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 (ie. 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 MAXIMUM 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 TO BTTM. OF FIXTURE ABOVE THE FLOOR FOR FRONT APPROACH OR 45 INCHES TO BTTM. OF FIXTURE ABOVE THE FLOOR FOR SIDE APPROACH. RECEPTACLES ON WALLS SHALL BE MOUNTED NO LESS THAN 15 INCHES THE THE BTTM. THE BOX ABOVE THE FLOOR. EXCEPTION: HEIGHT LIMITATIONS DO NOT APPLY WHERE THE USE OF SPECIAL EQUIPMENT DICTATES OTHERWISE OR WHERE ELECTRICAL RECEPTACLES ARE NOT NORMALLY INTENDED FOR USE BY BUILDING OCCUPANTS
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 TO BTTM. OF FIXTURE ABOVE THE FLOOR.
6. DOORS TO ALL ACCESSIBLE SPACES SHALL HAVE ACCESSIBLE HARDWARE (ie. LEVER-OPERATED, PUSH-TYPE, U-SHAPED) MOUNTED 30 INCHES TO 48 INCHES FROM CENTER POINT ABOVE THE FLOOR.
7. FLOOR SURFACES SHALL BE STABLE, FIRM, AND SLIP-RESISTANT. CHANGES IN LEVEL BETWEEN 0.25 INCH AND 0.5 INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2. CHANGES IN LEVEL GREATER THAN 0.5 INCH REQUIRE RAMPS. CARPET PILE THICKNESS SHALL BE 0.5 INCH MAX. GRATINGS IN FLOOR SHALL HAVE SPACES NO GREATER THAN 0.5 INCH WIDE IN ONE DIRECTION. DOORWAY THRESHOLDS SHALL NOT EXCEED 0.5 INCH IN HEIGHT.
8. ACCESSIBLE WATER CLOSETS SHALL BE 17 INCHES TO 19 INCHES FROM THE FLOOR TO THE TOP OF THE SEAT. GRAB BARS SHALL BE 36 INCHES LONG MINIMUM WHEN LOCATED BEHIND WATER CLOSET AND 42 INCHES MINIMUM WHEN LOCATED ALONG SIDE OF WATER CLOSET, AND SHALL BE MOUNTED 33 INCHES TO 36 INCHES TO CENTER OF GRAB BARS ABOVE THE FLOOR.
   SIDEWALL GRAB BARS SHALL BE MOUNTED WITH THE FAR END LOCATED A MAXIMUM OF 12 INCHES FROM THE WALL BEHIND THE WATERCLOSET. A VERTICAL GRAB BAR, 18" MINIMUM LENGTH, SHALL BE MOUNTED WITH THE BOTTOM OF THE BAR BETWEEN 39" AND 41" ABOVE THE FINISHED FLOOR WITH THE CENTER LINE OF THE BAR LOCATED BETWEEN 39" AND 41" FROM THE REAR WALL.
9. ACCESSIBLE URINALS SHALL BE STALL-TYPE OR WALL HUNG WITH ELONGATED RIMS AT A MAXIMUM OF 17 INCHES ABOVE THE FLOOR AND 14 INCHES FROM THE WALL.
10. 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.
11. ACCESSIBLE SINKS SHALL BE MOUNTED WITH THE RIM NO HIGHER THAN 34 INCHES ABOVE THE FLOOR AND A CLEARANCE OF AT LEAST 27 INCHES HIGH, 30 INCHES WIDE, AND 19 INCHES DEEP UNDERNEATH SINK. THE SINK DEPTH SHALL BE 6.5 INCHES MAXIMUM.
12. HOT WATER AND DRAIN PIPES UNDER ACCESSIBLE LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. INSULATION OR PROTECTION MATERIAL MAY BE SITE INSTALLED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER ACCESSIBLE LAVATORIES AND SINKS. THE MAXIMUM WATER TEMPERATURE TO WATER OUTLETS SERVING ACCESSIBLE FIXTURES SHALL NOT EXCEED 120° F.
13. ACCESSIBLE LAVATORIES AND SINKS SHALL HAVE ACCESSIBLE FAUCETS (ie. LEVER-OPERATED, PUSH-TYPE, ELECTRONICALLY CONTROLLED).
14. WHERE MIRRORS ARE PROVIDED IN RESTROOM, AT LEAST ONE SHALL BE PROVIDED WITH ITS BOTTOM EDGE NO HIGHER THAN 40 INCHES ABOVE THE FLOOR.
15. GRAB BARS REQUIRED FOR ACCESSIBILITY SHALL BE 1.25 TO 1.5 INCHES IN DIAMETER WITH 1.5 INCHES CLEAR SPACE BETWEEN THE BAR AND THE WALL.

ELECTRICAL NOTES: IF APPLICABLE

1. ALL CIRCUITS AND EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH THE APPROPRIATE ARTICLES OF THE NATIONAL ELECTRICAL CODE (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. ALL RECEPTACLES INSTALLED IN WET LOCATIONS (EXTERIOR) SHALL BE IN WEATHER PROOF (WP) ENCLOSURES, THE INTEGRITY OF WHICH IS NOT AFFECTED WHEN AN ATTACHMENT PLUG IS INSERTED OR REMOVED.

