



ENGINEERING • INSPECTIONS  
CERTIFICATIONS • TESTING

February 19, 2024

Southeast Modular Manufacturing  
2500 Industrial Street  
Leesburg, FL 34748

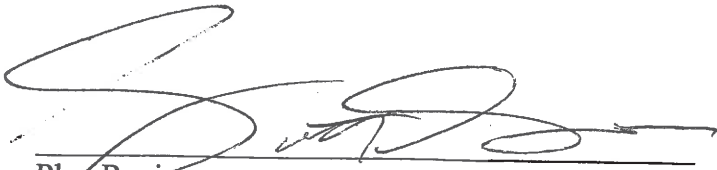
RE: Manufacturer: Southeast Modular Manufacturing  
S/N Size & Occ: Office Lake City (DO-0746-1-23); 35'-0" X 60'-0"; Business  
HWC Plan#: 1578-5954F

To Whom It May Concern:

This is to certify that the plans for the referenced manufactured building have been reviewed and approved as being in compliance with the 2023 Florida Codes as noted on the approved drawings, subject to the following limitations:

1. Approval covers factory-built structure only. (Note: Any alterations to factory built structure on site voids state approval)
2. Items installed at the site are subject to review, approval, and inspection by the local authority having jurisdiction.
3. The Chapter 633 Plan Review and Inspection shall be conducted by the local fire safety inspector.
4. Signed and sealed plans shall be on file with HWC Engineering.
5. NOT Approved for High Velocity Hurricane Zone (i.e. Broward and Dade Counties)

Sincerely,  
HILBORN, WERNER, CARTER & ASSOCIATES, INC.

  
Plan Reviewer

**HILBORN, WERNER, CARTER AND ASSOCIATES, INC.**  
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Modular Design Inspection



DRAWING INDEX

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"NOTICE"

PLEASE REVIEW PLANS COMPLETELY. ANY COMPONENTS CROSSING MATELINES WILL BE INSTALLED BY SETUP CREW.

GENERAL NOTES:

- ALL CONSTRUCTION, MATERIALS, AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE CODES SPECIFIED ON THESE DRAWINGS.
- ALL MATERIALS USED IN THE CONSTRUCTION OF THE BUILDING WHICH ARE COVERED BY THE FLORIDA BUILDING COMMISSION RULE 61G 20-3.006 SHALL HAVE CURRENT FLORIDA PRODUCT APPROVAL.
- PLAN REVIEW AND INSPECTION REQUIRED BY CHAPTER 633 F.S. SHALL BE DONE ON SITE BY LOCAL FIRE SAFETY INSPECTOR.
- 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.
- REFER TO MANUFACTURER'S APPROVED SYSTEMS PACKAGE FOR ADDITIONAL CONSTRUCTION DETAILS AND SPECIFICATIONS NOT INCLUDED IN THESE PLANS.
- REFER TO ENERGY CODE COMPLIANCE FORM AND/OR HEAT LOSS AND GAIN CALCULATIONS FOR ADDITIONAL ENERGY CODE CONSTRUCTION REQUIREMENTS NOT INCLUDED IN THESE PLANS.
- 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.
- PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED BY OTHERS AS REQUIRED BY NFPA 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.
- STRAPPING MUST BE TESTED AND/OR CERTIFIED TO VERIFY THE STRUCTURAL CAPACITY. APPROPRIATE DOCUMENTATION MUST BE ON FILE AT THE MODULAR BUILDING FACTORY.
- THIS BUILDING REQUIRES A FIRE SEPARATION DISTANCE OF >10'-0" BASED ON TABLE 602 AND SECTION 704 OF THE FLORIDA BUILDING CODE AND/OR INTERNATIONAL BUILDING CODE IS SUBJECT TO APPROVAL BY LOCAL JURISDICTION
- WHERE THE LIVE LOADS FOR WHICH EACH FLOOR OF PORTION THEREOF IS DESIGNED TO EXCEED 50 PSF, SUCH DESIGN LIVE LOAD SHALL BE CONSPICUOUSLY POSTED BY THE BUILDING OWNER IN THAT STORY WHERE THEY APPLY, USING DURABLE SIGNS.
- FIRE SAFETY PLAN REVIEW & INSPECTION IS RESERVED FOR THE LOCAL AUTHORITY HAVING JURISDICTION.
- WINDOWS AND DOORS MUST BE CERTIFIED FOR COMPLIANCE WITH THE WIND DESIGN PRESSURE FOR COMPONENTS AND CLADDING.
- THESE PLANS COMPLY WITH THE LATEST FBC CHANGE.
- THIS BUILDING SHALL NOT BE LOCATED WITHIN A DISTANCE OF 600 FEET OF INLAND BODIES OF WATER THAT PRESENT A FETCH OF 1 MILE OR MORE OF INLAND WATERWAYS OR RIVERS WITH A WIDTH OF ONE MILE.
- THIS BUILDING HAS NOT BEEN DESIGNED TO BE LOCATED ON THE SEAWARD SIDE OF THE COASTAL CONSTRUCTION LINE.
- IF THIS BUILDING IS LOCATED IN A WIND BORNE DEBRIS REGION ALL GLAZING SHALL BE PROTECTED WITH AN IMPACT RESISTANT COVERING, OR GLAZING SHALL BE IMPACT RATED, WHICH IS ALSO DESIGNED TO RESIST THE APPLICABLE WIND PRESSURES OR WINDOWS SHALL BE IMPACT RATED. 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 ULTIMATE WIND SPEED IS EQUAL TO OR GREATER THAN 130 MPH. OR  
B. AREAS WHERE THE ULTIMATE WIND SPEED IS EQUAL TO OR GREATER THAN 140 MPH.
- THE FLOOR AND ROOF DESIGN OF THIS PLAN IS "LIGHT-FRAME TRUSS-TYPE CONSTRUCTION" AS REFERENCED IN FAC RULE 69A.3.012(b). POSTING OF NOTICE SIGNS AS REQUIRED BY FAC RULE 69A.3.012(b) SHALL BE SITE SUPPLIED AND INSTALLED AND IS THE RESPONSIBILITY OF THE BUILDING OWNER.
- 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.

MECHANICAL NOTES:

- ALL SUPPLY AIR REGISTERS SHALL BE 24 INCHES x 24 INCHES ADJUSTABLE WITH 20 INCHES x 10 INCHES (INSIDE) OVERHEAD FIBERGLASS DUCT, UNLESS OTHERWISE SPECIFIED. DUCTS IN UNCONDITIONED SPACES SHALL HAVE R-4.2 MINIMUM INSULATION EXCEPT DUCTS EXPOSED TO VENTILATED ATTICS AND CRAWL SPACES SHALL HAVE R-6 INSULATION.
- INTERIOR DOORS SHALL BE UNDERCUT 1.5 INCHES ABOVE FINISHED FLOOR FOR AIR RETURN AND OR AS NOTED ON FLOOR PLAN, EXCEPT DOORS LOCATED IN FIRE RATED PARTITIONS SHALL NOT BE UNDERCUT. RESTROOM VENT FANS SHALL PROVIDE 60 CFM OR MORE EXHAUST PER WATER CLOSET OR URINAL, UNLESS OTHERWISE SPECIFIED ON PLANS.
- VENT FANS SHALL BE DUCTED TO THE EXTERIOR AND TERMINATE AT AN APPROVED VENT CAP.
- HVAC EQUIPMENT SHALL BE EQUIPPED WITH OUTSIDE FRESH AIR INTAKES CAPABLE OF PROVIDING 5 CFM FOR EACH OCCUPANT & 0.06 CFM PER SQUARE FOOT OF BUILDING AREA.

ACCESSIBILITY NOTES:

- 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. 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.
- 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 WITH SPOUT HEIGHT NO LOWER THAN 36 INCHES AND NO HIGHER THAN 43 INCHES ABOVE THE FLOOR.
- WHERE STORAGE FACILITIES SUCH AS CABINETS, SHELVES, CLOSETS, AND DRAWERS ARE PROVIDED AT LEASE ONE OF EACH TYPE PROVIDED SHALL CONTAIN STORAGE SPACE COMPLYING WITH THE FOLLOWING: DOORS, ETC., TO SUCH SPACES SHALL BE ACCESSIBLE (i.e. TOUCH LATCHES, U-SHAPED PULLS); SPACES SHALL BE WITHIN 15 INCHES MINIMUM AND 48 INCHES MAXIMUM OF THE FLOOR FOR FORWARD REACH OR 15 INCHES MINIMUM AND 48 INCHES MAXIMUM OF THE FLOOR FOR SIDE REACH; CLOTHES RODS SHALL BE A MAXIMUM OF 48 INCHES ABOVE THE FLOOR (46 INCHES MAXIMUM WHEN DISTANCE FROM WHEELCHAIR TO ROD EXCEEDS 10 INCHES).
- ALL DOORS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE NO HIGHER THAN 44 INCHES ABOVE THE FLOOR FOR FRONT APPROACH OR 48 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.
- 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.
- 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.
- 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 BE SPACES NO GREATER THAN 0.5 INCH WIDE IN ONE DIRECTION. DOORWAY THRESHOLDS SHALL NOT EXCEED 0.5 INCH IN HEIGHT.
- 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.
- ACCESSIBLE WATER CLOSETS SHALL BE 17 INCHES TO 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 TO 36 INCHES FROM THE FLOOR TO THE CENTERLINE OF THE BAR. SIDE WALL GRAB BARS SHALL BE MOUNTED WITH THE FAR END LOCATED A MAXIMUM OF 12 INCHES FROM THE WALL BEHIND THE WATER CLOSET.
- 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.
- 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 18 INCHES DEEP UNDERNEATH SINK. THE SINK DEPTH SHALL BE 6.5 INCHES MAXIMUM.
- 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.
- ACCESSIBLE LAVATORIES AND SINKS SHALL HAVE ACCESSIBLE FAUCETS (i.e. LEVER-OPERATED, PUSH-TYPE, ELECTRONICALLY CONTROLLED).
- WHERE MIRRORS ARE PROVIDED IN RESTROOMS, AT LEAST ON SHALL BE PROVIDED WITH ITS REFLECTIVE EDGE NO HIGHER THAN 40 INCHES ABOVE THE FLOOR IF ABOVE LAVATORY OR 35" IN OPEN AREA.
- GRAB BARS REQUIRED FOR ACCESSIBILITY SHALL BE 1.25 INCH TO 1.5 INCHES IN DIAMETER WITH 1.5 INCHES OF CLEAR SPACE BETWEEN THE BAR AND THE WALL.
- TOILET PAPER DISPENSERS SHALL BE INSTALLED WITHIN REACH AND MOUNTED 15 INCHES MIN. AND 48 INCHES MAX. ABOVE THE FLOOR TO THE CENTERLINE OF THE DISPENSER. DISPENSERS THAT CONTROL DELIVERY, OR THAT DO NOT PERMIT CONTINUOUS FLOW, SHALL NOT BE USED.
- WATER CLOSET FLUSH CONTROL SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET AREA.
- A TOWEL DISPENSER SHALL BE LOCATED ADJACENT TO ALL ACCESSIBLE LAVATORIES.

ELECTRICAL NOTES:

- ALL EQUIPMENT SHALL BE LISTED BY UL FOR THE APPLICATION FOR WHICH IT IS USED AND ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE LISTING.
- ALL CIRCUITS AND EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH THE APPROPRIATE ARTICLES OF THE NATIONAL ELECTRICAL CODE (NEC).
- 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 BE A MINIMUM CLEARANCE OF 6 INCHES FROM "STORAGE AREA" AS DEFINED BY NEC 410.2.
- 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 LOCATED IN THE OPEN POSITION.
- HVAC EQUIPMENT SHALL BE PROVIDED WITH READILY ACCESSIBLE DISCONNECTS ADJACENT TO THE EQUIPMENT SERVED. A UNIT SWITCH WITH A MINIMUM "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.
- 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.
- THE MAIN ELECTRICAL PANEL AND FEEDERS ARE DESIGNED BY OTHERS, SITE INSTALLED AND SUBJECT TO LOCAL JURISDICTION APPROVAL.
- ALL CIRCUITS CROSSING OVER MODULE MATING LINE(S) SHALL BE SITE CONNECTED WITH APPROVED ACCESSIBLE JUNCTION BOXES OR CABLE CONNECTORS.
- ALL RECEPTACLES INSTALLED IN WET LOCATIONS (EXTERIOR) SHALL BE WEATHER RESISTANT & IN WEATHER PROOF (WP) ENCLOSURES, THE INTEGRITY OF WHICH IS NOT AFFECTED WHEN AN ATTACHMENT PLUG CAP IS INSERTED OR REMOVED.
- ALL EXTERIOR LIGHTS SHALL BE EQUIPPED WITH PHOTOCELLS FOR AUTOMATIC SHUT-OFF WHEN DAYLIGHT IS AVAILABLE.
- 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.
- INTERIOR LIGHTING SHALL BE CONTROLLED BY OCCUPANT SENSORS THAT TURN OFF THE LIGHTING WITHIN 30 MINUTES OF AN OCCUPANT LEAVING THE SPACE IN ALL OF THE FOLLOWING AREAS:  
A. ALL ROOMS IN BUILDINGS THAT EXCEED 5000 SQUARE FEET IN AREA EXCEPT FOR LIGHTING INTENDED FOR 24 HOUR OPERATION, LIGHTING IN SPACES WHERE PATIENT CARE IS RENDERED, AND SPACES WHERE AUTOMATIC SHUT-OFF WOULD ENDANGER THE SAFETY OR SECURITY OF THE ROOM OR BUILDING OCCUPANT(S);  
B. THE FOLLOWING ROOMS IN BUILDINGS OF 5000 SQUARE FEET OR LESS IN AREA: CONFERENCE AND MEETING ROOMS, EMPLOYEE RESTROOM OR BREAK ROOMS, CLASSROOMS (NOT INCLUDING SHOP CLASSROOMS, LABORATORY CLASSROOMS AND CLASSROOMS FOR PRESCHOOL THROUGH THE 12TH GRADE).
- WHEN NOT SHOWN ON THE PLANS PROVISIONS FOR EXIT DISCHARGE LIGHTING (INCLUDING EXIT DISCHARGE EMERGENCY LIGHTING) ARE DESIGNED BY OTHERS AND THE RESPONSIBILITY OF THE BUILDING OWNER AND SUBJECT TO LOCAL JURISDICTION APPROVAL.

