


GENERAL NOTES: FLORIDA		HANDICAPPED ACCESSIBILITY: ADA / ANSI A117.1 / FACBC	
<div>1. HANDICAP ACCESS TO BUILDING IS DESIGNED AND FIELD BUILT BY OTHERS AND SUBJECT TO LOCAL JURISDICTION.</div> <div>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.</div> <div>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.</div> <div>4. FLOOR DESIGN LIVE LOAD -100 PSF CORRIDORS, LOBBY, 50 PSF ELSEWHERE</div> <div>5. MAXIMUM WIND SPEED - 110 MPH</div> <div>6. SEISMIC PERFORMANCE CATEGORY-A</div> <div>7. OCCUPANCY IS BUSINESS</div> <div>8. OCCUPANT LOAD IS BASED ON 1 PERSON PER 100 SQUARE FEET OF FLOOR AREA.</div> <div>9. ALL STEEL STRAPS REFERENCED ON FLOOR PLAN SHALL BE 1.5 INCH x 30 GA. WITH (7)- 16 GA. x 7/16 INCH CROWN x 1 INCH PENETRATION STAPLES EACH END OF STRAP (OR EQUIVALENT) FROM RIDGE BEAM TO COLUMN AND COLUMN TO FLOOR.</div> <div>10. PORTABLE FIRE EXTINGUISHER(S) PER N.F.P.A.-10 INSTALLED BY OTHERS ON SITE, AND SUBJECT TO LOCAL JURISDICTION.</div> <div>11. MINIMUM CORRIDOR WIDTH IS 44 INCHES.</div> <div>12. MINIMUM CORRIDOR FINISH IS CLASS A (GYPSUM).</div> <div>13. NOTE THIS EXISTING STRUCTURE IS BEING MOVED INTO OR WITHIN A COUNTY OR MUNICIPALITY, AND IS NOT REQUIRED TO BE BROUGHT INTO COMPLIANCE WITH THE STATE MINIMUM BUILDING CODE AS IT IS STRUCTURALLY SOUND AND OCCUPIABLE FOR ITS INTENDED USE.</div>		<div>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.</div> <div>2. ACCESSIBLE DRINKING FOUNTAINS SHALL HAVE A SPOUT HEIGHT NO HIGHER THAN 36 INCHES ABOVE THE FLOOR AND EDGE OF THE 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 IN BENDING.</div> <div>3. WHERE STORAGE FACILITIES SUCH AS CABINETS, SHELVES, CLOSETS AND DRAWERS ARE PROVIDED, AT LEAST ONE OF EACH TYPE PROVIDED SHALL CONTAIN STORAGE SPACE COMPLYING WITH THE FOLLOWING: DOORS, ETC. TO SUCH SPACES SHALL BE ACCESSIBLE (i.e. TROUGH LATCHES, U-SHAPED PULLS). SPACES SHALL BE WITHIN 15 INCHES MINIMUM AND 48 INCHES MAXIMUM OF THE FLOOR FOR FORWARD REACH OR 9 INCHES MINIMUM AND 54 INCHES MAXIMUM, OF THE FLOOR FOR SIDE REACH; CLOTHES RODS SHALL BE A MAXIMUM OF 54 INCHES ABOVE THE FLOOR (48 INCHES MAXIMUM WHEN DISTANCE FROM WHEELCHAIR TO ROD EXCEEDS 10 INCHES).</div> <div>4. CONTROLS, DISPENSERS, RECEPTACLES, AND OTHER OPERABLE EQUIPMENT SHALL BE NO HIGHER THAN 45 INCHES ABOVE THE FLOOR FOR FRONT APPROACH OR 54 INCHES ABOVE THE FLOOR FOR SIDE APPROACH. 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.</div> <div>5. WHERE EMERGENCY WARNING SYSTEMS ARE PROVIDED, THEY SHALL INCLUDE BOTH AUDIBLE AND VISUAL ALARMS. THE VISUAL ALARMS SHALL BE LOCATED THROUGHOUT, INCLUDING RESTROOMS, AND PLACED 80 INCHES ABOVE THE FLOOR OR 6 INCHES BELOW CEILING, WHICHEVER IS LOWER.</div> <div>6. DOORS TO ALL ACCESSIBLE SPACES SHALL HAVE ACCESSIBLE HARDWARE (i.e. LEVER-OPERATED, PUSH-TYPE, U-SHAPED) MOUNTED NO HIGHER THAN 48 INCHES ABOVE THE FLOOR.</div> <div>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 INCH MAXIMUM. 