25354

GENERAL NOTES:

2004 FBC W/2005 SUPPLEMENT
2004 FL FIRE PREVENTION CODE (FFPC)
2003 NFPA 101 W/ 2004 FFPC REVISIONS

1. ACCESS TO BUILDING FOR PERSONS IN WHEELCHAIRS IS DESIGNED BY AND FIELD BUILT BY OTHERS AND SUBJECT TO LOCAL JURISDICTION. THE PRIMARY ENTRANCE AND REQUIRED EXITS 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. PROVISIONS FOR EXIT DISCHARGE LIGHTING (INCLUDING EMERGENCY) ARE THE RESPONSIBILITY OF THE BUILDING OWNER AND SUBJECT TO LOCAL JURISDICTION APPROVAL WHEN NOT SHOWN ON THE FLOOR PLAN.
4. CONSTRUCTION IS TYPE V-B.
5. OCCUPANCY IS BUSINESS.
6. OCCUPANT LOAD IS BASED ON 1 PERSON PER 100 SQUARE FEET OF FLOOR AREA.
7. MINIMUM CORRIDOR WIDTH IS 44 INCHES.
8. MINIMUM CORRIDOR FINISH IS CLASS B.
9. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED BY OTHERS AS REQUIRED BY NFPA 10.
10. 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.
11. THIS BUILDING REQUIRES A FIRE SEPARATION DISTANCE IN ACCORDANCE WITH TABLE 602 OF THE FBC AND IS SUBJECT TO LOCAL JURISDICTION APPROVAL.
12. IF THIS BUILDING IS LOCATED IN A WIND BORNE DEBRIS REGION ALL EXTERIOR GLAZING SHALL BE PROTECTED WITH AN IMPACT RESISTANT COVERING WHICH IS ALSO DESIGNED TO RESIST THE APPLICABLE WIND PRESSURES. THIS COVERING IS DESIGNED BY OTHERS, SITE INSTALLED AND SUBJECT TO LOCAL JURISDICTION APPROVAL.
    WIND BORNE DEBRIS REGIONS INCLUDE THE FOLLOWING:
    A. AREAS WITHIN ONE MILE OF THE COASTAL MEAN HIGH WATER LINE WHERE THE BASIC WIND SPEED IS EQUAL TO OR GREATER THAN 110 MPH, OR
    B. AREAS WHERE THE BASIC WIND SPEED IS EQUAL TO OR GREATER THAN 120 MPH.
13. WHERE 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.
14. PLAN REVIEW AND INSPECTION REQUIRED BY CHAPTER 633 F.S. TO BE DONE ON SITE BY LOCAL FIRE SAFETY INSPECTOR.
15. ALL MATERIALS USED IN THE CONSTRUCTION OF THE BUILDING WHICH ARE COVERED BY THE FLORIDA BUILDING COMMISSION CHAPTER 9B-72 RULES SHALL HAVE CURRENT FLORIDA PRODUCT APPROVAL.
16. WHERE THE LIVE LOADS FOR WHICH EACH FLOOR OR PORTION THEREOF IS DESIGNED TO EXCEED 50 PSF, SUCH DESIGN LIVE LOAD SHALL BE CONSPICUOUSLY POSTED BY THE OWNER IN THAT STORY WHERE THEY APPLY, USING DURABLE SIGNS.
17. WHEN REQUIRED REST ROOM FACILITIES ARE NOT PROVIDED WITHIN THE BUILDING THEY SHALL BE LOCATED IN AN ADJACENT BUILDING SUBJECT TO LOCAL APPROVAL, OR WILL BE SITE INSTALLED AND SUBJECT TO LOCAL INSPECTION. THIS SHALL BE NOTED ON THE BUILDING DATA PLATE.
18. THESE PLANS INCLUDE DESIGN FOR THE FACTORY BUILT PORTION OF THE MODULAR STRUCTURE AND PORTIONS OF THE SITE BUILT CONSTRUCTION. THESE PLANS AND DESIGN PLANS FOR ALL ELEMENTS DESIGNATED TO BE DESIGNED BY OTHERS AND/OR SITE INSTALLED MUST BE SUBMITTED TO AND REVIEWED BY THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE (DESIGNER OF RECORD) FOR COMPATIBILITY WITH THE DESIGN OF THE OVERALL BUILDING PROJECT AS REQUIRED BY THE APPLICABLE CODES AND LAWS.

ELECTRICAL SCHEDULE

CIRCUIT	NOMENCLATURE	BREAKER (AMPS)	WIRE (CU.)
1,3	HVAC	SIZE PER MFG SPEC'S	
6,8	W/H	30 A (2P)	10-2 NM
2,4,5	LIGHTING & RECEPTACLES	20 A	12-2 NM
7	DEDICATED CIRCUIT 1.9 KW 120V., 1ø	20 A (1P)	12-2 NM

ELECTRICAL PANEL SIZING:

DESCRIPTION — SUBPANEL — KVA

GENERAL LIGHTING
.0035 KW/SF X 440 SF X 1.25= 1.9
12 RECEPTS AT 180VA/1000= 2.2
WATER HEATER 7.0 KW = 7.0
1 FANS AT .3 KW X 1.25= 0.4
0 ATTIC FAN AT .05 KW X 1.25= ---
HVAC 10.5
(1) DED. CKT. AT 1.9 KW X 1.25= 2.4
TOTAL 24.4 KW
TOTAL/240 X 1000= 102 AMPS
INSTALL 125 AMP PANEL & MAIN BREAKER
120/240 V 1ø

FLORIDA STRUCTURAL LOAD LIMITATIONS:

FLOOR LIVE LOAD:
A. 100 PSF CORRIDORS, 50 PSF ELSEWHERE.
B. 2000# CONCENTRATED LOAD OVER 30 INCH X 30 INCH AREA LOCATED ANYWHERE ON FLOOR.

ROOF LIVE LOAD:
A. 20 PSF.