FOUNDATION PLANS:

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

WINDOW & DOOR SPECIFICATIONS:

- DOUBLE PANE WINDOWS ARE REQUIRED FOR ALL CLIMATE ZONES. SEE COMCHECK ENERGY CALCULATIONS FOR THE MAXIMUM ALLOWED U-FACTOR AND SHGC.
- THE MAXIMUM ALLOWABLE AIR LEAKAGE RATE FOR WINDOWS IS 0.3 CFM PER SQUARE FOOT OF WINDOW AREA.
- THE MAXIMUM ALLOWABLE AIR LEAKAGE RATE FOR EXTERIOR DOORS IS 0.3 CFM PER SQUARE FOOT OR DOOR AREA.

PLUMBING NOTES:

- TOILETS SHALL BE ELONGATED WITH NONABSORBENT OPEN FRONT SEATS.
- RESTROOM WALLS SHALL BE COVERED WITH NONABSORBENT MATERIAL TO A MINIMUM HEIGHT OF 48 INCHES A.F.F. (70 INCHES MINIMUM IN SHOWERS).
- ALL PLUMBING FIXTURES SHALL HAVE SEPARATE SHUTOFF VALVES.
- 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.
- DWV SYSTEM SHALL BE EITHER ABS OR PVC - DWV.
- WATER SUPPLY LINES SHALL BE PEX, CPVC, OR COPPER; WHEN PEX SUPPLY LINES ARE INSTALLED THE MAXIMUM WATER HEATER TEMPERATURE SETTING IN 180°F. THE PEX PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS LIMITATIONS AND INSTRUCTIONS.
- ALL PIPE HANGERS SHALL BE NON-METALLIC OR OF THE SAME METAL AS THE PIPE BEING SUPPORTED. ALL SUPPORTS FOR PLASTIC PIPES SHALL PERMIT FREE MOVEMENT AND/OR THERMAL EXPANSION OF THE PIPE. PIPING SUPPORTS SHALL BE SPACED IN ACCORDANCE WITH THE APPLICABLE PLUMBING CODE AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- WATER CLOSETS ARE TANK TYPE AND URINALS ARE FLUSH TANK TYPE UNLESS OTHERWISE SPECIFIED.
- BUILDING DRAIN AND CLEANOUTS ARE DESIGNED AND SITE INSTALLED BY OTHERS, SUBJECT TO LOCAL JURISDICTION APPROVAL.
- BUILDING OWNER ASSUMES ALL RESPONSIBILITY FOR DRINKING WATER FACILITIES AND SERVICE SINK WHEN NOT SHOWN ON FLOOR PLAN. ALL BUILDING OWNER PROVIDED FACILITIES ARE DESIGNED BY OTHERS.
- THERMAL EXPANSION DEVICE, IF REQUIRED BY WATER HEATED INSTALLED, AND IF NOT SHOWN ON PLUMBING PLAN IS DESIGNED AND SITE INSTALLED BY OTHERS, SUBJECT TO LOCAL APPROVAL OF AUTHORITIES HAVING JURISDICTION.

IDENTIFICATION:

NOTE: DATA PLATE, THIRD PARTY LABEL, MBI SEAL AND ALL STATE DECALS TO BE LOCATED ON PANEL BOX DOOR OR SHALL BE PLACED ON THE INTERIOR SIDE OF THE EXTERIOR WALL @ THE HITCH END ABOVE THE T-GRID LOCATION.

NOTES:

- SITE PLAN NOT AVAILABLE AT THIS TIME. BUILDING DESIGNED TO HAVE FIRE SEPARATION DISTANCE GREATER THAN 10 FT. IN ACCORDANCE WITH THE IBC.
- BUILDING WILL NOT BE LOCATED IN A FLOOD HAZARD AREA.
- BUILDINGS SHALL NOT BE SITED WHERE LOCAL CONDITIONS EXCEED THE DESIGN PARAMETERS.

- ☐ APPROVED  
☐ APPROVED EXCEPT AS NOTED  
☐ REVISE AND RESUBMIT

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

"PLEASE REVIEW DRAWINGS AND SPECIFICATIONS CAREFULLY. WHILE EVERY EFFORT IS MADE TO ASSURE THE DRAWINGS REFLECT THE EXPECTATIONS AND QUOTATION, THE FINAL CONSTRUCTION WILL BE BASED SOLELY ON THE SPECIFICATIONS AND DRAWINGS APPROVED."

NOTE:  
ANY CHANGE THAT NECESSITATES A STRUCTURAL MODIFICATION MAY REQUIRE RESUBMITTAL TO THIRD PARTY AND / OR STATE AGENCIES AND MAY INCUR SCHEDULING DELAYS.

APPROVED PRODUCTS LIST:

PRODUCT CATEGORY	SUB CATEGORY	MANUFACTURED	FL APPROVAL NUMBER (NOA NUMBER)
DOORS	SWINGING EXTERIOR DOOR / ASSEMBLIES W/ VB	FLEMING BARON DOOR PRODUCTS	FL#: 16356-R4
WINDOWS	SINGLE HUNG	CUSTOM WINDOW SYSTEM INC	NON IMPACT FL#: 4091-R10
ROOFING	SINGLE PLY ROOFING	MULE HIDE	FL#: 10703-R11 (W-11 ASSY)
PANEL WALLS	SIDING	METAL SALES	FL#: 9482.3 R7

\* IF BUILDINGS ARE LOCATED IN HVHZ ZONES (BROWARD & MIAMI/DADE COUNTIES) THEN WINDOWS AND DOORS SHALL BE COVERED WITH APPROVED SHUTTERS PER FBC, SECTION 2413. BUILDINGS LOCATED IN OTHER THAN HVHZ ZONES SHALL BE COVERED WITH AN IMPACT RESISTANT COVERING.

MANUFACTURER:

MANUFACTURE & ADDRESS: SOUTHEAST MODULAR MFG  
2500 INDUSTRIAL STREET  
LEESBURG, FL 34748

JOB SITE INFORMATION:

JOB SITE ADDRESS: EAST COAST MODULAR BLDGS.  
LAKE CITY, FL

DESIGN CRITERIA / LOADS:

NO. OF MODULES: 3  
BUILDING SG. HT.: 2.160  
TYPE OF CONSTRUCTION: VB  
OCCUPANCY USE GROUP: B  
OCCUPANCY LOAD: 14

FLOOR DESIGN:  
A. FLOOR LIVE LOAD: 50 psf (100 psf @ corridor)  
E. INTERNAL PRESSURE COEFFICIENT: GCp1 = 0.18  
B. FLOOR DEAD LOAD: 12 psf (Avg)  
C. UNIFORM AND CONCENTRATED LIVE LOADS ARE NOT SIMULTANEOUSLY APPLIED.

ROOF DESIGN:  
A. ROOF LIVE LOAD: 20 psf  
B. ROOF DEAD LOAD: 10 psf  
C. GROUND SNOW LOAD: 15 psf  
D. FLAT ROOF SNOW LOAD: 15 psf  
E. SNOW EXPOSURE FACTOR: Ce = 1.0  
F. SNOW IMPORTANCE FACTOR: Is = 1.1  
G. SNOW THERMAL FACTOR: Ct = 1.1  
H. ROOF SLOPE FACTOR: Cs = 1.0  
I. SLOPED ROOF SNOW LOAD: Ps = 0 psf  
J. LOW SLOPE SNOW LOAD: Pm = 0 psf  
K. DESIGN IS BASED ON EXPOSED OR PARTIALLY EXPOSED ROOF PER ASCE 7-22

WIND DESIGN:  
A. BASIC WIND SPEED (3-SEC GUST): V = 120 MPH  
B. ASD WIND SPEED (3-SEC GUST): Vasd = 93 MPH  
C. RISK CATEGORY II  
D. WIND EXPOSURE CATEGORY: EXP. = C  
E. INTERNAL PRESSURE COEFFICIENT: GCp1 = 0.18  
F. COMPONENT & CLADDING BASIC DESIGN PRESSURES (ASD DESIGN PRESSURE) FOR ROOF ANGLES > 0 TO 75 DEGREES:  
WALL ZONE 5: P = 28.8/-38.4 PSF (Pasd = 17.3/-23.0 PSF)  
WALL ZONE 4: P = 28.8/-38.5 PSF (Pasd = 17.3/-17.1 PSF)  
ROOF ZONE 3r: P = 12.8/-90.0 PSF (Pasd = 7.7/-39.6 PSF)  
ROOF ZONE 3e/2r/2n: P = 12.8/-66.1 PSF (Pasd = 7.7/-39.6 PSF)  
ROOF ZONE 2e/1: P = 12.8/-50.1 PSF (Pasd = 7.7/-30.0 PSF)

ROOF ZONE 1\*: P = N/A PSF (Pasd = N/A PSF)  
G. TORNADO LOAD DESIGN REQUIRED: NO

SEISMIC DESIGN:

A. OCCUPANCY / RISK CATEGORY: II  
B. SEISMIC IMPORTANCE FACTOR: 1.0  
C. SEISMIC SITE CLASS: D  
D. SPECTRAL RESPONSE COEFFICIENTS:  
Ss = .13 S1 = .059  
Sds = .089 Sd1 = .056  
E. SEISMIC DESIGN CATEGORY: B  
F. SEISMIC FORCE RESISTING SYSTEM: 13  
G. SIMPLIFIED SEISMIC ANALYSIS PROCEDURE HAS BEEN USED.  
H. RESPONSE MODIFICATION FACTOR: R = 6.5  
I. SEISMIC RESPONSE COEFFICIENT: Cs = 0.103  
J. DESIGN BASE SHEAR: V = 11870  
PERMISSIBLE GAS TYPE: N/A

NAME AND DATE OF CODES:

FL: 8th EDITION 2023 FBCB WITH SUPPLEMENTS,  
8th EDITION 2023 FBCB, 8th EDITION 2023 FBCM,  
8th EDITION 2023 FBCCEC WITH SUPPLEMENTS,  
2020 NEC, 8th EDITION 2023 FPPC, 8th EDITION 2023 FSCA ACCESSIBILITY

SPECIAL CONDITIONS AND / OR LIMITATIONS:

- THIS BUILDING IS NOT DESIGNED FOR PLACEMENT ON THE UPPER HALF OF A HILL OR ESCARPMENT EXCEEDING 15 FEET IN HEIGHT.
- THIS BUILDING IS NOT DESIGNED TO BE SUBMERGED BELOW THE BASE FLOOD ELEVATION IN A FLOOD HAZARD AREA.
- THE OWNER SHALL BE RESPONSIBLE TO INSTALL AN APPROVED AND LISTED COMPONENT IN ACCORDANCE WITH ASTM E 1996 OR ASTM E 1866 FOR THE PROTECTION OF ALL EXTERIOR OPENINGS (WINDOWS, DOORS AND LOUVERS) WHEN THIS STRUCTURE IS LOCATED IN A WIND BORNE DEBRIS REGION IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE SECTION 1609.1.2. PRIOR TO FINAL INSPECTION AND OCCUPANCY.

ITEMS NOT INCLUDED IN SCOPE OF WORK AND ARE SITE INSTALLED.

