



United Rentals
UR-1256-MW&EC-STOCK
12'x56' (11'-8" x 56'-0")
STOCK 2-OFC/1-RM
MODULAR OFFICE BUILDING

MID WEST (MW) & EAST COAST (EC)

(ALABAMA (AL), ARKANSAS (AR), CONNECTICUT (CT), DELAWARE (DE), FLORIDA (FL), GEORGIA (GA), INDIANA (IN), KANSAS (KS), MAINE (ME), MARYLAND (MD), MICHIGAN (MI), MINNESOTA (MN), MISSOURI (MO), MISSISSIPPI (MS), NEBRASKA (NE), NEW JERSEY (NJ), NEW YORK (NY), NORTH CAROLINA (NC), NORTH DAKOTA (ND), OKLAHOMA (OK), PENNSYLVANIA (PA), RHODE ISLAND (RI), SOUTH CAROLINA (SC), TENNESSEE (TN) TEXAS (TX), VIRGINIA (VA), WEST VIRGINIA (WV), WISCONSIN (WI)

Reviewed for Fire Code Compliance



Matt Starling

09/08/2025 10:34:52 AM

DRAWING INDEX:

SHEET	DESCRIPTION
C1	COVER SHEET
C2	CODES / STRUCTURAL LOAD LIMITATIONS
A1	EXTERIOR ELEVATIONS
A2	FLOOR & LIFE SAFETY / EGRESS PLANS
A3	REFLECTED CEILING & ROOF PLANS
P1	PLUMBING PLAN & RISERS
EH1	ELEC & HVAC PLANS
X1	BUILDING CROSS SECTION & DETAILS
X2	STEEL SUB-FRAME PLAN & DETAILS
K1	KIP LOAD PLAN
FD1	FOUNDATION PLAN & DETAILS

I hereby certify this plan, specification, or report was prepared by me or under my direct supervision and that I am duly Licensed Professional Engineer under laws of State of Minnesota
Print Name: NADER TOMASBI
Signature: Nader Tomasbi
Date: 10/20/2024 License # 44093



R. JOHNSON
APPROVED
10 21 2024

Reviewed By:
Robert A. Johnson
Robert A. Johnson
Florida Modular Plans Examiner
No. SMP - 000029

LISTING AGENCY APPROVAL

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

CONST. TYPE:	V-B
OCCUPANCY:	R
FLOOR LL (PSF):	50/102
WIND VELOCITY:	160/124
FIRE RATING OF EXT. WALLS:	0
ALLOWABLE NO. OF FLOORS:	1
SEISMIC DESIGN CATEGORY:	C
FIRE RATING OF EXT. WALLS:	0
PLAN NO.:	FSS-UR-1256-MW&EC
APPROVAL DATE:	10/21/2024

APPROVED STATE OF GEORGIA INDUSTRIALIZED BUILDINGS PROGRAM
CONST. TYPE: V-B
OCCUPANCY: R
FLOOR LL (PSF): 50
WIND VELOCITY (MPH): 160/124
SEISMIC DESIGN CATEGORY: C
FIRE RATING OF EXT. WALLS: 0
PLAN NO.: FSS-UR-1256-MW&EC
APPROVAL DATE: 10/21/2024

EMC

EMC

TN PLAN NO. #: FSS-475



UNITED RENTALS
100 FIRST STAMFORD PLACE - STE #700
STAMFORD, CT 06902
(912) 381-6297

DEALER:
FIRST STRING SPACE
892 RAILROAD AVENUE EAST
DOUGLAS, GA 31535
(912) 384-7080

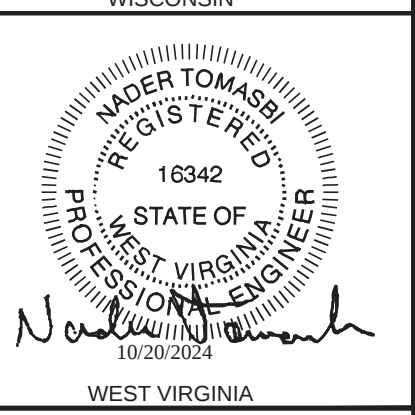
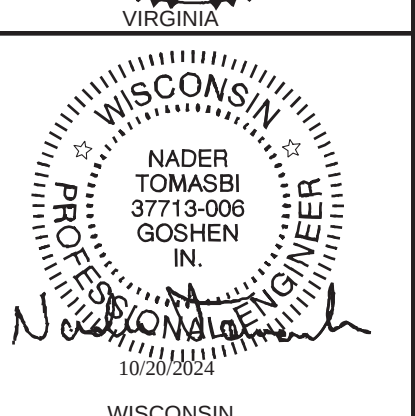
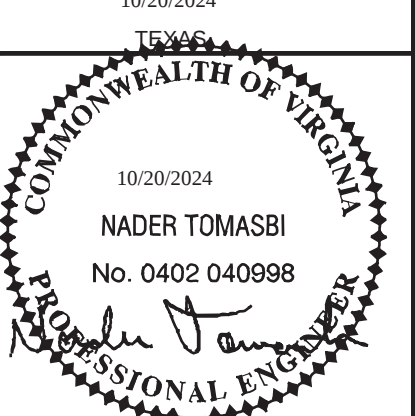
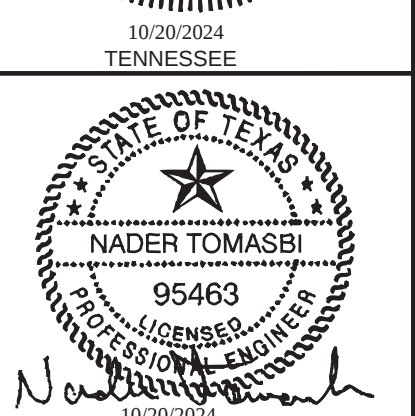
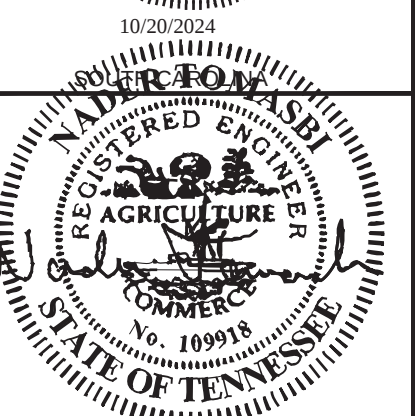
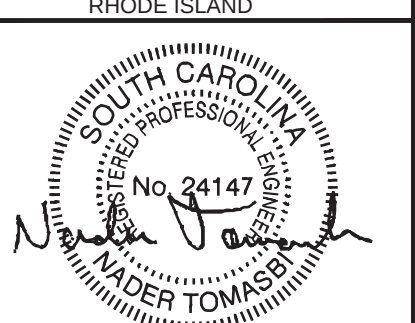
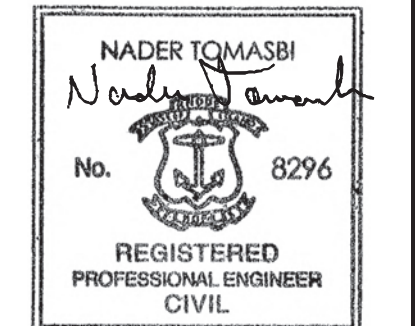
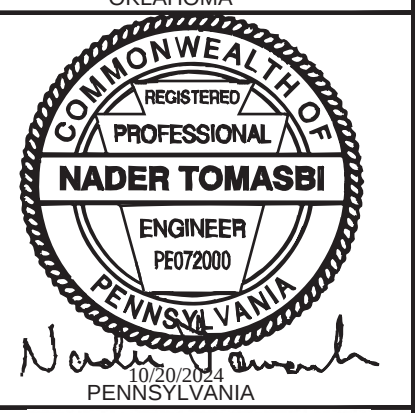
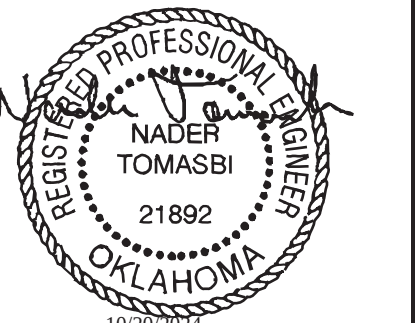
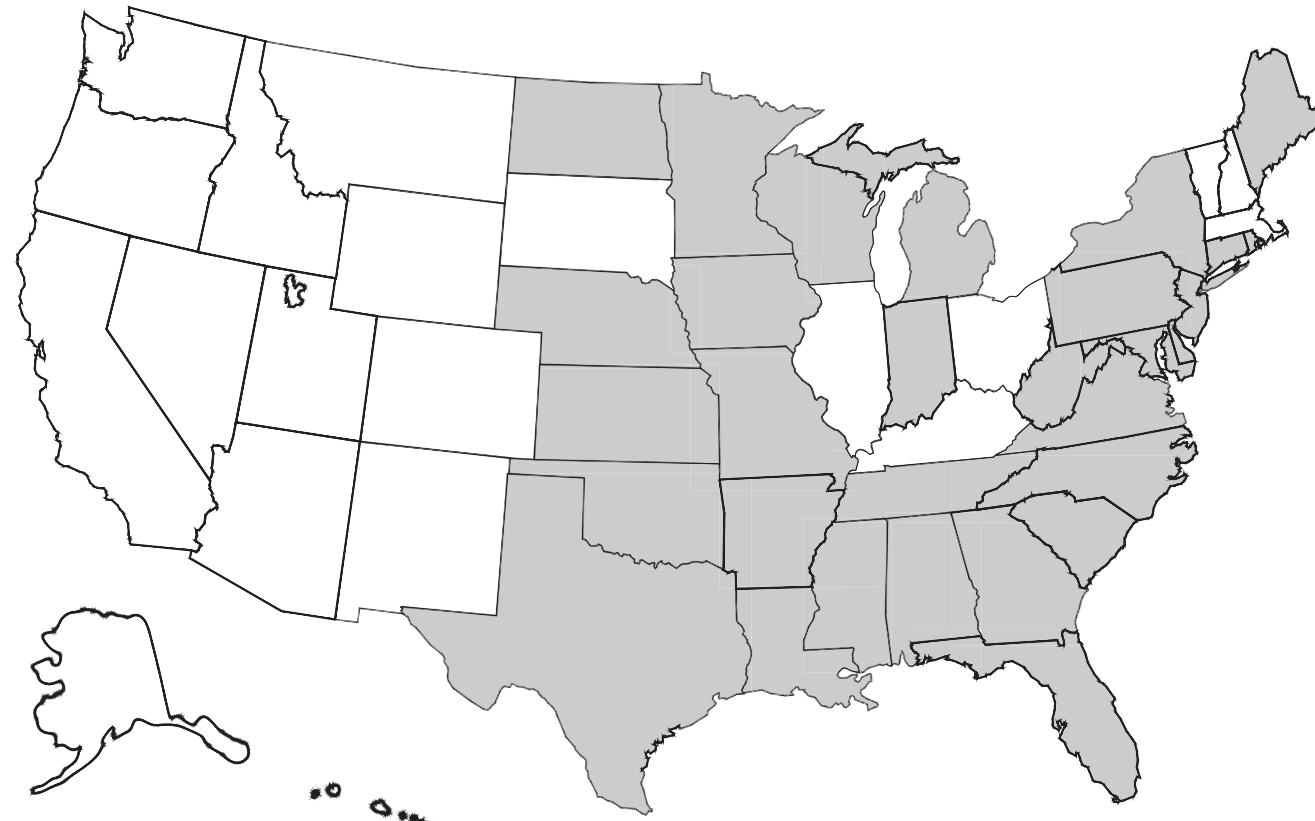
COVER SHEET

DATE: 9-13-2024	BUILDING SIZE: 12'x56'	MD SERIAL NO.: STOCK
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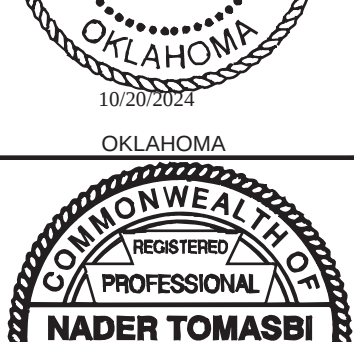
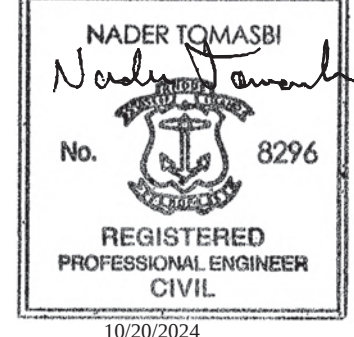
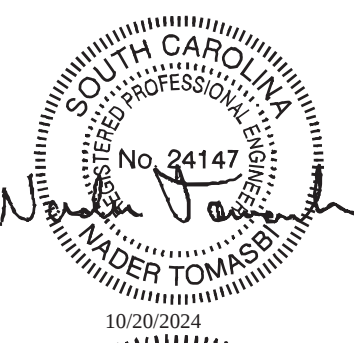
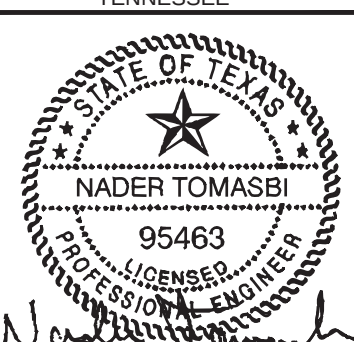
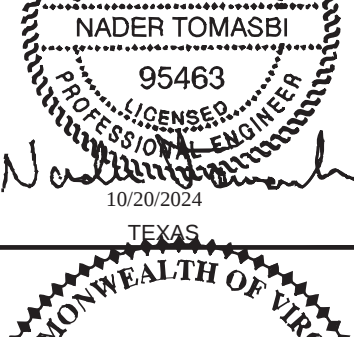
REV	DATE	BY	DESCRIPTION	SHEET
				C1

EMC EXPERT MODULAR CONSULTANTS, LLC 13103 W. LINEBAUGH AVE. SUITE 102 TAMPA, FLORIDA 33626 TEL. NO. (813) 336-4930	N.T. NADER TOMASBI, P.E. CONSULTING ENGINEER 58065 GLENVIEW DR GOSHEN, IN 46526 PH: (574) 370-3419	R.E.G. ROBERT E. GREGG, R.A. REGISTERED ARCHITECT 1009 WOODRUFF AVE CLEARWATER, FL 33766 NJ RA LIC #: 21A01541400
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PAGE: 1 of 9
EMC NO. FSS-UR-1256 STOCK-MW&EC
MD NO. FSS-UR-1256
GOSHEN, IN 46526
OCCUP: B



[illegible][illegible][illegible][illegible]

 OKLAHOMA	 PENNSYLVANIA
 RHODE ISLAND	 SOUTH CAROLINA
 TENNESSEE	 TEXAS

[illegible]

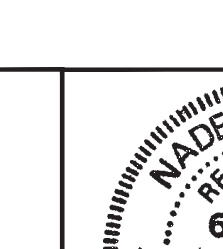
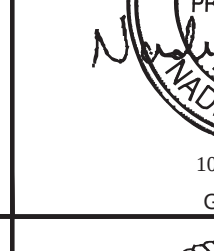
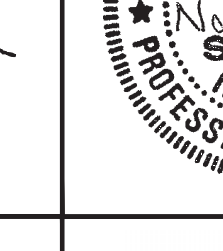
- ADDITION TO PULL-OUT AND PULL-OUT.
7. AUTOMATIC CONDUCTOR DEVICES SHALL BE INSTALLED TO AUTOMATICALLY TURN OFF LIGHTS WITHIN 30 MINUTES OF ALL OCCUPANTS LEAVING THE SPACE AND SHALL EITHER BE MANUAL OR ON SHALL BE CONFIGURED TO AUTOMATICALLY TURN THE LIGHTS ON TO NOT MORE THAN 50A POWER.
14. AUTOMATIC RECEPTACLE CONTROLS IF REQUIRED SHALL BE PROVIDED AND SITE INSTALLED PER THE REQUIREMENTS OF THE 2013 NEC SECTION 410.11.1 SUBJECT TO THE REVIEW AND APPROVAL OF AUTHORITY HAVING JURISDICTION.
15. FEEDER CONDUCTOR AND BRANCH CIRCUITS COMBINED SHALL BE SIZED FOR A MAXIMUM OF 50% VOLTAGE DROP TOTAL.