ROOF SNOW LOAD:
NOT APPLICABLE

WIND LOAD:
A. 130 MPH — WIND SPEED.
B. Iw = 1.0 — WIND IMPORTANCE FACTOR.
C. C — WIND EXPOSURE CATEGORY.
D. GCpi = 0.18 — INTERNAL PRESSURE COEFFICIENT.
E. Pw = 45.0 PSF — ZONE 5 WALL COMP. & CLADDING.
   Pw = 36.8 PSF — ZONE 4 WALL COMP. & CLADDING.
F. Pr = 93.0 PSF — ROOF COMPONENT & CLADDING LOAD.
G. THIS BUILDING IS NOT DESIGNED FOR PLACEMENT ON THE UPPER HALF OF A HILL OR ESCARPMENT EXCEEDING 15 FEET IN HEIGHT.
H. B — BUILDING CATEGORY PER ASCE 7-02.
I. ENCLOSED — BUILDING ENCLOSURE CLASSIFICATION.
J. THIS BUILDING IS NOT DESIGNED FOR PLACEMENT IN A HIGH VELOCITY HURRICANE ZONE AS DEFINED BY THE FBC.
K. BUILDING MEAN ROOF HEIGHT SHALL NOT EXCEED 15 FEET.

SEISMIC LOAD:
NOT APPLICABLE

FLOOD LOAD:
THIS BUILDING IS NOT DESIGNED TO BE LOCATED IN A FLOOD HAZARD AREA.

ELECTRICAL NOTES: 2002 NEC

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 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. FIRE ALARM PULL STATION OPERABLE DEVICE SHALL BE LOCATED 42 TO 48 INCHES ABOVE THE FLOOR. FIRE ALARM HORN/STROBE DEVICE SHALL BE WALL MOUNTED WITH THE BOTTOM EDGE 80 INCHES ABOVE THE FLOOR.
9. 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.
10. ALL EXTERIOR LIGHTS SHALL BE EQUIPPED WITH PHOTOCELLS FOR AUTOMATIC SHUT-OFF WHEN DAYLIGHT IS AVAILABLE.
11. EMERGENCY LIGHTING SHALL BE CAPABLE OF PROVIDING INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (fc) AND A MINIMUM OF 0.1 fc MEASURED ALONG THE PATH OF EGRESS AT THE FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 fc AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 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.

PLUMBING NOTES: 2004 FPC W/2005 SUPPLEMENT

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. (70" MINIMUM IN SHOWERS)
3. CUSTOMER ASSUMES ALL RESPONSIBILITY FOR DRINKING WATER FACILITIES AND SERVICE SINK WHEN NOT SHOWN ON FLOOR PLAN.
4. ALL PLUMBING FIXTURES SHALL HAVE SEPARATE SHUTOFF VALVES.
5. WATER HEATER SHALL HAVE A T & P RELIEF VALVE WITH DRAIN TO EXTERIOR, AND A SHUTOFF VALVE WITHIN 3 FEET ON THE 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 POLY-BUTYLENE SUPPLY LINES ARE INSTALLED THE MAXIMUM WATER HEATER TEMPERATURE SETTING IS 180° F. THE POLYBUTYLENE PIPE 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°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 APPROVAL.
12. WATER HEATER STORAGE TANKS SHALL HAVE THE FIRST 8 FEET OF OUTLET PIPING AND THE INLET PIPE BETWEEN THE TANK AND THE HEAT TRAP COVERED WITH 1" THICK INSULATION FOR PIPE DIAMETERS OF 2" OR LESS, AND 1.5" THICK INSULATION FOR PIPE DIAMETERS GREATER THAN 2".
13. A WATER-HAMMER ARRESTOR SHALL BE INSTALLED WHERE QUICK-CLOSING VALVES ARE UTILIZED, UNLESS OTHERWISE APPROVED. WATER HAMMER ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

MECHANICAL NOTES: 2004 FMC W/2005 SUPPLEMENT

1. ALL SUPPLY AIR REGISTERS SHALL BE 10 INCHES x 10 INCHES ADJUSTABLE WITH 10 INCHES x 20 INCHES (INSIDE) OVERHEAD FIBERGLASS DUCT, UNLESS OTHERWISE SPECIFIED. DUCTS IN ATTICS WITH CEILING INSULATION SHALL HAVE R-8 MINIMUM INSULATION VALUE AND DUCTS IN UNCONDITIONED INTERIOR SPACES SHALL HAVE R-4.2 MINIMUM INSULATION VALUE.
2. INTERIOR DOORS SHALL BE UNDERCUT 1.5 INCHES ABOVE FINISHED FLOOR FOR AIR RETURN AND OR AS NOTED ON FLOOR PLAN.
3. RESTROOM VENT FANS SHALL PROVIDE 50 CFM OR MORE EXHAUST PER WATER CLOSET OR URINAL, UNLESS OTHERWISE SPECIFIED ON PLANS.
4. VENT FANS SHALL BE DUCTED TO THE EXTERIOR AND TERMINATE AT AN APPROVED VENT CAP.
5. HVAC EQUIPMENT SHALL BE EQUIPPED WITH OUTSIDE FRESH AIR INTAKES CAPABLE OF PROVIDING 20 CFM FOR EACH OCCUPANT.
6. HVAC SYSTEM SHALL COMPLY WITH NFPA 90B WHEN BUILDING VOLUME DOES NOT EXCEED 25,000 CUBIC FEET, OTHERWISE HVAC SYSTEM SHALL COMPLY WITH NFPA 90A.
7. THERMOSTATS SHALL BE PROGRAMMABLE AS REQUIRED BY THE APPLICABLE ENERGY CODE. IF PROGRAMMABLE THERMOSTATS ARE NOT INSTALLED IN THE FACTORY THEY SHALL BE PROVIDED BY THE BUILDING OWNER AND SITE INSTALLED BY OTHERS.

SITE INSTALLED ITEMS:

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. THE COMPLETE FOUNDATION SUPPORT AND TIE DOWN SYSTEM.
2. RAMPS, STAIRS AND GENERAL ACCESS TO THE BUILDING.
3. PORTABLE FIRE EXTINGUISHER(S).
4. BUILDING DRAINS, CLEANOUTS, AND HOOK-UP TO PLUMBING SYSTEM.
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 MATING LINE(S) - (MULTI-UNITS ONLY).
8. STRUCTURAL AND AESTHETIC INTERCONNECTIONS BETWEEN MODULES (MULTI-UNITS ONLY).
9. EXTERIOR GLAZING PROTECTION.
10. GUTTERS & DOWN SPOUTS WHEN REQUIRED.
11. WATER HEATER THERMAL EXPANSION DEVICE IF REQUIRED.
12. PROGRAMMABLE THERMOSTATS IF NOT INSTALLED AT FACTORY.
13. DRINKING FOUNTAIN & SERVICE SINK WHEN NOT SHOWN ON FLOOR PLAN.
14. ALL SIGNS UNLESS OTHERWISE SPECIFIED.