PLUMBING NOTES: IF APPLICABLE

1. TOILETS SHALL BE ELONGATED WITH NON-ABSORBENT OPEN FRONT SEATS.
2. RESTROOM WALLS SHALL BE COVERED WITH NON-ABSORBENT MATERIAL TO A MINIMUM HEIGHT OF 48 INCHES A.F.F. FLOORS SHALL HAVE A SMOOTH HARD, NONABSORBENT SURFACE THAT EXTENDS UPWARD ONTO WALL TO A HEIGHT OF 6".
3. CUSTOMER ASSUMES ALL RESPONSIBILITY FOR DRINKING WATER FACILITIES AND SERVICE SINK WHEN NOT SHOWN ON FLOOR PLAN.
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. WATER PIPES INSTALLED IN A WALL EXPOSED TO THE EXTERIOR SHALL BE LOCATED ON THE HEATED SIDE OF THE WALL INSULATION. WATER PIPING INSTALLED IN AN UNCONDITIONED ATTIC SHALL BE INSULATED WITH AN INSULATION OF R-6.5 MINIMUM.
7. DWV SYSTEM SHALL BE EITHER ABS OR PVC - DWV.
8. WATER SUPPLY LINES SHALL BE PEX OR COPPER.
9. WATER CLOSETS ARE TANK TYPE AND URINALS ARE FLUSH TANK TYPE UNLESS OTHERWISE SPECIFIED.
10. BUILDING DRAIN AND CLEANOUTS ARE DESIGNED AND SITE INSTALLED BY OTHERS, SUBJECT TO LOCAL JURISDICTION APPROVAL.
11. LAVATORIES IN PUBLIC RESTROOMS OF EDUCATIONAL OCCUPANCIES, ASSEMBLY OCCUPANCIES, AND ALL OTHER OCCUPANCIES CONTAINING RESTROOMS WHICH HAVE SIX OR MORE LAVATORIES SHALL BE EQUIPPED WITH A FOOT SWITCH, OCCUPANT SENSOR, OR SIMILAR DEVICE, OR IN OTHER THAN LAVATORIES FOR THE PHYSICALLY DISABLED, LIMIT HOT WATER TO 0.5 GALLONS PER CYCLE.
12. THIS BUILDING MUST BE CONNECTED TO PUBLIC WATER SUPPLY & SEWER SYSTEM, IF THESE ARE AVAILABLE.

MECHANICAL NOTES: IF APPLICABLE

1. ALL SUPPLY AIR REGISTERS SHALL BE 6 INCHES x 10 INCHES ADJUSTABLE WITH 8 INCHES x 18 (INSIDE) OVERHEAD 1" FIBERGLASS DUCT, UNLESS OTHERWISE SPECIFIED. DUCTS LOCATED IN VENTILATED ATTIC SPACES SHALL HAVE AN R-6 INSULATION VALUE. DUCTS LOCATED IN UNCONDITIONED INTERIOR SPACES SHALL HAVE AN R-4.2 INSULATION VALUE.
2. VENT FANS SHALL BE DUCTED TO THE EXTERIOR AND TERMINATE AT AN APPROVED VENT CAP.
3. HVAC EQUIPMENT SHALL BE EQUIPPED WITH OUTSIDE FRESH AIR INTAKES PROVIDING 5 CFM PER PERSON AND 0.06 CFM PER SQFT. IN ACCORDANCE WITH SECTION 403.3
4. VENT FAN SHALL PROVIDE 75 CFM MINIMUM PER WATER CLOSET.
5. INTERIOR DOORS SHALL BE UNDERCUT 1.5 INCHES ABOVE FINISHED FLOOR FOR AIR RETURN AND/OR AS NOTED ON FLOOR PLAN.
6. NO PERMISSABLE TYPES OF GAS FOR APPLIANCES. ALL APPLIANCES ARE ELECTRIC.

GENERAL NOTES: IF APPLICABLE

1. ACCESS TO BUILDING FOR PERSONS IN WHEELCHAIRS IS DESIGNED BY AND FIELD BUILT BY OTHERS AND SUBJECT TO LOCAL JURISDICTION. THE PRIMARY ENTRANCE MUST BE ACCESSIBLE.
2. ALL DOORS SHALL BE OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT. MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS SHALL NOT BE USED.
3. ALL GLAZING WITHIN A 24 INCH ARC OF DOORS, WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR, AND ALL GLAZING IN DOORS SHALL BE SAFETY, TEMPERED OR ACRYLIC PLASTIC SHEET.
4. ALL STEEL STRAPS REFERENCED ON FLOOR PLAN SHALL BE 1 1/4 INCH x 30 GA. WITH 5 - 10d COMMON NAILS EACH END OF STRAP OR EQUIVALENT FROM GIRDER TRUSS TO COLUMN, AND COLUMN TO FLOOR, UNLESS SPECIFIED OTHERWISE. STRUCTURAL STRAPPING MUST BE A MINIMUM OF 0.04".
5. PORTABLE FIRE EXTINGUISHER PER N.F.P.A. - 10 INSTALLED BY OTHERS ON SITE, AND SUBJECT TO LOCAL JURISDICTION.
6. THE USE OF THIS BUILDING WITHOUT ADEQUATE PLUMBING FACILITIES (ALL OR PARTIAL) IS SUBJECT TO LOCAL JURISDICTION APPROVAL.
7. MINIMUM CORRIDOR WIDTH IS 44 INCHES.
8. MINIMUM CORRIDOR FINISH IS CLASS A (GYPSUM).
9. PROVISIONS FOR EXIT DISCHARGE LIGHTING (INCLUDING EMERGENCY) ARE THE RESPONSIBILITY OF THE BUILDING OWNER AND SUBJECT TO LOCAL JURISDICTION APPROVAL WHEN NOT SHOWN ON THE FLOOR PLAN.
10. WINDOWS AND DOORS MUST BE CERTIFIED FOR COMPLIANCE WITH THE WIND DESIGN PRESSURE FOR COMPONENTS AND CLADDING.
11. FIRE SAFETY PLAN REVIEW & INSPECTION IS RESERVED FOR LOCAL AUTHORITY HAVING JURISDICTION
12. IN WIND-BORNE-DEBRIS REGIONS, GLAZING SHALL BE IMPACT RESISTANT OR PROTECTED WITH AN IMPACT RESISTANT COVERING MEETING THE REQUIREMENTS OF AN APPROVED IMPACT RESISTANT STANDARD, OR ASTM E1996. WIND-BORNE-DEBRIS REGIONS ARE DESIGNATED IN SECTION 1609 OF THE IBC.