- PORCHES, STEPS, AND RAMPS TO BE SUPPLIED AND INSTALLED BY OTHERS IN ACCORDANCE WITH THE FBC.
- PORTABLE FIRE EXTINGUISHERS TO BE SUPPLIED AND INSTALLED ON SITE BY OWNER IN ACCORDANCE WITH SECTION 906 OF THE FBC.
- ACCESSIBLE BI-LEVEL DRINKING FOUNTAIN TO BE PROVIDED ON SITE BY OWNER LOCATED WITHIN 500 FEET ON AN ACCESSIBLE ROUTE.
- ADDITIONAL HANDICAP TOILET FACILITIES PROVIDED IN ADJACENT BUILDING ON THE SAME PROPERTY, LOCATED WITHIN 500 FEET ON AN ACCESSIBLE ROUTE.
- SERVICE SINK PROVIDED IN ADJACENT BUILDING ON THE SAME PROPERTY AND SUBJECT TO APPROVAL BY LOCAL AUTHORITIES HAVING JURISDICTION.
- ANY REQUIRED FIRE/SMOKE DETECTION AND/OR SUPPRESSION TO BE INSTALLED BY OTHERS ON SITE IN ACCORDANCE WITH THE FBC AND THE IFC.
- SOUTHEAST MODULAR TO CONSTRUCT DRAFT STOP IN ACCORDANCE WITH THE FBC WHERE REQUIRED.
- THE BUILDING OWNER IS RESPONSIBLE FOR THE DEVELOPMENT & DESIGN OF ALL SITE REQUIRED ACCESSIBILITY ELEMENTS. THESE ELEMENTS ARE NOT INCLUDED IN THE SCOPE OF THIS DESIGN. SUBMITTALS ARE REQUIRED BY OWNER THROUGH THEIR DESIGN PROFESSIONAL.
- EMERGENCY LIGHT DISCHARGE LIGHTING TO BE COMPLETED ON SITE BY OTHERS.
- FOUNDATION AND CONNECTIONS TO BUILDING TO BE COMPLETED ON SITE BY OTHERS.

THIRD PARTY: HILBORN, WERNER, CARTER & ASSOCIATES  
1627 SOUTH MYRTLE AVE.  
CLEARWATER, FLORIDA 33756  
PLAN #: 1578-XXXX

Southeast Modular Manufacturing

2500 INDUSTRIAL STREET - LEESBURG, FL 34748  
PH: 352-726-2250 FAX: 352-726-5093

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DEALER:  
EAST COAST MODULAR  
BLDS.

PROJECT:  
OFFICE LAKE CITY

PROJECT #:  
1578-

STATES:  
FLORIDA

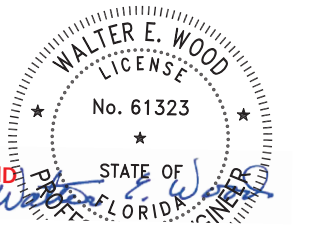
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DRAWN BY:  
T. MATTHEWS

PLOT DATE:  
2/15/2024

REV # / DATE:  
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WALTER E. WOOD P.E.  
CONSULTING ENGINEER  
168 W. LONGLEAF DR.  
SYLVESTER, GA 31791

SHEET:

1  
OF  
9



FRAME / CHASSIS:

Frame Type:

Outrigger

Quantity:

(3) EA

Size:

11'-8"x60'-0"

Type:

Outrigger and crossmembers @ 48" O.C. main beams to be 95 1/2" O.C.

Beam Size:

12"x11.8# I-beam

Axles:

(5) 6000# rated underslung with (3) brake & (2) idler (New)

Hitch:

Detachable with Standard

Tires:

8x14.5 14 ply rated

Additional Frame / Chassis Items :

NONE

FLOOR CONSTRUCTION:

Floor Joist:

2X8 #2 SYP equal or better (Double Rim Joist)

Framing:

Transverse

Joist:

16" O.C.

Floor Decking:

Single layer 5/8" T&G Sturd-I-Floor. Hold back decking (5") at each side of mateline (floor patch not provided)

Insulation:

R-30 unfaced fiberglass batt

Bottom:

Mobilflex-simplex or equal

FLOOR COVERING:

Type 1:

1/8" commercial grade tile. Do not offset tile.  
Hold back tile (5") at each side of the matelines.  
Location: (THROUGH-OUT)  
Color to be: (TBD)

Additional Floor Items:

NONE

EXTERIOR WALL CONSTRUCTION:

Framing:

Stud:

2X6 #2 SYP equal or better @ 16" O.C.

Top Plate:

Double 2X6 #2 SYP equal or better top plate

Bottom Plate:

Single 2X6 #2 SYP or better bottom plate.

Header:

(2) 2x4 header with 1/2" shim at all exterior openings (UNO)

Wall Sheathing:

7/16" OSB at entire perimeter

Insulation:

R-19 Kraft back fiberglass batt

Siding Type:

29 ga. R-Panel 3/4" steel siding over house wrap

Sidewall Height:

See cross section for heights

EXTERIOR WALLS:

Covering 1:

1/2" Vinyl covered gypsum WITH wrapped battens  
Location: (THROUGH-OUT)  
Color to be: (TBD)

Additional Exterior Wall Items:

NONE

INTERIOR WALL CONSTRUCTION:

Framing:

Stud:

2X4 #2 SYP equal or better @ 16" O.C.

Top Plate:

Double 2X4 #2 SYP equal or better top plate

Bottom Plate:

Single 2X4 #2 SYP or better bottom plate.

Wall height:

8'-0"

Insulation:

R-13 unfaced fiberglass batt

INTERIOR WALLS:

Covering 1:

1/2" Vinyl covered gypsum with wrapped battens  
Location: (THROUGH-OUT)  
Color to be: (TBD)

Additional Interior Wall Items:

NONE

ROOF CONSTRUCTION:

Roof Type:

Transverse ridge

Truss:

Engineered truss (Truss #: SMM OFFICE LAKE CITY)

Spacing:

16"O.C.

Mate Beam:

2-layer 3/4" Plywood rated sheathing, Exposure 1, Structural 1, 5 ply/ 5 layer

Height:

24"

Length:

60'

Insulation:

R-38 unfaced fiberglass batt with support netting

Sheathing:

7/16" OSB decking with F.R. adhesive or equal  
(Class C rating)

Roofing:

45 mil White single ply fully adhered EPDM

CEILING:

Type 1:

Seaspray Ceiling  
Height: 8'-0"  
Location: (Through-out)

Additional Roof :

NONE

FINISHES:

FLOOR COVERING:

Type 1:

1/8" commercial grade tile. Do not offset tile.  
Hold back tile (5") at each side of the matelines.  
Location: (THROUGH-OUT)  
Color to be: (TBD)

BASE:

Cove Base 1:

4" Vinyl cove  
Location: (THROUGH-OUT)  
Color to be: (TBD)

WALLS:

Covering 1:

1/2" Vinyl covered gypsum WITH wrapped battens  
Location: (THROUGH-OUT)  
Color to be: (TBD)

TRIM:

Wall Trim 1:

Vinyl covered battens  
Color to be: (Match VCS)

CEILING:

Type 1:

Seaspray Ceiling  
Height: 8'-0"  
Location: (Through-out)

EXTERIOR:

Siding body:

Color: (---

False Mansard:

Color: (---

4" Corner trim:

Color: (---

4" Door & window trim:

Color: (---

4" Bottom Horizontal trim:

Color: (---

4" Intermediate horizontal trim:

Color: (---

4" Top horizontal trim:

Color: (---

4" Mateline trim:

Color: (---

All paint to be:

Satin Finish (Sherwin Williams)

EXTERIOR/INTERIOR DOORS:

(SEE DOOR SCHEDULE)

WINDOWS:

(SEE WINDOW SCHEDULE)

CLOSEUP:

Type:

Standard

Notes:

Module width WILL exceed 12'-0" (Including door hardware and lights)

ACCESSORIES:

Cabinets:

Base Cabinets:

6'-0" L.F. Laminate with pulls  
Interior Color: White Melamine  
Exterior Color: (TBD) Laminate

Counters:

6'-0" LF of 25-1/2" wide Custom Laminate Countertop  
Backsplash: 4"  
Edge Type: Square  
Color: (TBD)

SKIRTING:

None Provided

APPROXIMATE WEIGHT PER FLOOR:

24,400 +/- LBS MODULE(S): A  
21,900 +/- LBS MODULE(S): B  
21,300 +/- LBS MODULE(S): C

APPROXIMATE SHIPPING HEIGHT:

14'-2" +/-

☐ APPROVED

☐ APPROVED EXCEPT AS NOTED

☐ REVISE AND RESUBMIT

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

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SUNBELT MODULAR, INC.

Southeast Modular Manufacturing

2500 INDUSTRIAL STREET - LEESSBURG, FL 34748  
PH 352-728-2950 FAX 352-728-5093

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PROJECT:  
OFFICE LAKE CITY

PROJECT #:  
1578-

STATES:  
FLORIDA

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WALTER E. WOOD

LICENSE

No. 61323

★

STATE OF FLORIDA

ALIDA

02-15-2024

WALTER E. WOOD P.E.  
CONSULTING ENGINEER  
168 W. LONGLEAF DR.  
SYLVESTER, GA 31791

SHEET:  

2

OF

9

LISTING

AGENCY APPROVAL

THESE PRINTS COMPLY WITH THE FLORIDA MANUFACTURED BUILDING ACT OF 1959 CONSTRUCTION CODE AND ADHERE TO THE FOLLOWING CRITERIA.

CONST. TYPE

VB

OCCUPANCY

B

ALLOWABLE NO. OF STORIES

1

RISK CATEGORY

II

WIND VELOCITY (ULT)

120

WIND VELOCITY (ASD)

93

FIRE RATING OF EXT. WALLS

----

PLAN NO.