FOUNDATION:

IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS, THESE BUILDING PLANS DO NOT CONTAIN FOUNDATION SUPPORT AND TIE DOWN SYSTEM DETAILS AND SPECIFICATIONS. THE ARCHITECT / ENGINEER OF BUILDING PLANS SHOULD BE CONTACTED TO OBTAIN APPROPRIATE FOUNDATION PLANS. IF FOUNDATION PLANS ARE DESIGNED BY OTHERS, THE ARCHITECT / ENGINEER OF BUILDING PLANS SHALL NOT BE HELD RESPONSIBLE OR LIABLE FOR THE FOUNDATION DESIGN AND THE CONSEQUENTIAL PERFORMANCE OF THE SUPERSTRUCTURE'S STRUCTURAL COMPONENTS AND SYSTEMS RELATING THERETO.

ACCESSIBILITY NOTES: ADA/ANSI A117.1/FACBC.

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. AT LEAST 50% OF ALL PUBLIC ENTRANCES MUST BE ACCESSIBLE.
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 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 MAXIMUM 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 (i.e. LEVER-OPERATED, PUSH-TYPE, U-SHAPED) MOUNTED NO HIGHER THAN 48 INCHES ABOVE THE FLOOR.
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 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. 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.
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 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.
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 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.
13. 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.
14. ACCESSIBLE LAVATORIES AND SINKS SHALL HAVE ACCESSIBLE FAUCETS (ie. LEVER-OPERATED, PUSH-TYPE, ELECTRONICALLY CONTROLLED).
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.
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 1.5 INCHES IN DIAMETER WITH 1.5 INCHES OF 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 TOILET AREA.
21. A VERTICAL GRAB BAR 18 INCHES MINIMUM IN LENGTH SHALL BE LOCATED ON THE SIDE WALL ADJACENT TO THE WATER CLOSET DIRECTLY ABOVE THE 42 INCH LONG HORIZONTAL GRAB BAR. THE VERTICAL BAR SHALL BE MOUNTED WITH THE BOTTOM OF THE BAR LOCATED BETWEEN 39 INCHES AND 41 INCHES ABOVE THE FLOOR, AND WITH THE CENTERLINE OF THE BAR LOCATED BETWEEN 39 INCHES AND 41 INCHES FROM THE REAR WALL.

SYMBOLS

- (S) SMOKE DETECTOR
- DUPLEX RECEPTACLE 120 V.
- DUPLEX RECEPTACLE 120 V. 40 INCHES A.F.F.
- QUADPLEX RECEPTACLE 120 V.
- SINGLE RECEPTACLE 240 V.
- $ $3 SWITCH/ 3 WAY & DIMMER SWITCH
- INCANDESCENT LIGHT WITH 1- 60 W. BULB
- VENT FAN
- COMB. VENT FAN & LIGHT WITH 1- 60 W. BULB
- SUPPLY AIR REGISTER
- RETURN AIR REGISTER

J-BOXES ONLY

- P — FIRE ALARM PULL STATION
- H — FIRE ALARM HORN/STROBE
- S — FIRE ALARM STROBE LIGHT
- T — THERMOSTAT
- FLUORESCENT FIXTURE WITH 2-32W T8 TUBES & ELECTRONIC BALLAST
- COMBO INTERNALLY LIGHTED EXIT SIGN & EMERGENCY LIGHT WITH BATTERY BACKUP
- INTERNALLY LIGHTED EXIT SIGN WITH BATTERY BACKUP
- J — JUNCTION BOX (NON POWERED UNLESS CIRCUIT NO. IS SHOWN)
- PJ — POWERED JUNCTION BOX (200 WATTS MAX.)
- FLOOD LIGHT 2-150 W. BULBS
- EMERGENCY LIGHT WITH BATTERY BACKUP

FLCV 06/02/06

LISTING AGENCY APPROVAL

THESE PRINTS COMPLY WITH THE FLORIDA MANUFACTURED BUILDING ACT OF 1979 CONSTRUCTION CODE AND ADHERE TO THE FOLLOWING CRITERIA.

CONST. TYPE	VB
OCCUPANCY	B
ALLOWABLE NO. OF FLOORS	1
WIND VELOCITY	130
FIRE RATING OF EXT. WALLS	0
PLAN NO.	1954-7739F
ALLOW. FLOOR LOAD	50/100
APPROVAL DATE	6.30.06
MANUFACTURER	DSI
HIGH VELOCITY HURRICANE ZONE	No

IWC
COA # 1025

JUN 29 2006

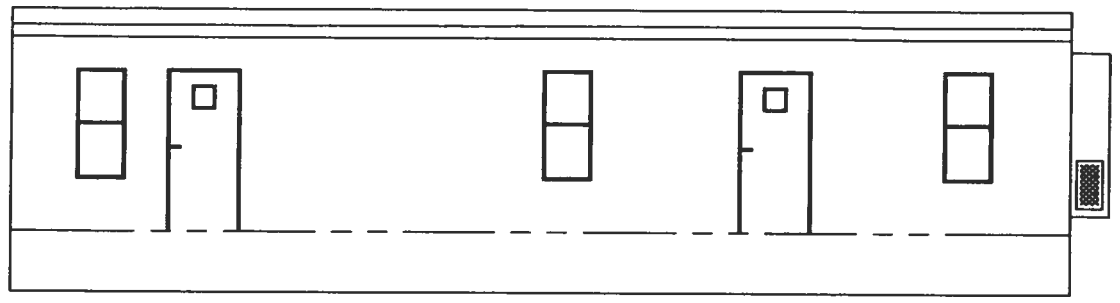
Date 6.30.06 Plan No. 1954-7739F
Approved By SCOTT S. FRANCIS

