

**ATTACHMENT A**  
**Application Package**



CITY OF  
**Hollywood**  
DEVELOPMENT SERVICES  
PLANNING DIVISION

# GENERAL APPLICATION

APPLICATION DATE: \_\_\_\_\_

**2600 Hollywood Blvd**

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@  
Hollywoodfl.org

### SUBMISSION REQUIREMENTS:

- One set of signed & sealed plans  
*(i.e. Architect or Engineer)*
- One electronic **combined** PDF submission *(max. 25mb)*
- Completed Application Checklist
- Application fee

### NOTE:

- This application must be **completed in full** and submitted with all documents to be placed on a Board or Committee's agenda.
- The applicant is responsible for obtaining the appropriate checklist for each type of application.
- Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

[CLICK HERE FOR FORMS, CHECKLISTS, & MEETING DATES](#)

### APPLICATION TYPE (CHECK ALL THAT APPLIES):

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Technical Advisory Committee              | <input type="checkbox"/> Art in Public Places Committee | <input type="checkbox"/> Variance                     |
| <input checked="" type="checkbox"/> Planning and Development Board | <input type="checkbox"/> Historic Preservation Board    | <input type="checkbox"/> Special Exception            |
| <input type="checkbox"/> City Commission                           | <input type="checkbox"/> Administrative Approval        | <input type="checkbox"/> Pre-Application Consultation |

### PROPERTY INFORMATION

**Location Address:** 5220 JOHNSON STREET HOLLYWOOD FL.

Lot(s): 1-10 Block(s): 6-22 Subdivision: HOLLYWOOD HILLS

Folio Number(s): 514207064660

Zoning Classification: \_\_\_\_\_ Land Use Classification: \_\_\_\_\_

Existing Property Use: SCHOOL Sq Ft/Number of Units: \_\_\_\_\_

Is the request the result of a violation notice?  Yes  No **If yes**, attach a copy of violation.

Has this property been presented to the City before? If yes, check al that apply and provide File Number(s) and Resolution(s): N/A

### DEVELOPMENT PROPOSAL

Explanation of Request: REQUEST FOR SPECIAL EXEMPTION TO INSTALL A PORTABLE TRAILER

Phased Project: Yes  No  Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: <input type="text" value="1"/> #Rooms <input type="text" value="1"/>
Proposed Non-Residential Uses	<input type="text" value="700"/> S.F.)
Open Space (% and SQ.FT.)	Required %: <input type="text"/> (Area: <input type="text" value="700"/> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <input type="text" value="0"/> )
Height (# of stories)	(# STORIES) <input type="text" value="1"/> ( <input type="text" value="10"/> FT.)
Gross Floor Area (SQ. FT)	Gross Area ( <input type="text" value="700"/> FT.)

**Name of Current Property Owner:** ARCHDIOCESE OF MIAMI NATIVITY CHURCH

Address of Property Owner: 9401 BISCAYNE BLVD. MIAMI SHORES FL. 33138

Telephone: 954-298-4399 Email Address: PLFCG@YAHOO.COM

**Applicant** PAUL FLUTY Consultant  Representative  Tenant

Address: 1000 SW 189 AVE Telephone: 954-298-4399

Email Address: PLFCG@YAHOO.COM

Email Address #2: \_\_\_\_\_

Date of Purchase: N/A Is there an option to purchase the Property? Yes  No

If Yes, Attach Copy of the Contract.

**Noticing Agent** (Board submissions only) : Diana Rio

E-mail Address: diana@rdrmiami.com



# GENERAL APPLICATION

## CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at [www.hollywoodfl.org](http://www.hollywoodfl.org). The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: \_\_\_\_\_ Date: \_\_\_\_\_

**PRINT NAME:** \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Consultant/Representative: \_\_\_\_\_ Date: \_\_\_\_\_

**PRINT NAME:** \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

**PRINT NAME:** \_\_\_\_\_ Date: \_\_\_\_\_

### Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for \_\_\_\_\_ to my property, which is hereby made by me or I am hereby authorizing **Paul Fluty** \_\_\_\_\_ to be my legal representative before the \_\_\_\_\_ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me  
this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Signature of Current Owner

\_\_\_\_\_  
Notary Public  
State of Florida

\_\_\_\_\_  
Print Name

My Commission Expires: \_\_\_\_\_ (Check One)  Personally known to me; OR  Produced Identification \_\_\_\_\_

## PLANNING & DEVELOPMENT BOARD Submittal Checklist

### SUBMITTAL QUICK FACTS

A scheduled appointment with the assigned Planner is required for all submittals.

No applications are automatically scheduled for ANY meetings. Applications must be determined to be complete by Staff before any processing occurs.

Each package SHALL be complete, folded, and stapled.

For fee calculation, please refer to our fee schedule available in our office or online at:

[Fee Schedule](#)

### MEETING DATES

PDB typically meets once a month as follows (except for August):

01/24/23  
02/07/23  
03/14/23  
04/11/23  
05/09/23  
06/13/23  
07/11/23  
Recess  
09/12/23  
10/10/23  
11/14/23  
12/12/23

Meeting dates are subjected to change.

### NOTICE

The Division of Planning and Urban Design Will Provide One (1) Original Notification Letter, Envelopes, And Signs For Public Notification. Mailing Notification And Property Posting Must Be Completed By The Applicant At Least Fifteen (15) Days Prior To Meeting Date.

**Provide one digital package** (unless otherwise specified) containing the items below; and **one 11" X 17"** package fully signed and sealed with all original documents. A **24" X 36"** signed and sealed package may also be requested by Staff.

**Incomplete applications will not be routed and will be postponed until all required components are submitted.**

### SUBMITTAL

- General Application
- Application Fee
- ~~Ownership and Encumbrance Report (O&E) (2 copies)~~ Property Appraiser
- Legal Description & Project Information (8.5" x 11")
- Cover Sheet with Location Map
- ~~Certified Alta Survey~~ Boundary Survey
- Dimensioned Site Plan
- Dimensioned Landscape Plans
- ~~Dimensioned Schematic Paving, Grading and Drainage Plan~~
- Dimensioned Typical Floor Plans (including all levels for parking garages)
- Dimensioned Building Elevations
- Street Profile/Elevation (including adjacent buildings)
- ~~Color Site Plan with Landscaping~~
- ~~Color Renderings~~
- ~~Signage Details (if applicable)~~
- ~~TAC Report signed by Committee members (2)~~
- Color photographs of subject site and adjacent properties
- Public Notice: Mailing Notification and Property Posting Requirements (1)
- Criteria Statement(s) for each request indicating consistency with all applicable criteria found in Article 5 of the Zoning and Land Development Regulations which may include the following: *Variances, Design, and Special Exceptions* (Available online at [www.amlegal.com](http://www.amlegal.com)).

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*Please refer to Article 6 of the City of Hollywood's Zoning and Land Development Regulations for a detailed description of each item listed above or visit our website at [www.hollywoodfl.org](http://www.hollywoodfl.org)*

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2600 Hollywood Boulevard, Room 315 · P.O. Box 229045 · Hollywood, FL 33022-9045  
Phone (954) 921-3471, option 3 · Fax (954) 921-3347 · [www.hollywoodfl.org](http://www.hollywoodfl.org)

NATIVITY CATHOLIC SCHOOL MODULAR ART BUILDING  
5220 JOHNSON STREET, HOLLYWOOD FL, 33021

March 23rd, 2026

SPECIAL EXCEPTION CRITERIA STATEMENT

The Expansion of lawful nonconforming use to occupy a greater area than otherwise permitted.

- (1) The proposed use must be consistent with the principles of the City's Comprehensive Plan;

*The City's Comprehensive Plan promotes a distribution of land uses intended to enhance the residential, business, resort and natural communities while allowing land owners to maximize the use of the property. The modular art class building being proposed is intended to appropriately address the needs and demands of the growing school, to allow for improved service to the students and the wider community.*

- (2) The proposed use must be compatible with the existing land use pattern and designated future uses and with the existing natural environment and other real properties within the vicinity;

*The proposed modular building will maintain the properties compatibility with the existing lands pattern as the use of the modular is in keeping with the existing use of the property, and results in a minimal expansion of the existing use. The location of the proposed modular will have little impact on the natural environment as the modular will sit on an existing improved surface. The construction of the modular classroom in its place will have a positive impact to reduce the adverse effects of light, noise, and dust to other real properties in the vicinity, as the use of the area will now be indoor as opposed to outdoor.*

- (3) That there will be provisions for safe traffic movement, both vehicular and pedestrian, both internal to the use and in the area that will serve the use;

*The proposed modular building will have no impact on the safe traffic movement, neither on campus nor within the public right of way. The modular building will be sited on an existing underutilized concrete slab on the southwest corner of the property. Its location on campus will not require any new or additional circulation paths, nor will it require any modifications to vehicular or pedestrian access to the property, as the primary users of the modular will be on campus.*

- (4) That there are setbacks, buffering, and general amenities in order to control any adverse effects of noise, light, dust and other potential nuisances;

*The proposed modular will be constructed on an existing underutilized concrete pad, intended to be used as an outdoor classroom/ recess area. The construction of the modular classroom in its place will have a positive impact to reduce the adverse effects of light, noise, and dust as the use of the area will now be indoor as opposed to outdoor.*

- (5) The proposed use, singularly or in combination with other Special Exceptions, must not be detrimental to the health, safety, or appearance of the neighborhood or other [adjacent](#) uses by reason of any one or more of the following: the number, area, location, height, orientation, intensity or relation to the neighborhood or other [adjacent](#) uses;

*The proposed use of the modular structure and its siting is not detrimental to the health, safety, or appearance of the neighborhood, as its location and use do not impact use or access to the public right of way. Additionally, the modular is placed behind a screened fence and with a grove of large oak trees, minimizing the visibility of the modular building from the public right of way and the nearby residential neighbors.*

(6) The subject parcel must be adequate in shape and size to accommodate the proposed use;

*The subject parcel of approximately 9 acres has approximately 38% pervious area, which will not be impacted by the proposed modular building as it will sit on an existing concrete slab.*

(7) The proposed use will be consistent with the definition of a [Special Exception](#) and will meet the standards and criteria of the zoning classification in which such use is proposed to be located, and all other requirements for such particular use set forth elsewhere in the zoning code, or otherwise adopted by the City Commission.

*While we are requesting a volumetric expansion of a non-forming use, the proposal will not result in the intensification of the use, maintaining the property's compliance with City's zoning regulations.*

**NATIVITY CATHOLIC SCHOOL MODULAR ART CLASSROOM BUILDING****LEGAL DESCRIPTION**

LOTS 1 THROUGH 10, INCLUSIVE AND THE SOUTH 22 FEET OF LOT 11, IN BLOCK 270 AND LOTS 1 THROUGH 10, INCLUSIVE AND THE SOUTH 22 FEET OF LOT 11, IN BLOCK 269 AND THE NORTH 1/2 OF BUCHANAN STREET LYING ADJACENT TO SAID BLOCKS 269 AND 270 AND ALL OF NORTH 52ND AVENUE LYING ADJACENT TO SAID BLOCK 269 AND 270, CLOSED, VACTED AND ABANDONED FROM PUBLIC USE, ALL BEING IN THE PLAT OF "HOLLYWOOD HILLS", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, AT PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

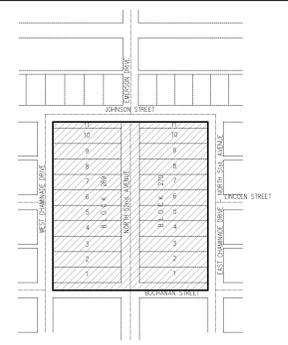
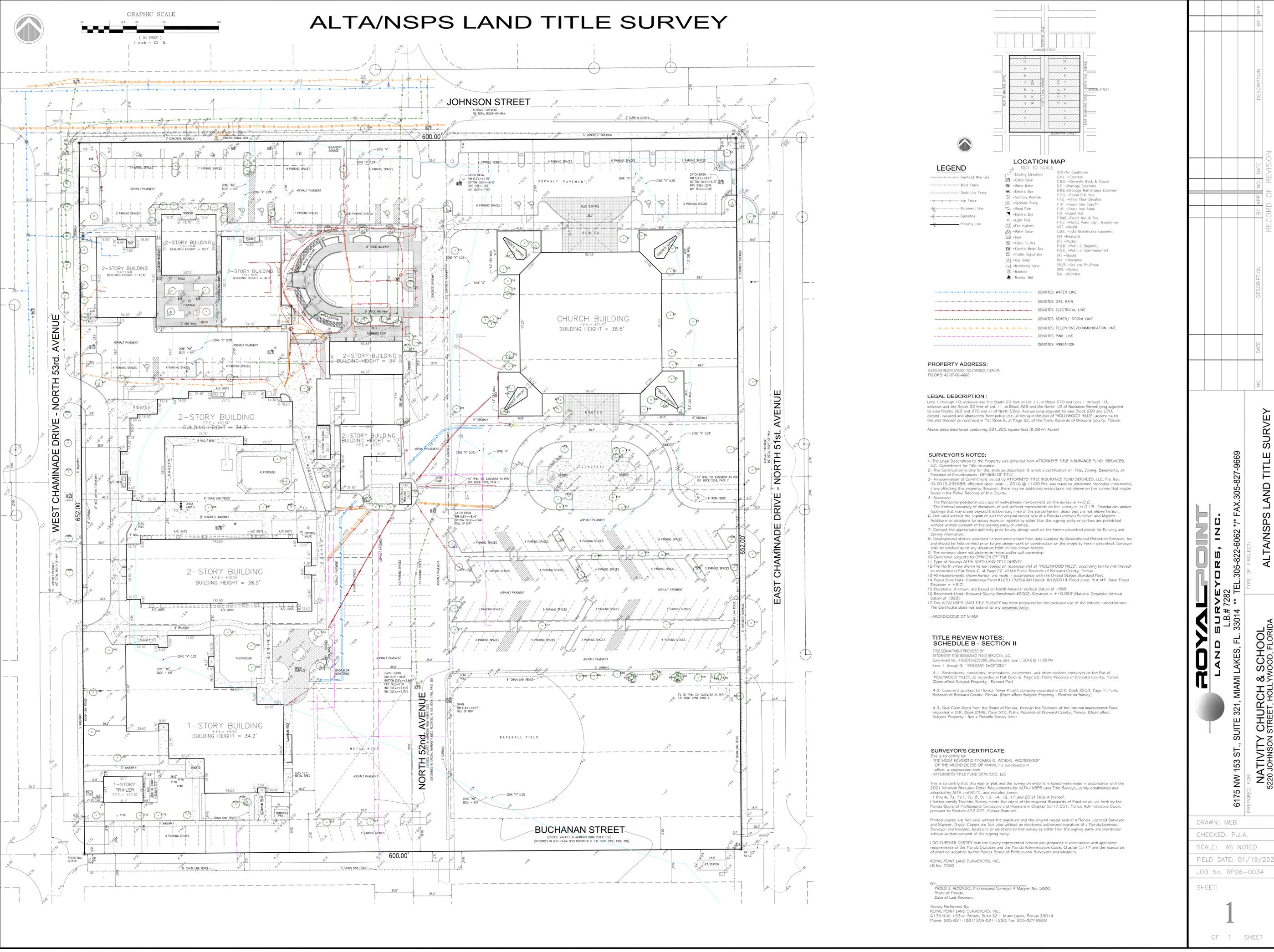
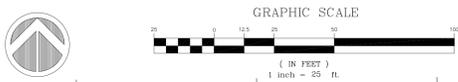
**PROJECT INFORMATION**

SPECIAL EXCEPTION FOR A MODULAR ART CLASSROOM BUILDING LOCATED IN THE SOUTH WEST CORNER OF THE PROPERTY

**SPECIAL EXCEPTION REQUEST**

USE OF A MODULAR BUILDING FOR AN ART CLASSROOM ASSOCIATED WITH AN EXISTING SCHOOL

# ALTA/NSPS LAND TITLE SURVEY



**LEGEND**

Overhead W/L Line	Existing Elevations	A/C-Air Conditioner
Wood Fence	Colch Basin	Conc. -Concrete
Chain Link Fence	Water Meter	C.B.S. -Concrete Block & Stucco
Iron Fence	Electric Box	D.E. -Drainage Easement
Monument Line	Sentry Manhole	D.M.L. -Drainage Maintenance Easement
Centerline	Wood Pole	F.D.H. -Found Drill Hole
Property Line	Electric Box	F.F.E. -Finish Floor Elevation
	Light Pole	F.I.P. -Found Iron Pipe/Pin
	Fire Hydrant	F.I.R. -Found Iron Rebar
	Water Valve	F.A. -Found Nail
	Wet	F.M.D. -Found Nail & Disc
	Cable T-Box	F.P.L. -Florida Power Light Transformer
	Electric Meter Box	HST -Height
	Traffic Signal Box	L.M.E. -Like Maintenance Easement
	Gas Valve	(M) -Measured
	Monitoring Valve	(P) -Plotted
	Manhole	P.O.B. -Point of Beginning
	Monitor Well	P.O.C. -Point of Commencement
		(R) -Record
		Res. -Residence
		SP/R -Set Iron Pin/Rebar
		SPD -Standard
		DI -Diameter

--- DENOTES WATER LINE
--- DENOTES GAS MAIN
--- DENOTES ELECTRICAL LINE
--- DENOTES SEWER/ STORM LINE
--- DENOTES TELEPHONE/COMMUNICATION LINE
--- DENOTES PINK LINE
--- DENOTES IRRIGATION

**PROPERTY ADDRESS:**  
5220 JOHNSON STREET HOLLYWOOD, FLORIDA  
FOLIO# 5142-07-06-4660

**LEGAL DESCRIPTION:**  
Lots 1 through 10, inclusive and the South 22 feet of Lot 11, in Block 270 and Lots 1 through 10, inclusive and the South 22 feet of Lot 11, in Block 269 and the North 1/2 of Buchanan Street lying adjacent to said Blocks 269 and 270 and all of North 52nd Avenue lying adjacent to said Block 269 and 270, closed, vacated and abandoned from public use, all being in the plat of "HOLLYWOOD HILLS", according to the plat thereof as recorded in Plat Book 6, at Page 22, of the Public Records of Broward County, Florida.

Above described lands containing 391,200 square feet (8.9847 Acres)

**SURVEYOR'S NOTES:**

- The legal description to the Property was obtained from ATTORNEY'S TITLE INSURANCE FUND SERVICES, LLC. Commitment for Title Insurance.
- This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. OPINION OF TITLE.
- An examination of Commitment issued by ATTORNEY'S TITLE INSURANCE FUND SERVICES, LLC, File No.: 10-2015-235089, effective date: June 1, 2016 @ 11:00 PM, was made to determine recorded encumbrances, if any affecting the property; however, there may be additional restrictions not shown on this survey that may be found in the Public Records of this County.
- Accuracy:  
The Horizontal positional accuracy of well-defined improvement on this survey is +/-0.2'.  
The Vertical accuracy of elevations of well-defined improvement on this survey is +/-0.15'. Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- Contact the appropriate authority prior to any design work on the herein-described parcel for Building and Zoning information.
- Underground utilities depicted hereon were obtained from data supplied by Groundhog Detection Services, Inc. and should be field verified prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- The surveyor does not determine fence and/or wall ownership.
- Ownership subjects to OPINION OF TITLE.
- Type of Survey: ALTA/NSPS LAND TITLE SURVEY.
- The North arrow shown hereon based on recorded plat of "HOLLYWOOD HILLS", according to the plat thereof as recorded in Plat Book 6, at Page 22, of the Public Records of Broward County, Florida.
- All measurements shown hereon are made in accordance with the United States Standard Feet.
- Flood Zone Data: Community Panel # 2511305054M1 Dated: 8/18/2014 Flood Zone: "X 4 A1" Base Flood Elevation = +9.02'
- Elevations, if shown, are based on North American Vertical Datum of 1988.
- Benchmark Used: Broward County Benchmark #2062. Elevation = +10.092' (National Geodetic Vertical Datum of 1929).
- This ALTA/NSPS LAND TITLE SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.

