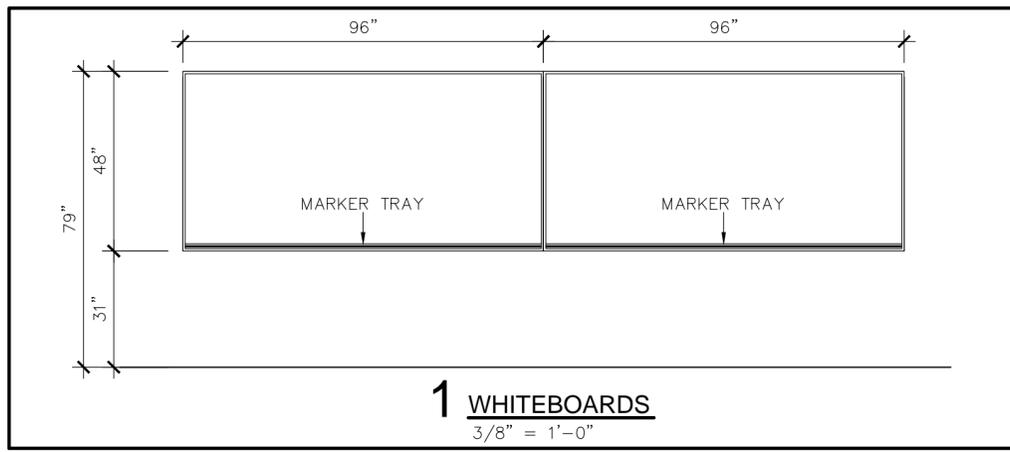


FLOOR PLAN

1/4" = 1'-0"

QTY.	SIZE	DESCRIPTION	LOCK	REMARKS
1	3'0" x 6'8"	INSULATED GALV. STEEL w/ WELDED STEEL JAMB AND WEATHERSTRIPPING DEFAULT .37 U-FACTOR	CYLINDER	SS-BBRG NRP HINGES TEXTURED PAINT FINISH CLOSER PANIC
NOTES: -ALL DOOR HARDWARE TO HAVE SATIN CHROME/ALUMINUM TYPE FINISH -ALL DOORS TO BE PREPPED FOR 2 3/4" BACKSET LOCKS				
2	72" x 48"	HORIZONTAL SLIDER - DUAL GLAZE - LOW "E" - ARGON GAS ATRIUM- WHITE VINYL FINISH - MINI BLIND NFRC .30 U-FACTOR - SHADING COEFFICIENT .38		
NOTES: -GALVANIZED FLASHING INSTALLED UNDER EXTERIOR TRIM ABOVE WINDOWS -INSTALL SELF-ADHESIVE FLASHING OVER EXTERIOR FLANGES PER RECOMMENDED INSTALL PATTERN -SEE SPEC'S FOR MINI BLIND DESCRIPTION				



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MODULAR
28 x 32
WA. GOLD

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KCDA - LEASE UNIT
Pacific Mobile 14 BLMP-10 A2

WASHINGTON

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FASTENING SCHEDULE

WALLS:

PLATE-TO-STUD	MIN. OF 2 - 0.121"x3" NAILS
VW TACKBOARD-TO-STUD @ INTERIOR	SENCO P15 STAPLES & GLUE
SHEETROCK-TO-STUD @ INTERIOR	0.091"x1 7/8" NAILS AT 16" oc EDGE AND CONSTRUCTION ADHESIVE IN FIELD.
BOTTOM PLATE-TO-FLOOR	0.131"x3" NAILS @ 8" oc.
EXT. GYPSUM SHEATHING-TO-STUD @ EXTERIOR	6d COATED NAILS @ 7"oc EDGE AND 7"oc FIELD
SHEATHING-TO-STUD AT SIDEWALL	16 GA. x 1 3/4" STAPLES @ 6"oc EDGE, 12"oc FIELD ALL EDGES SUPPORTED BY FRAMING OR BLOCKING
SHEATHING-TO-STUD AT ENDWALL	SEE ENDWALL FASTENING NOTES ON ELEVATIONS
LAP SIDING	(1) ROW OF 6d NAILS @ 16"oc
THREE STUD CORNER CONNECTION	0.131"x3" NAILS @ 12"oc.

