SPECIAL CONDITIONS AND LIMITATIONS

1. THE INSTALLATION OF THIS BUILDING IS LIMITED TO THE GEOGRAPHICAL LOCATIONS THAT ARE WITHIN THE SCOPE OF THE STRUCTURAL DESIGN LOADS & CLIMATE ZONES SPECIFIED.
2. SEE "ATTENTION LOCAL INSPECTIONS DEPARTMENT" NOTES FOR ADDITIONAL INFORMATION.
3. BUILDING IS NOT TO BE LOCATED IN A FLOOD PLAIN AREA.

FOUNDATION NOTES

1. FOUNDATION DESIGN ENCLOSED IS FOR REFERENCE ONLY. THE FOUNDATION SYSTEM FOR THIS BUILDING MUST BE DESIGNED BY A DESIGN PROFESSIONAL WHO HAS INSPECTED THE SITE AND IS FAMILIAR WITH THE LOCAL SITE CONDITIONS TO PERMIT AN APPROPRIATE FOUNDATION DESIGN. THE FOUNDATION DESIGN IS THE SOLE RESPONSIBILITY OF THE LOCAL DESIGNER AND IS SUBJECT TO THE REVIEW AND APPROVAL OF THE APPLICABLE BUILDING OFFICIAL.
2. THE FOUNDATION DESIGNED MUST ADJUST TO FRAMING DIMENSIONS SPECIFIED IN THESE DRAWINGS TO ACCOMODATE FOR THE NORMAL GAPS WHICH OCCUR BETWEEN THE MODULES DURING SETUP.
3. THE FOUNDATION DESIGNER MUST CONSIDER THE JOIST BUTT JOINT LOCATIONS AS WELL AS SUPPORT COLUMN LOADS IN THE FOUNDATION DESIGN TO INSURE THE BUILDINGS STRUCTURAL MEMBERS ARE ADEQUATELY SUPPORTED AND/OR ANCHORED TO THE GROUND.

ATTENTION LOCAL INSPECTIONS DEPARTMENT

THE SETUP INSTRUCTIONS FOR THIS MODULAR BUILDING SHOULD BE INCLUDED FROM THE BUILDING MANUFACTURER BY ATTACHMENT TO THESE PLANS. ANY PLANS SET WHICH DOES NOT INCLUDE AN ATTACHMENT ENTITLED SET-UP INSTRUCTIONS ARE INCOMPLETE. IN ADDITION TO THE SETUP INSTRUCTIONS, THE FOLLOWING INSTRUCTIONS AND/OR INSTALLATIONS ARE REQUIRED TO PROPERLY INSTALL THE BUILDING:

A. RAMPS, STAIRS AND GENERAL ACCESS TO THE BUILDING.
B. THE COMPLETED FOUNDATION SUPPORT SYSTEM AND TIEDOWN AND/OR ANCHORAGE SYSTEM.
C. ON-SITE FASTENINGS AT THE FLOOR AND ROOF RIDGE AT MATE LINES OF MULTI-WIDE UNITS.
D. INSTALLATION OF INSULATION AND CAULK AT FLOORS, CEILINGS AND ENDWALLS AT MATE LINES OF MILTI-WIDE UNITS.
E. INSTALL R6.5 INSULATION ON ALL PIPING INSTALLED IN UNCONDITIONED SPACES.
F. COMPLETION DETAILS FOR CONNECTING MECHANICAL SYSTEMS.
G. ELECTRICAL SERVICE, MAIN ELECTRICAL PANEL AND FEEDERS TO SUBPANEL(S) LOCATED IN THE MODULAR BUILDING.
H. BUILDING DRAINS, CLEANOUTS AND HOOK-UPS TO PLUMBING SYSTEM, AND FINISH PLUMBING.
J. OPTIONAL METAL ROOF.
K. SITE CONNECTIONS FOR ROOF, WALL AND FOUNDATION.
M. PROVISION FOR DECAY, CORROSION, AND INSECT PROTECTION.

DATA PLATE AND LABEL LOCATIONS

DATA PLATE TO BE INSTALLED ON THE COVER OF THE ELECTRICAL PANEL, STATE AND
3RD PARTY LABELS TO BE INSTALLED IN EACH MODULE - SEE FLOORPLAN FOR LOCATIONS.