- ARCHDIOCESE OF MIAMI

**TITLE REVIEW NOTES:**  
**SCHEDULE B - SECTION II**

TITLE COMMITMENT PROVIDED BY:  
ATTORNEY'S TITLE INSURANCE FUND SERVICES, LLC.  
Commitment No.: 10-2015-235089, effective date: June 1, 2016 @ 11:00 PM

- Restrictions, conditions, reservations, easements, and other matters contained on the Plat of "HOLLYWOOD HILLS", as recorded in Plat Book 6, Page 22, Public Records of Broward County, Florida. (Does affect Subject Property - Record Plat)
- Easement granted to Florida Power & Light company recorded in O.R. Book 2256, Page 7, Public Records of Broward County, Florida. (Does affect Subject Property - Plotted on Survey)
- Quit Claim Deed from the State of Florida, through the Trustees of the Internal Improvement Fund recorded in O.R. Book 2946, Page 570, Public Records of Broward County, Florida. (Does affect Subject Property - Not a Fiducial Survey Item)

**SURVEYOR'S CERTIFICATE:**

This is to certify to:  
- THE MOST REVEREND THOMAS G. WENSKI, ARCHBISHOP OF THE ARCHDIOCESE OF MIAMI, his successors in office, a corporation sole  
- ATTORNEY'S TITLE INSURANCE FUND SERVICES, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items:  
1 thru 4, 7a, 7c, 8, 9, 13, 14, 16, 17 and 20 of Table A thereof.  
I further certify that this Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 53-17.051, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Printed copies are Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Digital Copies are Not valid without an electronic authorized signature of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.

I DO FURTHER CERTIFY that the survey represented hereon was prepared in accordance with applicable requirements of the Florida Statutes and the Florida Administrative Code, Chapter 53-17 and the standards of practice adopted by the Florida Board of Professional Surveyors and Mappers.

ROYAL POINT LAND SURVEYORS, INC.  
LB No. 7282

DATE: 01/19/2026

BY: PABLO J. ALFONSO, Professional Surveyor & Mapper No. 5800  
State of Florida  
Date of Last Revision:

Survey Performed By:  
ROYAL POINT LAND SURVEYORS, INC.  
6175 NW 153rd Street, Suite 321, Miami Lakes, Florida 33014  
Phone: 305-621-1281/305-621-1220 Fax: 305-627-9669

NO.	DATE	DESCRIPTION	BY	APP. NO.	DATE	DESCRIPTION

TYPE OF PROJECT: ALTA/NSPS LAND TITLE SURVEY

ROYAL POINT LAND SURVEYORS, INC.  
LB # 7282  
6175 NW 153 ST., SUITE 321, MIAMI LAKES, FL. 33014 \*\* TEL: 305-622-6062 \*\* FAX: 305-627-9669

NATIVITY CHURCH & SCHOOL  
5220 JOHNSON STREET, HOLLYWOOD, FLORIDA

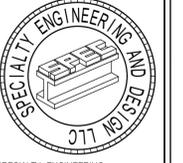
DRAWN: MEB.  
CHECKED: P.J.A.  
SCALE: AS NOTED  
FIELD DATE: 01/19/2026  
JOB No. RP26-0034  
SHEET:  
1  
OF 1 SHEET

The use of these specifications and plans shall be restricted to the original client and site for which they were prepared. Any reproduction or distribution is expressly limited to such use. Any other reproduction, reuse, or disclosure by any method, in whole or in part, is prohibited. These drawings and specifications contain proprietary information and shall remain with  
**Specialty Engineering and Design LLC**

**SHEET INFORMATION**  
**LOCATION PLAN**

**PROJECT INFORMATION**  
**NATIVITY ELEMENTARY SCHOOL PORTABLE**  
**5200 JOHNSON ST., HOLLYWOOD, FL 33021**

**CLIENT INFORMATION**  
**PLF CONSTRUCTION GROUP, LLC**  
**1000 SW 189 AVE**  
**PEMBROKE PINES, FL 33029**



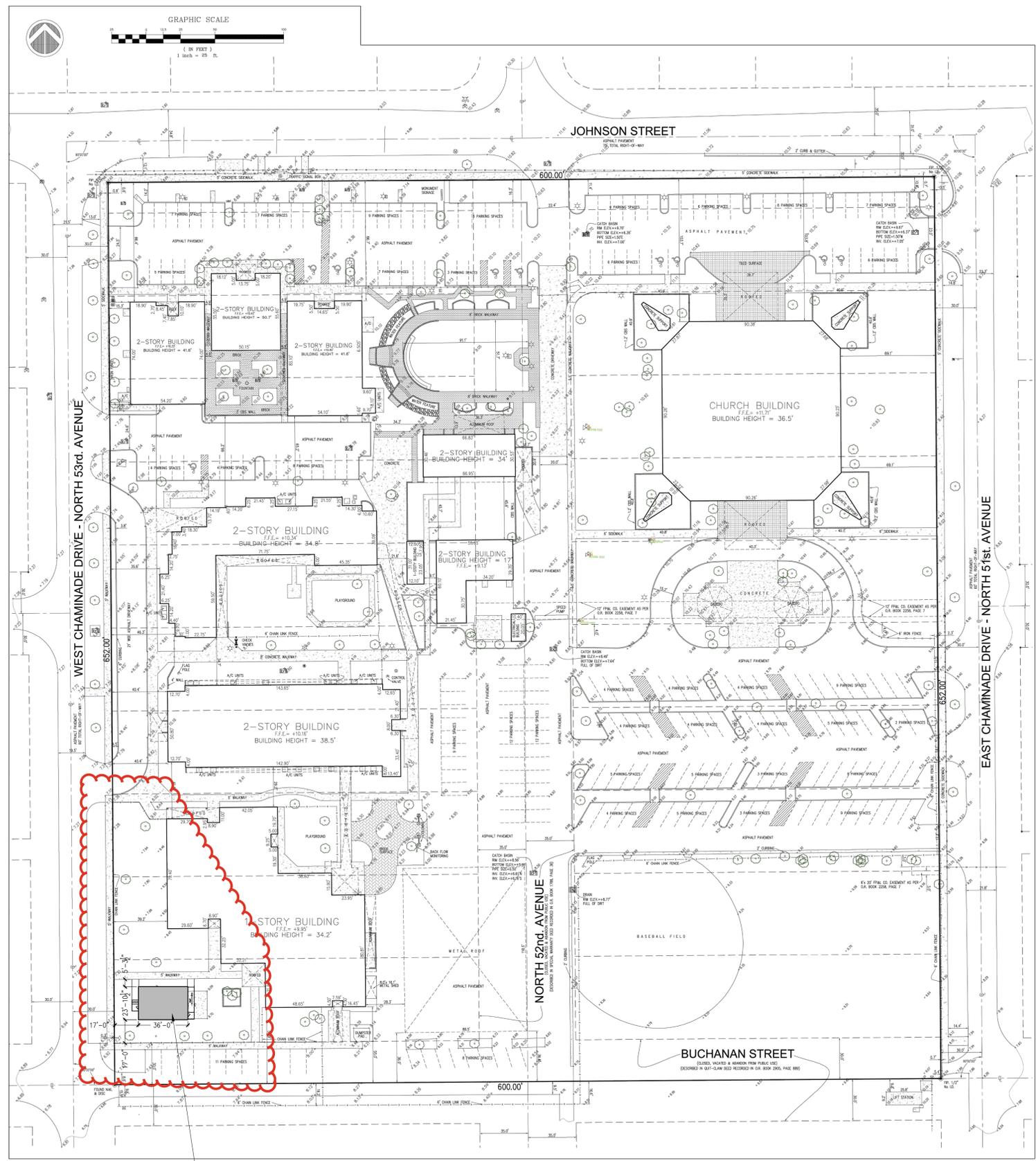
**SPECIALTY ENGINEERING AND DESIGN LLC**  
 1599 SW 30th AVE.  
 SUITE #1  
 BOYNTON BEACH, FL 33426  
 DADE - BROWARD - PALM BEACH  
 561 - 752 - 5440 OFFICE  
 561 - 752 - 5542 FAX

FILE NAME: struct\_EMHS\_PLF  
 SCALE: 1/32"=1'-0"  
 DATE: 08/28/2025  
 RVD. BY: G.McD.  
 DRWN. BY: G.McD.

REVISION: **1**

11-01-21-003 - P.L. - PLUMBING FOR MET PANELS  
 UNLESS SHOWN OTHERWISE, ALL MET PANELS SHALL BE 16 GA. GALVALUMINE  
 CREATED SEALS SHALL COMPLY WITH 6101-0001.  
 SEAL: GARY McDOUGLE, PE, FL #56214  
 D. MARK LeBLANC, PE, FL #35683  
 D. ADAM LeBLANC, PE, FL #77012

SHEET # **ST1** OF **1**



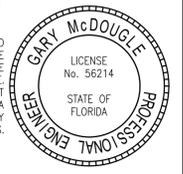
**LEGAL DESCRIPTION**  
 Lots 1 through 10, inclusive and the South 22 feet of Lot 11, in Block 270 and Lots 1 through 10, inclusive and the South 22 feet of Lot 11, in Block 269 and the North 1/2 of Buchanan Street lying adjacent to said Blocks 269 and 270 and all of North 52nd Avenue lying adjacent to said Block 269 and 270, closed, vacated and abandoned from public use, all being in the plat of "HOLLYWOOD HILLS", according to the plat thereof as recorded in Plat Book 6, at Page 22, of the Public Records of Broward County, Florida.  
 Above described lands containing 391,200 square feet (8.98+/- Acres)

- NOTES**
- THIS PLAN IS ONLY FOR THE GENERAL LOCATION/PLACEMENT OF A NEW PORTABLE CLASSROOM.
  - FOR EXACT DIMENSIONS OF BUILDINGS AND SITE PLAN THEN REFER TO CERTIFIED SURVEY FROM A FLORIDA LICENSED SURVEYOR.

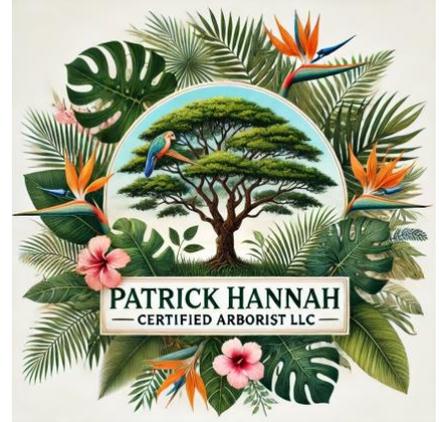
LOCATION OF NEW PORTABLE CLASSROOM.  
 FIN. FLOOR TO BE AT LEAST 10.20'.  
 ALL WALKWAYS/RAMPS TO BE ADA APPROVED.  
 MAX. SLOPE TO BE 1:12 IN THE DIRECTION OF TRAVEL AND 1:20 PERPENDICULAR TO THE PATH OF TRAVEL.

**LOCATION PLAN**  
 SCALE: NTS

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY: GARY McDOUGLE, PE  
 REFER TO DATE WITHIN THE DIGITAL SIGNATURE USING A SHA AUTHENTICATION CODE.  
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



9/5/25



Patrick Hannah ISA CA FL-6275 A  
PHCA LLC.  
3052825051

OCTOBER 3<sup>RD</sup>, 2025

NATIVITY ELEMENTARY SCHOOL PORTABLE LEVEL 1 ASSESSMENT  
Tree Locations and Disposition Arborist Report

Attn:  
NATIVITY ELEMENTARY SCHOOL  
C/O  
PLF CONSTRUCTION GROUP, LLC.

RE: 5200 JOHNSON ST. HOLLYWOOD FL, 33021

Dear Stakeholders of this Property and The City of Hollywood,

I visited the above-mentioned property on October 1<sup>st</sup>, 2025, to perform a level 1 assessment for +/- 8 trees in general area of specific work site amongst this property. I verified condition/location and measurements, photo documentation, and Identification. This assessment is for proposed Construction on this property.

Please see the data collected in the field including species, condition, height, width, diameter at breast height (DBH), and Tree Protection Zones data.

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PHOTO DOCUMENTATION OF TREES – PAGE 9-15

TREE PROTECTION GUIDELINES – PAGE 16-18

ASSUMPTIONS AND LIMITING CONDITIONS – PAGE 18,19

CERTIFICATE OF PERFORMANCE – PAGE 19,20

## METHODOLOGY

This Level 1 Tree Condition Assessment was performed in accordance with ANSI A300 (Part 5: Management of Trees During Site Planning, Development and Construction) and ANSI A300 (Part 9: Tree Risk Assessment) standards. A non-invasive, ground-based visual inspection was conducted by an ISA Certified Arborist on October 1st, 2025, covering eight (8) trees located in and around the proposed construction activity zone.

Species were identified and documented, with data collected on diameter at breast height (DBH), canopy height and spread, and calculated Critical Root Zone (CRZ) and Tree Protection Zone (TPZ) metrics. Tree condition ratings were assigned based on overall health and structure. All data were verified in the field and aligned to aerial images provided by the client.

The purpose of this assessment is to evaluate the potential impact of proposed site work associated with the installation of a modular classroom structure and to develop a practical tree preservation strategy for permitting review under City of Hollywood guidelines.

The use of 8" coarse mulch topped with ¾" plywood is supported by research showing it significantly reduces soil compaction and protects fine root systems during temporary construction access. Studies by Lichter and Lindsey (1994) and Smiley (2001) demonstrated that this layered approach maintains soil porosity and minimizes root damage under equipment loads. This method aligns with ANSI A300 Part 5 and ISA Best Management Practices for tree protection during development.

## SUMMARY

This arboricultural report documents existing tree canopy data and provides protection recommendations for the proposed installation of a modular classroom structure at Nativity Elementary School, located at 5200 Johnson St., Hollywood, FL 33021. The installation is scheduled to occur on top of an existing concrete slab, minimizing site disturbance.

- A total of 8 trees were assessed near the work zone, including Indian Laurel Figs and Live Oaks, all of which are to remain and be protected.
- The western fence line along W Chaminade Dr. will be temporarily removed to allow ingress and egress for the modular unit via truck.
- From the fence line to the slab, 8 inches of mulch topped with ¾-inch plywood will be installed to protect the CRZ of adjacent trees from soil compaction due to vehicle or equipment passage.
- No CRZ disturbance is anticipated under the current plan, as the structure will be placed entirely over existing concrete.

All trees shall be protected to the specifications outlined in this report and in full compliance with ANSI A300 Part 5 Best Management Practices. An ISA Certified Arborist will be on-site during installation to supervise all ingress and egress activities and ensure that no damage is done to tree roots, trunks, or canopies during fence removal or structure placement.

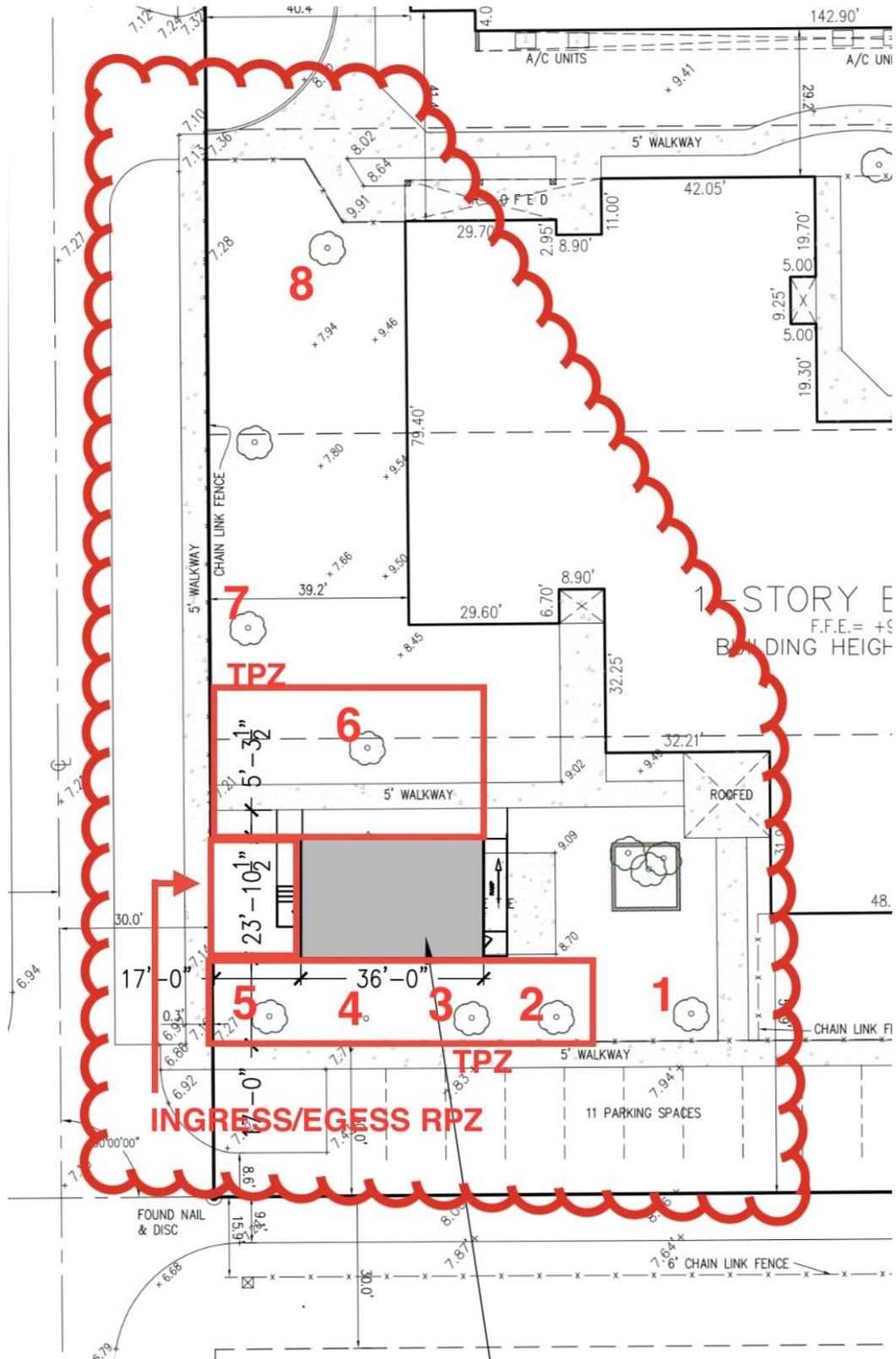
This report is to be included in the permit submittal package for review and approval by the City of Hollywood Environmental Sustainability Division.