AIR BARRIER NOTES:

THESE KEY AREAS SHALL BE SEALED BY CAULKING, GASKETS, TAPE OR WEATHER-STRIPPING:

- JOINTS AROUND FENESTRATION (WINDOWS AND DOOR FRAMES): USE APPROPRIATELY SIZED BACKER ROD WITH MINIMUM 2" LAP AT ENDS.
- JUNCTIONS BETWEEN WALLS AT:
 - BUILDING CORNERS: USE CAULKING
 - STRUCTURAL FLOORS: USE SILL SEAL OR CAULKING
 - ROOFS (AT RIM): USE SILL SEAL OR CAULKING
- PENETRATIONS OF UTILITY SERVICES THRU THE AIR BARRIER @ ROOFS, WALLS, AND FLOORS: USE CAULKING, SPRAY FOAM, OR AIR BARRIER TAPE.
- BUILDING ASSEMBLIES USED AS DUCTS OR PLENUMS: USE BACKER ROD, CAULK, SPRAY FOAM OR AIR BARRIER TAPE.
- JOINTS, SEAMS, AND PENETRATIONS OF VAPOR RETARDANTS: USE CAULK OR APPROVED TAPE.
- RECESSED LIGHTING FIXTURES: USE CAULK OR SPRAY FOAM

FLOOR:

2 x 10 FLOOR JOIST-TO-RIM	MIN. OF 5- 0.131" x 3" NAILS
CLASS "A" BOTTOM BOARD-TO-JOIST	16 ga. x 3/8" WIDE CROWN @ 12" MAX. EDGES ONLY
FLOOR DECKING-TO-2x JOIST	0.113" x 2 3/8" RING SHANK @ 6" EDGE, 12" IN FIELD. USE CONSTRUCTION ADHESIVE ON JOISTS

ROOF:

FURRING-TO-RAFTERS	MIN. 4- M20 2 x 3 (MIN.) PLATES EACH SIDE
ROOF RIM-TO-TOP PLATE	0.131" x 3" NAILS @ 8" oc.
LEDGER-TO-RIDGEBEAM	0.131" x 3" NAILS @ 3" oc & 3 @ BUTT JOINTS
RAFTER-TO-RIDGEBEAM	4- 0.131" x 3" NAILS
RIDGEBEAM-TO-RIDGEBEAM	4 ROWS @ 0.131" x 3" NAILS @ 12"oc
SHEATHING-TO-ROOF MEMBERS	0.113 x 2" NAILS @ 6" EDGE, 12" IN FIELD

NOTE: SHEATHING TO BE INSTALLED PERPENDICULAR TO THE RAFTERS. OFFSET SHEATHING 4 ft. BLOCK EDGES OF ANY PIECES LESS THAN 24"

MODLINE CONNECTION:

NOTE: ALL MODLINES (DEFINED AS THE SPACE BETWEEN ADJOINING MODULES) MUST BE INSULATED AT THE ROOF, FLOOR AND WALLS ON SITE.

RIDGEBEAMS	1/2" BOLTS w/ 1 1/2" DIA. WASHERS @ 6'-0" oc AND 8" FROM EACH END (MINIMUM 2" EDGE DISTANCE)
RIM JOISTS	1/2" BOLTS w/ 1 1/2" DIA. WASHERS @ 4'-0" oc AND 8" FROM EACH END (MINIMUM 2" EDGE DISTANCE)

MATERIAL LIST

ROOF:

ROOFING.....	PABCO "PREMIER" 260 LB. ARCH. SHINGLES OVER TWO LAYERS NON-PERF. 15# FELT APPLIED SHINGLE STYLE -HIGH WIND APPLICATION- NOTE:MOP TAR UNDER SHINGLES FROM EAVE UP 2'-0" TOWARDS RIDGE
SHEATHING.....	19/32" APA RATED (40/20) MINIMUM
FRAMING.....	2 x 10 HF #2 RAFTERS @ 24"oc w/ 2" FURRING ON BOTTOM
RIDGEBEAM.....	DOUBLE 1 1/2" x 24" CONTINUOUS LVL 2.0E
LEDGERS.....	2 x 4 D.F. TAPER CUT
RIMS.....	2 x 6 CONTINUOUS LVL 2.0E WITH 2 x 10 DF VENT BLOCKS
INSULATION.....	R38 CELLULOSE BLOW-IN OVER CLASS "A" MATERIAL (AIR BARRIER COMPONENT)
CEILING.....	SUSPENDED T-BAR (PER IBC 808) "ARMSTRONG SEISMIC RX CEILING"
ARCHITECTURAL.....	12" OVERHANG
SOFFIT.....	1/2" FIBER CEMENT PANEL, PERFORATED FOR VENTING AS REQUIRED
VENTING.....	SOFFIT AND RIDGE

WALLS:

