOLDSBURG
STATE:	NC

FLOOR PLAN

2 OF 6

CONSULTING ENGINEER

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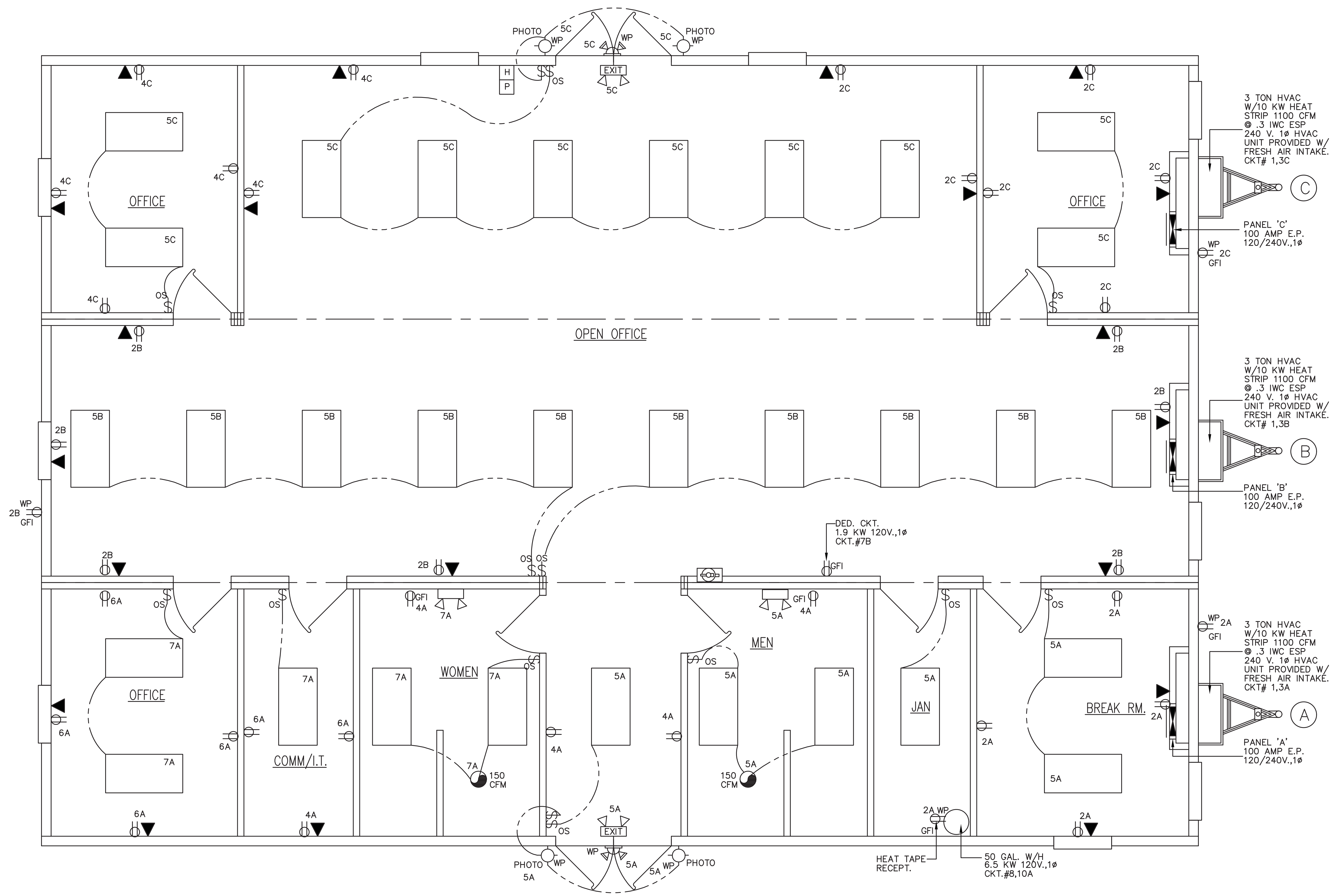
MARION, NC 28752 (910) 857-2458