AERIAL VIEW OF SITE





# TREE LOCATIONS/TREE PROTECTION PLAN



## TREE DISPOSITION TABLE

No.	Common Name	Scientific Name	DBH (in)	Height (ft)	Spread (ft)	CRZ DIA. (ft)	TPZ RAD. (ft)	Condition %	Disposition	Comments
1	Indian Laurel Fig	<i>Ficus microcarpa</i>	53	75	80	54	30	MODERATE 65%	EXISTING/ TO REMAIN	CATEGORY 1 INVASIVE, POOR BRANCH ARCHITECTURE
2	Live Oak Tree	<i>Quercus virginiana</i>	24	60	50	24	15	MODERATE 65%	EXISTING/ TO REMAIN	NATIVE, SPECIMEN SIZE, POOR BRANCH ARCHITECTURE
3	Live Oak Tree	<i>Quercus virginiana</i>	16	40	48	20	10	MODERATE 65%	EXISTING/ TO REMAIN	NATIVE, POOR BRANCH ARCHITECTURE
4	Live Oak Tree	<i>Quercus virginiana</i>	27	50	55	30	18	MODERATE 65%	EXISTING/ TO REMAIN	NATIVE, SPECIMEN SIZE, POOR BRANCH ARCHITECTURE
5	Live Oak Tree	<i>Quercus virginiana</i>	16	40	43	20	10	MODERATE 65%	EXISTING/ TO REMAIN	NATIVE, SPECIMEN SIZE, ASYMMETRICAL CANOPY
6	Indian Laurel Fig	<i>Ficus microcarpa</i>	43	75	85	44	24	FAIR 80%	EXISTING/ TO REMAIN	CATEGORY 1 INVASIVE
7	Indian Laurel Fig	<i>Ficus microcarpa</i>	24	50	65	24	15	MODERATE 75%	EXISTING/ TO REMAIN	CATEGORY 1 INVASIVE, ASYMMETRICAL CANOPY
8	Indian Laurel Fig	<i>Ficus microcarpa</i>	61	85	85	61	35	MODERATE 75%	EXISTING/ TO REMAIN	CATEGORY 1 INVASIVE, 1 ST ORDER BRANCH OVEREXTENSION

PHOTO DOCUMENTATION OF TREES ON SITE 10/1/2025









**OBSERVATION OF EXISTING  
CONCRETE SLAB WHERE MODULAR  
BUILDING IS BEING PLACED**



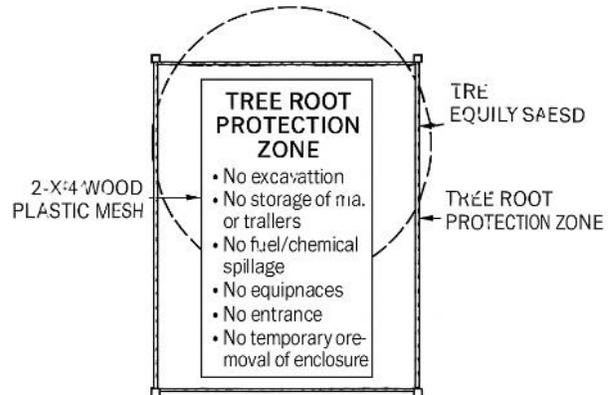
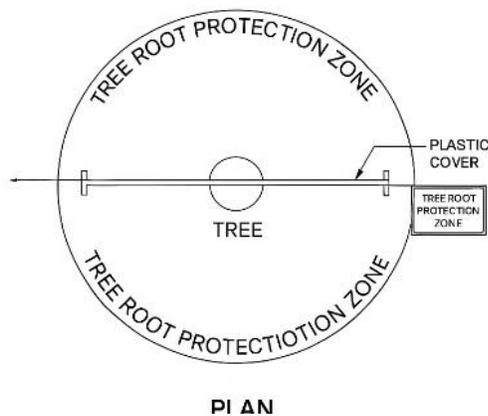
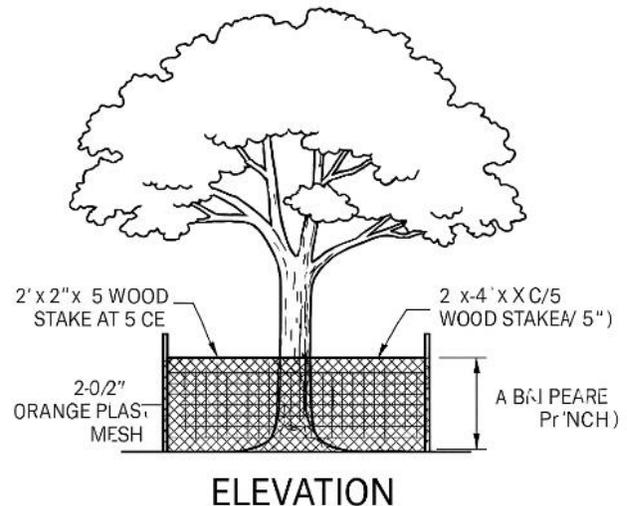
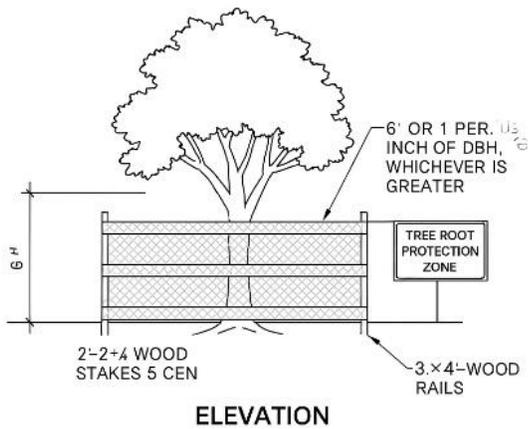




## TREE PROTECTION GUIDELINES (TPZ)

NOTE: TPZ MEASUREMENT IS IN RADIUS FROM TRUNKS, IN ALL DIRECTIONS.

### TREE PROTECTION DETAIL



### TREE PROTECTION SUGGESTIONS

A 4- to 6-inch-deep layer of wood chips or mulch should be layered over the top of the soil surface, maintaining 12 inches away from the base of any tree, or as directed by the project arborist. When access of any vehicle is required in the TPZ, the soil shall be protected against compaction. The most acceptable methods include: eighteen-inches deep layer mulch or chips, one-inch plywood or steel sheets.

No heavy equipment is allowed in the TPZ. All work in this area should be done by hand.

Understory plants within areas surrounded by protective barriers shall be protected.

No oil, fill, equipment, building materials, building debris, or any other material shall be placed within the areas surrounded by protective barriers.

No disposal of any waste material such as paints, oils, solvents, asphalt, concrete, mortar, or any other material shall occur within the areas surrounded by protective barriers.

All trees shall be pruned for proper safety and clearance prior construction to the construction. The project arborist will provide recommendations based on ANSI 300: Standards Practices for Pruning. Use on an ISA Certified Arborist is strongly recommended.

Natural grade shall be maintained on areas surrounded by protective barriers. In the event that the natural grade of the site is changed as a result of site development such that the safety of the tree may be endangered, tree wells or retaining walls are required. No grade changes or filling within the TPZ without the approval from the project arborist. Where backfilling is needed, the project arborist shall determine the type and amount of fill material to be used.

For areas of egress for heavy equipment beyond Tree Protection barriers around Specimen sized trees to remain, an application of 8" of Mulch with ¾" plywood is recommended.

Irrigation for all protected trees is required during prolonged dry periods. When low rainfall, at least 1 inch of water per week shall be applied.

Fertilization shall follow ANSI 300: Standard Practices for Fertilization or the ISA Best Management Practices for Fertilization.

Underground utility lines, including, but not limited to, irrigation, plumbing, electrical, or telecommunication lines, shall be placed outside the areas enclosed by protective barriers. If said placement is not possible, disturbance and root damage shall be minimized by using techniques such as tunneling,

hand digging, excavation with an air spade, or the use of overhead utility lines surrounded by protective barriers.

No attachments or wires other than those of a protective or non-damaging nature shall be attached to any trees during site development or construction.

Relocated trees shall be braced in such a fashion as to not scar, penetrate, perforate, or otherwise inflict damage to the tree.

**ASSUMPTIONS AND LIMITING CONDITIONS:**

1. Any legal description provided to the PHCA LLC. is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is evaluated as though free and clear, under responsible ownership and competent management.

2. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, PHCA LLC. can neither guarantee nor be responsible for the accuracy of information provided by others.

3. PHCA LLC. shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.

4. Loss or alteration of any part of this report invalidates the entire report.

5. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the client to whom it is intended or permitting without the prior expressed written or verbal consent of PHCA LLC.

6. Neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of PHCA LLC. particularly as to value conclusions, identity of the consultant, or any reference to any professional society or

institute or to any initialed designation conferred upon PHCA LLC. as stated in the qualifications.

7. This report and values expressed herein represent the opinion of PHCA LLC., and PHCA LLC.'s fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

8. Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys unless otherwise specified.

9. Unless expressed otherwise: (1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and (2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plant or property in question may not arise in the future.

#### CERTIFICATE OF PERFORMANCE:

1. I have verified tree and environmental conditions located at the site referred to in this report on the dates indicated and have stated my findings accurately to the best of my knowledge. The extent of the evaluation is stated in the attached report and the Limits of the Assignment.

2. I have no current or prospective interest in the trees or the property that are the subject of this report and have no personal interest or bias with respect to the parties involved.

3. The analysis, opinions, and conclusions stated herein are my own and are based on current scientific procedures and facts.

4. My analysis, opinions, and conclusions were developed, and this report has been prepared according to commonly accepted arboricultural practices.

5. No one provided significant professional assistance to me, except as indicated within the report.

6. My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

7. I am a member in good standing of the International Society of Arboriculture as a certified arborist. I have been professionally involved in the field of arboriculture for a period of more than 15 years.

I.S.A. CA FL-6275 A / PATRICK HANNAH  
305-282-5051



**The International Society of Arboriculture**  
Hereby Announces That  
*Patrick J. Hannah*  
Has Earned the Credential  
**ISA Certified Arborist®**  
By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

  
Cathyn Polihus  
CEO & Executive Director

19 February 2011	30 June 2026	FL-6275A
Issue Date	Expiration Date	Certification Number



**The International Society of Arboriculture**  
Hereby Announces That  
*Patrick J. Hannah*  
Has Earned the Credential  
**ISA Tree Risk Assessment Qualification®**  
By successfully meeting ISA Tree Risk Assessment Qualification certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

  
Cathyn Polihus  
CEO & Executive Director

4 November 2022	4 November 2027
Issue Date	Expiration Date



# MODULAR STRUCTURE FOR:



Your Project - Our Commitment

## MECHANICAL NOTES

1. ALL SUPPLY AIR REGISTERS SHALL BE 10 INCHES X 10 INCHES ADJUSTABLE W/ 10 INCHES X 20 INCHES (INSIDE) OVERHEAD FIBERGLASS DUCT, UNLESS OTHERWISE SPECIFIED. DUCTS LOCATED IN VENTILATED ATTIC SPACES SHALL HAVE AN R-6 INSULATION VALUE. DUCTS LOCATED IN UNCONDITIONED INTERIOR SPACE, INTERIOR SPACES SHALL HAVE AN R-4.2 INSULATION VALUE.
2. RESTROOM VENT FANS SHALL PROVIDE 50 CFM MINIMUM PER WATER CLOSET AND / OR URINAL.
3. VENT FANS SHALL BE DUCTED TO THE EXTERIOR AND TERMINATE AT AN APPROVED VENT CAP.
4. HVAC EQUIPMENT SHALL BE EQUIPPED WITH OUTSIDE FRESH INTAKES PROVIDING 20 CFM FOR EACH OCCUPANT OR 50 CFM FOR EACH WATER HEATER CLOSET AND EACH URINAL, WHICH EVER IS GREATER.

## PLUMBING NOTES

1. CUSTOMER ASSUMES ALL RESPONSIBILITY FOR DRINKING WATER FACILITIES AND SERVICE SINK WHEN NOT SHOWN ON THE FLOOR PLAN.
2. TOILETS SHALL BE ELONGATED WITH NON-ABSORBENT OPEN FRONT SEAT.
3. RESTROOMS WALLS SHALL BE COVERED WITH NON-ABSORBENT MATERIAL TO A MINIMUM HEIGHT OF 72 INCHES A.F.F.
4. ALL PLUMBING FIXTURES SHALL HAVE SEPARATE SHUT-OFF VALVES.
5. WATER HEATER SHALL HAVE SAFETY PAN WITH 1 INCH DRAIN TO EXTERIOR, T & P RELIEF VALVE WITH DRAIN TO EXTERIOR, AND A SHUT OFF VALVE WITHIN 3 FEET ON A COLD WATER SUPPLY LINE.
6. DWV SYSTEM SHALL BE EITHER ABS OR PVC - DWV.
7. WATER SUPPLY LINES SHALL BE POLYBUTYLENE, CPVC, OR COPPER. WHEN POLYBUTYLENE SUPPLY LINES ARE INSTALLED THE MAXIMUM WATER HEATER TEMPERATURE SETTING IS 180° F. THE POLYBUTYLENE PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURES LIMITATIONS AND INSTRUCTIONS.
8. WATER CLOSETS ARE TANK TYPE AND URINALS ARE FLUSH TANK TYPE UNLESS OTHERWISE SPECIFIED.
9. BUILDING DRAIN AND CLEANOUTS ARE DESIGNED AND SITE INSTALLED BY OTHERS.
10. SHOWERS SHALL BE CONTROLLED BY AN APPROVED MIXING VALVE WITH A MAXIMUM WATER OUTLET TEMPERATURE OF 120° F (48.8° C).
11. THERMAL EXPANSION DEVICE, IF REQUIRED BY WATER HEATER INSTALLED, AND IF NOT SHOWN ON PLUMBING PLAN, IS DESIGNED AND SITE INSTALLED BY OTHERS, SUBJECT TO LOCAL JURISDICTION AND APPROVAL.

## ELEVATION NOTES

1. SEE CROSS SECTION FOR METHOD OF ROOF VENTILATION
2. HANDICAP RAMP(S), STAIRS, AND HANDRAILS ARE TO BE DESIGNED AND SITE INSTALLED BY OTHERS, SUBJECT TO LOCAL JURISDICTION AND APPROVAL.
3. FOUNDATION ENCLOSURE (WHEN PROVIDED) MUST HAVE 1 SQUARE FOOT NET VENT AREA PER 1/1 1/100TH OF THE FLOOR AREA, AND AN 18" X 24" MINIMUM CRAWL SPACE ACCESS, SITE INSTALLED BY OTHERS, SUBJECT TO LOCAL JURISDICTION AND APPROVAL.

## ADDITIONAL PROJECT INFORMATION

- BUILDING IS TO BE CERTIFIED  
- SERIAL: --

## ADDITIONAL 3RD PARTY INFORMATION

AN ELECTRONIC SEALED SET OF PLANS IS MAINTAINED ON FILE IN THE 3RD PARTY AGENCY OFFICE.

THESE PLANS COMPLY WITH FLORIDA PRODUCT APPROVAL RULE 61G20-3.006.

NOTE: THIS BUILDING DOES NOT MEET THE FLORIDA ENHANCED HURRICANE PROTECTION AREA REQUIREMENTS.

NOTE: THESE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH FAC RULE 61-41.

NOTE: BUILDING PLACED IN A HIGH RISK ENVIRONMENT FOR LIGHTNING STRIKE REQUIRE A HIGH RISK LIGHTNING STRIKE EVALUATION.

NOTE: MINIMUM PLUMBING FACILITIES TO BE PROVIDED IN ACCORDANCE WITH FBC 403.4.1 AND SUBJECT TO THE APPROVAL BY THE LOCAL AUTHORITY HAVING JURISDICTION.

NOTE: THESE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH FLORIDA FIRE PREVENTION CODE 8th EDITION (2023).

NOTE: THE FLOOR AND ROOF DESIGN OF THIS PLAN IS "LIGHT-FRAME TRUSS TYPE CONSTRUCTION" AS REFERENCED IN F.A.C. RULE 69A-3.012. POSTING OF NOTICE SIGN(S) AS REQUIRED BY F.A.C. RULE 69A-3.012(6) SHALL BE SITE INSTALLED AND IS THE RESPONSIBILITY OF THE BUILDING OWNER.

NOTE: THE EXTERIOR WALLS OF THIS UNIT HAVE BEEN CONSTRUCTED TO PROVIDE A 1 HOUR FIRE RATING. THE SIDING PANELS HAVE BEEN TESTED IN ACCORDANCE WITH NFPA 285 AND HAVE BEEN APPROVED UNDER SPEC ID #: 43137.

NOTE: THIS BUILDING HAS BEEN DESIGNED FOR USE IN THE HVHZ REGION.

## GENERAL NOTES

1. ACCESS TO BUILDING FOR PERSONS IN WHEELCHAIRS IS DESIGNED BY AND FIELD BUILT BY OTHERS AND SUBJECT TO ALL LOCAL JURISDICTIONS. AT LEAST 50% OF PUBLIC ENTRANCES (INCLUDING PRIMARY ENTRANCE) AND ALL REQUIRED EXITS MUST BE ACCESSIBLE.
2. ALL DOORS SHALL BE OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT, MANUALLY OPERATED FLUSH BOLTS OR SURFACE BLOTS SHALL NOT BE USED.
3. ALL GLAZING WITHIN A 48 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.
4. ALL STEEL STRAPS TO BE INSTALLED PER MANUFACTURERS SPECS FOR PLATE TO WALL STUD WIND RESISTANCE.
5. MIN. CORRIDOR WIDTH IS 44 INCHES.
6. MIN. CORRIDOR FINISH IS CLASS B (GYPSUM).
7. WINDOW AND DOOR HIGH WIND STORM COVERINGS PER CODE TO BE SUPPLIED AND SITE INSTALLED BY OTHERS SUBJECT TO LOCAL JURISDICTION AND APPROVAL.
8. PLAN REVIEW AND INSPECTION REQUIRED BY CHAPTER 633 F.S. TO BE DONE BY THE LOCAL FIRE SAFETY INSPECTOR.
9. PORTABLE FIRE EXTINGUISHER PER N.F.P.A. - 101 INSTALLED BY OTHERS ON SITE, AND SUBJECT TO LOCAL JURISDICTION AND APPROVAL.
10. THIS BUILDING REQUIRES A FIRE SEPARATION DISTANCE IN ACCORDANCE WITH TABLE 602 OF THE FLORIDA BUILDING CODE, 8th ED. (2023) W/ FBC 2023 SUPPLEMENT #1.
11. WHEN LOW SIDE OF ROOF PROVIDES LESS THAN 6" OF OVERHANG GUTTERS AND DOWNSPOUTS WILL BE REQUIRED, SITE INSTALLED AND SUBJECT TO LOCAL JURISDICTION.
12. IN WIND BORNE DEBRIS REGIONS, EXTERIOR GLAZING SHALL BE PROTECTED WITH AND IMPACT RESISTANT COVERING OR WITH MINIMUM STRUCTURAL PANELS APPROVED BY LOCAL AUTHORITY HAVING JURISDICTION. PANELS SHALL BE PRECUT TO COVER THE GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDED PER TABLE 1609.1.2 THE IMPACT RESISTANT COVERING OR STRUCTURAL PANELS ARE TO BE PROVIDED ON SITE BY OTHERS, SUBJECT TO LOCAL JURISDICTION AND APPROVAL.
13. WIND BORNE DEBRIS REGIONS ARE AREAS WITHIN ONE MILE OF THE COASTAL MEAN HIGH WATER LINE WHERE THE ULTIMATE DESIGN WIND SPEED IS 130 MPH OR GREATER AND AREAS WHERE THE ULTIMATE DESIGN WIND SPEED IS 140 MPH OR GREATER.
14. ALL MATERIALS USED IN THE CONSTRUCTION OF THE BUILDING WHICH ARE COVERED BY THE FLORIDA BUILDING COMMISSION CHAPTER 61G20-3.006 RULES SHALL HAVE CURRENT FLORIDA PRODUCT APPROVAL.
15. THESE PLANS COMPLY WITH THE FLORIDA BUILDING CODE, 8th ED. (2023) W/ FBC 2023 SUPPLEMENT #1.
16. THE ELECTRICAL PLANS ARE ON FILE IN THE THIRD PARTY AGENCY'S OFFICE AS DIRECTED BY DBPR.
17. EMERGENCY LIGHTING SHALL BE CAPABLE OF PROVIDING INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT CANDLE AND A MIN. OF 1 FC MEASURED ALONG THE EGRESS AT THE FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO .6 CVERAGE AND A MINIMUM AT ANY POINT OF .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.

## ELECTRICAL NOTES

1. ALL CIRCUITS AND EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH THE APPROPRIATE ARTICLES OF THE NATIONAL ELECTRICAL CODES (NEC).
2. 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 HAVE A MINIMUM CLEARANCE OF 6 INCHES FROM "STORAGE AREA" AS DEFINED BY NEC 410-8 (a).
3. 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 LOCKED IN THE OPEN POSITION.
4. HVAC EQUIPMENT SHALL BE PROVIDED WITH READILY ACCESSIBLE DISCONNECTS ADJACENT TO THE EQUIPMENT SERVED. A UNIT SWITCH WITH A MARKED "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.
5. 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.
6. THE MAIN ELECTRICAL PANEL AND FEEDERS ARE DESIGNED BY OTHERS, SITE INSTALLED AND SUBJECT TO LOCAL JURISDICTION APPROVAL.
7. ALL CIRCUITS CROSSING OVER MODULE MATING LINE(S) SHALL BE SITE CONNECTED WITH APPROVED ACCESSIBLE JUNCTION BOXES OR CABLE CONNECTORS.
8. REFERENCE STATE APPROVED PACKAGE FOR ELECTRICAL RISER DIAGRAM.
9. FIRE ALARM PULL STATION OPERABLE DEVICE SHALL BE LOCATED 42 TO 48 INCHES ABOVE THE FLOOR. FIRE ALARM HORN/STROBE DEVICE SHALL BE CEILING OR WALL MOUNTED. IF WALL MOUNTED THE BOTTOM OF THE LENS IS TO BE 84" ABOVE THE FLOOR APPLICABLE.
10. EXTERIOR LIGHTS NOT INTENDED FOR 24 HOUR USE AND SHALL BE CONNECTED TO A PHOTOCELL OR TIMER.
11. ALL RECEPTACLES INSTALLED IN WET LOCATIONS (EXTERIOR) SHALL BE IN WEATHER PROOF (W.P.) ENCLOSURES. THE INTEGRITY OF WHICH IS NOT AFFECTED WHEN AN ATTACHMENT PLUG CAP IS INSERTED OR REMOVED.
12. 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 BUILDINGS OWNER AND SUBJECT TO LOCAL JURISDICTION APPROVAL.