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.</div> <div>8. ALL DOORS SHALL BE OPENABLE BY A SINGLE EFFORT. THE MAXIMUM FORCE REQUIRED TO OPEN A DOOR SHALL NOT EXCEED 8.5 LBS. FOR EXTERIOR SWINGING DOORS AND 5 LBS. FOR ALL SLIDING, FOLDING, AND INTERIOR SWINGING DOORS.</div> <div>9. ACCESSIBLE WATER CLOSETS SHALL BE 19 INCHES 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 LONG MINIMUM WHEN LOCATED ALONG SIDE OF WATER CLOSET, AND SHALL BE MOUNTED AT 33 INCHES FROM THE FLOOR TO THE TOP OF THE RAIL WITH 0.5 INCH MAXIMUM VARIATION.</div> <div>10. ACCESSIBLE URINALS SHALL BE STALL-TYPE OR WALL-HUNG WITH ELONGATED RIMS AT A MAXIMUM OF 17 INCHES ABOVE THE FLOOR.</div> <div>11. ACCESSIBLE LAVATORIES SHALL BE MOUNTED WITH THE RIM NO HIGHER THAN 34 INCHES ABOVE THE FLOOR AND A CLEARANCE OF AT LEAST 29 INCHES ABOVE THE FLOOR TO THE BOTTOM OF THE APRON.</div> <div>12. ACCESSIBLE SINKS SHALL BE MOUNTED WITH THE RIM NO HIGHER THAN 34 INCHES ABOVE THE FLOOR AND A CLEARANCE OF AT LEAST 27 INCHES HIGH, 30 INCHES WIDE, AND 19 INCHES DEEP UNDERNEATH SINK. THE SINK DEPTH SHALL BE 6.5 INCHES MAXIMUM.</div> <div>13. HOT WATER AND DRAIN PIPES UNDER ACCESSIBLE LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER ACCESSIBLE LAVATORIES AND SINKS.</div> <div>14. ACCESSIBLE LAVATORIES AND SINKS SHALL HAVE ACCESSIBLE FAUCETS OPERABLE WITH ONE HAND AND REQUIRING LESS THAN 5 LBS. OF FORCE TO ACTIVATE (i.e. LEVER-OPERATED, PUSH-TYPE, ELECTRONICALLY CONTROLLED). SEPARATE LAVATORIES FOR PHYSICALLY HANDI-CAPPED PERSONS SHALL NOT BE EQUIPPED WITH SELF CLOSING VALVES.</div> <div>15. WHERE MIRRORS ARE PROVIDED IN RESTROOMS, AT LEAST ONE SHALL BE PROVIDED WITH ITS BOTTOM EDGE NO HIGHER THAN 40 INCHES ABOVE THE FLOOR.</div> <div>16. WHERE MEDICINE CABINETS ARE PROVIDED, AT LEAST ONE SHALL BE LOCATED WITH A USABLE SHELF NO HIGHER THAN 44 INCHES ABOVE THE FLOOR.</div> <div>17. GRAB BARS REQUIRED FOR ACCESSIBILITY SHALL BE 1.5 INCHES IN DIAMETER WITH 1.5 INCHES OF CLEAR SPACE BETWEEN THE BAR AND THE WALL.</div> <div>18. TOILET STALL DOORS SHALL BE THE SELF-CLOSING TYPE.</div> <div>19. A TOWEL DISPENSER SHALL BE LOCATED ADJACENT TO ALL ACCESSIBLE LAVATORIES.</div>	
ELECTRICAL NOTES: NEC NFPA70			
<div>1. ALL CIRCUITS AND EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH THE APPROPRIATE ARTICLES OF THE NATIONAL ELECTRIC CODE (N.E.C.).</div> <div>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 N.E.C. 410-8(C).</div> <div>3. WHEN WATER HEATERS ARE INSTALLED THEY SHALL BE PROVIDED WITH READILY ACCESSIBLE DISCONNECTS ADJACENT TO THE WATER HEATER(S) 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.</div> <div>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.</div> <div>5. PRIOR TO ENERGIZING THE ELECTRICAL SYSTEM THE INTERRUPTING RATING OF THE MAIN BREAKER MUST BE DESIGNED AND VERIFIED AS BEING IN COMPLIANCE WITH SECTION 110-9 OF THE N.E.C. BY LOCAL ELECTRICAL CONSULTANT.