VALID

NORTH CAROLINA PROFESSIONAL SEAL 05869 ENGINEER JAMES E. BRADLEY

June 18, 2019



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.
- LED LIGHT WITH 1-35 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
- LED 1: LED LINEAR 33 W.
- EXIT/EMERGENCY COMBO W/BATTERY BACKUP
- LED EXIT/EMERGENCY COMBO W/REMOTE HEAD W/BATTERY BACKUP
- LED EXIT/EMERGENCY COMBO W/BATTERY BACKUP
- EXIT SIGN W/BATTERY BACKUP
- LED DBL. HEAD FLOOR LIGHTS
- EMPTY 2x4 J-BOX
- SWITCH & 3 WAY SWITCH
- OCCUPANCY SENSOR SWITCH
- F.E. FIRE EXTINGUISHER

ELECTRICAL SCHEDULE 'C'

CIRCUIT	NOMENCLATURE	BREAKER (AMPS)	WIRE (CU.)
1, 3	HVAC	60 A (2P) HACR	8-2 #10 GRND.
2, 4	RECEPTACLES	20 A	12-2 NM
5	LIGHTING/FAN	20 A	12-2 NM

ELECTRICAL PANEL SIZING:

DESCRIPTION PANEL 'C'	KVA
GENERAL LIGHTING	
.0035 KW/SF X 820 SF X 1.25=	3.6
13 RECEPTS AT 180VA/1000=	2.4
DED. CKT. 1.9KW x 1.25 =	–
– FANS AT .3 KW X 1.25=	–
HVAC	10.5

TOTAL 16.5 KW
TOTAL/240 X 1000= 69 AMPS
INSTALL 100 AMP PANEL
120/240 V 1Ø

ELECTRICAL SCHEDULE 'B'

CIRCUIT	NOMENCLATURE	BREAKER (AMPS)	WIRE (CU.)
1, 3	HVAC	60 A (2P) HACR	8-2 #10 GRND.
7	DED. CKT. 1.9KW 120V.,1Ø	20 A(1P)	12-2 NM
2	RECEPTACLES	20 A	12-2 NM
5	LIGHTING/FAN	20 A	12-2 NM

ELECTRICAL PANEL SIZING:

DESCRIPTION PANEL 'B'	KVA
GENERAL LIGHTING	
.0035 KW/SF X 820 SF X 1.25=	3.6
8 RECEPTS AT 180VA/1000=	1.5
DED. CKT. 1.9KW x 1.25 =	2.4
– FANS AT .3 KW X 1.25=	–
HVAC	10.5

TOTAL 18 KW
TOTAL/240 X 1000= 91 AMPS
INSTALL 100 AMP PANEL
120/240 V 1Ø

ELECTRICAL SCHEDULE 'A'

CIRCUIT	NOMENCLATURE	BREAKER (AMPS)	WIRE (CU.)
1, 3	HVAC	60 A (2P) HACR	8-2 #10 GRND.
8, 10	WATER HEATER	30 A(2P)	10-2 NM
2, 4, 6	RECEPTACLES/FAN	20 A	12-2 NM
5, 7	LIGHTING	20 A	12-2 NM

ELECTRICAL PANEL SIZING:

DESCRIPTION PANEL 'A'	KVA
GENERAL LIGHTING	
.0035 KW/SF X 820 SF X 1.25=	3.6
17 RECEPTS AT 180VA/1000=	3.1
WATER HEATER 6.5 KW =	6.5
2 FANS AT .3 KW X 1.25=	.8
HVAC	10.5

TOTAL 24.5 KW
TOTAL/240 X 1000= 103 AMPS
INSTALL 100 AMP PANEL
120/240 V 1Ø

APPROVED RADCO Jun 18, 2019 APPROVED

REV.	REVISION DATE	BY

NOTES:

Sustainable Modular Management

SMM

MANUFACTURER:
SPECIALIZED STRUCTURES INC.
2400 SPRINGHEAD CHURCH ROAD
WILLACOOCHEE, GA. 31650
(912) 384-7565

SSI5229 A-C
41'-0" x 60 BUSINESS

DATE:	10-31-18
DRAWN BY:	S.L.H.
SCALE:	1/4"=1'-0"
JOB NO:	SSI 46647 A-C
LABELS:	RADCO
DESTINATION:	GOLDSBURG
STATE:	NC

ELECTRICAL

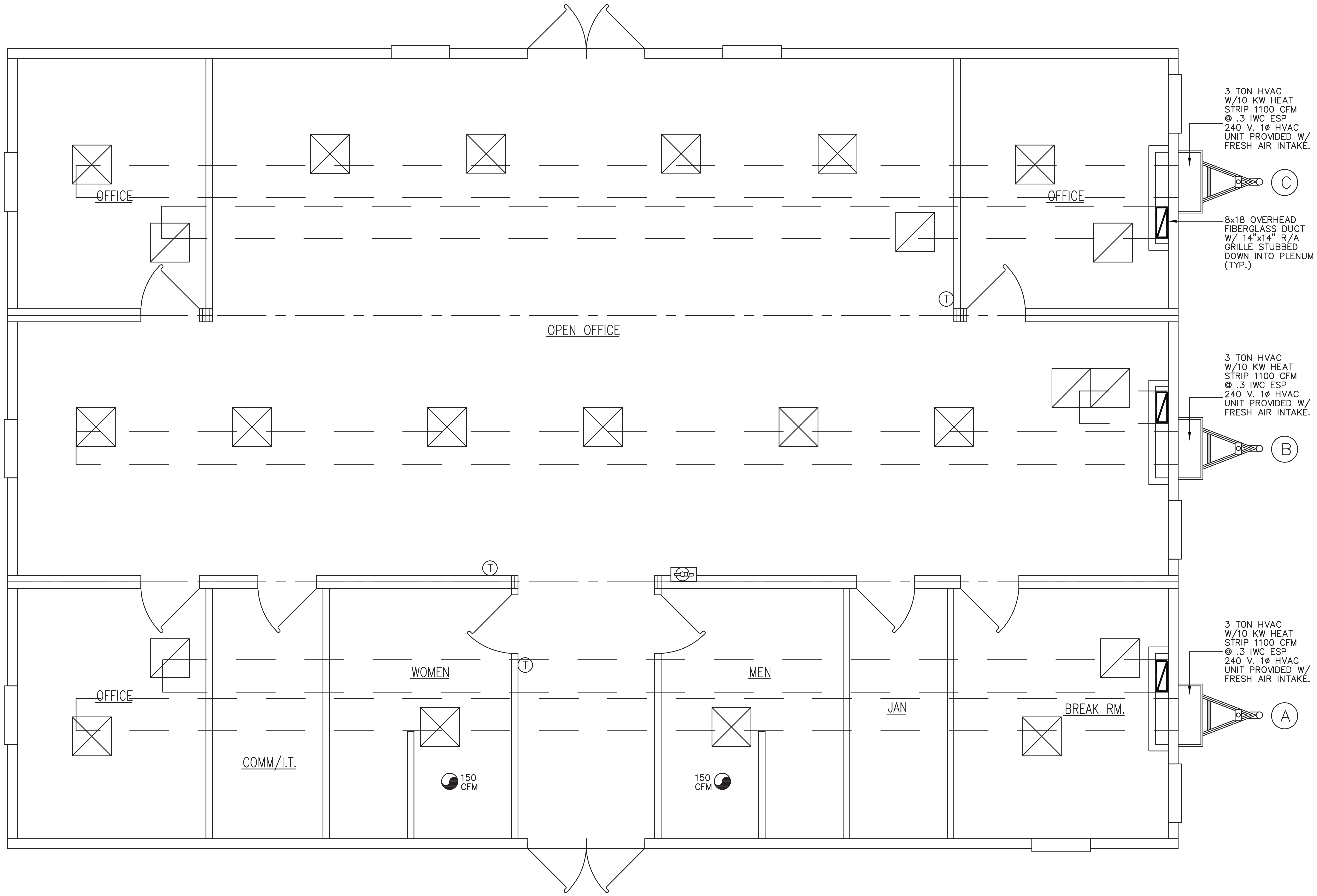
3 OF 6

CONSULTING ENGINEER

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

VALID
June 17, 2019

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 05889 JAMES E. BRADLEY



LEGEND

(return grille symbol)	24"x24" RETURN AIR GRILLE
(supply grille symbol)	24"x24" SUPPLY AIR GRILLE