## ACCESSIBILITY NOTES

1. 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.
2. ACCESSIBLE DRINKING FOUNTAINS SHALL HAVE A SPOUT HEIGHT NO HIGHER THAN 36 INCHES ABOVE THE FLOOR AND EDGE OF BASIN NO HIGHER THAN 34 INCHES ABOVE THE FLOOR FOR INDIVIDUALS IN WHEELCHAIRS. ADDITIONALLY, DRINKING WATER PROVISIONS SHALL BE MADE FOR INDIVIDUALS WHO HAVE DIFFICULTY IN BENDING.
3. WHERE STORAGE FACILITIES SUCH AS CABINETS, SHELVES, CLOSETS, AND DRAWERS ARE PROVIDED AT LEAST 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 9 INCHES MINIMUM AND 54 INCHES MAXIMUM, OF THE FLOOR FOR SIDE REACH; CLOTHES RODS SHALL BE A MINIMUM OF 54 INCHES ABOVE THE FLOOR (48 INCHES MAXIMUM WHEN DISTANCE FROM WHEELCHAIR TO ROD EXCEEDS 10 INCHES).
4. CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE NO HIGHER THAN 45 INCHES ABOVE THE FLOOR FOR FRONT APPROACH OR 54 INCHES ABOVE THE FLOOR FOR SIDE APPROACH. RECEPTACLES ON WALLS SHALL BE MOUNTED NO LESS THAN 15 INCHES ABOVE THE FLOOR, EXCEPT ON 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.
5. 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.
6. 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.
7. 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.
8. FLOOR SURFACES SHALL BE STABLE, FIRM, AND SLIP-RESISTANT. CHANGES IN LEVEL BETWEEN 0.25 INCHES AND 0.5 INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2. CHANGES IN LEVEL GREATER THAN 0.5 INCH REQUIRE RAMP. CARPET TILE THICKNESS SHALL BE 0.5 INCH MAX. GRATINGS IN FLOOR SHALL HAVE SPACES NO GREATER THAN 0.5 INCH WIDE IN ONE DIRECTION. DOORWAY THRESHOLDS SHALL NOT EXCEED 0.5 INCH IN HEIGHT.
9. ACCESSIBLE WATER CLOSETS SHALL BE 17 INCHES FROM THE FLOOR TO THE TOP OF THE SEAT. GRAB BARS SHALL BE 36 INCHES LONG MINIMUM WHEN LOCATED BEHIND THE WATER CLOSET AND 42 INCHES MINIMUM WHEN LOCATED ALONG THE SIDE OF THE WATER CLOSET, AND SHALL BE MOUNTED 33" MIN. & 36" MAX. FROM FLOOR TO THE TOP OF THE RAIL.
10. ACCESSIBLE URINALS SHALL BE STALL-TYPE OR WALL HUNG WITH ELONGATED RIMS AT A MAXIMUM OF 17 INCHES ABOVE THE FLOOR.
11. 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.
12. ACCESSIBLE SINKS SHALL BE MOUNTED WITH RIM NO HIGHER THAN 34 INCHES ABOVE THE FLOOR AND A CLEARANCE OF AT LEAST 27 INCHES HIGH, 30 INCHES WIDE, AND 19 INCHES DEEP UNDERNEATH THE SINK. THE SINK DEPTH SHALL BE 6.5 INCHES MAXIMUM.
13. HOT WATER AND DRAIN PIPES UNDER ACCESSIBLE LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT CONTACT. INSULATION OR PROTECTION MATERIAL MAY BE SITE INSTALLED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER ACCESSIBLE LAVATORIES AND SINKS.
14. ACCESSIBLE LAVATORIES AND SINKS SHALL HAVE ACCESSIBLE FAUCETS (i.e. LEVER- OPERATED, PUSH-TYPE, ELECTRONICALLY CONTROLLED).
15. WHERE MIRRORS ARE TO BE PROVIDED ABOVE A LAVATORY OR COUNTERTOP, IT SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE NO HIGHER THAN 40 INCHES ABOVE FINISHED FLOOR.
16. WHERE MEDICINE CABINETS ARE PROVIDED, AT LEAST ONE SHALL BE LOCATED WITH A USABLE SHELF NO HIGHER THAN 44 INCHES ABOVE THE FLOOR.
17. GRAB BARS REQUIRED FOR ACCESSIBILITY SHALL BE 1.25 INCHES TO 2 INCHES IN DIAMETER WITH 1.5 INCHES CLEAR SPACE BETWEEN THE BAR AND THE WALL.
18. TOILET STALL DOORS SHALL BE THE SELF-CLOSING TYPE.
19. A TOWEL DISPENSER SHALL BE LOCATED ADJACENT TO ALL ACCESSIBLE LAVATORIES.
20. WATER CLOSET FLUSH CONTROL SHALL BE MOUNTED ON THE WIDE SIDE OF THE CLOSET.

## SITE INSTALLED NOTES

NOTE: THAT THIS LIST DOES NOT NECESSARILY LIMITS THE ITEMS OF WORK AND MATERIALS THAT MAY BE REQUIRED FOR A COMPLETE INSTALLATION. ALL SITE RELATED ITEMS ARE RELATED ITEMS ARE SUBJECT TO LOCAL JURISDICTION AND APPROVAL.

1. THE COMPLETE FOUNDATION SUPPORT AND THE DOWN SYSTEM.
2. RAMPS, STAIRS AND GENERAL ACCESS TO THE BUILDING.
3. PORTABLE FIRE EXTINGUISHER(S).
4. DRINKING FOUNTAIN, BUILDING DRAINS, CLEAN-OUTS, AND HOOK-UP TO PLUMBING SYSTEM.
5. ELECTRICAL SERVICE HOOK-UP (INCLUDING FEEDERS) TO THE BUILDING.
6. THE MAIN ELECTRICAL PANEL AND SUB-FEEDERS (MULTI-UNITS ONLY).
7. CONNECTION OF ELECTRICAL CIRCUITS CROSSING OVER MODULE MATING LINE(S) - (MULTI-UNITS ONLY).
8. STRUCTURAL AND AESTHETIC INTERCONNECTS BETWEEN.
9. WINDOW AND DOOR HIGH WIND STORM COVERINGS PER CODE.
10. GUTTERS AND DOWNSPOUTS (IF APPLICABLE).
11. SINK AND CABINETS.
12. FIRE ALARM SYSTEM, WIRING, ETC (IF APPLICABLE).
13. THERMAL EXPANSION DEVICE (IF REQUIRED).

## " NOTICE "

PLEASE REVIEW PLANS COMPLETELY, ANY COMPONENTS CROSSING MATE. LINES WILL BE SITE INSTALLED BY SET UP CREW.

## STRUCTURAL LOAD LIMITATIONS

DESIGN CODES  
FLORIDA BUILDING CODE, 8th ED. (2023) W/ FBC 2023 SUPPLEMENT #1  
ASCE 7-22 CODE

### BUILDING DEAD LOADS

A. ROOF = 10 PSF  
B. FLOOR = 10 PSF

### BUILDING LIVE LOADS

A. ROOF = 30 PSF CONCENTRATED LOAD: 2000 LB.  
B. FLOOR = 40 PSF COVER 30 INCH X 30 INCH AREA LOCATED ANYWHERE ON FLOOR.

ROOF GROUND SNOW LOAD: N/A

### WIND LOAD CRITERIA

1. 144 Vasd/186 Vuvt (HVHZ) WIND SPEED (MPH)
2. III RISK CATEGORY
3. II BUILDING CATEGORY
4. ENCLOSED ENCLOSURE CLASSIFICATION
5. GCpl = 0.18 INTERNAL PRESSURE COEFFICIENT
5. C EXPOSURE FACTOR
6. 0.85 WIND DIRECTIONALITY FACTOR (Kd)
7. 0.85 GUST RESPONSE FACTOR (Gh)

### 8. COMPONENT & CLADDING LOAD (ROOF)

Pr = (ZONE 1 = -61.49, ZONE 2 = -81.47, ZONE 3 = -102.20)  
(WALL)  
PW = (ZONE 4 = -41.79, ZONE 5 = -48.97)

9. THIS BUILDING IS NOT DESIGNED FOR PLACEMENT ON THE UPPER HALF OF A HILL OR ESCARPMENT EXCEEDING 16 FEET IN HEIGHT.

SEISMIC LOAD: N/A

### FLOOD LOAD:

THIS BUILDING IS NOT DESIGNED TO BE SUBMERGED OR SUBJECT TO WAVE ACTION WHEN LOCATED IN A FLOOD PRONE OR ZONE AREA. FINISH FLOOR ELEVATION MUST BE LOCATED ABOVE THE BUILDING SITE FLOOD PLANE LEVEL.

## STATE CODES:

### FLORIDA

FLORIDA BUILDING CODE, 8th ED. (2023) W/ FBC 2023 SUPPLEMENT #1  
FLORIDA MECHANICAL CODE, 8th EDITION (2023)  
FLORIDA PLUMBING CODE, 8th EDITION (2023)  
FLORIDA FUEL GAS CODE, 8th EDITION (2023)  
2023 NATIONAL ELECTRIC CODE (NFPA-70)  
FLORIDA ACCESSIBILITY CODE, 8th EDITION (2023)  
FLORIDA FIRE PREVENTION CODE, 8th EDITION (2023)

OCCUPANCY TYPE: PUBLIC EDUCATION (GROUP E)  
CONSTRUCTION TYPE: II-B

## DRAWING INDEX

C1	COVER SHEET
A1	FLOOR PLAN - NO RESTROOM
A1.1	FLOOR PLAN - ADA RESTROOM
A1.2	FLOOR PLAN - ADA RESTROOM WITH STALL
A1.3	FLOOR PLAN - MENS ADA RESTROOM WITH STALL
A1.4	FLOOR PLAN - WOMENS ADA RESTROOM WITH STALL
A1.5	DETAILS & NOTES
A2	ELEVATION PLAN
S1	STRUCTURAL DETAILS
S2	STRUCTURAL DETAILS
S3	STRUCTURAL DETAILS
S4	STRUCTURAL DETAILS
S5	STRUCTURAL DETAILS
S6	STRUCTURAL DETAILS

CLEMONS, RUTHERFORD & ASSOCIATES, INC.  
2027 Thomasville Road, Tallahassee, Florida 32308  
p: 850-385-6151 | f: 850-386-8420 | www.craarchitect.com

## DBPR PLAN REVIEW

AGENCY PLAN #	23055.21
CODE VERSION:	FBC 2023 8th Edition, W/S Supplement 1, SREF
CONSTRUCTION TYPE:	II-B OCCUPANCY: E AREA: 864
MANUFACTURER:	Mobile Modular Management, MFT-792
FIRE PROTECTION: (Owner provided where required)	EHPA: 100
# OF STORIES: 1	# MODULES: EXT. WALL RATING: 1
WIND VELOCITY: 186 Vuvt Exposure "C"	HVHZ: Yes
FLOOR LOAD: MAX ( 1000 ) LIVE ( 40 ) DEAD ( 10 )	
ROOF LOAD: MAX ( ) LIVE ( 30 ) DEAD ( 10 )	
"R" FLOOR, WALL, ROOF: 13.0, 24.0, 24.0	
"F" FLOOD ZONE: Installation must comply with FBC 413.27.1	
APPROVED DATE: June 11, 2024	REVIEWER: Billy Tyson, SMP-46

This approval IN NO way alleviates the builder from complying with all Applicable Current Codes, which may not be identified in this Review.

**FIRE PLAN REVIEW**  
Pursuant to FAC 69A-60.006(4)(c)  
a plan review of 23055.21  
found items that are indicated to be installed for compliance with the Florida Fire Prevention Code  
in the Factory [ ] yes [x] no  
on site by others [x] yes [ ] no  
An inspection pursuant to SS 433.081(1) is required.  
Reviewer: Walt Spana, Lic. # 62373  
Date: 06/11/2024

CLEMONS, RUTHERFORD & ASSOC.

DBPR PLAN REVIEW  
# 23055.21 June 11, 2024

REVISION DATE:

DATE: 06-04-2024

DRAWN: L.L.R.

JOB: MPD-1624

SHEET NO.

C1

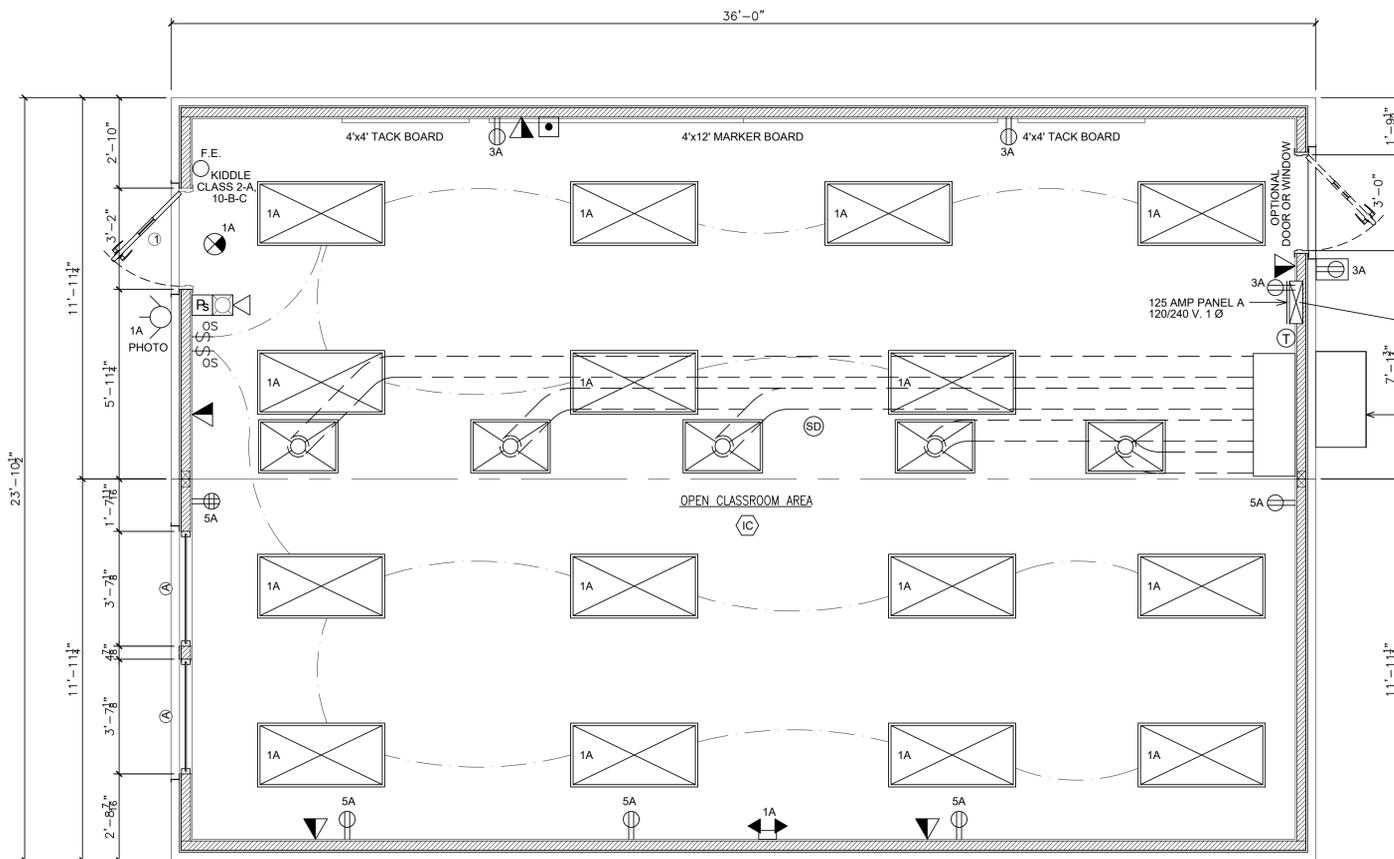
MOBILE MODULAR  
1100 FL-559  
AUBURNDALE, FL 33823  
OFFICE: (863) 266-0960  
www.mobilemodular.com



MODULAR STRUCTURE FOR:  
**MOBILE MODULAR**  
(ECO II - 24' x 36')

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JULIO ORBEGOSO, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURES MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

CONSULTING ENGINEER  
JULIO ORBEGOSO, P.E.  
FLORIDA P.E. LICENSE #38769  
202 DORIS DRIVE  
LAKELAND, FL 33813



**FLOOR PLAN**  
SCALE: 3/8" = 1'-0"

**NOTE:**  
THE EXTERIOR WALLS OF THIS UNIT HAVE BEEN CONSTRUCTED TO PROVIDE A 1 HOUR FIRE RATING. THE SIDING PANELS HAVE BEEN TESTED IN ACCORDANCE WITH NFPA 285 AND HAVE BEEN APPROVED UNDER SPEC ID # 43137.

ELECTRICAL PANEL MUST BE LOCKABLE AND CONTAIN 20% SPARE CIRCUIT CAPACITY.  
NOTE: ELECTRICAL PANEL IS IN COMPLIANCE WITH SREF DESIGN GUIDELINES.  
3.5 TON HVAC W/10 KW HEAT STRIP 1,000 CFM @ 5 IWC ESP 240V, 10 HVAC UNIT PROVIDED WITH FRESH AIR INTAKE, ACTIVE DEHUMIDIFIER, ENERGY RECOVERY, OUTSIDE AIR REPLACEMENT, CRT#2.4A (BARD MODEL #W42AYDA10RX4XXX)

**ELECTRICAL LEGEND (NOT TO SCALE)**

⊖	DUPLEX RECEPTACLE @ 16" A.F.F.	⊖	CEILING MOUNT EXHAUST FAN
⊖	G.F.I. DUPLEX RECEPTACLE	⊖	EXHAUST FAN / LIGHT COMBO
⊖	QUAD RECEPT @ 16" A.F.F.	⊖	EMERGENCY LIGHTING
⊖	220 VOLT RECEPTACLE	⊖	EXIT SIGNAGE - DIRECTIONAL
⊖	G.F.I. DUPLEX RECEPTACLE (WP - W/ WEATHERPROOF COVER)	⊖	WATER PROOF PORCH LIGHT 60W. MAXIMUM WITH PHOTO CELL
⊖	PHONE JACK @ 16" A.F.F.	⊖	EMERGENCY LIGHT/ EXIT COMBO
⊖	PHONE JACK @ 42" A.F.F.	⊖	INCANDESCENT LIGHT 15/25W MAX
⊖	DATA OUTLET @ 16" A.F.F.	⊖	FLUORESCENT FIXTURE
⊖	20"x30" SUPPLY AIR REGISTER	⊖	ELECTRICAL JUNCTION BOX
⊖	24"x24" RETURN AIR	⊖	WALL MOUNTED THERMOSTAT
⊖	WALL MOUNTED SWITCH	⊖	FIRE ALARM STROBE W/ LENS 84" A.F.F.
⊖	OCCUPANCY SENSOR	⊖	F/A HORN STROBE W/ LENS 84" A.F.F.
⊖	EEMAX WATER HEATER	⊖	F/A PULL STATION @ 42" A.F.F.
⊖	SMOKE DETECTOR	⊖	CARBON MONOXIDE DETECTOR
⊖	HEAT DETECTOR	⊖	F/A STROBE CEILING MOUNT
⊖	INTERCOM SPEAKER	⊖	INTERCOM PUSH BUTTON

NOTE: FIRE ALARM STROBE MOUNTING HEIGHT IS TO THE BOTTOM OF THE LENS.  
NOTE: FIRE ALARM STROBE MAY BE CEILING MOUNTED TO ACHIEVE VISIBILITY REQUIREMENTS AND TO MEET MINIMUM MOUNTING HEIGHTS.

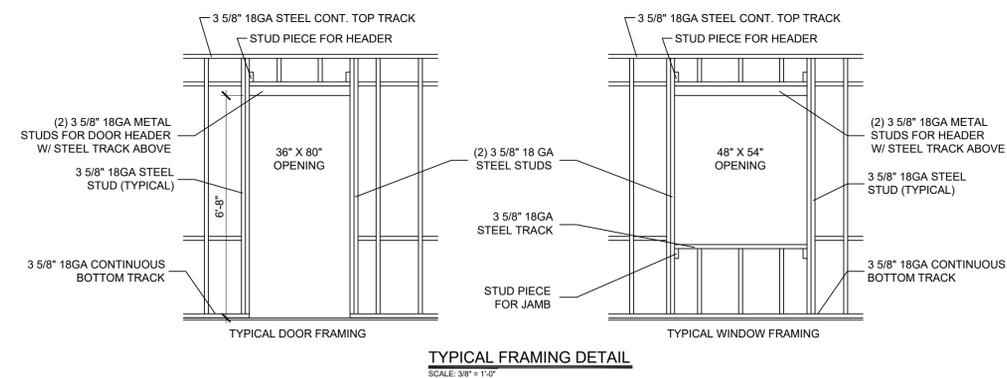
**ELECTRICAL PANEL 'A' SIZING**

DESCRIPTION		
.0035 KW X .884 SF X 1.25		3.78
1 HVAC @ 10.9 KW		10.9
9 RECEPTS @ 180 VA / 1000		1.62
<b>TOTAL</b>	<b>16.30 KW</b>	
/ 240 X 1000 =	<b>67.92 AMPS</b>	
INSTALL 125 AMP PANEL 120 / 240 V 10		

**ELECTRICAL SCHEDULE**

CIRCUIT	NOMENCLATURE	BREAKER (AMPS)	WIRE SIZE CU. MM. W/G
2 & 4	HVAC	60A 2P	6-2
1	LIGHTING / FANS	20A 1P	12-2
3,5	RECEPTS	20A 1P	12-2

ALL PORTABLE APPLIANCES, INCLUDING W/H. TO HAVE HAVE DISCONNECT IF NOT WITHIN VIEW OF ELECTRIC PANEL.