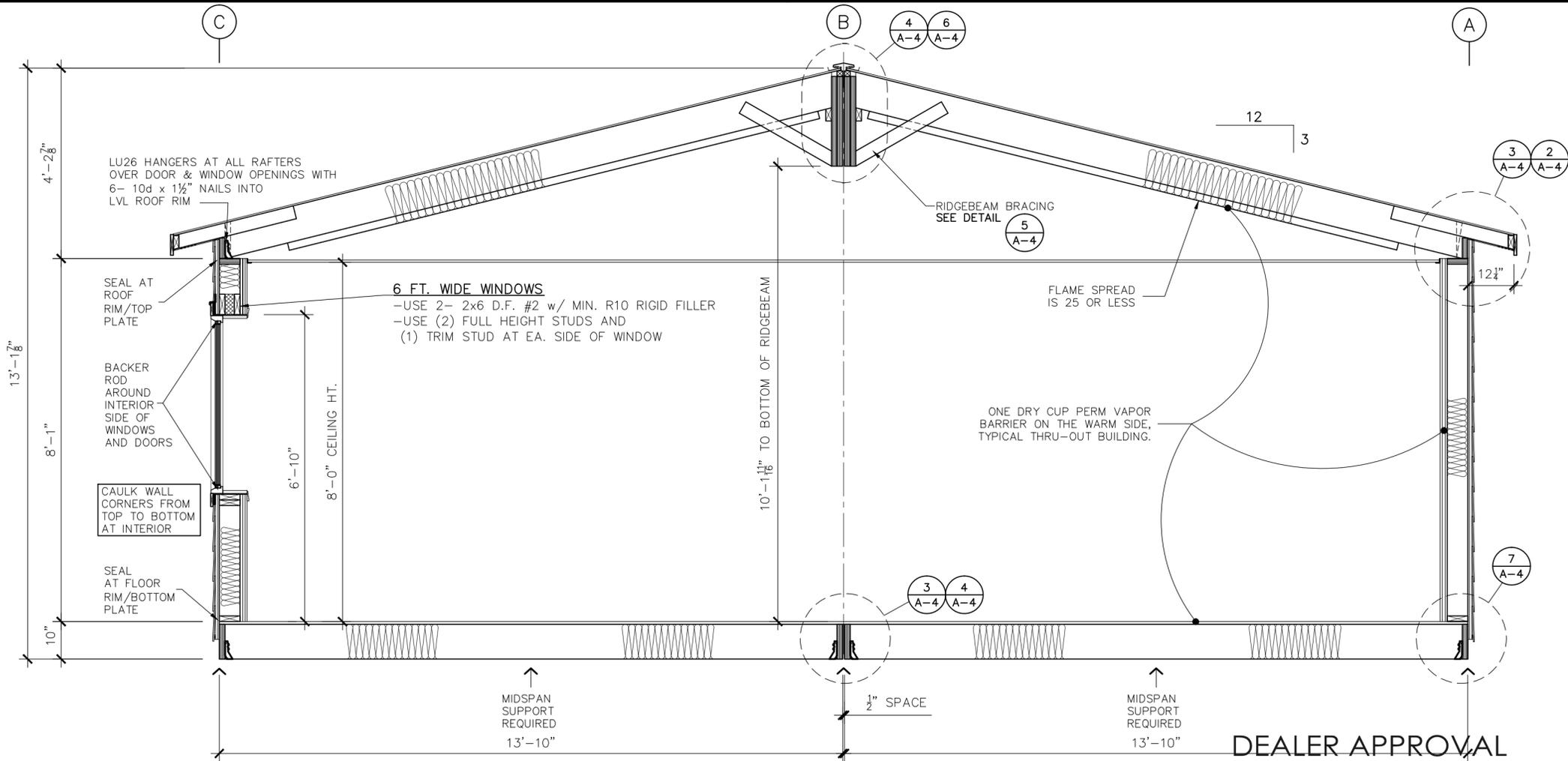
SIDING.....	FIBER CEMENT LAP SIDING WITH 8" EXPOSURE OVER BUILDING WRAP. BUILDING WRAP TO EXTEND TO BOTTOM OF FLOOR RIM (MIN.)
SHEATHING.....	5/8" EXTERIOR GYPSUM w/ TREATED CORE OVER 7/16" APA RATED
FASCIA.....	1 x 6 FINGER JOINTED CEDAR
MODLINE.....	1 x 6 FINGER JOINTED CEDAR NOTE:SHIP LOOSE TO BE INSTALLED ON SITE BY OTHERS
TRIM.....	1 x 4 FINGER JOINTED CEDAR AT CORNERS, WINDOWS, AND DOORS NOTE:2"x 2" GALV. FLASHING UNDER CORNERS
FRAMING.....	2 x 6 D.F. #3 or BETTER STUDS @ 16"oc
TOP PLATE.....	2 x 6 CONTINUOUS LVL 2.0E
BOTTOM PLATE.....	2 x 6 D.F.
INSULATION.....	EXT:R-21 FIBERGLASS BATTS PLUS R3 CONTINUOUS 1/2" FOAM BOARD AT INTERIOR SIDE OF EXTERIOR WALLS
INTERIOR FINISH.....	MATERIAL INSTALLED FROM STUDS OUT
EXT. WALLS:	LAYER 1: FOAM INSULATION BOARD LAYER 2: 5/8" TYPE 'X' SHEETROCK (AIR BARRIER) LAYER 3: 1/2" VINYLWRAP TACKBOARD (FINISH)
ALL ELSE:	LAYER 1: 5/8" TYPE 'X' SHEETROCK LAYER 2: 1/2" VW TACKBOARD (FINISH)
SKIRTING.....	SHIP LOOSE (10) 4' x 8' PIECES OF 1/2" PT CDX PLYWOOD PAINTED TO MATCH SIDING. NOTE: P.T. CDX UC4B PLYWOOD STAMPED "RATED FOR GROUND CONTACT". SHIP LOOSE (4) CORNERS AND (6) 16" x 8" ALUMINUM VENTS.