(T)	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

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MECHANICAL

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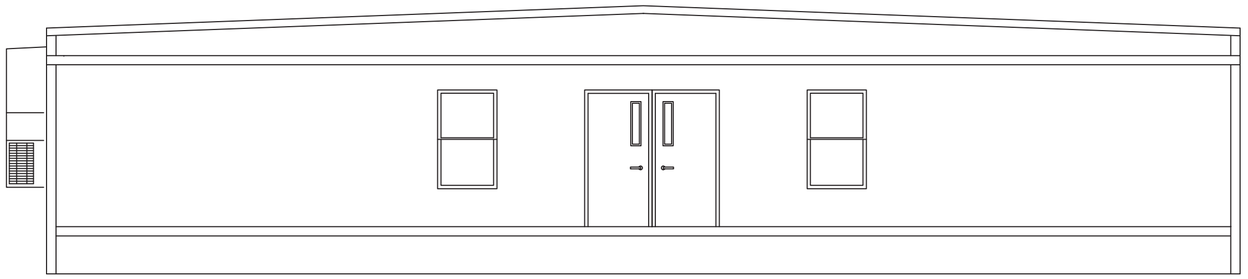
ELEVATION NOTES: TYPICAL

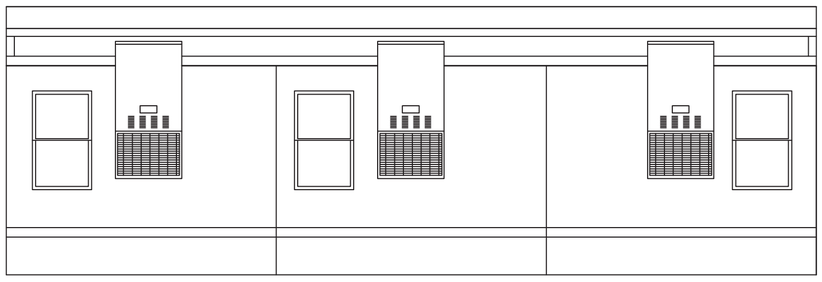
SEE–CROSS SECTION FOR METHOD OF ROOF VENTILATION

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

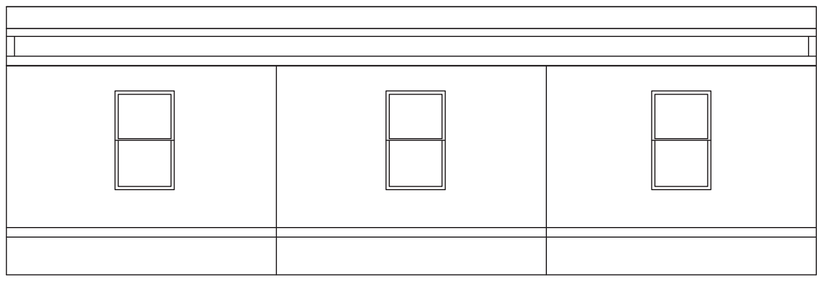
FOUNDATION ENCLOSURE (WHEN PROVIDED) MUST HAVE 1 SQUARE FOOT NET VENT AREA PER 1/150TH OF THE FLOOR AREA, AND AN 18" X 24" MINIMUM CRAWL SPACE ACCESS, SITE INSTALLED BY OTHERS SUBJECT TO LOCAL JURISDICTION.