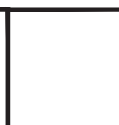
LAUVORERS SHALL BE LIMITED TO 110 DEGREES F HEATER SHALL BE PLUMBED WITH HEAT TRAPS ON THE SUPPLY DISCHARGE PIPING CONNECTED TO THE TER
STATE OF MARYLAND NOTES:
<u>TO LOCAL BUILDER AND/OR DEVELOPER:</u> SITE WORK, INCLUDING THE LOCATION OF THE BUILDING IS REQUIRED TO BE REVIEWED AND APPROVED BY A MARYLAND REGISTERED ARCHITECT FOR ENGINEER TO VERIFY CODE COMPLIANCE INCLUDING, BUT NOT LIMITED TO: FIRE RESISTANCE RATINGS PROTECTION, MEANS OF EGRESS, HEIGHT AND AREA LIMITATIONS AND OTHER PERTINENT SITE RELATED MATTERS. IF APPLICABLE, CONSTRUCTION DOCUMENTS, INCLUDING SITE AND DEVELOPMENT DRAWINGS, SHALL BE SUBMITTED TO GOVERNMENT AGENCY FOR REVIEW AND APPROVAL BY THEM VIA NORMAL INSPECTION AND PERMIT PROCESS

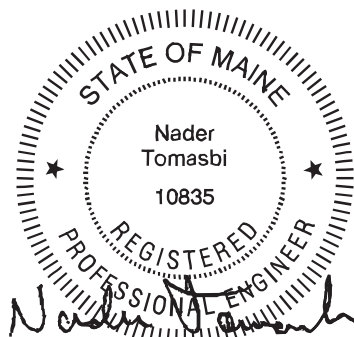
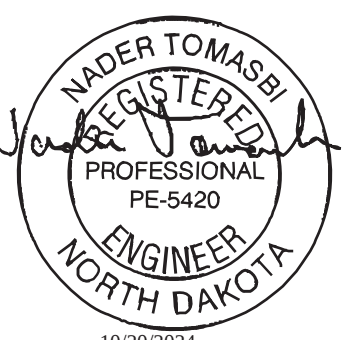
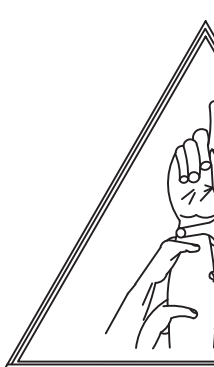

 TEXAS
 COMMONWEALTH OF VIRGINIA
 NADER TOMASSBI
 No. 0402 040998

 VIRGINIA

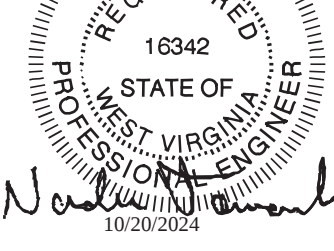
 WISCONSIN

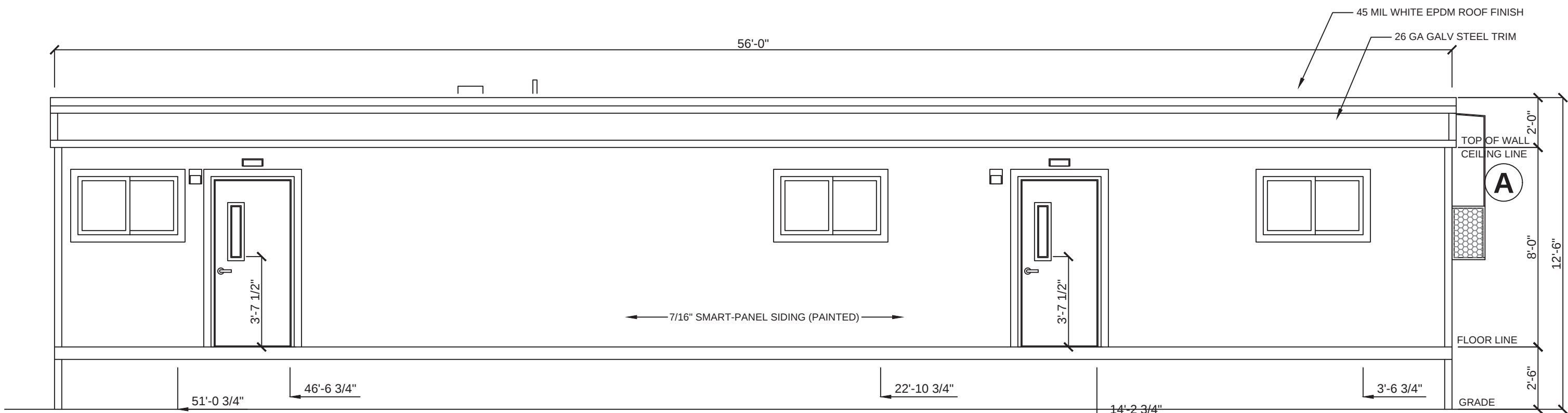
	R. JOHNSON APPROVED 10 21 2024		
			
			

 10/20/2024	 10/20/2024 KANSAS	 10/20/2024 LOUISIANA
 10/20/2024	 10/20/2024 NEW YORK	 10/20/2024 NORTH CAROLINA

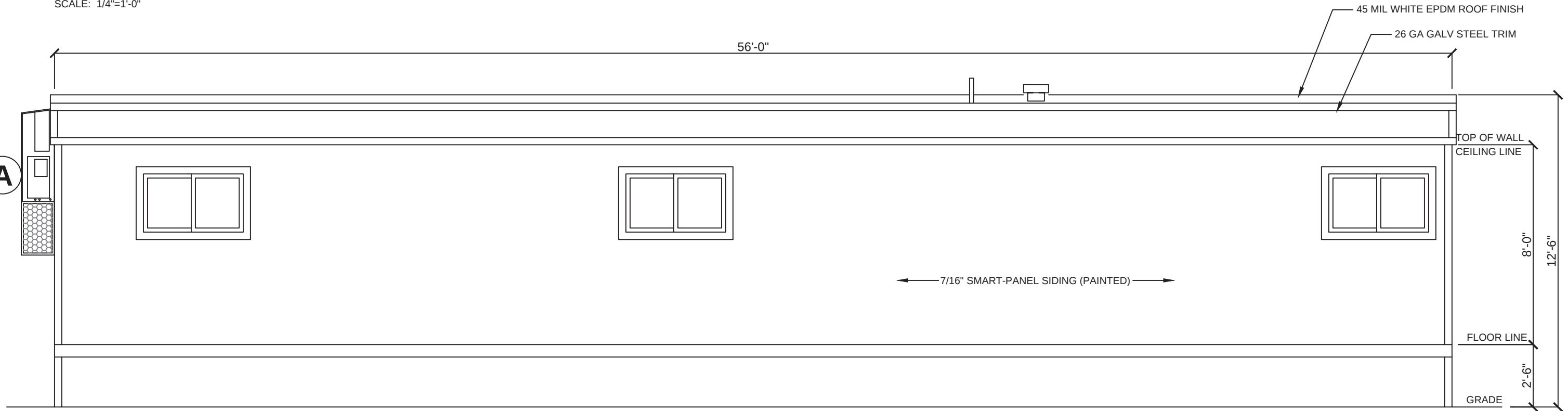
 STATE OF MAINE Nader Tomassbi 10835 REGISTERED PROFESSIONAL ENGINEER 10/20/2024 MAINE	 NADER TOMASSBI REGISTERED PROFESSIONAL PE-5420 ENGINEER NORTH DAKOTA 10/20/2024 NORTH DAKOTA	 U R  FIRST STRING OUR STRENGTH THIRD PARTY EMC EXPERT MODULAR CONSTRUCTION 13105 W. LINERIGHT AVE TAMPA, FLORIDA 33626 TEL. NO. (813) 336-4393
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		TN PLAN NO. #: FSS-475 UNITED R 100 FIRST STAMFORD STAMFORD, (912) 331-	
DEALER:		FIRST STR 892 RAILROAD DOUGLAS (912) 331-	
MANUFACTURER:		CODE /	
DATE: 9-13-2024 SCALE: NONE		BUILDING SIZE: 12'x56' DESTINATION:	
DRAWN BY: J.L.B.		STATE(S): AL, AR NE, NJ, N	
SPACE INC	REV	DATE	BY
S TEAMWORK			
N.T. MAHER TOMASSI, P.E. CONSULTING ENGINEER 58605 CLEVELERVIEW DR CROSHEN, IN 46029 PH: (574) 370-3419		R.E.G. ROBERT E. GREGG, R.A. REGISTERED ARCHITECT 1009 WOODRUFF AVE CLEARWATER, FL 33756 NJ RA LIC #: 21A0154140	
(SULTANTS, LLC E, SUITE 102			

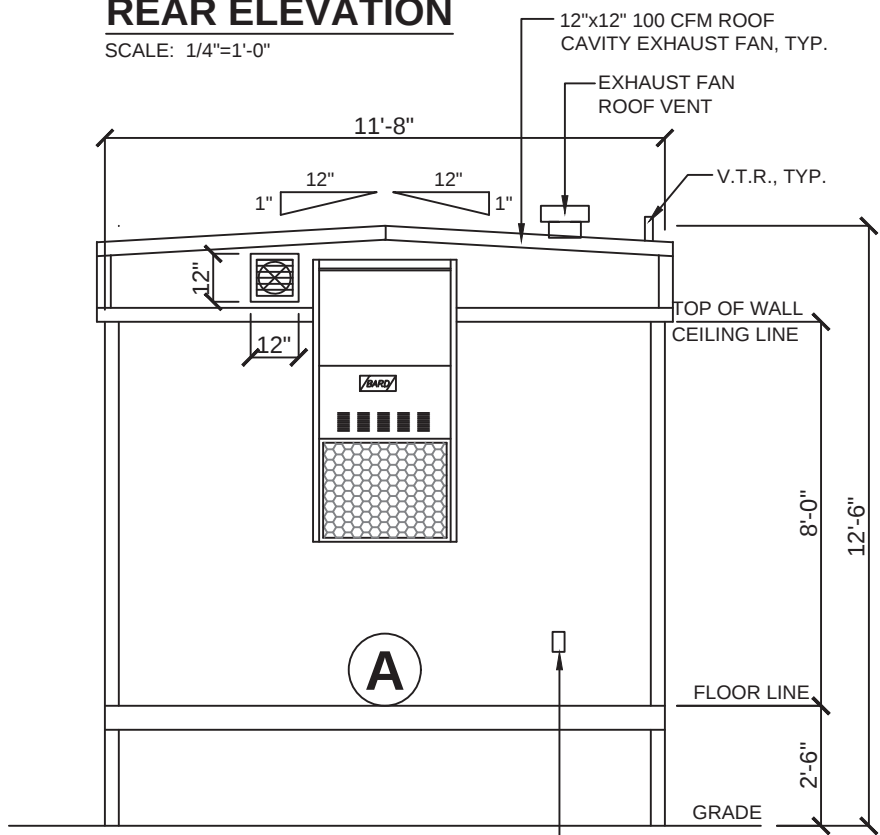
	
WEST VIRGINIA	
RENTALS	
RD 2ND PLACE - SITE #700 WV, CT 02602 81-6297	
SPACE	
AVENUE EAST GA 31535 84-7980	
NOTES	
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	DRAWING NO.: FSS-2024-0010
CT, DE, FL, GA, IN, KS, LA, ME, MD, MI, MN, MO, MS, NY, NC, ND, OK, PA, RI, SC, TN, TX, VA, WI, WV	
	SHEET:
	C2
PAGE: 2 of 9	
EMC NO. FSS-UW-12x56 Stock-MW&EC	
MD NO. FSS-UR-12x56 Stock-MW&EC MD	
OCCUP: B	