1578-XXXX

ALLOW. FLOOR LOAD

50 / 100

APPROVAL DATE

02-19-24

MANUFACTURER

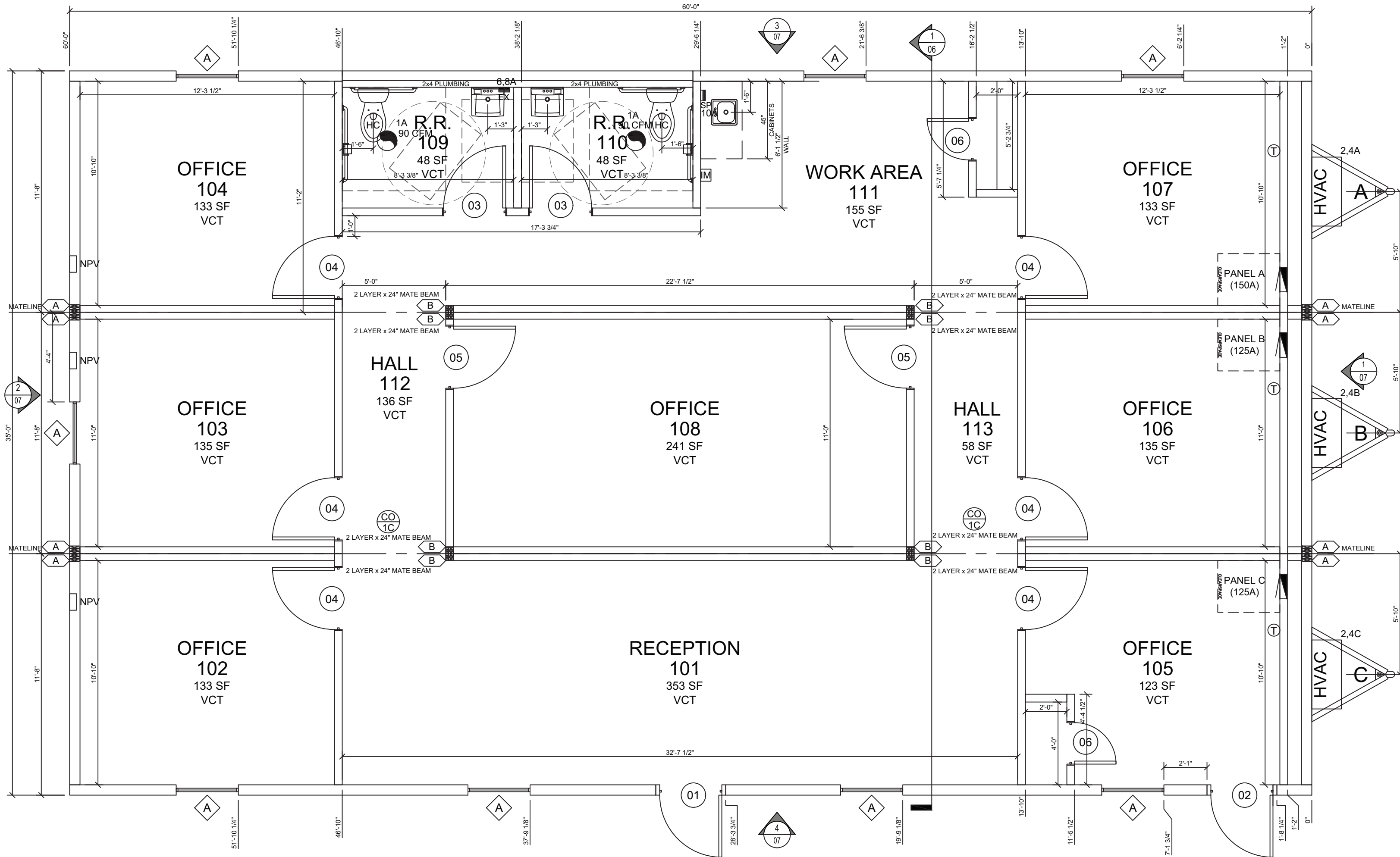
SOUTHEAST MODULAR

HIGH VELOCITY HURRICANE ZONE

NO

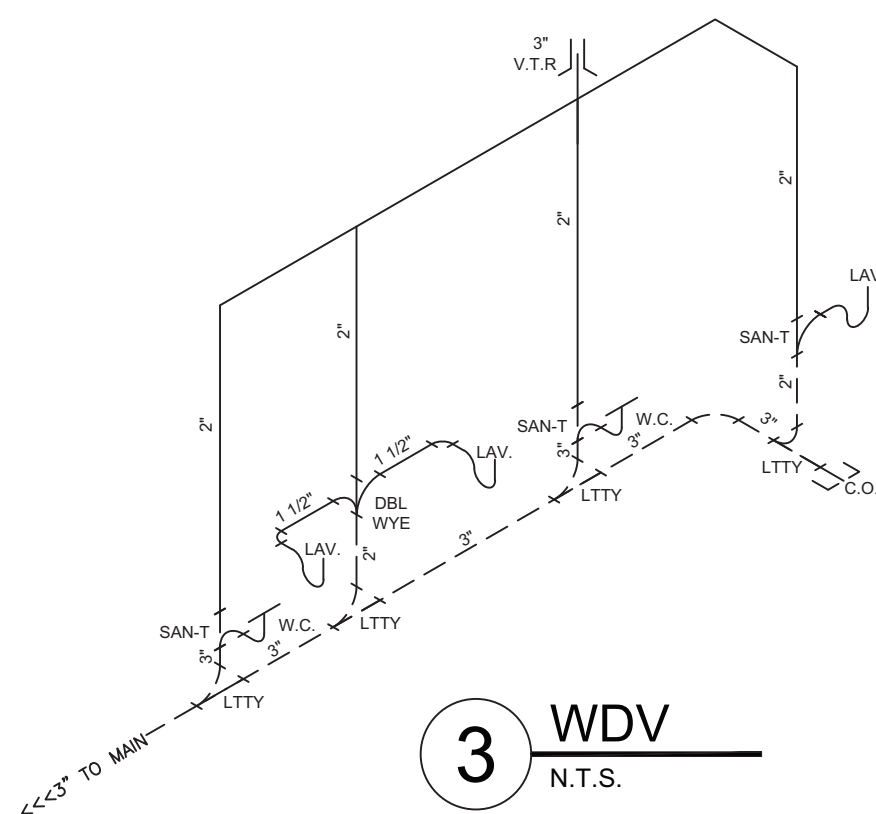
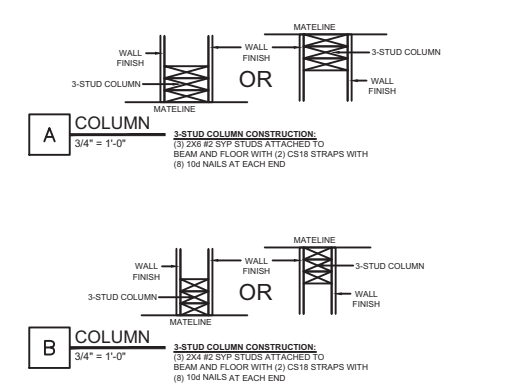
THIRD PARTY:

HILBORN, WERNER, CARTER & ASSOCIATES  
1627 SOUTH MYRTLE AVE.  
CLEARWATER, FLORIDA 33756  
PLAN #: 1578-XXXX



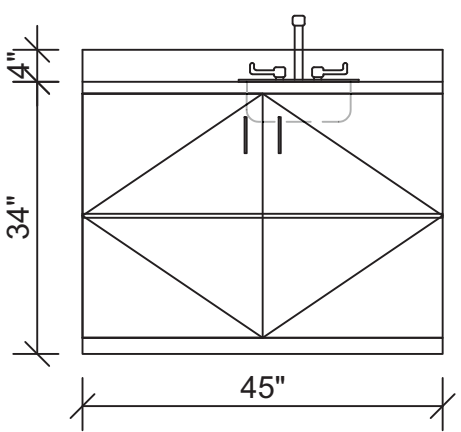
PLUMBING:				
Symbol	Type	Qty	Note	Description
	Water Closet	2		Floor mtd. ADA elongated tank type with shut off valve / flush handle to be on open side of r.r. (Factory standard)
	Grab Bars	2		Set(g) with (1) each 42", and 36" horizontal (Factory standard)
	Paper Holder	2	BOBRICK B264 OR EQUAL	Single roll wall mount toilet paper holder mtd. ADA height (Factory standard)
	Lavatory	2		19" x 17" White vitreous wall hung with ADA handles and shut off valves, and ASSE-1070 3/8" temperate mixing valve (Factory standard)
	Sink	1		15" x 15" Stainless steel bar sink with gooseneck faucet, ADA handles, and shut off valves (Factory standard)
	Mirror	2		18"x36" S.S. mtd. 38" to bottom edge (Factory standard)
	Valves	1		Valve box for ice maker mtd. 12" a.f.f. (Factory standard) (ice maker by others)
	Water Heater	1	Eemax SP3512 or equal	Insta-Hot (Electric - 120V)
	Water Heater	1	Eemax EX65 or equal	Insta-Hot (Electric - 240V)
	Supply	1		Pex with copper inlet and pipe insulation as required
	DWV System	1		PVC Schedule 40 (Manifold is by others)

STRUCTURAL LEGEND		
"ALL INTERIOR DIMENSIONS ARE FROM FINISH TO FINISH & ALL EXTERIOR DIMENSIONS ARE FROM STUD TO STUD"		
Symbol	Description	Qty
	(3) 2X6 #2 SYP OR BETTER WITH (2) CS18 STRAPS FASTENED WITH (7) 15GA. X 7/16" STAPLES OR NAILS (8) 8d NAILS EACH END OF STRAP	TYP @ 8 LOCATIONS
	(3) 2X4 #2 SYP OR BETTER WITH (2) CS18 STRAPS FASTENED WITH (7) 15GA. X 7/16" STAPLES OR NAILS (8) 8d NAILS EACH END OF STRAP	TYP @ 8 LOCATIONS



## 1 FLOOR PLAN

1/4"=1'-0" SQUARE FOOTAGE - 2,160 S.F. OCCUPANCY LOAD = 14



COLD & HOT SCHEMATIC	
SYM	DESCRIPTION
	COLD WATER LINE
	HOT WATER LINE

NOTE:

- MAX PRESSURE RANGE @ CONNECTION: 50-59
- MAX DEVELOPED LENGTH: 100'

A. ALL JOINTS TO BE BY MANUFACTURER APPROVED METHODS.

B. A SHUT-OFF VALVE SHALL BE INSTALLED AT EACH FIXTURE AND WATER HEATER.

C. LINES TO BE SUPPORTED VERTICALLY MAX. 4' O.C. AND AT EACH CHANGE OF DIRECTION.

D. LINES TO BE SUPPORTED HORIZONTALLY MAX 32" O.C.

E. ALL PIPING IN CEILING CAVITY TO BE INSULATED AS APPLICABLE.

F. ALL HOT WATER PIPING EXPOSED IN CHASE CAVITY OR NON-INSULATED INTERIOR WALLS TO BE INSULATED WITH MIN. R-3.

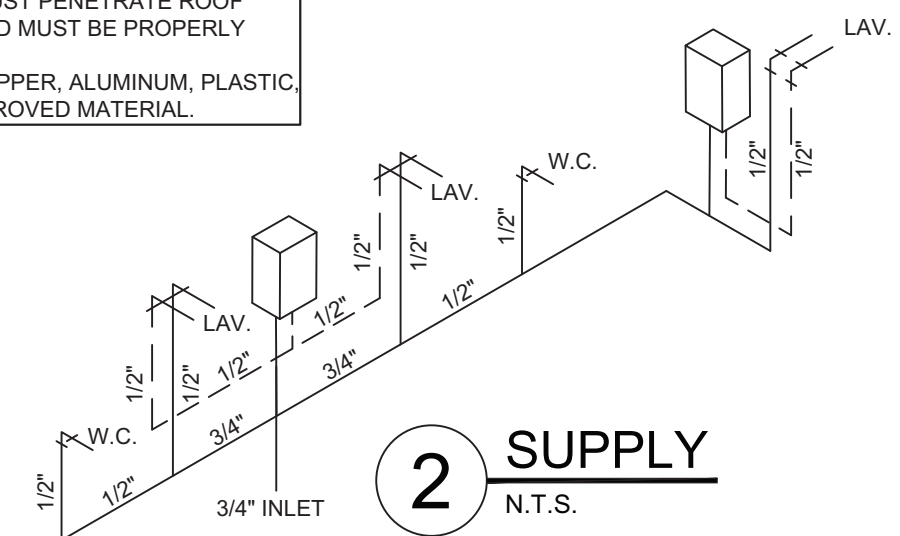
G. HOT WATER PIPING INSULATION NOT REQUIRED IN INTERIOR WALLS WITH R-3 INSULATION OR BETTER. INSULATION SHALL BE INSTALLED ON BOTH SIDES OF PIPE.

WASTE & VENT LEGEND	
SYM	DESCRIPTION
	WASTE DRAIN (FACTORY INSTALLED)
	WASTE DRAIN (SUPPLIED & INSTALLED BY OTHERS)
	WASTE VENT (FACTORY INSTALLED)

NOTE:

- PIPING SHALL BE PVC SCHEDULE 40.
- ALL JOINTS SHALL BE MADE WITH FITTING EITHER SOLVENT WELDED OR THREADED ACCORDING TO APPROVED METHODS.
- VERTICAL PIPING SHALL BE SUPPORTED AT BASE, MIDDLE, AND TOP.
- HORIZONTAL PIPING SHALL BE SUPPORTED MIN. 4' O.C. AND AT EACH CHANGE OF DIRECTION.
- ALL P-TRAP EXTENSION ARMS OVER 3' MIN. MUST BE SUPPORTED AT BASE AND AS CLOSE TO P-TRAP AS POSSIBLE.
- 1-1/2" AND 2" HORIZONTAL DRAIN LINES SHALL BE INSTALLED WITH A SLOPE OF 1/4" PER FOOT.
- 3" AND 4" HORIZONTAL DRAIN LINES SHALL BE INSTALLED WITH A SLOPE OF 1/8" PER FOOT.
- ALL VENTS THRU-ROOF MUST PENETRATE ROOF COVERING A MIN. OF 6" AND MUST BE PROPERLY FLASHED.
- FLASHING TO BE LEAD, COPPER, ALUMINUM, PLASTIC, OR NEOPRENE OF AN APPROVED MATERIAL.

SYMBOL	DESCRIPTION
LTTY	LONG TURN T-WYE
SAN-T	SANITARY TEE
LAV.	LAVATORY
W.C.	WATER CLOSET
V.T.R.	VENT TO ROOF
F.D.	FLOOR DRAIN



## 2 SUPPLY

N.T.S.

WINDOWS:									
Qty	NO.	Type	Glazing	Size	Rough Opening	U-Factor	SHGC	Mini-Blind	Notes
8	A	WHITE VINYL VERTICAL SLIDER	CLEAR, DUAL GLAZED, LOW-E	30X55	36 1/2" x 60 1/2"	0.30	0.24	VINYL MINIBLINDS (COLOR: WHITE)	HEADER AT 90' AFF

DOORS:												
Qty	NO.	Type	Jamb	Wall Thickness	Glazing	Size	Rough Opening	U-Factor	Color	Closer	Deadbolt	Hardware
1	01	COMMERCIAL STEEL, 18 GA	16 GA	6 3/8"	SND GLAZE CLEAR UNGLAZED TEMPERED FRAME	30X69	37 3/4" x 81 1/2"	0.35	DOOR / JAMB T.B.D. (SAME BOTH SIDES)	TELL 600	GRADE 2 REMOVABLE CORE	PANIC TELL 8300 KEVED LEVER-GRADE 2
1	02	COMMERCIAL STEEL, 18 GA	16 GA	6 3/8"	SND GLAZE CLEAR UNGLAZED TEMPERED FRAME	30X69	37 3/4" x 81 1/2"	0.35	DOOR / JAMB T.B.D. (SAME BOTH SIDES)	TELL 600	GRADE 2 REMOVABLE CORE	ENTRY KEVED LEVER-GRADE 2
2	03	PREFINISHED SOLID CORE	WITH BROWNSTONE METAL JAMB	4 1/2"	NONE	30X69	38" x 81"	N/A	IMPERIAL OAK	TELL 600	NONE	PRIVACY LEVER-GRADE 2
5	04	PREFINISHED HOLLOW CORE	WITH BROWNSTONE METAL JAMB	4 1/2"	NONE	30X69	37 1/2" x 81"	N/A	IMPERIAL OAK	TELL 600	NONE	PASSAGE LEVER-GRADE 2
2	05	PREFINISHED SOLID CORE	WITH BROWNSTONE METAL JAMB	4 1/2"	NONE	30X69	37 1/2" x 81"	N/A	IMPERIAL OAK	TELL 600	NONE	PASSAGE LEVER-GRADE 2
2	06	PREFINISHED HOLLOW CORE	WITH BROWNSTONE METAL JAMB	4 1/2"	NONE	20X69	37 1/2" x 81"	N/A	IMPERIAL OAK	NONE	NONE	PASSAGE LEVER