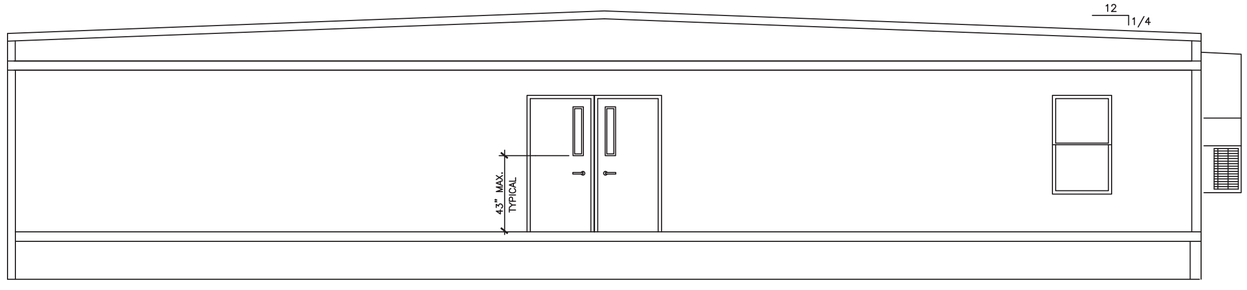
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

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41'–0" x 60 BUSINESS

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DESTINATION:	GOLDSBURG
STATE:	NC

ELEVATIONS

5 OF 6

CONSULTING ENGINEER

JAMES BRADLEY, P.E.
212 FOX TRAIL
PARKERSBURG, WEST VIRGINIA 25101 (304) 257-2458

VALID

June 17, 2019

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 25889 JAMES E. BRADLEY

INTERIOR FINISH MATERIAL:

CEILING – T–GRID CEILING INSTALLED PER MANUFACTURERS SPECS.

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

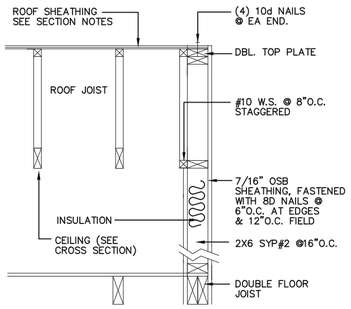
FLOOR – FLOOR FINISHES SHALL BE NO LESS THAN CLASS II LISTED PRODUCT

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

EXTERIOR FINISH MATERIAL:

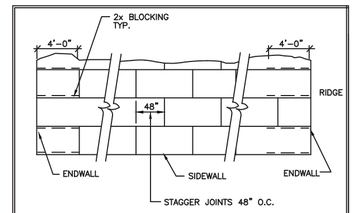
ROOF – MULE–HIDE 45 MIL (WHITE) EPDM FULLY ADHERED IN ACCORDANCE WITH ESR–1776 OVER 7/16" MULE–HIDE FR DECK PANEL 'C' INSTALLED PER MANUFACTURERS SPECIFICATIONS.

WALL – 7/16" HARDI PANEL (SIERRA W/VERT GROOVES) SIDING OVER APPROVED MOISTURE BARRIER (DUPONT TYVEK ESR 2375) INSTALLED PER MANUFACTURERS SPECIFICATIONS



