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DEALER:

PACIFIC MOBILE STRUCTURES

PROJECT:

DO-1130-2024 PMS WESTHOFF, TX CLASSROOM

154 X 64 (60)

DO-1130

WESTHOFF, TX

FRAME / CHASSIS:

Frame Type:	Perimeter
Quantity:	(11) EA
Size:	(10x)146012 (1x) 126012
Type:	C-channel (C12x20.7) perimeter with C-purlin crossmembers at 16 in. O.C. (12 in O.C in library) (C-Purlins: 1/2 x 2 1/2 x 8 x 2 1/2 x 1/2 x 14 ga. (50 KSI minimum).
Axles:	Five 6000# rated with (3) brake (2) tag (OVERSLUNG) (Module A,B,C,D,E,F,H,I,J,K)
Axles:	Six 6000# rated with (3) brake (3) tag (OVERSLUNG) (Module G)
Hitch:	Detachable underslung
Tires:	8x14.5 14 ply rated

FLOOR CONSTRUCTION:

Floor Joist:	2X3 #2 SYP equal or better parallel with C-Purlins. Attach sleeper to steel perimeter channel and C-Purlins
Joist:	16 in. O.C.
Floor:	Single layer 3/4 in. T&G Sturd-I-Floor plywood. Hold back decking (2 1/4) inches at each side of mateline
Insulation:	R-30 unfaced fiberglass batt (True Width)
Bottom:	29GA. U-Panel Bottom Board

Floor Covering Type 1:	8463 SF 1/8in. commercial grade tile. Tile to be Checkboard (YES or NO) and 50% Offset (YES or NO). Hold back tile (4 1/2) inches at each side of the matelines. Color to be: (___)
Floor Covering Type 2:	517 SF .080 commercial grade vinyl rolled goods at restrooms and janitor closet Color to be: (___).

Additional Floor Items Included in Quoted Price:

Item 1:	36"x36" Bilco floor hatch (T4) Bilco T-4 (36x36) type metal floor hatch with 1/8 in. carpet molding at Janitor's Closet 115. The locked floor hatch cannot be opened from the top or bottom. Rough opening to be 3'-6 7/8" x 3'-6 7/8" at janitor closet
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EXTERIOR WALL CONSTRUCTION:

Framing:	2X6 #2 SYP equal or better at 16 in. O.C. w/ double 2X6 #2 SYP equal or better top plate and single 2X6 #2 SYP or better bottom plate. (3-2x6 header with (2) 1/2 in. shim at all exterior openings unless otherwise noted)
Wall Sheathing:	7/16" OSB
Insulation:	R-21 Kraft back fiberglass batt
Siding Type:	26 GA PBR-Panel steel siding with house wrap underlayment. Siding body color: (___) Corner trim color: (___) Door & window trim color: (___) Bottom horizontal trim color: (___) Top horizontal trim color: (___) Covering height: 8 ft.
Wall Covering 1:	5/8 in. vinyl covered gypsum w/wrapped battens. Color to be: (HAMPTON GRAY, RUFF STUFF WHITE, OR RUFF STUFF FROST) Covering height: 10 ft.
Wall Covering 2:	Standard White FRP panels over 5/8 in. MR Board at Restrooms & Janitors closet Covering height: 4 ft.
Skirting:	NONE

INTERIOR WALL CONSTRUCTION:

Framing:	2X4 #2 SYP equal or better at 16 in. o.c. w/double 2X4 #2 SYP equal or better top plates and single 2X4 #2 SYP or better bottom plate
Overall height:	FULL HEIGHT (Except plumbing and plenum walls at 8'-0")
Insulation:	R-11 unfaced battens for sound attenuation at all walls
Wall Covering 1:	5/8 in. vinyl covered gypsum w/wrapped battens. Color to be: (HAMPTON GRAY, RUFF STUFF WHITE, OR RUFF STUFF FROST) Covering height: 8 ft.
Wall Covering 2:	Standard White FRP panels over 5/8 in. MR Board at Restrooms & Utility closet Covering height: 4 ft.
Base Trim:	4 in. vinyl cove. Color to be: (___)
Window Trim:	Interior window trim color to be: (GRAY, FROST OR WHITE)
Hold Back Gyp:	Hold back gypsum at matelines to first stud (YES or NO)

Additional Interior Wall Items Included in Quoted Price:

Item 1:	Interior shearwall to extend to rafters with 3/8 in. CDX plywood on one side of the wall. See floor plan for location of interior shearwall.
Item 2:	One hour fire rated walls are extended to the bottom of rafters (see floor plan for locations).

ROOF CONSTRUCTION:

Roof Type:	Transverse ridge
Rafter size:	2X10 #2 SYP equal or better (Roof diaphragm chord tie (HTT4) at top plates of endwalls on the interior side of building supplied by IBI and shipped loose to be installed on-site at each mateline)
Spacing:	16 in. O.C.
Mate Beam:	Multi-layer laminated plywood (Group 1, 5 ply)
Height:	20 in. to 27 1/2 in. to 20 in.
Length:	60 ft.
No. of Layers:	4
No. of Beams:	14
Ceiling:	8980 SF 2 ft. x 4 ft. Standard T-Grid at 7'-10" (Mineral Fiber Tile #769) installed at factory, held back at matelines. Completion of ceiling installation on-site by others; not in Indicom's scope.
Insulation:	R-38HD unfaced fiberglass batt with support netting
Sheathing:	7/16 in. OSB with Mulehide "FR" adhesive (Class C)
Roofing:	45 mil white on black EPDM 3 year aged Solar reflectance index 77
Additional Roof Items Included in Quoted Price:	
Item 1:	Add rafters or blocking with 5/8 in. Type-X gypsum above all fire rated walls to extend fire rating to roof deck. (See detail).

EXTERIOR/INTERIOR DOORS: (SEE DOOR SCHEDULE)

WINDOWS: (SEE WINDOW SCHEDULE)

CABINETS: (SEE CABINET SCHEDULE)

MANUFACTURER:	
MANUFACTURE & ADDRESS (FOR WARRANTY INFORMATION)	INDICOM BUILDINGS, INC. 721 N. Burleson Blvd. BURLESON, TX, 76028 IHM - 47 LAIB-M00002
DESIGN CRITERIA / LOADS:	
NO OF MODULES: BUILDING SQ.FT. TYPE OF CONSTRUCTION: OCCUPANCY USE GROUP: OCCUPANCY LOAD: FLOOR LIVE LOAD: ROOF SNOW LOAD: ROOF LIVE LOAD: ROOF DEAD LOAD: SOLAR PANEL ALLOWANCE WIND LOAD: OCCUPANCYRISK CATG. SITE CLASS: SEISMIC DESIGN CATEGORY: SEISMIC, Sa SEISMIC, S1 PERMISSIBLE GAS TYPE:	11 8980 VE E 158 50 psf (2000 lb concentrated) (100 psf at Corridor) (150 psf at Library) 20 psf 20 psf 12 psf 5 psf 85 MPH (Vasd) EXP. C 110 MPH (Vult) EXP. C II D C 0.4 0.1 N/A
NAME AND DATE OF CODES: TX: 2021 IBC, 2021 IPC, 2021 IMC, 2015 IECC, 2020 NEC AND 2022 TAS	
SPECIAL CONDITIONS AND OR LIMITATIONS:	
THE OWNER SHALL BE RESPONSIBLE TO INSTALL AN APPROVED AND LISTED COMPONENT IN ACCORDANCE WITH ASTM E 1996 OR ASTM E 1886 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. MANUFACTURER'S OBLIGATIONS ARE CONTAINED IN THE TERMS OF ITS ONE YEAR MANUFACTURED BUILDING LIMITED WARRANTY.	

NOT INCLUDED IN SCOPE OF WORK:

- PORCHES, STEPS, AND RAMPS TO BE SUPPLIED AND INSTALLED BY OTHERS IN ACCORDANCE WITH THE IBC
- PORTABLE FIRE EXTINGUISHERS TO BE SUPPLIED AND INSTALLED ON SITE BY OWNER IN ACCORDANCE WITH SECTION 906 OF THE IBC
- SERVICE SINK PROVIDED IN ADJACENT BUILDING ON THE SAME PROPERTY
- ANY REQUIRED SPRINKLER / FIRE ALARM / FIRE/SMOKE DETECTION AND/OR SUPPRESSION AS REQUIRED BY THE IBC/IFC AND OR LOCAL FIRE AUTHORITY TO BE INSTALLED BY OTHERS ON-SITE IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT
- 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.
- INSTALLATION AND COMPLETE WATERTIGHT WEATHER SEALING IS THE RESPONSIBILITY OF THE PURCHASER. SPECIAL CONSIDERATION SHOULD BE GIVEN TO LOCAL, COASTAL OR EXTREME WEATHER LOCATIONS.

IDENTIFICATION:

NOTE: DATA PLATE, NTA LABEL AND ALL STATE DECALS (EXCEPT TX) 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. TOLR DECAL TO BE LOCATED ON THE HITCH END INTERIOR WALL ABOVE T-GRID.

NOTES:

- SITE PLAN NOT AVAILABLE AT THIS TIME. BUILDING DESIGNED TO HAVE FIRE SEPARATION DISTANCE GREATER THAN 10 FT. IN ACCORDANCE WITH THE IBC
- THIS PLAN MAY BE REVERSED AND/OR MIRRORRED
- SEE STRUCTURAL PACKAGE FOR ALL STRUCTURAL STANDARDS AND DETAILS
- BUILDING WILL NOT BE LOCATED IN A FLOOD HAZARD AREA
- BUILDING SHALL NOT BE SITED WHERE LOCAL CONDITIONS EXCEED THE DESIGN PARAMETERS
- FIRE RATED DOORS AND ASSEMBLIES SHALL COMPLY WITH SECTION 715 OF THE IBC
- INTERIOR WALL PARTITIONS COMPLY WITH SEC 1607.16 OF THE 2021 IBC CODE
- INTERIOR WALL PARTITIONS COMPLY WITH SEC 1607.15 OF THE 2016 IBC CODE
- INTERIOR WALL PARTITIONS COMPLY WITH SEC 1607.14 OF THE 2015 IBC CODE
- 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 IN ACCORDANCE WITH THE TEXAS ARCHITECTURAL BARRIERS ACT TO:
- TEXAS DEP. OF LICENSING AND REGULATIONS ARCHITECTURAL BARRIERS SECTION P.O. BOX 12157 - AUSTIN, TX 78711
- DOOR CLOSERS SHALL COMPLY WITH THE REQUIREMENTS IN TAS 404.2.8.1 AND 404.2.8 FOR CLOSING SPEED AND OPENING FORCE.

IECC REQUIREMENTS:

SWITCHING SCHEMES:	PER ELECTRICAL PLAN
FIXTURE TYPES:	LIGHTS MUST COMPLY WITH IECC CODE.
HVAC EFFICIENCIES:	MUST COMPLY WITH SECTION C403.2.3 OF THE IECC CODE.
HVAC SEER RATING:	10.0 MINIMUM
WATER HEATING:	MUST COMPLY WITH SECTION 403.2.4 OF THE IECC CODE.
THERMOSTAT:	MUST COMPLY WITH SECTION 403.2.9 OF THE IECC CODE.
DUCT INSULATION:	MUST COMPLY WITH SECTION 403.2.9 OF THE IECC CODE.
DUCT SEALING:	MUST COMPLY WITH SECTION 404 OF THE IECC CODE.
WATER HEATERS:	MUST COMPLY WITH SECTION 403.3 OF THE IECC CODE. (ENERGY CONSUMPTION LESS THAN 5W PER SIDE)
EXIT SIGNS:	

- ☐ 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."

INDICOM BUILDINGS, INC.