BUILDING SITE INSTALLATION REQUIREMENTS
NOTE THAT THIS LIST DOES NOT NECESSARILY LIMIT THE ITEMS OF WORK AND MATERIALS THAT MAY BE REQUIRED FOR A COMPLETE INSTALLATION. ALL SITE RELATED ITEMS ARE SUBJECT TO LOCAL JURISDICTION APPROVAL.
1. Footings, foundation walls, piers and tie-downs. 2. Utility connections and plumbing lines to be installed. 3. Electrical service hook-up (including feeders) to the building. 4. The main electrical panel and sub-feeders (multi-units only). 5. Connection of electrical ciruits crossing over module mating line(s)-(multi-units only). 6. Include notice of handicapped provisions to be installed on site. 7. Ramps, stairs and general access to the building. 8. Structural and aesthetic interconnections between modules (multi-units only). 9. Two printed sets of King's "set-up instrutions" shall accompany each building or component when it leaves the manufacturering facility.

BUILDING DESIGN PARAMETERS

1.	USE/OCCUPANCY:	BUSINESS
2.	CONSTRUCTION TYPE:	(V)B
3.	SPRINKLER SYSTEM:	NO
4.	BUILDING AREA:	1695 S.F.
5.	BUILDING HEIGHT:	≤ 15 FEET
6.	NUMBER OF STORIES:	1
7.	NUMBER OF MODULES:	2
8.	OCCUPANT LOAD 17 BASED ON 100 SF/PERSON FLOOR AREA.	
9.	EXTERIOR WALL FIRE RATING:	NOT RATED
10.	MODEL NUMBER:	F02866
11.	THIS BUILDING MUST BE INSTALLED WITH THE FIRE SEPARATION DISTANCES REQUIRED BY IBC TABLE 602 & 705.3	
12.	ENGERGY CODE COMPLIANCE: SEE ATTACHED ENERGY CALCULATIONS.	
13.	MANUFACTURER'S DATA PLATE, STATE LABELS AND THIRD PARTY LABELS ARE TO BE LOCATED ADJACENT TO ELECTRICAL PANEL.	

TX CODES AND LOADS	
BUILDING	2009 IBC w/Appendices C,F,K
PLUMBING	2009 IPC w/Appendices C,E,F,G
MECHANICAL	2009 IMC
ELECTRICAL	2011 NEC
ACCESSIBILITY	2012 TX ACCESSIBILITY STANDARDS
ENERGY	2009 IECC

BUILDING LOCATION: BEAUMONT, TX

BUILDING USE: OFFICE SPACE

NOTE: THE USE OF THIS BUILDING WITHOUT ADEQUATE PLUMBING FACILITIES (ALL OR PARTIAL) IS SUBJECT TO LOCAL JURISDICTION & APPROVAL.

WINDOW AND DOOR SPECIFICATIONS

1. Double pane windows are required for all climate zones. See the comcheck energy calculations for the maximum allowed u-factor and shgc.

2. The maximum allowable air leakage rate for windows is 0.3 cfm per square feet of window area.

3. The maximum allowable air leakage rate for exterior doors in 0.5 cfm per square feet of door area.

SPECIAL CONDITIONS AND/OR LIMITATIONS

1. The building design has been approved for use only in those areas within this scope of the structual load limitations and climate design criteria indicated on the plans.

2. See the site-installed items list for work, which is to be done on site, subject to local approval.

3. A drinking fountain/bottled water dispenser must be located for use in this building or an adjacent building on the same property.

4. The completed dwv system must be tested for leakage on site.

5. Ventilation of the rafter or attic space shall be in accordance with the requirements of the local building official.

TEXAS PLUMBING NOTES:

1. The water heater shall have controls to allow a set point of 90 degrees F. The outlet temperature of lavatories shall be limited to 110 degress F.

2. Water heater shall be plumbed with heat traps on the supply and discharge piping connected to the heater.

3. The first 8 feet of hot water piping from the water heated shall be insulated w/ 0.5 inch of material having a conductivity not exceeding 0.27 btu per inch / h x ft x F.

4. Tempered water must delivered through an approved water temperature limiting device that conforms to ASSE 1070 or CSA B125.3.

CLIMATE DESIGN CRITERIA

Climate Zone: 2a

Building Location: BEAUMONT, TX

	DRAWING INDEX
SHT	DESCRIPTION
A1	COVER SHEET / NOTES
A2	ELEVATIONS
A3	COMBINED FLOOR PLAN
A4	FLOOR PLAN
E1	ELECTRICAL FLOOR PLAN
P1	PLUMBING FLOOR PLAN
M1	HVAC FLOOR PLAN
S1	XSEC
S2	FOUNDATION

No.	REVISION/ISSUE	Date

TEXAS INDUSTRIALIZED BUILDING CODE COUNCIL
This document is approved pursuant to the Industrialized Housing and Buildings Act.
DRA No. 17 IBC ✓ IRC
Date: Dec 13, 2013
DRA Signature:

THIRD PARTY:
RADCO
5801 BENJAMIN CENTER DRIVE #102
TAMPA, FLORIDA 33634
PH: (813) 243-0370

STATE OF TEXAS
KENNETH EARL DUNMON
109660
LICENSED
PROFESSIONAL ENGINEER

KENNETH EARL DUNMON
PROFESSIONAL ENGINEER
AMERICUS, GEORGIA

Manufacture:
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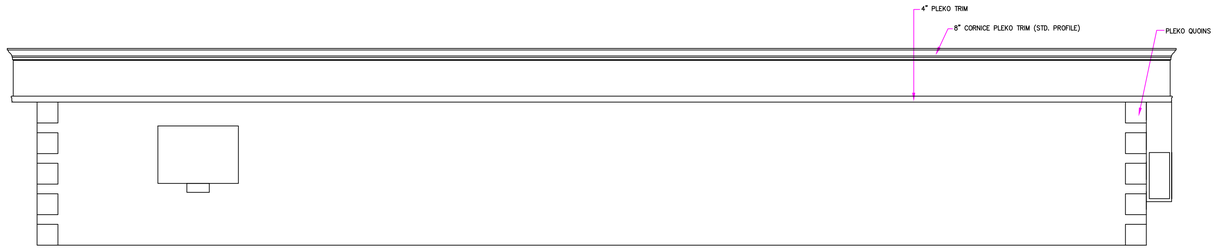
1608 US HIGHWAY 19S
ELLAVILLE, GA 31806
PH: 229-937-2538
FX: 229-937-2150