Modular Building Plans Examiner
Florida License No. SMP-42

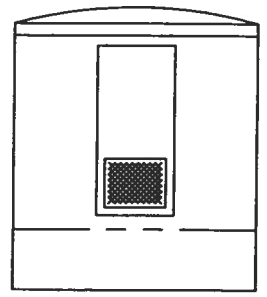
DESIGN SPACE, INC.
91 HARVEY WICKERS RD., DOUGLAS, GA. 31533
CLINCH COUNTY IND. PARK, HOMERVILLE, GA. 31634

SOUTHLAND MODULAR
1110 IND. PARK RD.
McRAE, GA. 31055

DATE: 06/26/2006	KENNETH A. GODFREY, P.E. 12132 RUSTIC BARN TRAIL MORGANTON, GA 30560 FL PE#40131	
SCALE : -NTS-		
CODES: SEE NOTES	REVISIONS:	BY: KAG.
LABELS: HWC., FL.		
STOCK - 1044GS(06/06) 10' X 44' BUSINESS		SHEET 1 OF 4
COVER SHEET	KAG. NO. 062006DSI	



FRONT ELEVATION



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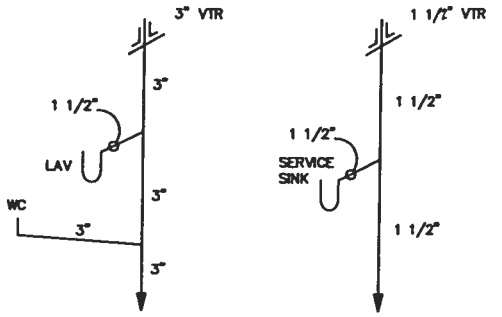
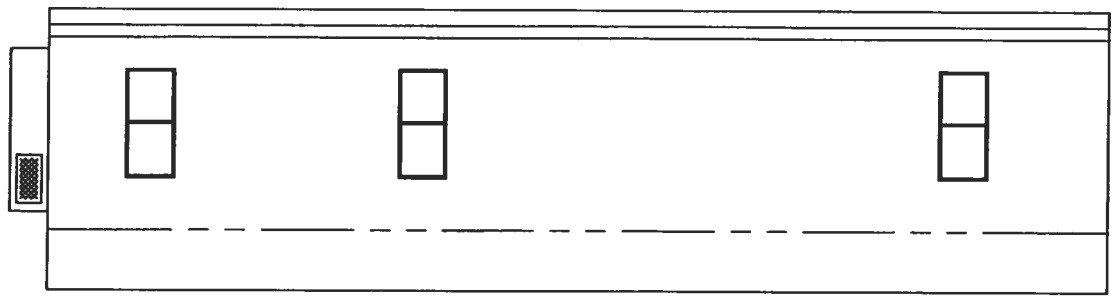
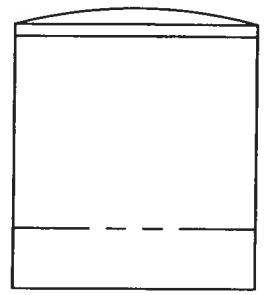


DWV RISERS
– nts –



REAR ELEVATION

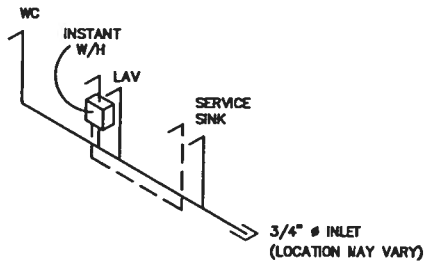


LEFT ELEVATION

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.



SUPPLY RISER
– nts –

TYPICAL ELEVATION NOTES:

1. ALL SITE INSTALLED ITEMS ARE SUBJECT TO THE APPROVAL OF THE JURISDICTION HAVING AUTHORITY.

2. ACCESSIBLE RAMP(S), STAIR(S), AND HANDRAILS ARE DESIGNED BY OTHERS AND SITE INSTALLED.

3. FOUNDATION ENCLOSURE (IF PROVIDED) IS DESIGNED BY OTHERS AND SITE INSTALLED. ENCLOSURE MUST HAVE A MINIMUM NET AREA OF VENTILATION OPENINGS OF NOT LESS THAN ONE SQUARE FOOT FOR EACH 150 SQUARE FEET OF CRAWL SPACE AREA. LOCATE OPENINGS TO PROVIDE CROSS VENTILATION OF ENTIRE CRAWL SPACE. INSTALL AN 18" X 24" MINIMUM OPENING FOR CRAWL SPACE ACCESS.

