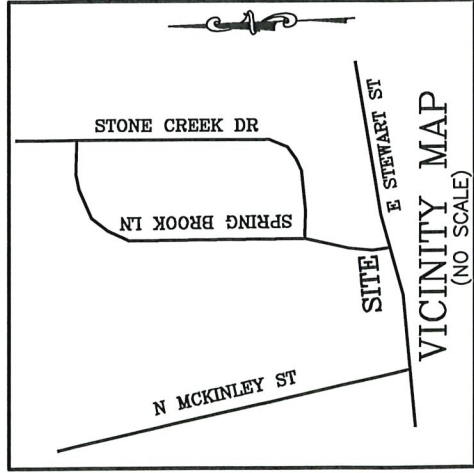




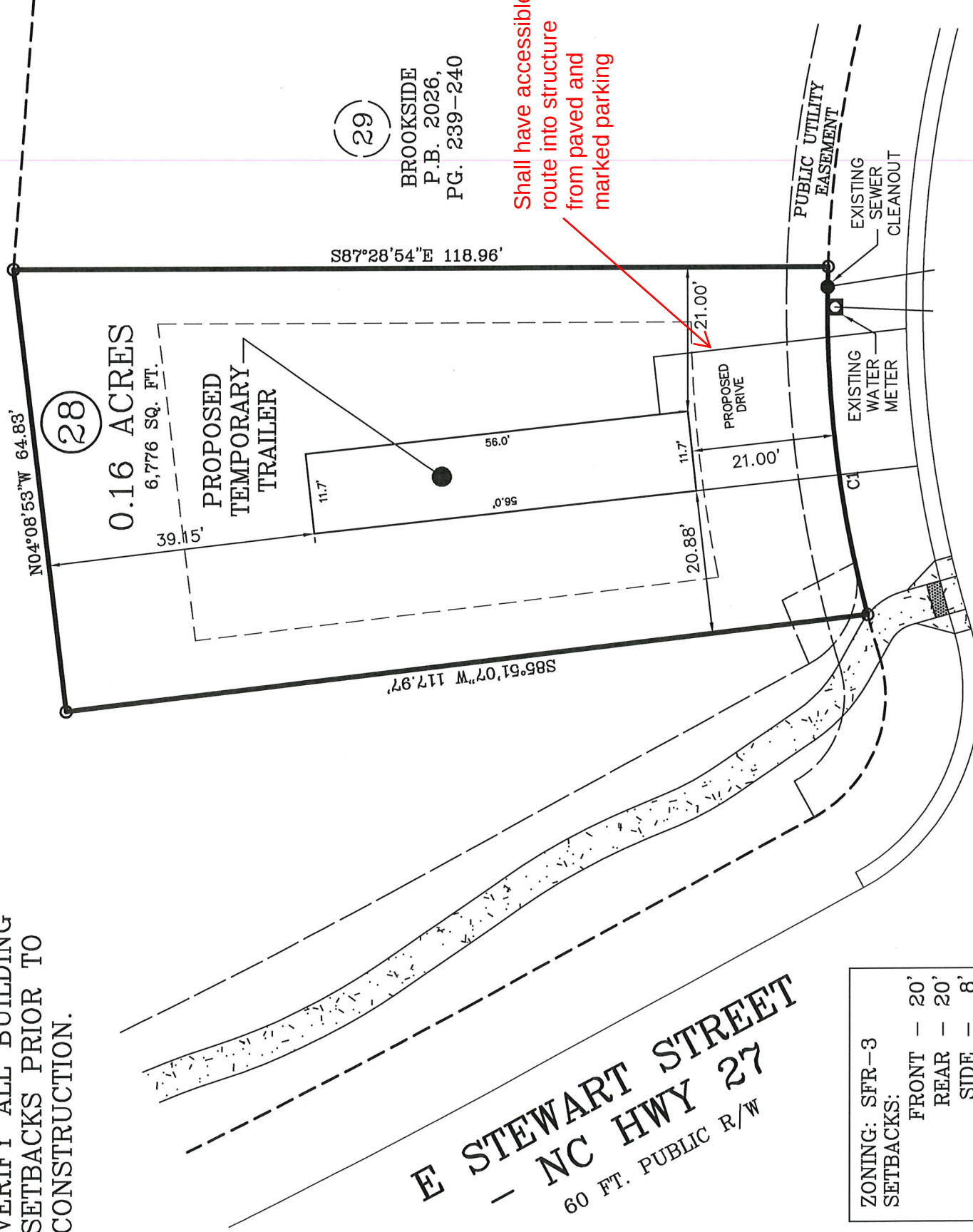
P.B. 2026, PG. 239-240



NOTE : CONTRACTOR
TO LOCATE UTILITY
TIE-INS AND CONTACT
LOCAL REGULATORY
AGENCY PRIOR TO
PAVING OVER WITH
DRIVEWAY.

NOTE : CONTRACTOR TO
VERIFY ALL BUILDING
SETBACKS PRIOR TO
CONSTRUCTION.

OPEN SPACE 1
P.B. 2026,
PG. 239-240



E STEWART STREET
- NC HWY 27
60 FT. PUBLIC R/W

ZONING: SFR-3			
SETBACKS:			
FRONT	-	20'	
REAR	-	20'	
SIDE	-	8'	
CORNER	-	12'	

IMPERVIOUS AREA:
HOUSE, PORCHES 654 SQ. FT.
DRIVEWAY, SIDEWALK 689 SQ. FT.
TOTAL 1,343 SQ. FT.

SPRING BROOK LANE

50 FT. PUBLIC R/W & UTILITY

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	51.20'	175.00'	51.02'	S03°56'35"E

PLOT PLAN

PLOT PLAN FOR: DREAM FINDERS HOMES

ADDRESS: SPRING BROOK LANE

CITY OF: COATS, NC

COUNTY OF: HARNETT

TOWNSHIP OF: GROVE

REV. DATE: JUNE 25TH 2026

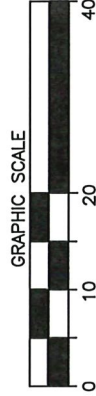
DATE: MAY 27TH 2026

SCALE: 1" = 20'

REFERENCE: LOT 28

BROOKSIDE

P.B. 2026, PG. 239-240



I, W. LARRY KING, CERTIFY THAT THIS MAP IS
FOR THE PURPOSE OF PERMITTING ONLY. IT IS
NOT A SURVEY AND NO RELIANCE MAY BE
PLACED ON ITS ACCURACY. THE STRUCTURE
SHOWN ON THIS PLOT PLAN IS PLACED ACCOR-
DING TO THE INSTRUCTIONS GIVEN BY THE
BUILDER. ALL DIMENSIONS AND SETBACKS SHOULD
BE VERIFIED FOR COMPLIANCE WITH ZONING
AND COVENANTS.

W. LARRY KING, PLS - L-1339

Larry King & Associates, R.L.S., P.A.

P.O. Box 53787

1333 Morganton Road, Suite 201

Fayetteville, NC 28305

Phone: (910) 483-4300

Fax: (910) 483-4052

www.LKandA.com

NC Firm License C-0887

THIS MAP CAN NOT BE USED FOR RECORDATION
OR ATTACHED TO A DEED TO BE RECORDED.
L-1339 THIS MAP IS NOT DRAWN IN ACCORDANCE WITH
GS 47-30.

THE BOUNDARY AND LOT INFORMATION SHOWN ON
THIS MAP IS TAKEN FROM THAT DOCUMENT DE-
SCRIBED IN THE "REFERENCE" LINE SHOWN
HEREON. THIS INFORMATION SHOULD BE CONFIRMED
AS THE MOST CURRENT FOR THIS PROPERTY
BEFORE ISSUANCE OF PERMITS OR COMMENCE-
MENT OF CONSTRUCTION. NO TITLE SEARCH WAS
PERFORMED ON THIS PROPERTY BY THIS SURVEYOR.

1. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGN SHALL BE DISPLAYED AT ALL ACCESSIBLE RESTROOM FACILITIES AND AT ACCESSIBLE BUILDING ENTRANCES UNLESS OTHERWISE SPECIFIED. INACCESSIBLE BUILDING ENTRANCES SHALL BE IDENTIFIED BY 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. THE FOUNTAIN SHALL BE LOCATED WITHIN 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 BE LOCATED 48 ACCESSIBLE (I.E. TOUCH LATCHES, U-SHAPED PULLS). SPACES SHALL BE 15 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FLOOR. THE MINIMUM CLEARANCE UNDER THE DOOR 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 SHALL BE 48 INCHES MINIMUM ABOVE THE FLOOR. CLOSET RODS MAXIMUM 48 INCHES ABOVE FLOOR.
4. CONTROLS, DISPENSERS, RECEPTABLES AND OTHER OPERABLE EQUIPMENT SHALL BE NO HIGHER THAN 48 INCHES ABOVE THE FLOOR. RECEPTABLES ON WALLS SHALL BE MOUNTED NO LESS THAN 15 INCHES ABOVE THE FLOOR. HEIGHT OF LIGHT FIXTURES DO NOT APPLY WHERE THE USE OF SPECIAL EQUIPMENT IS SPECIFICATED. OTHER ELECTRICAL RECEPTABLES ARE NOT NORMALLY INTENDED FOR USE BY BUILDING OCCUPANTS.
5. WHERE EMERGENCY WARNING SYSTEMS ARE PROVIDED, THEY SHALL INCLUDE BOTH AUDIBLE AND VISUAL ALARMS. ALARMS SHALL BE LOCATED 10 INCHES MINIMUM ABOVE THE RESTROOM, AND PLACED 80 INCHES ABOVE THE FLOOR OR 6 INCHES BELOW CEILING,WHICH-EVER IS LOWER.
6. 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 SHALL BE 5 LBS. MAXIMUM. 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-BEING 0.25 INCH AND 0.5 INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2. CHANGES IN LEVEL GREATER THAN 0.25 INCH SHALL BE CARPET OR PILE THICKNESS SHALL BE 0.5 MAX. GRATINGS IN FLOOR SHALL HAVE SPACES NO GREATER THAN 0.5 INCH WIDE IN ONE DIRECTION. DOORWAYS THRESHOLDS SHALL NOT EXCEED 0.5 INCH IN HEIGHT.
8. WHERE WATER CLOSETS SHALL BE PROVIDED, THE SEAT SHALL BE 16 INCHES MINIMUM 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 WATER CLOSET. WATER CLOSET SHALL BE LOCATED WITHIN 10 FEET OF THE SEAT ABOVE THE FLOOR. IN ADDITION, A VERTICAL GRAB BAR 18 INCHES MINIMUM IN LENGTH SHALL BE MOUNTED ON THE SIDEWALL WITH THE BOTTOM OF THE BAR LOCATED BETWEEN 39 AND 41 INCHES ABOVE THE FLOOR AND WITH THE CENTER LINE OF THE BAR LOCATED BETWEEN 39 INCHES AND 41 INCHES FROM THE REAR WALL.
9. ACCESSIBLE URINALS SHALL BE STALL-TYPE OR WALL HUNG WITH ELONGATED RIMS AT A MAXIMUM OF 17 INCHES ABOVE THE FLOOR.
10. ACCESSIBLE LAVATORIES AND SINKS SHALL BE MOUNTED WITH THE RIM NO HIGHER THAN 34 INCHES ABOVE THE FLOOR. KNEE CLEARANCE OF AT LEAST 27 INCHES HIGH MUST BE PROVIDED WITH A MINIMUM OF 11 INCHES BENEATH THE FIXTURE. THE KNEE SPACE SHALL BE AT LEAST 30 INCHES WIDE.
11. HOT WATER AND DRAIN TRAPES UNDER ACCESSIBLE LAVATORIES AND SINKS SHALL BE LOCATED WITHIN 10 FEET OF THE LAVATORY OR SINK. IF NOT LOCATED WITHIN 10 FEET, PROTECTION MATERIALS MAY BE SITE INSTALLED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER ACCESSIBLE LAVATORIES AND SINKS.
12. MIRRORS LOCATED ABOVE LAVATORIES, SINKS OR COUNTERS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE MIRROR NO HIGHER THAN 48 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.
13. GRAB BARS HAVING A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1.25 INCHES MINIMUM AND 1.5 INCHES MAXIMUM. THE SPACE BETWEEN THE GRAB BAR AND THE WALL SHALL BE 1.5 INCHES.
14. 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.
15. DOORS TO ALL ACCESSIBLE SPACES SHALL HAVE ACCESSIBLE HARDWARE (I.E. LEVER - OR PUSH TYPE) WITH A 5 INCH (5 INCH) MINIMUM CLEARANCE PARTS BETWEEN 34 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FLOOR.
16. TOILET STALL DOORS SHALL BE THE SELF-CLOSING TYPE.
17. A TOWEL DISPENSER SHALL BE LOCATED ADJACENT TO ALL ACCESSIBLE LAVATORIES.

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, TENSILE OR ACRIC PLASTIC SHEET.
4. ALL STEEL STRAPS REFERENCED ON FLOOR PLAN SHALL BE 1.5 INCH x 20 GA. WITH 7" x 2-1/2 INCH NAIL EACH END OF STRAP OR TENSILE 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 DIRECTIONAL 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, GLAZING SHALL BE IMPACT RESISTANT OR PROTECTED WITH AN IMPACT RESISTANT OVERLAPPING SHANG THE REQUIREMENTS OF THE STANDARD, OR ASTM E1996. WIND-BORNE-DEBRIS REGIONS ARE DESIGNATED IN SECTION 1609 OF THE IBC.
9. FIRE SAFETY PLAN REVIEW AND INSPECTION IS RESERVED FOR THE LOCAL AUTHORITY JURISDICTION.
10. WINDOWS AND DOORS MUST BE CERTIFIED FOR COMPLIANCE WITH THE WIND DESIGN PRESSURE FOR COMPONENTS AND CLADDING.
11. HATCHES NOT INCLUDED IN THE WIND DESIGN PLAN SET ARE TO BE CONSTRUCTED ACCORDING TO THE MANUFACTURERS STATE APPROVED BUILDING SYSTEM MANUAL.

1. TOILET SHALL BE ELONGATED WITH NONABSORBENT OPEN FRONT SEATS.

2. ROOMS SHALL BE COVERED WITH NONABSORBANT MATERIAL TO A MINIMUM HEIGHT OF 48 INCHES A.F.F. FLOORS SHALL HAVE SMOOTH, HARD, NONABSORBENT SURFACE THAT EXTENDS UNDER THE WHEELS AT LEAST 6 INCHES.

3. THIS UNIT MUST BE CONNECTED TO A PUBLIC WATER SUPPLY AND SEWER SYSTEM IF THESE ARE AVAILABLE.

4. ALL PLUMBING FIXTURES SHALL HAVE SEPARATE SHUTOFF VALVES.

5. WATER HEATER SHALL HAVE SAFETY PAN WITH DRAIN TO THE EXTERIOR, TAP 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 CPVC, OR COPPER; AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS LIMITATIONS AND INSTRUCTIONS.

8. WATER CLOSETS ARE TANK TYPE AND URINALS ARE FLUSH TANK TYPE UNLESS OTHERWISE SPECIFIED.

9. BUILDING DRAIN AND CLEANOUTS ARE DESIGNED AND SITE INSTALLED BY OTHERS, SUBJECT TO LOCAL JURISDICTION APPROVAL.

10. SHOWERS SHALL BE CONTROLLED BY AN APPROVED MIXING VALVE WITH HOT AND COLD WATER OUTLET TEMPERATURES.

11. THERMAL EXPANSION DEVICE, IF REQUIRED BY WATER HEATER INSTALLED, AND IF NOT SHOWN ON PLUMBING PLAN, IS DESIGNED AND SITE INSTALLED BY OTHERS.

12. WATER PIPES INSTALLED IN A WALL EXPOSED TO THE EXTERIOR SHALL BE LOCATED ON THE HEATED SIDE OF THE WALL INSULATION, WATER PIPING INSTALLED IN AN UNHEATED ATTIC SHALL BE INSULATED TO A MINIMUM.

13. PIPING IN UNCONDITIONED SPACES MUST BE PROTECTED WITH INSULATION HAVING A MINIMUM R FACTOR OF 6.5 IN ACCORDANCE WITH SECTION 305.6.

14. THE BUILDING OFFICIAL SHALL BE NOTIFIED OF ANY UNLAWFUL PLUMBING FIXTURES IS SUBJECT TO APPROVAL BY THE AUTHORITY HAVING JURISDICTION.

15. THE WATER HEATER SHALL HAVE CONTROLS TO ALLOW A SET POINT OF 90 DEGREES F. WITH A THERMOSTAT RANGE OF 60 TO 140 DEGREES F.

16. WATER HEATER SHALL BE PLUMBED WITH HEAT TRAPS ON THE SUPPLY AND DISCHARGE PIPING CONNECTED TO THE HEATER.

17. THE FIRST 8 FEET OF HOT WATER PIPING FROM THE WATER HEATER SHALL BE INSULATED WITH 0.5 INCH OF MATERIAL HAVING A CONDUCTIVITY NOT EXCEEDING 0.015 BTU PER INCH $\cdot$ H $\cdot$ C $\cdot$ F / IN.

18. TEMPERED WATER MUST BE DELIVERED THROUGH AN APPROVED WATER TEMPERATURE LIMITING DEVICE THAT CONFORMS TO ASSE 1070 OR CSA B125.3.

EXT. DOCS	
1.	ALUM. W/
2.	ALUM. W/
3.	Uo = 0.3
4.	ALLOWABLE
5.	0.3 CFM PER

DATA Signature: _____

Kenneth Earl Dunmon

COMMONWEALTH OF VIRGINIA
KENNETH EARL DUNMON
Lic. No. 0402018587
2-8-22
PROFESSIONAL ENGINEER

Kenneth Earl Dunmon

STATE OF TEXAS
KENNETH EARL DUNMON
109660
LICENSED
PROFESSIONAL ENGINEER
2-8-22

- ALL CIRCUITS AND EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH THE APPROPRIATE ARTICLES OF THE NATIONAL ELECTRICAL CODE (NEC).
- ALL LIGHT FIXTURES ADJACENT TO THE WATER HEATERS SHALL BE "COVERED" TYPE. THEY SHALL BE SURFACE MOUNTED OR RECESSED. INCANDESCENT FIXTURES INCANDESCENT SURFACES SHALL HAVE COMPLETELY ENCLOSED LAMPS.
- ALL LIGHT FIXTURES ADJACENT TO THE WATER HEATERS SHALL HAVE A CLEARANCE OF 12 INCHES AND ALL OTHER FIXTURES SHALL HAVE A MINIMUM CLEARANCE OF 6 INCHES FROM "CLOSEST STORAGE SPACE" AS DEFINED BY NEC 410.2.
- WATER HEATERS SHALL BE SERVED BY BRANCH CIRCUITS WHICH READILY DISCONNECTS ADJACENT TO THE WATER HEATERS SERVED. THE BRANCH CIRCUIT SWITCH OR CIRCUIT BREAKER SHALL BE PERMITTED TO SERVE ONLY ONE WATER HEATER. THE DISCONNECTING MEANS SHALL BE LOCATED AS CLOSE AS PRACTICABLE TO THE WATER HEATER OR IS CAPABLE OF BEING LOCKED IN THE "OFF" POSITION.
- WHICH EQUIPMENT SHALL BE PROVIDED WITH READILY ACCESSIBLE DISCONNECTS ADJACENT TO THE EQUIPMENT SERVED. A UNIT SWITCH WITH A MARKED "OFF" POSITION FOR A PART OF THE EQUIPMENT SHALL BE PERMITTED TO SERVE ONLY ONE UNGROUNDED CONDUCTORS SHALL BE PERMITTED AS THE DISCONNECTING MEANS WHERE OTHER DISCONNECTING MEANS ARE ALSO PROVIDED BY A DISCONNECTING MEANS OR ACCESSIBLE CIRCUIT BREAKER.
- MEANS TO ENERGIZING THE ELECTRICAL SYSTEM THE INTERRUPTING RATING OF THE CIRCUIT BREAKER SHALL BE NOT LESS THAN THE RATED FULL-LOAD CURRENT WITH ARTICLES 110.9 & 110.10 THE NEC BY LOCAL ELECTRICAL CONSULTANTS.
- THE MAIN ELECTRICAL PANEL AND FEEDERS ARE DESIGNED BY OTHERS, SITE OFFICIALS SHALL BE RESPONSIBLE FOR THE SUBJECT.
- ALL CIRCUITS CROSSING OVER MODULE JUNCTION LINE(S) SHALL BE SITE CONNECTED WITH APPROVED ACCESSIBLE JUNCTION BOXES, OR CABLE CONNECTORS.
- a. ALL ELECTRICAL WORK SHALL BE PROTECTED BY A GROUNDING IN WEATHER-PROOF (WP) ENCLOSURES. THE INTEGRITY OF THE IS NOT AFFECTED WHEN AN APPROVED ENCLOSURE IS USED. THE ENCLOSURE IS REMOVED THE RECEIPT ITSELF SHALL ALSO BE LISTED FOR DAMP AND WET LOCATIONS.