FLOOR:

COVERING.....	ON SITE BY OTHERS
DECKING.....	2 3/32" APA RATED T&G - GLUED AND NAILED (AIR BARRIER COMPONENT)
FRAMING.....	2 x 10 HF #2 JOISTS @ 16"oc
RIMS.....	2 x 10 CONTINUOUS LVL 2.0E NOTE:12" HIGH MOISTURE BARRIER INSTALLED ON PERIMETER (OVER GYPSUM) AT RIMS AND END JOISTS
JOIST HANGERS.....	AT ALL RIMS
INSULATION.....	R-34 CELLULOSE BLOW-IN. USE R-30 FIBERGLASS AT BOLTING LOCATIONS
BOTTOM COVER.....	CLASS A

SECTION - A-A

1/2" = 1'-0"



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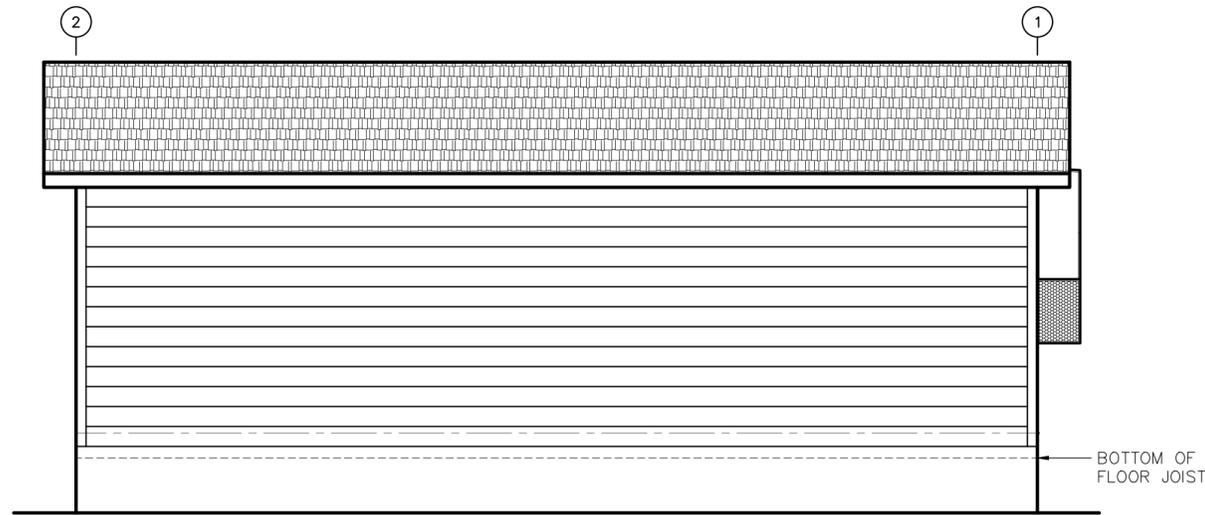
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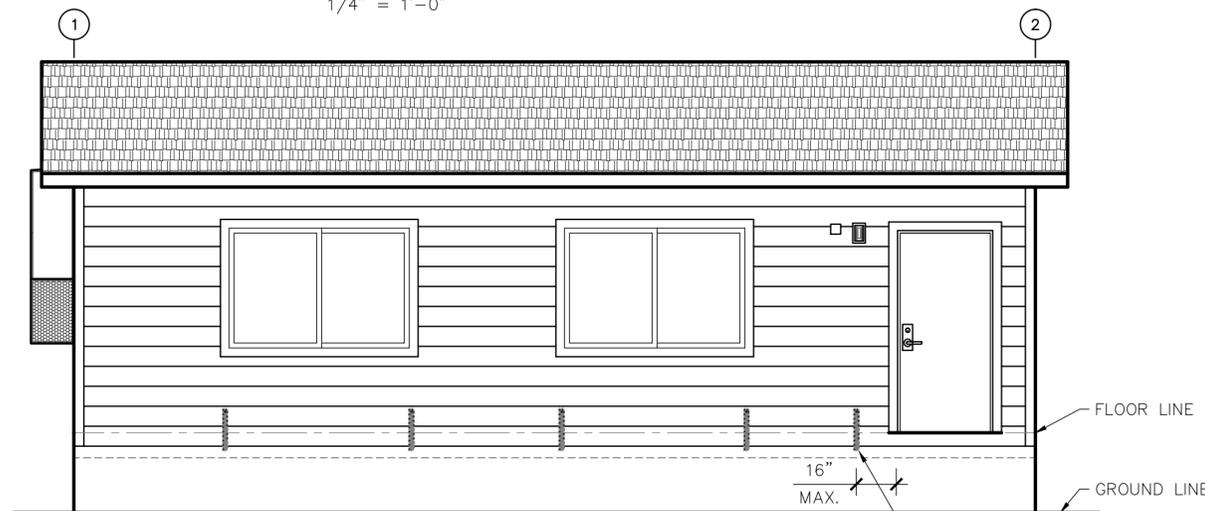
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WALL 'A' ELEVATION