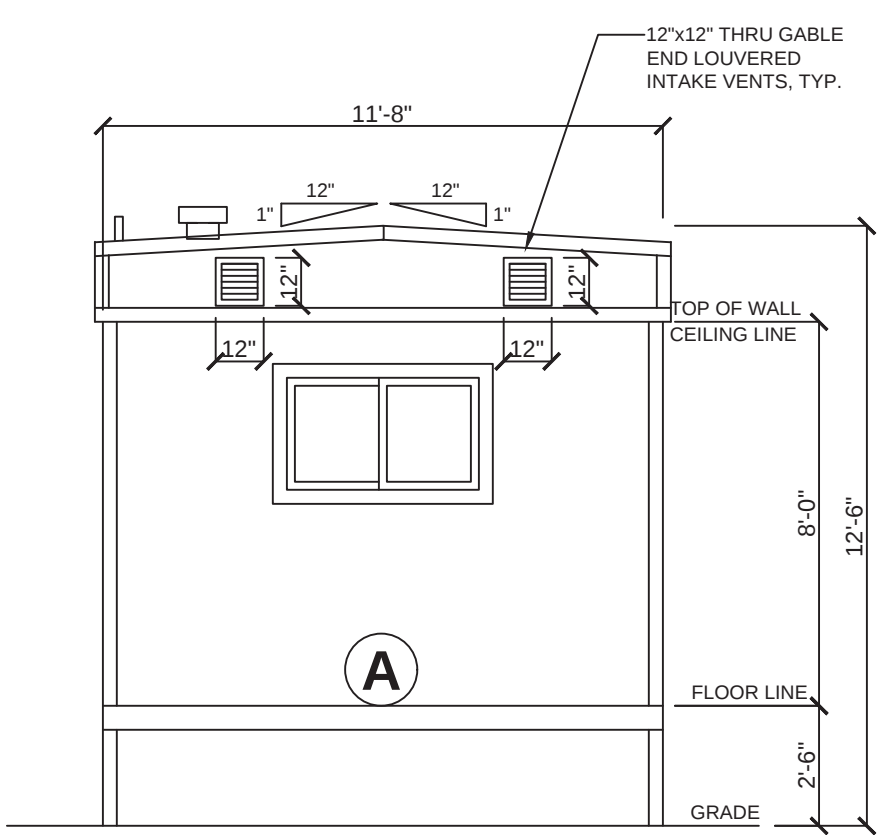
FRONT ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

ELEVATIONS SHOWN ON THIS PAGE REPRESENT BASIC COMPONENTS AND ARE NOT INTENDED TO BE ALL INCLUSIVE, NOR DO THESE ELEVATIONS DETAIL EVERY CODE REQUIRED ASPECT OF THIS BUILDING. SITE BUILT STOOPS, STEPS, DECKS, PORCHES, HANDRAILS AND/OR SIMILAR ITEMS MUST BE PROVIDED BY OTHERS ON SITE FOR COMPLIANCE WITH APPLICABLE CODES. COMPLIANCE WITH ALL APPLICABLE CODES PER LOCAL AUTHORITY HAVING JURISDICTION, WHETHER DETAILED IN THIS SET OR NOT, MUST BE MET.

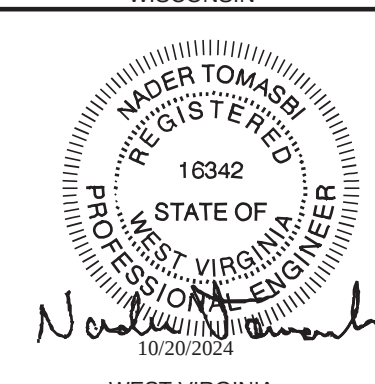
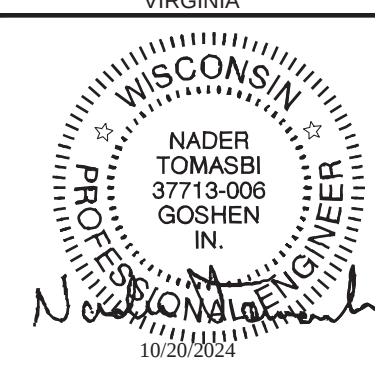
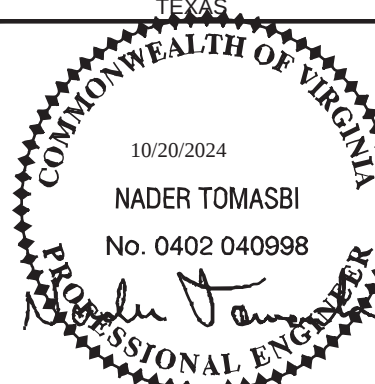
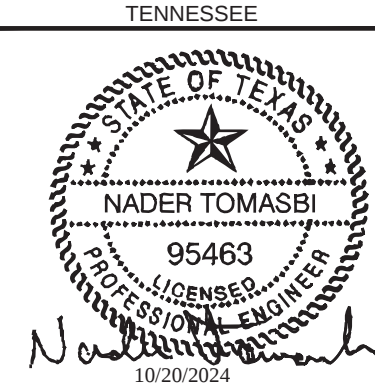
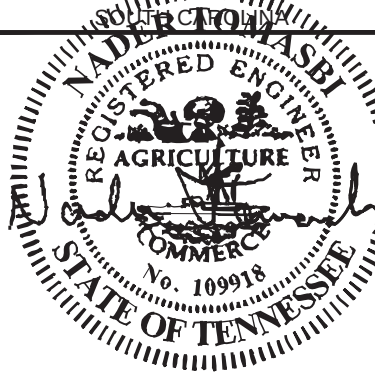
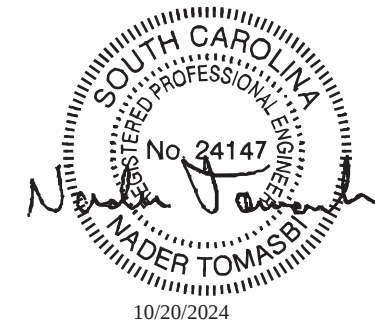
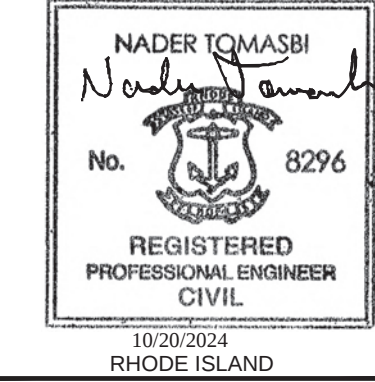
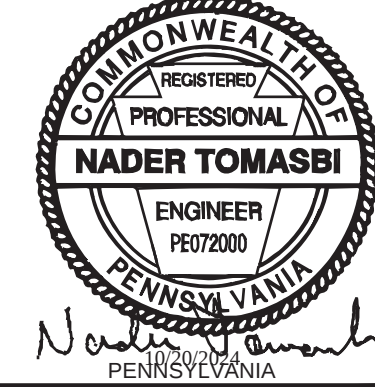
TEXAS INDUSTRIALIZED BUILDING CODE COUNCIL
This document is approved pursuant to the Industrialized Housing and Buildings Act.
DRA No. 21 IBC ✓ IRC
Date: 10/21/2024
DRA Signature: [Signature]



R. JOHNSON
APPROVED
10/21/2024

ELEVATION NOTES:

- SEE CROSS SECTION FOR METHOD OF ROOF VENTILATION
- HANDICAP RAMPS, STAIR(S), AND HANDRAILS ARE TO BE DESIGNED AND SITE INSTALLED BY OTHERS, SUBJECT TO LOCAL JURISDICTION AND APPROVAL
- FOUNDATION ENCLOSURE (WHEN PROVIDED) MUST HAVE 1 SQUARE FOOT NET VENT AREA PER 1/150th OF THE FLOOR AREA, AND AN 18" X 24" MINIMUM CRAWL SPACE ACCESS, SITE INSTALLED BY OTHERS, SUBJECT TO LOCAL JURISDICTION AND APPROVAL

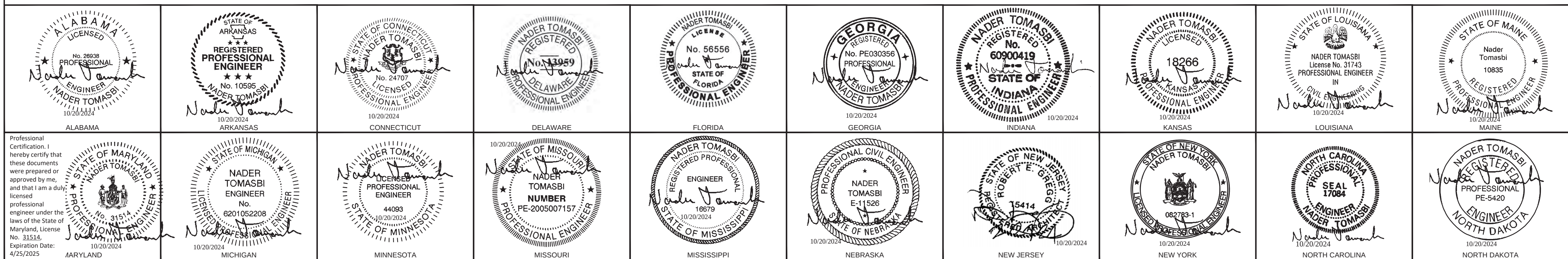


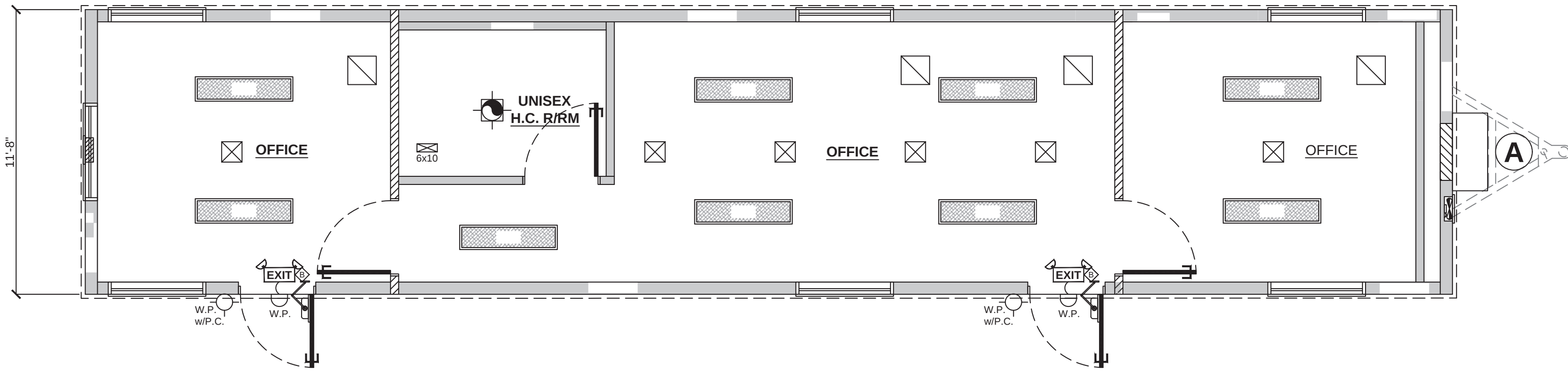
TN PLAN NO. #: FSS-475



UNITED RENTALS 100 FIRST STAMFORD PLACE - STE #700 STAMFORD, CT 06902 (912) 381-6297	
DEALER:	
FIRST STRING SPACE 892 RAILROAD AVENUE EAST DOUGLAS, GA 31535 (902) 384-7080	
MANUFACTURER:	
EXTERIOR ELEVATIONS	
DATE: 9-13-2024	BUILDING SIZE: 12'x56'
SCALE: 1/4"=1'-0"	SERIAL NO.: STOCK
DRAWN BY: J.L.B.	DRAWING NO.: FSS-2024-0010
REV	DATE
DATE	DESCRIPTION
DESCRIPTION	SHEET: A1
THIRD PARTY	
EMC EXPERT MODULAR CONSULTANTS, LLC 13103 W. LINEBAUGH AVE. SUITE 102 TAMPA, FLORIDA 33606 TEL. NO. (813) 336-4930	
N.T. NADER TOMASBI, P.E. CONSULTING ENGINEER 58666 GLENRIVER DR GOSHEN, IN 46526 PH: (574) 370-3419	
R.E.G. ROBERT E. GREGG, R.A. REGISTERED ARCHITECT 1009 WOODRUFF AVE CLEARWATER, FL 33765 NJ RA LIC #: 21A01541400	
PAGE 3 of 9 EMC NO. FSS-UR-12-56 SHEET MWGEC MD NO. FSS-UR-12-56 GOSHEN, IN 46526 OCCUP. B	

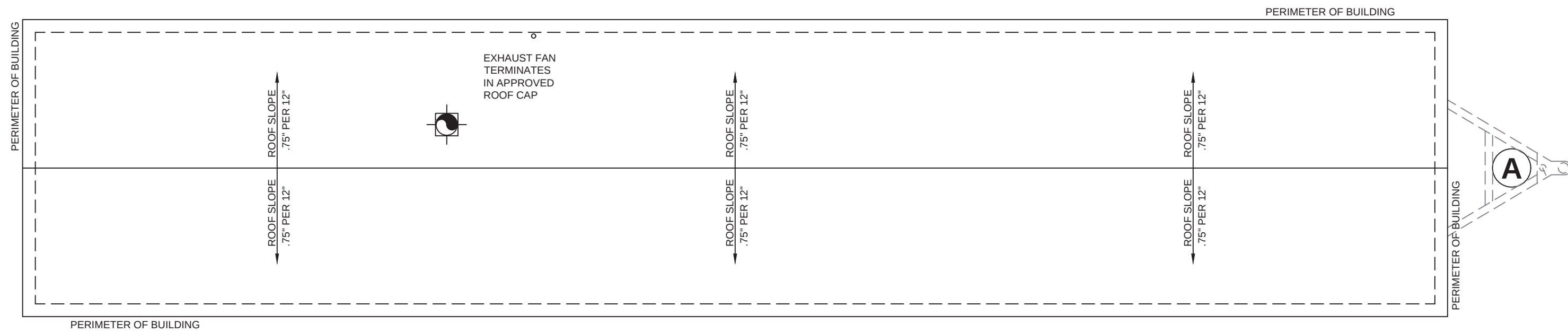
ALABAMA	ARKANSAS	CONNECTICUT	DELAWARE	FLORIDA	GEORGIA	INDIANA	KANSAS	LOUISIANA	MAINE
MARYLAND	MICHIGAN	MINNESOTA	MISSOURI	MISSISSIPPI	NEBRASKA	NEW JERSEY	NEW YORK	NORTH CAROLINA	NORTH DAKOTA