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DEALER:
PACIFIC MOBILE
STRUCTURES

PROJECT:
DO-1130-2024 PMS
WESTHOFF, TX
CLASSROOM

PROJECT: DO-1130

STATES:
TX

SERIAL NUMBERS:

DRAWN BY:
ES

PLOT DATE:
9/17/2025

REV # / DATE:

SHAYLON VAUGHN, P.E.
CORPORATE ENGINEER
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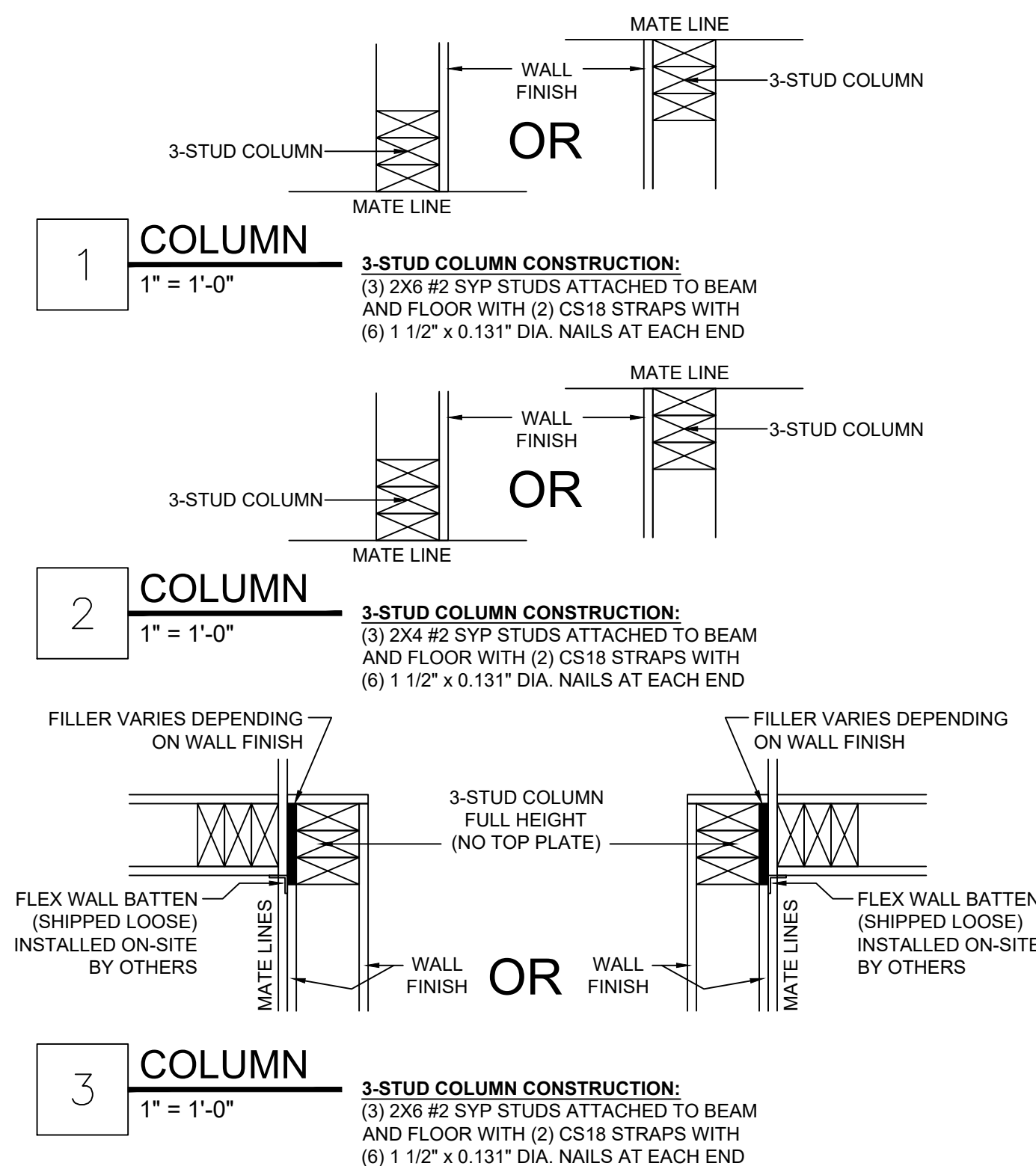
SHEET:
1
OF
11

WINDOWS:

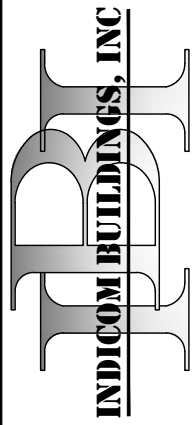
Qty	NO.	Type	Glazing	Size	Rough Opening	U-Factor	SHGC	Mini-Blind	Notes
16	A	VINYL VERTICAL SLIDER WITH 28 IN. SASH. (KINRO 9750). W/ARGON COLOR TO BE: ()	CLEAR, DUAL GLAZED, LOW-E	32"x60"	31 3/4"x59 3/4"	.34	.23	THIN LINE METAL MINI-BLINDS. COLOR TO BE: (GRAY, WHITE SATIN OR ALABASTER)	TOP OF WINDOW AT 6'-8" AFF
1	B	REDI-FRAME FIXED WINDOW WITH BROWNTONE COLORED METAL FRAME	FIRE RATED GLASS	60"x60"	59 3/4"x59 3/4"	N/A	N/A	NONE	TOP OF WINDOW AT 6'-8" AFF

DOORS:

Qty	NO.	Type	Jamb	Glazing	Wall Thickness	Size	Rough Opening	U-Factor	Color	Closer	Deadbolt	Hardware	Fire Rating	Keying	Notes
1	1	COMMERCIAL DBL. STEEL, INSULATED 18 GA.	16 GA.	10X10 TEMPERED WINDOW (OBSCURED GLASS BY OTHERS)	6 1/8"	72 x 80	76 1/2"x82 1/2"	.14	COLOR TO BE: ()	HYDRAULIC CLOSER, TELL BRAND 900 SERIES	NONE	PANIC HARDWARE WITH KEYED LEVER, TELL BRAND 8300 SERIES	NONE	ALIKE OR SEPARATE	WITH REMOVABLE MULLION
1	10	PREFINISHED GOLDEN OAK SOLID CORE	WITH BROWNTONE METAL JAMB	6X27 PENCIL WINDOW WITH FIRE GLASS AND TEMPERED (BOTTOM OF GLAZING REQUIRED TO BE 43" AFF)	4 3/4"	36 x 80	37 1/4"x81"	N/A	NONE	HYDRAULIC CLOSER (12641)	NONE	OFFICE FUNCTION, REMOVABLE CORE, TELL BRAND, GRADE 2 (LC2482CTL)	20 MINUTE LABEL	ALIKE	SMOKE SEALS, DOOR SWEEPS AND FLOOR MOUNT STOPS
1	2	COMMERCIAL STEEL, INSULATED 18 GA.	16 GA.	NONE	6 1/8"	36 x 80	40 1/2"x82 1/2"	.14	COLOR TO BE: ()	HYDRAULIC CLOSER (TELL BRAND 900 SERIES)	STANDARD DEADBOLT, TELL BRAND, GRADE 2, DB2051	STOREROOM FUNCTION, TELL BRAND, GRADE 2 (LC2486CTL)	NONE	ALIKE OR SEPARATE	N/A
1	3	COMMERCIAL STEEL, INSULATED 18 GA.	16 GA.	10X10 TEMPERED WINDOW (OBSCURED GLASS BY OTHERS)	6 1/8"	36 x 80	40 1/2"x82 1/2"	.14	COLOR TO BE: ()	HYDRAULIC CLOSER (TELL BRAND 900 SERIES)	NONE	PANIC HARDWARE WITH KEYED LEVER, TELL BRAND 8300 SERIES	NONE	ALIKE OR SEPARATE	N/A
9	4	PREFINISHED GOLDEN OAK SOLID CORE	WITH BROWNTONE METAL JAMB	6X27 PENCIL WINDOW WITH FIRE GLASS AND TEMPERED (BOTTOM OF GLAZING REQUIRED TO BE 43" AFF)	4 3/4"	36 x 80	37 1/4"x81"	N/A	NONE	HYDRAULIC CLOSER (12641)	NONE	CLASSROOM FUNCTION LEVER, TELL BRAND, GRADE 2 (LC2484CTL)	20 MINUTE LABEL	ALIKE	SMOKE SEALS, DOOR SWEEPS AND FLOOR MOUNT STOPS
2	5	PREFINISHED GOLDEN OAK SOLID CORE	WITH BROWNTONE METAL JAMB	NONE	4 3/4"	36 x 80	37 1/4"x81"	N/A	NONE	HYDRAULIC CLOSER (12641)	NONE	PASSAGE LEVER, TELL BRAND, GRADE 2 (LC2475CTL)	20 MINUTE LABEL	NONE	SMOKE SEALS, DOOR SWEEPS AND FLOOR MOUNT STOPS
1	6	PREFINISHED GOLDEN OAK SOLID CORE	WITH BROWNTONE METAL JAMB	NONE	4 3/4"	36 x 80	37 1/4"x81"	N/A	NONE	HYDRAULIC CLOSER (12641)	NONE	STOREROOM FUNCTION, REMOVABLE CORE, TELL BRAND, GRADE 2 (LC2486CTL)	20 MINUTE LABEL	ALIKE	SMOKE SEALS, DOOR SWEEPS AND FLOOR MOUNT STOPS
1	7	PREFINISHED GOLDEN OAK SOLID CORE	WITH BROWNTONE METAL JAMB	NONE	4 3/4"	36 x 80	37 1/4"x81"	N/A	NONE	HYDRAULIC CLOSER (12641)	NONE	STOREROOM FUNCTION, REMOVABLE CORE, TELL BRAND, GRADE 2 (LC2486CTL)	NONE	ALIKE	FLOOR MOUNT STOPS
1	8	PREFINISHED GOLDEN OAK SOLID CORE	WITH BROWNTONE METAL JAMB	NONE	4 3/4"	36 x 80	37 1/4"x81"	N/A	NONE	HYDRAULIC CLOSER (12641)	NONE	OFFICE FUNCTION, REMOVABLE CORE, TELL BRAND, GRADE 2 (LC2482CTL)	NONE	ALIKE	FLOOR MOUNT STOPS
1	9	PREFINISHED GOLDEN OAK SOLID CORE	WITH BROWNTONE METAL JAMB	NONE	4 3/4"	36 x 80	37 1/4"x81"	N/A	NONE	HYDRAULIC CLOSER (12641)	NONE	PRIVACY LEVER, TELL BRAND, GRADE 2 (LC2476CTL)	NONE	ALIKE	FLOOR MOUNT STOPS



FASTENING SCHEDULE			
LOCATIONS	TYPE		FASTENING
	FLOOR DECKING	3/4" T&G STURD-I FLOOR PLYWOOD	(2" 16 GAGE STAPLES, 7/16 CROWN AND GLUE ADHESIVE) @ 4" O.C. AT PANEL EDGE AND 8" O.C. AT INTERMEDIATE SUPPORTS
	SIDEWALLS	7/16" OSB	(2 3/8"x0.113" DIA. NAIL) @ 6" O.C. AT STUDS AND 12" O.C. AT INTERMEDIATE STUDS
	ENDWALLS (SHEARWALLS)	7/16" OSB	(2 3/8"x0.113" DIA. NAIL) @ 6" O.C. AT STUDS AND 12" O.C. AT INTERMEDIATE STUDS
	INTERIOR (SHEARWALLS)	NONE	NONE
	ROOF DECKING		#N/A
	SIDING (SIDEWALLS)	26 GA R-PANEL SIDING (113 - 125 MPH WIND)	(#14 WOODTITE SCREWS) (40" O.C. HORIZONTAL ROW SPAING) AT 12" O.C. SPACING EACH ROW
	SIDING (ENDWALLS)	26 GA R-PANEL SIDING (113 - 125 MPH WIND)	(#14 WOODTITE SCREWS) (40" O.C. HORIZONTAL ROW SPAING) AT 12" O.C. SPACING EACH ROW



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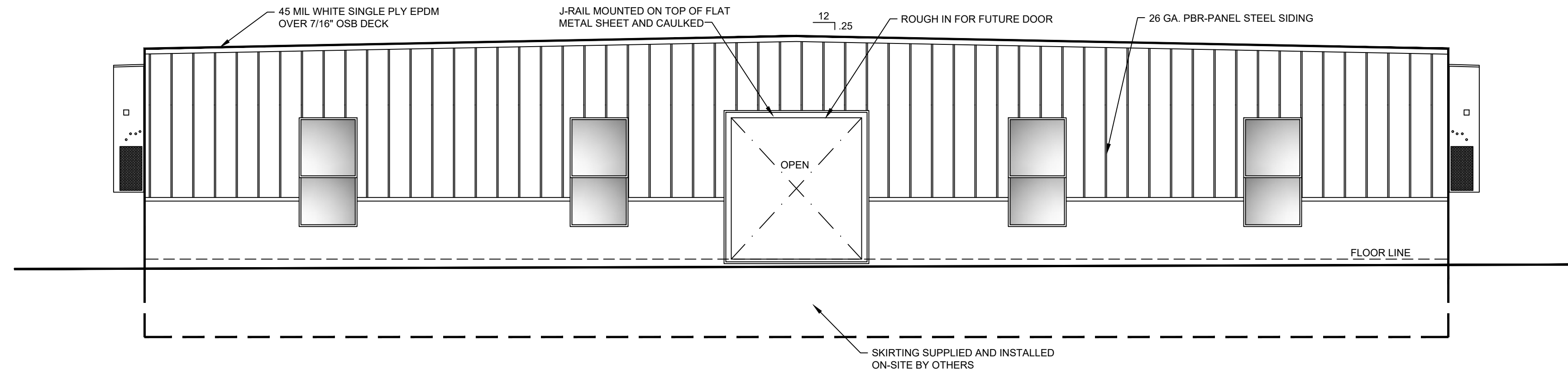
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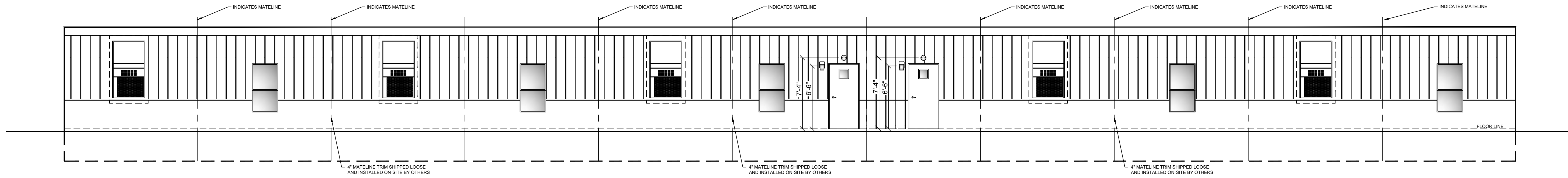
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SHEET:

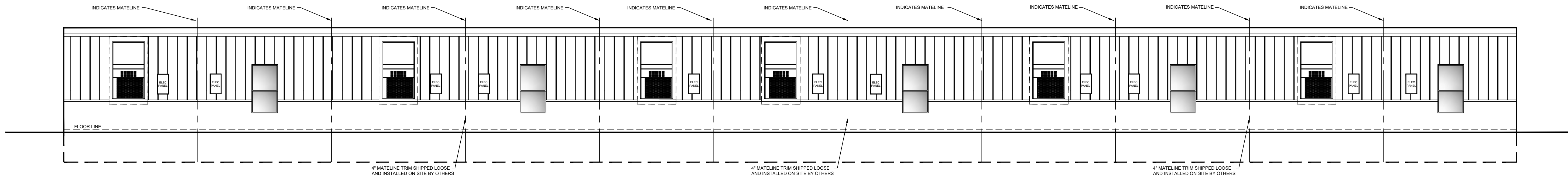
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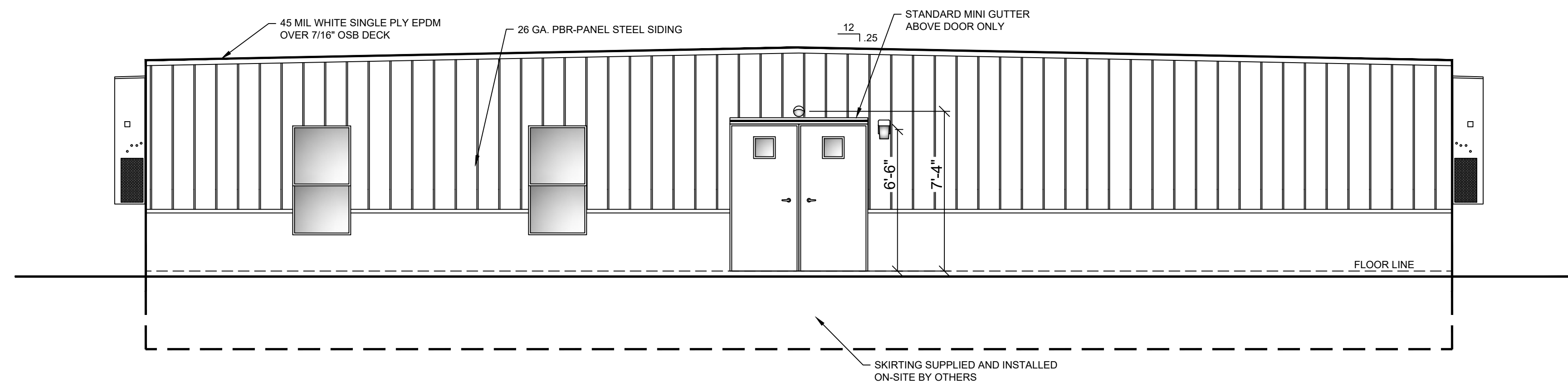
1 FRONT ELEVATION
1/4"=1'-0"



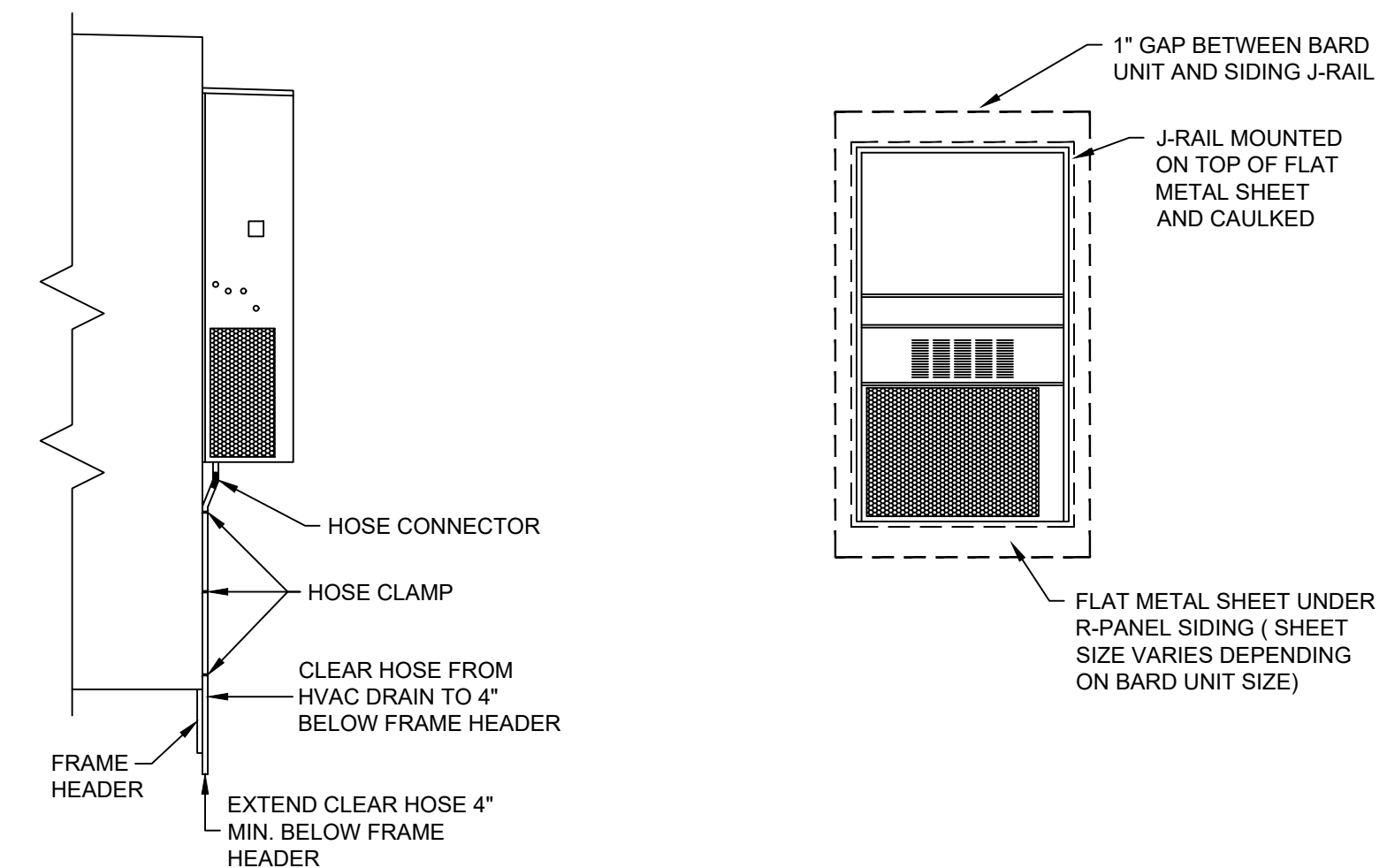
2 LEFT ELEVATION
1/4"=1'-0"

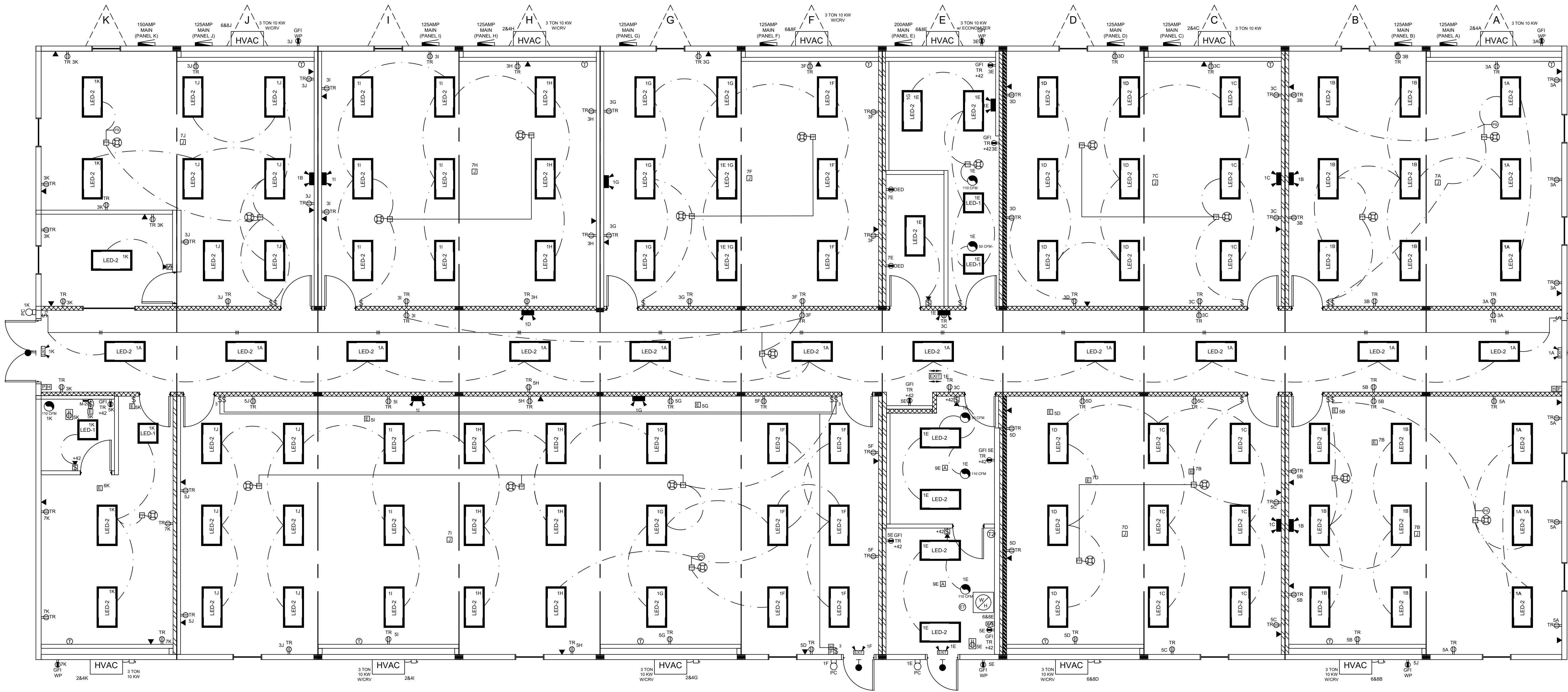


3 RIGHT ELEVATION
1/4"=1'-0"



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





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

ELECTRICAL:			
Symbol	Type	Qty	Description
	Elec Service	1	120/240V, 60 HZ, single phase
	Elec Panel	1	1 PH 200 amp w/200 main breaker with clips. Exterior mount NEMA 3R
	Elec Panel	10	1 PH 125amp w/125 main breaker with clips. Exterior mount NEMA 3R
	Elec Raceway	1	E.M.T. thin wall conduit with separate green ground and neutrals with wire insulation to be THHN
	Light	4	2' x 2' flat panel LED (4000 lumens) recessed lay-in with dimmable electronic ballast (40 watts)
	Light	116	2' x 4' flat panel LED (5000 lumens) recessed lay-in with dimmable electronic ballast (40 watts)
	Light	4	7.5 watt LED exterior with photocell mounted 78 in. to center of box
	Emerg. Light	4	Combo dual emergency light/text sign (Green lens) with battery backup and remote mounted 88 in. A.F.F.
	Emerg. Light	12	Interior double head battery pack mounted 88 in. A.F.F.
	Emerg. Light	4	Exterior remote head mounted above exterior door at 88 in. A.F.F.
	Exit Sign	1	115v with battery backup mounted 88 in. A.F.F. or in T-grid
	Occupancy Sensor	20	Ceiling mounted occupancy sensor (Legrand CI 305 W/ BZ 50 power pack)
	Photosensor	4	Ceiling mounted dimming photo-sensor. (WattStopper LightSaver LS-301)
	Receptacle	88	20a/125v tamper resistant duplex with cover plate mounted 15 in. A.F.F.
	Receptacle	7	20a/125v GFCI protected tamper resistant receptacle with cover plate mounted 42 in. A.F.F.
	Receptacle	2	20a/125v dedicated GFCI receptacle with cover plate on breaker mounted 15 in. A.F.F.
	Receptacle	6	20a/125v GFCI "WR" rated exterior receptacle with weatherproof in-use extra duty cover mounted 15 in. A.F.F.
	Receptacle	2	20a/125v GFCI protected "WR" rated heat tape receptacle below unit with weatherproof cover
	Data Box	37	Empty 2x4 J-box stubbed above ceiling with 3/4 in. EMT conduit
	J-Box	2	Powered 4x4 J-box above T-grid for circulating pump. (Box with Letter A)
	J-Box	10	Powered 2x4 J-box above T-grid for fire/smoke damper. (Box with Letter E)
	J-Box	3	Empty 4x4 J-box with blank cover at 80 in. AFF to bottom with single gang mud ring and 1 in. conduit stubbed up for horn strobe by alarm provider. (Box with letter H)
	J-Box	8	Powered 4x4 J-box with blank cover above T-grid for future use. (Box with letter J)
	J-Box	3	Empty 4x4 J-box with blank cover at 46 in. AFF to bottom with single gang mud ring and 1 in. conduit stubbed up for pull station by alarm provider. (Box with letter P)
	Switch	5	Wall vacancy sensor switch at door (Intermatic IOS-DOV) (Indicom factory set to manual on - auto off) See plan for mounted height
	Switch	14	Standard toggle switch with cover plate mounted 46 in. A.F.F.
	Switch	5	3-way toggle switch with cover plate mounted 46 in. A.F.F.
	Switch	2	Disconnect switch with (RED) cover plate mounted 46 in. A.F.F. for water heater
	Device Color	1	Color to be: (WHITE OR BEIGE)

NOTE:
1. ALL AFF DIMENSIONS ARE TO THE BOTTOM OF THE DEVICE BOX
UNLESS NOTED "TO CENTER"
2. BLANK COVERS SHALL BE ADDED TO ANY J-BOX THAT IS FOR FUTURE USE