- ☐ APPROVED  
☐ APPROVED EXCEPT AS NOTED  
☐ REVISE AND RESUBMIT

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

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LISTING AGENCY APPROVAL	
THESE PRINTS COMPLY WITH THE FLORIDA MANUFACTURED BUILDING ACT OF 1959 CONSTRUCTION CODE AND ADHERE TO THE FOLLOWING CRITERIA:	
CONST. TYPE	VB
OCCUPANCY	B
ALLOWABLE NO. OF STORIES	1
RISK CATEGORY	II
WIND VELOCITY (ULT)	120
WIND VELOCITY (ASD)	93
FIRE RATING OF EXT. WALLS	---
PLAN NO.	1578-XXXX
ALLOW. FLOOR LOAD	50 / 100
APPROVAL DATE	02-19-24
MANUFACTURER	SOUTHEAST MODULAR
HIGH VELOCITY HURRICANE ZONE	NO

**IWC**  
HILBORN, WERNER, CARTER & ASSOCIATES  
1627 SOUTH MYRTLE AVE.  
CLEARWATER, FLORIDA 33756  
PLAN #: 1578-XXXX

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PH 352-728-2550 FAX 352-728-3093

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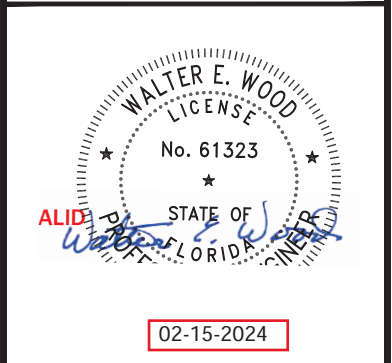
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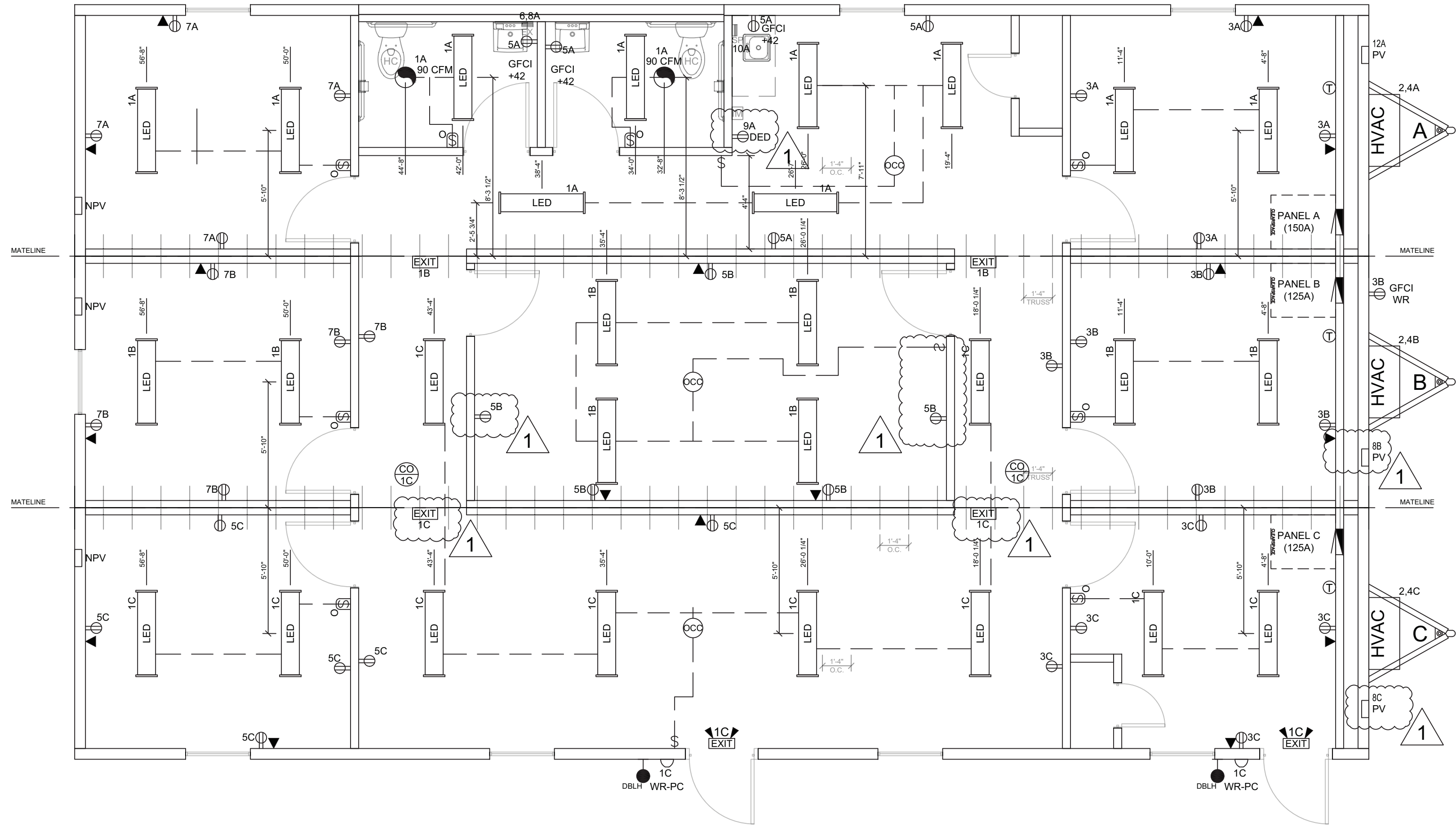
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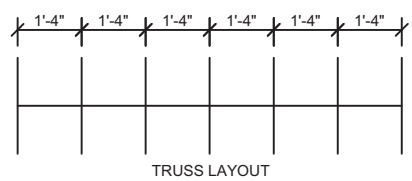
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ELECTRICAL:				
Symbol	Type	Qty	Note	Description
	Elec Service	1		120/240V 60 HZ, single phase / HVAC to be 90" THHN copper wire, run in flex conduit
	Elec Raceway	1		Romex with minimum #12 wire
	Elec Panel	2	125A	120/240V 1 PH 125 amp panel w/ 125 amp main breaker. Interior NEMA 1 mtd. 60" a.f.f. to top (service entrance: 2" EPVC conduit thru floor) (Factory standard)
	Elec Panel	1	150A	120/240V 1 PH 150 amp panel w/ 150 amp main breaker. Interior NEMA 1 mtd. 60" a.f.f. to top (service entrance: 2" EPVC conduit thru floor) (Factory standard)
	Lights	28		1"x4" LED surface mount (Factory standard)
	Lights	2		West Durable: DuraWall 26 or equal
	Emerg. Light	2		Weather resistant 26W LED porch light with photocell mtd. 90" a.f.f. (Factory standard)
	Emerg. Light	2		Combo dual emergency light/text sign with battery backup mtd. 90" a.f.f. (Factory standard)
	Exit Sign	4		120v with battery backup (Factory standard)
	Switch	3		20a/120v Standard single toggle w/ cover plate mtd. 44" a.f.f. (Factory standard)
	Switch	8		20a/120v Wall mtd. occupancy / vacancy sensor w/ cover plate mtd. 44" a.f.f. (Factory standard)
	Occupancy Sensor	3		Sensor: C1205 / Power pack: BZ-150 or equal
	Receptacle	36		20a/120v Duplex w/ cover plate mtd. 16" a.f.f. (Factory standard)
	Receptacle	3		20a/120v GFCI protected w/ cover plate mtd. 42" a.f.f. (Factory standard)
	Receptacle	1		20a/120v GFCI WR rated exterior receptacle with weatherproof in-use cover mtd. 18" a.f.f. (Factory standard)
	Receptacle	1		20a/120v Dedicated Duplex w/ cover plate mtd. 18" a.f.f. (Factory standard)
	J-Box	16		3/4" Conduit stubbed above ceiling
	Exhaust Fan	2		Broan: 671 or equal
	PV	3		120v Powered attic vent (Factory standard)
	T-Stat	3		Programmable T-Stat(s) mtd. 48" to center (Factory standard)
	Device Color	1		Color to be: (WHITE) / Exterior device(s) and masonry boxes with metal cover plate as applicable

- NOTE:
- ALL A.F.F. DIMENSIONS ARE TO THE CENTER OF THE DEVICE BOX UNLESS NOTED OTHERWISE (REFER TO SCHEDULE AND PLANS FOR HEIGHTS).
  - ALL ELECTRICAL ITEMS ARE FACTORY STANDARD UNLESS NOTED OTHERWISE.
  - BLANK COVERS WILL BE PROVIDED ON J-BOXES UNLESS NOTED OTHERWISE.
  - ALL EXTERIOR ELECTRICAL DEVICES TO BE WEATHERPROOF.



- ☐ APPROVED  
☐ APPROVED EXCEPT AS NOTED  
☐ REVISE AND RESUBMIT

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

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LISTING AGENCY APPROVAL	
THESE PRINTS COMPLY WITH THE FLORIDA MANUFACTURED BUILDING ACT OF 1975 CONSTRUCTION CODE AND ADHERE TO THE FOLLOWING CRITERIA:	
CONST. TYPE	VB
OCCUPANCY	B
ALLOWABLE NO. OF STORIES	1
RISK CATEGORY	II
WIND VELOCITY (ULT)	120
WIND VELOCITY (ASD)	93
FIRE RATING OF EXT. WALLS	----
PLAN NO.	1578-XXXX
ALLOW. FLOOR LOAD	50 / 100
APPROVAL DATE	02-19-24
MANUFACTURER	SOUTHEAST MODULAR
HIGH VELOCITY HURRICANE ZONE	NO
<b>IWC</b>	
MUR261	
<b>HWC</b>	
THIRD PARTY: HILBORN, WERNER, CARTER & ASSOCIATES 1627 SOUTH MYRTLE AVE. CLEARWATER, FLORIDA 33756 PLAN #: 1578-XXXX	

## 1 ELECTRICAL PLAN

1/4"=1'-0"

Main Breaker: 22KAIC Branch Breakers: 10KAIC				150 AMP 120/240V 1 PHASE PANEL WITH 150 AMP MAIN BREAKER				INTERIOR: NEMA 1	
WS	Description	Circuit	BRK	A	B	BRK	Circuit	Description	WS
12	Lights/Exhaust	1	20	712 6960		60	2	3 Ton AC Unit w/ 10KW	6
12	Receptacles	3	20		720 6960	2	4	EX65 Tankless Water Heater	
12	Receptacles	5	20	900 3250		30	6		
12	Receptacles	7	20		720	2	8		
12	Receptacles-DED	9	20	840 3500		30	10	SP3512 Tankless Water Heater	10
	Space	11	0		0 240	20	12	Attic Fan	12
	Space	13	0	0		0	14	Space	
	Space	15	0		0 0	0	16	Space	
				16162	11890	Total			
<b>ELECTRICAL CALCULATION:</b>									
GENERAL LIGHTING:									
712 WATTAGE X 125% = 890 watts									
13 RECEPTACLES = 2340 watts									
1 HVAC UNITS = 13920 watts									
2 W.H. x 125% = 10000 watts									
1 Attic Fan = 240 watts									
0 = 0 watts									
0 = 0 watts									
0 = 0 watts									
27390 watts divide by 240 volts= 114 AMPS TOTAL									
<b>PANEL MOD A</b>									
TYPE OF PANEL: LOAD CENTER									
ROMEX WITH THHN @ HVAC									

Main Breaker: 22kAIC Branch Breakers: 10kAIC										125 AMP 120/240V 1 PHASE		INTERIOR: NEMA 1	
PANEL WITH 125 AMP MAIN BREAKER													
WS	Description	Circuit	BRK	A	B	BRK	Circuit	Description	WS				
12	Lights/Exhaust	1	20	406 6960	60	2	3	3 Ton AC Unit w/ 10KW	6				
12	Receptacles	3	20		1080 6960	2	4						
12	Receptacles	5	20	900 0	0	6		Space					
12	Receptacles	7	20		900 240	20	8	Attic Fan	12				
	Space	9	0	0 3500	0	10		Space					
	Space	11	0		0	0	12	Space					
	Space	13	0	0 0	0	14		Space					
	Space	15	0		0	0	16	Space					
				11766	9180	Total							
<b>ELECTRICAL CALCULATION:</b>										<b>PANEL MOD B</b>			
GENERAL LIGHTING:													
406 WATTAGE x 125% = 508 watts													
16 RECEPTACLES = 2880 watts													
1 HVAC UNITS = 13920 watts													
0 W.H. x 125% = 0 watts													
1 Attic Fan = 0 watts													
0 = 0 watts													
0 = 0 watts													
0 = 0 watts													
17308 watts divide by 240 volts = 72 AMPS TOTAL													
TYPE OF PANEL: LOAD CENTER													
ROMEX WITH THHN @ HVAC													

Main Breaker: 22kAIC Branch Breakers: 10kAIC							125 AMP 120/240V 1 PHASE INTERIOR: NEMA 1			
PANEL WITH 125 AMP MAIN BREAKER										
WS	Description	Circuit	BRK	A	B	BRK	Circuit	Description	WS	
12	Lights/Exhaust	1	20	472 6960	60		2	3 Ton AC Unit w/ 10KW	6	
12	Receptacles	3	20		900 6960	2	4			
12	Receptacles	5	20	1080 0	0		6	Space		
	Space	7	0		0 240	20	8	Attic Fan	12	
	Space	9	0		0 3500	0	10	Space		
	Space	11	0		0 0	0	12	Space		
	Space	13	0		0 0	0	14	Space		
	Space	15	0		0 0	0	16	Space		
				12012	8100	Total				
<b>ELECTRICAL CALCULATION:</b>										
GENERAL LIGHTING:										
✓	472 WATTAGE X 125%	=	590 watts	<b>TYPE OF PANEL: LOAD CENTER</b>  ROMEX WITH THHN @ HVAC						
✓	11 RECEPTACLES	=	1980 watts							
	1 HVAC UNITS	=	13920 watts							
✓	0 W.H. x 125%	=	0 watts							
	1 Attic Fan	=	0 watts							
	0	=	0 watts							
	0	=	0 watts							
	0	=	0 watts							
16490 watts				divide by 240 volts= 69 AMPS TOTAL						
<b>PANEL MOD C</b>										

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DEALER:  
EAST COAST MODULAR  
BLDS.