Dealer:
ROSE OFFICE SYSTEMS

Project:
KINSEL FORD

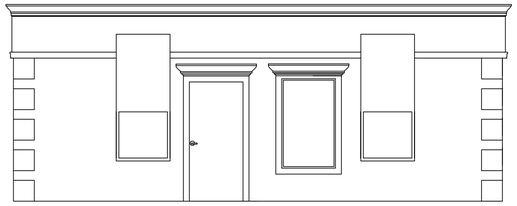
SERIAL# K01111335383 AB

SALESPERSON: MATTHEW TAYLOR	DRAWN BY: CHRISTIE WHITE	MODEL# 28X62	APPROVAL#
CODE: TX/IBC	LABEL: TX/RADCO	Sheet: A1	
Date: 11.24.13	OCCUPANCY: BUSINESS		
Scale: 1/4" = 1'-0"	QUOTE# MT2716 R1	COVER SHEET / NOTES	

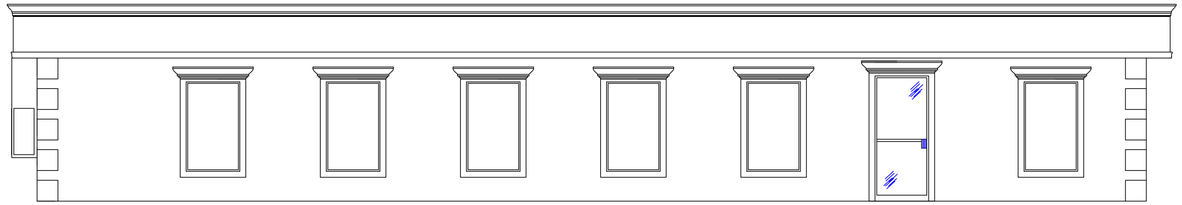


FRONT ELEVATION

FOUNDATION ENCLOSURE (WHEN PROVIDED) SHALL HAVE
1 SQUARE FOOT NET VENT AREA PER 1/150th OF THE FLOOR AREA,
AND AN 18"x24" MINIMUM CRAWL SPACE ACCESS, SITE INSTALLED BY
OTHERS SUBJECT TO LOCAL JURISDICTION.

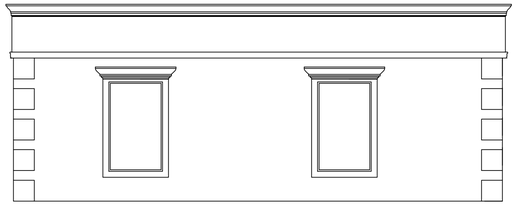


LEFT ELEVATION



REAR ELEVATION

HANDICAP RAMP, STAIRS, AND HANDRAILS
SITE INSTALLED, DESIGNED BY OTHERS, AND
SUBJECT TO LOCAL CODE INSPECTION.



RIGHT ELEVATION

SEE CROSS SECTION FOR
ROOF VENTILATION METHOD.

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THIRD PARTY:
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5801 BENJAMIN CENTER DRIVE #102
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PH: (813) 243-0370

STATE OF TEXAS
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109660
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Date: 11.24.13	OCCUPANCY: BUSINESS		
Scale: 1/4" = 1'-0"	QUOTE# MT2716 R1	ELEVATION	