125 AMP 120/240 1 PHASE									
PANEL WITH 100 AMP MAIN BREAKER (NEMA 3R)									
WS	Description	Circuit	BRK	A	B	BRK	Circuit	Description	WS
1	Main Breaker		100						
1	Main Breaker		2						
12	Lights	1	20	372 6670		60	2	HVAC Unit 3 Ton w/10KW 60A	6
12	Receptacles	3	20		1260 6670	2	4		6
12	Receptacles	5	20	900 0		0	6	Space	###
12	Powered J-Box	7	20		1800 0	0	8	Space	###
				7942	9370	Total		PANEL A	
ELECTRICAL CALCULATION:									
GENERAL LIGHTING:									
372	LIGHTS x 125%	=	464.38	watts	TYPE OF PANEL: LOAD CENTER				
13	RECEPTACLES	=	2340	watts					
1	HVAC UNITS	=	13340	watts					
1	POWERED J-BOX	=	1800	watts					
0		=	0	watts					
0		=	0	watts					
0		=	0	watts					
0		=	0	watts					
17944 watts divide by 240volts =				74.768 AMPS TOTAL					

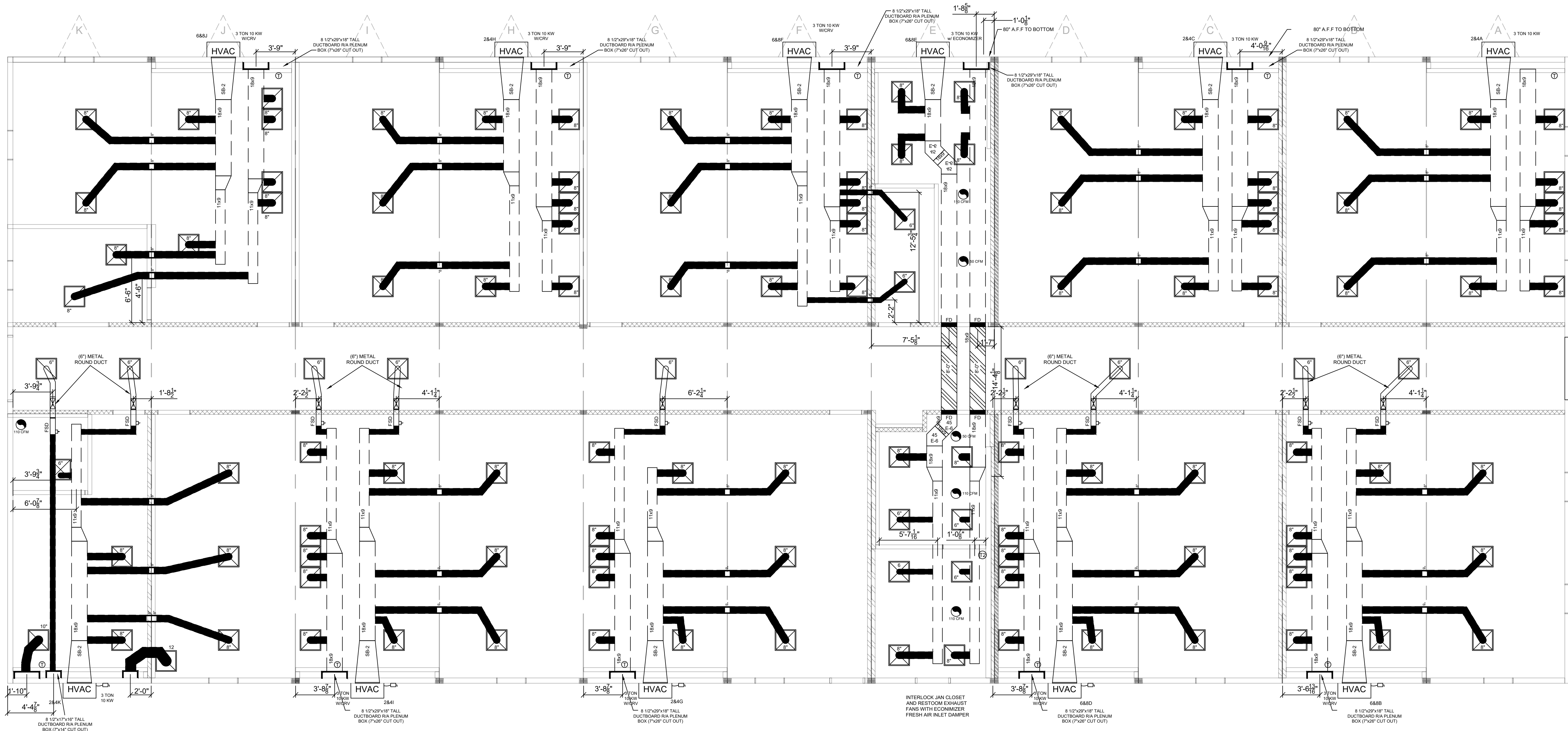
125 AMP 120/240 1 PHASE									
PANEL WITH 100 AMP MAIN BREAKER (NEMA 3R)									
WS	Description	Circuit	BRK	A	B	BRK	Circuit	Description	WS
1	Main Breaker		100						
1	Main Breaker		2						
12	Lights	1	20	377 6670		60	2	HVAC Unit 3 Ton w/10KW 60A	6
12	Receptacles	3	20		1080 6670	2	4		6
12	Receptacles	5	20	720 0		0	6	Space	###
12	Powered J-Box	7	20		1800 0	0	8	Space	###
				7767	9550	Total			
ELECTRICAL CALCULATION:								PANEL B	
GENERAL LIGHTING:									
✓ 377 LIGHTS x 125% = 471.25 watts									
✓ 11 RECEPTACLES = 1980 watts									
1 HVAC UNITS = 13340 watts									
0 WATER HEATER = 0 watts									
1 POWERED J-BOX = 1800 watts									
0 = 0 watts									
0 = 0 watts									
0 = 0 watts									
0 = 0 watts									
17591 watts divide by 240volts = 73.297 AMPS TOTAL									
TYPE OF PANEL: LOAD CENTER									

125 AMP 120/240 1 PHASE									
PANEL WITH 100 AMP MAIN BREAKER (NEMA 3R)									
WS	Description	Circuit	BRK	A	B	BRK	Circuit	Description	WS
1	Main Breaker		100						
1	Main Breaker		2						
12	Lights	1	20	394 6670		60	2	HVAC Unit 3 Ton w/10KW 60A	6
12	Receptacles	3	20		900 6670	2	4		6
12	Receptacles	5	20	720 0		0	6	Space	###
12	Powered J-Box	7	20		1800 0	0	8	Space	###
				7784	9370	Total			
ELECTRICAL CALCULATION:								PANEL C	
GENERAL LIGHTING:									
394 LIGHTS x 125% = 492.5 watts									
10 RECEPTACLES = 1800 watts									
1 HVAC UNITS = 13340 watts									
1 POWERED J-BOX = 1800 watts									
0 = 0 watts									
0 = 0 watts									
0 = 0 watts									
0 = 0 watts									
17433 watts divide by 240volts = 72.635 AMPS TOTAL									
TYPE OF PANEL: LOAD CENTER									

125 AMP 120/240 1 PHASE									
PANEL WITH 100 AMP MAIN BREAKER (NEMA 3R)									
WS	Description	Circuit	BRK	A	B	BRK	Circuit	Description	WS
1	Main Breaker		100						
1	Main Breaker		2						
12	Lights	1	20	360 6670		60	2	HVAC Unit 3 Ton w/10KW 60A	6
12	Receptacles	3	20		720 6670	2	4		6
12	Receptacles	5	20	720 0		0	6	Space	###
12	Powered J-Box	7	20		1800 0	0	8	Space	###
				7750	9190	Total			
ELECTRICAL CALCULATION:								PANEL D	
GENERAL LIGHTING:									
360 LIGHTS x 125% = 450 watts									
9 RECEPTACLES = 1620 watts									
1 HVAC UNITS = 13340 watts									
1 POWERED J-BOX = 1800 watts									
0 = 0 watts									
0 = 0 watts									
0 = 0 watts									
0 = 0 watts									
17210 watts divide by 240volts = 71.708 AMPS TOTAL									
TYPE OF PANEL: LOAD CENTER									

200 AMP 120/240 1 PHASE									
PANEL WITH 200 AMP MAIN BREAKER (NEMA 3R)									
WS	Description	Circuit	BRK	A	B	BRK	Circuit	Description	WS
12	Lights	1	20	996 6670		60	2	HVAC Unit 3 Ton w/10KW 60A	6
12	Receptacles	3	20		720 6670	2	4		6
12	Receptacles	5	20	1080 2250		30	6	40 Gal Water Heater 30A	10
12	Recept Dedicated	7	20		1920 2250	2	8		10
12	Recept Dedicated	9	20	1920 0		0	10	Space	###
###	Space	11	0	0 0	0	0	12	Space	###
###	Space	13	0	0 0	0	0	14	Space	###
###	Space	15	0	0 0	0	0	16	Space	###
###	Space	17	0	0 0	0	0	18	Space	###
###	Space	19	0	0 0	0	0	20	Space	###
###	Space	21	0	0 0	0	0	22	Space	###
###	Space	23	0	0 0	0	0	24	Space	###
				12916	11560	Total			
ELECTRICAL CALCULATION:								PANEL E	
GENERAL LIGHTING:									
996 LIGHTS x 125% = 1244.4 watts									
12 RECEPTACLES = 2160 watts									
1 HVAC UNITS = 13340 watts									
1 WATER HEATER = 4500 watts									
2 DED RECEPT = 3840 watts									
0 = 0 watts									
0 = 0 watts									
0 = 0 watts									
25084 watts divide by 240volts = 104.52 AMPS TOTAL									
TYPE OF PANEL: LOAD CENTER									

125 AMP 120/240 1 PHASE									
PANEL WITH 100 AMP MAIN BREAKER (NEMA 3R)									
WS	Description	Circuit	BRK	A	B	BRK	Circuit	Description	WS
1	Main Breaker		100						
1	Main Breaker		2						
12	Lights	1	20	349 6670		60	2	HVAC Unit 3 Ton w/10KW 60A	6
12	Receptacles	3	20		900 6670	2	4		6
12	Receptacles	5	20	1080 0		0	6	Space	###
12	Powered J-Box	7	20		1800 0	0	8	Space	###
				8099	9370	Total		PANEL F	
ELECTRICAL CALCULATION:									
GENERAL LIGHTING:									
349 LIGHTS x 125% = 435.63 watts									
12 RECEPTACLES = 2160 watts									
1 HVAC UNITS = 13340 watts									
1 POWERED J-BOX = 1800 watts									
0 = 0 watts									
0 = 0 watts									
0 = 0 watts									
0 = 0 watts									
17736 watts divide by 240volts = 73.898 AMPS TOTAL									

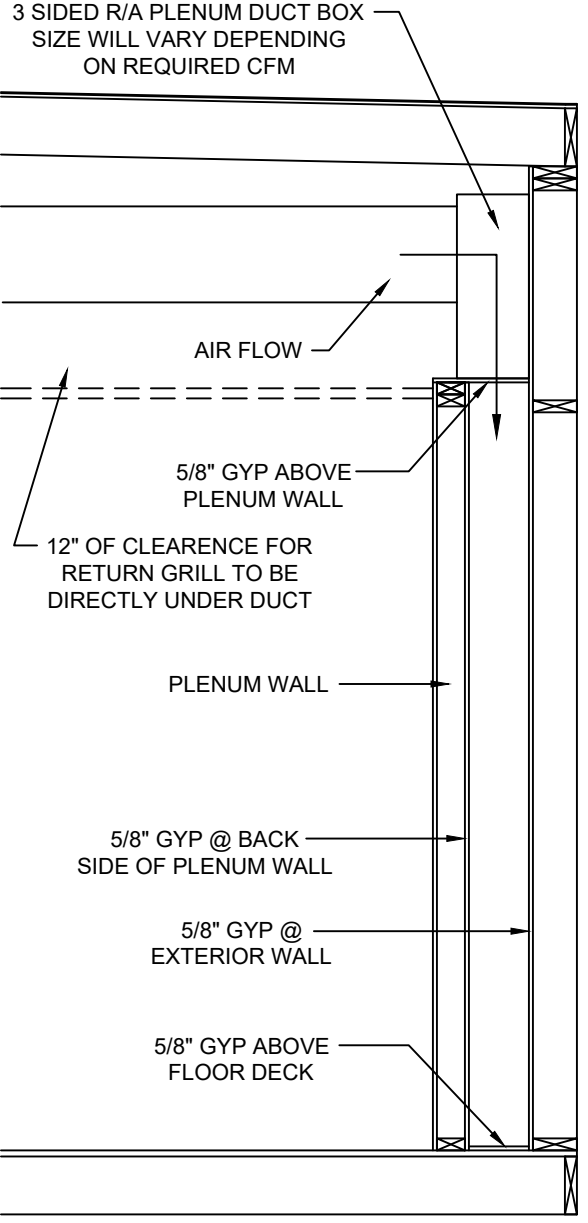


1 HVAC PLAN
3/16"=1'-0"

MECHANICAL VENTILATION				
Vbz = (Rp P2) + (Ra Az)				
AREA (Az)	ROOM CLASSROOMS		656	S.F.
OCCUPANCY DENSITY LOAD #/1000 SQFT (P2)			35	
OUTSIDE AIR REQUIRED (Rp)	10 CFM X 35 (P2)		350	CFM
AREA OUTDOOR AIRFLOW RATE (Ra)	0.12 X (Az)		79	CFM
AIRFLOW RATE (Vbz)			429	CFM
TOTAL CFM AVAILABLE			1100	CFM
FRESH AIR DAMPER SETTING	429 / 1100		39%	
STANDARD WITH BARD UNIT IS A BAROMETRIC DAMPER WHICH PROVIDES UP TO 25% OF OUTSIDE FRESH AIR. A CRV REPLACES THE BAROMETRIC DAMPER AND THE CRV PROVIDES UP TO 50% OF OUTSIDE FRESH AIR.				
*MECHANICAL VENTILATION SHALL BE PROVIDED AS REQ'D. IN ACCORDANCE w/TABLE 403.3.1.1 OF THE IMC CODE OR NATURAL MEANS OF VENTILATION SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 402 OF THE IMC CODE.				

