MODULAR STRUCTURE FOR:

Columbia County Building Department
Plans Reviewed for Code Compliance
State of Florida

CREATIVE MODULAR BUILDINGS
Commercial Modular Buildings in FLORIDA

STRUCTURAL LOAD LIMITATIONS:

DESIGN CODES
FLORIDA EXISTING BUILDING CODE 7TH EDITION (2020)
ASCE 7-16 CODE

BUILDING DEAD LOADS
A. ROOF = 10 PSF
B. FLOOR = 10 PSF

BUILDING LIVE LOADS
A. ROOF = 20 PSF
B. FLOOR = 50 PSF

ROOF SNOW LOAD: N/A

WIND LOAD CRITERIA:
1. 130 Vasd/165 Vult MPH — WIND SPEED
2. II — RISK CATEGORY
3. II — BUILDING CATEGORY
4. ENCLOSURE CLASSIFICATION: ENCLOSED
GCpi = 0.18 — INTERNAL PRESSURE COEFFICIENT.
5. C — EXPOSURE FACTOR
6. 0.85 — WIND DIRECTIONALITY FACTOR (Kd)
7. 0.85 — GUST RESPONSE FACTOR (Gh)

8. MAIN FRAME STRUCTURE OVERTURNING LOAD
Pr = -93 PSF

9. COMPONENT & CLADDING LOAD:
(ROOF)
Pr = 93.0 PSF
(WALL)
PW = 49.3

10. ENCLOSED BUILDING ENCLOSURE CLASSIFICATION

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

SEISMIC LOAD: N/A

FLOOD LOAD:
THIS BUILDING IS NOT DESIGNED TO BE SUBMERGED OR SUBJECTED TO WAVE ACTION WHEN LOCATED IN A FLOOD PRONE OR ZONE AREA. FINISH FLOOR ELEVATION MUST BE LOCATED ABOVE THE BUILDING SITE FLOOD PLANE LEVEL.

SITE INSTALLED NOTES:

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

1. THE COMPLETE FOUNDATION SUPPORT AND TIE DOWN SYSTEM.
2. RAMPS, STAIRS AND GENERAL ACCESS TO THE BUILDING.
3. PORTABLE FIRE EXTINGUISHERS (S).
4. DRINKING FOUNTAIN, BUILDING DRAINS, CLEAN-OUTS, AND HOOK-UP TO PLUMBING SYSTEM.
5. ELECTRICAL SERVICE HOOK-UP (INCLUDING FEEDERS) TO THE BUILDING.
6. THE MAIN ELECTRICAL PANEL AND SUB-FEEDERS (MULTI-UNITS ONLY).
7. CONNECTION OF ELECTRICAL CIRCUITS CROSSING OVER MODULE MATING LINES (S) - (MULTI-UNITS ONLY).
8. STRUCTURAL AND AESTHETIC INTERCONNECTIONS BETWEEN
9. WINDOW AND DOOR HIGH WIND STORM COVERINGS PER CODE.
10. GUTTERS AND DOWNSPOUTS (IF APPLICABLE).
11. SINK AND CABINETS.
12. FIRE ALARM SYSTEM, WIRING, ETC (IF APPLICABLE).
13. THERMAL EXPANSION DEVICE IF REQUIRED.

STATE CODES:

FLORIDA

FLORIDA EXISTING BUILDING CODE 7TH EDITION (2020)
FLORIDA MECHANICAL CODE 7TH EDITION (2020)
FLORIDA PLUMBING CODE 7TH EDITION (2020)
FLORIDA FUEL GAS CODE 7TH EDITION (2020)
2017 NATIONAL ELECTRIC CODE
FLORIDA ACCESSIBILITY CODE 7TH EDITION (2020)
FLORIDA FIRE PREVENTION CODE 7TH EDITION (2020)

OCCUPANCY TYPE: (B) BUSINESS
CONSTRUCTION TYPE: V-B

DRAWING INDEX:

ELEVATION NOTES (TYP.)

1.) SEE CROSS SECTION FOR METHOD OF ROOF VENTILATION
2.) HANDICAP RAM(S), STAIRS (S), AND HANDRAILS ARE TO BE DESIGNED AND SITE INSTALLED BY OTHERS, SUBJECT TO LOCAL JURISDICTION AND APPROVAL.
3.) FOUNDATION ENCLOSURE (WHEN PROVIDED) MUST HAVE 1 SQUARE FOOT NET VENT AREA PER 1/1 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.

MECHANICAL NOTES:

1. ALL SUPPLY AIR REGISTERS SHALL BE 10 INCHES X 10 INCHES ADJUSTABLE w / 10 INCHES X 20 INCHES (INSIDE) OVERHEAD FIBERGLASS DUCT, UNLESS OTHERWISE SPECIFIED. DUCTS LOCATED IN VENTILATED ATTIC SPACES SHALL HAVE AN R-6 INSULATION VALUE. DUCTS LOCATED IN UNCONDITIONED INTERIOR SPACE. INTERIOR SPACES SHALL HAVE AN R-4.2 INSULATION VALUE.
2. RESTROOM VENT FANS SHALL PROVIDE 50 CFM MINIMUM PER WATER CLOSET AND / OR URINAL.
3. VENT FANS SHALL BE DUCTED TO THE EXTERIOR AND TERMINATE AT AN APPROVED VENT CAP.
4. HVAC EQUIPMENT SHALL BE EQUIPPED WITH OUTSIDE FRESH INTAKES PROVIDING 20 CFM FOR EACH OCCUPANT OR 50 CFM FOR EACH WATER HEATER CLOSET AND EACH URINAL, WHICH EVER IS GREATER.

PLUMBING NOTES:

1. CUSTOMER ASSUMES ALL RESPONSIBILITY FOR DRINKING WATER FACILITIES AND SERVICE SINK WHEN NOT SHOWN ON THE FLOOR PLAN.
2. TOILETS SHALL BE ELONGATED WITH NON-ABSORBENT OPEN FRONT SEAT.
3. RESTROOMS WALLS SHALL BE COVERED WITH NON-ABSORBENT MATERIAL TO A MINIMUM HEIGHT OF 72 INCHES A.F.F.
4. ALL PLUMBING FIXTURES SHALL HAVE SEPARATE SHUT-OFF VALVES.
5. WATER HEATER SHALL HAVE SAFETY PAN WITH 1 INCH DRAIN TO EXTERIOR, T & P RELIEF VALVE WITH DRAIN TO EXTERIOR, 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 POLYBUTYLENE, CPVC, OR COPPER; WHEN POLYBUTYLENE SUPPLY LINES ARE INSTALLED THE MAXIMUM WATER HEATER TEMPERATURE SETTING IS 180° F. THE POLY-BUTYLENE PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURES 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° F (48.8° C).
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 JURISDICTION AND APPROVAL.

AS-BUILT BUILDING NOTES:

RELOCATION OF THIS BUILDING IS SUBJECT TO THE APPROVAL OF THE LOCAL JURISDICTION. THESE PLANS HAVE NOT BEEN PREPARED BASED ON THE CURRENT CODES, BUT THE CODES THAT WERE IN EFFECT AT THE TIME OF INITIAL CONSTRUCTION.