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 UNCONDITIONED SPACES SHALL HAVE R-6 MINIMUM INSULATION EXCEPT DUCTS EXPOSED TO VENTILATED ATTICS AND CRAWL SPACES SHALL HAVE R-8 INSULATION.
2. INTERIOR DOORS SHALL BE UNDERCUT 1.5 INCHES ABOVE FINISHED FLOOR FOR AIR RETURN AND/OR AS NOTED ON FLOOR PLAN.
3. HVAC EQUIPMENT SHALL BE EQUIPPED WITH OUTSIDE FRESH AIR INTAKES PROVIDING 5 CFM FOR EACH OCCUPANT AND 0.06 AREA-OUTDOOR RATE PER IMC SECTION 403.
4. RESTROOM VENT FANS SHALL PROVIDE 70 CFM OR MORE EXHAUST PER WATER CLOSET OR URINAL.
5. RESTROOM VENT FANS SHALL BE DUCTED DIRECTLY TO EXTERIOR OF BUILDING.
6. PERMISSIBLE TYPE OF GAS FOR APPLIANCES-NONE (ALL ELECTRIC)
7. THIS BUILDING IS DESIGNED FOR NC THERMAL ZONE 3A.

1. DDL 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.

1. Exterior site related items shall be addressed by the local engineer and/or contractor, and are out of the limitations of this approval. Such items are including, but not limited to: ramps, site plan, parking spaces, location of building with respect to property lines, exterior lighting, access to public ways, stairs, handrails and site related utilities.

2. This approval is for the building design and construction only.
3. All accessibility related items listed are based on the 28 CFR Part 36, of the ADA Standards for Accessible Design.
4. The centerline of accessible toilets shall be 18" from the nearest adjacent wall.
5. Lavatories shall meet the criteria listed in Acc. Note # 10.
6. Hot water drain pipes shall be insulated or covered.
7. Faucets shall meet the criteria listed in Acc. Note # 10.
8. Toilets shall meet the criteria listed in Acc. Note # 12.
9. Mirror room grab bars shall comply with Acc. Note # 8.
10. A 60" diameter clear floor space shall be provided within each accessible room.
11. All doors provided provide a minimum 32" clear width.
12. Maneuvering clearances at doors comply with figure 404.2.4.1.
13. Thresholds shall comply with Acc. Note # 15.
14. Changes in floor elevation shall comply with Acc. Note # 7.
15. See note # 1 regarding ramps and stairs.
16. Permanent signage shall comply with ADA 703.1.
- A. Signage, where provided for permanent rooms and spaces

- (1). Braille and raised lettering as per 703.3
- (2). Letter/symbol to background color contrast per 703.5.1
- (3). A 60° height from floor to centerline of sign
- B. Other permanent signs which provide direction to or information about functional spaces of the building shall provide:
 - (1). Letter character width to height proportion per 703.5.4
 - (2). Character height proportion based on height of sign from finish floor per 703.5.5, and
 - (3). Letter/symbol to background color contrast per 703.5.1.
17. Locks on doors in means of egress shall not require the use of a key, special device or special knowledge to open.
18. Door shall be capable of being opened with ONLY one releasing operation. Knobs w/ independent slide bolts are not acceptable.
19. Interior walls and ceilings shall have a flame spread of 0-200 and a smoke developed rating of 0-450.
20. Fire extinguishers, installed on site by others, shall comply with NFPA 10.

1. ALUM. w/ VIEW BLOCK 2. ALUM. WITH FOAM CORE 3. Uo = 0.32 4. ALLOWABLE AIR LEAKAGE RATES 0.3 CFM PER SQ. FT. OF DOOR AREA	1. VINYL FRAME w/THERMAL BREAK 2. OPERABLE 3. DOUBLE PANE/LOW-E/INSULATED 4. Uo = 0.35 5. SHGC = 0.23 6. ALLOWABLE AIR LEAKAGE RATES 0.1 CFM PER SQ. FT. OF WIN. AREA
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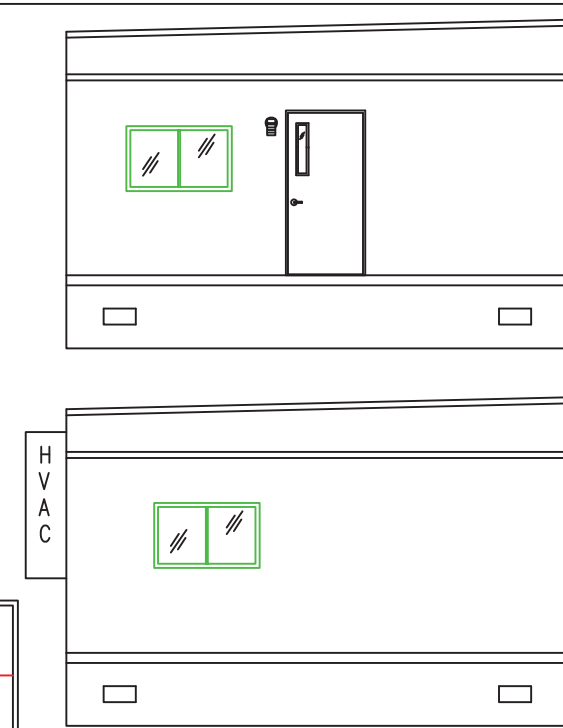
1. VINYL FRAME w/THERMAL BREAK
2. OPERABLE
3. DOUBLE PANE/LOW-E/INSULATED
4. $U_o = 0.35$
5. SHGC = 0.23
6. ALLOWABLE AIR LEAKAGE RATES
0.1 CFM PER SQ. FT. OF WIN. AREA

P.E. K

SITE INSTALLED ITEMS

THE FOLLOWING ITEMS HAVE NOT BEEN COMPLETED BY THE MANUFACTURER, ARE NOT INSPECTED BY 3rd PARTY AND ARE NOT CERTIFIED BY THE MANUFACTURER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING, 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 1/2" SCALE.

- 1. THE COMPLETE FOUNDATION SUPPORT AND THE TIEM DOWN SYSTEM.
- 2. RAMPAS, STAIRS AND GENERAL ACCESS TO THE BUILDING.
- 3. EXIST PORTABLE TOILETS.
- 4. DRINKING FOUNTAIN OR BOTTLED WATER, BUILDING DRAINS, CLEANOUS, SERVICE SINK AND HOOK-UP TO PLUMBING SYSTEM.
- 5. ELECTRICAL SERVICE HOOK-UP (INCLUDING FEEDERS) TO THE BUILDING.
- 6. MAIN ELECTRICAL PANEL AND SUB-FEEDERS
- 7. CONNECTIONS TO ELECTRICAL GRID CROSSING OVER MODULE MATERIAL(S) -- (MULTI-UNITS ONLY).
- 8. STRUCTURAL AND AESTHETIC INTERCONNECTIONS BETWEEN MODULES (MULTI-UNITS ONLY).
- 9. EXIT DISCHARGE LIGHTING (INCLUDING EMERGENCY) (AS REQUIRED) FOR LOCAL HIGH WIND STORM HAVING JURISDICTION
- 10. WINDOW AND DOOR HIGH WIND STORM COVERINGS (PER CODE)
- 11. REFER TO LOCAL CODE NOTES 1-3
- 12. A SITE SPECIFIC FOUNDATION SHALL BE DESIGNED BY A LICENSED ENGINEER FOR EACH LOCATION THAT THE BUILDING WILL BE INSTALLED. THIS FOUNDATION PLAN IS PROVIDED FOR INFORMATION ONLY. THE CONTRACTOR SHALL MINIMUM GRAVITY LOADS AT THOSE SUPPORT LOCATIONS ARE SPECIFIED ON THE FOUNDATION PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOUNDATION DESIGN AND/OR STRUCTURAL COMPONENTS.
- 13. FLOOR GIRDS AND BEAMS
- 14. LIGHT FRAMED TRUSS CONSTRUCTION SYSTEM PER FAC 6A9-3.012(6)
- 15. STABLE SINGLE (ADA)
- 16. FOUNDING OF THE METAL FRAMING MEMBERS TO BUILDING ELECTRICAL GROUNDING SYSTEM.



FOUNDATION

IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA THESE BUILDING PLANS DO NOT CONTAIN FOUNDATION SUCH THE TIE DOWN DETAILS AND SPECIFICATIONS, THE ENGINEER BUILDING PLANS SHALL NOT BE HELD RESPONSIBLE OR L THE FOUNDATION DESIGN AND THE CONSEQUENTIAL PERFO THE SUPERSTRUCTURE'S STRUCTURAL COMPONENTS AND RELATING THERETO.

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THE FOUNDATION DESIGN AND THE CONSEQUENTIAL PERFO
THE SUPERSTRUCTURE'S STRUCTURAL COMPONENTS AND
RELATING THERETO.