PROJECT:  
OFFICE LAKE CITY

PROJECT #:  
1578-

STATES:  
FLORIDA

SERIAL NUMBERS:  
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DRAWN BY:  
T. MATTHEWS

PLOT DATE:  
2/15/2024

REV # / DATE:  
TRD PTY CMNT.

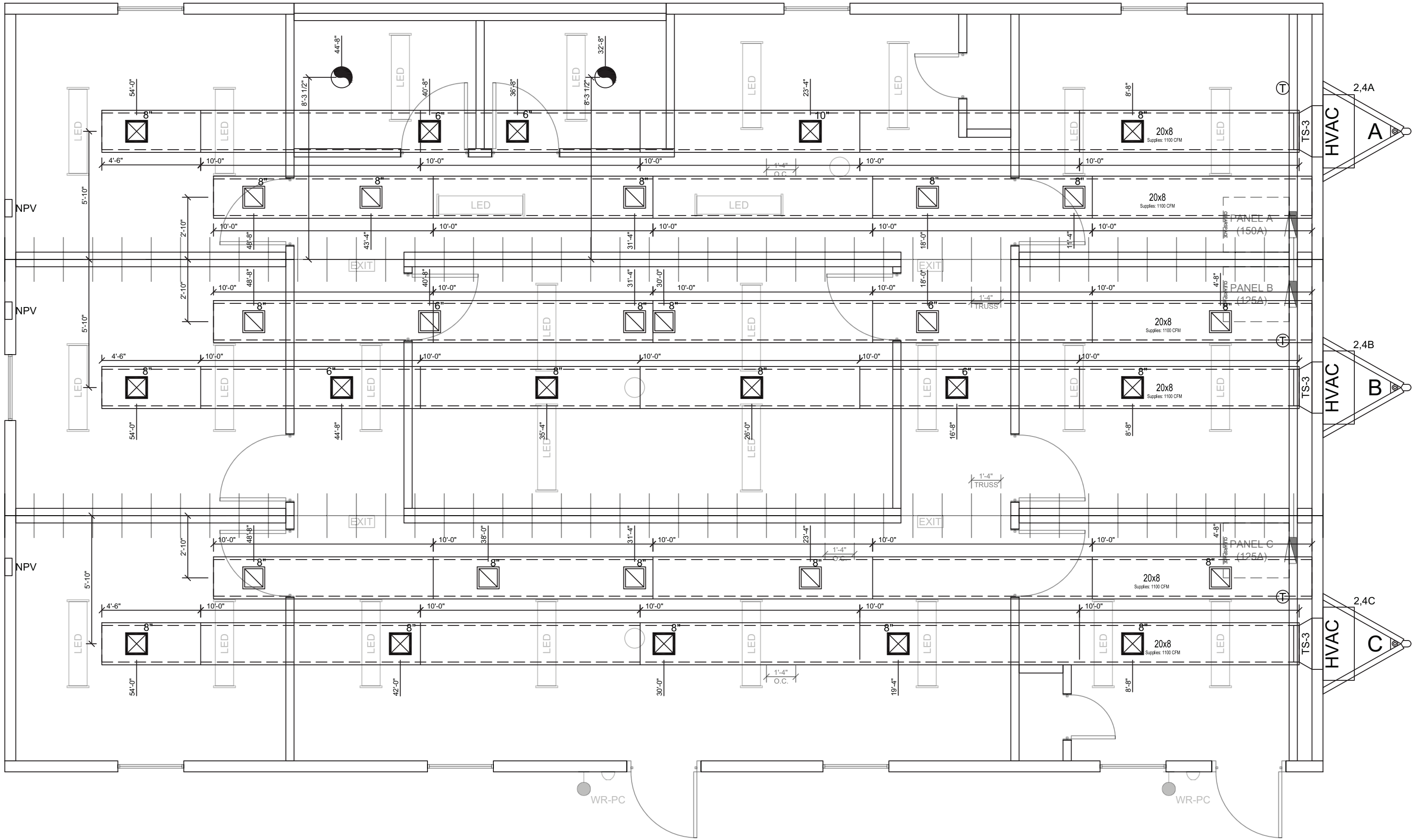
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WALTER E. WOOD  
LICENSE  
No. 61323  
FLORIDA  
02-15-2024

WALTER E. WOOD P.E.  
CONSULTING ENGINEER  
168 W. LONGLEAF DR.  
SYLVESTER, GA 31791

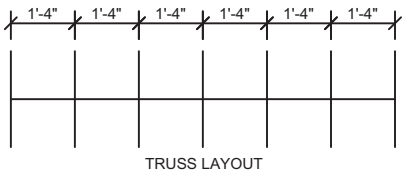
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OF  
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HVAC:				
Symbol	Type	Qty	Note	Description
	HVAC Unit	3	FAD	3 TON AC with 10kw heat strip 11 EER end mount unit / Model: W36AB-A10X or equal
	Duct	3		28"x8" To 20"x10" Galvanized sleeve, 16" long
	Sleeve	3	RETURN	20"x10"x50'-0" long Fiberglass
	Fiberglass Duct	3	SUPPLY	20"x10"x54'-6" long Fiberglass
	Diffusers	11	8"	12" x 12" 4-Way throw diffuser & 12"x12"x4" air box w/ flex and 6" collar
	Diffusers	1	10"	12" x 12" 4-Way throw diffuser & 12"x12"x4" air box w/ flex and 10" collar
	Diffusers	4	6"	12" x 12" 4-Way throw diffuser & 12"x12"x4" air box w/ flex and 6" collar
	R/A Grills	2	6"	12"x 12" Ceiling grill with flex duct connection for return air
	R/A Grills	14	8"	12"x 12" Ceiling grill with flex duct connection for return air

- NOTE:
- HVAC EQUIPMENT SHALL BE U.L. LISTED. CONDENSATION PIPE FROM HVAC UNIT TO GRADE SHALL BE SITE INSTALLED. TIME SWITCH, PROGRAMMABLE TIME CLOCK, OR EQUAL SHALL BE INSTALLED ON HVAC FOR ENERGY CONSERVATION. HVAC UNIT SHALL HAVE A MINIMUM SEER RATING OF 14 (SNG. PACKAGE).
  - HVAC UNITS SHALL HAVE FRESH AIR INTAKE CAPABLE OF PROVIDING 0.5 CFM PER SQ. FT. OF FLOOR AREA.
  - HVAC UNIT BLOWERS SHALL OPERATE CONTINUOUSLY DURING HOURS OF OCCUPANCY.
  - INSULATED DUCTS FOR CONDITIONED AIR SHALL HAVE A VAPOR BARRIER ON THE WARM SIDE OF THE DUCT.
  - OUTSIDE AND INSIDE WET AND DRY BULB DESIGN MUST COMPLY WITH WEATHER CONDITIONS.



# 1 HVAC PLAN

1/4"=1'-0"

- ☐ APPROVED  
☐ APPROVED EXCEPT AS NOTED  
☐ REVISE AND RESUBMIT

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

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LISTING AGENCY APPROVAL	
THESE PRINTS COMPLY WITH THE FLORIDA MANUFACTURED BUILDING ACT OF 1975 CONSTRUCTION CODE AND ADHERE TO THE FOLLOWING CRITERIA:	
CONST. TYPE	VB
OCCUPANCY	B
ALLOWABLE NO. OF STORIES	1
RISK CATEGORY	II
WIND VELOCITY (ULT)	120
WIND VELOCITY (ASD)	93
FIRE RATING OF EXT. WALLS	----
PLAN NO.	1578-XXXX
ALLOW. FLOOR LOAD	50 / 100
APPROVAL DATE	02-19-24
MANUFACTURER	SOUTHEAST MODULAR
HIGH VELOCITY HURRICANE ZONE	NO
THIRD PARTY: HILBORN, WERNER, CARTER & ASSOCIATES 1627 SOUTH MYRTLE AVE. CLEARWATER, FLORIDA 33756 PLAN #: 1578-XXXX	

Southeast Modular Manufacturing

2500 INDUSTRIAL STREET - LEESBURG, FL 34748  
PH 352-728-2500 FAX 352-728-2093

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1578-

STATES:  
FLORIDA

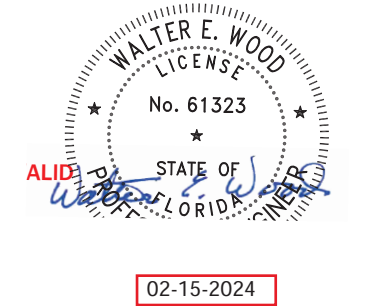
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T. MATTHEWS

PLOT DATE:  
2/15/2024


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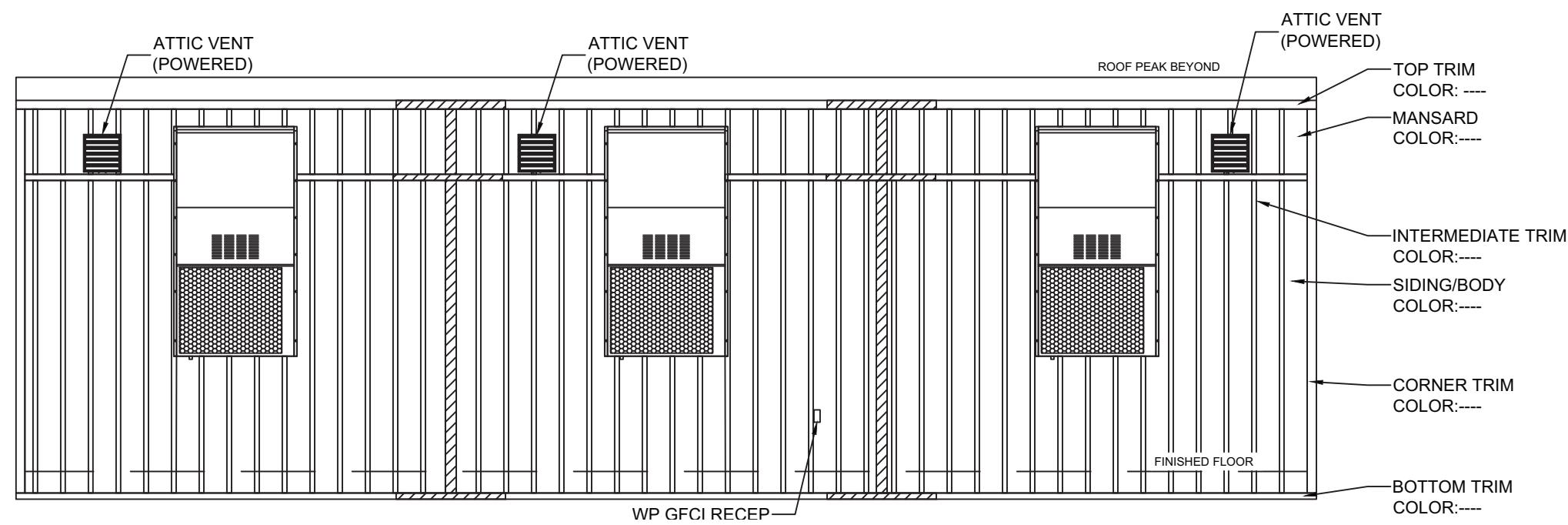