FRAME & FLOOR	WALLS–WINDOWS–DOORS HEIGHT 8'–0"	EXTERIOR CERTAINTEED(FIBER CEMENT PANELS) STUCCO PATTERN	ROOF 45 MIL BLACK EPDM	ELECTRICAL SINGLE PHASE	A/C & HEAT	RESTROOMS
AXLES BRAKE (6) EACH NEW	PLATES DOUBLE TOP 2"X4" BOTTOM 2"X4"	OVER HOUSE WRAP OVER 7/16" OSB	ROOF DRAINS W/ EXTERNAL DOWNSPOUTS	ENTRANCE PANEL (2) 150 AMP	TYPE A/C (2) 3TON WALL MT BARD	STANDARD HANDICAP 2 1/2
	STUDS 2"X4"X91 5/8" @ 16" O.C. #2 SYP		STYLE TRANSVERSE	LIGHTS (16)4FT 4 BULB SURFACE MT. DIFFUSED FLOURESCENT		COMMODE(S) (1) H/C TANK TYPE (1) RIGHT HAND H/C TANK TYPE
HITCH REMOVABLE XXXX STANDARD	CUBICLE WALLS 60" TALL PER PLAN	SIDING SW6002 ESSENTIAL GRAY (SATIN FINISH)	ROOF JOIST: 2"X6"X158" @ 16" O.C.	(2)4FT 2 BULB SURFACE MT. DIFFUSED FLOURESCENT	(2) PROGRAMMABLE THERMOSTATS	
I–BEAM 12"	INSULATION R– EXTERIOR: 13K INTERIOR: 11UF	CORNERS PLEKO CORNER BLOCKS (QUOINS)	CEILING JOIST: 2"X4"X161" @ 16" O.C.	LIGHTS (1) CEILING MT DOME LIGHT		W.H. LAV (2) W/CHROME WRIST BLADE FAUCET
OUTRIGGER FRAME W/ 95 1/2" BRAKE AXLES	COVERING 5/8" TYPE–X VINYL COVER GYP (SOFT WHITE)	BOTTOM TRIM SHIP 6" HARDI TRIM LOOSE	16" OVERHANG ON END WALLS/2" ON SIDEWALLS	(1)13WATT FLOURESCENT PORCH LIGHT W/PHOTOCELL		MIRROR N/A
JOIST 2"X6"X161" @ 16" O.C.			SHIP LOOSE 12"X70' BLACK ROOF CAP	(2)HPS 70WATT (W/PHOTOCELL) NO SWITCH	TYPE HEAT 10KW EACH	GRAB BAR (2) 36" (2) 42" @ 36" AFF (2) 18" VERTICAL @ 39" AFF
	CUT BACK: INTERIOR: 12"–20"	TOP TRIM PLEKO TRIM IS SW7626 ZURICH WHITE	DECKING 7/16" CLASS C FR DECK	(4)2 BULB WHITE FLOOD LIGHTS(W/PHOTOCELL–NO SWITCH)BULBS BY OTHERS		VANITY N/A
INSUL R– 19UF	36" G–STYLE TYPE MANSARD W/PLEKO TRIM		CEILING 1/2" H.S. SEASPRAY	POWER VENTS (2) BROAN L150 (150 CFM EACH)		URINAL N/A
	PLEKO TRIM ON WINDOWS AND DOORS			ENTRANCE CONDUIT 1 1/2" PVC		
DECKING 3/4" T&G PLYWOOD			INSULATION R– 49K	EXIT SIGNS (2) W/BATTERY BACK UP	SUPPLY AIR SYSTEM 1 1/2" FIBERGLASS	SHOWER N/A
COVERING 20oz (30452) SALISBURY ACTION BACK CARPET	4" (502 BROWN) VINYL BASE MOLDING THRU OUT EXCEPT IN R.R.	CUT BACK: EXTERIOR: N/A	TIE DOWNS NO	(2) CEILING MT DIRECTIONAL	RETURN AIR SYSTEM 1 1/2" FIBERGLASS	WATER HEATER (1) 6 GAL. (ON LAMINATE SHELF ABOVE MOP SINK)
LVT (CANYON) SUPPLIED BY ROSE INSTALLED BY KINGS IN BATHS,	6" (502 BROWN) VINYL BASE MOLDING IN R.R. ONLY	SKIRTING: (12) 4X8 CERTAINTEED (STUCCO)		EMERGENCY LIGHTS (2) XR–5 W/DUAL REMOTE HEAD EACH		SPECIAL
BREAK, HALLWAY, & LOBBY (RAN WITH LENGTH OF BUILDING)	PREFINISHED VCG MOLDING PACKAGE	(12) 2X2X8' PT LUMBER	CUT BACK:	(1) STANDARD EMERGENCY LIGHT		(1) ICE MAKER HOOKUP
CUT BACK: Finish N/A (SHIP 4" CARPET BAR LOOSE)	P/G HOUSE TYPE WINDOW MOLDING	(8) VENTS	T–Grid N/A	(19) WALL MT. J–BOXES W/ 1/2" EMT STUB THRU FLOOR	(2) V–2246 ATTIC VENTILATORS	(1) 24X24 ABS MOP SINK W/LEGS
Decking 1" @ ALCOVE		DECALS NONE	Gypsum CEILING BEAM @ MATELINE	(1) WALL MT. J–BOX W/ 1/2" EMT STUB THRU FLOOR @ 72" AFF	(2) V–2247 PASSIVE VENTS	

NOTE: ALL WALL DIMENSIONS ARE TO WALL FINISH AND NOT TO THE STUD!!!

NOTE: ALL HEIGHTS SPECIFIED A.F.F. (ABOVE FINISHED FLOOR) ARE MEASURED TO THE BOTTOM OF THE OBJECT OR ITEM.

ALL INTERIOR WALL AND CEILING FINISHES SHALL BE CLASS B OR BETTER IN CORRIDORS, AND CLASS C OR BETTER IN ROOMS AND ENCLOSED SPACES; CARPET SHALL BE CLASS II OR BETTER.

(5) GFI RECEPTS
(1) 120V EXTERIOR WEATHERPROOF RECEPT
(1) 120V EXTERIOR WEATHERPROOF RECEPT MOUNTED IN MANSARD
(3) 120V DEDICATED RECEPT
(1) NEMA 14–50 RANGE RECEPT
USE WHITE RECEPTACLES AND SWITCHES
(1) 3" PVC STUB THRU FLOOR

SUPPLY: PEX WITH CUT OFFS
WASTE: PVC STUB THRU FLOOR

BATHROOM ACCESSORIES BY OTHER ON SITE...KCB TO PROVIDE BLOCKING ONLY. KCB TO INSTALL GRAB BARS ONLY

8'–9" (BEIGE NEBULA) PLASTIC LAMINATE BASE CABINETS W/ 11'–9" (BEIGE NEBULA) PLASTIC LAMINATE COUNTER TOP W/ (1) DOUBLE STAINLESS STEEL SINK W/ CHROME WRIST BLADE GOOSENECK FAUCET