4. SEE MECHANICAL NOTES AND/OR CROSS SECTION FOR METHOD OF ATTIC VENTILATION.

JUN 29 2006

LISTING AGENCY APPROVAL

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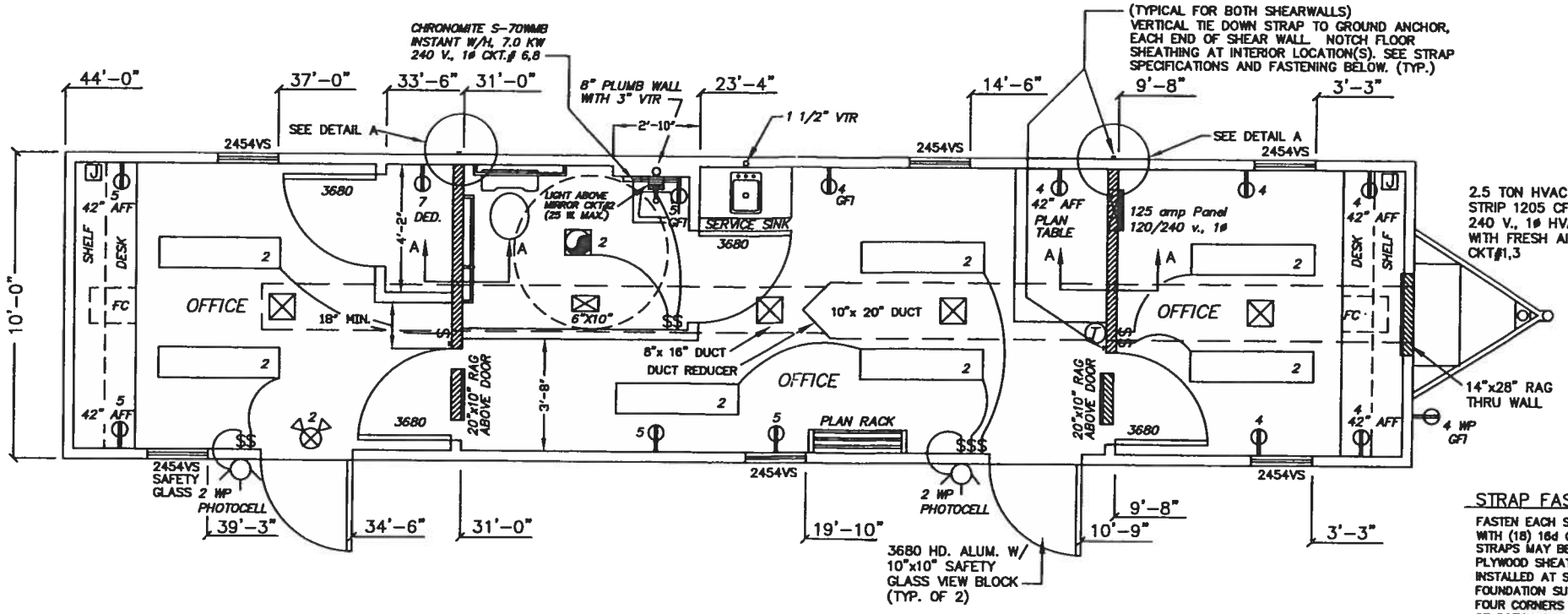
CONST. TYPE	VB
OCCUPANCY	B
ALLOWABLE NO. OF FLOORS	1
WIND VELOCITY	130
FIRE RATING OF EXT. WALLS	0
PLAN NO.	1954–7739F
ALLOW. FLOOR LOAD	50/100
APPROVAL DATE	6.30.06
MANUFACTURER	DSI
HIGH VELOCITY HURRICANE ZONE	No

IWC
COA # 1025

DESIGN SPACE, INC. 91 HARVEY VICKERS RD., DOUGLAS, GA. 31533 CLINCH COUNTY IND. PARK, HOMERVILLE, GA. 31634	**SOUTHLAND MODULAR** 1110 IND. PARK RD. McRAE, GA. 31055
DATE: 06/26/2006	KENNETH A. GODFREY, P.E. 12132 RUSTIC BARN TRAIL MORGANTON, GA 30560 FL PE#40131
SCALE : 1/8" = 1'–0"	
CODES: SEE NOTES	REVISIONS: BY: KAG.
LABELS: HWC., FL.	
STOCK – 1044GS(06/06) 10' X 44' BUSINESS	SHEET 2 OF 4
ELEVATIONS	KAG. NO. 062006DSI



OPTIONAL ITEMS:

1. LIGHT OVER MIRROR
2. SERVICE SINK
3. PLAN RACK
4. FOLDING PLAN TABLE
5. DESKS, SHELVING & FILE CABINET(S)

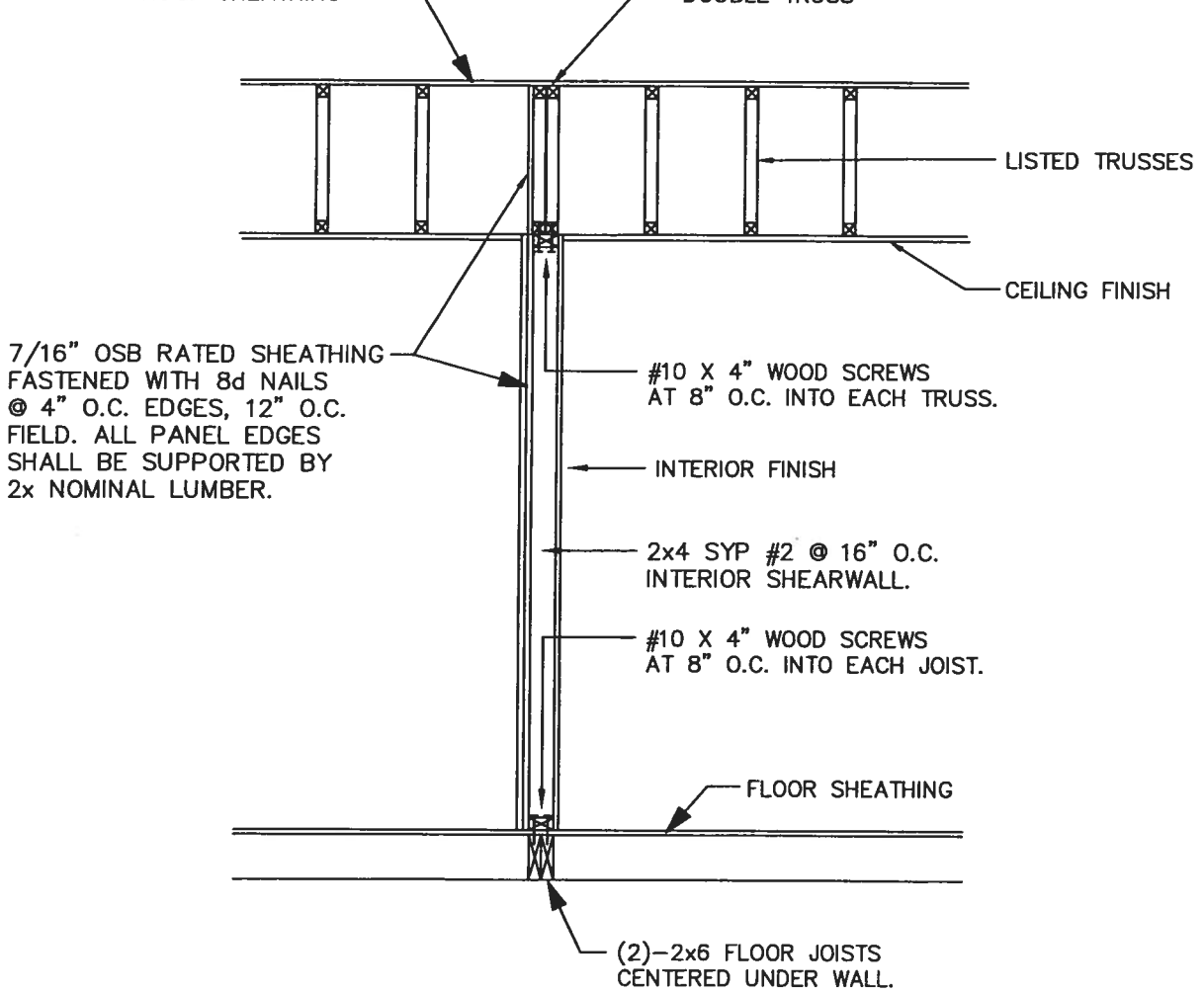
STRAP FASTENING:

FASTEN EACH STRAP TO WALL STUD ABOVE WITH (18) 16d COMMON NAILS OR EQUAL. STRAPS MAY BE SITE INSTALLED AND FASTENED THROUGH PLYWOOD SHEATHING (EXTERIOR FINISH MUST BE SITE INSTALLED AT STRAP LOCATIONS). IN ADDITION, A FOUNDATION SUPPORT (PIER) IS REQUIRED AT EACH OF THE FOUR CORNERS OF THE BUILDING AND AT EACH STRAP LOCATION OF BOTH INTERIOR SHEARWALLS (DESIGNED BY OTHERS).

STRAP SPECIFICATIONS:

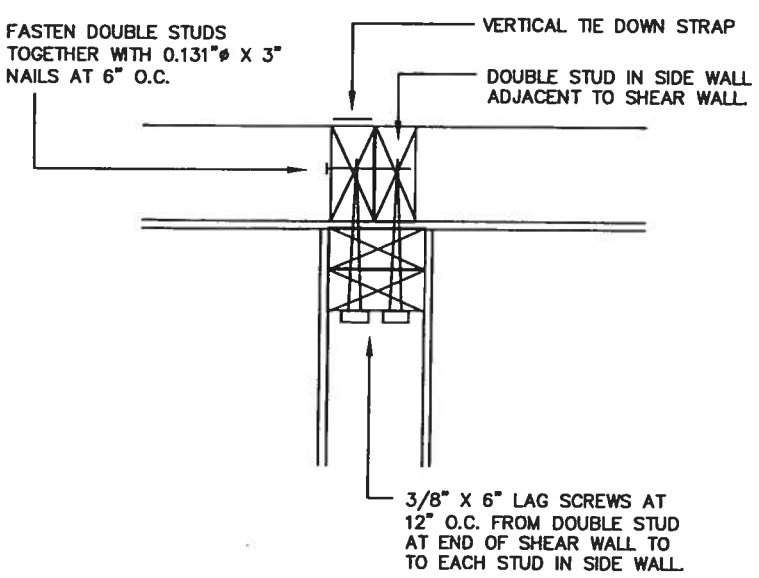
TIE-DOWN STRAPS TO BE 1-1/4"x .035" TYPE-1, FINISH B, GRADE 1 ZINC COATED STEEL STRAPPING OR EQUAL CERTIFIED BY A REGISTERED ENGINEER OR ARCHITECT AS CONFORMING WITH ASTM D3953-91. TIE DOWN STRAPS AND CONNECTING HARDWARE SHALL HAVE 3150ø MINIMUM WORKING CAPACITY.

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.



SHEARWALL - SECTION A-A

NTS



DETAIL A

LISTING AGENCY APPROVAL

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ALLOW. FLOOR LOAD	50/100
APPROVAL DATE	6.30.06
MANUFACTURER	DSI
HIGH VELOCITY HURRICANE ZONE	No