BALLOON END WALL DETAIL

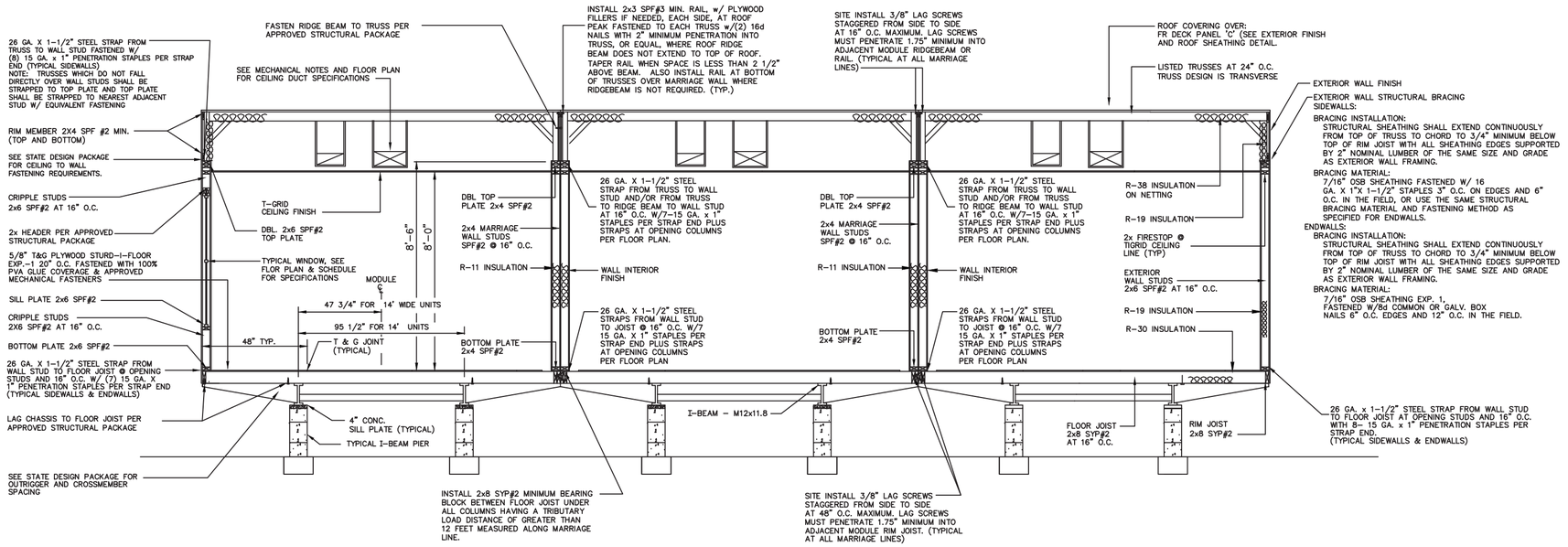
NTS



ROOF SHEATHING DETAIL

MULEHIDE:
FR DECK PANEL 'C' ROOF DIAPHRAGM SHALL BE BLOCKED WITH 2XSPF#2 NOM. LUMBER FOR A DISTANCE OF 4–0" FROM EACH ENDWALL. FASTENED TO TRUSSES W/ 8D SINKER NAILS @ 6" O.C. ON EDGES & 6" O.C. IN THE FIELD.

APPROVED TRUSS DESIGN:
TRUSS MANUF # : UNIVERSAL
TRUSS DRAWNG. # F350621
SEE ATTACHED DWG.



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.

MICROLAM BEAM CONSTRUCTION

1 LAYER(S) 1 3/4" x 24" MICROLAM, EACH MODULE.

NOTES:

1. MICROLAM F_B= 2750 PSI
2. MICROLAM MUST BE CONTINUOUS OVER CLEARSPAN(S).
3. BEAMS SUPPORTED BY ENDWALL COLUMNS MUST EXTEND CONTINUOUS OVER COLUMNS TO EXTERIOR FACE OF ENDWALL.
4. FASTEN ROOF SHEATHING INTO TOP EDGE OF MICROLAM TO PROVIDE CONTINUOUS LATERAL SUPPORT OF BEAM.
5. 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% GLUE COVERAGE AND 6–16 GA. STAPLES WITH 3/4" MINIMUM PENETRATION INTO MICROLAM BEAM.
6. 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.

APPROVED RADCO Jun 18, 2019 APPROVED

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.