REFLECTED CEILING PLAN

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

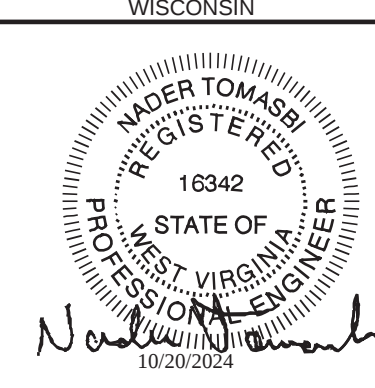
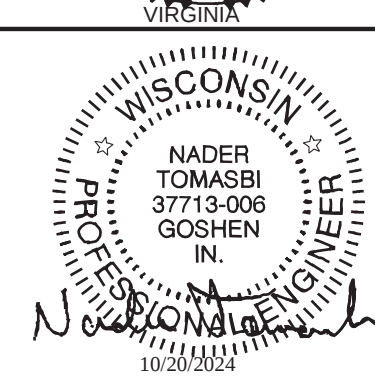
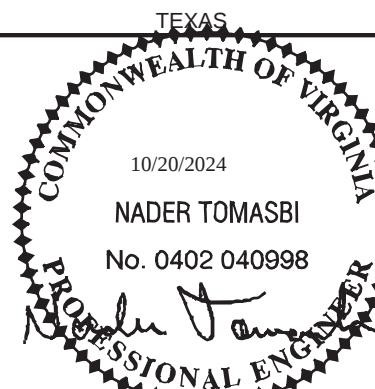
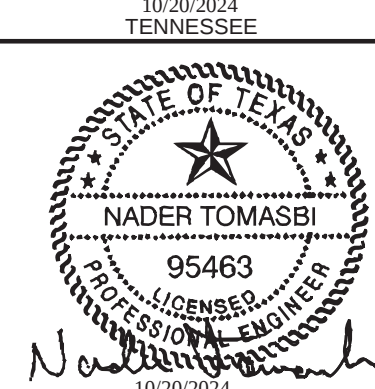
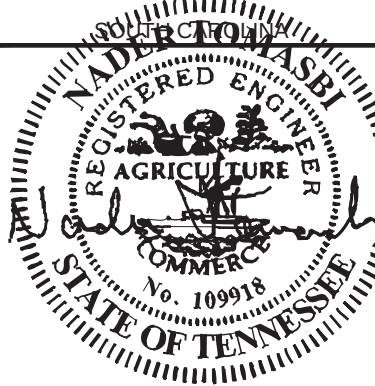
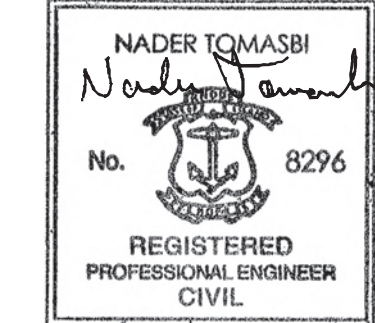
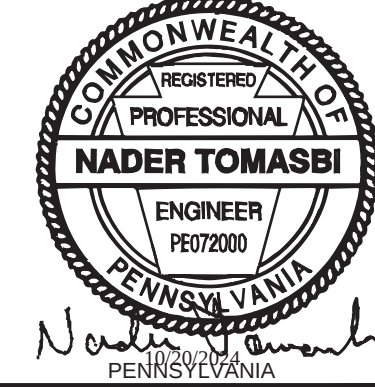


ROOF PLAN

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

A/C AND LIGHT SYMBOLS

- 2x4' LED TROFFER (2-TUBE - 40w - 5000K)
- 10'x10' SUPPLY GRILL
- 14'x14' RETURN AIR GRILL



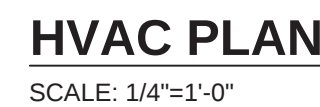
TN PLAN NO. #: FSS-475



TEXAS INDUSTRIALIZED BUILDING CODE COUNCIL
This document is approved pursuant to the Industrialized Housing and Building Act.
DRA No. 21 IBC ✓ JRC
Date: 10 21 2024
DRA Signature: *[Signature]*

ALABAMA	ARKANSAS	CONNECTICUT	DELAWARE	FLORIDA	GEORGIA	INDIANA	KANSAS	LOUISIANA	MAINE
MARYLAND	MICHIGAN	MINNESOTA	MISSOURI	MISSISSIPPI	NEBRASKA	NEW JERSEY	NEW YORK	NORTH CAROLINA	NORTH DAKOTA

	UNITED RENTALS 100 FIRST STAMFORD PLACE - STE #700 STAMFORD, CT 06902 (912) 381-6297		
	FIRST STRING SPACE 892 RAILROAD AVENUE EAST DOUGLAS, GA 31535 (912) 384-7080		
	REFLECTED CEILING & ROOF PLANS		
	DATE: 9-13-2024 SCALE: 1/4"=1'-0" DRAWN BY: J.L.B.	BUILDING SIZE: 12'x56' DESTINATION: STATE(S): AL,AR,CT,DE,FL,GA,IN,KS,LA,ME,MD,MN,MO,MS,NE,NJ,NY,NC,ND,OK,PA,RI,SC,TN,TX,VA,WI,WV	SHEET: A3
THIRD PARTY: EMC EXPERT MODULAR CONSULTANTS, LLC 13103 W. LINEBAUGH AVE. SUITE 102 TAMPA, FLORIDA 33626 TEL. NO. (813) 336-4930			
N.T. NADER TOMASBI, P.E. CONSULTING ENGINEER 80665 GLENRIVER DR GOSHEN, IN 46526 PH: (674) 370-3419			
R.E.G. ROBERT E. GREGG, R.A. REGISTERED ARCHITECT 1009 WOODRUFF AVE CLEARWATER, FL 33766 NJ RA LIC #: 21A01541400			
PAGE 5 of 9 EMC NO. FSS-UR-12-56 SICK-MW-62 MD NO. FSS-UR-12-56 TAMPA, FLORIDA 33626 OCCUP. B			



NONMETALLIC DUCTS SHALL BE CONSTRUCTED WITH CLASS 0 OR CLASS 1 DUCT MATERIAL AND SHALL COMPLY WITH UL 181.

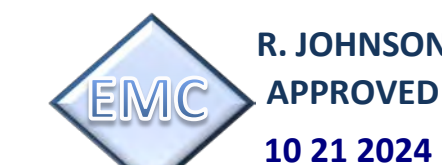
FIBROUS DUCT CONSTRUCTION SHALL CONFORM TO THE SMACNA/ANSI FIBROUS GLASS DUCT CONSTRUCTION STANDARDS OR NAIMA FIBROUS GLASS DUCT CONSTRUCTION STANDARDS.

THE AIR TEMPERATURE WITHIN NONMETALLIC DUCTS SHALL NOT EXCEED 250°F (121.1°C).

NONMETALLIC DUCTS SHALL BE MIN R-6 OR BETTER

FRESH AIR VENTILATION:

OCCUPANT DENSITY: (654 / 1000) x 35 = 23 PEOPLE
PEOPLE RATE = 23 PEOPLE @ 5 CFM = 115 CFM
AREA RATE = 654 @ .06 CFM = 40 CFM
TOTAL CFM REQUIRED = 155 CFM
288 CFM OF OUTSIDE AIR/VENTILATION PROVIDED
THROUGH FACTORY INSTALLED FRESH AIR INTAKE
288 > 155 = OK = PASS

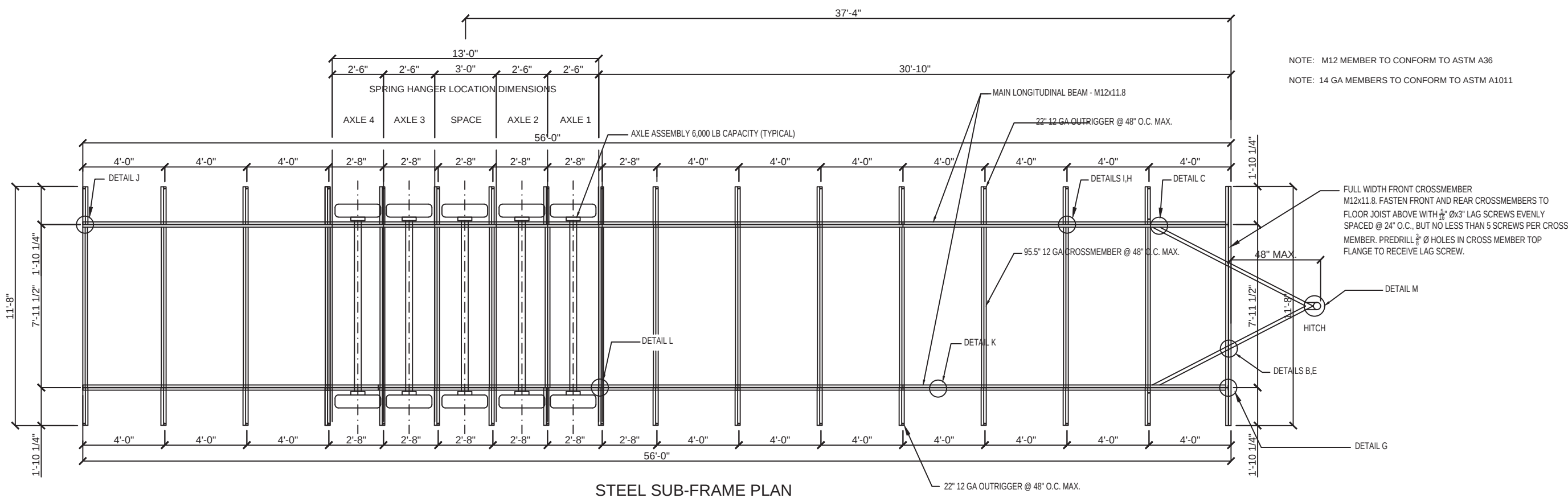


TEXAS INDUSTRIALIZED BUILDING CODE COUNCIL
This document is approved pursuant to
the Industrialized Housing and Buildings Act.
DRA No. 21 **IBC** ☒ **IRC**
Date: 10 21 2024
DRA Signature: 