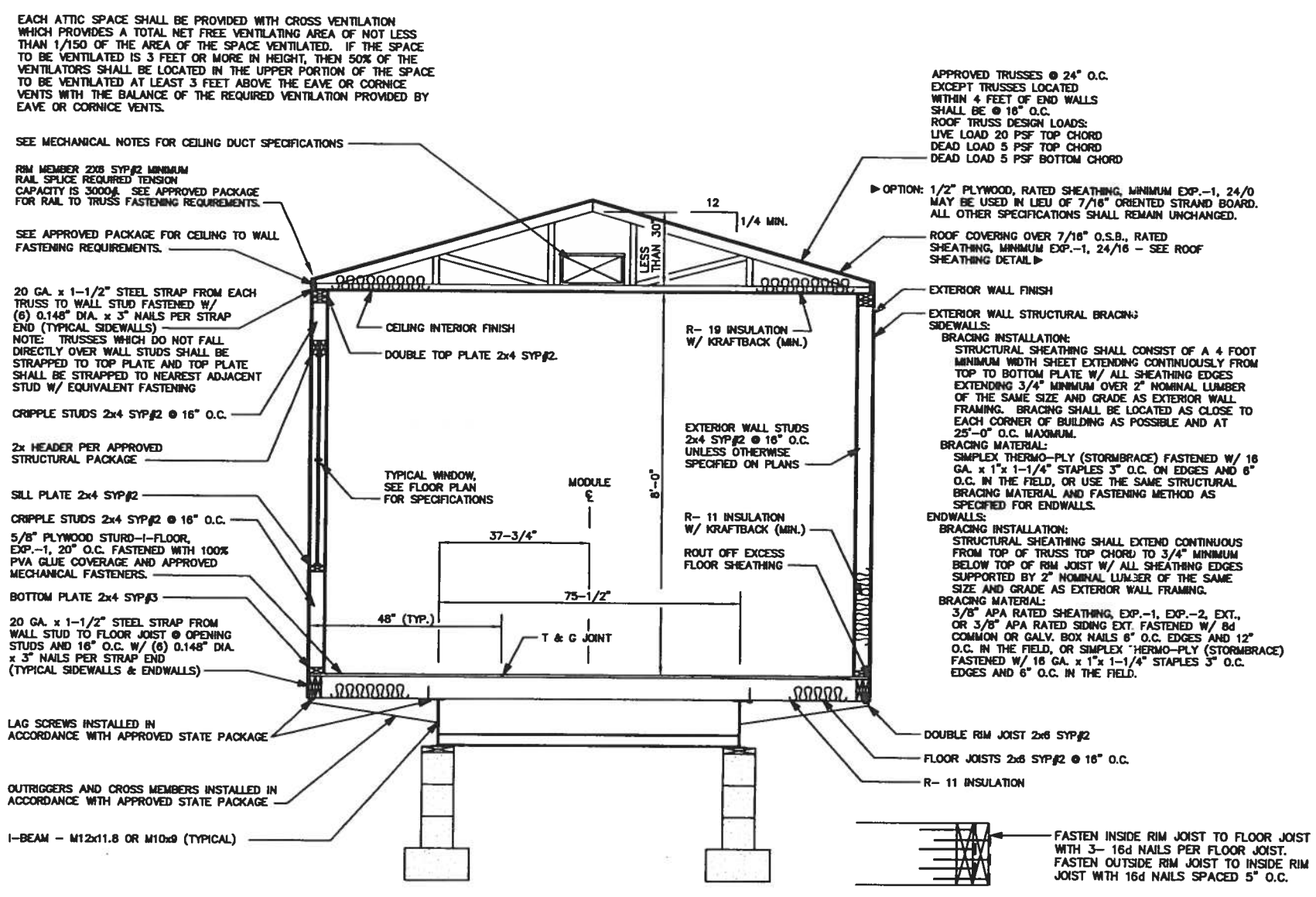
IWC
COA # 1025

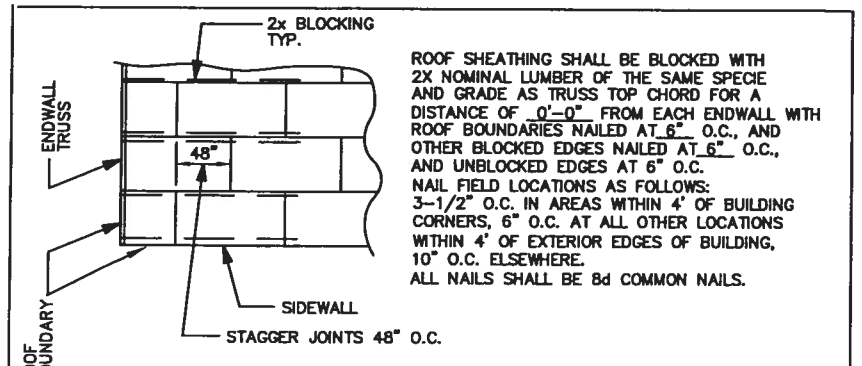
JUN 29 2006

DESIGN SPACE, INC. 91 HARVEY VICKERS RD., DOUGLAS, GA. 31533 CLINCH COUNTY IND. PARK, HOMERVILLE, GA. 31634	**SOUTHLAND MODULAR** 1110 IND. PARK RD. McRAE, GA. 31055
DATE: 06/26/2006	KENNETH A. GODFREY, P.E. 12132 RUSTIC BARN TRAIL MORGANTON, GA 30560 FL PE#40131
SCALE : 3/16" = 1'-0"	
CODES: SEE NOTES	REVISIONS: BY: KAG.
LABELS: HWC., FL.	
STOCK - 1044GS(06/06) 10' X 44' BUSINESS	SHEET 3 OF 4
FLOOR PLAN	KAG. NO. 062006DSI

APPROVED TRUSS DESIGN:
TRUSS MFG. ALPINE
TRUSS DWG. NO. 112001

FLORIDA REQUIREMENT:
INSTALL CONTINUOUS 2–1/2" WIDE PLYWOOD BEARING STRIP OVER TOP PLATE AT ALL BEARING WALLS (TYPICAL). (THE SAME THICKNESS AS CEILING FINISH).





ROOF SHEATHING SHALL BE BLOCKED WITH 2X NOMINAL LUMBER OF THE SAME SPECIE AND GRADE AS TRUSS TOP CHORD FOR A DISTANCE OF 0'–0" FROM EACH ENDWALL WITH ROOF BOUNDARIES NAILED AT 6" O.C., AND OTHER BLOCKED EDGES NAILED AT 6" O.C., AND UNBLOCKED EDGES AT 6" O.C.
NAIL FIELD LOCATIONS AS FOLLOWS:
3–1/2" O.C. IN AREAS WITHIN 4' OF BUILDING CORNERS, 6" O.C. AT ALL OTHER LOCATIONS WITHIN 4' OF EXTERIOR EDGES OF BUILDING, 10" O.C. ELSEWHERE.
ALL NAILS SHALL BE 8d COMMON NAILS.

ROOF SHEATHING DETAIL

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.

INTERIOR FINISH MATERIAL:

CEILING – 1/2 INCH MINIMUM GYPSUM BOARD INSTALLED PER MANUFACTURER'S SPECIFICATIONS. (POPCORN FINISH)(SEASPRAY FINISH) WHEN SUPPORTS ARE 24" O.C. AND WET SPRAY–ON FINISH IS USED GYPSUM BOARD SHALL BE 5/8 INCH THICK OR GOLD BOND 1/2 INCH HIGH STRENGTH CEILING BOARD OR EQUAL SHALL BE USED.

WALL – 1/2 INCH MINIMUM GYPSUM BOARD (VINYL COVERED) THROUGHOUT.

FLOOR – BLOCK TILE OR LINOLEUM IN BATHROOM AND OTHER WET AREAS. CARPET, BLOCK TILE, OR LINOLEUM INSTALLED IN ALL OTHER AREAS.

EXTERIOR FINISH MATERIAL:

ROOF – 45 MIL BLACK RUBBER ROOF COVERING (EPDM) INSTALLED OVER 1/4" DENSE DECK PER MANUFACTURER'S SPECIFICATIONS.

WALL – .0149 INCH MINIMUM HIGH RIBB STEEL SIDING.

GENERAL FINISH NOTES:
1. ALL ROOFING AND SIDING MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE PRODUCTS MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. ROOFING AND SIDING MATERIALS AND THEIR FASTENINGS SHALL BE DESIGNED AND INSTALLED SO AS TO RESIST THE COMPONENT WIND LOAD SHOWN ON THE COVER SHEET.
3. ALL ROOF COVERINGS SHALL MEET CLASS C OR BETTER REQUIREMENTS.
4. WALL FINISH SHALL BE INSTALLED OVER APPROVED MOISTURE PROTECTION AND BRACING MATERIAL.
5. 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 I FELT, ATTACHED IN SUCH A MANNER AS TO PROVIDE A CONTINUOUS WATER–RESISTIVE BARRIER BEHIND THE EXTERIOR WALL FINISH.