STRAPPING MUST BE TESTED AND/OR CERTIFIED TO VERIFY STRUCTURAL CAPACITY. APPROPRIATE DOCUMENTATION MUST BE FILED AT THE MODULAR BUILDING FACTORY.

THESE DRAWINGS ARE PREPARED TO THE REQUIREMENTS OF THE FLORIDA MANUFACTURED BUILDING ACT OF 1979 WITH CURRENT REVISIONS. INFORMATION NOT CONTAINED ON THESE DRAWINGS IS NOT REQUIRED BY THE STATE AND IS INTENTIONALLY OMITTED. ITEMS SUCH AS HANDICAPPED RAMPS, DECKS, ELECTRICAL RISERS, PLUMBING RISERS, AND FOUNDATION PINS ARE EXAMPLES OF ITEMS NOT REQUIRED. THE ENGINEER OF RECORD IS ONLY CERTIFYING COMPLIANCE WITH THE PORTION OF THIS STRUCTURE THAT IS ACTUALLY MANUFACTURED AT OUR FACILITY.

CATEGORY	SUB CATEGORY	MANUFACTURER	APR
ROOFING	SINGLE PLY EPDM	MULE HIDE	
WINDOWS	SINGLE HUNG V.S.	KINRO	
WINDOWS	HORIZONTAL SLIDE	KINRO	
EXT. DOORS	SWINGING EXT.	ELIXER	
PANEL WALLS	SIDING	JAMES HARDIE	
PANEL WALLS	26 GA. GALV. STEEL SIDING	FABRAL	EN
STRAPS	STRAPS	LIPPERT COMP.	

1. BUILDING THE DOWN AND ANCHORAGE REQUIREMENTS ARE AS INDICATED ON FOUNDATION PLAN.
2. ELECTRICAL INTERCONNECTIONS BETWEEN BUILDING MODULES SHALL BE PER PAGES 2 AND 4 OF THE INSTALLATION INSTRUCTIONS (IF APPLICABLE).
3. MECHANICAL INTERCONNECTIONS BETWEEN BUILDING MODULES SHALL BE PER PAGES 3 AND 4 OF THE INSTALLATION INSTRUCTIONS (IF APPLICABLE).
4. PLUMBING INTERCONNECTIONS BETWEEN BUILDING MODULES SHALL BE PER PAGES 3 AND 4 OF THE INSTALLATION INSTRUCTIONS (IF APPLICABLE).
5. FIRE BLOCKING SHALL BE PROVIDED PER SECTION 716.2 A 1406.2.4 OF THE N.C. BUILDING CODE (AS APPLICABLE).
6. AIR INFILTRATION AT MODULE MATE LINES SHALL BE LIMITED BY INSTALLING SILL TAPE ALONG THE MATE LINES AND SEALING ALL JOINTS WITH A CONTINUOUS SHEATHING ACROSS THE MATE LINE JOINTS AFTER SET UP.

BUILDING RISK CATEGORY: II

FLOOR LEVEL LOAD:

A. 50 PSF

B. 2000 LB. CONCENTRATED LOAD OVER 30 INCH
X 30 INCH AREA LOCATED ANYWHERE ON FLOOR

ROOF LEVEL LOAD:

A. 20 PSF

B. ROOF SNOW LOAD: N/A

WIND LOAD: ASCE 7-16

ULTIMATE WIND SPEED (3-SEC GUST): V=170 MPH

B. ASD WIND SPEED (3-SEC GUST): V=132 MPH

WIND EXPOSURE CATEGORY: C

WIND EXPOSURE COEFFICIENT: $C_{pe}=0.8$

WIND EXPOSURE CATEGORY: EXP = 'C'

WIND EXPOSURE COEFFICIENT: $C_{pi}=-0.8$

F. COMPONENT & CLADDING ULTIMATE DESIGN PRESSURES
(ASD DESIGN PRESSURE) FOR ROOF ANGLES 0 TO 7
DEGREES

WALL ZONE 1:	$P_{+1} = -84.2$ PSF	$(P_{+1} = -50.5$ PSF)
WALL ZONE 2:	$P_{+2} = -84.2$ PSF	$(P_{+2} = -50.5$ PSF)
WALL ZONE 3:	$P_{+3} = -180.2$ PSF	$(P_{+3} = -108.1$ PSF)
WALL ZONE 4:	$P_{+4} = -180.2$ PSF	$(P_{+4} = -108.1$ PSF)
WALL ZONE 5:	$P_{+5} = -100.2$ PSF	$(P_{+5} = -60.1$ PSF)
WALL ZONE 6:	$P_{+6} = -100.2$ PSF	$(P_{+6} = -60.1$ PSF)
WALL ZONE 7:	$P_{+7} = -100.2$ PSF	$(P_{+7} = -60.1$ PSF)
WALL ZONE 8:	$P_{+8} = -100.2$ PSF	$(P_{+8} = -60.1$ PSF)
WALL ZONE 9:	$P_{+9} = -100.2$ PSF	$(P_{+9} = -60.1$ PSF)
WALL ZONE 10:	$P_{+10} = -100.2$ PSF	$(P_{+10} = -60.1$ PSF)
WALL ZONE 11:	$P_{+11} = -100.2$ PSF	$(P_{+11} = -60.1$ PSF)
WALL ZONE 12:	$P_{+12} = -100.2$ PSF	$(P_{+12} = -60.1$ PSF)
WALL ZONE 13:	$P_{+13} = -100.2$ PSF	$(P_{+13} = -60.1$ PSF)
WALL ZONE 14:	$P_{+14} = -100.2$ PSF	$(P_{+14} = -60.1$ PSF)
WALL ZONE 15:	$P_{+15} = -100.2$ PSF	$(P_{+15} = -60.1$ PSF)
WALL ZONE 16:	$P_{+16} = -100.2$ PSF	$(P_{+16} = -60.1$ PSF)
WALL ZONE 17:	$P_{+17} = -100.2$ PSF	$(P_{+17} = -60.1$ PSF)
WALL ZONE 18:	$P_{+18} = -100.2$ PSF	$(P_{+18} = -60.1$ PSF)
WALL ZONE 19:	$P_{+19} = -100.2$ PSF	$(P_{+19} = -60.1$ PSF)
WALL ZONE 20:	$P_{+20} = -100.2$ PSF	$(P_{+20} = -60.1$ PSF)
WALL ZONE 21:	$P_{+21} = -100.2$ PSF	$(P_{+21} = -60.1$ PSF)
WALL ZONE 22:	$P_{+22} = -100.2$ PSF	$(P_{+22} = -60.1$ PSF)
WALL ZONE 23:	$P_{+23} = -100.2$ PSF	$(P_{+23} = -60.1$ PSF)
WALL ZONE 24:	$P_{+24} = -100.2$ PSF	$(P_{+24} = -60.1$ PSF)
WALL ZONE 25:	$P_{+25} = -100.2$ PSF	$(P_{+25} = -60.1$ PSF)
WALL ZONE 26:	$P_{+26} = -100.2$ PSF	$(P_{+26} = -60.1$ PSF)
WALL ZONE 27:	$P_{+27} = -100.2$ PSF	$(P_{+27} = -60.1$ PSF)
WALL ZONE 28:	$P_{+28} = -100.2$ PSF	$(P_{+28} = -60.1$ PSF)
WALL ZONE 29:	$P_{+29} = -100.2$ PSF	$(P_{+29} = -60.1$ PSF)
WALL ZONE 30:	$P_{+30} = -100.2$ PSF	$(P_{+30} = -60.1$ PSF)
WALL ZONE 31:	$P_{+31} = -100.2$ PSF	$(P_{+31} = -60.1$ PSF)
WALL ZONE 32:	$P_{+32} = -100.2$ PSF	$(P_{+32} = -60.1$ PSF)
WALL ZONE 33:	$P_{+33} = -100.2$ PSF	$(P_{+33} = -60.1$ PSF)
WALL ZONE 34:	$P_{+34} = -100.2$ PSF	$(P_{+34} = -60.1$ PSF)
WALL ZONE 35:	$P_{+35} = -100.2$ PSF	$(P_{+35} = -60.1$ PSF)
WALL ZONE 36:	$P_{+36} = -100.2$ PSF	$(P_{+36} = -60.1$ PSF)
WALL ZONE 37:	$P_{+37} = -100.2$ PSF	$(P_{+37} = -60.1$ PSF)
WALL ZONE 38:	$P_{+38} = -100.2$ PSF	$(P_{+38} = -60.1$ PSF)
WALL ZONE 39:	$P_{+39} = -100.2$ PSF	$(P_{+39} = -60.1$ PSF)
WALL ZONE 40:	$P_{+40} = -100.2$ PSF	$(P_{+40} = -60.1$ PSF)
WALL ZONE 41:	$P_{+41} = -100.2$ PSF	$(P_{+41} = -60.1$ PSF)
WALL ZONE 42:	$P_{+42} = -100.2$ PSF	$(P_{+42} = -60.1$ PSF)
WALL ZONE 43:	$P_{+43} = -100.2$ PSF	$(P_{+43} = -60.1$ PSF)
WALL ZONE 44:	$P_{+44} = -100.2$ PSF	$(P_{+44} = -60.1$ PSF)
WALL ZONE 45:	$P_{+45} = -100.2$ PSF	$(P_{+45} = -60.1$ PSF)
WALL ZONE 46:	$P_{+46} = -100.2$ PSF	$(P_{+46} = -60.1$ PSF)
WALL ZONE 47:	$P_{+47} = -100.2$ PSF	$(P_{+47} = -60.1$ PSF)
WALL ZONE 48:	$P_{+48} = -100.2$ PSF	$(P_{+48} = -60.1$ PSF)
WALL ZONE 49:	$P_{+49} = -100.2$ PSF	$(P_{+49} = -60.1$ PSF)
WALL ZONE 50:	$P_{+50} = -100.2$ PSF	$(P_{+50} = -60.1$ PSF)
WALL ZONE 51:	$P_{+51} = -100.2$ PSF	$(P_{+51} = -60.1$ PSF)
WALL ZONE 52:	$P_{+52} = -100.2$ PSF	$(P_{+52} = -60.1$ PSF)
WALL ZONE 53:	$P_{+53} = -100.2$ PSF	$(P_{+53} = -60.1$ PSF)
WALL ZONE 54:	$P_{+54} = -100.2$ PSF	$(P_{+54} = -60.1$ PSF)
WALL ZONE 55:	$P_{+55} = -100.2$ PSF	$(P_{+55} = -60.1$ PSF)
WALL ZONE 56:	$P_{+56} = -100.2$ PSF	$(P_{+56} = -60.1$ PSF)
WALL ZONE 57:	$P_{+57} = -100.2$ PSF	$(P_{+57} = -60.1$ PSF)
WALL ZONE 58:	$P_{+58} = -100.2$ PSF	$(P_{+58} = -60.1$ PSF)
WALL ZONE 59:	$P_{+59} = -100.2$ PSF	$(P_{+59} = -60.1$ PSF)
WALL ZONE 60:	$P_{+60} = -100.2$ PSF	

THE MODULAR BUILDING UNITS ARE NOT DESIGNED TO BE SUBMERGED OR SUBJECTED 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 FLOOD LOADS.