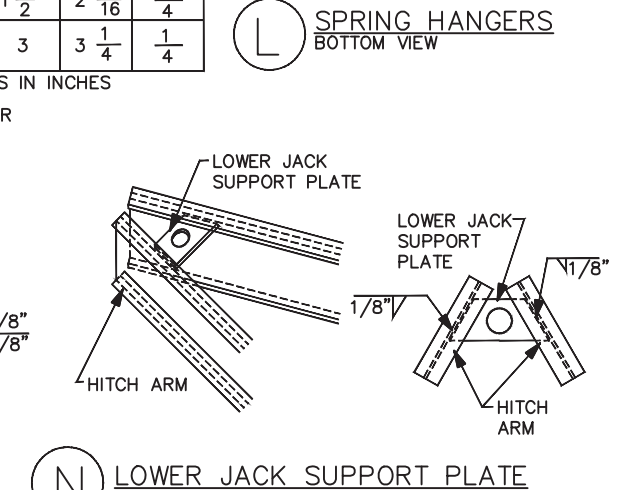
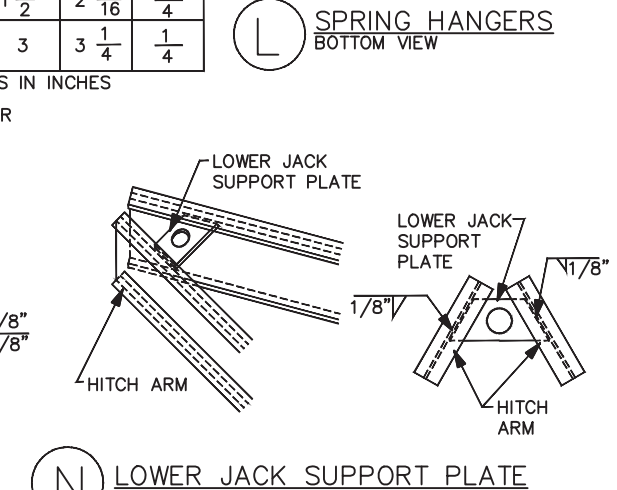
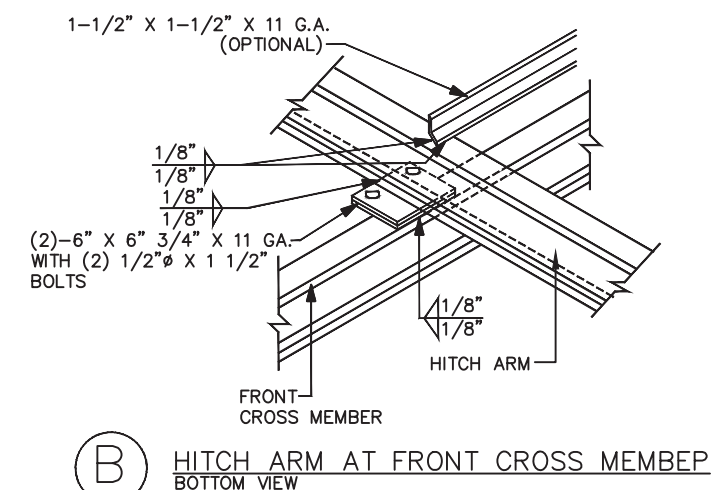
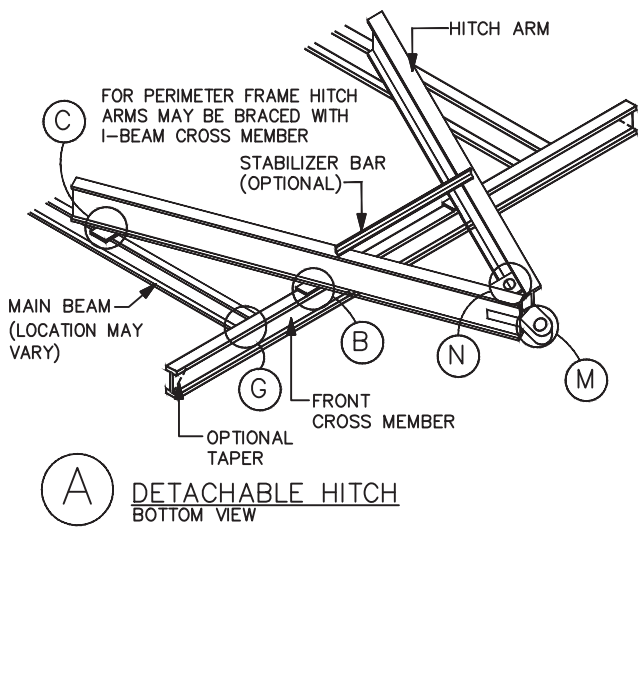
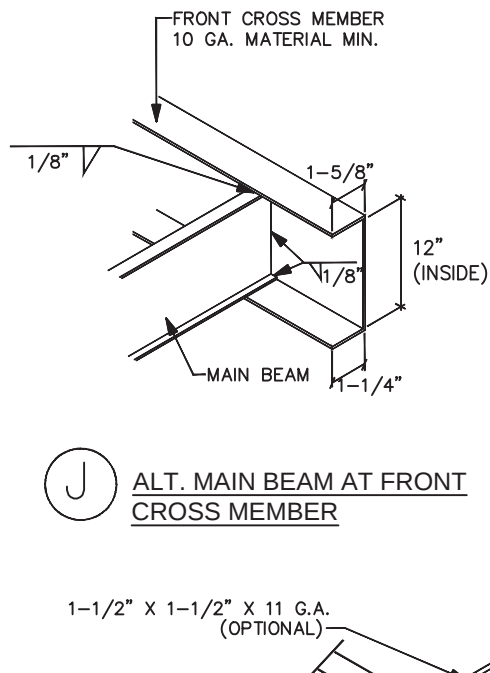
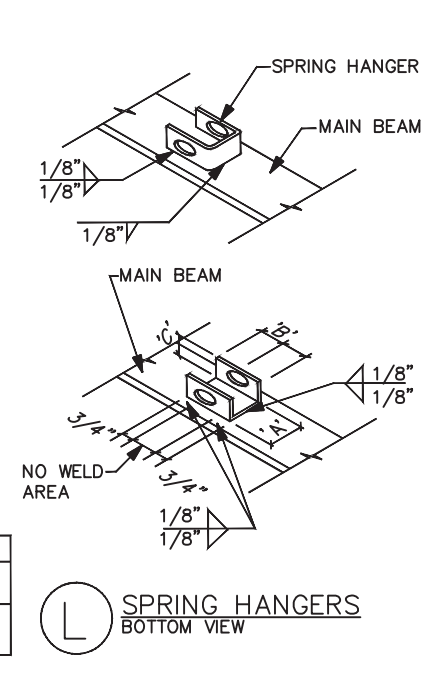
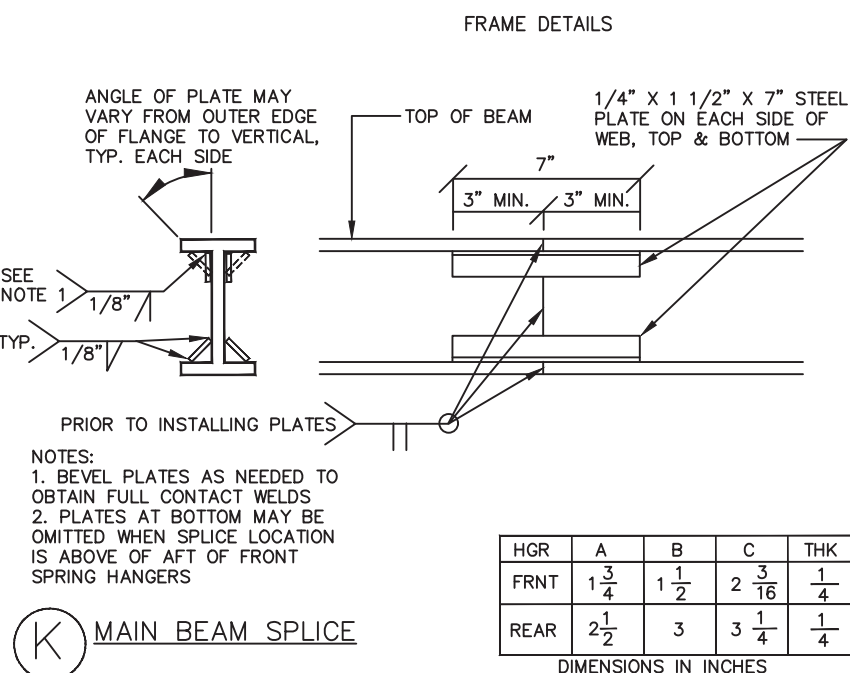
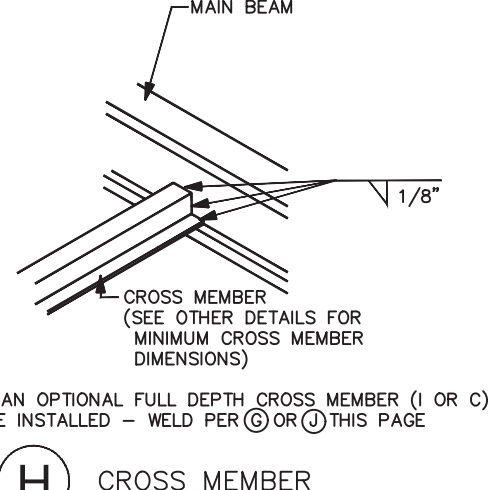
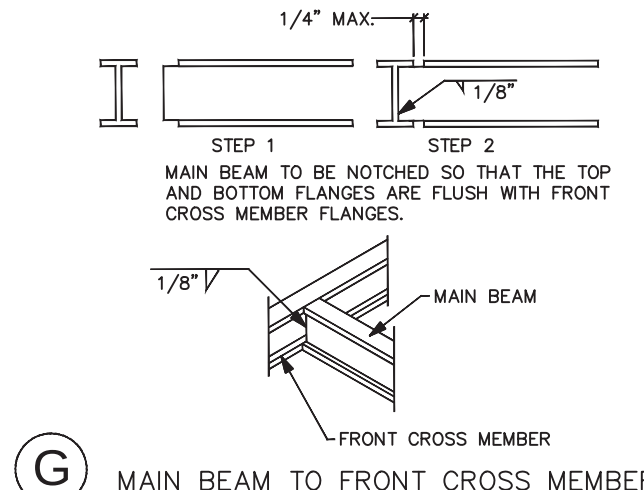
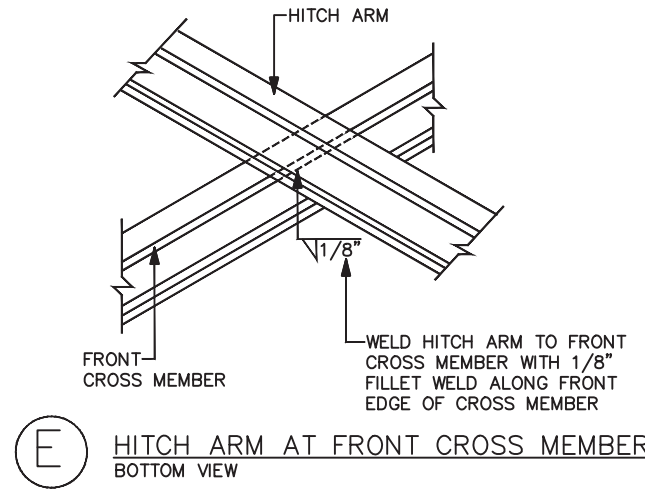
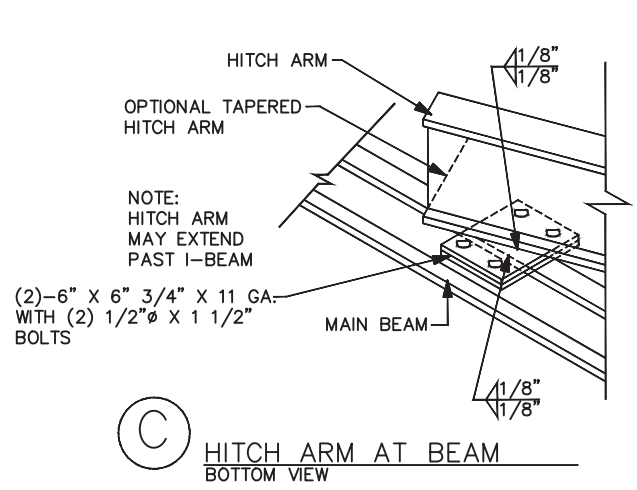

ELECTRICAL SYMBOLS

	DUPLEX RECEPTACLE @ 15 A.F.F.		CEILING MOUNTED FLUORESCENT LIGHT FIXTURE @ 15 A.F.F.
	DUPLEX RECEPTACLE @ 42 A.F.F. (UNLESS NOTED)		CEILING MOUNTED FLUORESCENT LIGHT FIXTURE @ 42 A.F.F. (UNLESS NOTED)
	OCCUPANCY CONTROLLED DUPLEX RECEPT (TOP)		CEILING MOUNTED FLUORESCENT LIGHT FIXTURE @ 15 A.F.F. (UNLESS NOTED)
	OCCUPANCY CONTROLLED DUPLEX RECEPT (BOT)		CEILING MOUNTED FLUORESCENT LIGHT FIXTURE @ 42 A.F.F. (UNLESS NOTED)
	30 AMP, 120V, RECEPT @ 15 A.F.F. (UNLESS NOTED)		CEILING MOUNTED FLUORESCENT LIGHT FIXTURE @ 15 A.F.F. (UNLESS NOTED)
	CEILING MOUNTED FLUORESCENT LIGHT FIXTURE @ 42 A.F.F. (UNLESS NOTED)		CEILING MOUNTED FLUORESCENT LIGHT FIXTURE @ 42 A.F.F. (UNLESS NOTED)
	FLOOR MOUNTED FLUORESCENT LIGHT FIXTURE @ 42 A.F.F. (UNLESS NOTED)		CEILING MOUNTED FLUORESCENT LIGHT FIXTURE @ 15 A.F.F. (UNLESS NOTED)
	3-WAY SWITCH @ 42 A.F.F. (UNLESS NOTED)		CEILING MOUNTED FLUORESCENT LIGHT FIXTURE @ 42 A.F.F. (UNLESS NOTED)
	SWITCH OCCUPANCY SENSOR @ 42 A.F.F. (UNLESS NOTED)		CEILING MOUNTED FLUORESCENT LIGHT FIXTURE @ 15 A.F.F. (UNLESS NOTED)
	CONTROLLED RECEPT OCCUPANCY SENSOR @ 42 A.F.F. (UNLESS NOTED)		CEILING MOUNTED FLUORESCENT LIGHT FIXTURE @ 42 A.F.F. (UNLESS NOTED)
	WALL MOUNTED JUNCTION BOX @ 15 (UNLESS NOTED)		CEILING MOUNTED FLUORESCENT LIGHT FIXTURE @ 15 A.F.F. (UNLESS NOTED)
	CEILING MOUNTED JUNCTION BOX		CEILING MOUNTED FLUORESCENT LIGHT FIXTURE @ 42 A.F.F. (UNLESS NOTED)
	PROGRAMMABLE AIR THERM @ 53 A.F.F. (UNLESS NOTED)		CEILING MOUNTED FLUORESCENT LIGHT FIXTURE @ 15 A.F.F. (UNLESS NOTED)
	ILLUMINATED EXIT SIGN AND EMERGENCY LIGHTING		CEILING MOUNTED FLUORESCENT LIGHT FIXTURE @ 42 A.F.F. (UNLESS NOTED)
	7-BOX @ 42 A.F.F. FOR PULL STATION - TO BE WIRED BACK TO HORNSTRAPS (24 SINGLE GANG)		CEILING MOUNTED FLUORESCENT LIGHT FIXTURE @ 15 A.F.F. (UNLESS NOTED)
	7-BOX @ 42 A.F.F. FOR PULL STATION - TO BE WIRED BACK TO HORNSTRAPS (48 BOX 24 SINGLE GANG)		CEILING MOUNTED FLUORESCENT LIGHT FIXTURE @ 42 A.F.F. (UNLESS NOTED)
	7-BOX @ 42 A.F.F. FOR PULL STATION - TO BE WIRED BACK TO HORNSTRAPS (24 SINGLE GANG)		CEILING MOUNTED FLUORESCENT LIGHT FIXTURE @ 15 A.F.F. (UNLESS NOTED)
	EXHAUST FAN 100 CFM (UNLESS NOTED)		CEILING MOUNTED FLUORESCENT LIGHT FIXTURE @ 42 A.F.F. (UNLESS NOTED)
	EXHAUST FAN 1/2 LIGHT COMBO 100 CFM (UNLESS NOTED)		CEILING MOUNTED FLUORESCENT LIGHT FIXTURE @ 15 A.F.F. (UNLESS NOTED)
	WALL MOUNTED LIGHT FIXTURE (24 SINGLE GANG)		CEILING MOUNTED FLUORESCENT LIGHT FIXTURE @ 42 A.F.F. (UNLESS NOTED)
	WALL MOUNTED LIGHT FIXTURE (48 BOX 24 SINGLE GANG)		CEILING MOUNTED FLUORESCENT LIGHT FIXTURE @ 15 A.F.F. (UNLESS NOTED)
	PORCH (120W - 5000W)		CEILING MOUNTED FLUORESCENT LIGHT FIXTURE @ 42 A.F.F. (UNLESS NOTED)

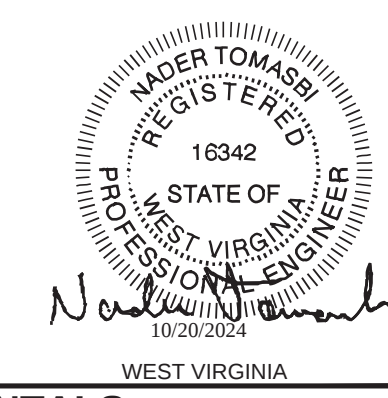
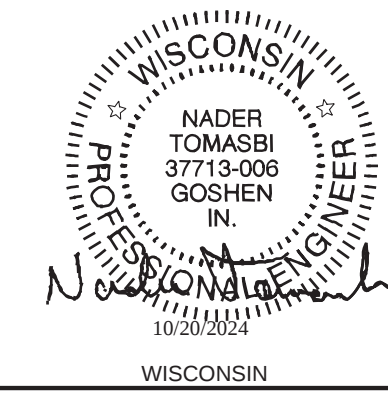
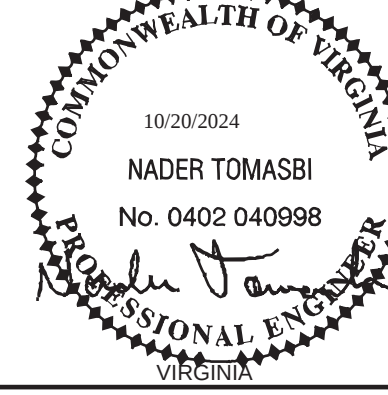
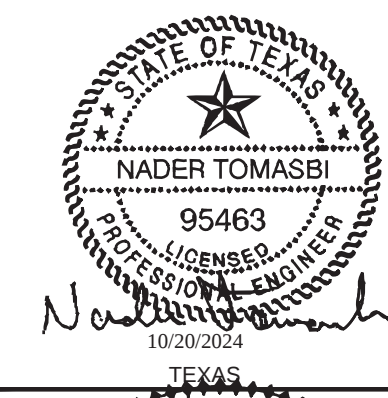
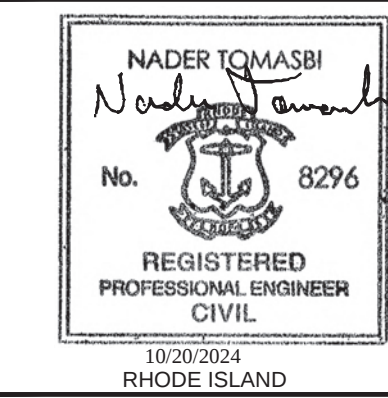




STEEL SUB-FRAME PLAN
SCALE: 3/16" = 1'-0"
NOTE: THE ACTUAL NUMBER AND SPACING OF AXLES
MAY VARY DEPENDING ON UNIT WEIGHT AND LOADING.