**TYPICAL FRAMING DETAIL**  
SCALE: 3/8" = 1'-0"

**DOOR SCHEDULE**

#	SIZE	DESCRIPTION	QTY	HEADER	JACKS	KINGS	COMMENTS
①	36x80	ST/ST EXTERIOR W/ 10"x44" V.B.	2	DBL 2x4	1	1	FL #: 14237-R6 HARDWARE: PASSAGE LOCK SET, DEAD BOLT, CLOSER, & ADA THRESHOLD

**WINDOW SCHEDULE**

#	SIZE	DESCRIPTION	QTY	HEADER	JACKS	KINGS	COMMENTS
Ⓐ	41x60	VS / BRONZE / WHITE / CLEAR	2	DBL 2x4	1	1	FL#: 14911-R13 (HVHZ) HARDWARE: LOCK SET

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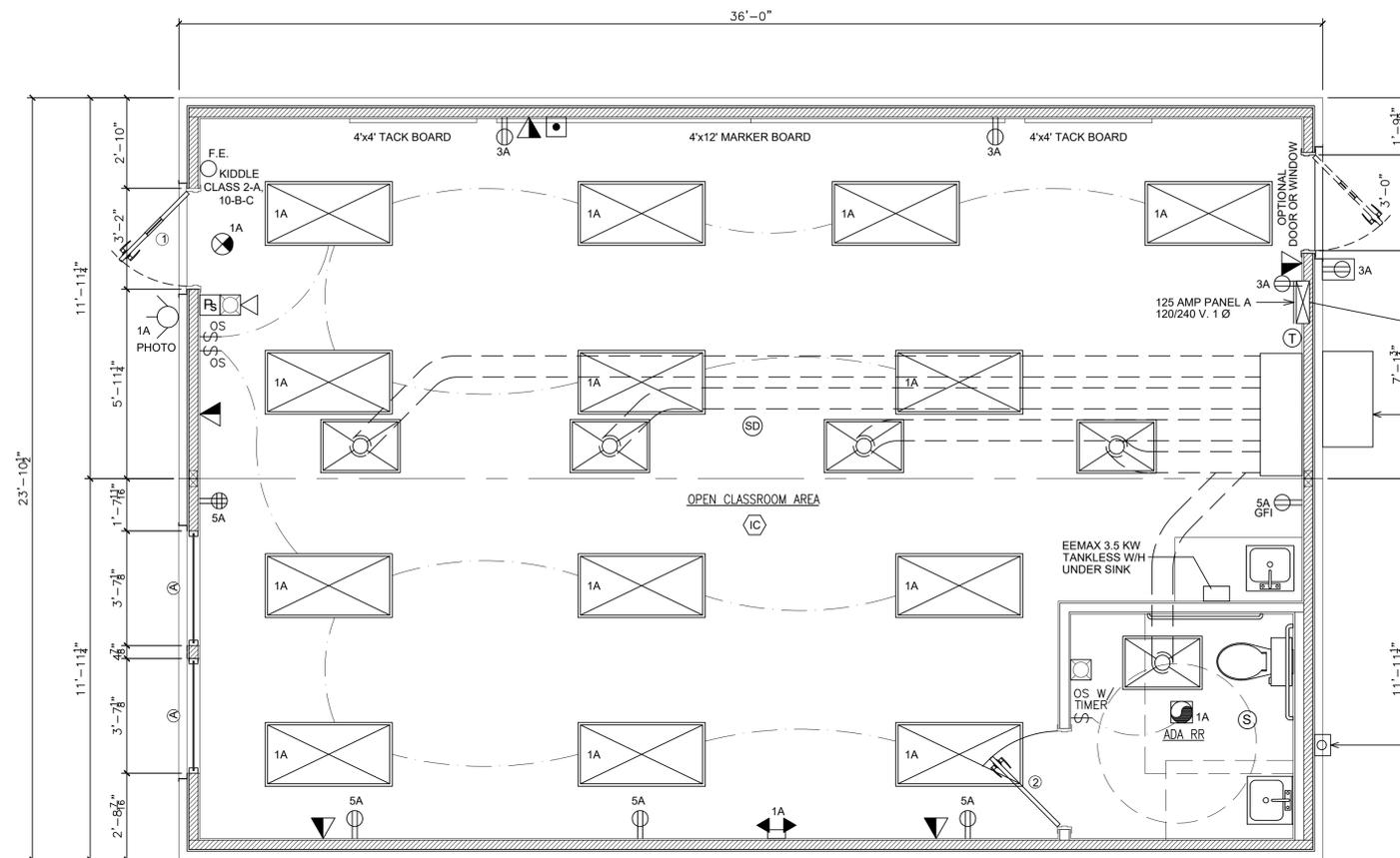
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FLORIDA P.E. LICENSE #38769  
202 DORIS DRIVE  
LAKELAND, FL 33813

REVISION DATE:	
DATE:	06-04-2024
DRAWN:	L.L.R.
JOB:	MPD-1624
SHEET NO.	<b>A1</b>

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MODULAR STRUCTURE FOR:  
**MOBILE MODULAR**  
(ECO II - 24' x 36')



**FLOOR PLAN**  
SCALE: 3/8" = 1'-0"

NOTE: THE EXTERIOR WALLS OF THIS UNIT HAVE BEEN CONSTRUCTED TO PROVIDE A 1 HOUR FIRE RATING. THE SIDING PANELS HAVE BEEN TESTED IN ACCORDANCE WITH NFPA 285 AND HAVE BEEN APPROVED UNDER SPEC ID # 43137.

**ELECTRICAL LEGEND** (NOT TO SCALE)

⊖	DUPLEX RECEPTACLE @ 16" A.F.F.	⊖	CEILING MOUNT EXHAUST FAN
⊖	G.F.I. DUPLEX RECEPTACLE	⊖	EXHAUST FAN / LIGHT COMBO
⊖	QUAD RECEPT @ 16" A.F.F.	⊖	EMERGENCY LIGHTING
⊖	220 VOLT RECEPTACLE	⊖	EXIT SIGNAGE - DIRECTIONAL
⊖	G.F.I. DUPLEX RECEPTACLE (WP - W/ WEATHERPROOF COVER)	⊖	WATER PROOF PORCH LIGHT 60W. MAXIMUM WITH PHOTO CELL
⊖	PHONE JACK @ 16" A.F.F.	⊖	EMERGENCY LIGHT/EXIT COMBO
⊖	PHONE JACK @ 42" A.F.F.	⊖	INCANDESCENT LIGHT 15/25W MAX
⊖	DATA OUTLET @ 16" A.F.F.	⊖	FLUORESCENT FIXTURE
⊖	20"x30" SUPPLY AIR REGISTER	⊖	ELECTRICAL JUNCTION BOX
⊖	24"x24" RETURN AIR	⊖	WALL MOUNTED THERMOSTAT
⊖	WALL MOUNTED SWITCH	⊖	FIRE ALARM STROBE W/ LENS 84" A.F.F.
⊖	OCCUPANCY SENSOR	⊖	F/A HORN STROBE W/ LENS 84" A.F.F.
⊖	EEMAX WATER HEATER	⊖	F/A PULL STATION @ 42" A.F.F.
⊖	SMOKE DETECTOR	⊖	CARBON MONOXIDE DETECTOR
⊖	HEAT DETECTOR	⊖	F/A STROBE CEILING MOUNT
⊖	INTERCOM SPEAKER	⊖	INTERCOM PUSH BUTTON

NOTE: FIRE ALARM STROBE MOUNTING HEIGHT IS TO THE BOTTOM OF THE LENS.  
NOTE: FIRE ALARM STROBE MAY BE CEILING MOUNTED TO ACHIEVE VISIBILITY REQUIREMENTS AND TO MEET MINIMUM MOUNTING HEIGHTS.

**ELECTRICAL PANEL 'A' SIZING**

DESCRIPTION	AMPS	VA
.0035 KW X .864 SF X 1.25	3.78	
1 HVAC @ 10.9 KW	10.9	
9 RECEPT @ 180 VA / 1000	1.62	
1 EEMAX WH @ 3.5 KW	3.50	
1 FANS @ 3 KW X 1.25	0.38	
<b>TOTAL</b>	<b>20.18</b>	
/ 240 X 1000 = .8408_AMPS		
INSTALL 125 AMP PANEL 120 / 240 V 1Ø		

**ELECTRICAL SCHEDULE**

CIRCUIT	NOMENCLATURE	BREAKER (AMPS)	WIRE SIZE CU. NM. W/G
2 & 4	HVAC	60A 2P	6-2
1	LIGHTING / FANS	20A 1P	12-2
3,5	RECEPTS	20A 1P	12-2
6	WATER HEATER	30A 1P	10-2

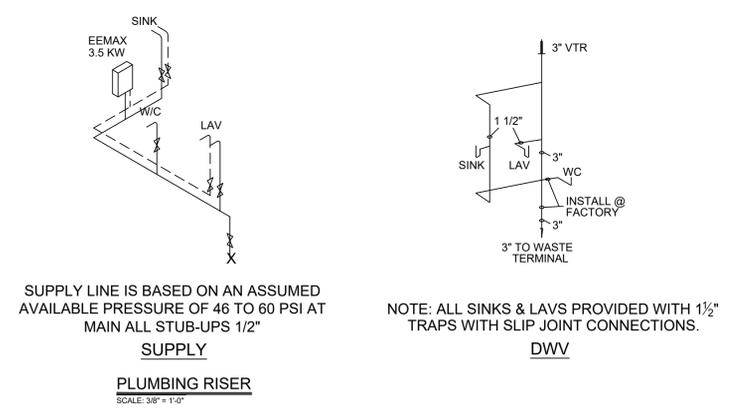
ALL PORTABLE APPLIANCES, INCLUDING W/H, TO HAVE DISCONNECT IF NOT WITHIN VIEW OF ELECTRIC PANEL.

**DOOR SCHEDULE**

#	SIZE	DESCRIPTION	QTY	HEADER	JACKS	KINGS	COMMENTS
①	36x80	ST/ST EXTERIOR W/ 10"x44" V.B.	2	DBL 2x4	1	1	FL #: 14237-R6 HARDWARE: PASSAGE LOCK SET, DEAD BOLT, CLOSER, & ADA THRESHOLD
②	36x80	H.C. W/ STEEL REDIFRAME	1	SGL 2x4	1	1	HARDWARE: PRIVACY LOCK

**WINDOW SCHEDULE**

#	SIZE	DESCRIPTION	QTY	HEADER	JACKS	KINGS	COMMENTS
Ⓐ	41x60	VS / BRONZE / WHITE / CLEAR	2	DBL 2x4	1	1	FL#: 14911-R13 (HVHZ) HARDWARE: LOCK SET



CLEMONS, RUTHERFORD & ASSOC.  
DBPR PLAN REVIEW  
# 23055.21 June 11, 2024

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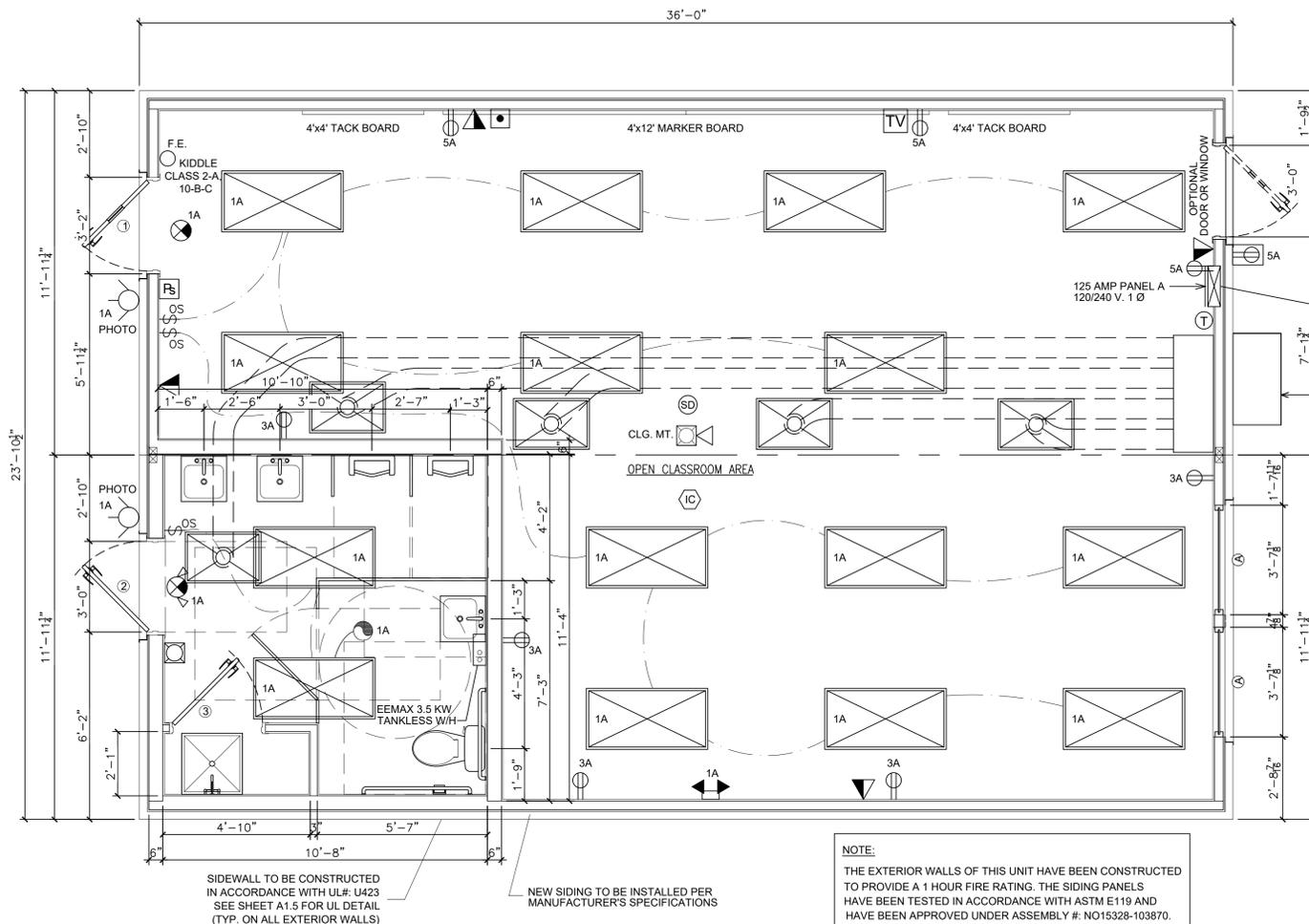
REVISION DATE:	DATE: 06-04-2024
	DRAWN: L.L.R.
	JOB: MPD-1624
	SHEET NO. <b>A1.1</b>

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MODULAR STRUCTURE FOR:  
**MOBILE MODULAR**  
(ECO II - 24' x 36')





**FLOOR PLAN (OPTIONAL MENS RESTROOM)**  
SCALE: 3/8" = 1'-0"

**ELECTRICAL LEGEND** (NOT TO SCALE)

⊖	DUPLEX RECEPTACLE @ 16" A.F.F.	⊖	CEILING MOUNT EXHAUST FAN
⊖	G.F.I. DUPLEX RECEPTACLE	⊖	EXHAUST FAN / LIGHT COMBO
⊖	QUAD RECEPT @ 16" A.F.F.	⊖	EMERGENCY LIGHTING
⊖	220 VOLT RECEPTACLE	⊖	EXIT SIGNAGE - DIRECTIONAL
⊖	G.F.I. DUPLEX RECEPTACLE (WP - W/ WEATHERPROOF COVER)	⊖	WATER PROOF PORCH LIGHT 60W. MAXIMUM WITH PHOTO CELL
⊖	PHONE JACK @ 16" A.F.F.	⊖	EMERGENCY LIGHT/ EXIT COMBO
⊖	PHONE JACK @ 42" A.F.F.	⊖	INCANDESCENT LIGHT 15/25W MAX
⊖	DATA OUTLET @ 16" A.F.F.	⊖	FLUORESCENT FIXTURE
⊖	20"x30" SUPPLY AIR REGISTER	⊖	ELECTRICAL JUNCTION BOX
⊖	24"x24" RETURN AIR	⊖	WALL MOUNTED THERMOSTAT
⊖	WALL MOUNTED SWITCH	⊖	FIRE ALARM STROBE W/ LENS 84" A.F.F.
⊖	OCCUPANCY SENSOR	⊖	F/A HORN STROBE W/ LENS 84" A.F.F.
⊖	EEMAX WATER HEATER	⊖	F/A PULL STATION @ 42" A.F.F.
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⊖	INTERCOM SPEAKER	⊖	INTERCOM PUSH BUTTON

NOTE: FIRE ALARM STROBE MOUNTING HEIGHT IS TO THE BOTTOM OF THE LENS.  
NOTE: FIRE ALARM STROBE MAY BE CEILING MOUNTED TO ACHIEVE VISIBILITY REQUIREMENTS AND TO MEET MINIMUM MOUNTING HEIGHTS.

**ELECTRICAL PANEL 'A' SIZING**

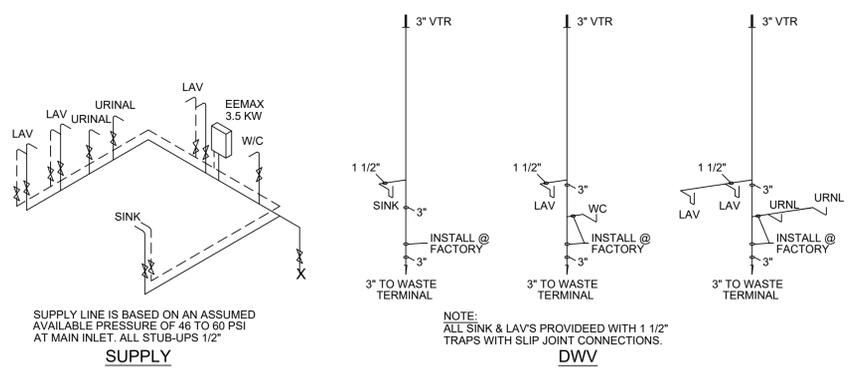
DESCRIPTION	AMPS	WIRE SIZE
.0035 KW X .864 SF X 1.25	3.78	
1 HVAC @ 10.9 KW	10.9	
9 RECEPTS @ 180 VA / 1000	1.62	
1 EEMAX W/H @ 3.5 KW	3.50	
1 FANS @ 3 KW X 1.25	0.38	
<b>TOTAL 20.18 KW</b>		
240 X 1000 = 84.08 AMPS		
INSTALL 125 AMP PANEL 120 / 240 V 1Ø		

**ELECTRICAL SCHEDULE**

CIRCUIT	NOMENCLATURE	BREAKER (AMPS)	WIRE SIZE CU. NM. W/G
2 & 4	HVAC	60A 2P	6-2
1	LIGHTING / FANS	20A 1P	12-2
3,5	RECEPTS	20A 1P	12-2
6	WATER HEATER	30A 1P	10-2

ALL PORTABLE APPLIANCES, INCLUDING W/H, TO HAVE DISCONNECT IF NOT WITHIN VIEW OF ELECTRIC PANEL.

NOTE: THE EXTERIOR WALLS OF THIS UNIT HAVE BEEN CONSTRUCTED TO PROVIDE A 1 HOUR FIRE RATING. THE SIDING PANELS HAVE BEEN TESTED IN ACCORDANCE WITH ASTM E119 AND HAVE BEEN APPROVED UNDER ASSEMBLY #: NO15328-103870.