15'–4" (BEIGE NEBULA) PLASTIC LAMINATE OVERHEAD CABINETS

58LF 8" WIDE (BAJA MELANGE) SOLID SURFACE TOP ON 60" TALL WALLS WITH ROUNDED CORNERS

(1) 18" DEEP X 4' (BEIGE NEBULA) PLASTIC COUNTER TOP @ 30" AFF

(1) 18" DEEP X 6'8 (BEIGE NEBULA) PLASTIC LAMINATE COUNTER TOP @ 30" AFF

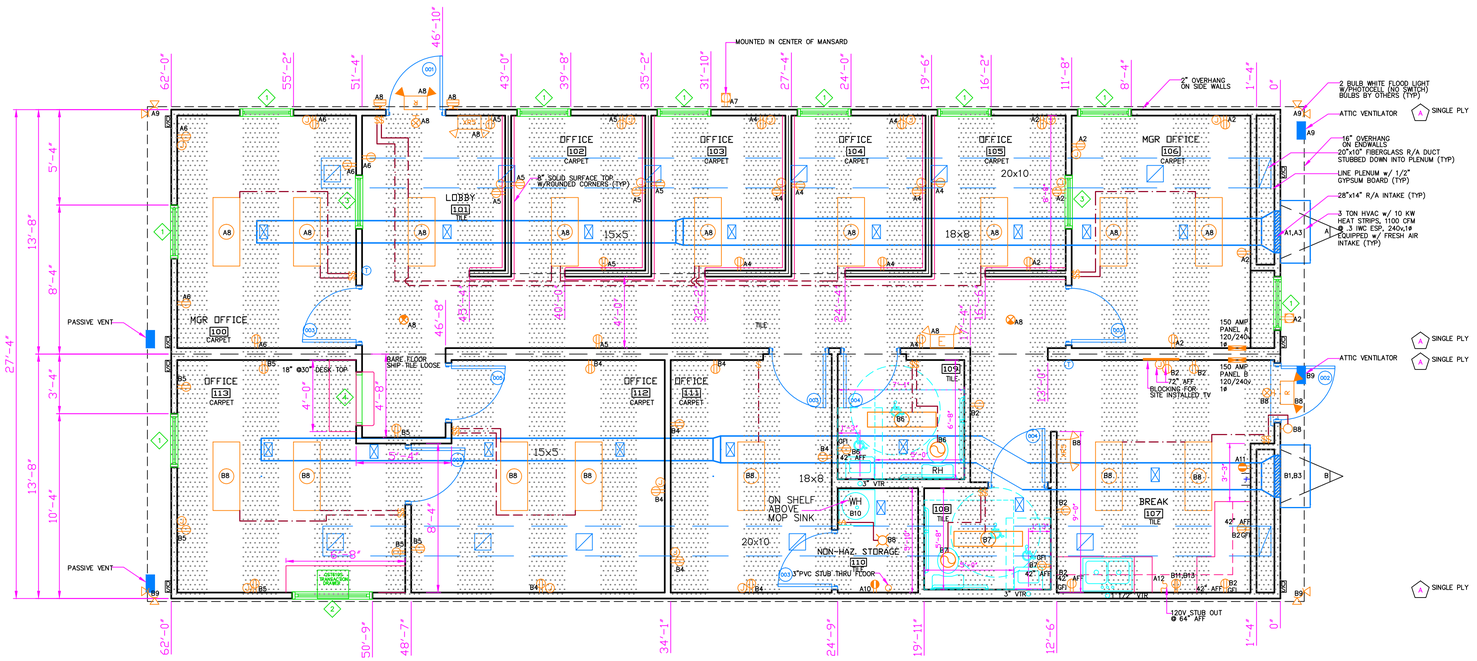
No.	REVISION/ISSUE	Date
1	GTM CHANGES W/CUSTOMER	11.25.13
2	SO CHANGES W/CARRY	11.25.13
3	3RD PARTY REVIEW CHANGES	12.10.13
	MOVED WINDOW IN ROOM #106	
	ROOF/CEILING JOIST SPACING 16" OC	
	ADDED EMERGENCY LIGHT IN HALLWAY	

COLOR CHART

- WALLS
- WINDOWS
- DOORS
- ELECTRICAL
- WIRING
- HVAC / DUCT / DIFFUSERS
- DIMENSIONS
- TRUSS BAYS
- PLUMBING

SYMBOL LEGEND

- PANEL BOX
- DUPLEX RECEPTACLE 120v
- PORCH LIGHT
- EXT. WEATHERPROOF 120v REC.
- DEDICATED RECEPT
- VENT FAN
- FLUORESCENT LIGHT w/2–32W BULBS
- FLUORESCENT LIGHT w/4–32W BULBS
- ENGINEERED GIRDER TRUSS DESCRIPTION
- DIRECTIONAL EXIT SIGN
- SINGLE SWITCH
- DOUBLE SWITCH
- WALL MOUNTED LIGHTED EXIT SIGN W/ BATTERY PACK
- XR5 EMERGENCY LIGHT
- XR5 EMERGENCY REMOTE HEAD
- JUNCTION BOX (WALL)
- 12"x12" RETURN AIR GRILLE (CEILING)
- 6"x10" SUPPLY AIR DIFFUSER (CEILING)
- THERMOSTAT
- ICEMAKER



DOOR AND FRAME SCHEDULE

Quantity	MARK	DOOR SIZE WD	DOOR SIZE HGT	GLAZING	HWD TYPE	FRAME	STYLE	FIRE RATING	NOTES
1	001	3'–0"	7'–0"	FULL	THUMB LATCH	ALUMINUM	STOREFRONT	––	WHITE/BRONZE W/CLOSER
1	002	3'–0"	6'–8"	––	ABS LEVER LOCK	STEEL	STEEL	––	CLOSER
5	003	3'–0"	6'–8"	––	ABS PASSAGE LEVER	BRONZE REDIFRAME	IMPERIAL OAK HC	––	––
2	004	3'–0"	6'–8"	––	ABS PRIVACY LEVER	BRONZE REDIFRAME	IMPERIAL OAK HC	––	––
1	005	3'–0"	6'–8"	––	ABS KEYED LEVER	BRONZE REDIFRAME	IMPERIAL OAK SC	––	––

WINDOW SCHEDULE

Quantity	MARK	SIZE WIDTH	SIZE HEIGHT	Style	Sill Height	FRAME/GLASS
9	1	3'–0"	5'–0"	Picture	1'–8"	WHITE/LOW E INSULATED W/INTERIOR MOUNTED BURGLAR BARS (PAINTED CREAM COLOR) W/1" ALUM MINI BLINDS
1	2	4'–6"	3'–2 1/2"	Standard	3'–5 1/2"	ROUGH OPENING ONLY (WINDOW BY OTHERS ON SITE) W/QST–619S TRANSACTION DRAWER W/SPEAKER UNDER WINDOW
2	3	3'–0"	3'–0"	Picture (2)	3'–8"	FIXED CLEAR TEMPERED
1	4	3'–0"	3'–0"	Pass Through	3'–0"	FIXED WINDOW W/SPEAKER HOLE & PASS THRU W/12" PLAS LAM (BEIGE NEBULA)WRITING LEDGE (ROUNDED CORNERS) TO EXTEND 12" PAST WALL ON HALLWAY SIDE