THE ARCHITECT OR ENGINEERS ARE NOT RESPONSIBLE FOR ANY DAMAGE TO OR ALTERATIONS IN THE BUILDING, BUILDING DESIGN, OR CODE REVISIONS THAT WERE MADE AFTER THE INITIAL APPROVAL OF THE BUILDING.

IF THE STATE LABEL HAS BEEN LOST, REMOVED OR STOLEN THEN IT IS UP TO THE LOCAL JURISDICTION TO REVIEW AND APPROVE THE ATTACHED BUILDING PLANS.

THIS BUILDING WAS DESIGNED, APPROVED, AND CONSTRUCTED UNDER THE THEN CURRENT BUILDING CODES FOR A BASIC WIND SPEED OF 130 MPH. THE FBC 7TH EDITION (2020) USES ULTIMATE DESIGN WIND SPEED. IN SEC. 1609.3 TABLE 1609.1 EQUIVALENT BASIC WIND SPEEDS THE FASTEST MILE WIND SPEEDS AND THE (3) SECOND GUST WIND SPEEDS ARE COMPARED, THE 130 MPH FASTEST MILE WIND SPEED IS EQUAL TO THE 165 MPH (3) SECOND GUST SPEED.

THIS IS A SET OF STOCK AS-BUILT APPROVED BUILDING PLANS. THE ORIGINAL SET OF APPROVED PLANS IS NO LONGER AVAILABLE, THEREFORE THIS SET HAS BEEN PROVIDED FOR ACQUIRING A BUILDING PERMIT. PER FLORIDA STATUTE RULE 9B-1.

GENERAL NOTES:

1. ACCESS TO BUILDING FOR PERSONS IN WHEELCHAIRS IS DESIGNED BY AND FIELD BUILT BY OTHERS AND SUBJECT TO ALL LOCAL JURISDICTIONS. AT LEAST 50% OF PUBLIC ENTRANCES (INCLUDING PRIMARY ENTRANCE) AND ALL REQUIRED EXITS MUST BE ACCESSIBLE.
2. ALL DOORS SHALL BE OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT. MANUALLY OPERATED FLUSH BOLTS OR SURFACE BLOTS SHALL NOT BE USED.
3. ALL GLAZING WITHIN A 48 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. FLOOR DESIGN LIVE LOAD - 50 PSF(THROUGHOUT).
5. MAXIMUM WIND LOAD - 130 Vasd / 165 Vult MPH
6. OCCUPANCY IS EDUCATION.
7. OCCUPANT LOAD: 6 PEOPLE. (BASED ON 1 PERSON PER 150 SQUARE FEET OF BUSINESS AREA).
8. CONSTRUCTION TYPE V-B.
9. ALL STEEL STRAPS REFERENCED ON FLOOR PLAN SHALL BE 1.5 INCH X 26 GA. W/ (8) 15 GA. X 7/16 INCH CROWN X 1 1/2 INCH STAPLES WITH A MINIMUM OF 1" PENETRATION EACH END OF STRAP OR
10. MIN. CORRIDOR WIDTH IS 44 INCHES.
11. MIN. CORRIDOR FINISH IS CLASS B (GYPSUM).
12. WINDOW AND DOOR HIGH WIND STORM COVERINGS PER CODE TO BE SUPPLIED AND SITE INSTALLED BY OTHERS SUBJECT TO LOCAL JURISDICTION AND APPROVAL.
13. PLAN REVIEW AND INSPECTION REQUIRED BY CHAPTER 633 F.S. TO BE DONE BY THE LOCAL FIRE SAFETY INSPECTOR.
14. PORTABLE FIRE EXTINGUISHER PER N.F.P.A.- 101 INSTALLED BY OTHERS ON SITE, AND SUBJECT TO LOCAL JURISDICTION AND APPROVAL.
15. THIS BUILDING REQUIRES A FIRE SEPARATION DISTANCE IN ACCORDANCE WITH TABLE 602 OF THE 2020 FLORIDA BUILDING CODE (7TH EDITION).
16. WHEN LOW SIDE OF ROOF PROVIDES LESS THAN 6" OF OVERHANG GUTTERS AND DOWNSPOUTS WILL BE REQUIRED, SITE INSTALLED AND SUBJECT TO LOCAL JURISDICTION.
17. IN WIND BORNE DEBRIS REGIONS, EXTERIOR GLAZING SHALL BE PROTECTED WITH AND IMPACT RESISTANT COVERING OR WITH MINIMUM 7/16" WOOD STRUCTURAL PANELS PER SECTION 1609.1.2 OF THE FBC. PANELS SHALL BE PRECUT TO COVER THE GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDED PER TABLE 1609.1.2 THE IMPACT RESISTANT COVERING OR WOOD STRUCTURAL PANELS ARE TO BE PROVIDED ON SITE BY OTHERS. SUBJECT TO LOCAL JURISDICTION AND APPROVAL.
WIND BORNE DEBRIS REGIONS ARE AREAS WITHIN ONE MILE OF THE COASTAL MEAN HIGH WATER LINE WHERE THE ULTIMATE DESIGN WIND SPEED IS 130 MPH OR GREATER AND AREAS WHERE THE ULTIMATE DESIGN WIND SPEED IS 140 MPH OR GREATER.
18. ALL MATERIALS USED IN THE CONSTRUCTION OF THE BUILDING WHICH ARE COVERED BY THE FLORIDA BUILDING COMMISSION CHAPTER 61G20-3.006 RULES SHALL HAVE CURRENT FLORIDA PRODUCT APPROVAL.
19. THESE PLANS COMPLY WITH THE 2020 FLORIDA EXISTING BUILDING CODE (7TH EDITION).
20. THE RAISED SEAL SET OF PLANS ARE ON FILE IN THE THIRD PARTY AGENCY'S OFFICE AS DIRECTED BY DBPR.
21. EMERGENCY LIGHTING SHALL BE CAPABLE OF PROVIDING INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE AND A MIN. OF .1 FC MEASURED ALONG THE EGRESS AT THE FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO .6 C AVERAGE AND A MINIMUM AT ANY POINT OF .06 FC AT THE END OF THE EMERGENCY LIGHT TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES.

ELECTRICAL NOTES:

1. ALL CIRCUITS AND EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH THE APPROPRIATE ARTICLES OF THE NATIONAL ELECTRICAL CODES (NEC).
2. WHEN LIGHT FIXTURES ARE INSTALLED IN CLOSETS THEY SHALL BE SURFACE MOUNTED OR RECESSED. INCANDESCENT FIXTURES SHALL HAVE COMPLETELY ENCLOSED LAMPS. SURFACE 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 COMPLIANCE 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. REFERENCE STATE APPROVED PACKAGE FOR ELECTRICAL RISER DIAGRAM.
9. FIRE ALARM PULL STATION OPERABLE DEVICE SHALL BE LOCATED 42 TO 45 INCHES ABOVE THE FLOOR. FIRE ALARM HORN / STROBE DEVICE SHALL BE WALL MOUNTED WITH THE BOTTOM EDGE 80 INCHES ABOVE THE FLOOR.
10. EXTERIOR LIGHTS NOT INTENDED FOR 24 HOUR USE AND SHALL BE CONNECTED TO A PHOTOCELL OR TIMER.
11. ALL RECEPTACLES INSTALLED IN WET LOCATIONS (EXTERIOR) SHALL BE IN WEATHER PROOF (W.P.) ENCLOSURES. THE INTEGRITY OF WHICH IS NOT AFFECTED WHEN AN ATTACHMENT PLUG CAP IS INSERTED OR REMOVED.
12. WHEN NOT SHOWN ON THE PLANS PROVISIONS FOR EXIT DISCHARGE LIGHTING (INCLUDING EXIT DISCHARGE EMERGENCY LIGHTING) ARE DESIGNED BY OTHERS AND THE RESPONSIBILITY OF THE BUILDINGS OWNER AND SUBJECT TO LOCAL JURISDICTION APPROVAL.