**PLUMBING RISER**  
SCALE: 3/8" = 1'-0"

**DOOR SCHEDULE**

#	SIZE	DESCRIPTION	QTY	HEADER	JACKS	KINGS	COMMENTS
①	36x80	ST/ST EXTERIOR W/ 10"x44" V.B.	2	DBL 2x4	1	1	FL #: 14237-R6 / 1 OPT
HARDWARE: PASSAGE LOCK SET, DEAD BOLT, CLOSER, & ADA THRESHOLD							
②	36x80	ST/ST EXTERIOR RESTROOM	1	SGL 2x4	1	1	FL #: 14237-R6
HARDWARE: PASSAGE LOCK SET, DEAD BOLT, CLOSER, & ADA THRESHOLD							
③	36x80	H.C. W/ STEEL REDIFRAME	1	SGL 2x4	1	1	
HARDWARE: PASSAGE LOCK SET							

**WINDOW SCHEDULE**

#	SIZE	DESCRIPTION	QTY	HEADER	JACKS	KINGS	COMMENTS
Ⓐ	41x60	VS / BRONZE / WHITE / CLEAR	2	DBL 2x4	1	1	FL#: 14911-R13 (HVHZ)
HARDWARE: LOCK SET							

CLEMONS, RUTHERFORD & ASSOC.  
DBPR PLAN REVIEW  
# 2305521 June 11, 2024

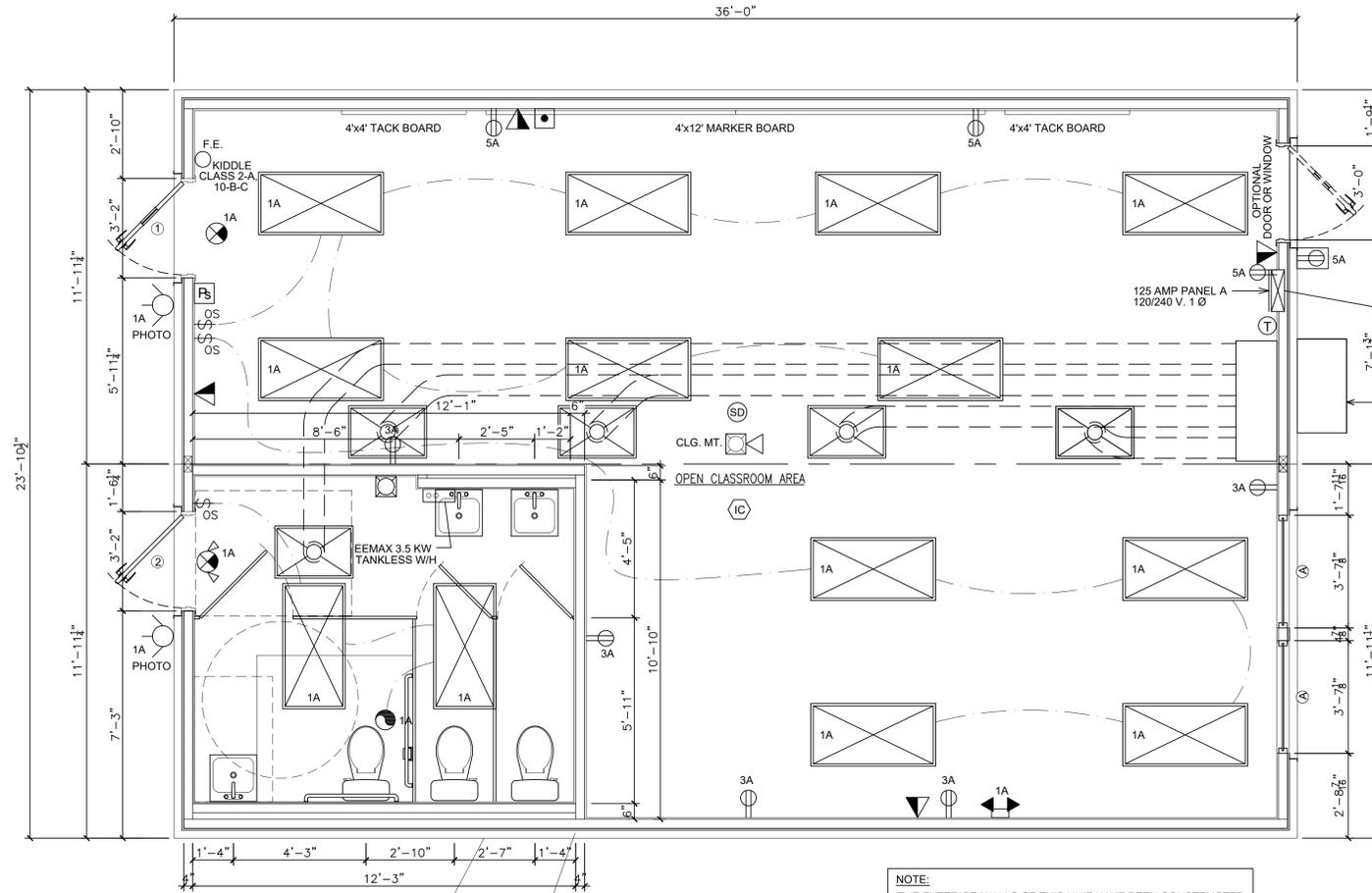
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202 DORIS DRIVE  
LAKELAND, FL 33813

REVISION DATE:	
DATE:	06-04-2024
DRAWN:	L.L.R.
JOB:	MPD-1624
SHEET NO.	<b>A1.3</b>

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**MODULAR STRUCTURE FOR:**  
**MOBILE MODULAR**  
(ECO II - 24' x 36')



ELECTRICAL PANEL MUST BE LOCKABLE AND CONTAIN 20% SPARE CIRCUIT CAPACITY.  
NOTE: ELECTRICAL PANEL IS IN COMPLIANCE WITH SREF DESIGN GUIDELINES.

3.5 TON HVAC W/10 KW HEAT STRIP 1,000 CFM @ .5 W/C ESP 240V, .10 HVAC UNIT PROVIDED WITH FRESH AIR INTAKE, ACTIVE DEHUMIDIFIER, ENERGY RECOVERY, OUTSIDE AIR REPLACEMENT, CRT#2.4A (BARD MODEL #W42AYDA10RX4XXX)

ELECTRICAL LEGEND (NOT TO SCALE)			
⊖	DUPLEX RECEPTACLE @ 16" A.F.F.	⊖	CEILING MOUNT EXHAUST FAN
⊖	G.F.I. DUPLEX RECEPTACLE	⊖	EXHAUST FAN / LIGHT COMBO
⊖	QUAD RECEPT @ 16" A.F.F.	⊖	EMERGENCY LIGHTING
⊖	220 VOLT RECEPTACLE	⊖	EXIT SIGNAGE - DIRECTIONAL
⊖	G.F.I. DUPLEX RECEPTACLE (WP - W/ WEATHERPROOF COVER)	⊖	WATER PROOF PORCH LIGHT 60W. MAXIMUM WITH PHOTO CELL
⊖	PHONE JACK @ 16" A.F.F.	⊖	EMERGENCY LIGHT/ EXIT COMBO
⊖	PHONE JACK @ 42" A.F.F.	⊖	INCANDESCENT LIGHT 15/25W MAX
⊖	DATA OUTLET @ 16" A.F.F.	⊖	FLUORESCENT FIXTURE
⊖	20"x30" SUPPLY AIR REGISTER	⊖	ELECTRICAL JUNCTION BOX
⊖	24"x24" RETURN AIR	⊖	WALL MOUNTED THERMOSTAT
⊖	WALL MOUNTED SWITCH	⊖	FIRE ALARM STROBE w/ LENS 84" A.F.F.
⊖	OCCUPANCY SENSOR	⊖	F/A HORN STROBE w/ LENS 84" A.F.F.
⊖	EEMAX WATER HEATER	⊖	F/A PULL STATION @ 42" A.F.F.
⊖	SMOKE DETECTOR	⊖	CARBON MONOXIDE DETECTOR
⊖	HEAT DETECTOR	⊖	F/A STROBE CEILING MOUNT
⊖	INTERCOM SPEAKER	⊖	INTERCOM PUSH BUTTON

NOTE: FIRE ALARM STROBE MOUNTING HEIGHT IS TO THE BOTTOM OF THE LENS.  
NOTE: FIRE ALARM STROBE MAY BE CEILING MOUNTED TO ACHIEVE VISIBILITY REQUIREMENTS AND TO MEET MINIMUM MOUNTING HEIGHTS.

ELECTRICAL PANEL 'A' SIZING		
DESCRIPTION	AMPS	WIRE SIZE
.0035 KW X .864_SF X 1.25	3.78	
1 HVAC @ 10.9 KW	10.9	
9 RECEPTS @ 180 VA / 1000	1.62	
1 EEMAX W/H @ 3.5 KW	3.50	
1 FANS @ 3 KW X 1.25	0.38	
<b>TOTAL</b>	<b>20.18 KW</b>	
/ 240 X 1000 = <b>84.08_AMPS</b>		
INSTALL <b>125 AMP PANEL 120 / 240 V 1Ø</b>		

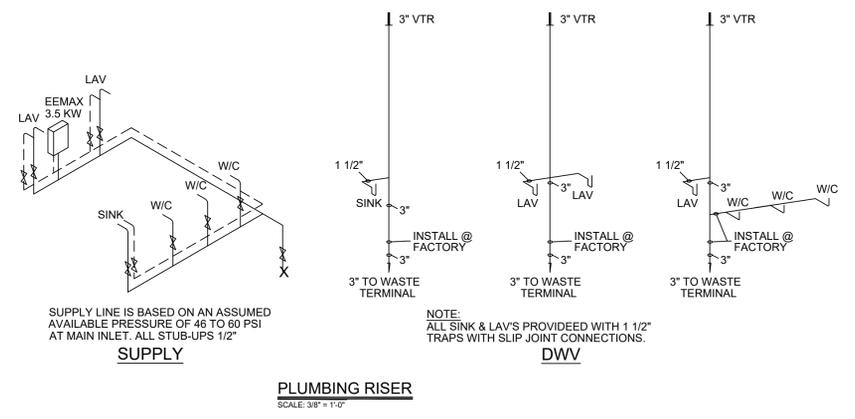
ELECTRICAL SCHEDULE			
CIRCUIT	NOMENCLATURE	BREAKER (AMPS)	WIRE SIZE CU. NM. W/G
2 & 4	HVAC	60A 2P	6-2
1	LIGHTING / FANS	20A 1P	12-2
3.5	RECEPTS	20A 1P	12-2
6	WATER HEATER	30A 1P	10-2

ALL PORTABLE APPLIANCES, INCLUDING W/H, TO HAVE DISCONNECT IF NOT WITHIN VIEW OF ELECTRIC PANEL.

SIDEWALL TO BE CONSTRUCTED IN ACCORDANCE WITH UL# 1423 SEE SHEET A1.5 FOR UL DETAIL (TYP. ON ALL EXTERIOR WALLS)  
NEW SIDING TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS

NOTE: THE EXTERIOR WALLS OF THIS UNIT HAVE BEEN CONSTRUCTED TO PROVIDE A 1 HOUR FIRE RATING. THE SIDING PANELS HAVE BEEN TESTED IN ACCORDANCE WITH ASTM E119 AND HAVE BEEN APPROVED UNDER ASSEMBLY #: N015328-103870.

**FLOOR PLAN (OPTIONAL WOMENS RESTROOM)**  
SCALE: 3/8" = 1'-0"



**PLUMBING RISER**  
SCALE: 3/8" = 1'-0"

DOOR SCHEDULE							
#	SIZE	DESCRIPTION	QTY	HEADER	JACKS	KINGS	COMMENTS
①	36x80	ST/ST EXTERIOR W/ 10"x44" V.B.	2	DBL 2x4	1	1	FL # 14237-R6 / 1 OPT
HARDWARE: PASSAGE LOCK SET, DEAD BOLT, CLOSER, & ADA THRESHOLD							
②	36x80	ST/ST EXTERIOR RESTROOM	1	SGL 2x4	1	1	FL # 14237-R6
HARDWARE: PASSAGE LOCK SET, DEAD BOLT, CLOSER, & ADA THRESHOLD							

WINDOW SCHEDULE							
#	SIZE	DESCRIPTION	QTY	HEADER	JACKS	KINGS	COMMENTS
A	41x60	VS / BRONZE / WHITE / CLEAR	2	DBL 2x4	1	1	FL#: 14911-R13 (HVHZ)
HARDWARE: LOCK SET							

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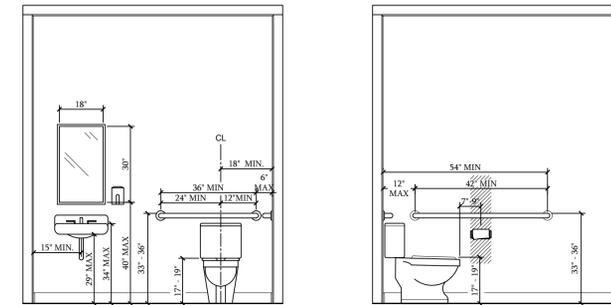
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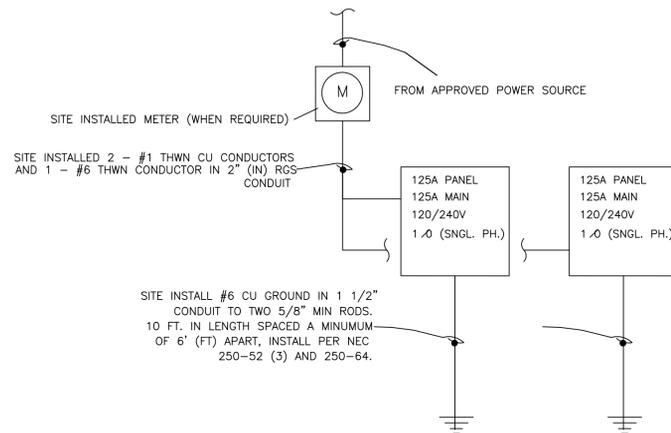
MODULAR STRUCTURE FOR:  
**MOBILE MODULAR**  
(ECO II - 24' x 36')

PRODUCT APPROVALS			
PRODUCT CATEGORY	SUB. CATEGORY	MANUFACTURER	STATE OF FLORIDA APPROVAL #:
DOORS	SWINGING EXTERIOR DOOR ASSEMBLY	FLEMING-BARON	FL#: 14237-R6
WINDOWS	SINGLE HUNG VERTICAL SLIDING	SILVER LINE BUILDING PRODUCTS CORP.	FL#: 14911.4 OR 14911.5
		CUSTOM WINDOWS SYSTEMS INC.	FL#: 4091.2
WALL OR ROOF	OPTION TYPE 1	KINGSPAN INSULATED PANELS, INC.	NOA #: 23-1024.07
WALL OR ROOF	OPTION TYPE 2	STRUCTALL BUILDING SYSTEMS, INC.	FL#: 15491-R6

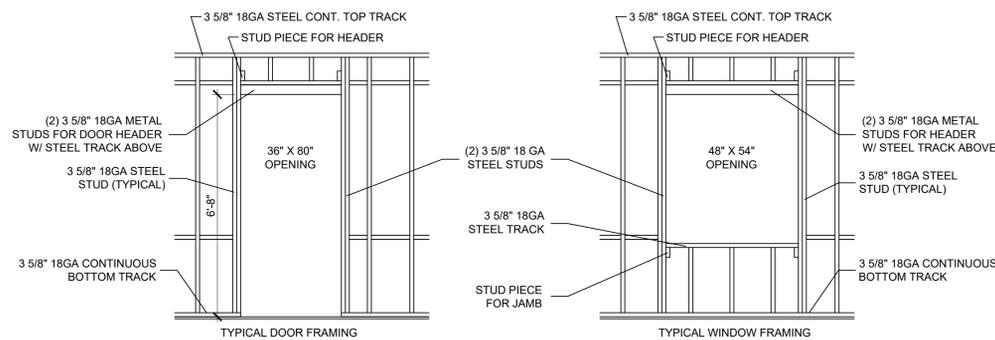


TYPICAL ADA RESTROOM DIMENSIONS	
LAVORITORY CLEARANCE WIDTH - 30"	WATER CLOSET CLEARANCE WIDTH - 60"
LAVORITORY CLEARANCE LENGTH - 48"	WATER CLOSET CLEARANCE DEPTH - 56"
LAVORITORY CENTERLINE FROM SIDE WALL - 18"	WATER CLOSET CENTERLINE FROM SIDE WALL - 18"
TOP OF LAVORITORY HEIGHT - 34" MAX	WATER CLOSET SEAT HEIGHT - 17"-19"
BOTTOM OF LAVORITORY HEIGHT - 29" MAX	GRAB BAR HEIGHTS - 33"-36" (TO TOP)
MIRROR HEIGHT - 40" MAX (TO BOTTOM OF REFLECTIVE SURFACE)	REAR GRAB BAR LENGTH - 36" MIN
DOOR CLEARANCE - 32" MIN. OPENING	REAR GRAB BAR TO CORNER - 12" MAX
DOOR HANDLE HEIGHT - 34"-48"	SIDE GRAB BAR LENGTH - 42" MIN.
DISPENSER HEIGHT - 15"-48"	SIDE GRAB BAR TO CORNER - 12" MAX
	DISPENSER TO WATER CLOSET - 7"-9"

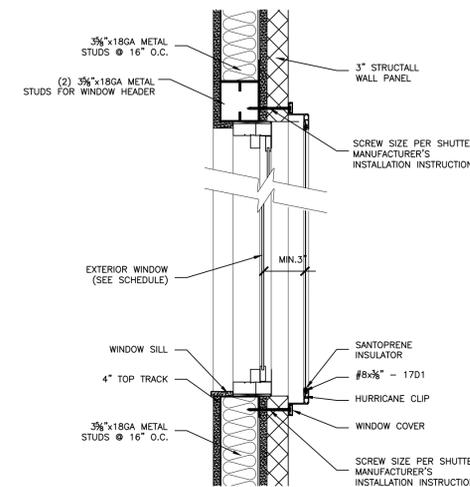
WATER CLOSETS SERVING CHILDREN AGES 3 THROUGH 12			
	AGES 3 & 4	AGES 5 THRU 8	AGES 9 THRU 12
W/C CENTERLINE	12 INCHES	12 TO 15 INCHES	15 TO 18 INCHES
TOILET SEAT HEIGHT	11 TO 12 INCHES	12 TO 15 INCHES	15 TO 17 INCHES
GRAB BAR HEIGHT	18 TO 20 INCHES	20 TO 25 INCHES	25 TO 27 INCHES
DISPENSER HEIGHT	14 INCHES	14 TO 17 INCHES	17 TO 19 INCHES



**ELECTRICAL RISER DIAGRAM**  
SCALE: NTS



**TYPICAL FRAMING DETAIL**  
SCALE: 3/8" = 1'-0"



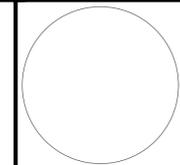
**IMPACT SHUTTER DETAIL**  
SCALE: 1/12" = 1'-0"