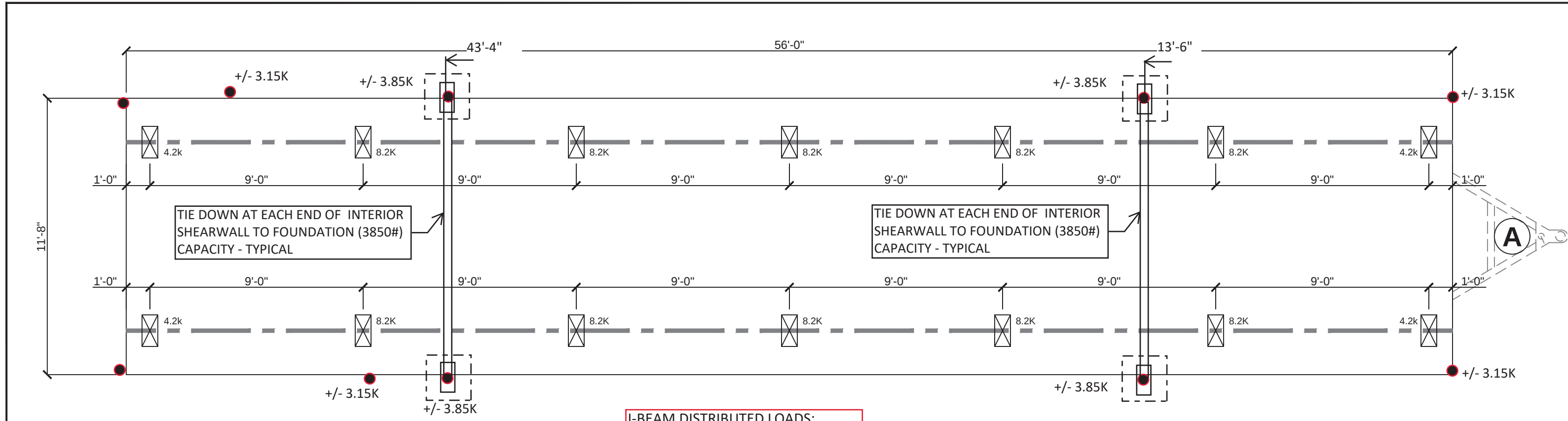


TEXAS INDUSTRIALIZED BUILDING CODE COUNCIL
This document is approved pursuant to
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DRA No. 21 IBC JRC
Date: 10/21/2024
DRA Signature: [Signature]



TN PLAN NO. #: FSS-475

	UNITED RENTALS 100 FIRST STAMFORD PLACE - STE #700 STAMFORD, CT 06902 (912) 381-6297	
	FIRST STRING SPACE 892 RAILROAD AVENUE EAST DOUGLAS, GA 31535 (912) 384-7080	
	SUB FRAME PLAN & DETAILS	
	DATE: 9-13-2024	BUILDING SIZE: 12'x56'
	SCALE: 1/4"=1'-0"	DRAWING NO.: FSS-2024-0010
	DRAWN BY: J.L.B.	STATE(S): AL,AR,CT,DE,FL,GA,IN,KS,LA,ME,MD,MN,MO,MS,NE,NJ,NY,NC,ND,OK,PA,RI,SC,TN,TX,VA,WI,WV
	REV	DATE
	BY	DESCRIPTION
	SHEET: X2	
	PAGE: 9 of 9	



HL= 159 PLF - END AREAS
HL= 105 PLF - INTERIOR AREA

KIP LOAD PLAN

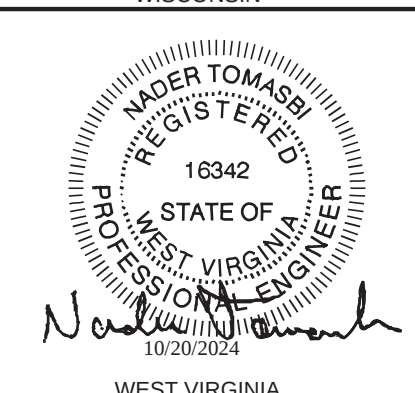
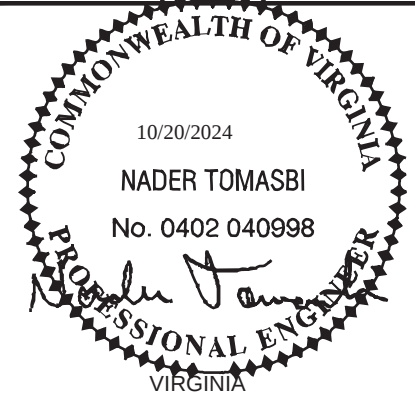
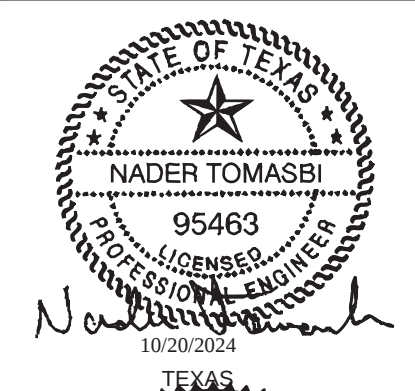
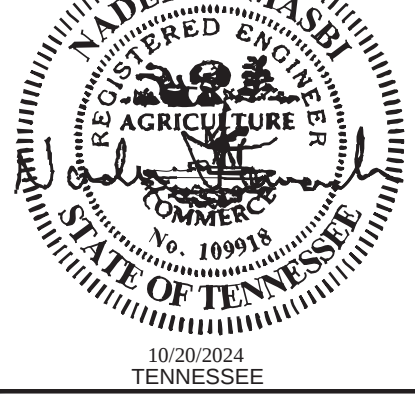
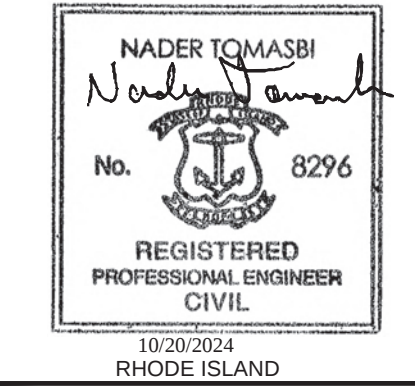
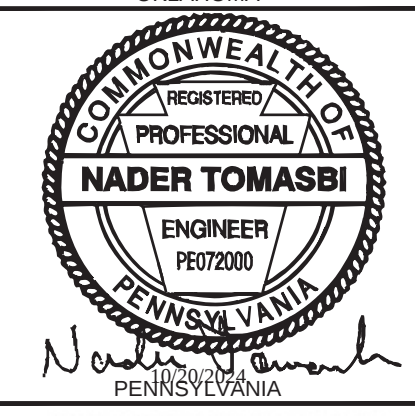
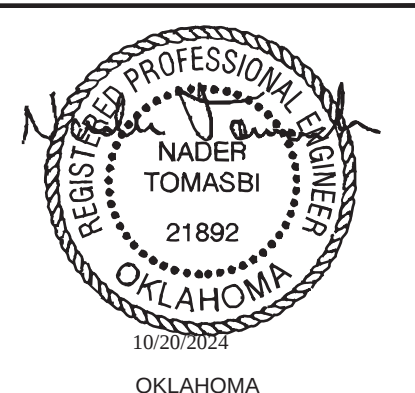
SCALE: 1/4"=1'-0"
KIP LOAD PLAN NOTES:

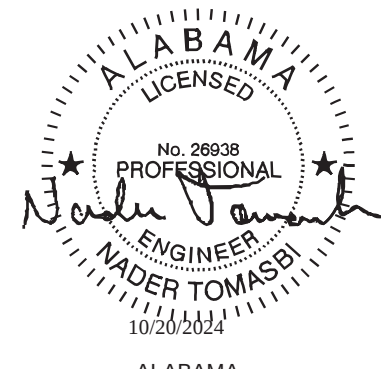
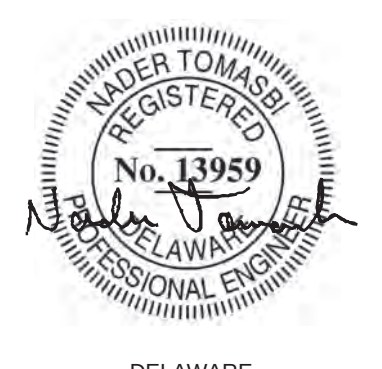
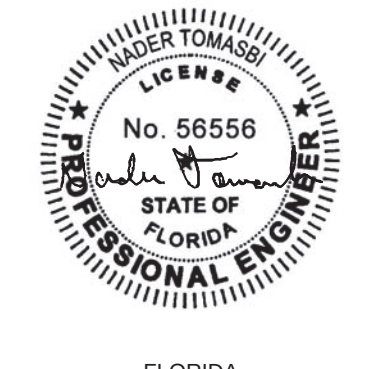
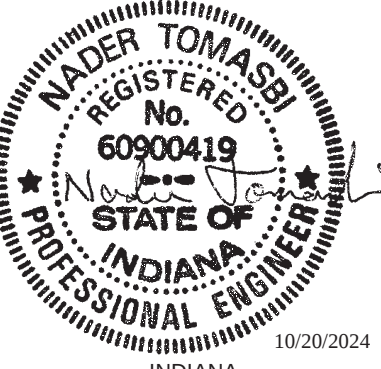
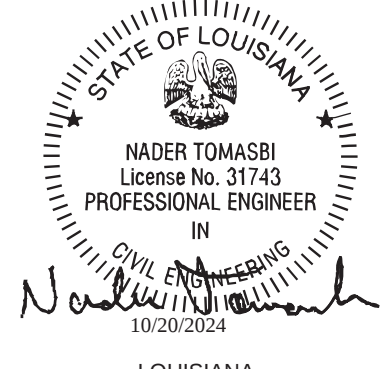
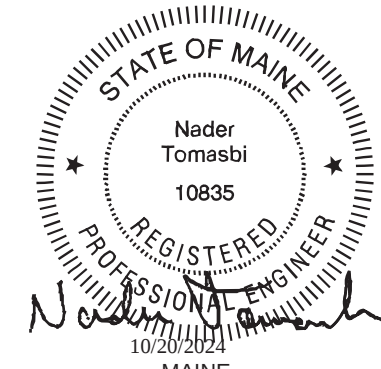
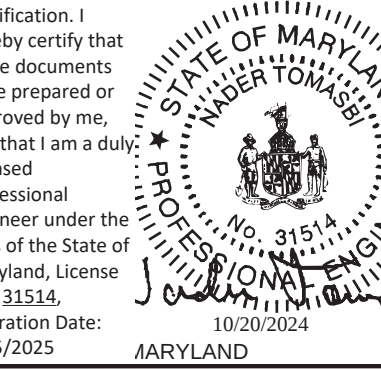
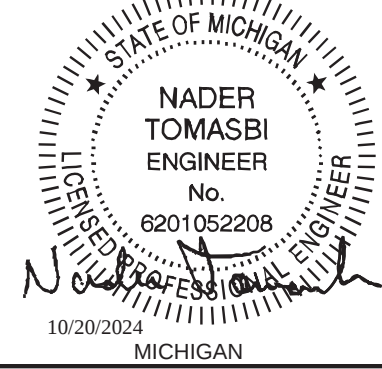
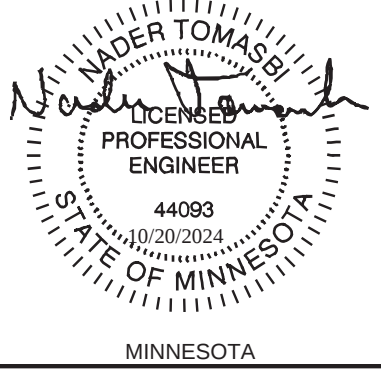
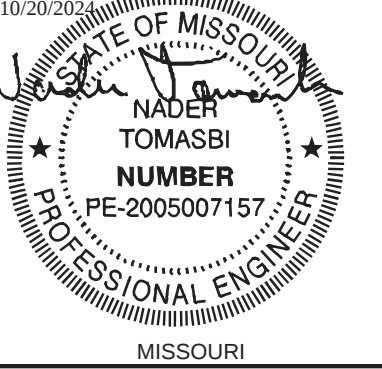
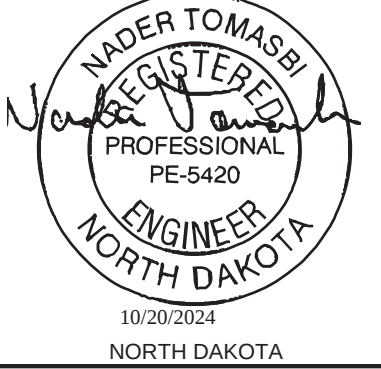
- 1. THIS PLAN DOES NOT SHOW FOUNDATION SUPPORT OR TIE-DOWN SYSTEMS. THESE ARE TO BE DESIGN BY A STRUCTURAL ENGINEER FAMILIAR WITH THE PROJECT SITE CONDITIONS
- 2. THE FOLLOWING LOADS HAVE BEEN USED IN THE SIZING OF THE KIP LOADS FOR THIS PLAN:
 - FLOOR LIVE LOAD: 50 PSF
 - FLOOR DEAD LOAD: 12 PSF
 - WALL LOAD: 12 PSF
 - GROUND SNOW LOAD: 60 PSF
 - ROOF DEAD LOAD: 13 PSF
 - OVERAGE: 8 PSF
- 3. SOIL BEARING PRESSURE: 2500 PSF (ASSUMED)