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 WHEEL-CHAIRS. ADDITIONALLY, DRINKING WATER PROVISIONS SHALL BE MADE FOR INDIVIDUALS WHO HAVE DIFFICULTY IN BENDING.
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 (ie. TOUCH 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 MINIMUM OF 54 INCHES ABOVE THE FLOOR (48 INCHES MAXIMUM WHEN DISTANCE FROM WHEELCHAIR TO ROD EXCEEDS 10 INCHES).
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.
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.
6. DOORS TO ALL ACCESSIBLE SPACES SHALL HAVE ACCESSIBLE HARDWARE (ie. LEVER - OPERATED, PUSH - TYPE, U - SHAPED) MOUNTED NO HIGHER THAN 48 INCHES ABOVE THE FLOOR.
7. ALL DOORS SHALL BE OPERABLE 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.
8. FLOOR SURFACES SHALL BE STABLE, FIRM, AND SLIP-RESISTANT. CHANGES IN LEVEL BETWEEN 0.25 INCHES 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 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.
9. ACCESSIBLE WATER CLOSETS SHALL BE 17 INCHES FROM THE FLOOR TO THE TOP OF THE SEAT. GRAB BARS SHALL BE 36 INCHES LONG MINIMUM WHEN LOCATED THE WATER CLOSET AND 42 INCHES MINIMUM WHEN LOCATED ALONG THE SIDE OF THE WATER CLOSET, AND SHALL BE MOUNTED 33" MIN. & 36" MAX. FROM FLOOR TO THE TOP OF THE RAIL.
10. ACCESSIBLE URINALS SHALL BE STALL-TYPE OR WALL HUNG WITH ELONGATED RIMS AT A MAXIMUM OF 17 INCHES ABOVE THE FLOOR.
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.
12. ACCESSIBLE SINKS SHALL BE MOUNTED WITH 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.
13. HOT WATER AND DRAIN PIPES UNDER ACCESSIBLE LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT CONTACT. INSULATION OR PROTECTION MATERIAL MAY BE SITE INSTALLED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER ACCESSIBLE LAVATORIES AND SINKS.
14. ACCESSIBLE LAVATORIES AND SINKS SHALL HAVE ACCESSIBLE FAUCETS (ie. LEVER- OPERATED, PUSH-TYPE, ELECTRONICALLY CONTROLLED).
15. WHERE MIRRORS ARE TO BE PROVIDED ABOVE A LAVATORY OR COUNTERTOP, IT SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE NO HIGHER THAN 40 INCHES ABOVE FINISHED FLOOR.
16. WHERE MEDICINE CABINETS ARE PROVIDED, AT LEAST ONE SHALL BE LOCATED WITH A USABLE SHELF NO HIGHER THAN 44 INCHES ABOVE THE FLOOR.
17. GRAB BARS REQUIRED FOR ACCESSIBILITY SHALL BE 1.25 INCHES TO 2 INCHES IN DIAMETER WITH 1.5 INCHES CLEAR SPACE BETWEEN THE BAR AND THE WALL.
18. TOILET STALL DOORS SHALL BE THE SELF-CLOSING TYPE.
19. A TOWEL DISPENSER SHALL BE LOCATED ADJACENT TO ALL ACCESSIBLE LAVATORIES.
20. WATER CLOSET FLUSH CONTROL SHALL BE MOUNTED ON THE WIDE SIDE OF THE CLOSET.

" NOTICE "

PLEASE REVIEW PLANS COMPLETELY, ANY COMPONENTS CROSSING MATE. LINES WILL BE SITE INSTALLED BY SET UP CREW.

JULIO ORBEGOSO LICENSE No. 38769 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Julio Orbegoso
Date: 2023.11.30 08:24:11 -05'00'

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JULIO ORBEGOSO, P.E. ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURES MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

CONSULTING ENGINEER
JULIO ORBEGOSO, P.E.
202 DORIS DR.
LAKELAND, FL 33813
FLORIDA P.E. LICENSE #38769

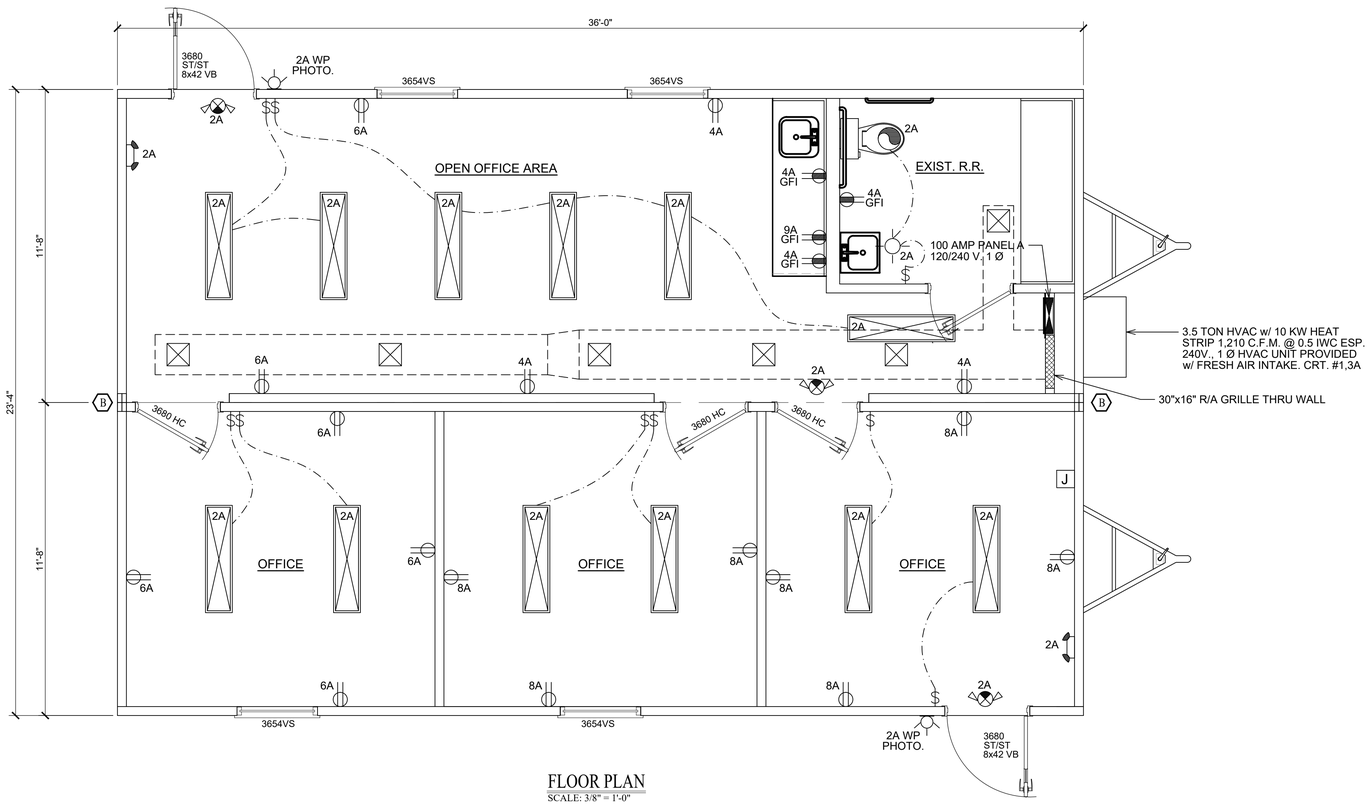
CREATIVE MODULAR BUILDINGS
8875 HIDDEN RIVER PKWY
TAMPA, FLORIDA 33637
OFFICE: (813) 975-7256
WWW.CREATIVEMODULAR.COM