ROOF RAIN LOAD (IPC APPENDIX B):
A. RAIN INTENSITY: $I=4.7$ INCHES/HOUR



The diagram shows two modular building units, represented as rectangular blocks. From the center of the roof of each unit, a vertical arrow points downwards, labeled with the letter 'H'. These arrows represent the rain load on the roof. The units are shown in a perspective view, with one unit slightly behind and to the right of the other.

AND / OR LIMITATIONS:

1. THE BUILDING DESIGN HAS BEEN APPROVED FOR USE ONLY IN THOSE AREAS WITHIN THE SCOPE OF THE STRUCTURAL LOAD LIMITATIONS AND CLIMATE DESIGN CRITERIA INDICATED BELOW.
2. SEE THE BUILDING SITE INSTALLATION REQUIREMENTS NOTES FOR WORK REQUIRING ON SITE INSPECTION.
3. THE MINIMUM REQUIRED FIXTURES SHALL BE PROVIDED FOR HOT WATER BUILDINGS LOCATED ON THE INSTALLATION SITE WITH A PATH OF TRAVEL THAT DOES NOT EXCEED 500 FEET AND THAT THE PLUMBING FACILITIES MUST BE ACCESSIBLE TO THE OCCUPANTS OF THE INDUSTRIALIZED BUILDING.
4. DRINKING WATER FACILITIES TO BE PROVIDED AND INSTALLED ON SITE BY OTHERS.
5. VENTILATION OF THE RAFTER OR ATTIC SPACE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL BUILDING OFFICIAL.
6. THE DESIGN OF THIS BUILDING HAS NOT BEEN EVALUATED FOR COMPLIANCE WITH THE TDI WIND STORM INSPECTION PROGRAM REQUIREMENTS.

CLIMATE ZONE: 2A

STATE	BUILDING	ELECTRICAL	MECHANICAL	PLUMBING
SOUTH CAROLINA	2018 IBC w/ SC AMENDS	2017 NEC w/ SC AMENDS	2018 IMC w/SC AMENDS	2018 IPC w/SC AMENDS
VIRGINIA	2018 VA UNIFORM STATE BUILDING CODE (2018 USC)	2017 NEC w/AMIFICATIONS	2018 IMC w/AMIFICATIONS	2018 IPC w/AMIFICATIONS
NORTH CAROLINA	NCBC 2018 2018 NCCPC	2020 NCCNEC	2018 NCMG 2018 NC FUEL GAS CODE	2018 NCIPC
ALABAMA	2015 IBC 2015 IFC	2014 NEC	2015 IMC	2015 IPC
GEORGIA	2018 IBC w/2022 GA AMENDS.	2020 NEC w/ 2021 AMENDS	2018 IPC w/ 2020 GA AMENDS	2018 GA AMENDS
	2018 IFC w/NO GA AMENDS			
	CHAPTER 120 – 3 – 20, GA STATE MINIMUM FIRE SAFETY STDS			
	2018 LIFE SAFETY CODE w/GA AMENDS			
FLORIDA	FBC 7th Ed. (2020) – BUILDING w/2021 Supp. FFPC 7th Ed. (2020)	2017 NEC	FBC 7th Ed. (2020) –MECHANICAL	FBC 7th Ed. (2020) –PLUMBING
TEXAS w/ AMENDMENTS	2015 IBC 2015 IFC	2014 NEC	2015 IMC	2015 IPC
LOUISIANA	2015 IBC 2015 NFPA 101	2014 NEC	2015 IMC	2015 IPC

BUILDING RISK CATEGORY: II

ROOF 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

ROOF SNOW LOAD:

A. $P_g = 40$ PSF GROUND SNOW LOAD

B. $P_f = 30.8$ PSF FLAT ROOF SNOW LOAD

C. $I_s = 1.0$ SNOW EXPOSURE FACTOR

D. $I_s = 1.0$ SNOW IMPORTANCE FACTOR

E. $C_t = 1.1$ SNOW THERMAL FACTOR

WIND LOAD: ASCE 7-10

A. ULTIMATE WIND SPEED (3-SEC GUST): $V_{ult} = 170$ MPH

B. SERVICE WIND SPEED (3-SEC GUST): $V_{serv} = 132$ MPH

C. RISK CATEGORY: II

D. EXPOSURE CATEGORY: EXP = 0

E. INTERNAL PRESSURE COEFFICIENT: $C_{pi} = 0.18$

F. CLADDING REMOVAL DESIGN PRESSURE (NOMINAL DESIGN PRESSURE) FOR ROOF ANGLES 0 TO 7 DEGREES:
 $p = P_{ult} \times C_{pi} \times R_{AF} \times P_{F} \text{ [Rounded]} = (-50.7 \text{ PSF})$

W	Wall Zone 4	Pult = 7.47	-88.85 PSF	(Poad = 7.47 - 41.1 PSF)
R	Roof Zone 3	Pult = 154.4	PSF	(Poad = 95.7 PSF)
R	Roof Zone 2	Pult = 10.0	-7.00 PSF	(Poad = 10.0 - 37.9 PSF)
R	Roof Zone 1	Pult = 63.2	PSF	(Poad = 37.9 PSF)
SEISMIC LOAD:				
A	E = 1.0	SEISMIC IMPORTANCE FACTOR		
B	E = 1.0	SITE CLASS		
C	A13	SEISMIC FORCE RESISTING SYSTEM.		
D	C	SEISMIC DESIGN CATEGORY		
E	Equivalent Lateral Force Analysis Procedure			
F	S = $\leq .537$	Mapped Spectral Response Coef.		
G	S1 = $\leq .284$	Mapped Spectral Response Coef.		
H	Sds = $\leq .49$	Spectral Response Coefficient		
I	Sd1 = $\leq .034$	Spectral Response Coefficient		
J	W = 163.1 LB			
K	C = 6.5	Response Modification Coefficient		
L	R _e = 0.08	Response Coefficient		

1.	USE/OCCUPANCY:	<u>BUSINESS</u>
2.	CONSTRUCTION TYPE:	<u>VB</u>
3.	SPRINKLER SYSTEM:	<u>NO</u>
4.	BUILDING AREA:	<u>654 S.F.</u>
5.	BUILDING HEIGHT:	<u>≤ 15 FEET</u>
6.	NUMBER OF STORIES:	<u>1</u>
7.	NUMBER OF MODULES:	<u>1</u>
8.	OCCUPANT LOAD <u>1</u> BASED ON <u>100</u> SF/PERSON	
9.	EXTERIOR WALL FIRE RATING:	<u>NOT RATED</u>
10.	THIS BUILDING MUST BE INSTALLED WITH THE FIRE SEPARATION DISTANCES REQUIRED BY IBC TABLE 602	
11.	ENERGY CODE COMPLIANCE: SEE ATTACHED ENERGY CALCULATION	
12.	MANUFACTURERS DATA PLATE, STATE LABELS AND THIRD PARTY LABELS ARE TO BE LOCATED ADJACENT TO ELECTRICAL PANEL.	

RULE 110-2-4-.03: ALL INDUSTRIAL BUILDINGS BEARING
 INSIGNIA OF APPROVAL ISSUED BY THE COMMISSIONER
 HEREIN TO THESE RULES SHALL BE HELD TO CONFORM WITH
 THE REQUIREMENTS OF ALL ORDINANCES OR REGULATIONS
 ENACTED BY ANY LOCAL GOVERNMENT WHICH ARE APPLICABLE
 TO THE MANUFACTURER & INSTALLATION OF SUCH BUILDINGS.
 THE DETERMINATION BY THE COMMISSIONER OF THE SCOPE OF
 SUCH APPROVAL IS FINAL.