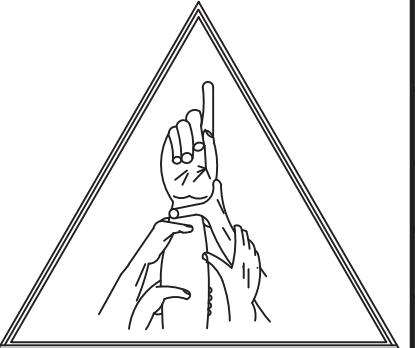
HL= 159 PLF - END AREAS
HL= 105 PLF - INTERIOR AREA

R. JOHNSON
APPROVED
10 21 2024

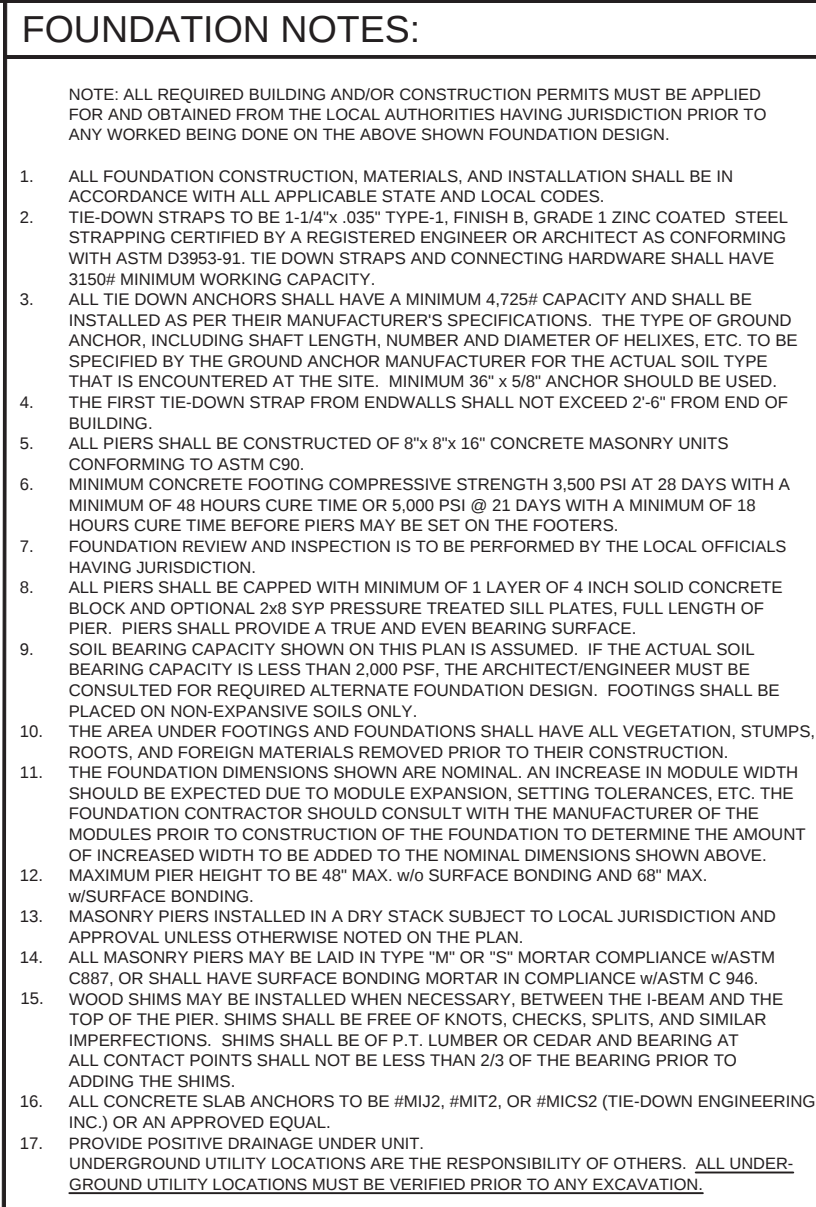
TEXAS INDUSTRIALIZED BUILDING CODE COUNCIL
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DRA No. 21 IBC JRC
Date: 10 21 2024
DRA Signature: [Signature]



 ALABAMA	 ARKANSAS	 CONNECTICUT	 DELAWARE	 FLORIDA	 GEORGIA	 INDIANA	 KANSAS	 LOUISIANA	 MAINE
 MARYLAND	 MICHIGAN	 MINNESOTA	 MISSOURI	 MISSISSIPPI	 NEBRASKA	 NEW JERSEY	 NEW YORK	 NORTH CAROLINA	 NORTH DAKOTA

 United Rentals  FIRST STRING SPACE INC OUR STRENGTH IS TEAMWORK	UNITED RENTALS 100 FIRST STAMFORD PLACE - STE #700 STAMFORD, CT 06902 (912) 381-6297		
	FIRST STRING SPACE 892 RAILROAD AVENUE EAST DOUGLAS, GA 31535 (912) 384-7080		
	KIP LOAD PLAN		
	DATE: 9-13-2024	BUILDING SIZE: 12'x56'	SERIAL NO.: STOCK
	SCALE: 1/4"=1'-0"	DESTINATION:	DRAWING NO.: FSS-2024-0010
	DRAWN BY: J.L.B.		STATE(S): AL,AR,CT,DE,FL,GA,IN,KS,LA,ME,MD,MN,MO,MS,NE,NJ,NY,NC,ND,OK,PA,RI,SC,TN,TX,VA,WI,WV
	REV	DATE	BY
	DESCRIPTION		SHEET
			K1
	PAGE: 1 of 1		

EMC EXPERT MODULAR CONSULTANTS, LLC 13103 W. LINEBAUGH AVE. SUITE 102 TAMPA, FLORIDA 33626 TEL. NO. (813) 336-4930	N.T. NADER TOMASBI, P.E. CONSULTING ENGINEER 5806S GLEN RIVER DR GOSHEN, IN 46526 PH: (674) 370-3419	R.E.G. ROBERT E. GREGG, R.A. REGISTERED ARCHITECT 1008 WOODRUFF AVE. CLEARWATER, FL 33766 NJ RA LIC #: 21A01541400	EMC NO. FSS-UR-12-56 STOCK MW&E MD NO. FSS-UR-12-56 GOSHEN, IN 46526 PH: (674) 370-3419
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 OKLAHOMA



 PENNSYLVANIA

NOTE:
WHEN BUILDING IS LOCATED IN NORTH CAROLINA THEN
PIER TYPE "B" MUST BE INSTALLED IN-LIEU-OF PIER TYPE
"A" AS SHOWN ABOVE

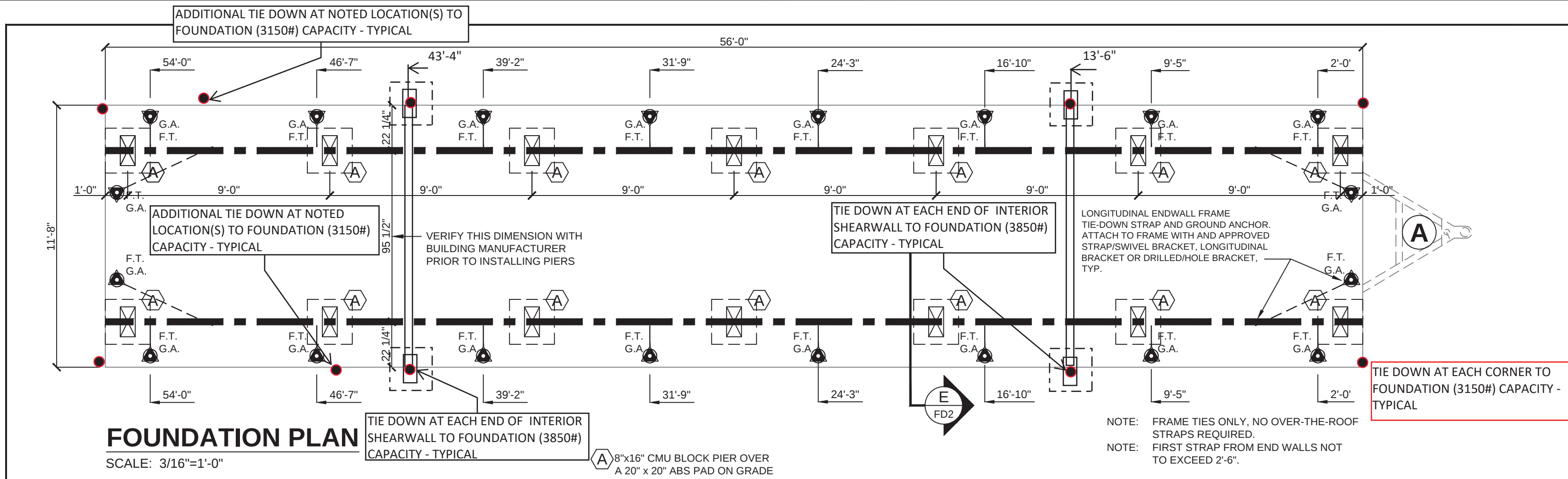
NOTE:
WHEN BUILDING IS LOCATED IN NORTH CAROLINA THEN
PIER TYPE "B" MUST BE INSTALLED IN-LIEU-OF PIER TYPE
"A" AS SHOWN ABOVE



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DRA No. 21 IBC ☒ IRC
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 United Rentals	UNITED RENTALS 100 FIRST STAMFORD PLACE - STE #700 STAMFORD, CT 06902 (913) 381-6297																				
	DEALER: FIRST STRING STAPLE 192 RAILROAD AVENUE EAST DOUGLAS, GA 31535 (913) 384-7050																				
MANUFACTURER: FOUNDATION PLAN & DETAILS - CONC																					
DATE: 9-13-2024 SCALE: 1/4"=1'-0" DRAWN BY: J.L.B.		BUILDING SIZE: 12'x56' DESTINATION: NE,NJ,NY,NC,ND,OK,PA,RI,SC,TX,VA,WI,WV																			
REV DATE BY <table border="1" data-bbox="2359 1825 2655 1841"> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>											STATE(S): AL,AR,CT,DE,FL,GA,IN,KS,LA,ME,MD,MN,MO,MS,NE,NJ,NY,NC,ND,OK,PA,RI,SC,TX,VA,WI,WV DESCRIPTION <table border="1" data-bbox="2655 1825 2978 1841"> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>										
FIRST STRING STAPLE INC. OUR STRENGTH IS TEAMWORK		SHEET: FD1-C PAGE 1 of 1																			
THIRD PARTY EMC EXPERT MODULAR CONSULTANTS, LLC 13103 W. LINEAUBACH AVE. SUITE 102 TAMPA, FLORIDA 33626 TEL. (813) 336-4930		N.T.S. NADER TOMATIS, P.E. CONSULTING ENGINEER 5800 GLENNVIEW DRIVE GOSHEN, IN 46529 PH: (374) 370-3410																			
R.E.G. ROBERT E. GREGG, R.A. REGISTERED ARCHITECT 108 WOODBURY DRIVE CLEARWATER, FL 33716 PH: RA 1/C 7 232-5541-400		EMC NO. FSS-UP-12x56 STOCK #NWREC EMC NO. FSS-UP-12x56 STOCK #NWREC MD OPN CDN B																			

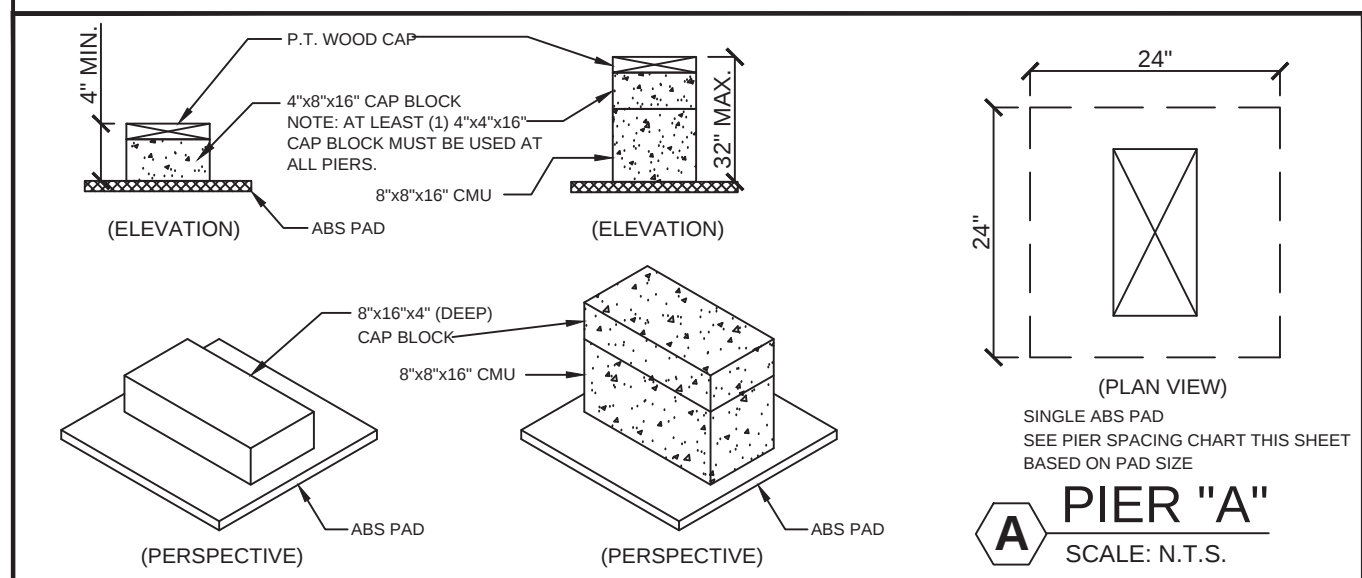


FOUNDATION PLAN

SCALE: 3/16"=1'-0"