1/4" = 1'-0"



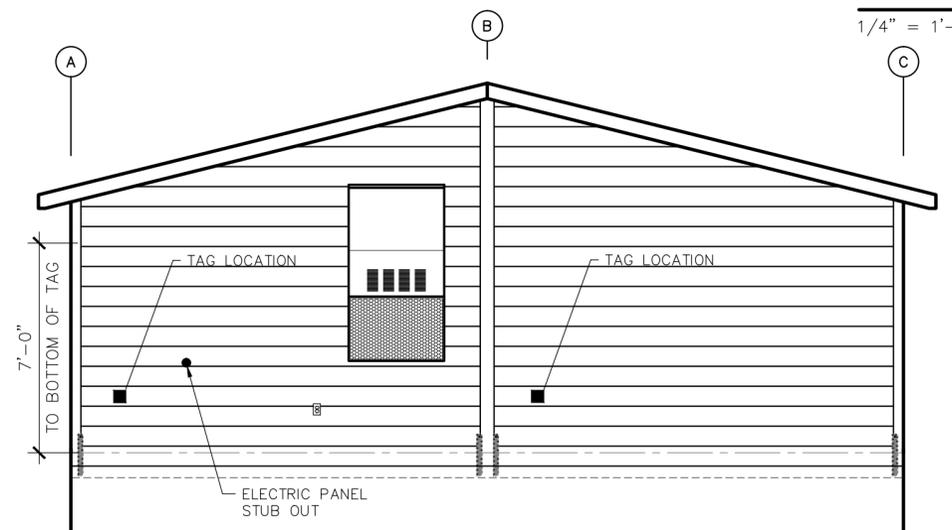
WALL 'C' ELEVATION

1/4" = 1'-0"

INSTALL ST2215 STRAPS WHERE SHOWN WITH 7- 10d x 1 1/2" NAILS EACH END OF EACH STRAP

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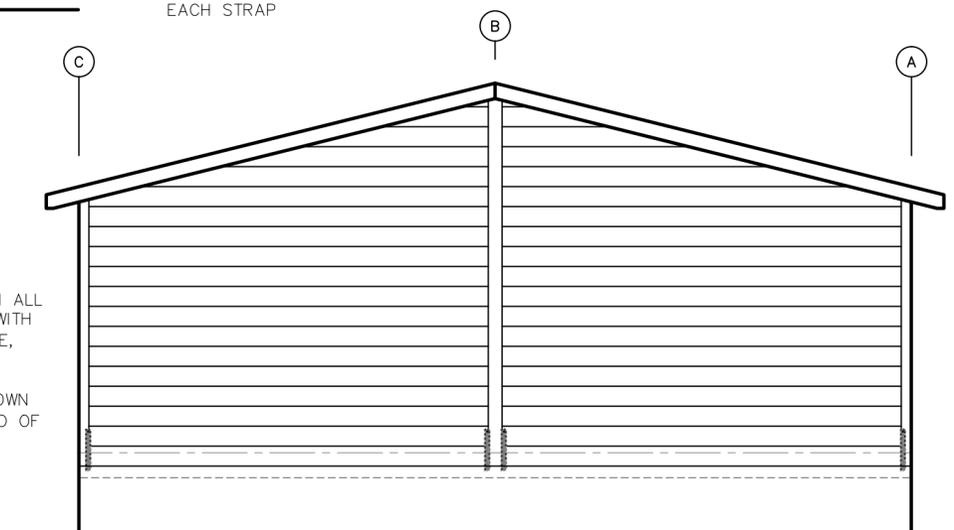


WALL '1' ELEVATION

1/4" = 1'-0"

ENDWALL FASTENING:

- INSTALL 7/16" RATED SHEATHING WITH ALL EDGES SUPPORTED AND FASTENED WITH 16 GA. x 1 3/4" STAPLES @ 4"oc EDGE, 12"oc FIELD
- INSTALL ST2215 STRAPS WHERE SHOWN WITH 8- 10d x 1 1/2" NAILS EACH END OF EACH STRAP



WALL '2' ELEVATION

1/4" = 1'-0"

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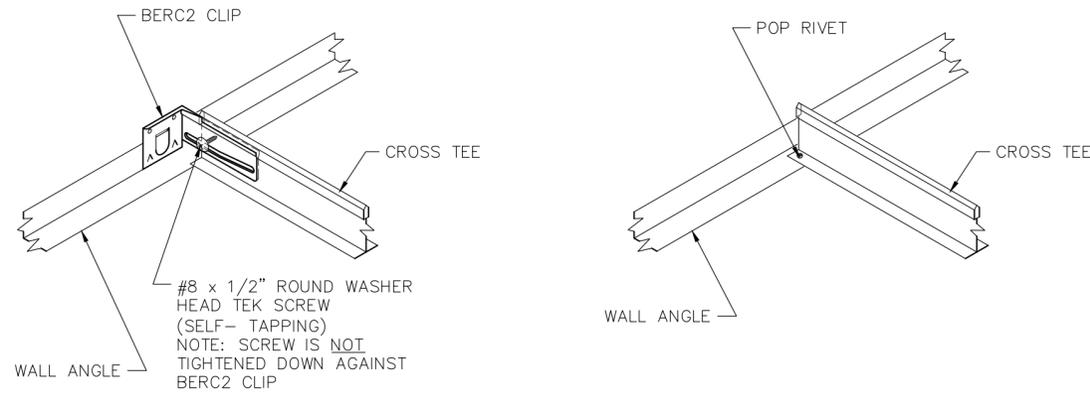
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WASHINGTON

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UNATTACHED WALL
(TWO ADJACENT WALLS)

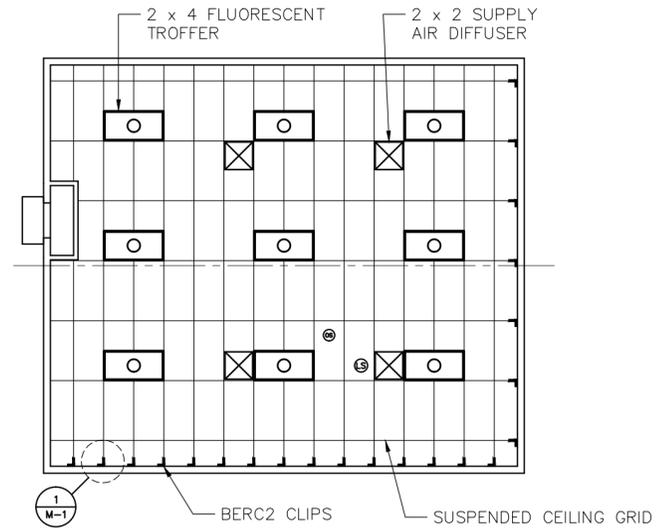
ATTACHED WALL
(TWO ADJACENT WALLS)

SEISMIC BERC2 CLIP

- FACTORY INSTALLED AT TWO ADJACENT WALLS.
- SCREW TIGHTENED FOR SHIPPING IN ROOMS WHERE CEILING CROSSES MOD LINE, LOOSEN SCREW ON SITE BY SET UP CREW

1 SEISMIC ATTACHMENT AT WALLS

3" = 1'-0" [ARMSTRONG SEISMIC 'Rx' SUSPENSION SYSTEM (ESR 1308)]

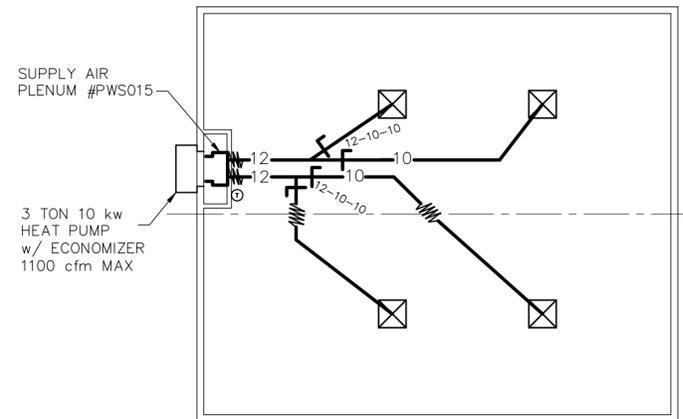


REFLECTED CEILING PLAN

1/8" = 1'-0"

MECHANICAL NOTES:

- DUCT MATERIAL IS 26 GA. GALV. AND FLEX DUCT. DUCTWORK SHALL BE SUPPORTED PER IMC CHAPTER 6. SECTION 603
- MATERIAL IN DUCTS SHALL HAVE A FLAME SPREAD INDEX OF LESS THAN 25, SMOKE DEVELOPMENT OF 50 PER IMC CHAPTER 6. SECTION 602
- LOW PRESSURE DUCT SYSTEMS SHALL HAVE LONGITUDINAL AND TRANSVERSE JOINTS, SEAMS AND CONNECTIONS OF SUPPLY AND RETURN DUCTS AND PLENUMS SECURELY FASTENED AND SEALED WITH WELDS, GASKETS, MASTICS (ADHESIVES), MASTIC-PLUS EMBEDDED-FABRIC SYSTEMS OR APPROVED TAPES INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS
- WHEN ISOLATION SLEEVES ARE USED AT LINE CONNECTIONS TO PLENUMS, THEN THEY SHALL COMPLY WITH IMC CHAPTER 6
- 10" DIFFUSERS WITH NO MANUAL DAMPERS. USE FLOW CONTROLS AT WYES, TYPICAL AS NOTED ON PLAN
- MINIMUM 390 CFM OUTSIDE AIR REQUIRED PER IMC CHAPTER 4
- OUTSIDE AIR DAMPERS SHALL COMPLY WITH WSEC
- SINGLE PACKAGE UNITARY FAN COOLING UNITS HAVING A TOTAL COOLING CAPACITY OF GREATER THAN 20,000 Btu/h REQUIRE ECONOMIZERS PER WSEC
- THE BUILT-IN ECONOMIZER SYSTEM IS INTERNALLY MOUNTED BEHIND THE SERVICE DOOR AND ALLOWS UP TO 100% OUTSIDE AIR THRU THE AIR INLET OPENINGS. IT INCLUDES A BUILT-IN EXHAUST AIR DAMPER. THE ECONOMIZER IS DESIGNED TO PROVIDE "FREE COOLING" WHEN THE OUTSIDE AIR TEMPERATURE IS COOL ENOUGH TO PROVIDE NEEDED COOLING WITHOUT USING THE COMPRESSOR. THIS IN TURN PROVIDES LOWER OPERATING COSTS, WHILE EXTENDING THE LIFE OF THE COMPRESSOR



MECHANICAL PLAN

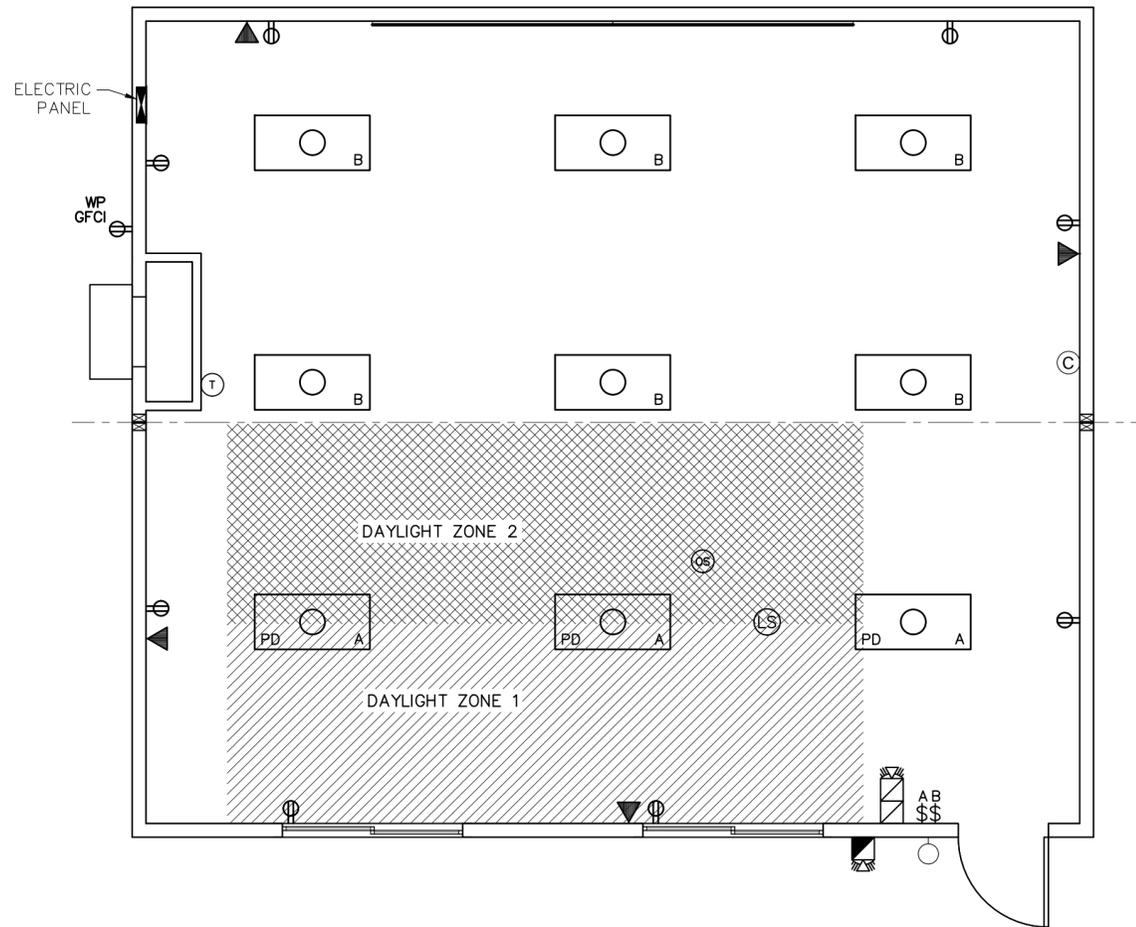
1/8" = 1'-0"