</div> <div>6. THE MAIN ELECTRICAL PANEL AND FEEDERS ARE DESIGNED BY OTHERS, SITE INSTALLED AND SUBJECT TO LOCAL JURISDICTION APPROVAL.</div> <div>7. ALL CIRCUITS CROSSING OVER MODULE MATING LINE(S) SHALL BE SITE CONNECTED WITH APPROVED ACCESSIBLE JUNCTION BOXES OR CABLE CONNECTORS. RECESSED PORTIONS OF LIGHTING FIXTURE ENCLOSURES, OTHER THAN AT THE POINTS OF SUPPORT, SHALL BE SPACED AT LEAST 1/2" FROM COMBUSTIBLE MATERIALS.</div> <div>8. THERMAL INSULATION SHALL NOT BE INSTALLED WITHIN 3" OF THE RECESSED FIXTURE ENCLOSURE, WIRING COMPARTMENT, OR BALLAST, AND SHALL NOT BE INSTALLED ABOVE THE FIXTURE SO AS TO TRAP HEAT AND PREVENT THE FREE CIRCULATION OF AIR.</div>			
MECHANICAL NOTES:			
<div>1. ALL SUPPLY AIR REGISTERS SHALL BE 12 INCHES BY 12 INCHES ADJUSTABLE WITH 8 INCHES BY 16 INCHES (INSIDE) x 5/8 INCH OVERHEAD FIBERGLASS DUCT, UNLESS OTHERWISE SPECIFIED. DUCTS LOCATED IN VENTILATED ATTIC SHALL HAVE AN INSULATION VALUE OF R-6. DUCTS LOCATED IN UNCONDITIONED INTERIOR SPACES SHALL HAVE AN INSULATION VALUE OF R 4.2.</div> <div>2. INTERIOR DOORS SHALL BE UNDERCUT 1.5 INCHES ABOVE FINISHED FLOOR FOR AIR RETURN. ANY ON-SITE ADJUSTMENTS OF DOORS AFTER SET-UP ARE NOT THE RESPONSIBILITY OF THE BUILDING MANUFACTURER.</div> <div>3. VENT FANS SHALL BE DUCTED TO THE EXTERIOR AND TERMINATE AT AN APPROVED VENT CAP.</div> <div>4. HVAC EQUIPMENT SHALL BE EQUIPPED WITH OUTSIDE FRESH AIR INTAKE PROVIDING 20 CFM FOR EACH OCCUPANT, OR 50 CFM FOR EACH WATER CLOSET OR URINAL, WHICHEVER IS GREATER.</div> <div>5. IN PRIVATE RESTROOMS CONTAINING ONE TOILET AND ONE LAVATORY, RESTROOM VENT FANS SHALL PROVIDE ONE CFM PER SQUARE FOOT OF FLOOR AREA. IN OTHER RESTROOMS FANS SHALL PROVIDE A MINIMUM OF TWO CFM PER SQUARE FOOT OF RESTROOM SQUARE FOOT.</div> <div>6. IN ANY BATHROOM THAT DOES NOT CONTAIN BATHTUBS, AND/OR SHOWERS, MECHANICAL EXHAUST MAY BE OMITTED WHEN NATURAL VENTILATION OR AN APPROVED RECIRCULATING AIR TREATMENT SYSTEM IS PROVIDED.</div>			
PLUMBING NOTES: SPC 1994		SITE-INSTALLED ITEMS:	
<div>1. CUSTOMER ASSUMES ALL RESPONSIBILITY FOR DRINKING WATER FACILITIES. DRINKING FOUNTAINS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 407 SPC 1994 EDITION, AND SECTION 415 OF THE FLORIDA ACCESSIBILITY CODE.</div> <div>2. ALL PLUMBING FIXTURES SHALL HAVE SEPARATE SHUT-OFF VALVES.</div> <div>3. STORAGE-TYPE WATER HEATERS SHALL HAVE A SAFETY PAN WITH A 1-INCH DRAIN TO EXTERIOR, T&amp;P RELIEF VALVE WITH A SEPARATE DRAIN TO EXTERIOR, AND A SHUT-OFF VALVE WITHIN 3 FEET ON COLD WATER SUPPLY LINE.</div> <div>4. WATER SUPPLY LINES SHALL BE POLYBUTYLENE, CPVC, OR COPPER; WHEN POLYBUTYLENE SUPPLY LINES ARE INSTALLED, THE MAXIMUM WATER HEATER TEMPERATURE IS 180 DEGREES F. THE POLYBUTYLENE PIPE INSTALLER SHALL VERIFY THAT ITS USE WILL BE RESTRICTED TO THE PRODUCT MANUFACTURER'S CONDITIONS AND LIMITATIONS INCLUDING CHLORINE CONCENTRATION LEVELS.