APPROVED - STATE OF GEORGIA INDUSTRIALIZED BUILDING PROGRAM	
DESIGN AGENCY APPROVAL: EMC	
CONST. TYPE	VB
OCCUPANCY	B
FLOOR LL	50 PSF
WIND VELOCITY	170/132 MPH
SEISMIC DES. CAT.	C
FIRE RATING OF EXT. WALLS	0 HRS
PLAN NUMBER	TRC-5183 GA
APPROVAL DATE	2-9-22
EMC	

BUILDING RISK CATEGORY: II

FLOOR LIVE LOAD:
A. 50 PSF

**ROOF DEAD, CONCENTRATED LOAD OVER 30 INCH
X 30 INCH AREA LOCATED ANYWHERE ON FLOOR**

ROOF LIVE LOAD:
A. 20 PSF

ROOF SNOW LOAD:
A. $P_g = 40.0$ PSF Ground Snow Load
B. $P_s = 40.0$ PSF Flat Roof Snow Load
C. $C_e = 1.0$ Snow Exposure Factor
D. $I_s = 1.0$ Snow Importance Factor
E. $C_t = 1.1$ Snow Thermal Factor

WIND LOAD: ASCE 7-16
A. ULTIMATE WIND SPEED (3-SEC GUST): $V=170$ MPH
B. ASD WIND SPEED (3-SEC GUST): $V=132$ MPH
C. WIND EXPOSURE CATEGORY: II
D. WIND EXPOSURE CATEGORY: EXP-C
E. CORRELATION COEFFICIENT: $G=0.85$
F. COMPONENT & CLADDING ULTIMATE DESIGN PRESSURES
G. COMPONENT & CLADDING ROOF AREAS: 1077.7
H. DEGREES: 7
I. WALL ZONE: $G=1.4$ $P_{net} = -84.2$ PSF $P_{pos} = -50.5$ PSF
J. WALL ZONE: $G=1.4$ $P_{net} = -84.2$ PSF $P_{pos} = -41.0$ PSF
K. ROOF ZONE: $G=0.8$ $P_{net} = -100.0$ PSF $P_{pos} = -50.5$ PSF

N	ROOF ZONE	P=-132.3 PSF	(psd=-79.4 PSF)
O	ROOF ZONE	P=-100.0 PSF	(psd=-60.1 PSF)
P	ROOF ZONE	P=-57.6 PSF	(psd=-34.6 PSF)

SEISMIC LOAD:		SEISMIC IMPORTANCE FACTOR
A	E = 1.0	
B		SITE CLASS
C	A13	SEISMIC FORCE RESPONDING SYSTEM.
D		SEISMIC DESIGN CATEGORY
E	EQUivalent LATERAL FORCE ANALYSIS PROCEDURE	
F	S _e = 5.537	MAPPED SPECTRAL RESPONSE COEF.
G	S ₁ = 0.285	MAPPED SPECTRAL RESPONSE COEF.
H		SPECTRAL RESPONSE COEFFICIENT
I	S _{d1} = 0.334	SPECTRAL RESPONSE COEFFICIENT
J	V = 1463 LB	DESIGN BASE SHEAR
K	R = 6.5	RESPONSE MODIFICATION COEFFICIENT
L	C _s = 0.08	SEISMIC RESPONSE COEFFICIENT

1.	USE/OCCUPANCY:	<u>BUSINESS</u>
2.	CONSTRUCTION TYPE:	<u>VB</u>
3.	SPRINKLER SYSTEM:	<u>NO</u>
4.	BUILDING AREA:	<u>654 S.F.</u>
5.	BUILDING HEIGHT:	<u>≤ 15</u> <u>FEET</u>
6.	NUMBER OF STORIES:	<u>1</u>
7.	NUMBER OF MODULES:	<u>1</u>
8.	OCCUPANT LOAD <u>5</u> BASED ON <u>150</u> SF/PERSON PER 2018 IBC.	
9.	EXTERIOR WALL FIRE RATING:	<u>NOT RATED</u>
10.	THIS BUILDING MUST BE INSTALLED WITH THE FIRE SEPARATION DISTANCES REQUIRED BY IBC TABLE 602	
11.	ENERGY CODE COMPLIANCE: SEE ATTACHED ENERGY CALCULATION	
12.	MANUFACTURERS DATA PLATE, STATE LABELS AND THIRD PARTY LABELS ARE TO BE LOCATED ADJACENT TO ELECTRICAL PANEL.	

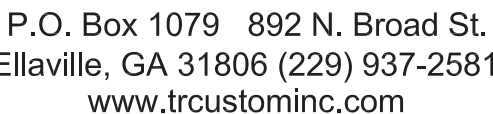
Robert A. Johnson
Florida Modular Plans Examiner
No. SMP - 0000029

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

CONST. TYPE	VB
OCCUPANCY	B
FLOOR LL	50 PSF
WIND VELOCITY	170/132 MPH
FIRE RATING OF	
EXT. WALLS	0 HRS
ALLOWABLE NO.	
OF FLOORS	1
MANUFACTURER	T&R
PLAN NUMBER	TRC-5183 FL
APPROVAL DATE	2-9-22
HIGH VELOCITY	
HURRICANE ZONE	NO

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ELEVATIONS, GENERAL NOTES
PAGE . . . 2 OF 3
FLOOR PLAN ELECTRICAL
PAGE . . . 3 OF 3
CROSS SECTION, FOUNDATION



UNITED RENTALS (STOCK)	11'-8"x56'-0" BUSINESS
------------------------	------------------------

DATE: JANUARY 28, 2021

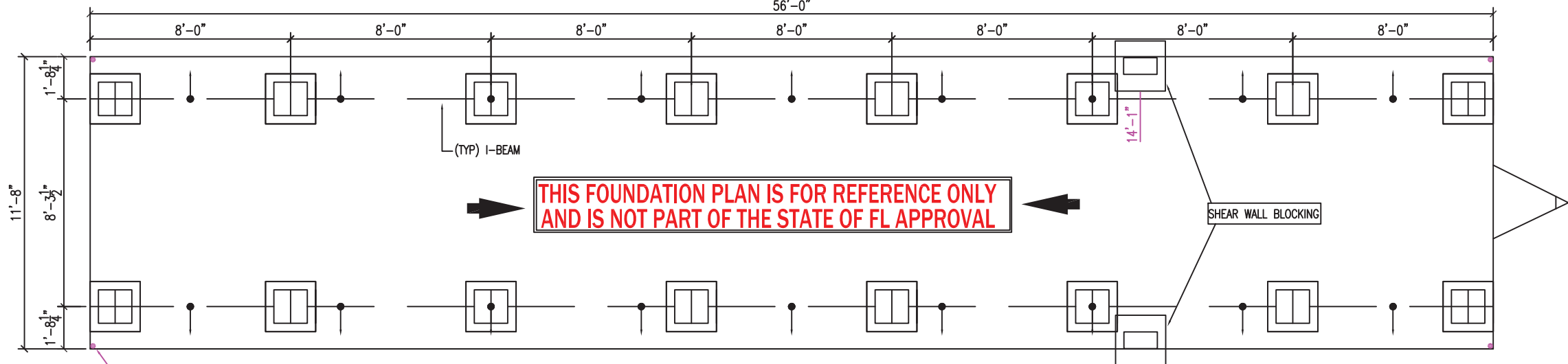
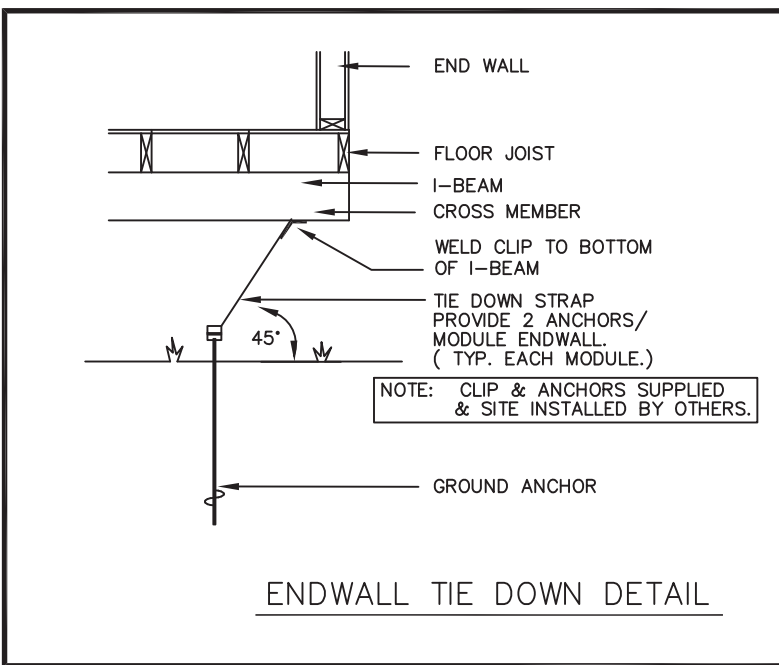
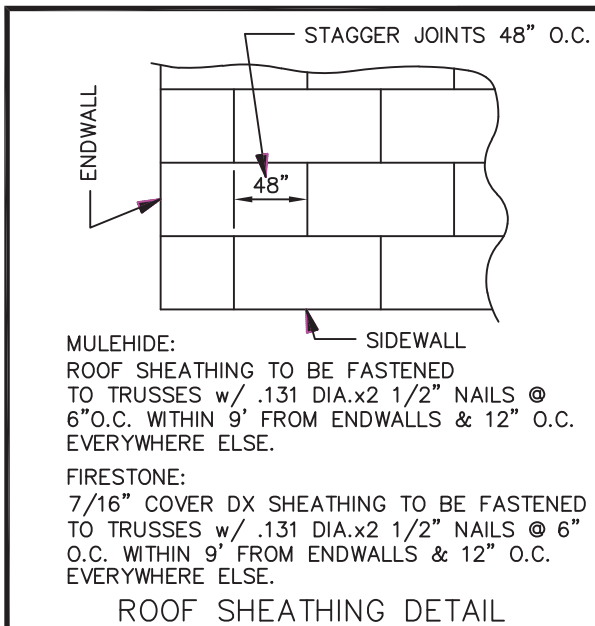
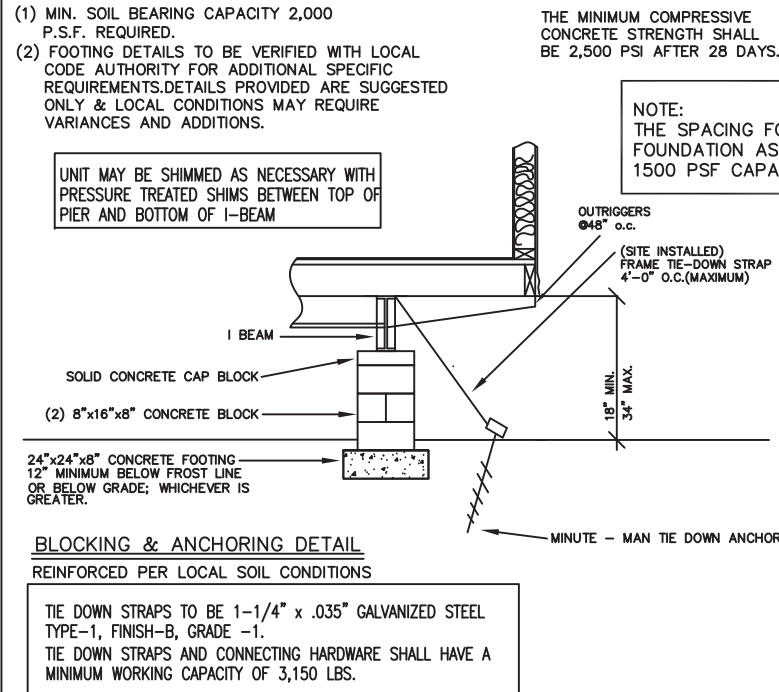
SCALE: NOTED	SHEET #: 1 of 3
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SUBMITTAL#:TRC-5183 AL/GA/FL/NC/SC/VA/LA/TX		
UNITED RENTALS (STOCK)		11'-8"x56'-0" BUSINESS
SERIAL #2242984-2243003		
DATE: JANUARY 28, 2021		
DRAWN BY: DRS		
SCALE: NOTED	SHEET #:	2 of 3
DESTINATION: STOCK (UNKNOWN)		