	QTY.	SIZE	DESCRIPTION
H.V.A.C.	1	3 TON	10 kW BARD WALL HUNG HEAT PUMP w/ ECONOMIZER
INDOOR THERMOSTAT	1		PECO T4932SCH-001 w/ MICROPROCESSOR- 7 DAY PROGRAMMABLE AUTOMATIC SETBACK- DEADBAND CONTROL
OUTDOOR THERMOSTAT	1		CMH-14A

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NOTES:

1. WHEN STRANDED WIRE IS USED, ALL TERMINATIONS ARE MADE BY A PRESSURE TERMINAL, BY TAILING OFF WITH SOLID CONDUCTORS OR OTHER APPROVED MEANS OF TERMINATION.
2. ALL CONDUCTORS ARE COPPER; TYPE THHN.
3. RATING OF STANDARD PANEL IS 22,000 A.I.C.
4. WIRING METHOD IN METALLIC CONDUIT OR M.C. CABLE.
5. LIGHTING CONFORMS TO WASHINGTON STATE ENERGY CODE 51-11C, CHAPTER 4 SECTION C405.
6. THIS PLAN IS NOT AN "AS-BUILT" DRAWING
7. ALL DEVICES AND FACE PLATES TO BE WHITE

ELECTRICAL PLAN

1/4" = 1'-0"

ARS 9/9/2014

	QTY.	SIZE	DESCRIPTION
ELECTRICAL PANEL	1	100 AMP	120/240V - SINGLE PHASE - STUB THRU - METALLIC RACEWAY SYSTEM
LIGHTING	3	2 x 4	TROFFER (3) T-8 32 WATT TUBES - 0-10V PROG DIMMING BALLAST
	6	2 x 4	TROFFER (3) T-8 32 WATT TUBES - ELECTRONIC BALLAST
	1	42 WATT	FLUORESCENT WITH VANDAL RESISTANT COVER & INTEGRAL PHOTO CELL
H.V.A.C.	1	3 TON	10 kW BARD WALL HUNG HEAT PUMP w/ ECONOMIZER
THERMOSTAT	1		PECO T4932SCH-001 w/ MICROPROCESSOR- 7 DAY PROGRAMMABLE AUTOMATIC SETBACK- DEADBAND CONTROL
OUTDOOR THERMOSTAT	1		CMH-14A

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ELECTRICAL SYMBOLS			
SYMBOL	DESCRIPTION	HEIGHT TO TOP	REMARKS
⚡	SINGLE POLE SWITCH	48"	
⊕	DUPLEX RECEPT.	20"	180 VA EACH
⊕ _{WP GFCI}	WEATHER PROOF/GRD. FAULT	16"	180 VA EACH
⊙	OCCUPANCY SENSOR	CEILING	
⊙	LIGHT SENSOR	CEILING	
◀	PHONE/DATA BOX	20"	STUB UP & DOWN w/ 3/4" FLEX CONDUIT
□	PULL STATION	48"	
⚡	FIRE ALARM HORN/STROBE (INT)	84"	1/2" RACEWAY ONLY PAINT SUBSTANTIALLY RED
⚡	FIRE ALARM HORN/STROBE (EXT)	84"	
⊙	THERMOSTAT	48"	TO TOP OF J-BOX
⊙	PORCH LIGHT	84"	42 VA EACH
⊙	24" x 48" TROFFER w/ 0-10V PROGRESSIVE DIMMING BALLAST	CEILING	3 T-8 TUBE ELECT. BALLAST 88 VA EACH FIXTURE
⊙	24" x 48" TROFFER	CEILING	3 T-8 TUBE ELECT. BALLAST 88 VA EACH FIXTURE
⊕	POWER PANEL	72"	

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