WALTER E. WOOD P.E.  
CONSULTING ENGINEER  
168 W. LONGLEAF DR.  
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SHEET:  
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OF  
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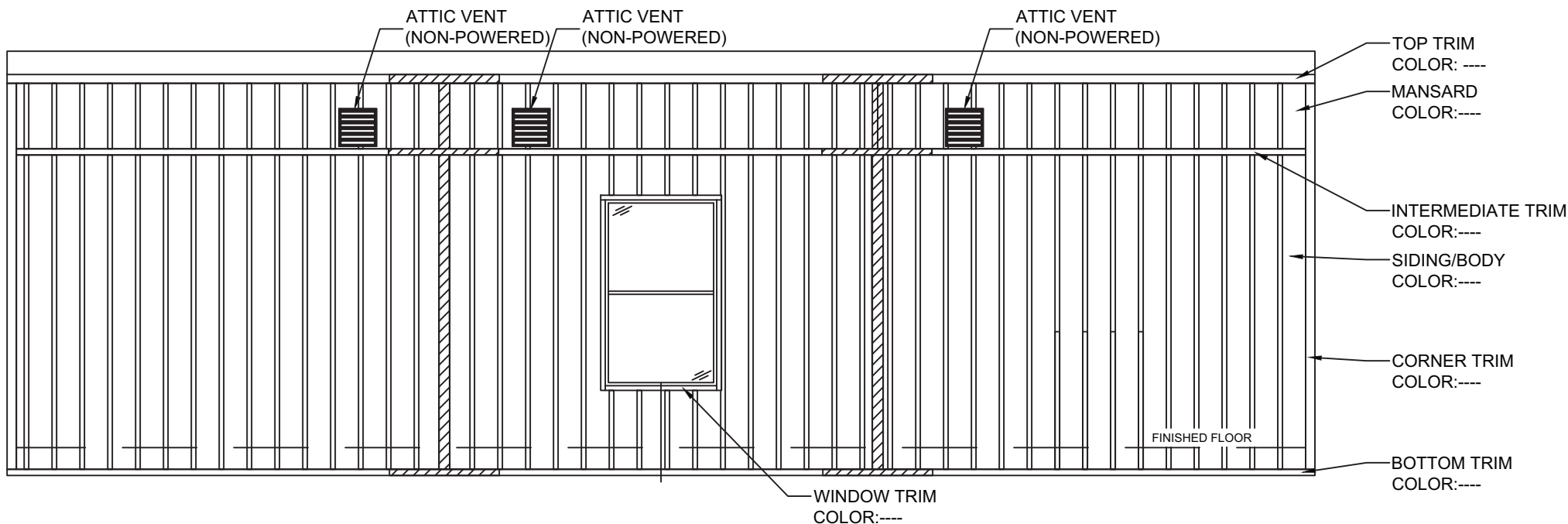
FIRE RATING OF EXT. WALLS	_____
PLAN NO.	1578-XXXX
ALLOW. FLOOR LOAD	50 / 100
APPROVAL DATE	02-19-24
MANUFACTURER	SOUTHEAST MODULAR
HIGH VELOCITY HURRICANE ZONE	NO
 MJR-261	
THIRD PARTY:	HILBORN, WERNER, CARP ASSOCIATES 1627 SOUTH MYRTLE AVENUE CLEARWATER, FLORIDA PLAN # 1578-XXXX





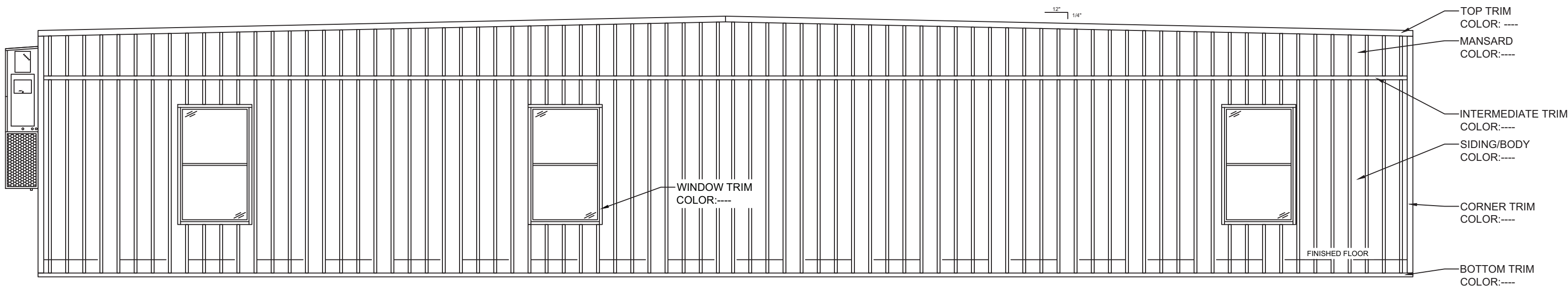
1 EAST ELEVATION

1/4"=1'-0"



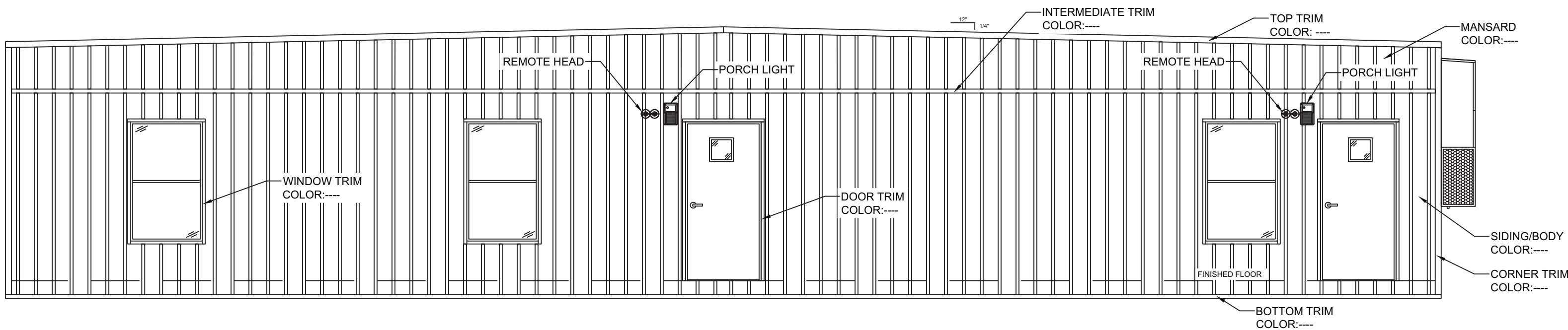
2 WEST ELEVATION

1/4"=1'-0"



3 NORTH ELEVATION

1/4"=1'-0"

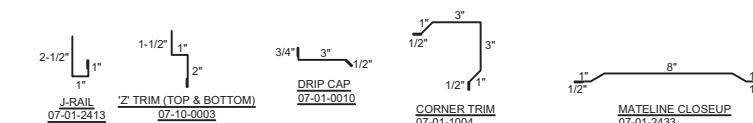


4 SOUTH ELEVATION

1/4"=1'-0"

ELEVATION NOTES (TYP)

- HANDICAP RAMP(S), 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.



- ☐ APPROVED
- ☐ APPROVED EXCEPT AS NOTED
- ☐ REVISE AND RESUBMIT

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

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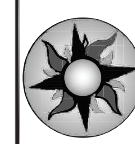
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WIND VELOCITY (ASD)	93
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PLAN NO.	1578-XXXX
ALLOW. FLOOR LOAD	50 / 100
APPROVAL DATE	02-19-24
MANUFACTURER	SOUTHEAST MODULAR
HIGH VELOCITY HURRICANE ZONE	NO
<b>IWC</b>	
THIRD PARTY: HILBORN, WERNER, CARTER & ASSOCIATES 1627 SOUTH MYRTLE AVE. CLEARWATER, FLORIDA 33756 PLAN #: 1578-XXXX	

Southeast Modular Manufacturing

2500 INDUSTRIAL STREET - LEESBURG, FL 34748  
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EAST COAST MODULAR BLDG.

PROJECT:  
OFFICE LAKE CITY

PROJECT #:  
1578-

STATES:  
FLORIDA

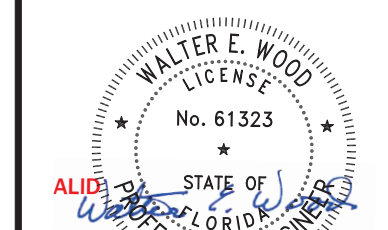
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DRAWN BY:  
T. MATTHEWS

PLOT DATE:  
2/15/2024

REV # / DATE:  
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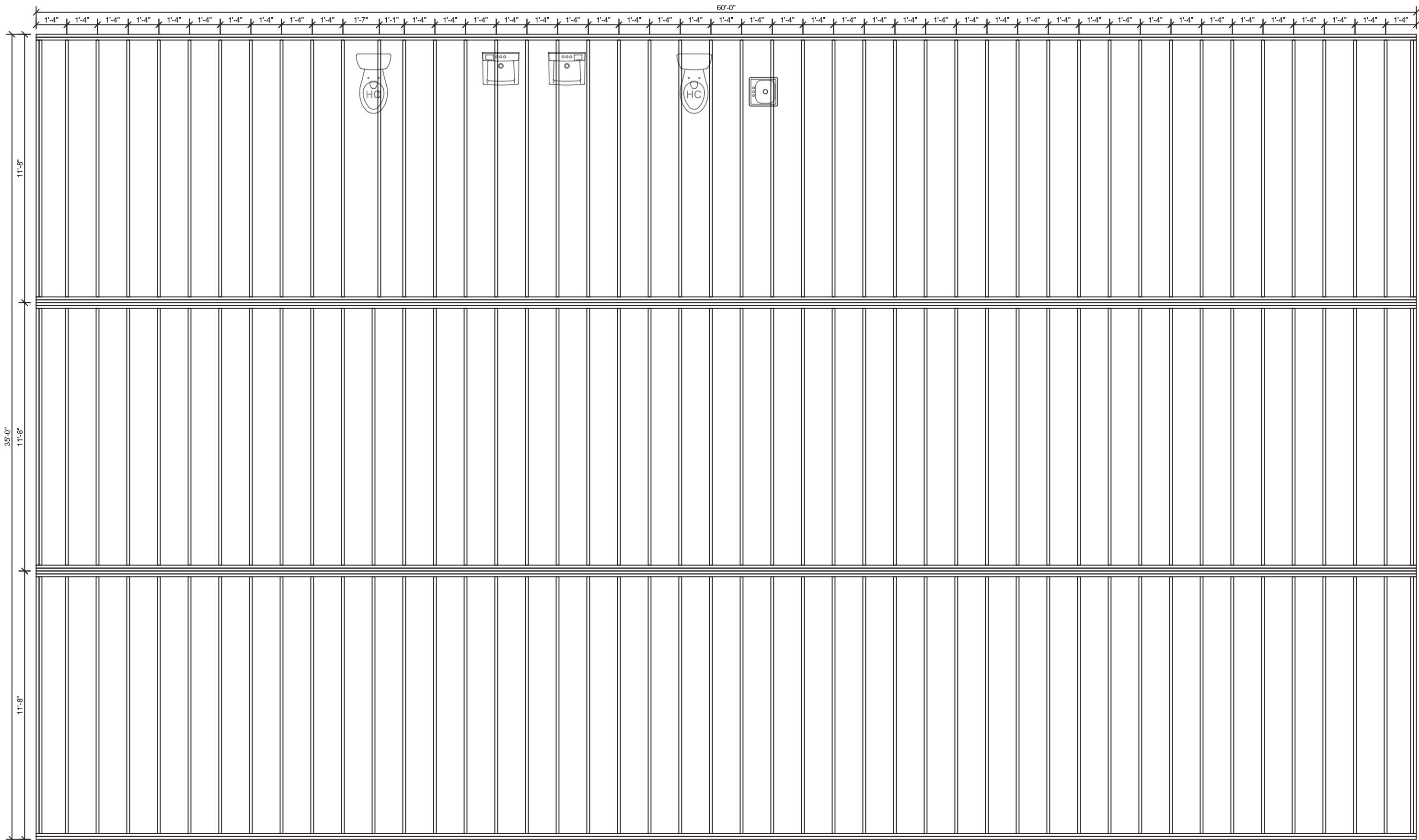
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WALTER E. WOOD P.E.  
CONSULTING ENGINEER  
168 W. LONGLEAF DR.  
SYLVESTER, GA 31791

SHEET:

7  
OF  
9





1 FLOOR FRAMING


1/4"=1'-0"

- ☐ APPROVED  
☐ APPROVED EXCEPT AS NOTED  
☐ REVISE AND RESUBMIT


BY: \_\_\_\_\_ DATE: \_\_\_\_\_

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BLDS.

PROJECT:  
OFFICE LAKE CITY

PROJECT #:  
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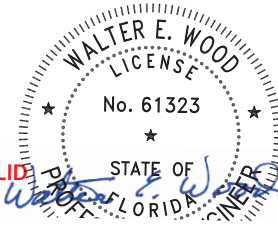
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FLORIDA

SERIAL NUMBERS:  
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DRAWN BY:  
T. MATTHEWS

PLOT DATE:  
2/15/2024

REV # / DATE:  
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ALIDA


02-15-2024

WALTER E. WOOD P.E.  
CONSULTING ENGINEER  
168 W. LONGLEAF DR.  
SYLVESTER, GA 31791

SHEET:  
8  
OF  
9

LISTING  
AGENCY APPROVAL  
THESE PRINTS COMPLY WITH THE FLORIDA MANUFACTURED  
BUILDING ACT OF 1959 CONSTRUCTION CODE AND ADHERE  
TO THE FOLLOWING CRITERIA.