CREATIVE MODULAR BUILDINGS
Commercial Modular Buildings in FLORIDA

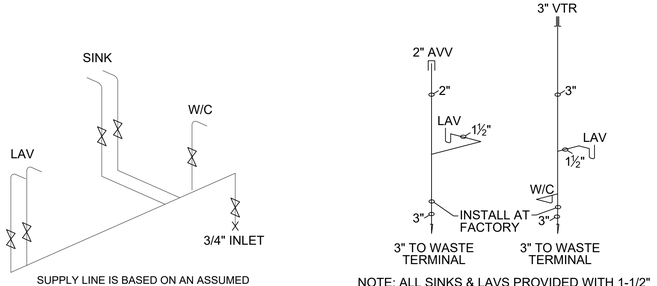
MODULAR STRUCTURE FOR:
MAYO FERTILIZER
412 NE McCLOSLEY AVE.
LAKE CITY, FL 32055

REVISION DATE:

DATE: 07-18-2023
DRAWN: R.M.H.
JOB #: CM230724361
SHEET NO. C1



FLOOR PLAN
SCALE: 3/8" = 1'-0"



SUPPLY LINE IS BASED ON AN ASSUMED AVAILABLE PRESSURE OF 46 TO 60 PSI AT MAIN ALL STUB-UPS 1/2"
WATER

NOTE: ALL SINKS & LAVS PROVIDED WITH 1-1/2" TRAPS WITH SLIP JOINT CONNECTIONS.
DWV

PLUMBING RISER
SCALE: 3/8" = 1'-0"

ELECTRICAL LEGEND (NOT TO SCALE)

DUPLEX RECEPTACLE @ 16" A.F.F.	CEILING MOUNT EXHAUST FAN
G.F.I. DUPLEX RECEPTACLE	EXHAUST FAN / LIGHT COMBO
QUAD RECEPT @ 16" A.F.F.	EMERGENCY LIGHTING
220 VOLT RECEPTACLE	EXIT SIGNAGE - DIRECTIONAL
G.F.I. DUPLEX RECEPTACLE (WP - W/ WEATHERPROOF COVER)	WATER PROOF PORCH LIGHT 60W. MAXIMUM WITH PHOTO CELL
PHONE JACK @ 16" A.F.F.	EMERGENCY LIGHT/ EXIT COMBO
PHONE JACK @ 42" A.F.F.	INCANDESCENT LIGHT 15/25W MAX
DATA OUTLET @ 16" A.F.F.	FLUORESCENT FIXTURE
24"x24" SUPPLY AIR REGISTER	ELECTRICAL JUNCTION BOX
24"x24" RETURN AIR	WALL MOUNTED THERMOSTAT
WALL MOUNTED SWITCH	FIRE ALARM STROBE
OCCUPANCY SENSOR	FIRE ALARM HORN STROBE
EEMAX WATER HEATER	FIRE ALARM PULL STATION
SMOKE DETECTOR	MONOXIDE DETECTOR
HEAT DETECTOR	SEC MOTION DETECTOR
SEC CCTV CAMERA	SEC KEY FOB ENTRY

COLUMN STRAPPING LEGEND

A / T1 — INDICATES TYPE OF STUD / INDICATES TYPE OF TIE DOWN STRAP

* — INDICATES WITH RIDGE BEAM BEARING STIFFENER (SEE RIDGE BEAM NOTES FOR SPECIFICATIONS)

COLUMN STRAPPING SCHEDULE

A (2) 2x4 SPF #2 THIS HALF OF M-LINE	B (2) 2x4 SPF #2 EACH HALF OF M-LINE
C (3) 2x4 SPF #2 THIS HALF OF M-LINE	D (3) 2x4 SPF #2 EACH HALF OF M-LINE
E (4) 2x4 SPF #2 THIS HALF OF M-LINE	F (4) 2x4 SPF #2 EACH HALF OF M-LINE
G (5) 2x4 SPF #2 THIS HALF OF M-LINE	H (5) 2x4 SPF #2 EACH HALF OF M-LINE
I (2) 2x6 SPF #2 THIS HALF OF M-LINE	J (2) 2x6 SPF #2 EACH HALF OF M-LINE
K (3) 2x6 SPF #2 THIS HALF OF M-LINE	L (3) 2x6 SPF #2 EACH HALF OF M-LINE
M (4) 2x6 SPF #2 THIS HALF OF M-LINE	N (4) 2x6 SPF #2 EACH HALF OF M-LINE

NOTES:
1. ALL COLUMN STUDS SHALL BE NAILED TOGETHER PER NDS AND FASTENED TOGETHER WITH 100% PVA GRADE GLUE COVERAGE.
2. COLUMN STUDS SHALL NOT BE NOTCHED OR BORED.
3. INSTALL ONE TIE DOWN STRAP FROM RIDGE BEAM TO COLUMN AND FROM COLUMN TO FLOOR RIM JOISTS FOR EACH STUD OF COLUMNS. (i.e.: 3 STUD COLUMN WILL REQUIRE 4 TIE DOWN STRAPS)
4. STRAPS SHALL NOT BE OVERLAPPED OR DOUBLED UNLESS SPECIFIED OTHERWISE.

TIE DOWN STRAP DESCRIPTION

T1 20 GA. X 1 - 1/2" GALV. STEEL STRAP WITH (7) 0.148"X3" NAILS EACH END. (2) 26 GA. X 1.5" GALVANIZED STEEL STRAPS MAY BE SUBSTITUTED FOR (1) 20 GA. X 1 - 1/2" STRAP. NAILS MUST PENETRATE 2" MINIMUM INTO ALL MEMBERS. PENETRATION MAY BE REDUCED TO 1 - 1/2" IF 8 NAILS ARE USED IN LIEU OF 7. IN NO CASE SHALL SPLITTING OF WOOD BE PERMITTED.