</div> <div>5. WATER CLOSETS ARE TANK TYPE AND URINALS ARE FLUSH VALVE TYPE UNLESS OTHERWISE SPECIFIED.</div> <div>6. DWV SYSTEM SHALL BE EITHER ABS OR PVC-DWV.</div> <div>7. BUILDING DRAIN AND CLEANOUTS ARE DESIGNED AND SITE-INSTALLED BY OTHERS, SUBJECT TO LOCAL JURISDICTION APPROVAL.</div> <div>8. TOILETS SHALL BE ELONGATED TYPE WITH NON-ABSORBENT OPEN FRONT SEATS.</div> <div>9. RESTROOM WALLS SHALL BE COVERED WITH NON-ABSORBENT MATERIAL TO A MINIMUM HEIGHT OF 48" A.F.F.</div> <div>10. HOT WATER SUPPLY TO A FIXTURE REQUIRING HOT WATER SHALL BE INSTALLED ON LEFT SIDE OF FIXTURE.</div> <div>11. WATER SERVICE PIPING SHALL BE NOT LESS THAN ONE INCH INSIDE DIAMETER FOR GALVANIZED FERROUS PIPING, OR 3/4" INSIDE NOMINAL DIAMETER FOR COPPER, OR APPROVED NON CORROSIVE PIPE OR TUBE.</div> <div>12. SHOWERS (WHEN PROVIDED) SHALL BE CONTROLLED BY AN APPROVED MIXING VALVE WITH A MAXIMUM WATER OUTLET TEMPERATURE OF 120 DEG. F.</div> <div>13. LAVATORIES OF PUBLIC RESTROOMS SHALL BE EQUIPPED WITH OUTLET DEVICES WHICH LIMIT THE FLOW OF HOT WATER TO A MAXIMUM OF 0.5 GPM., OR BE EQUIPPED WITH SELF-CLOSING VALVES (NON HANDI-CAPPED APPLICATIONS ONLY). MAXIMUM WATER TEMPERATURE IS 110 DEG.</div>		<div>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.</div> <div>1. THE COMPLETE FOUNDATION SUPPORT AND TIE DOWN SYSTEM.</div> <div>2. RAMPS, STAIRS, AND GENERAL ACCESS TO THE BUILDING.</div> <div>3. PORTABLE FIRE EXTINGUISHER(S).</div> <div>4. DRINKING WATER APPARATUS (WHEN NOT SHOWN ON PLAN), BUILDING DRAINS, CLEANOUTS, AND CONNECTION TO THE PLUMBING SYSTEM.</div> <div>5. ELECTRICAL SERVICE CONNECTION (INCLUDING FEEDERS) TO THE BUILDING.</div> <div>6. THE MAIN ELECTRICAL PANEL AND SUB-FEEDERS (MULTI-UNITS ONLY).</div> <div>7. CONNECTION OF ELECTRICAL CIRCUITS CROSSING OVER MODULE MATING LINE(S) (MULTI-UNITS ONLY).</div> <	

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LISTING AGENCY APPROVAL	
THESE PRINTS COMPLY WITH THE FLORIDA MANUFACTURED BUILDING ACT OF 1979 CONSTRUCTION CODES AND ADHERE TO THE FOLLOWING CRITERIA:	
CONST. TYPE	VI
OCCUPANCY	B
ALLOWABLE # OF FLOORS	1
WIND VELOCITY	110
RATE RATING OF EXTERIOR WALLS	0
PLAN NO.	MDS006231
ALLOWABLE FLOOR LOAD	50/100
LAST INSPECTED	09/26/2006
MANUFACTURER PER DCA LETTER	
M.D.S.	

DATE	09/26/2006	PLAN NO.	MDS006231	CHECKED
INSPECTED BY	SAM ACOSTA			SHT.#1
MODULAR BUILDING PLANS EXAMINER FLORIDA CERTIFICATE NUMBER SMP-0000034				SHT.#2
				SHT.#3

WILLIAMS		A DIVISION OF THE SCOTSMAN GROUP INC.			
SCOTSMAN					
JOHN A. BODZIAK		3637 4TH STREET NORTH SAINT PETERSBURG, FLORIDA 33704 LICENSE #AR-0005065			
ARCHITECT					
 MDS DESIGN SERVICE INC. LISTING STATEMENT		2730 12TH STREET SOUTH SAINT PETERSBURG, FLORIDA 33705 PHONE #727-888-6004		MDS006231	
DATE 09/26/2005	SCALE -NTS-	QUOTE MDS006231	SER. NO.		
SIZE PER PRINT	CODE 1997 SBCCI	TYPE VI	USE B	ORDERED BY MDS	REV.
				APPROVAL #	
				APPROVAL	
				PAGE 1 OF 2	

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