LISTING AGENCY APPROVAL

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ALLOW. FLOOR LOAD	50/100
APPROVAL DATE	6.29.06
MANUFACTURER	DSI
HIGH VELOCITY HURRICANE ZONE	No

HWC COA # 1025

JUN 29 2006

DESIGN SPACE, INC.	SOUTHLAND MODULAR
91 HARVEY VICKERS RD., DOUGLAS, GA. 31533 CLINCH COUNTY IND. PARK, HOMERVILLE, GA. 31634	1110 IND. PARK RD. McRAE, GA. 31055

DATE: 06/26/2006	KENNETH A. GODFREY, P.E. 12132 RUSTIC BARN TRAIL MORGANTON, GA 30560 FL PE#40131	
SCALE: –NTS–		
CODES: SEE NOTES	REVISIONS:	BY: KAG.
LABELS: HWC., FL.		
STOCK – 1044GS(06/06) 10' X 44' BUSINESS		SHEET 4 OF 4
CROSS SECTION	KAG. NO. 062006DSI	

TXS 02/18/08

Reference: ACCA Manual N Fourth Edition

Variables:

Building destination:	Orlando, FL	Occupant content:	OC := 5
Outside summer DB (degree F.):	OS := 93	Outside air CFM from HVAC:	OA := 100
Inside summer DB (degree F.):	IS := 78	Heat recovery reduction:	HR := 1.0
Outside winter DB (degree F.):	OW := 38	No. of exterior doors:	EX := 2
Inside winter DB (degree F.):	IW := 68	Winter CFM/door:	WCFM := 20
Design grains at 50% RH:	DG := 44	Summer CFM/door:	SCFM := 10
Daily range (Degree F.):	DR := 17	Wall height in feet:	WH := 8
Summer attic deg. F. increase:	AT := 50	Incandescent lighting (watts):	IL := 60
		Fluorescent lighting (watts): (Do not include ballast load)	FL := 420

	Glass area (SF):	Gross wall area (SF):	U-values:		
North	N := 0	NW := 80			
East	E := 27	EW := 352			
South	S := 0	SW := 80	UG := 1.04	Glass	
West	W := 27	WW := 352	UW := 0.08	Wall	

	Gross areas (SF):	U-values:		
			Glass shading factor:	SF := 0.7
Wood/metal doors:	WD := 38	WU := 0.6	Equipment load:	EL := 15
Glass/french doors:	GD := 2	GU := 1.10		
Roof:	R := 440	RU := 0.05		
Floor:	F := 440	FU := 0.08		

Heat Gains (Cooling Loads):

Sensible heat gain:

A. Solar radiation through glass:

North: SRN := N·30·SF East: SRE := E·44·SF South: SRS := S·56·SF West: SRW := W·158·SF

Total: SR := SRN + SRE + SRS + SRW SR = 3818

B. Transmission gains:

Glass: GA := N + E + S + W TG := GA·UG·(OS − IS) TG = 842

Doors: TWG := WD·WU·(OS − IS) TWG = 342 TGD := GD·GU·(OS − IS) TGD = 33

Walls: Temperature correction: TC := OS − IS − 20

Daily range correction: DRC := 0.5·(20 − DR) ETD := TC + DRC ETD = −4

North: TWN := (NW − N)·UW·(ETD + 15)

East: TWE := (EW − E)·UW·(ETD + 36)

South: TWS := (SW − S)·UW·(ETD + 23)

West: TWW := (WW − W)·UW·(ETD + 17)

Total: TW := TWN + TWE + TWS + TWW TW = 1394

Roof:	TR := R·RU·[(OS − IS) + AT]	TR = 1430
Floor:	FR := F·FU·(OS − IS)	FR = 528
Total transmission gains:	T := TG + TWG + TGD + TW + TR + FR	T = 4570
C. Occupants:	SO := OC·230	SO = 1150
D. Lights:	L := (IL·3.4) + (FL·4.1)	L = 1926
E. Equipment:	EQ := EL·F	EQ = 6600
F. Infiltration:	$ICFM := WH \cdot F \cdot \frac{0.4}{60}$ SI := (ICFM + SCFM·EX)·(OS − IS)·1.1	SI = 717
G. Ducts:	SD := (SR + T + SO + L + EQ + SI)·0.05	SD = 939
H. Ventilation:	SV := OA·HR·(OS − IS)·1.1	SV = 1650
Total sensible heat gain:	SHG := SR + T + SO + L + EQ + SI + SD + SV	SHG = 21370
Latent heat gain:		
A. Occupants:	LO := OC·190	LO = 950
B. Ventilation:	LV := OA·HR·DG·0.68	LV = 2992
C. Infiltration:	LI := (ICFM + SCFM·EX)·DG·0.68	LI = 1301
Total latent heat gain:	LHG := LO + LV + LI	LHG = 5243
Total heat gain:	HG := SHG + LHG HG = 26612 BTUH	

Heat Loss (Heating Loads):

A. Transmission loss:

Glass:	LTG := GA·UG·(IW − OW)	LTG = 1685
Doors:	LTWD := WD·WU·(IW − OW)	LTWD = 684
	LTGD := GD·GU·(IW − OW)	LTGD = 66
Walls:	LTW := (NW + EW + SW + WW − GA)·UW·(IW − OW)	LTW = 1944

Roof:	LR := R·RU·(IW − OW)	LR = 660
Floor:	LF := F·FU·(IW − OW)	LF = 1056
Total transmission loss:	LT := LTG + LTWD + LTGD + LTW + LR + LF	LT = 6095
B. Infiltration:	$ICFM := WH \cdot F \cdot \frac{0.6}{60}$ LI := (ICFM + WCFM·EX)·(IW − OW)·1.1	LI = 2482
C. Ducts:	LD := (LT + LI) 0.05	LD = 429
D. Ventilation:	LV := OA·HR·(IW − OW)·1.1	LV = 3300

Total heat loss: HL := LT + LI + LD + LV HL = 12305 BTUH

APPROVED
HILBORN, WERNER, CARTER & ASSOC.
JUN 30 2006

JUN 29 2006