ELECTRICAL PANEL 'A' SIZING

DESCRIPTION

.0035 KW x 864 SF x 1.25	3.78
1 HVAC @ 10.9 KW	10.9
19 RECEPTS @ 180 VA / 1,000	2.38
1 FANS @ .3 KW x 1.25	0.38

TOTAL 17.44 KW
/ 240 x 1,000 = 72.67 AMPS
INSTALL 100 AMP PANEL 120 / 240 V 1Ø

ELECTRICAL SCHEDULE

CIRCUIT	NOMENCLATURE	BREAKER (AMPS)	WIRE SIZE CU. NM. W/G
1 & 3	HVAC	60A 2P	6-2
2	LIGHTING	20A 1P	12-2
4,6	RECEPTS	20A 1P	12-2

ALL PORTABLE APPLIANCES, INCLUDING W/H. TO HAVE HAVE DISCONNECT IF NOT WITHIN VIEW OF ELECTRIC PANEL.

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CONSULTING ENGINEER
JULIO ORBEGOSO, P.E.
202 DORIS DR.
LAKELAND, FL 33813
FLORIDA P.E. LICENSE #38769

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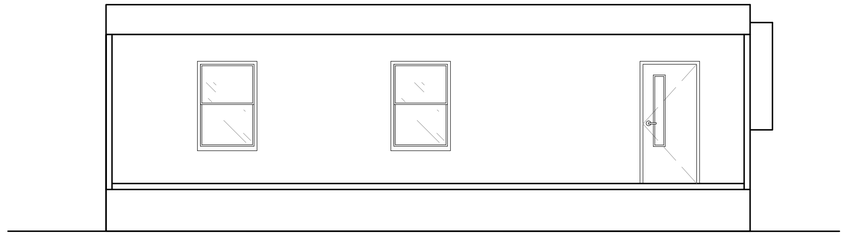
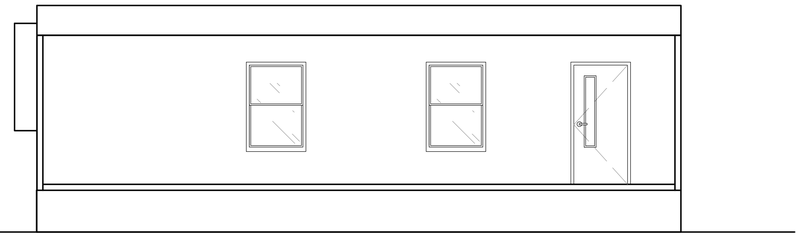
MODULAR STRUCTURE FOR:
MAYO FERTILIZER
412 NE McCLOSLEY AVE.
LAKE CITY, FL 32055

REVISION DATE:

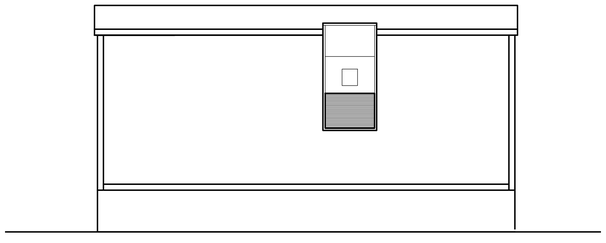
DATE: 07-18-2023
DRAWN: R.M.H.
JOB #: CM230724361
SHEET NO. A1



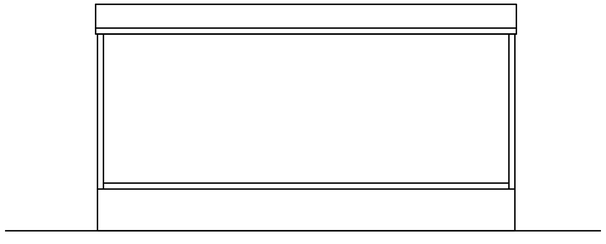
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



BACK ELEVATION
SCALE: 1/4" = 1'-0"

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202 DORIS DR.
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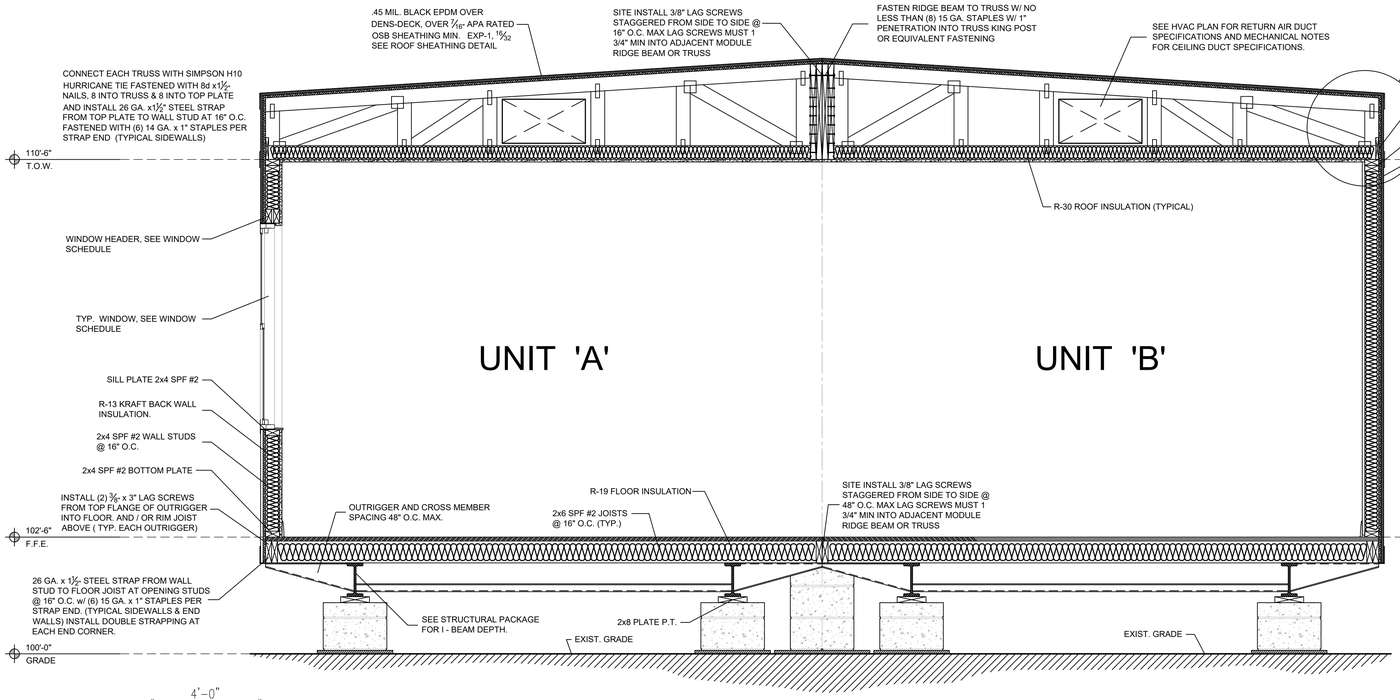
REVISION DATE:

DATE:	07-18-2023
DRAWN:	R.M.H.
JOB #:	CM230724361
SHEET NO.	A2



TYPICAL CROSS SECTION

SCALE: 3/4" = 1'-0"

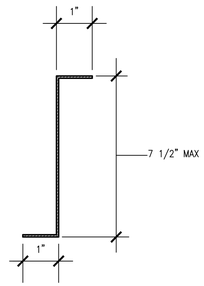
NOTE:
TRUSSES WHICH DO NOT FALL DIRECTLY OVER WALL STUDS SHALL BE STRAPPED TO TOP PLATE w/ (1) 26 GA. x 1½" STRAP AND FASTENED w/ (6) 15 GA. x 1½" STAPLES WITH MIN. 1" PENETRATION PER STRAP END. STRAP WALL STUDS EITHER SIDE OF TRUSS TO DOUBLE TOP PLATE AND FASTENED w/ (8) 15 GA. x 1½" STAPLES w/ MIN. 1" PENETRATION.