HVAC GENERAL NOTE (CRV)
BARD HVAC UNITS WILL BE SHIPPED WITH THE CRV SET IN THE CLOSED POSITION BY IBI. THE CRV IS TO BE SET IN THE FIELD DURING SYSTEM BALANCING PER SITE CONDITIONS BY PACIFIC MOBILE STRUCTURES

HVAC GENERAL NOTE (ECONOMIZER)
1. SET ECONOMIZER ENTHALPY CONTROL ON "ES3".
2. SET ECONOMIZER DAMPERS TO 40% MINIMUM OPEN.



HVAC:			
Symbol	Type	Qty	Description
	Heat Duct	1	11x8 and 18x9 for faced fiberglass, 1 1/2 in. thick (R-6.5)
	Metal Duct	1	Galvanized rectangle or round metal duct with insulation wrap (Min. R-6) and 24 ga. min. 1 in. wide straps with no holes (To meet SMACNA). See HVAC plan for sizes.
	Flex Duct	1	Flex duct. See HVAC plan for locations.
	Foillace Flex Duct	1	Foillace flex duct in fire rated areas. See HVAC plan for locations.
	Duct System	1	Plenum walls with fully ducted supply and return air
	HVAC Unit Type	5	38VP 3 Ton cooling with 10-KW electric end mount unit (Extend condensate to below bottom trim). W/CRV Color to be: (GRAY OR BEIGE)
	HVAC Unit Type	1	38VP 3 Ton cooling with 10-KW electric end mount unit (Extend condensate to below bottom trim). W/Economizer. Color to be: (GRAY OR BEIGE)
	HVAC Unit Type	4	38VP 3 Ton cooling with 10-KW electric end mount unit with non-fusible disconnect (Extend condensate to below bottom trim). W/CRV Color to be: (GRAY OR BEIGE)
	HVAC Unit Type	1	38VP 3 Ton cooling with 10-KW electric end mount unit with non-fusible disconnect (Extend condensate to below bottom trim). Color to be: (GRAY OR BEIGE)
	T-Stat	10	Programmable T-Stat(s) (Honeywell 4000 series - TH4110L2005)
	T-Stat	1	Programmable T-Stat(s) (Honeywell 6000 series - TH6220J2000)
	Supply Boot	11	(SB-2) first 4 ft. to be metal with insulation wrap (Min. R-6) connected to Bard unit and supply duct.
	Exhaust Fan	4	110 CFM ceiling mounted exhaust fan in T-grid
	Exhaust Fan	2	50 CFM ceiling mounted exhaust fan in T-grid
	Diffuser	62	24 in. x 24 in. 4-way lay-in diffuser with adjustable damper installed in T-grid ceiling
	R/A Grill	59	24 in. x 24 in. Perforated lay-in return air grill installed in T-grid ceiling
	Coupler	32	8 in. coupler at matelines for flex duct crossovers. (Shipped loose)
	Coupler	2	6 in. coupler at matelines for flex duct crossovers. (Shipped loose)
	Fitting	4	18 in. x 18 in. 45 degree elbow (E-6)
	Fire Damper	4	18 in. x 9 in. rectangular fire damper in the fire rated areas per plan. Min. 1 1/2 hour fire rated.
	Fire/Smoke Damper	9	6 in. round fire/smoke damper in the fire rated areas per plan. Min. 1 1/2 hour fire rated, w/ Integral smoke detector
	Inspection Port	9	6 in. x 12 in. inspection port in bottom of rectangle or round duct for fire/smoke dampers

NOTE: ALL MECHANICAL VENTS (EXHAUST FANS) MUST TERMINATE MIN. 10 FEET HORIZONTALLY AWAY FROM ANY AIR INTAKE OPENING UNLESS IT IS AT LEAST 3 FEET ABOVE THE TOP OF SUCH OPENING. EXHAUST FAN SHALL TERMINATE THRU ROOF UNLESS OTHERWISE NOTED.

INDICOM BUILDINGS, INC.
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SUNBELT MODULAR, INC.

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DEALER:
PACIFIC MOBILE
STRUCTURES

PROJECT:
DO-1130-2024 PMS
WESTHOFF, TX
CLASSROOM

PROJECT: DO-1130

STATES:
TX

SERIAL NUMBERS:

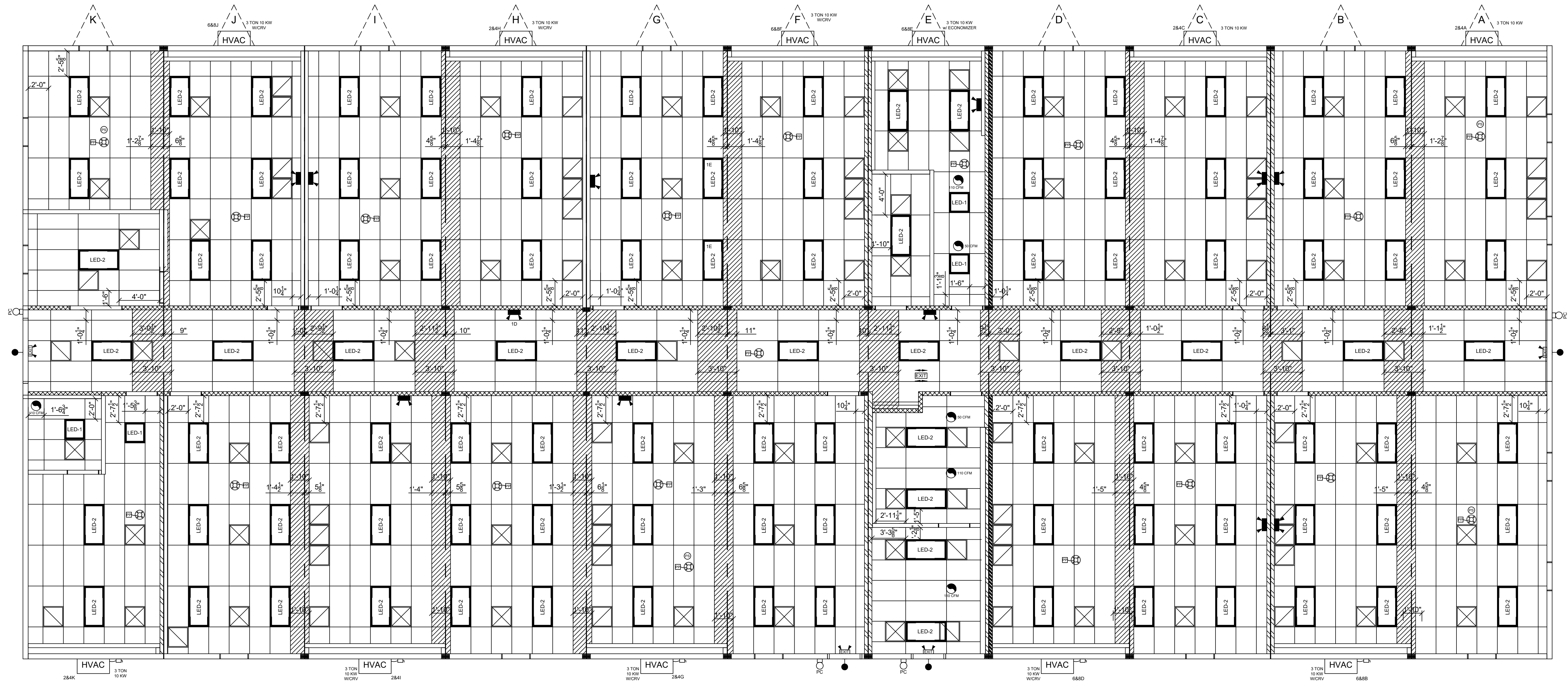
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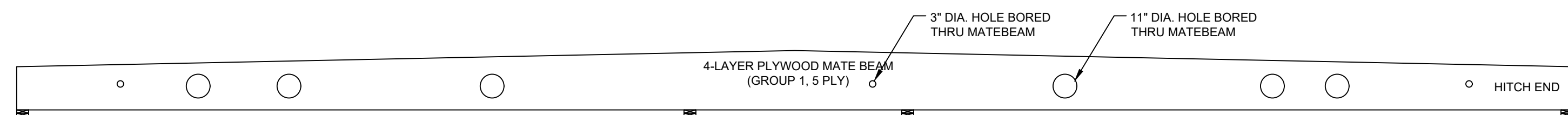
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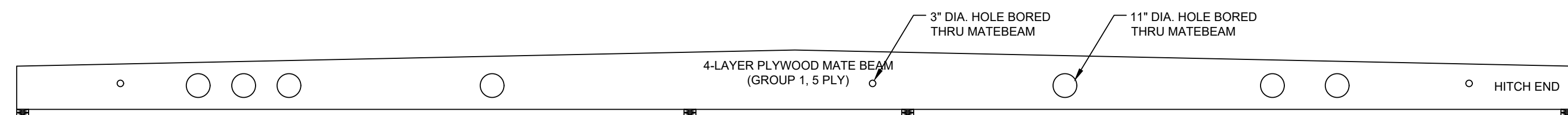
CEILING LEGEND	
	INDICATES T-GRID SUSPENDED CEILING INSTALLED AT FACTORY
	INDICATES SUSPENDED CEILING HOLD-BACK AT MATELINES, TO BE COMPLETED ON-SITE BY OTHERS

1 REFLECTED CEILING PLAN
3/16"=1'-0"



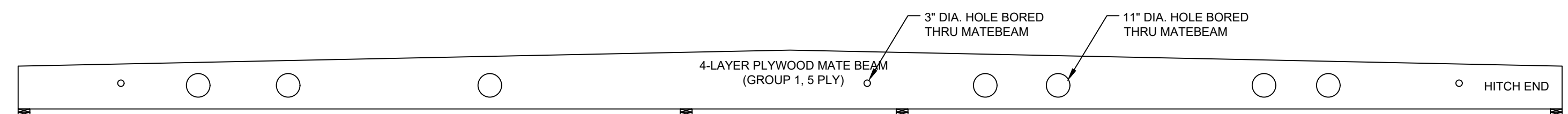
PLYWOOD BEAM "A"
QTY = (2X) BEAMS

THE CENTER LAYERS OF THREE OR FOUR LAYER PLYWOOD BEAMS MAY BE SPICED HORIZONTALLY WITH ONE HORIZONTAL SPICE PER LAYER. THE SPICE MUST BE NO LESS THAN 8" FROM THE TOP OR BOTTOM EDGE OF THE BEAM. THE TWO OUTSIDE LAYERS SHALL NOT CONTAIN A HORIZONTAL SPICE.



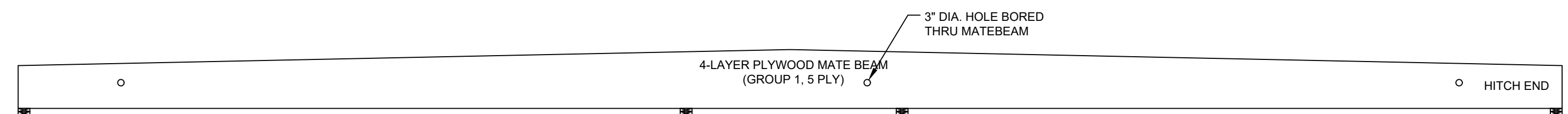
PLYWOOD BEAM "B"
QTY = (6X) BEAMS

THE CENTER LAYERS OF THREE OR FOUR LAYER PLYWOOD BEAMS MAY BE SPICED HORIZONTALLY WITH ONE HORIZONTAL SPICE PER LAYER. THE SPICE MUST BE NO LESS THAN 8" FROM THE TOP OR BOTTOM EDGE OF THE BEAM. THE TWO OUTSIDE LAYERS SHALL NOT CONTAIN A HORIZONTAL SPICE.



PLYWOOD BEAM "C"
QTY = (2X) BEAMS

THE CENTER LAYERS OF THREE OR FOUR LAYER PLYWOOD BEAMS MAY BE SPICED HORIZONTALLY WITH ONE HORIZONTAL SPICE PER LAYER. THE SPICE MUST BE NO LESS THAN 8" FROM THE TOP OR BOTTOM EDGE OF THE BEAM. THE TWO OUTSIDE LAYERS SHALL NOT CONTAIN A HORIZONTAL SPICE.



PLYWOOD BEAM "D"
QTY = (4X) BEAMS

THE CENTER LAYERS OF THREE OR FOUR LAYER PLYWOOD BEAMS MAY BE SPICED HORIZONTALLY WITH ONE HORIZONTAL SPICE PER LAYER. THE SPICE MUST BE NO LESS THAN 8" FROM THE TOP OR BOTTOM EDGE OF THE BEAM. THE TWO OUTSIDE LAYERS SHALL NOT CONTAIN A HORIZONTAL SPICE.