TX CODES AND LOADS

BUILDING	2009 IBC
PLUMBING	2009 IPC
MECHANICAL	2009 IMC
ELECTRICAL	2011 NEC
ACCESSIBILITY	2012 TX ACCESSIBILITY STANDARDS
ENERGY	2009 IECC

STRUCTURAL LOAD LIMITATIONS

FLOOR LIVE LOAD:
50 PSF 100 PSF IN CORRIDOR
2000 PSF CONCENTRATED FLOOR LOAD OVER 30x30 INCH AREA LOCATED ANYWHERE ON FLOOR.

ROOF LIVE LOAD:
A. 20 PSF

ROOF SNOW LOAD:
A. Pg = 20 PSF GROUND SNOW LOAD
B. Pf = 20 PSF ROOF SNOW LOAD
C. Ce = 1.1 SNOW EXPOSURE FACTOR
D. Is = 1.0 SNOW IMPORTANCE FACTOR
E. Ct = 1.0 SNOW THERMAL FACTOR

WIND LOAD:
A. 130 MPH WIND SPEED
B. Iw = 1.0 WIND IMPORTANCE FACTOR
C. C WIND EXPOSURE CATEGORY
D. GCpi = 0.18 INTERNAL PRESSURE COEFFICIENT
E. Pw WALL COMPONENT AND CLADDING LOAD
ZONE 1 = 34.6 PSF
ZONE 2 = 55.5 PSF
ZONE 3 = 92.9 PSF
F. Pr ROOF COMPONENT AND CLADDING LOAD
ZONE 4 = 38.2 PSF
ZONE 5 = 46.0 PSF
G. THIS BUILDING IS NOT DESIGNED FOR PLACEMENT ON THE UPPER HALF OF A HILL OR ESCARPMENT EXCEEDING IN 15 FEET.

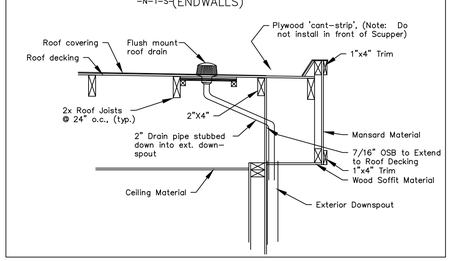
SEISMIC LOAD:
A. IE = 1.0 SEISMIC IMPORTANCE FACTOR
B. D SITE CLASS
C. A13 SEISMIC FORCE RESISTING SYSTEM
D. C SEISMIC DESIGN CATEGORY
E. EQUIVALENT LATERAL FORCE ANALYSIS PROCEDURE
F. Sds = 0.49 SPECTRAL RESPONSE COEFFICIENT
G. Sd1 = 0.19 SPECTRAL RESPONSE COEFFICIENT
H. V = 2,200 DESIGN BASE SHEAR
I. R = 6.5 RESPONSE MODIFICATION COEFFICIENT
J. SS <= .54 MAPPED SPECTRAL RESPONSE COEFFICIENT
K. S1 <= .29 MAPPED SPECTRAL RESPONSE COEFFICIENT
L. CS = 0.08 SEISMIC RESPONSE COEFFICIENT

BUILDING OCCUPANCY:
A. CATEGORY II
B. ASCE 7–05

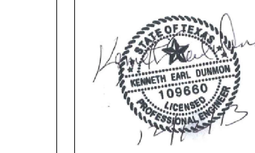
FLOOD LOAD:
THE MODULAR BUILDING UNITS ARE NOT DESIGNED TO BE SUBMERGED OR SUBJECTED TO WAVE ACTION

IF INSTALLED IN A FLOOD PLAIN, THE MODULAR BUILDING UNITS MUST BE INSTALLED ABOVE THE MINIMUM BASE FLOOD ELEVATION DERIVED FROM APPROPRIATE FLOOD ELEVATION MAPS FOR THE BUILDING SITES, OR BE SET ON A FOUNDATION DESIGNED FOR FLOOD LOADS

G–MANSARD w/ 16" OVERHANG
–N–T–S–(ENDWALLS)