EXTERIOR WALL STRUCTURAL BRACING
SIDEWALL BRACING
INSTALLATION:
- STRUCTURAL SHEATHING SHALL CONSIST OF A 4' MINIMUM WIDTH SHEET EXTENDING CONTINUOUSLY FROM TOP TO BOTTOM PLATE WITH ALL SHEATHING EDGES EXTENDING ¾" MINIMUM OVER 2" NOMINAL LUMBER OF OF THE SAME SIZE AND GRADE AS EXTERIOR WALL FRAMING. BRACING SHALL BE LOCATED ALONG THE ENTIRE LENGTH OF THE WALL.

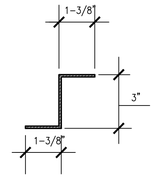
BRACING MATERIAL:
- 7/16" APA RATED SHEATHING EXP.-1, EXP-2, EXT OR 5/8" APA RATED SIDING EXT. FASTENED w/ 10d COMMON NAILS OR GALVANIZED BOX NAILS 6" O.C. EDGES AND 6" O.C. FIELD WITH 100% PER GLUE COVERAGE.

ENDWALL:
BRACING INSTALLATION:
- STRUCTURAL SHEATHING SHALL EXTEND CONTINUOUS FROM TOP OF TRUSS TOP CHORD TO ¾" MINIMUM FROM TOP OF TRUSS TOP CHORD TO ¾" MINIMUM BELOW TOP OF RIM JOIST WITH ALL SHEATHING EDGES SUPPORTED 2" NOMINAL LUMBER OF THE GRADE AS EXTERIOR WALL FRAMING.

BRACING MATERIAL:
⅜" APA RATED SHEATHING EXP.-1, EXP-2, EXT OR 5/8" APA RATED SIDING EXT. FASTENED w/ 10d COMMON GALV. BOX NAILS 4" O.C. EDGES AND 6" O.C. FIELD



OUTRIGGER SECTION



CROSSMEMBER SECTION

FASTEN INSIDE RIM JOIST TO FLOOR JOIST WITH 3– 16D NAILS PER FLOOR JOIST. FASTEN OUTSIDE RIM JOIST TO INSIDE RIM JOIST WITH 16D NAILS SPACED 5" O.C.

FLOOR JOIST

SCALE:1" = 1'-0"

PLYWOOD ROOF SHEATHING NAILING PATTERN

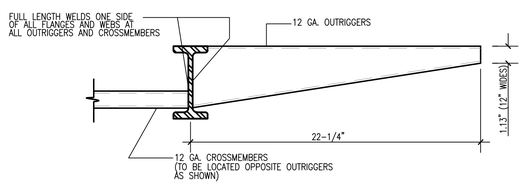
SCALE: 3/8" = 1'-0"

5/8" PLYWOOD SHEATHING SHALL BE BLOCKED WITH 2x NOMINAL LUMBER OF THE SAME SPECIE AND GRADE AS TRUSS TOP CHORD FOR A DISTANCE OF 4'–0" FROM EACH END WALL WITH ROOF BOUNDARIES NAILED AT 4'–0" O.C. AND OTHER BLOCKED EDGES NAILED AT 6" O.C. AND UNBLOCKED EDGES AT 6" O.C.. NAIL FIELD LOCATIONS AS FOLLOWS 4" O.C. IN AREAS WITHIN 4'–0" OF BUILDING CORNERS 6" O.C. AT ALL OTHER LOCATIONS WITHIN 4'–0" OF EXTERIOR EDGES OF BUILDING 10" O.C. ELSEWHERE. ALL NAILS SHALL BE 10d COMMON NAILS.

RAIL AND RAIL FASTENING CHART

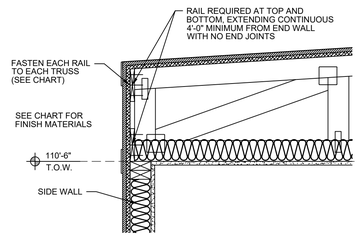
WIND SPEED (EXP. C)	15'–8" MODULE WIDTH		13'–8" MODULE WIDTH		11'–8" MODULE WIDTH	
	MINIMUM RAIL SIZE	STAPLES PER RAIL	MINIMUM RAIL SIZE	STAPLES PER RAIL	MINIMUM RAIL SIZE	STAPLES PER RAIL
130/165	2 X 10	8	2 X 8	7	2 X 8	6

NOTES:
1. THIS DESIGN IS BASED ON ASCE 7–16 WITH A ROOF ANGLE OF LESS THAN 10°.
2. ALL RAILS ARE SPF #2 LUMBER OR BETTER.
3. ALL FASTENERS ARE 15 GA. X 7/16" X 2 – 1/2" STAPLES OR EQUAL.



FRAME DETAIL

SCALE: NOT TO SCALE



SECTION A-A

SCALE:1- 1/2" = 1'-0"

RIDGE BEAM CONSTRUCTION

2 LAYERS 1-3/4" x 18" MICRO-LAM, EACH MODULE
EACH HALF CONTINUOUS ENTIRE LENGTH OF BUILDING
MICROLAM MUST BE CONTINUOUSLY BRACED AT TOP EDGE OF BEAM

NOTES:
1. MICROLAM Fb = 2,750 PSI
2. MICROLAM BEAMS MUST BE CONTINUOUS OVER CLEAR SPANS.
3. BEAMS SUPPORTED BY ENDWALL COLUMNS MUST EXTEND CONTINUOUS OVER COLUMNS TO EXTERIOR FACE OF THE ENDWALL.
4. FASTEN ROOF SHEATHING INTO TOP OF EDGE OF MICROLAM TO PROVIDE CONTINUOUS LATERAL SUPPORT OF THE BEAM.
5. INSTALL 2x4x20" 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 6-16GA. STAPLES WITH 3/4" MINIMUM PENETRATION INTO MICROLAM BEAM.
6. WHEN MORE THAN ONE LAYER OF MICROLAM IS INSTALLED ON EITHER SIDE OF THE MATE LINE, LAYERS ON THAT SIDE OF THE MATE LINE MUST BE FASTENED TOGETHER WITH 16 GA. STAPLES x 7/16" MIN. CROWN (INSTALLED PARALLEL TO BEAM SPAN) x 3/4" MIN. PENETRATION INTO CONNECTING LAYER. STAPLES SHALL BE PLACED @ 6" O.C. MAX. VERTICALLY AND HORIZONTALLY WITH THE FIRST AND LAST ROW OF STAPLES LOCATED 1" FROM THE TOP AND BOTTOM EDGE OF THE BEAM.