CONST. TYPE	VB
OCCUPANCY	B
ALLOWABLE NO. OF STORIES	1
RISK CATEGORY	II
WIND VELOCITY (ULT)	120
WIND VELOCITY (ASD)	93
FIRE RATING OF EXT. WALLS	----
PLAN NO.	1578-XXXX
ALLOW. FLOOR LOAD	50 / 100
APPROVAL DATE	02-19-24
MANUFACTURER	SOUTHEAST MODULAR
HIGH VELOCITY HURRICANE ZONE	NO



MUR261

THIRD PARTY:  
**HWC**

HILBORN, WERNER, CARTER & ASSOCIATES  
1627 SOUTH MYRTLE AVE.  
CLEARWATER, FLORIDA 33756  
PLAN #: 1578-XXXX



- ☐ APPROVED
- ☐ APPROVED EXCEPT AS NOTED
- ☐ REVISE AND RESUBMIT

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

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Southeast Modular  
Manufacturing

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PROJECT:  
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PROJECT #:  
1578-

STATES:  
FLORIDA

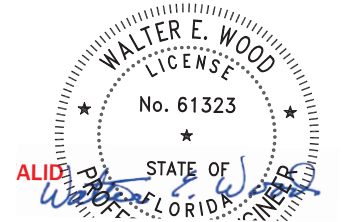
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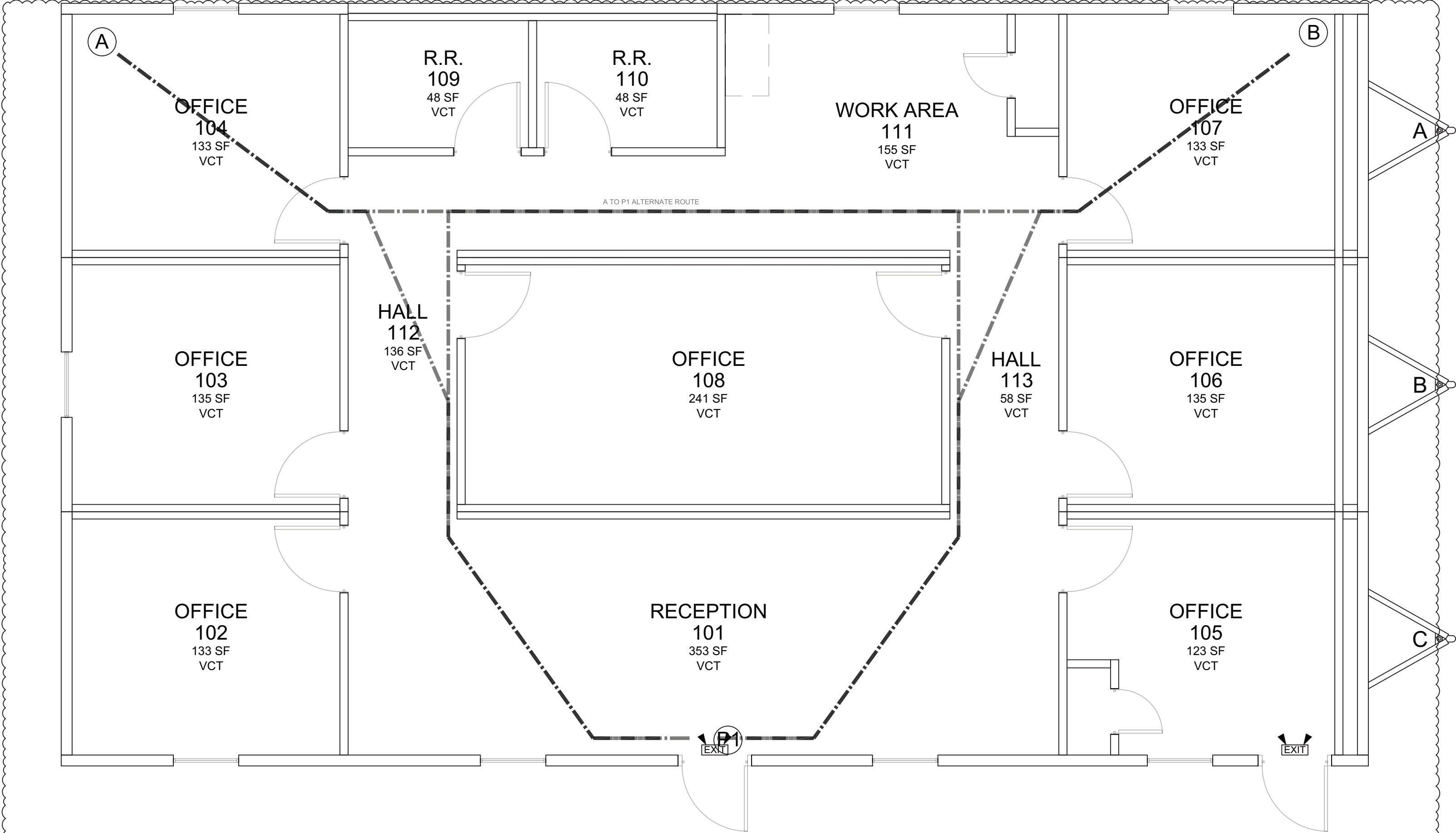
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02-15-2024

WALTER E. WOOD P.E.  
CONSULTING ENGINEER  
168 W. LONGLEAF DR.  
SYLVESTER, GA 31791

SHEET:  
  
9  
OF  
  
9



EXIT EGRESS TRAVEL DISTANCE (FBC 2023 T1017.2)					
Path		Location	Travel Distance (ft)	Maximum Distance (ft.)	Complies? Notes
A	P1	OFFICE 104 TO MAIN DOOR	44'-7"	100	Yes
	P1	OFFICE 104 TO MAIN DOOR	70'-6"	100	Yes ALTERNET ROUTE
B	P1	OFFICE 107 TO MAIN DOOR	44'-7"	100	Yes
	P1	OFFICE 107 TO MAIN DOOR	70'-6"	100	Yes ALTERNET ROUTE

LIFE SAFETY PLAN

1/4"=1'-0"

LISTING  
AGENCY APPROVAL  
THESE PRINTS COMPLY WITH THE FLORIDA MANUFACTURED BUILDING ACT OF 1959 CONSTRUCTION CODE AND ADHERE TO THE FOLLOWING CRITERIA:

CONST. TYPE

VB

OCCUPANCY

B

ALLOWABLE NO. OF STORIES

1

RISK CATEGORY

II

WIND VELOCITY (ULT)

120

WIND VELOCITY (ASD)

93

FIRE RATING OF EXT. WALLS

----

PLAN NO.

1578-XXXX

ALLOW. FLOOR LOAD

50 / 100

APPROVAL DATE

02-19-24

MANUFACTURER

SOUTHEAST MODULAR

HIGH VELOCITY HURRICANE ZONE

NO

HWC

HUR261

THIRD PARTY:

HILBORN, WERNER, CARTER & ASSOCIATES  
1627 SOUTH MYRTLE AVE.  
CLEARWATER, FLORIDA 33756  
PLAN #: 1578-XXXX









## Envelope Compliance Certificate



## Project Information

Energy Code: 90.1 (2019) Standard  
Project Title: DO-0746-1-23  
Location: Lake City, Florida  
Climate Zone: 2a  
Project Type: New Construction  
Vertical Glazing / Wall Area: 8%  
Performance Sim. Specs: EnergyPlus 8.1.0.009 (EPW: USA\_FL\_Jacksonville.Intl.AP.722060\_TMY3.epw)

Construction Site:  
Lake City, Florida

Owner/Agent:  
East Coast Modular Buildings

Designer/Contractor:  
Southeast Modular Manufacturing  
2500 Industrial St.  
Leesburg, Florida 34748

## Building Area

## Floor Area

1-Office : Nonresidential

2160

## Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U- Factor <sup>(a)</sup>
Floor: Wood-Framed, [Bldg. Use 1 - Office]	2160	30.0	0.0	0.033	0.033
Roof: Attic Roof, Wood Joists, [Bldg. Use 1 - Office]	2160	38.0	0.0	0.027	0.027
<b>NORTH</b>					
Ext. Wall: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Office]	480	19.0	0.0	0.067	0.089
Window: Vinyl Frame: Operable, Perf. Specs.: Product ID (3) 3/0x5/0, SHGC 0.24, VT 0.20, [Bldg. Use 1 - Office] (b)	45	---	---	0.300	0.600
<b>EAST</b>					
Ext. Wall: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Office]	280	19.0	0.0	0.067	0.089
<b>SOUTH</b>					
Ext. Wall: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Office]	480	19.0	0.0	0.067	0.089
Window: Vinyl Frame: Operable, Perf. Specs.: Product ID (4) 3/0x5/0, SHGC 0.24, VT 0.20, [Bldg. Use 1 - Office] (b)	60	---	---	0.300	0.600
Door: Insulated Metal, Swinging, [Bldg. Use 1 - Office]	40	---	---	0.350	0.370
<b>WEST</b>					
Ext. Wall: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Office]	280	19.0	0.0	0.067	0.089
Window: Vinyl Frame: Operable, Perf. Specs.: Product ID 3/0x5/0, SHGC 0.24, VT 0.20, [Bldg. Use 1 - Office] (b)	15	---	---	0.300	0.600

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.

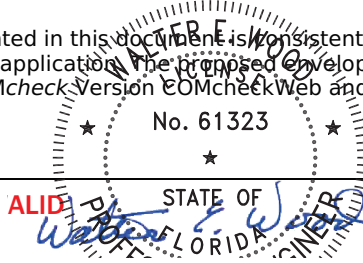
(b) Fenestration product performance must be certified in accordance with NFRC and requires supporting documentation.

## Envelope Compliance Statement

*Compliance Statement:* The proposed envelope design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed envelope systems have been designed to meet the 90.1 (2019) Standard requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title

Signature



02-15-2024

Date



Date 02-19-24 Plan No. 1578-5954F  
Approved By SCOTT S. FRANCIS

A handwritten signature in blue ink, appearing to read "Scott S. Francis".

Modular Building Plans Examiner  
Florida License No. SMP-42





# Interior Lighting Compliance Certificate



## Project Information

Energy Code: 90.1 (2019) Standard  
Project Title: DO-0746-1-23  
Project Type: New Construction

Construction Site:  
Lake City, Florida

Owner/Agent:  
East Coast Modular Buildings

Designer/Contractor:  
Southeast Modular Manufacturing  
2500 Industrial St.  
Leesburg, Florida 34748

## Allowed Interior Lighting Power

A Area Category	B Floor Area (ft <sup>2</sup> )	C Allowed Watts / ft <sup>2</sup>	D Allowed Watts
1-Office	2160	0.64	1382
Total Allowed Watts =			1382

## Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
1-Office LED: 1x4: Other:	1	28	40	1120
Total Proposed Watts =				1120

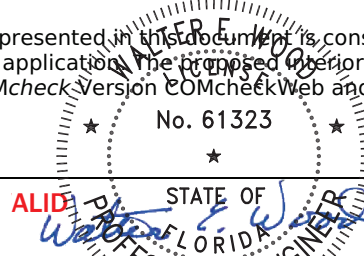
**Interior Lighting PASSES: Design 19% better than code**

## Interior Lighting Compliance Statement

*Compliance Statement:* The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 90.1 (2019) Standard requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title

Signature



02-15-2024

Date



## Exterior Lighting Compliance Certificate



## Project Information

Energy Code: 90.1 (2019) Standard  
Project Title: DO-0746-1-23  
Project Type: New Construction  
Exterior Lighting Zone: 3 (Other (LZ3))

Construction Site:  
Lake City, Florida

Owner/Agent:  
East Coast Modular Buildings

Designer/Contractor:  
Southeast Modular Manufacturing  
2500 Industrial St.  
Leesburg, Florida 34748

## Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts /	D Tradable Wattage	E Allowed Watts (B X C)
Pedestrian and vehicular entrances and exits	6 ft of door	21	Yes	126
Total Tradable Watts (a) =				126
Total Allowed Watts =				126
Total Allowed Supplemental Watts (b) =				500

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.

(b) A supplemental allowance equal to 500 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

## Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
Pedestrian and vehicular entrances and exits (6 ft of door width): Tradable Wattage				
LED: Porch: Other:	1	2	26	52
Total Tradable Proposed Watts =				52

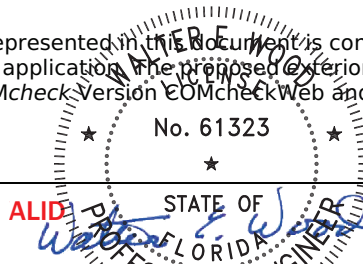
Exterior Lighting PASSES: Design 92% better than code

## Exterior Lighting Compliance Statement

**Compliance Statement:** The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 90.1 (2019) Standard requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title

Signature



02-15-2024

Date





# COMcheck Software Version COMcheckWeb

## Mechanical Compliance Certificate

### Project Information

Energy Code: 90.1 (2019) Standard  
Project Title: DO-0746-1-23  
Location: Lake City, Florida  
Climate Zone: 2a  
Project Type: New Construction



Construction Site:  
Lake City, Florida

Owner/Agent:  
East Coast Modular Buildings

Designer/Contractor:  
Southeast Modular Manufacturing  
2500 Industrial St.  
Leesburg, Florida 34748

### Mechanical Systems List

#### Quantity System Type & Description

- 1 HVAC System (Single Zone):  
Heating: 1 each - Other, Electric, Capacity = 34 kBtu/h  
No minimum efficiency requirement applies  
Cooling: 3 each - Single Package Vertical AC Unit, Capacity = 36 kBtu/h, Evaporatively Cooled Condenser  
Proposed Efficiency = 11.00 EER, Required Efficiency = 11.00 EER  
Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00

### Mechanical Compliance Statement

*Compliance Statement:* The proposed mechanical design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 90.1 (2019) Standard requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title

Signature

ALID

No. 61323

STATE OF FLORIDA

02-15-2024

Date