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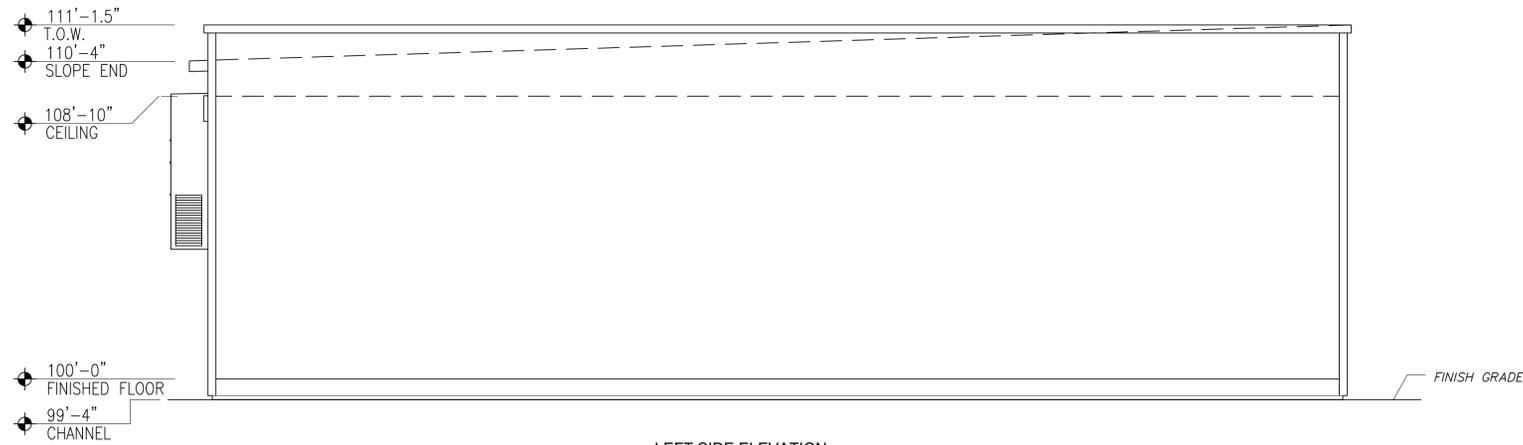
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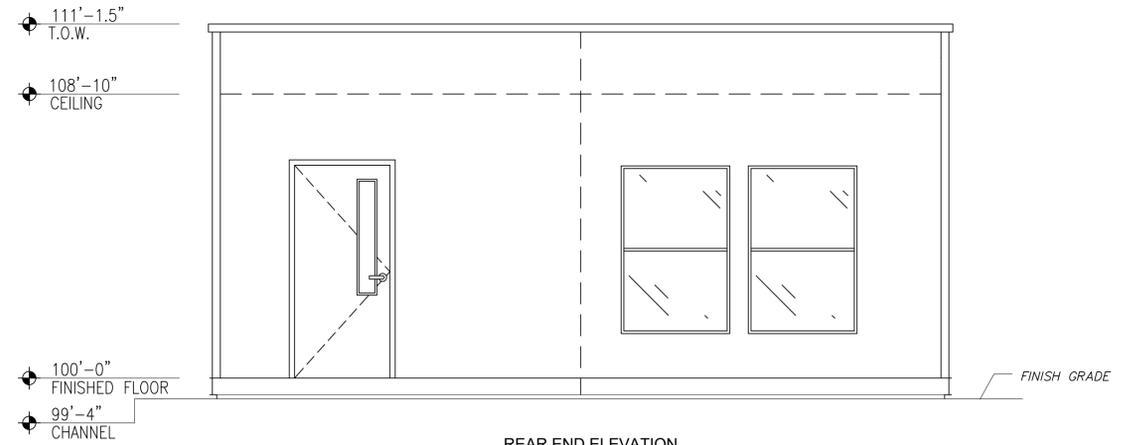
JOB: MPD-1624

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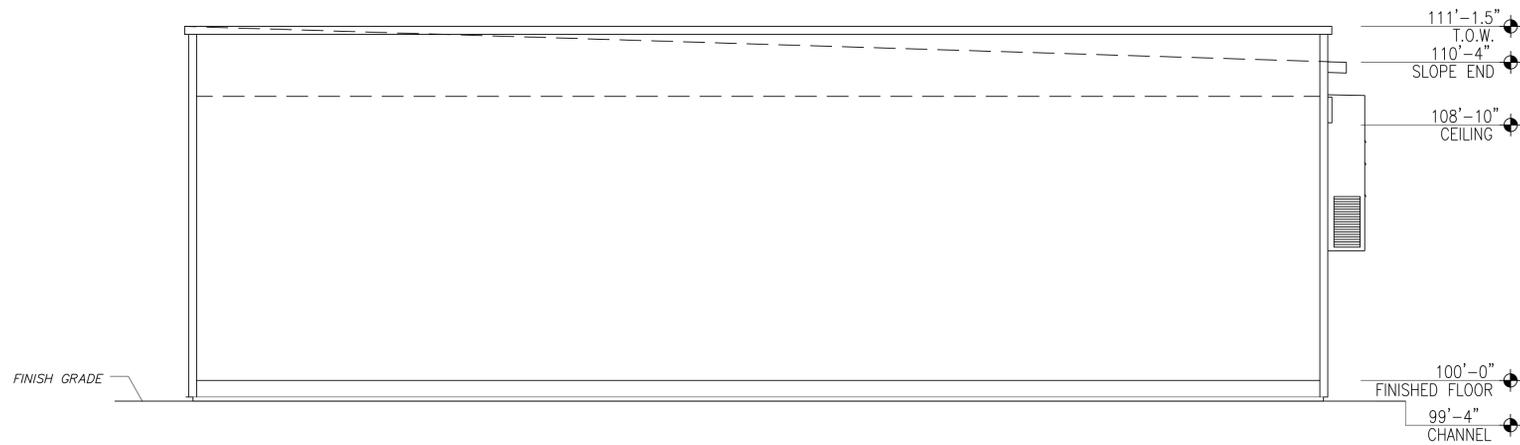
**A1.5**



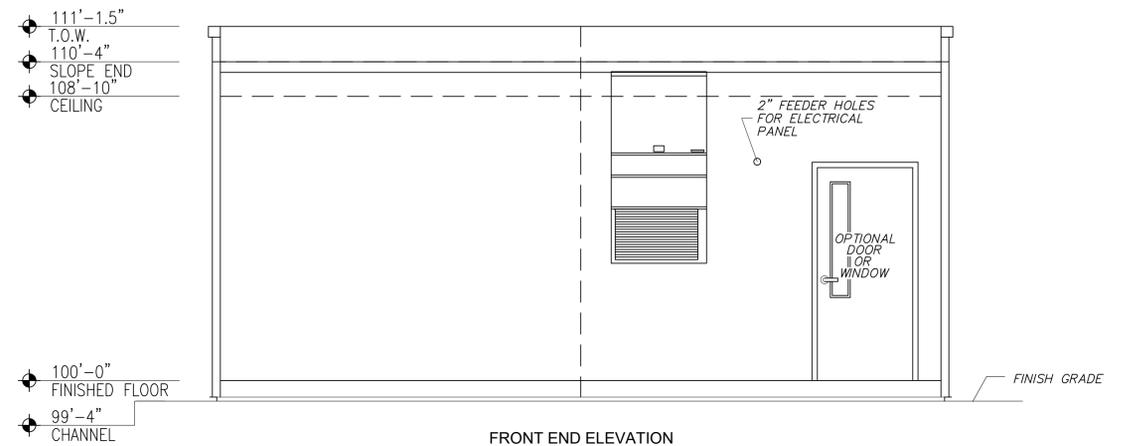
**LEFT SIDE ELEVATION**  
SCALE: 3/8" = 1'-0"



**REAR END ELEVATION**  
SCALE: 3/8" = 1'-0"



**RIGHT SIDE ELEVATION**  
SCALE: 3/8" = 1'-0"



**FRONT END ELEVATION**  
SCALE: 3/8" = 1'-0"

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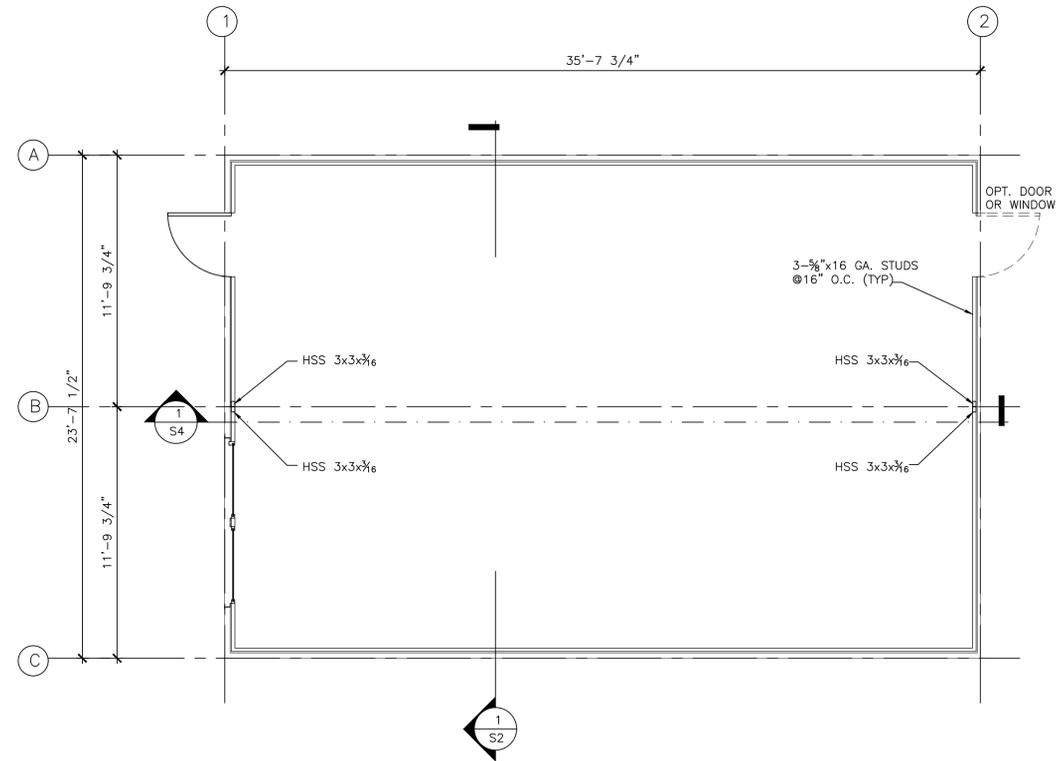
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MODULAR STRUCTURE FOR:  
**MOBILE MODULAR**  
(ECO II - 24' x 36')



**FIRST FLOOR FRAMING PLAN**  
SCALE: 1/4" = 1'-0"

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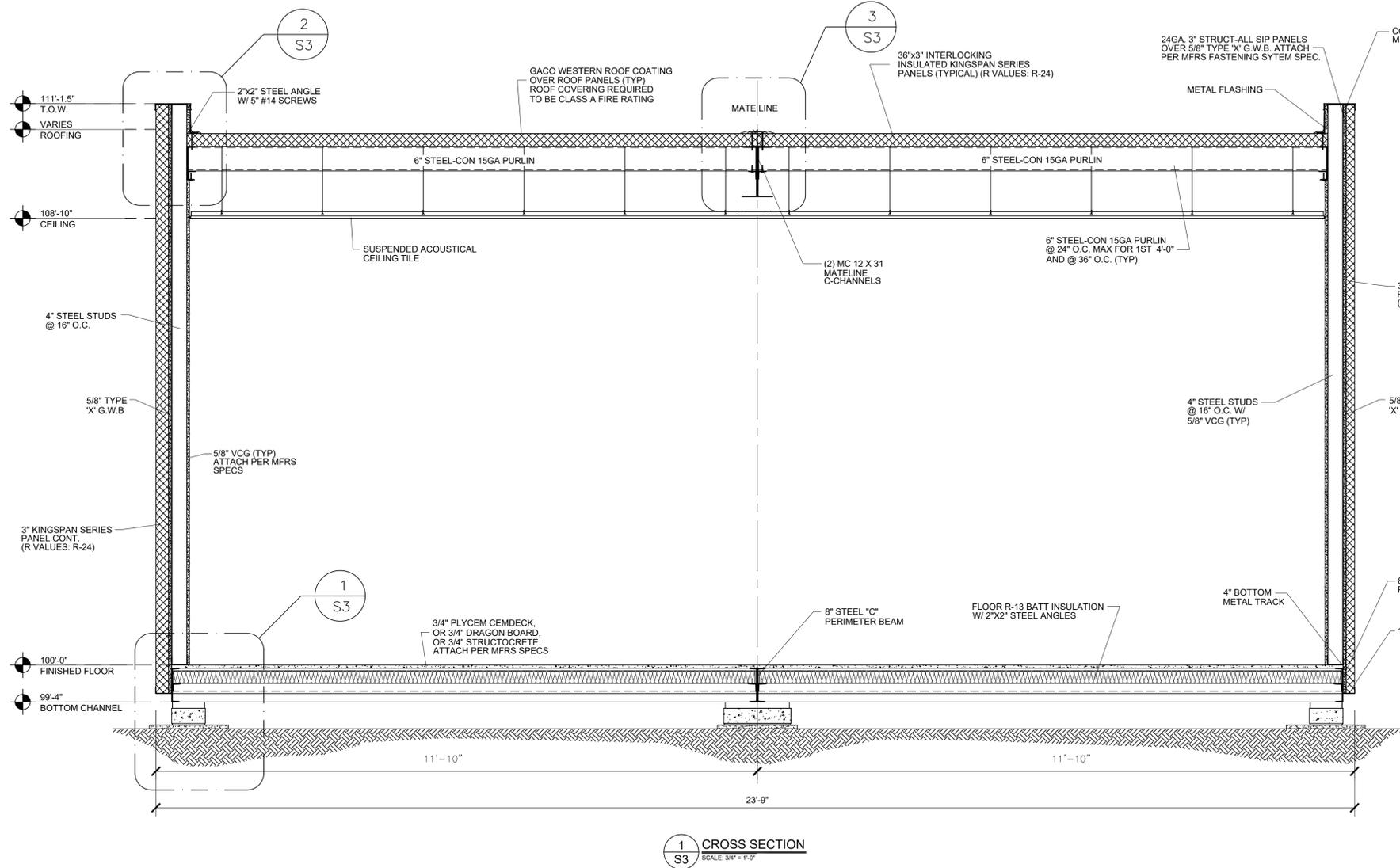
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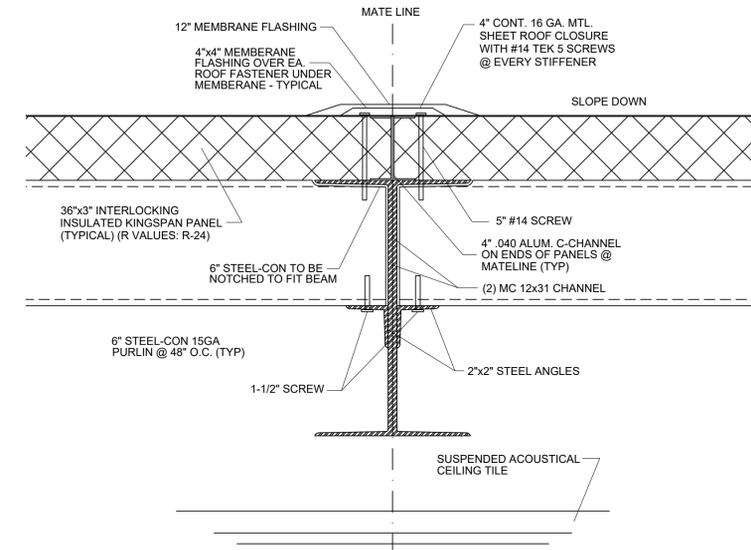
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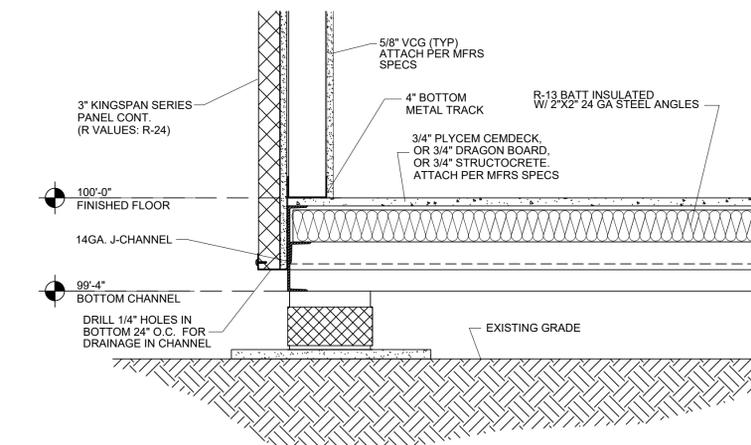
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**MOBILE MODULAR**  
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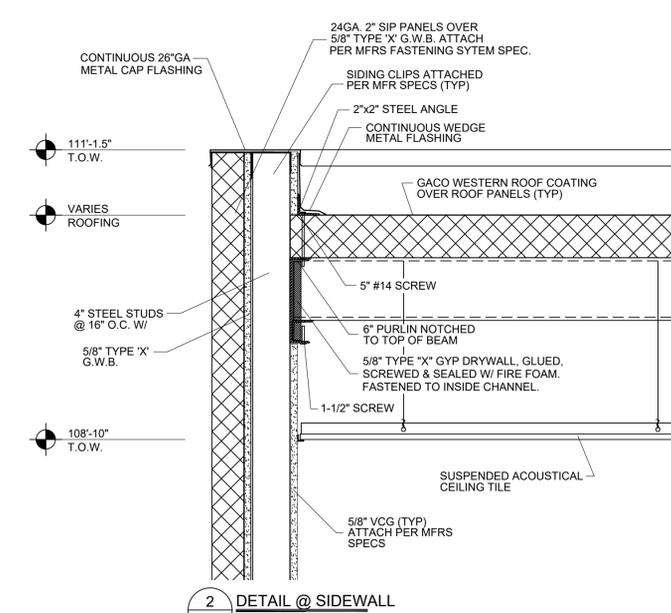
1 CROSS SECTION  
SCALE: 3/4" = 1'-0"



3 DETAIL @ MATELINE  
SCALE: N.T.S.



1 DETAIL @ SIDEWALL  
SCALE: N.T.S.



2 DETAIL @ SIDEWALL  
SCALE: N.T.S.

INTERIOR FINISH MATERIAL	
CEILING:	T-GRID INSTALLED PER MANUFACTURER'S SPECIFICATIONS
WALL:	5/8" VINYL COVERED GYPSUM WALLBOARD, INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
FLOOR:	VINYL FLOORING IN BATHROOM AND WET AREAS. FLOOR IN ALL OTHER AREAS TO BE CARPET OR VCT.

EXTERIOR FINISH MATERIAL	
ROOF:	3" KINGSPAN SERIES PANEL W. GACO ROOFING. ATTACH PER MANUFACTURER'S SPECIFICATIONS.
WALL:	3" KINGSPAN SERIES PANEL OVER METAL FRAMING. ATTACH PER MANUFACTURER'S SPECIFICATIONS.
NOTE:	ALL ROOF COVERINGS SHALL MEET CLASS 'A' OR BETTER REQ. ROOFING AND SIDING MATERIALS AND THERE FASTENINGS SHALL BE DESIGNED AND INSTALLED SO AS TO RESIST THE COMPONENT WIND LOAD SHOWN ON THE COVER SHEET.  WALL FINISH SHALL BE INSTALLED OVER APPROVED MOISTURE PROTECTION AND BRACING MATERIAL.  MOISTURE PROTECTION BEHIND WALL COVERING SHALL BE AS REQUIRED BY EXTERIOR WALL FINISH MANUFACTURER'S SPECIFICATIONS, BUT NOT LESS THAN ONE LAYER OF NO. 15 ASPHALT FELT, COMPLYING WITH ASTM D226 FOR TYPE 1 FELT ATTACHED IN SUCH A MANNER AS TO PROVIDE A CONTINUOUS WATER RESISTIVE BARRIER BEHIND THE EXTERIOR WALL FINISH.

GENERAL CROSS - SECTION NOTES:	
1.	UNLESS OTHERWISE SPECIFIED, ALL STEEL MUST COMPLY W/ ASTM A36, YIELD STRENGTH = 36 KSI.
2.	ALL LAG SCREWS MUST COMPLY WITH ANSI / ASME B18.2.1 Fyb = 60 K.S.I. MIN.
3.	TRUSS BOTTOM CHORDS MUST BE BRACED IN ACCORDANCE WITH SPECIALTY ENGINEERS DESIGN DRAWINGS.