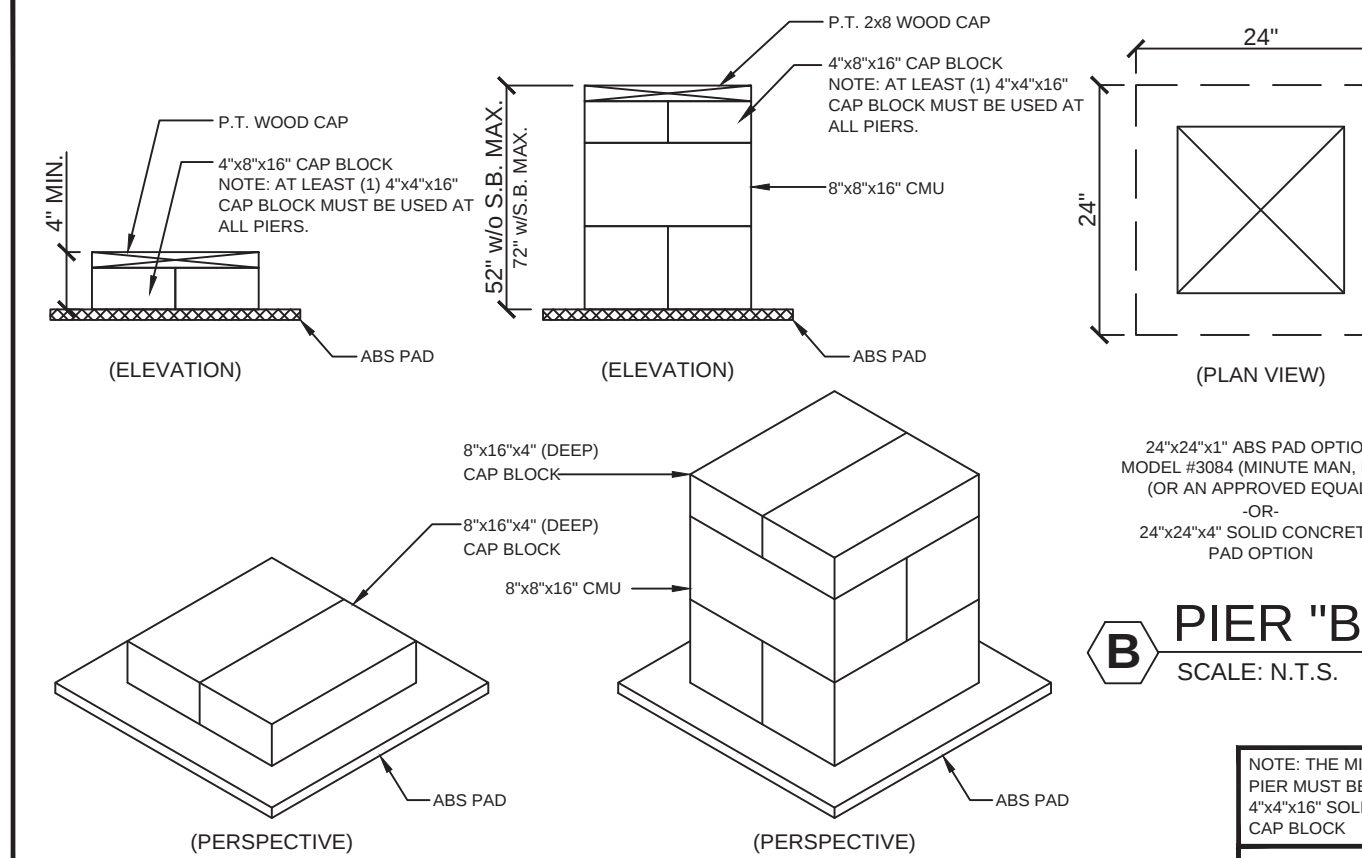
WIND: 160/124 (Vult/Vasd) MPH - EXP. C
SOIL: 2000 P.S.F.

PAD SIZE	ID NO.	PAD AREA	1000 PSF	1500 PSF	2000 PSF	2500 PSF	3000 PSF
Square 16" x 16"	1055-14	256 sq. in.	1778 lbs.	2664 lbs.	3556 lbs.	4445 lbs.	5333 lbs.
Square 18.5" x 18.5"	1055-9	342 sq. in.	2375 lbs.	3550 lbs.	4750 lbs.	5935 lbs.	7100 lbs.
Square 20" x 20"	1055-7	400 sq. in.	2750 lbs.	4125 lbs.	5500 lbs.	6875 lbs.	8250 lbs. *
Square 24" x 24"	1055-13	576 sq. in.	4000 lbs.	6000 lbs.	8000 lbs. *	10000 lbs. *	12000 lbs. *
Square 24" x 24"	1055-26	576 sq. in.	4000 lbs.	6000 lbs.	8000 lbs. *	10000 lbs. *	12000 lbs. *



NOTE: MINIMUM SIZE OF BASE PAD FOR PIER "A" IS 24"x24" OR 4.00 SQUARE FEET. ANY BASE PAD (CONCRETE OR ABS) SIZE MAY BE USED THAT IS EQUAL TO OR GREATER THAN 4.00 SQUARE FEET.

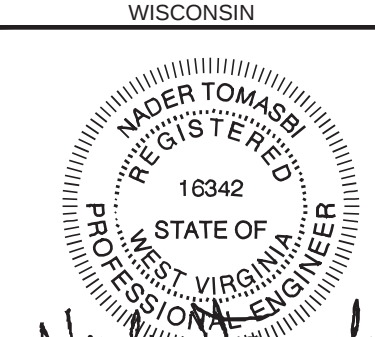
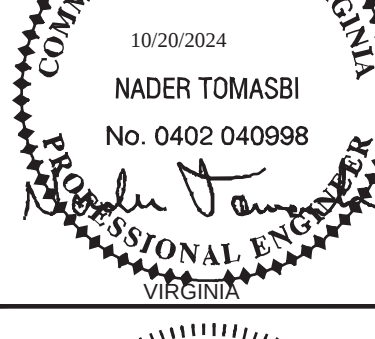
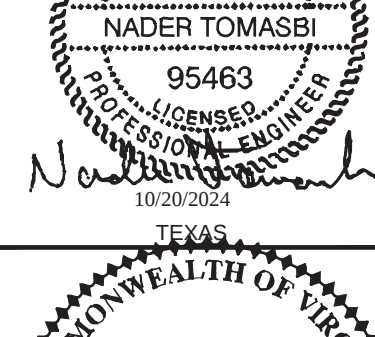
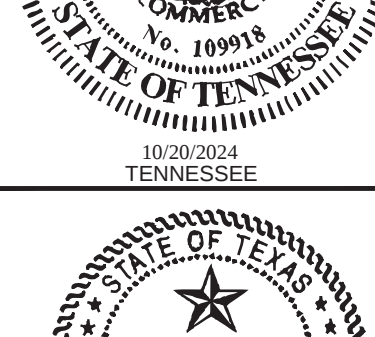
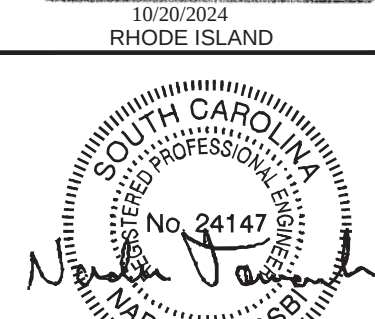
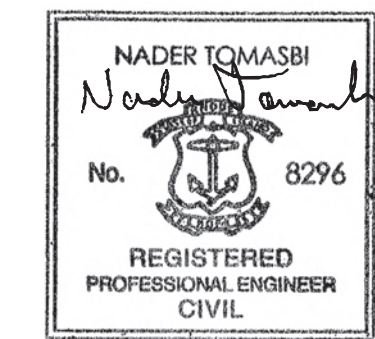
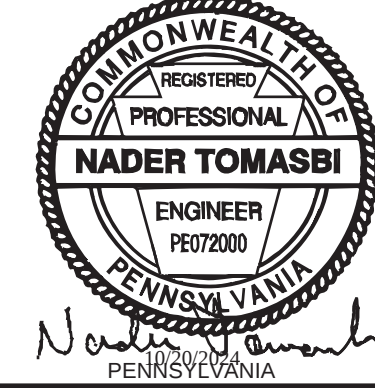
NOTE: SEE CHART FOR PIER SPACING BASED ON SIZE OF PIER PAD. MAY OMIT BASE PAD WHEN INSTALLED OVER CONCRETE SURFACE. NOTE: THE MINIMUM AT EACH PIER MUST BE AT LEAST (1) 4"x4"x16" SOLID CONCRETE CAP BLOCK (OR AN APPROVED EQUAL) OR BETTER.



NOTE: MINIMUM SIZE OF BASE PAD FOR PIER "B" IS 24"x24" OR 4.00 SQUARE FEET. ANY BASE PAD (CONCRETE OR ABS) SIZE MAY BE USED THAT IS EQUAL TO OR GREATER THAN 4.00 SQUARE FEET.

FOUNDATION NOTES:

- NOTE: ALL REQUIRED BUILDING AND/OR CONSTRUCTION PERMITS MUST BE APPLIED FOR AND OBTAINED FROM THE LOCAL AUTHORITIES HAVING JURISDICTION PRIOR TO ANY WORKED BEING DONE ON THE ABOVE SHOWN FOUNDATION DESIGN.
- ALL FOUNDATION CONSTRUCTION, MATERIALS, AND INSTALLATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES.
- THE ABOVE FOUNDATION IS DESIGNED AS PER SECTION 10A.11 OF THE 2018 NBCI IRC USING ALTERNATIVE DESIGN OR METHODS OF CONSTRUCTION. THIS DESIGN MEETS OR EXCEEDS THE WIND LOAD AND SOIL BEARING REQUIREMENTS OF THIS CODE. THE APPROVAL OF THIS FOUNDATION IS SUBJECT TO THE LOCAL AUTHORITY HAVING JURISDICTION.
- TIE-DOWN STRAPS TO BE 1-1/4" X .035 GALVANIZED STEEL, FEDERAL SPECIFICATION QQ-181H, TYPE 1, FINISH: GRADE 1. TIE-DOWN STRAPS AND CONNECTING HARDWARE TO HAVE A 4,750# MINIMUM ULTIMATE CAPACITY (3,150# x 1.5).
- ALL TIE-DOWN ANCHORS SHALL HAVE A 4,750# MINIMUM ULTIMATE CAPACITY (3,150# x 1.5) AND SHALL BE INSTALLED AS PER THEIR MANUFACTURER'S SPECIFICATIONS. THE TYPE OF GROUND ANCHOR, INCLUDING SHAFT LENGTH, NUMBER AND DIAMETER OF HELICES, ETC., TO BE SPECIFIED BY THE GROUND ANCHOR MANUFACTURER FOR THE ACTUAL SOIL TYPE THAT IS ENCOUNTERED AT THE SITE.
- SEE ABOVE FOUNDATION LAYOUT FOR TIE-DOWN STRAP BRACING.
- ALL PIERS SHALL BE 8"x8"x16" MASONRY BLOCKS ON EITHER AN 24"x24" ABS PADS, MIN. EXCEPT AS OTHERWISE NOTED ON FOUNDATION PLAN. SEE PIER SPACING CHART FOR ADDITIONAL SIZE OPTIONS.
- MINIMUM SOIL BEARING CAPACITY IS 2,000 PSF. TO BE VERIFIED BY BUILDING'S OWNER 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.
- IT WILL BE THE BUILDING OWNER'S RESPONSIBILITY TO INSURE THAT ALL LOOSE DEBRIS IS REMOVED FROM UNDER THE BUILDING AND THAT THE GROUND IS LEVELED AND FIRMLY COMPACTED.
- WOOD SHIMS MAY BE INSTALLED WHEN NECESSARY, BETWEEN THE I-BEAM AND THE TOP OF THE PIER. SHIMS SHALL BE FREE OF KNOTS, CHECKS, SPLITS, AND SIMILAR IMPERFECTIONS. SHIMS SHALL BE OF P.T. LUMBER OR CEDAR AND BEARING AT ALL CONTACT POINTS.
- MASONRY PIERS INSTALLED IN A DRY STACK SUBJECT TO LOCAL JURISDICTION AND APPROVAL.
- OVERALL WIDTH DIMENSION IS NOMINAL AND IS BASED ON UNIT WIDTH + NUMBER OF UNITS. ACTUAL OVERALL WIDTH MAY INCREASE DUE TO SITE CONDITIONS, MATERIAL TOLERANCE, FAILURE TO REMOVE CLOSE-UP MATERIAL AND/OR OTHER FACTORS BEYOND THE CONTROL OF THE BUILDING MANUFACTURER.
- PIER A: FIELD CONDITIONS WITH DRY STACK PIERS GREATER THAN 32" SHALL REQUIRE THE PIER TO BE CHANGED TO A PIER TYPE "B" (SEE THIS SHEET FOR DETAILS). PIER B: FIELD CONDITIONS WITH DRY STACK PIERS GREATER THAN 52" SHALL REQUIRE THE PIERS TO HAVE SURFACE BONDING TO A MAXIMUM OF 72" HIGH (ANY PIERS OVER 72" HIGH WILL REQUIRE ENGINEERING BEYOND THE DESIGN OF THIS FOUNDATION).
- ALTHOUGH NOT SHOWN IN THIS DESIGN WHERE/WHEN REQUIRED BY LOCAL JURISDICTION ALL MASONRY PIERS MAY BE LAID IN TYPE "N" OR "S" MORTAR IN COMPLIANCE WITH MCM 2801 OR SHALL HAVE SURFACE BONDING MORTAR IN COMPLIANCE WITH MCM 2801.
- ALL PIERS SHALL BE CAPPED WITH 4 INCHES OF SOLID MASONRY OR CONCRETE OR THE CAVITIES SHALL BE FILLED WITH CONCRETE OR GROUT. PIERS SHALL PROVIDE A TRUE AND EVEN BEARING SURFACE.
- 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.
- 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.
- PROVIDE POSITIVE DRAINAGE UNDER UNIT.
- UNDERGROUND UTILITY LOCATIONS ARE THE RESPONSIBILITY OF OTHERS. ALL UNDERGROUND UTILITY LOCATIONS MUST BE VERIFIED PRIOR TO ANY EXCAVATION.



	UNITED RENTALS 100 FIRST STAMFORD PLACE - STE #700 STAMFORD, CT 06902 (912) 381-6297	
	FIRST STRING SPACE 892 RAILROAD AVENUE EAST DOUGLAS, GA 31535 (912) 384-7080	
	FOUNDATION PLAN & DETAILS - ABS	
	DATE: 9-13-2024 SCALE: 1/4"=1'-0" DRAWN BY: J.L.B.	BUILDING SIZE: 12'x56' SERIAL NO.: STOCK DRAWING NO.: FSS-2024-0010 STATE(S): AL,AR,CT,DE,FL,GA,IN,KS,LA,ME,MD,MN,MO,MS,NE,NJ,NY,NC,ND,OK,PA,RI,SC,TN,TX,VA,WI,WV
	REV. DATE BY DESCRIPTION	SHEET: FD1-A PAGE 1 of 1 EMC CONSULTING ENGINEERS, LLC 13103 W. LINEBAUGH AVE. SUITE 102 TAMPA, FLORIDA 33606 TEL. NO. (813) 336-4930