REV.	REVISION DATE	BY

NOTES:

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SMM

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CROSS SECTION

6 OF 6

CONSULTING ENGINEER

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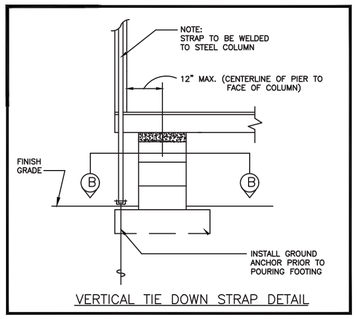
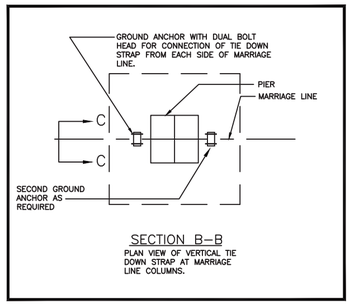
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 050804 JAMES E. BRADLEY

June 18, 2019

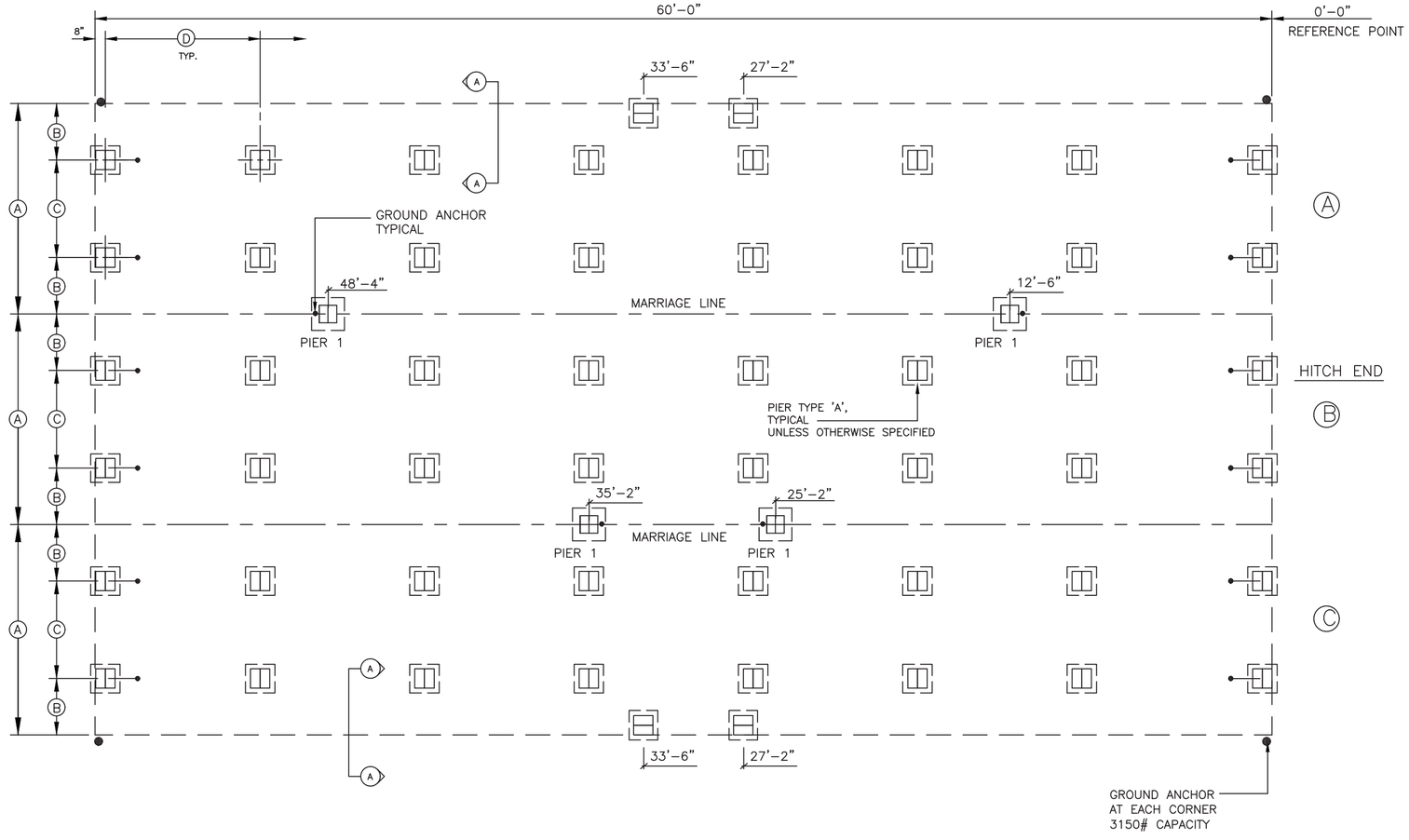


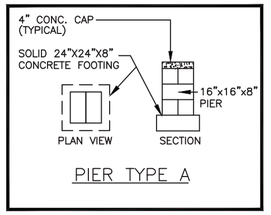
VERTICAL TIE DOWN STRAP DETAIL



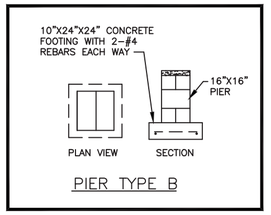
SECTION B–B

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

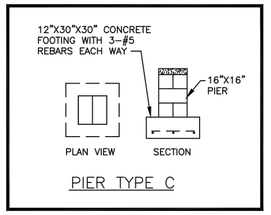




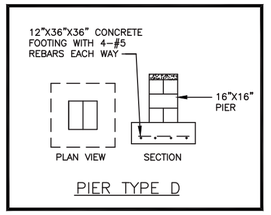
PIER TYPE A



PIER TYPE B



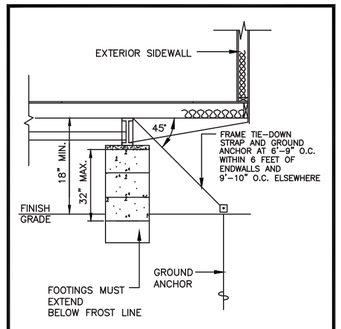
PIER TYPE C



PIER TYPE D

FOUNDATION NOTES:

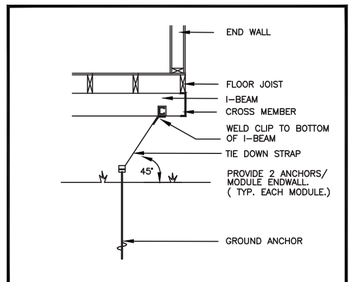
1. ALL FOUNDATION CONSTRUCTION, MATERIALS, AND INSTALLATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES.