PROJECT INFORMATION

PROJECT NAME:	16x40 WITH PATIO ONE BEDROOM ONE BATH
CONDITIONED AREA:	432 SQ. FT.
UNCONDITIONED AREA:	208 SQ. FT.
TOTAL AREA:	640 SQ. FT.
CLIMATE ZONE:	2 & 3

STATE OF TEXAS DESIGN CRITERIA

CODE:	2015 IRC W/ STATE OF TX AMENDMENTS 2015 IECC 2014 NEC

CONSTRUCTION TYPE:
OCCUPANCY GROUP:
RISK CATEGORY:
FLOOR LIVE LOAD:
FLOOR DEAD LOAD:
ROOF LIVE LOAD:
ROOF DEAD LOAD:
ROOF MAX SNOW LOAD:
MAX WIND SPEED:
SEISMIC DESIGN CATEGORY:
FUEL FOR APPLIANCES:
PERMISSIBLE GAS TYPE:

COMPONENTS AND CLADDING PRESSURES:

WALL PRESSURES
WITHIN 6' OF WALL ENDS:
INTERIOR WALL SECTIONS:

ROOF PRESSURES
WITHIN 6' OF ROOF ENDS:
INTERIOR ROOF SECTIONS:

GLASSBOXES LLC
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MANUFACTURER	PALM HARBOR HOMES 6701 B OWNMAN ROBBINS RD ROYAL VICTORY, TX 76179
INDUSTRIALIZED BUILDER	GLASS BOXES LLC 3729 MOCKINGBIRD LANE DALLAS, TX 75205
DATE	25.07.2023
DWG NO.	
SCALE	
CAD DWG FILE TEXT	
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16x40 WITH PATIO ONE BEDROOM ONE BATH

SHEET TITLE

COVER PAGE

SHEET NO.

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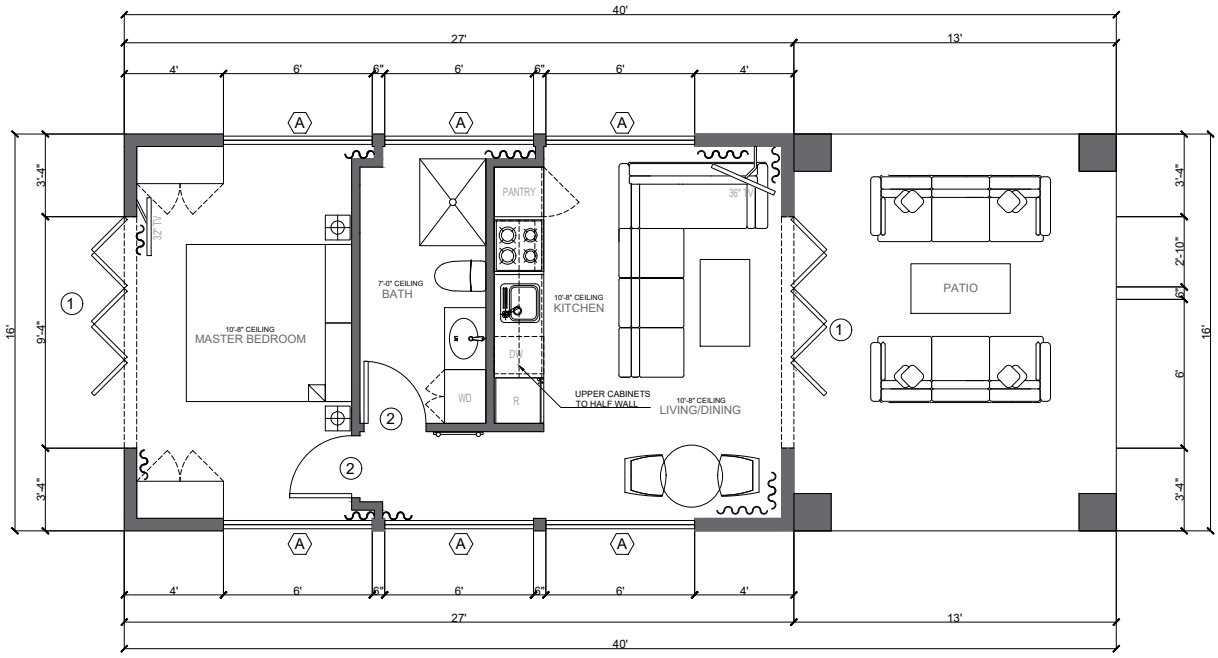

GROUND FLOOR PLAN

SCALE: 3/8" = 1'-0"

GLASSBOXES LLC

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16x40 WITH PATIO
ONE BEDROOM ONE BATH

SHEET TITLE

GROUND FLOOR PLAN

SHEET NO.

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