SUBMITTAL#:TRC-5183 AL/GA/FL/NC/SC/VA/LA/TX		
UNITED RENTALS (STOCK)		11'-8"x56'-0" BUSINESS
SERIAL #2242984-2243003		
DATE: JANUARY 28, 2021		
DRAWN BY: DRS		
SCALE: NOTED	SHEET #:	2 of 3
DESTINATION: STOCK (UNKNOWN)		

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 HELICES, ETC., TO BE AS SPECIFIED BY THE GROUND ANCHOR MANUFACTURER FOR THE ACTUAL SOIL TYPE ENCOUNTERED. IF THE HOLDING OR PULLOUT CAPACITIES OF GROUND ANCHORS ARE BELOW THE 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 ONE FOR 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 AREA UNDER FOOTINGS AND FOUNDATIONS SHALL HAVE ALL VEGETATION, STUMPS, ROOTS, AND FOREIGN MATERIALS REMOVED PRIOR TO THEIR CONSTRUCTION.
13. THE FOUNDATION DIMENSIONS SHOWN ARE NOMINAL. AN INCREASE IN MODULE WIDTH SHOULD BE EXPECTED DUE TO MODULE EXPANSION, SETTING TOLERANCES, ETC. THE FOUNDATION CONTRACTOR SHOULD CONSULT WITH THE MANUFACTURER OF THE MODULES PRIOR TO CONSTRUCTION OF THE FOUNDATION TO DETERMINE THE AMOUNT OF INCREASED WIDTH TO BE ADDED TO THE NOMINAL DIMENSIONS SHOWN ABOVE.



FOUNDATION PLAN 3/16"=1'-0"

ADD A PIER DIRECTLY UNDER EACH SIDE OF EXTERIOR DOORS TO PREVENT MISALIGNMENT AND DRAGGING.

WALL LOAD	8'x8'x11psf	= 704#
FLOOR LOAD	5.83'x8'x(50+10psf)	= 2,798#
ROOF LOAD	5.83'x8'x(20+15psf)	= 1,633#
	TOTAL LOAD	= 5,135#
AREA FTG. REQUIRES	5,135 / 2,000psf	= 2.5 sq.ft.
AREA	24x24 / 144	= 2.6 sq.ft.

FOUNDATION, PIER BLOCKING, FOOTING, AND ANCHORING DETAILS SHOWN ON THESE PAGES ARE TO BE USED AS A REFERENCE SOURCE ONLY. IT WILL BE THE OWNERS RESPONSIBILITY TO CHECK WITH THE LOCAL CODE AUTHORITY TO VERIFY SPECIFIC REQUIREMENTS AFFECTING THE INSTALLATION, SETUP, AND UTILITY CONNECTION TO THIS BUILDING. T&R CUSTOM ASSUMES NO RESPONSIBILITY FOR LOCAL, COUNTY, AND MUNICIPAL CODE REQUIREMENTS FOR THIS STRUCTURE. ALTERNATE FOUNDATION PLANS MAY BE DESIGNED BY OTHERS AND SUBJECT TO JURISDICTION HAVING AUTHORITY.

ALTERNATE FOUNDATION PLAN MAY BE DESIGNED BY OTHERS

FOUNDATION

IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA DBPR, THESE BUILDING PLANS DO NOT CONTAIN FOUNDATION SUPPORT AND THE TIE DOWN DETAILS AND SPECIFICATIONS. THE ENGINEER OF THE 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.

FASTENING FOR 26 GA. HI RIB STEEL SIDING:
#10-14x1-1/2" HHW SCREW w/BONDING WASHER OR EQ.
(4) ROWS 36" MAXIMUM SPACING. SPACED @ 4.5" O.C.

CALCULATED TRUSS #F0138231/
#F0500002 @ 24" O.C. (TYP.)

26 GA. HI-RIB STEEL SIDING
OVER APPROVED MOISTURE
BARRIER, DRY LINE
(INTERTEK OCCR-03040
(ALT. EXT. FINISHES)

SIDEWALL BRACING:
7/16" O.S.B. SHALL EXTEND CONTINUOUS FROM TOP OF TRUSS TOP CHORD TO 3/4" MINIMUM BELOW TOP OF RIM JOIST WITH ALL SHEATHING EDGES SUPPORTED BY 2"x4" LUMBER #2 S.P.F. OR BETTER.

ZONE 4 (INTERIOR):
FASTENED WITH 8d COMMON NAILS @ 6" O.C. EDGES AND 12" O.C. IN THE FIELD.

ZONE 5 (3' FROM CORNER):
FASTENED WITH 8d COMMON NAILS @ 6" O.C. EDGES AND 10" O.C. IN THE FIELD.

ENDWALL BRACING:
7/16" OSB SHALL EXTEND CONTINUOUS FROM TOP OF TRUSS TOP CHORD TO 3/4" MINIMUM BELOW TOP OF RIM JOIST WITH ALL SHEATHING EDGES SUPPORTED BY 2"x4" LUMBER #2 S.P.F. OR BETTER.

ZONE 4 (INTERIOR):
FASTENED WITH 8d COMMON NAILS @ 3" O.C. EDGES AND 6" O.C. IN THE FIELD.

ZONE 5 (3' FROM CORNER):
FASTENED WITH 8d COMMON NAILS @ 3" O.C. EDGES AND 6" O.C. IN THE FIELD.

FLOOR TO STUD STRAPPING
1.50"x12"x20 GA. GALVANIZED STRAP @ 16" O.C. MAX.
(7) 2"x120 NAIL ON EA. END OF STRAP

.040 ASPHALT BOTTOM BOARD

FRAME TIE-DOWN STRAP

10" I-BEAM

(ASTMA 50) CROSSMEMBERS @ 48" O.C.

(ASTMA 36) OUTRIGGERS @ 48" O.C.

TYP. CROSS-SECTION
N.T.S.

NOTE: (OPT.)
DBL. 1.50"x12"x26 GA. GALV. STRAP @ 16" O.C. MAX.

MIN. 2X4 S.Y.P. #2 FASTENED w/(3) .128" DIA. x3" NAILS

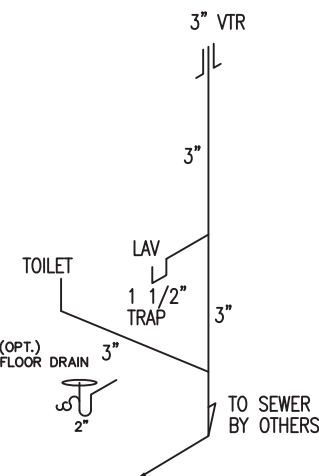
(2) 2X6 S.Y.P. #2 FASTENED w/(6) .131" DIA. x3" NAILS EA. 2x6

OSB or plywood bearing strip the same thickness as the ceiling material at all bearing walls and columns.

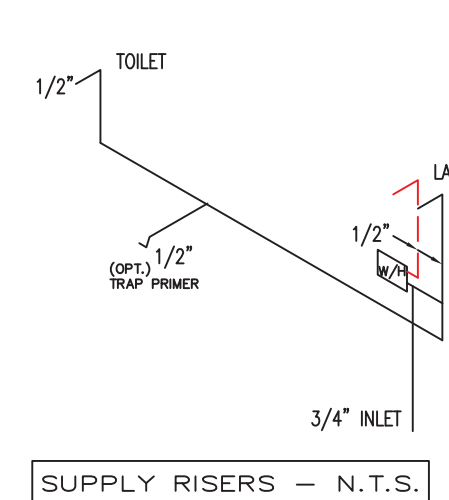
ROOF TO STUD STRAPPING
1.50"x20"x20 GA. GALVANIZED STRAP @ 16" O.C. MAX.
(7) 2"x120 NAIL ON EA. END OF STRAP

NOTE: MAIN SEWER LINE LOCATION IS SHOWN FOR STATE APPROVAL REQUIREMENTS ONLY. MAIN SEWER LINE FINAL DESIGN AND INSTALLATION TO VENT STACKS IS SUBJECT TO SITE CONDITIONS AND LOCAL JURISDICTION APPROVAL.

THE ACTUAL POINT OF INTERCONNECTION TO EXISTING SEWER SYSTEM AND SIZE(S) OF EXISTING "TIE-IN" IS UNKNOWN TO BUILDING MANUFACTURER AND SUBJECT TO LOCAL JURISDICTION APPROVAL.



D.W.V. RISERS - N.T.S.