INTERIOR FINISH MATERIAL

CEILING: T-GRID INSTALLED PER MANUFACTURER'S SPECIFICATIONS

WALL: 1/2" VINYL COVERED GYPSUM WALLBOARD; INSTALLED PER MANUFACTURERS SPECIFICATIONS.

FLOOR: BLOCK TILE IN BATHROOM AND WET AREAS. FLOOR IN ALL OTHER AREAS TO BE CARPET OR VCT.

EXTERIOR FINISH MATERIAL

ROOF: .45 MIL BLACK RUBBER ROOF COVERING (EPDM). INSTALLED PER MANUFACTURE'S SPECIFICATIONS.

WALL: T-1-11 SIDING OVER APPROVED MOISTURE BARRIER AND BRACING MATERIAL; FASTEN PER THE MATERIAL MFR.'S INSTALLATION INSTRUCTIONS.

NOTE: ALL ROOF COVERINGS SHALL MEET CLASS C OR BETTER REQ. ROOFING AND SIDING MATERIALS AND THERE FASTENINGS SHALL BE DESIGNED AND INSTALLED SO AS TO RESIST THE COMPONENT WIND LOAD SHOWN ON THE COVER SHEET.

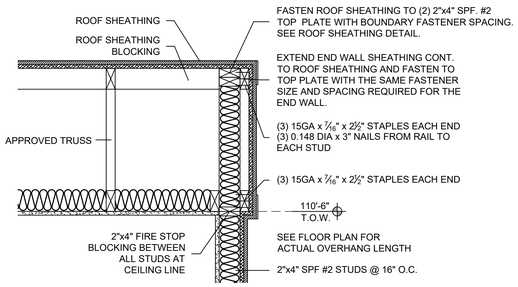
ALL ROOF COVERINGS SHALL MEET CLASS C OR BETTER REQUIREMENTS.

WALL FINISH SHALL BE INSTALLED OVER APPROVED MOISTURE PROTECTION AND BRACING MATERIAL.

MOISTURE PROTECTION BEHIND WALL COVERING SHALL BE AS REQUIRED BY EXTERIOR WALL FINISH MANUFACTURER'S SPECIFICATIONS, BUT NOT LESS THAN ONE LAYER OF NO. 15 ASPHALT FELT, COMPLYING WITH ASTM D226 FOR TYPE 1 FELT ATTACHED IN SUCH A MANNER AS TO PROVIDE A CONTINUOUS WATER RESISTIVE BARRIER BEHIND THE EXTERIOR WALL FINISH.

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 WITH ANSI / ASME B18.2.1 Fyb = 60 K.S.I. MIN.
3. TRUSS BOTTOM CHORDS MUST BE BRACED IN ACCORDANCE WITH SPECIALTY ENGINEERS DESIGN DRAWINGS.



ENDWALL DETAIL

SCALE:1" = 1'-0"

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MODULAR STRUCTURE FOR:
MAYO FERTILIZER
412 NE McCLOSLEY AVE.
LAKE CITY, FL 32055

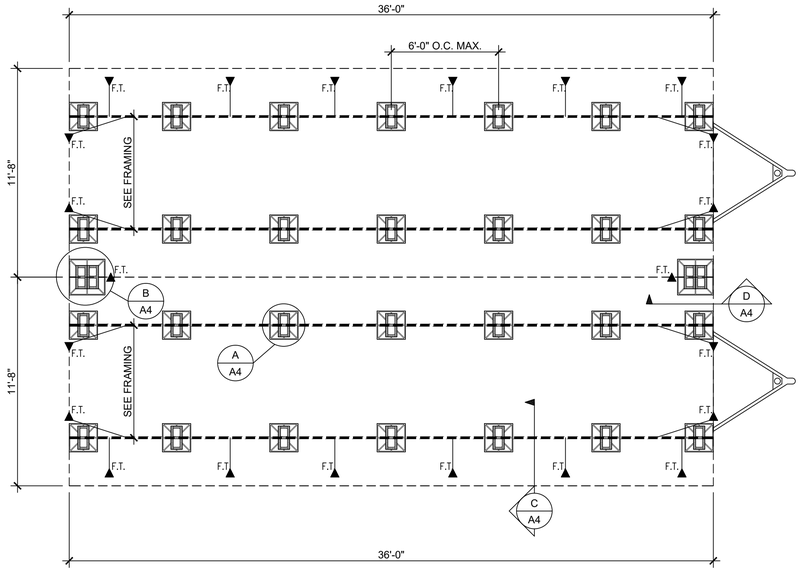
DATE: 07-18-2023
DRAWN: R.M.H.
JOB #: CM230724361
SHEET NO. A3

FBC 7TH EDITION (2020)	
COMPLIANCE STATEMENT:	
1. BASIC WIND SPEED:	SEE ANCHOR SCHEDULE
2. RISK CATEGORY:	II
3. WIND EXPOSURE:	C
4. INTERNAL PRESSURE COEFF:	0.18

ANCHOR & STRAPPING SCHEDULE
36' BOX 130 MPH 4 STRAPS PER SIDE
36' BOX 140 MPH 5 STRAPS PER SIDE
36' BOX 150 MPH 6 STRAPS PER SIDE
36' BOX 160 MPH 7 STRAPS PER SIDE
36' BOX 170 MPH 9 STRAPS PER SIDE

FOUNDATION DIMENSIONS		
A. MODULE WIDTH	B. PIER TO MODULE EDGE	C. STEEL BEAM SPACING
11' - 8"	SEE FRAMING	SEE FRAMING
D. MAX PIER SPACING	E. MINIMUM SOIL BEARING CAPACITY	
6' - 0"	2000 PSF	

SYMBOL LEGEND	
F.T. ▼	FRAME TIE-DOWN FASTENED TO GROUND ANCHOR



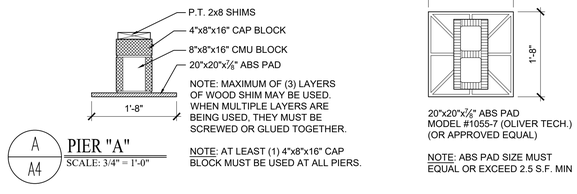
NOTE: LESSEE/END USER IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND OBSTRUCTIONS.

NOTE: LESSEE/END USER IS RESPONSIBLE FOR CONDUCTING A "PULL TEST" IF REQUIRED FOR PERMITTING.

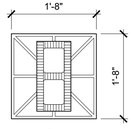
NOTE: A SWIVEL STRAP CAN BE CONNECTED TO THE PERIMETER FRAME FLANGE FOR FRAME TIE-DOWNS.

NOTE: ANY STATE OF FLORIDA APPROVED TIE-DOWN METHOD MAY BE USED.

FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

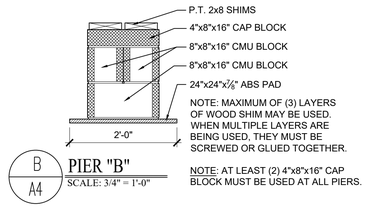


A A4 PIER "A"
SCALE: 3/4" = 1'-0"

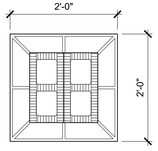


20"x20"x⅞" ABS PAD
MODEL #1055-7 (OLIVER TECH.)
(OR APPROVED EQUAL)

NOTE: ABS PAD SIZE MUST EQUAL OR EXCEED 2.5 S.F. MIN

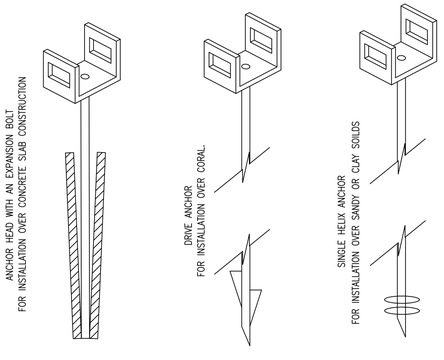


B A4 PIER "B"
SCALE: 3/4" = 1'-0"

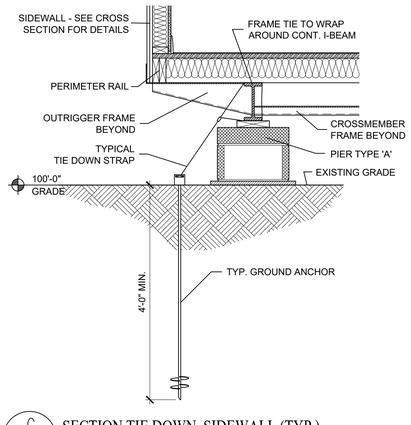


24"x24"x7/8" ABS PAD
MODEL #1055-26 (OLIVER TECH.)
(OR APPROVED EQUAL)

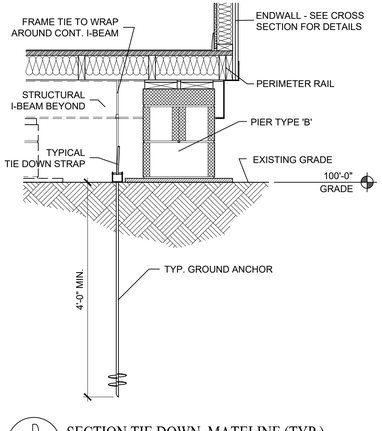
NOTE: ABS PAD SIZE MUST EQUAL OR EXCEED 4.0 S.F. MIN



TYPICAL GROUND ANCHOR DETAIL
SCALE: -NTS-



C A4 SECTION TIE DOWN, SIDEWALL (TYP.)
SCALE: 3/4" = 1'-0"



D A4 SECTION TIE DOWN, MATELINE (TYP.)
SCALE: 3/4" = 1'-0"

FOUNDATION NOTES:

MATERIAL SPECIFICATIONS:

SOIL & SITE PREPARATION:
1. FOUNDATION DESIGN IS BASED ON AN ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF. ANY SOIL CONDITIONS THAT MAY DIFFER FROM THIS MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
2. FOUNDATIONS SHALL BE BUILT ON UNDISTURBED SOIL OR PROPERLY COMPACT FILL MATERIAL. COMPACTED SOILS SHALL BE TESTED TO A MINIMUM OF 95% PROCTOR IN ACCORDANCE WITH ASTM D 1557.
3. EXCAVATIONS FOR FOUNDATIONS SHALL BE BACKFILLED WITH SOIL WHICH IS FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, AND LARGE ROCKS.
4. LESSEE/END USER IS RESPONSIBLE FOR INSURING THAT SITE/SOIL CONDITIONS MEET OR EXCEED THE REQUIREMENTS SHOWN.

BASE PAD:
1. PIER FOOTING TYPE "A" SHALL BE 20"x20" ABS PAD. PIER TYPE "B" SHALL USE A 24"x24" ABS PAD.
2. CONCRETE IN FOOTINGS SHALL HAVE A SPECIFIED COMPRESSIVE STRENGTH OF NO LESS THAN 2500 PSI AT 28 DAYS.

MASONRY UNIT:
1. PIERS SHALL BE CONSTRUCTED WITH NOMINAL 8"X8"X16" CONCRETE MASONRY UNITS CONFORMING TO ASTM C-90.

WOOD & SHIM MATERIAL:
1. ALL WOOD BLOCKING AND SHIMS SHALL BE CEDAR OR PRESSURE TREATED.

GROUND ANCHORS:
1. GROUND ANCHORS SHALL HAVE 4725# MIN. ULTIMATE CAPACITY & SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.

TIE-DOWN STRAPS:
1. THE TIE-DOWN STRAPS SHALL BE 1-¼" X 0.35" GALVANIZED STEEL QQS-781-H TYPE 1 FINISH-B, GRADE-1. TIE-DOWN STRAPS AND CONNECTING HARDWARE SHALL HAVE 4725# MIN. ULTIMATE CAPACITY.

INSTALLATION SPECIFICATIONS:

SOIL & SITE PREPARATION:
1. WHERE WATER IMPACTS THE GROUND FROM A ROOF VALLEY, DOWN SPOUT, SCUPPER, OR OTHER RAINWATER COLLECTION OR DIVERSION DEVICE, PROVISIONS SHALL BE MADE TO PREVENT SOIL EROSION AND DIRECT THE WATER AWAY FROM THE FOUNDATION.
2. FINISH GRADE SHALL BE SLOPED AWAY FROM THE FOUNDATION FOR DRAINAGE. THE AREA UNDER FOOTINGS, FOUNDATIONS, AND CONCRETE SLABS ON GRADE SHALL HAVE NO VEGETATION, STUMPS, ROOTS, AND FOREIGN MATERIAL REMOVED PRIOR TO THEIR CONSTRUCTION. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL.

MASONRY UNIT:
1. LONG DIMENSION OF ALL PIERS MAY BE INSTALLED PERPENDICULAR OR PARALLEL TO THE FRAME. MAXIMUM OF (4) COURSES, (32" HIGH) UNLESS OTHERWISE NOTED, PIER TYPE "B" MAY BE USED UP TO 40" IN HEIGHT.
2. FOUNDATION WALLS OF HOLLOW MASONRY CONSTRUCTION SHALL BE CAPPED WITH 4" OF SOLID MASONRY OR CONCRETE, OR SOLID 2x P.T. LUMBER.
3. CONCRETE MASONRY UNITS SHALL CONFORM TO THE ASTM C 90 STANDARDS.
4. CONSTRUCTION OF DRY-STACKED, SURFACE BONDED MASONRY WALLS WHEN SPECIFIED, INCLUDING STACKING AND LEVELING OF ALL UNITS, MIXING AND THE APPLICATION OF MORTAR, CURING AND PROTECTION SHALL COMPLY WITH ASTM C 946.

TIE-DOWN STRAPS:
1. THE FIRST TIE-DOWN STRAP FROM THE ENDWALL SHALL NOT EXCEED 2'-6".
2. REFER TO ANCHOR SCHEDULE FOR MINIMUM NUMBER OF GROUND ANCHORS.

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Date: 2023.11.30 08:25:38 -05'00'

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