2 PLYWOOD BEAM DETAIL A & B
1/4"=1'-0"

3 PLYWOOD BEAM DETAIL C & D
1/4"=1'-0"

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DEALER:
PACIFIC MOBILE
STRUCTURES

PROJECT:
DO-1130-2024 PMS
WESTHOFF, TX
CLASSROOM

PROJECT: DO-1130

STATES:
TX

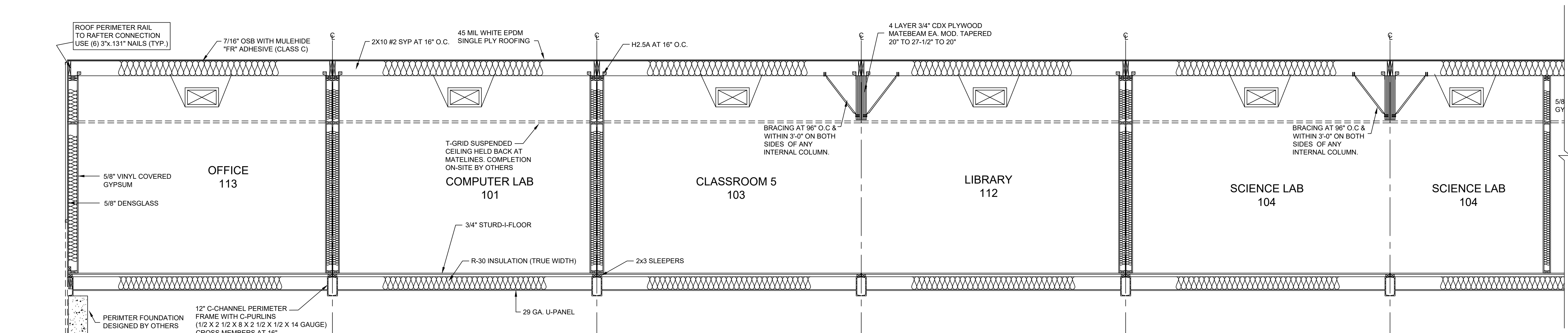
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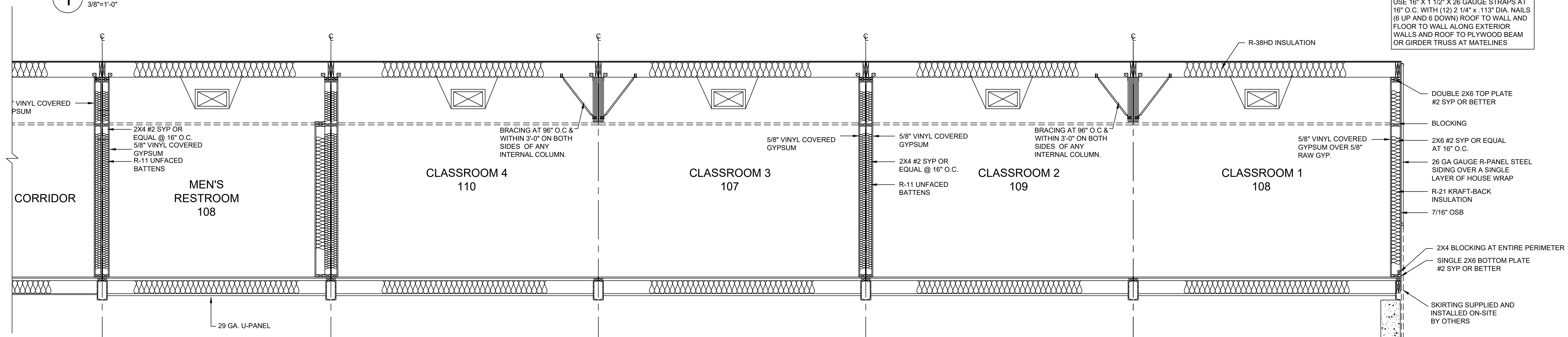
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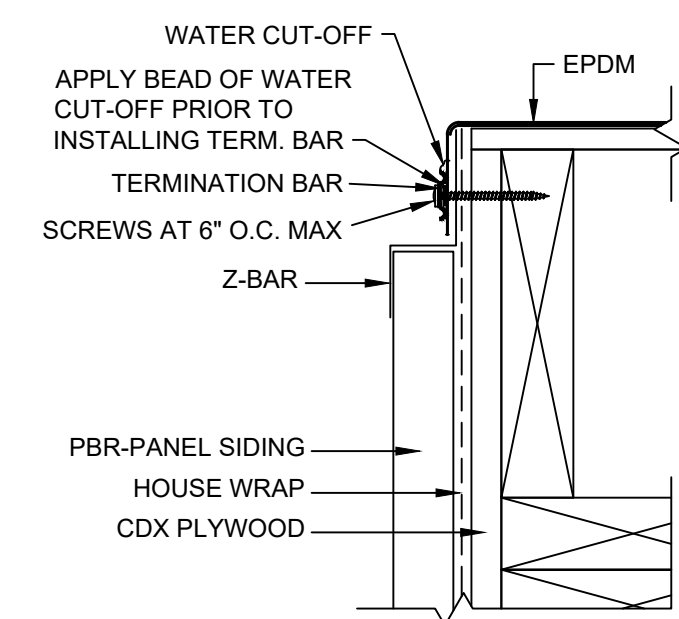
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PHOENIX, AZ. 85043
(602) 447-6460



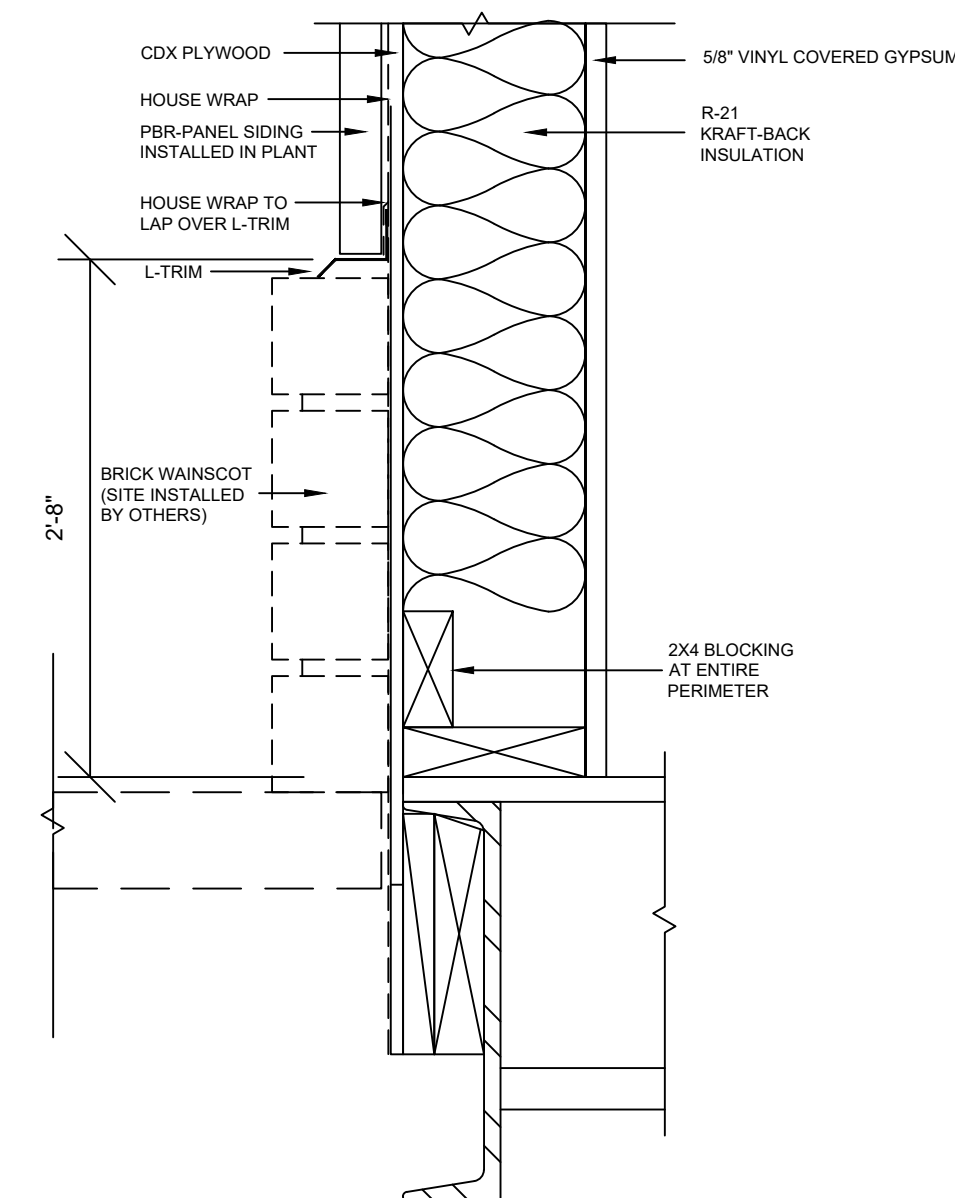
1 BUILDING CROSS SECTION
3/8"=1'-0"



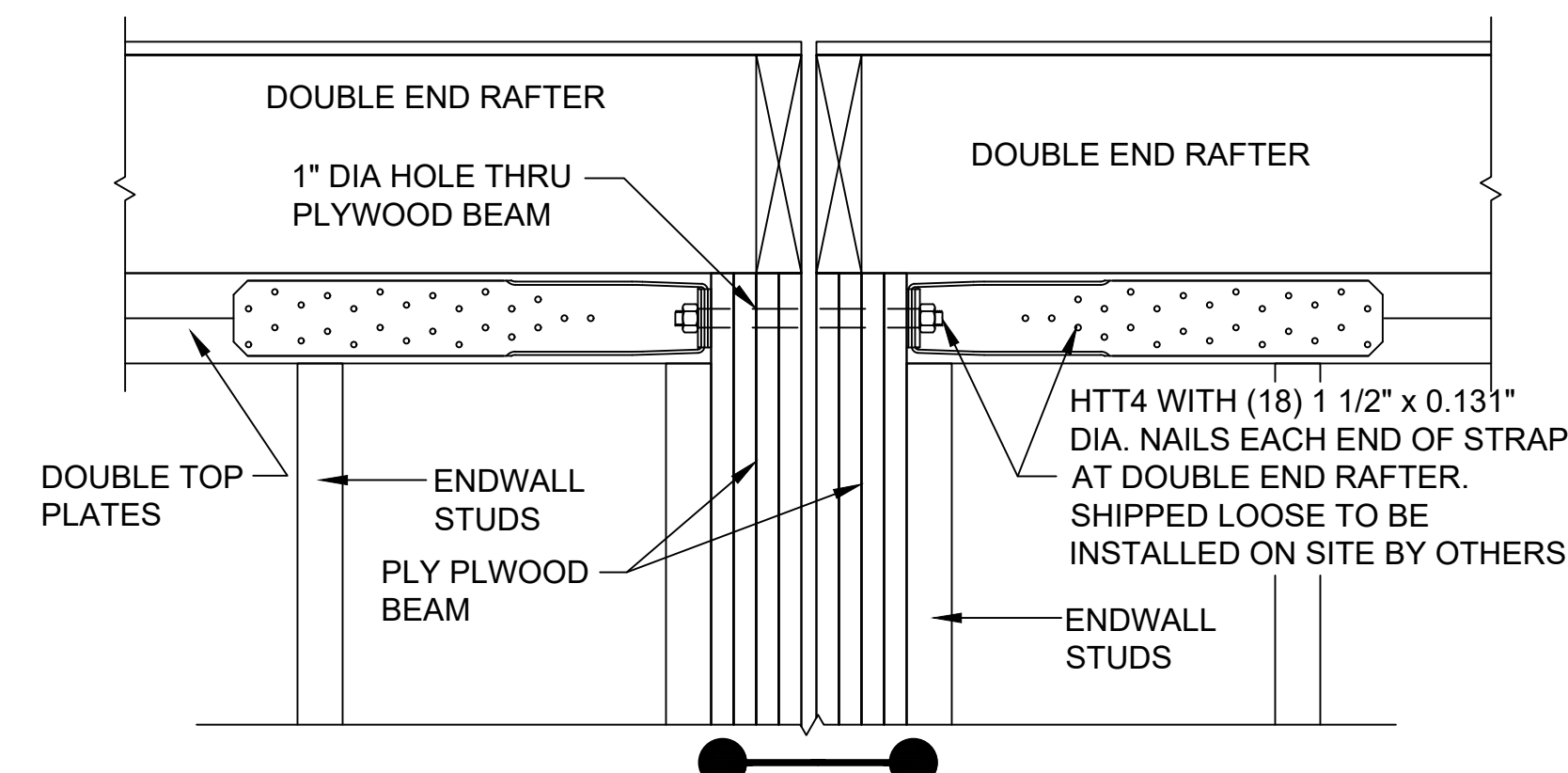
2 BUILDING CROSS SECTION
3/8"=1'-0"



3 TRIM DETAIL AT ROOF
NTS



4 TRIM DETAIL AT FLOOR
NTS



5 ROOF DIAPHRAGM CHORD TIE AT EXTERIOR OF BUILDING
NTS

FOUNDATION TO BE CONSTRUCTED IN ACCORDANCE WITH THE INDICOM STATE PACKAGE OR DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER. CRAWL SPACE ACCESS AND VENTING TO BE PROVIDED AND SITE INSTALLED BY OTHERS IN ACCORDANCE WITH THE IBC SECTIONS 1209.1 AND 1203.3.1 RESPECTIVELY

INDICOM BUILDINGS, INC.
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SUNBELT MODULAR, INC.