DWV NOTES

- 1) PIPING SHALL BE PVC SCHEDULE 40
- 2) ALL JOINTS SHALL BE MADE WITH FITTING EITHER SOLVENT WELDED OR THREADED ACCORDING TO APPROVED METHODS.
- 3) VERTICAL PIPING SHALL BE SUPPORTED AT BASE, MIDDLE, AND TOP.
- 4) HORIZONTAL PIPING SHALL BE SUPPORTED MINIMUM 48" O.C. AND AT EACH CHANGE OF DIRECTION.
- 5) ALL P-TRAP EXTENSION ARMS OVER 36" MIN. MUST BE SUPPORTED AT BASE AND AS CLOSE TO P-TRAP AS POSSIBLE.
- 6) PIPING 2.50" AND BELOW TO HAVE .25" FALL IN DIRECTION OF FLOW.
- 7) PIPING 3.00" AND ABOVE TO HAVE .125" FALL IN DIRECTION OF FLOW.
- 8) ALL VENTS THRU ROOF MUST PENETRATE ROOF COVERING A MIN. OF 6" AND MUST BE PROPERLY FLASHED.
- 9) FLASHING TO BE LEAD, COPPER, ALUMINUM, PLASTIC, OR NEOPRENE OF AN APPROVED TYPE.
- 10) ALL PIPING BELOW FLOOR NOT CONCEALED IN FLOOR CAVITY TO BE INSULATED WITH R-4 OR BETTER.

SUPPLY LINE NOTES

- 1) ALL SUPPLY LINES TO BE CPVC EXCEPT WHERE NOTED OTHERWISE.
- 2) ALL JOINTS TO BE BY MANUFACTURER APPROVED METHODS.
- 3) ALL FITTINGS TO BE PLASTIC, CHROME, BRASS, OR OTHER APPROVED MATERIAL.
- 4) ALL SUPPLY LINES TO HAVE APPROVED SHUTOFF VALVES.
- 5) LINES TO BE SUPPORTED VERTICALLY MAXIMUM 48" O.C.
- 6) LINES TO BE SUPPORTED HORIZONTALLY MAXIMUM 32" O.C.
- 7) ALL PIPING BELOW FLOOR NOT CONCEALED IN FLOOR CAVITY TO BE INSULATED WITH MIN. R-4.
- 8) INTERCONNECTION OF SEPARATE WATER HEATERS TO BE DONE ON SITE BY LICENSED PLUMBER AND SUBJECT TO LOCAL CODE JURISDICTION.



R. JOHNSON
APPROVED
02 09 2022



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Ellaville, GA 31806 (229) 937-2581
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SUBMITTAL#TRC-5183	AL/GA/FL/NC/SC/VA/LA/TX
UNITED RENTALS (STOCK)	11'-8"x56'-0" BUSINESS
SERIAL #2242984-2243003	
DATE: JANUARY 28, 2021	
DRAWN BY: DRS	
SCALE: NOTED	SHEET #: 3 of 3
DESTINATION: STOCK (UNKNOWN)	

KENNETH EARL DUNMON, P.E.

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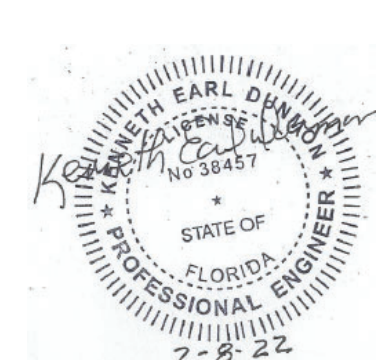
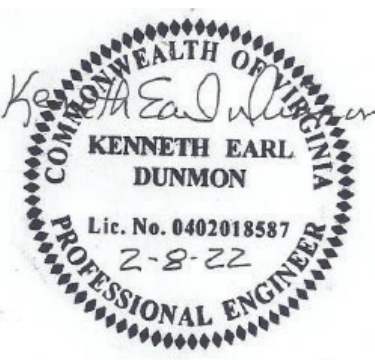
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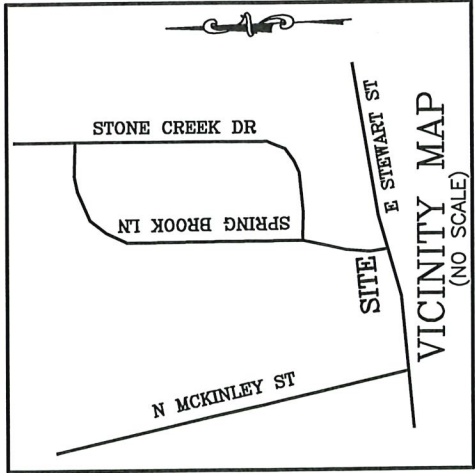
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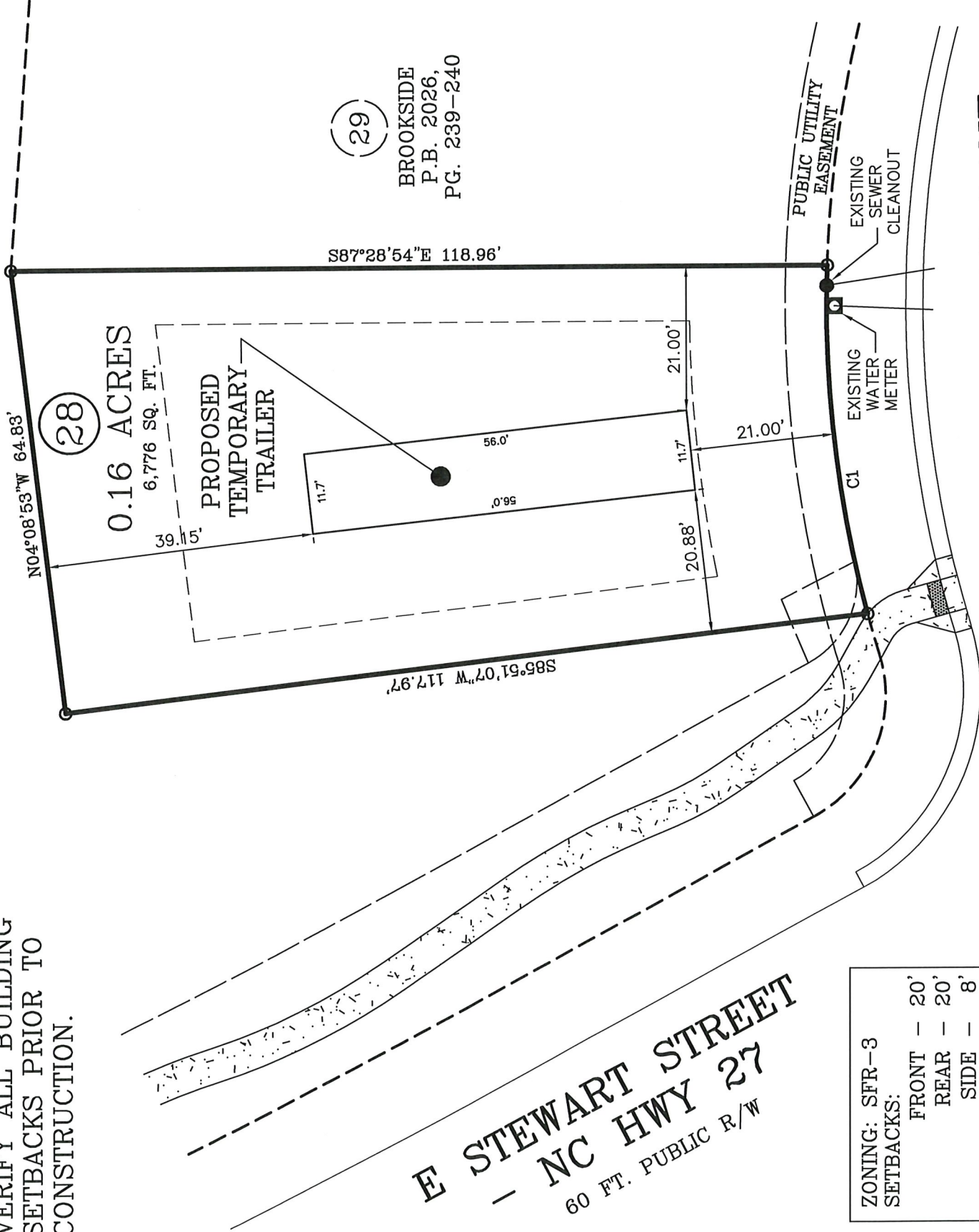


P.B. 2026, PG. 239-240

NOTE : CONTRACTOR TO LOCATE UTILITY TIE-INS AND CONTACT LOCAL REGULATORY AGENCY PRIOR TO PAVING OVER WITH DRIVEWAY.

OPEN SPACE 1
P.B. 2026,
PG. 239-240

NOTE : CONTRACTOR TO VERIFY ALL BUILDING SETBACKS PRIOR TO CONSTRUCTION.



E STEWART STREET
- NC HWY 27
60 FT. PUBLIC R/W

ZONING: SFR-3			
SETBACKS:			
FRONT		- 20'	
REAR		- 20'	
SIDE		- 8'	
CORNER		- 12'	

IMPERVIOUS AREA:
HOUSE, PORCHES 654 SQ. FT.

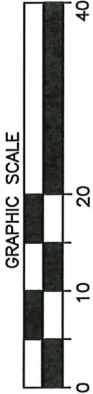
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	51.20'	175.00'	51.02'	S03°56'35"E

PLOT PLAN FOR: DREAM FINDERS HOMES

ADDRESS: SPRING BROOK LANE

CITY OF: COATS, NC

COUNTY OF: HARNETT



I, W. LARRY KING, CERTIFY THAT THIS MAP IS FOR THE PURPOSE OF PERMITTING ONLY. IT IS NOT A SURVEY AND NO RELIANCE MAY BE PLACED ON ITS ACCURACY. THE STRUCTURE SHOWN ON THIS PLOT PLAN IS PLACED ACCORDING TO THE INSTRUCTIONS GIVEN BY THE BUILDER. ALL DIMENSIONS AND SETBACKS SHOULD BE VERIFIED FOR COMPLIANCE WITH ZONING AND COVENANTS.

SPRING BROOK LANE

50 FT. PUBLIC R/W & UTILITY

TOWNSHIP OF: GROVE

DATE: MAY 27TH 2026

SCALE: 1" = 20'

REFERENCE: LOT 28

BROOKSIDE

P.B. 2026, PG. 239-240

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www.LKandA.com

THIS MAP CAN NOT BE USED FOR RECORDATION OR ATTACHED TO A DEED TO BE RECORDED. THIS MAP IS NOT DRAWN IN ACCORDANCE WITH GS 47-30.

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