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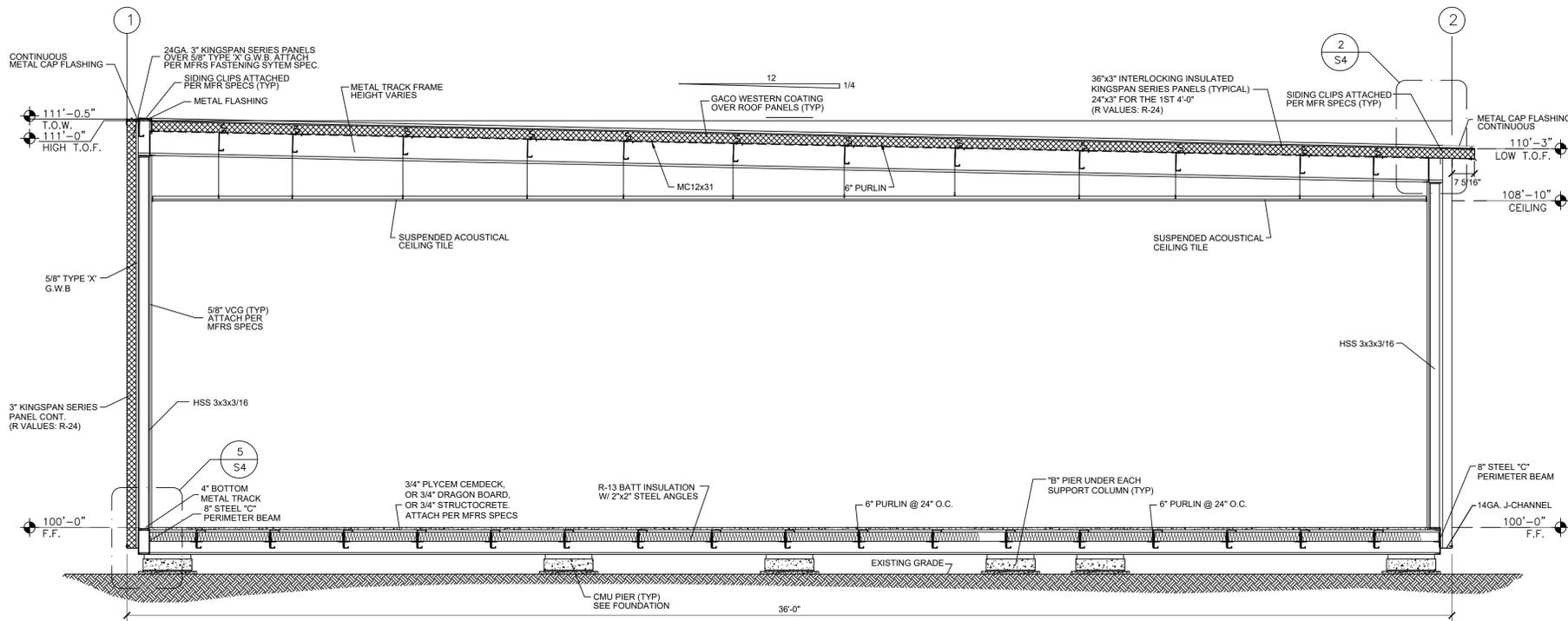
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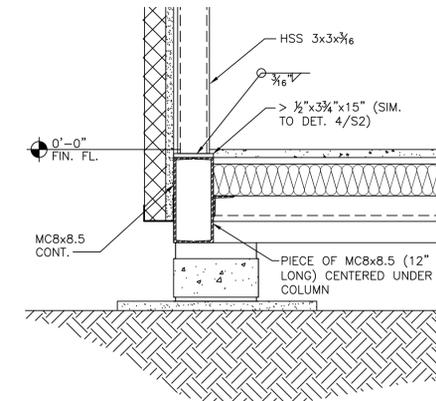
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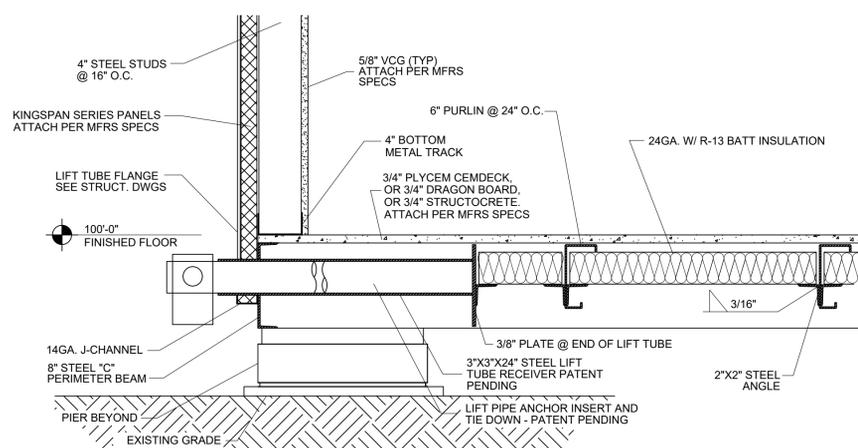
MODULAR STRUCTURE FOR:  
**MOBILE MODULAR**  
(ECO II - 24' x 36')



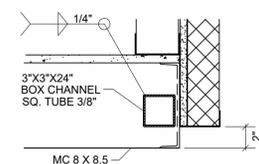
1  
S4  
SIDE CROSS SECTION  
SCALE: 1/2" = 1'-0"



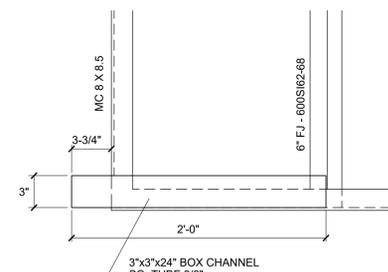
5  
S4  
SECTION @ LOWER FRONT WALL  
SCALE: 1-1/2" = 1'-0"



LIFT TUBE RECEIVER @ ENDWALL  
SCALE: 1-1/2" = 1'-0"



LIFT TUBE RECEIVER FRONT VIEW  
SCALE: 1-1/2" = 1'-0"



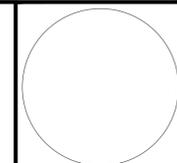
LIFT TUBE RECEIVER TOP VIEW  
SCALE: 1-1/2" = 1'-0"

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(ECO II - 24' x 36')

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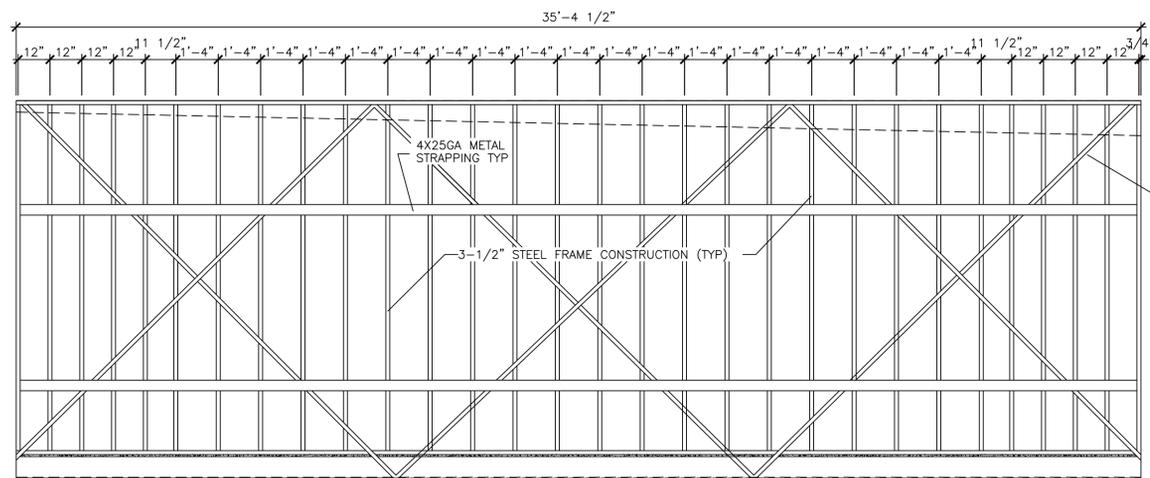
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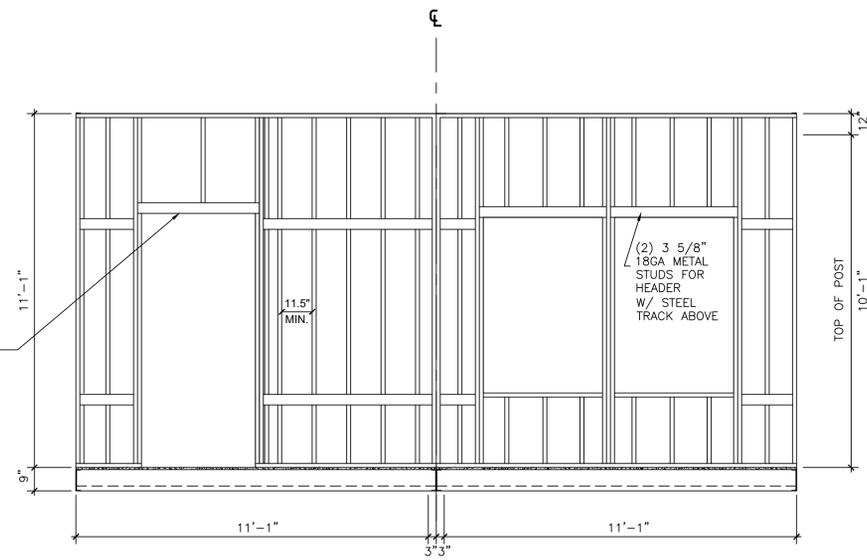
SHEET NO.

S3



**SIDEWALL FRAMING ELEVATION**  
SCALE: 3/8" = 1'-0"

(2) 3 1/2" 18GA METAL STUDS FOR DOOR HEADER W/ STEEL TRACK ABOVE



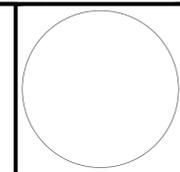
**FRONT WALL FRAMING ELEVATION**  
SCALE: 3/8" = 1'-0"

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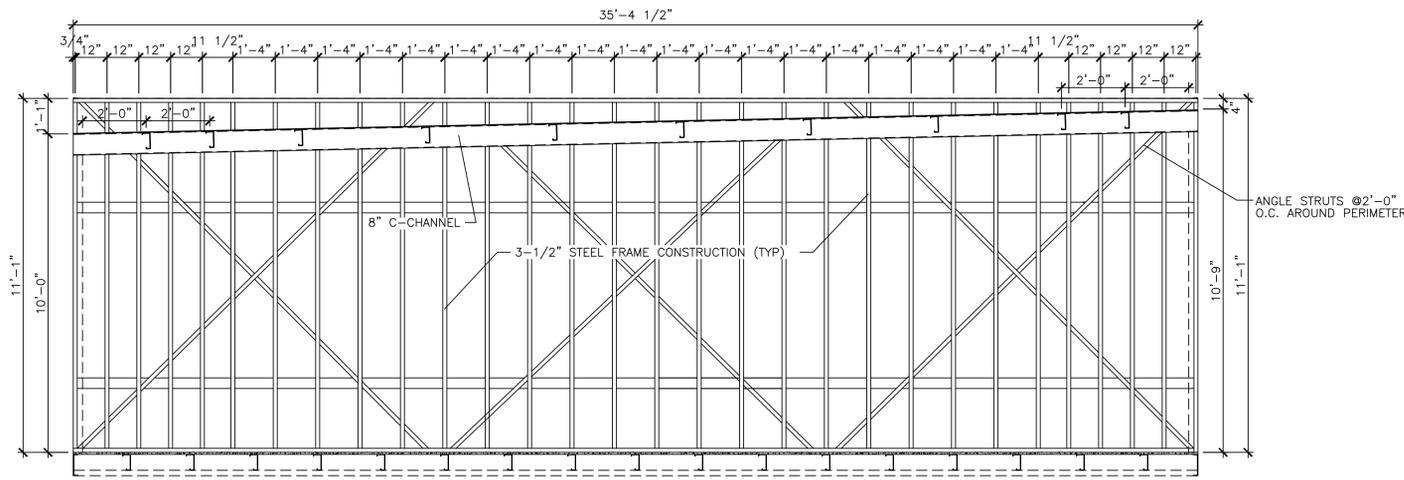
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**S4**

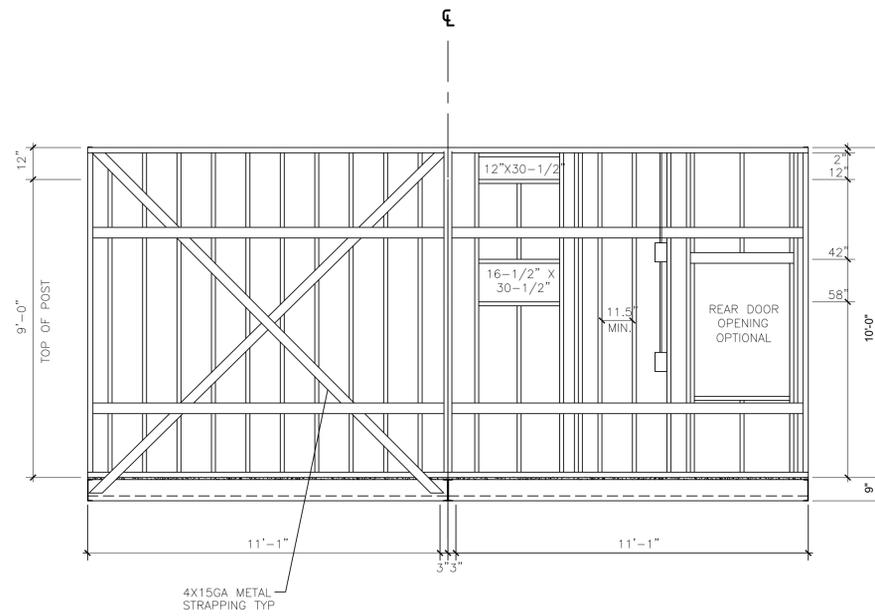
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MODULAR STRUCTURE FOR:  
**MOBILE MODULAR**  
(ECO II - 24' x 36')

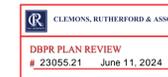


**SIDE WALL INTERIOR FRAMING ELEVATION**  
SCALE: 3/8" = 1'-0"



**HVAC END WALL FRAMING ELEVATION**  
SCALE: 3/8" = 1'-0"

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LAKELAND, FL 33813

REVISION DATE:	

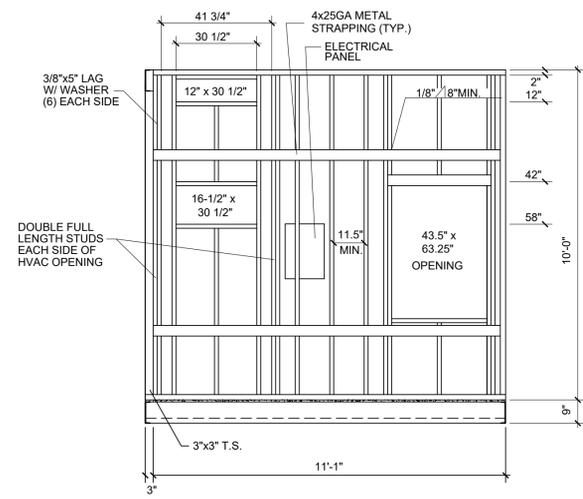
DATE: 06-04-2024  
DRAWN: L.L.R.  
JOB: MPD-1624  
SHEET NO.

**S5**

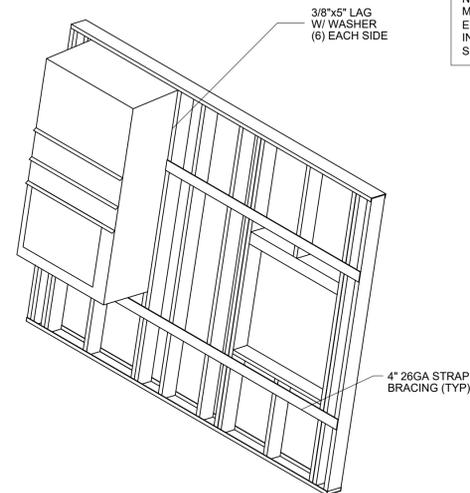
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AUBURNDALE, FL 33823  
OFFICE: (863) 266-0960  
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MODULAR STRUCTURE FOR:  
**MOBILE MODULAR**  
(ECO II - 24' x 36')

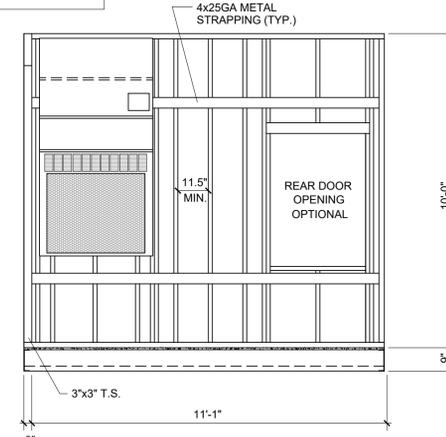


**ENDWALL-HVAC**  
SCALE: 3/8" = 1'-0"

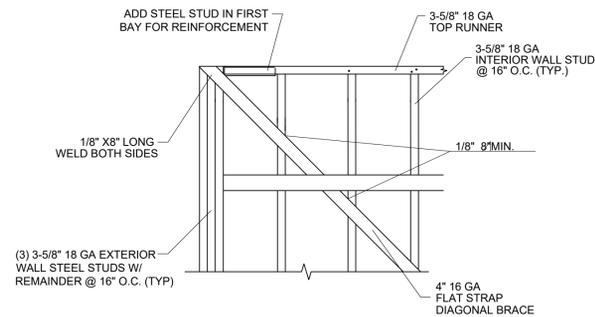


**ENDWALL ISO**  
SCALE: 3/8" = 1'-0"

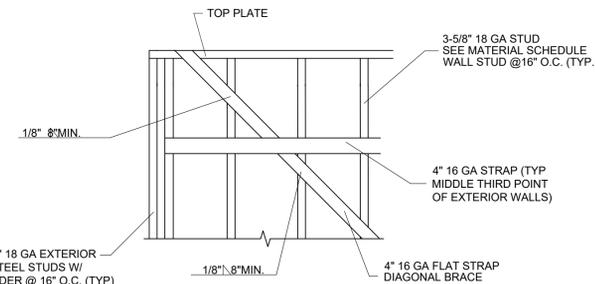
NOTE: ATTACH HVAC UNIT PER MANUFACTURER'S SPECIFICATIONS. ENDWALL FRAMING TO BE FABRICATED IN ACCORDANCE WITH HVAC UNIT SPECIFICATIONS.



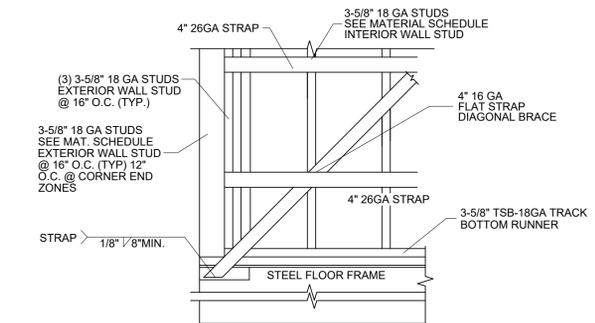
**ENDWALL-HVAC**  
SCALE: 3/8" = 1'-0"



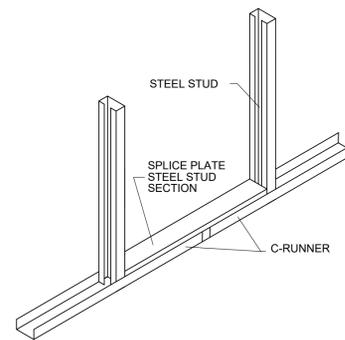
**X-BRACING TO TOP OF SIDEWALL**  
SCALE: NTS



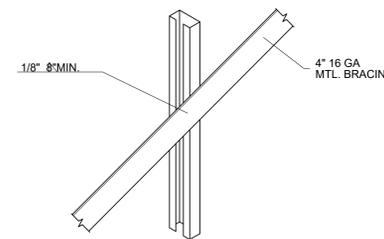
**X-BRACING TO TOP OF ENDWALL**  
SCALE: NTS



**X-BRACING TO FLOOR FRAMING**  
SCALE: NTS



**WALL FRAMING DETAIL**  
SCALE: NTS



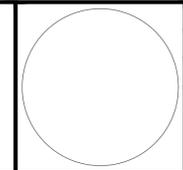
**DIAGONAL BRACING DETAIL**  
SCALE: NTS

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CLEMONS, RUTHERFORD & ASSOC.  
DBPR PLAN REVIEW  
# 2305521 June 11, 2024

CONSULTING ENGINEER  
JULIO ORBEGOSO, P.E.  
FLORIDA P.E. LICENSE #38769  
202 DORIS DRIVE  
LAKELAND, FL 33813

REVISION DATE:	



DATE:	06-04-2024
DRAWN:	L.L.R.
JOB:	MPD-1624
SHEET NO.	S6

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MODULAR STRUCTURE FOR:  
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(ECO II - 24' x 36')

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 954.831.8311  
 HTTP://WWW.AGRFMMARCHITECTURE.COM  
 SENGARCHITECTURE LLC

# NATIVITY ANNEX

MODULAR ART BUILDING  
 5200 JOHNSON ST HOLLYWOOD FLORIDA 33021 USA

ARCHITECT

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 AR101069

REVISIONS

2535  
 PROJECT NO.

1/8/26  
 DATE

AGR/FMM  
 DRAWN CHECKED

COLORED SITE  
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AR101069

REVISIONS

2535  
PROJECT NO.

1/8/26  
DATE

AGR/FMM  
DRAWN / CHECKED

CONTEXT  
ELEVATION

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**MASSING  
STUDY**

**A600**