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CLASSROOM

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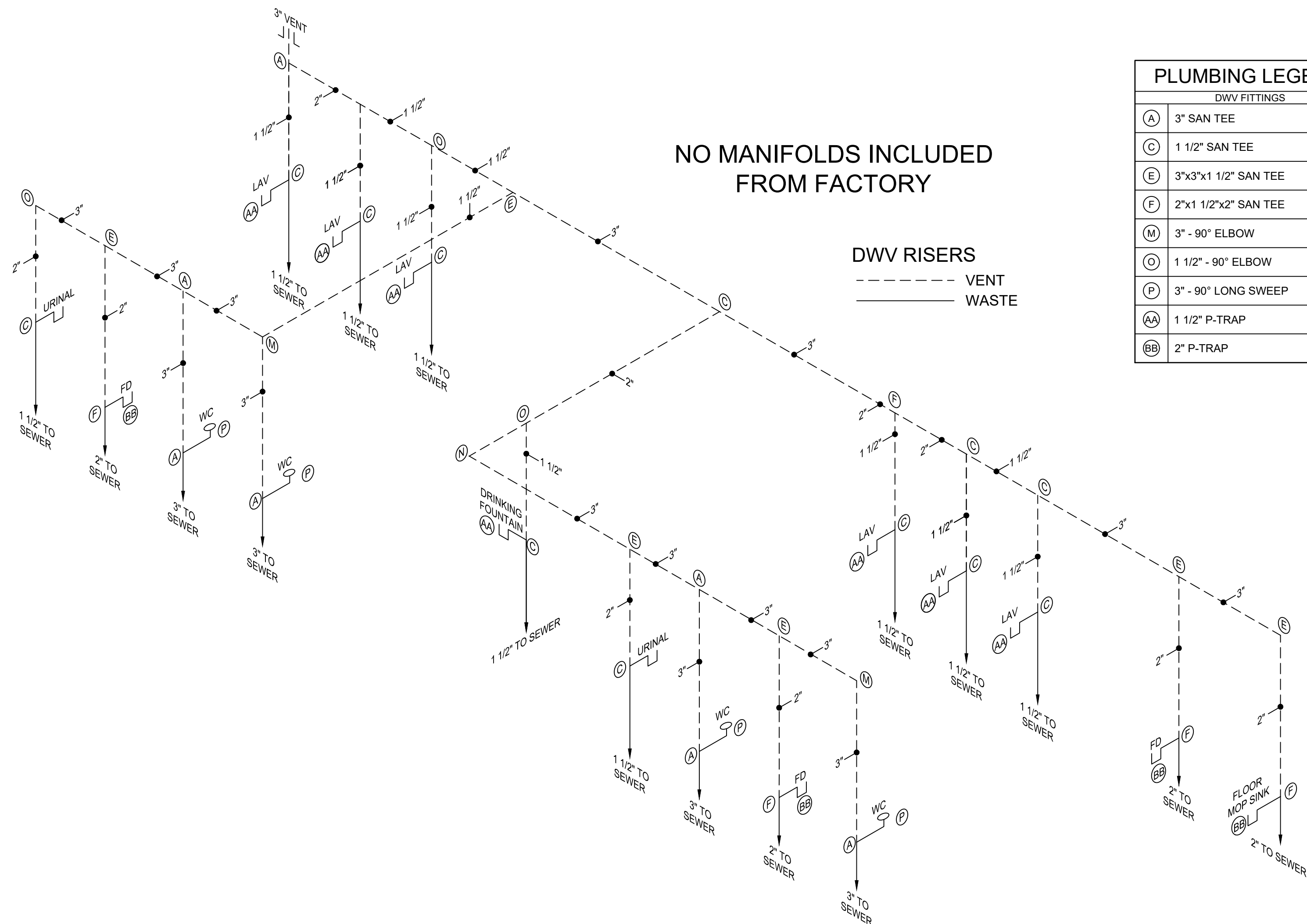
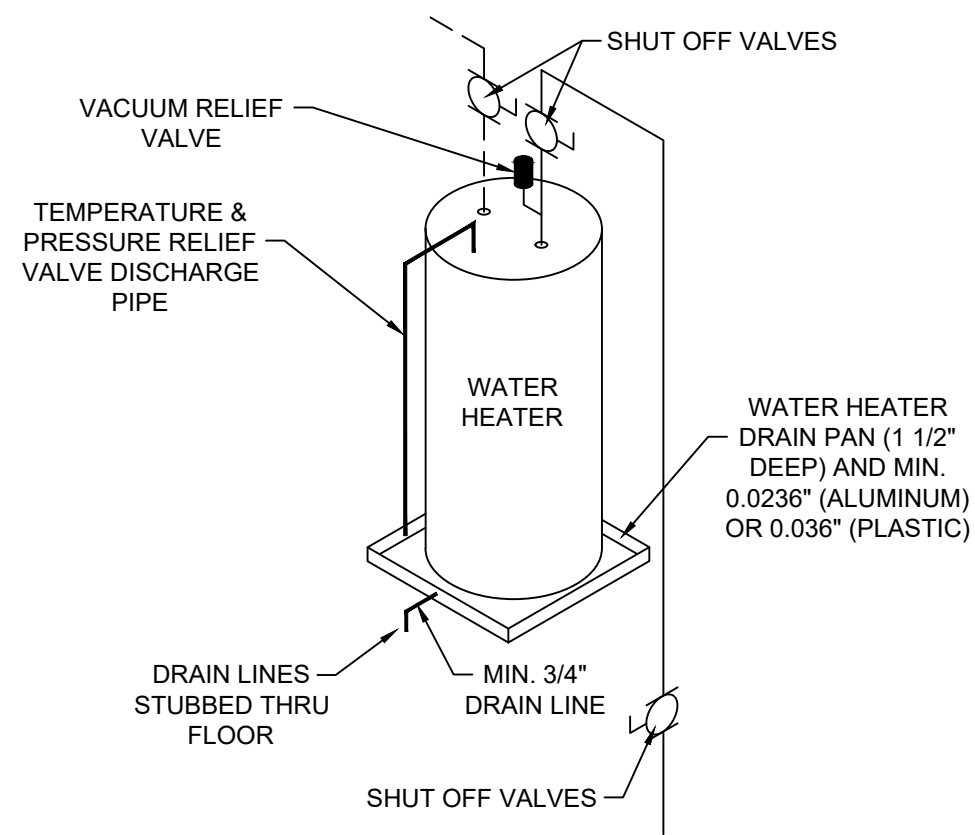
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9/17/2025

REV # / DATE:

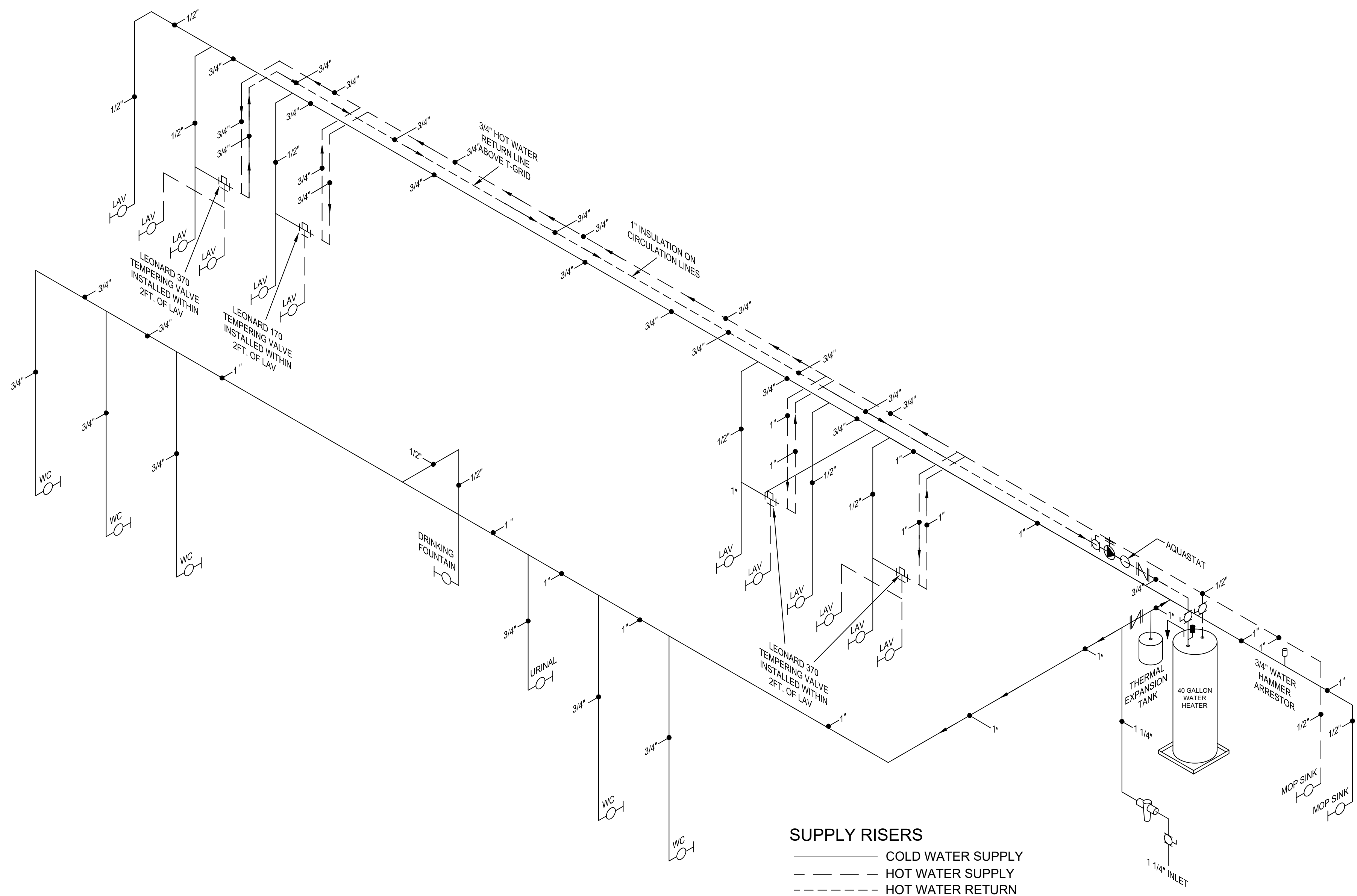
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PHOENIX, AZ. 85043
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PLUMBING LEGEND	
DWV FITTINGS	
(A)	3" SAN TEE
(C)	1 1/2" SAN TEE
(E)	3"x3"x1 1/2" SAN TEE
(F)	2"x1 1/2"x2" SAN TEE
(M)	3" - 90° ELBOW
(D)	1 1/2" - 90° ELBOW
(P)	3" - 90° LONG SWEEP
(AA)	1 1/2" P-TRAP
(BB)	2" P-TRAP



1 FLOOR DRAIN DWV DETAIL
1" = 1'-0"

LEGEND:

SHUT OFF VALVE AT EACH FIXTURE	SHUT OFF VALVE
TEMPERATURE & PRESSURE RELIEF VALVE	CHECK VALVE
VACUUM RELIEF VALVE	CIRCULATING PUMP
BANJO STRAINER ATTACHED TO FLOOR JOISTS UNDER MODULE	WATER HAMMER ARRESTOR

SIZING BASED ON TABLE E201.1 PRESSURE RANGE 40 TO 49 PSI AND MAXIMUM DEVELOPED LENGTH OF 80 FT.

NOTES:

- ALL PLUMBING VENTS MUST TERMINATE MIN. 10 FEET HORIZONTALLY AWAY FROM ANY AIR INTAKE OPENING UNLESS IT IS AT LEAST 3 FEET ABOVE THE TOP OF SUCH OPENING.
- DRAIN PANS AND T&P PRESSURE RELIEF VALVES REQUIRE SEPARATE 3/4" DRAINS WHICH ARE STUBBED THRU FLOOR BY IBI AT FACTORY. DISCHARGE PIPING TO BE RAN TO AN APPROVED LOCATION ON-SITE BY OTHERS.
- VACUUM RELIEF VALVES CONFORM TO ANSI Z21.2.2.
- ALL DRAIN VALVES FOR WATER HEATER OR STORAGE TANKS CONFORM TO ASSE 1005.
- LEONARD 170 AND 370 TEMPERING VALVES ARE ASSE 1070 COMPLIANT.
- ALL SUPPLY PIPES RAN OVERHEAD SHALL BE INSULATED. HOT WATER / TEMPERED PIPES UP TO 1 1/2" DIA. WITH 1" MIN. THICK INSULATION AND COLD WATER PIPES UP TO 1 1/2" DIA. WITH 1/2" MIN. THICK INSULATION.