2. TIE–DOWN STRAPS TO BE 1–1/4"x .035" TYPE–1, FINISH B, GRADE 1 ZINC COATED STEEL STRAPPING CERTIFIED BY A REGISTERED ENGINEER OR ARCHITECT AS CONFORMING WITH ASTM D3953–91. 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.



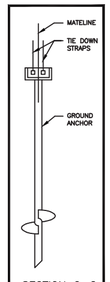
SECTION A–A

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



Z–Z ENDWALL TIE DOWN DETAIL



SECTION C–C

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

APPROVED RADCO APPROVED
Jun 18, 2019

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.

FOUNDATION DIMENSIONS

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
9'–0"	2000 PSF
9'–0"	3000 PSF

VALID
June 18, 2019

REV.	REVISION DATE	BY

NOTES:

Sustainable Modular Management
SMM

MANUFACTURER:
SPECIALIZED STRUCTURES INC.
2400 SPRINGHEAD CHURCH ROAD
WILLACOOCHEE, GA. 31650
(912) 384-7565

SSI5229 A–C
41'–0" x 60 BUSINESS

DATE:	10–31–18
DRAWN BY:	S.L.H.
SCALE:	NO SCALE
JOB NO:	SSI 46647 A–C
LABELS:	RADCO
DESTINATION:	GOLDSBURG
STATE:	NC

FOUNDATION

1 OF 1

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

NORTH CAROLINA PROFESSIONAL SEAL 026869 ENGINEER JAMES E. BRADLEY