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DEALER:
PACIFIC MOBILE
STRUCTURES

PROJECT:
DO-1130-2024 PMS
WESTHOFF, TX
CLASSROOM

PROJECT: DO-1130

STATES:
TX

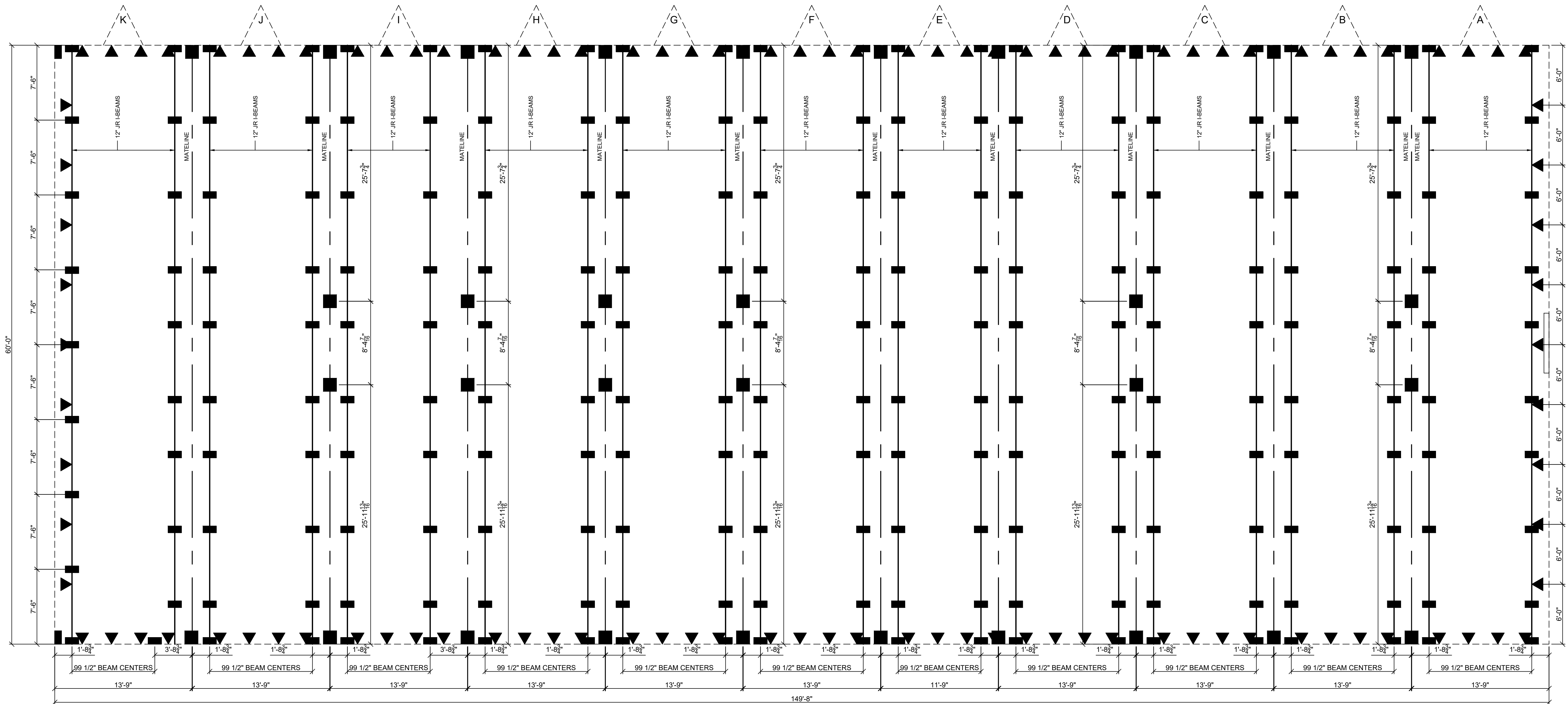
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SUNBELT MODULAR
5301 W. MADISON ST.
PHOENIX, AZ. 85043
(602) 447-6460



1 SUGGESTED BLOCKING PLAN

1/4"=1'-0"

- INDICATES SUGGESTED MAXIMUM I-BEAM BLOCKING SPACING - PIERS AND FOOTINGS DESIGNED BY LOCAL PROFESSIONAL IN ACCORD WITH ALL LOCAL AND STATE REQUIREMENTS BASED ON SITE CONDITIONS.
- INDICATES REQUIRED MATELINE BLOCKING LOCATION - PIERS AND FOOTINGS DESIGNED BY LOCAL PROFESSIONAL IN ACCORD WITH ALL LOCAL AND STATE REQUIREMENTS BASED ON SITE CONDITIONS.

--- INDICATES REQUIRED FRAME-TIE GROUND ANCHOR (MIN. 4725 LBS. HOLDING STRENGTH) LOCATION FOR ALL WIND LOADS - NOTE: ALTERNATE ANCHORING DESIGN MAY BE MADE BY REGISTERED PROFESSIONAL ENGINEER.

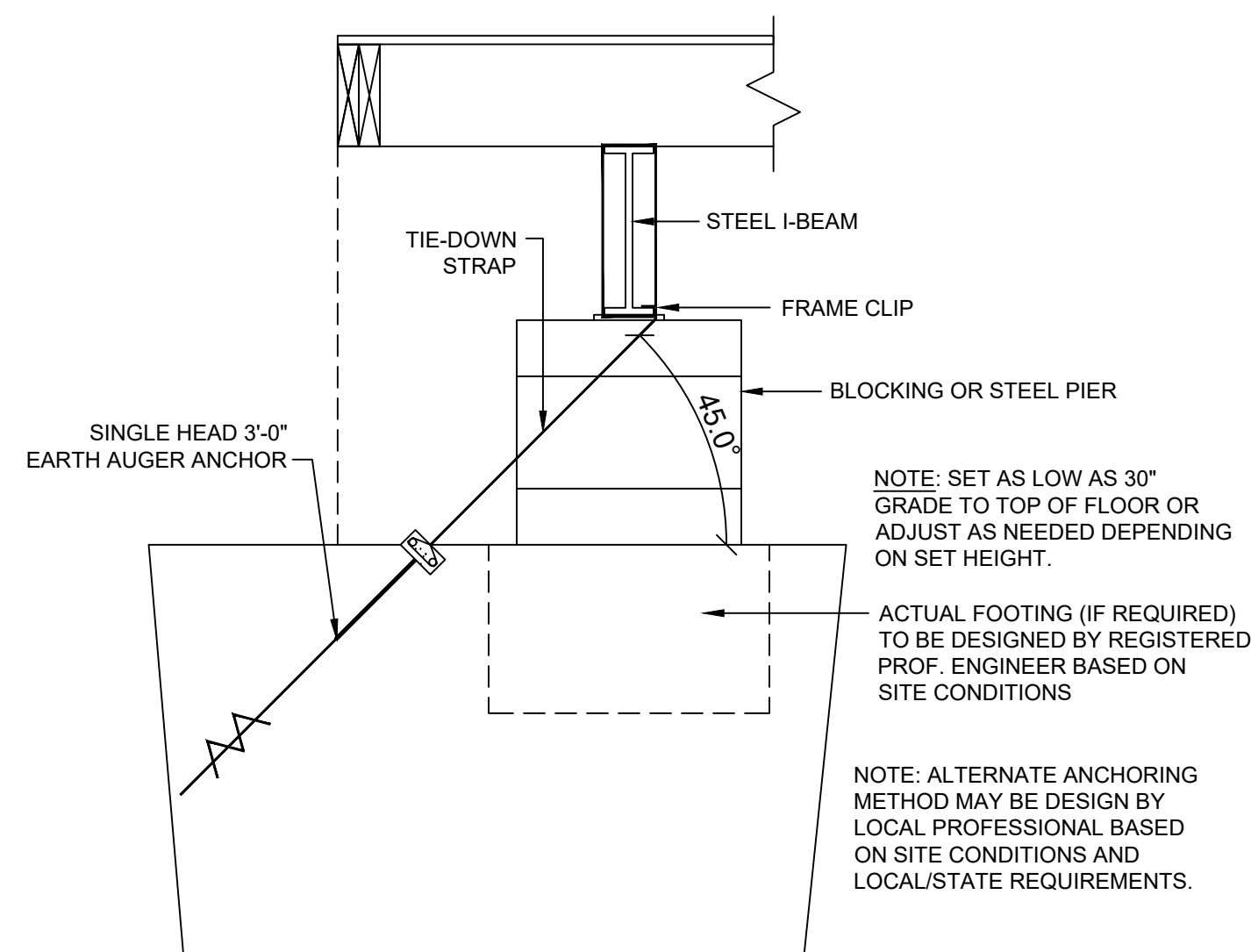
THIS SUGGESTED BLOCKING PLAN IS PROVIDED FOR REFERENCE ONLY. THE NUMBER OF PIERS / TIEDOWNS AND THE SPACING SHOWN ARE BASED ON THE DESIGN CRITERIA LISTED ON THE COVER SHEET.

A SITE SPECIFIC FOUNDATION PLAN SHALL BE PROVIDED AND SEALED BY A LICENSED ENGINEER IN THE JURISDICTION HAVING AUTHORITY FOR EACH LOCATION THAT THIS BUILDING WILL BE LOCATED.

THE ACTUAL NUMBER OF PIERS / TIEDOWNS MAY DIFFER FROM WHAT IS SUGGESTED AS REQUIRED BY THE SITE SPECIFIC SOIL CONDITIONS AND THE FOUNDATION COMPONENTS SPECIFIED / DESIGNED BY THE LICENSED ENGINEER PROVIDING THE FINAL FOUNDATION PLAN.

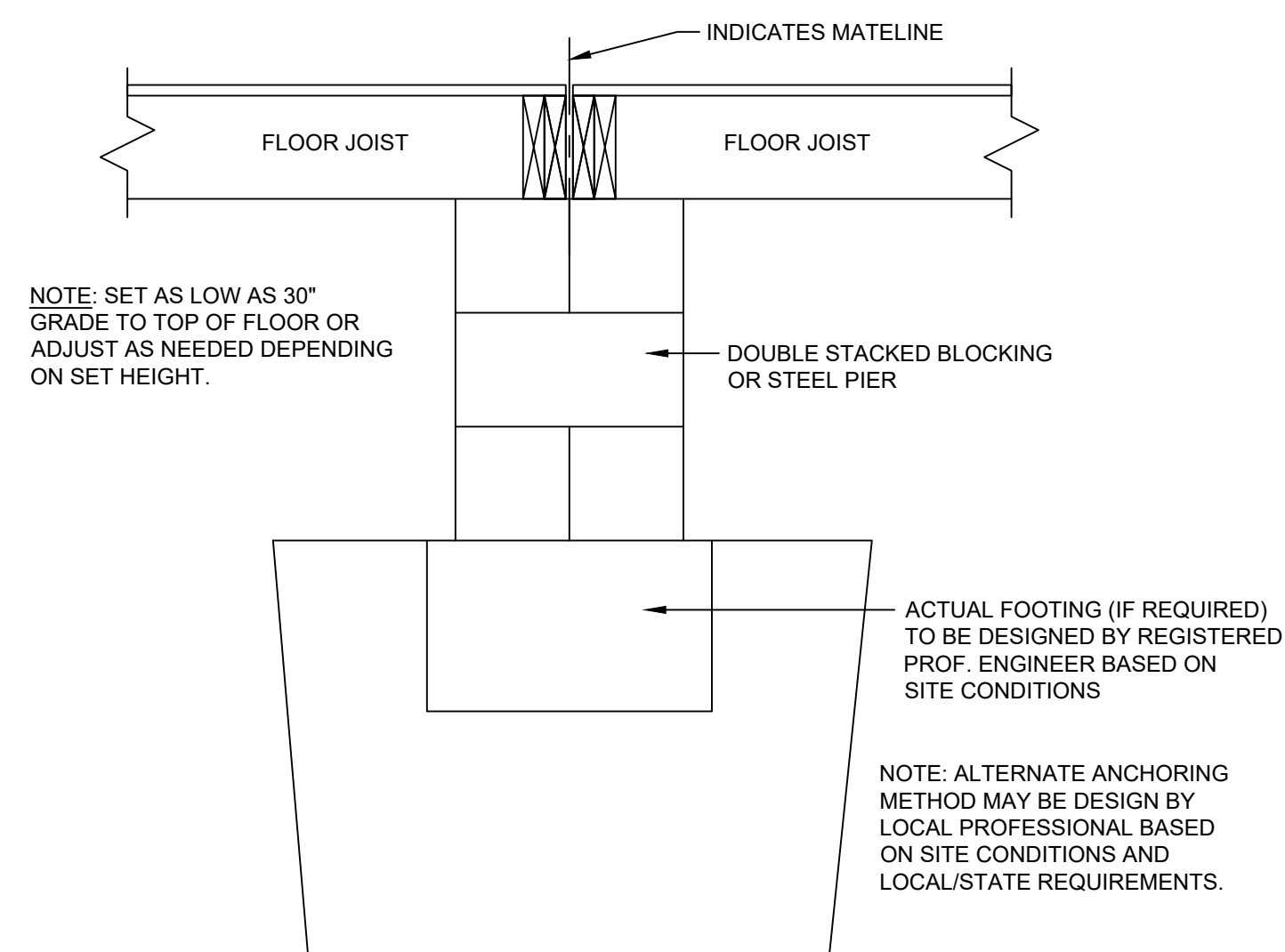
HOWEVER THE MAXIMUM PIER SPACING SHALL NOT EXCEED 8'-0" ALONG THE FRAME MAIN RAILS / BEAMS.

THE ENGINEER OF THE MODULAR BUILDING SHALL NOT BE HELD RESPONSIBLE FOR THE FOUNDATION DESIGN AND CONSEQUENTIAL PERFORMANCE OF THE OVERALL STRUCTURAL SYSTEM AND COMPONENTS.



2 SUGGESTED ANCHORING METHOD

1"=1'-0"



3 SUGGESTED BLOCKING @ MATELINE

1"=1'-0"

CONCRETE SLAB ON GRADE



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DEALER:
PACIFIC MOBILE STRUCTURES

PROJECT:
DO-1130-2024 PMS
WESTHOFF, TX
CLASSROOM

PROJECT: DO-1130

STATES:
TX

SERIAL NUMBERS:

DRAWN BY:
ES

PLOT DATE:
9/17/2025

REV # / DATE:

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5301 W. MADISON ST.
PHOENIX, AZ. 85043
(602) 447-6460

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11