THIRD PARTY:
RADCO
5801 BENJAMIN CENTER DRIVE #102
TAMPA, FLORIDA 33634
PH: (813) 243–0370



KENNETH EARL DUNMON
PROFESSIONAL ENGINEER
AMERICUS, GEORGIA

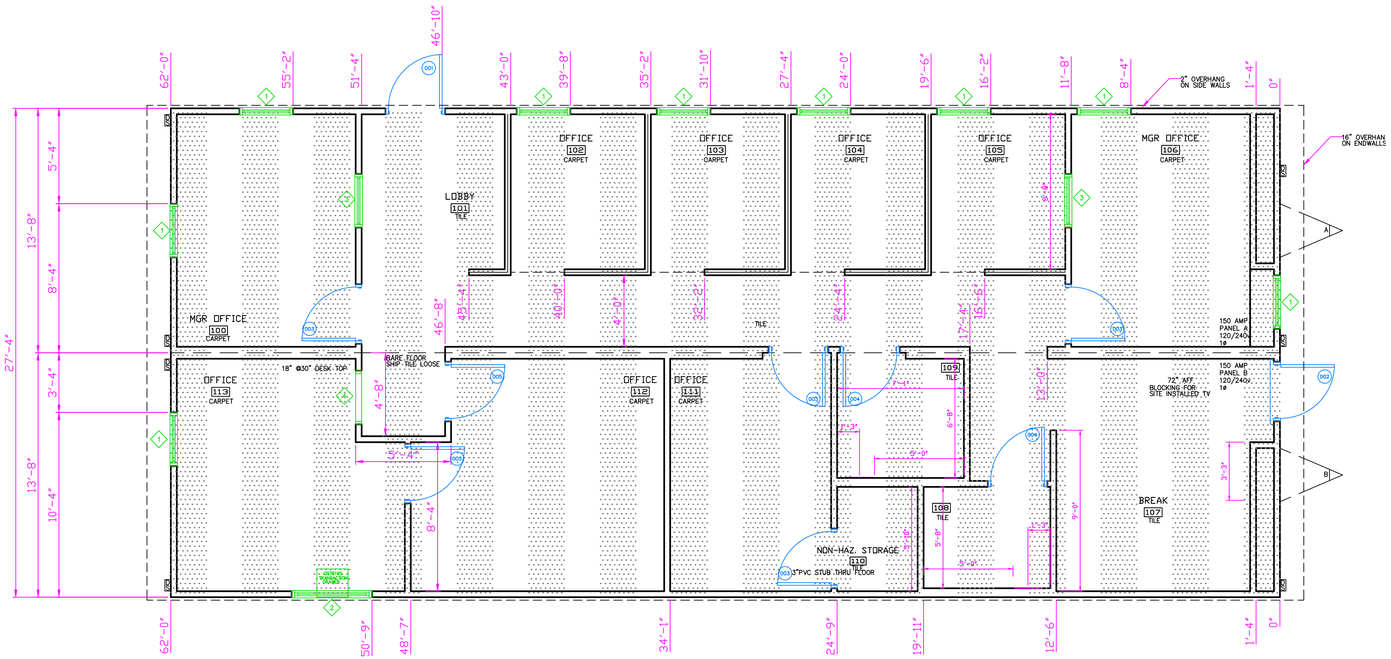
Manufacture:
KINGS CUSTOM BUILDERS, INC
1608 US HIGHWAY 19S
ELLAVILLE, GA 31806
PH: 229–937–2538
FX: 229–937–2150

Dealer:
ROSE OFFICE SYSTEMS

Project:
KINSEL FORD

SERIAL# K01111335383 AB

SALESPERSON: MATTHEW TAYLOR	DRAWN BY: CHRISTIE WHITE	MODEL# 28X62	APPROVAL#
CODE: TX/IBC	LABEL: TX/RADCO	Sheet: A3	
Date: 11.24.13	OCCUPANCY: BUSINESS		
Scale: 1/4" = 1'–0"	QUOTE# MT2716 R1	COMBINED FLOOR PLAN	



COLOR CHART

- WALLS
- WINDOWS
- DOORS
- DIMENSIONS

SYMBOL LEGEND

- 1 WINDOW TAG
- 000 DOOR TAG

No.	REVISION/ISSUE	Date

TEXAS INDUSTRIALIZED BUILDING CODE COUNCIL
This document is approved pursuant to the Industrialized Housing and Buildings Act.
DRA No. 17 IBC ✔ IRC
Date: Dec 13, 2013
DRA Signature:

THIRD PARTY:
RADCO
5801 BENJAMIN CENTER DRIVE #102
TAMPA, FLORIDA 33634
PH: (813) 243-0370

STATE OF TEXAS
KENNETH EARL DUNMON
109660
LICENSED
PROFESSIONAL ENGINEER

KENNETH EARL DUNMON
PROFESSIONAL ENGINEER
AMERICUS, GEORGIA

Manufacture:
KINGS CUSTOM BUILDERS, INC
1608 US HIGHWAY 19S
ELLAVILLE, GA 31806
PH: 229-937-2538
FX: 229-937-2150

Dealer:
ROSE OFFICE SYSTEMS

Project:
KINSEL FORD

SERIAL# K01111335383 AB

SALESPERSON: MATTHEW TAYLOR	DRAWN BY: CHRISTIE WHITE	MODEL# 28X62	APPROVAL#
CODE: TX/IBC	LABEL: TX/RADCO	Sheet: A4 FLOOR PLAN	
Date: 11.24.13	OCCUPANCY: BUSINESS		
Scale: 1/4" = 1'-0"	QUOTE# MT2716 R1		

ELECTRICAL	SINGLE PHASE
ENTRANCE PANEL	(2) 150 AMP
LIGHTS	(16)4FT 4 BULB SURFACE MT. DIFFUSED FLOURESCENT
	(2)4FT 2 BULB SURFACE MT. DIFFUSED FLOURESCENT
LIGHTS	(1) CEILING MT DOME LIGHT
(1)13WATT FLOURESCENT PORCH LIGHT W/PHOTOCELL	
(2)HPS 70WATT (W/PHOTOCELL) NO SWITCH	
(4)2 BULB WHITE FLOOD LIGHTS(W/PHOTOCELL-NO SWITCH)BULBS BY OTHERS	
POWER VENTS	(2) BROAN L150
ENTRANCE CONDUIT	1 1/2" PVC
EXIT SIGNS	(2) W/BATTERY BACK UP
	(2) CEILING MT DIRECTIONAL
EMERGENCY LIGHTS	(2) XR-5 W/DUAL REMOTE HEAD EACH
(19) WALL MT. J-BOXES W/ 1/2" EMT STUB THRU FLOOR	
(1) WALL MT. J-BOX W/ 1/2" EMT STUB THRU FLOOR @ 72" AFF	
(5) GFI RECEPTS	

(1) 120V EXTERIOR WEATHERPROOF RECEPT
(1) 120V EXTERIOR WEATHERPROOF RECEPT MOUNTED IN MANSARD
(2) 120V DEDICATED RECEPT
(1) NEMA 14-50 RANGE RECEPT
USE WHITE RECEPTACLES AND SWITCHES
(1) 3" PVC STUB THRU FLOOR

150 AMP PANEL A

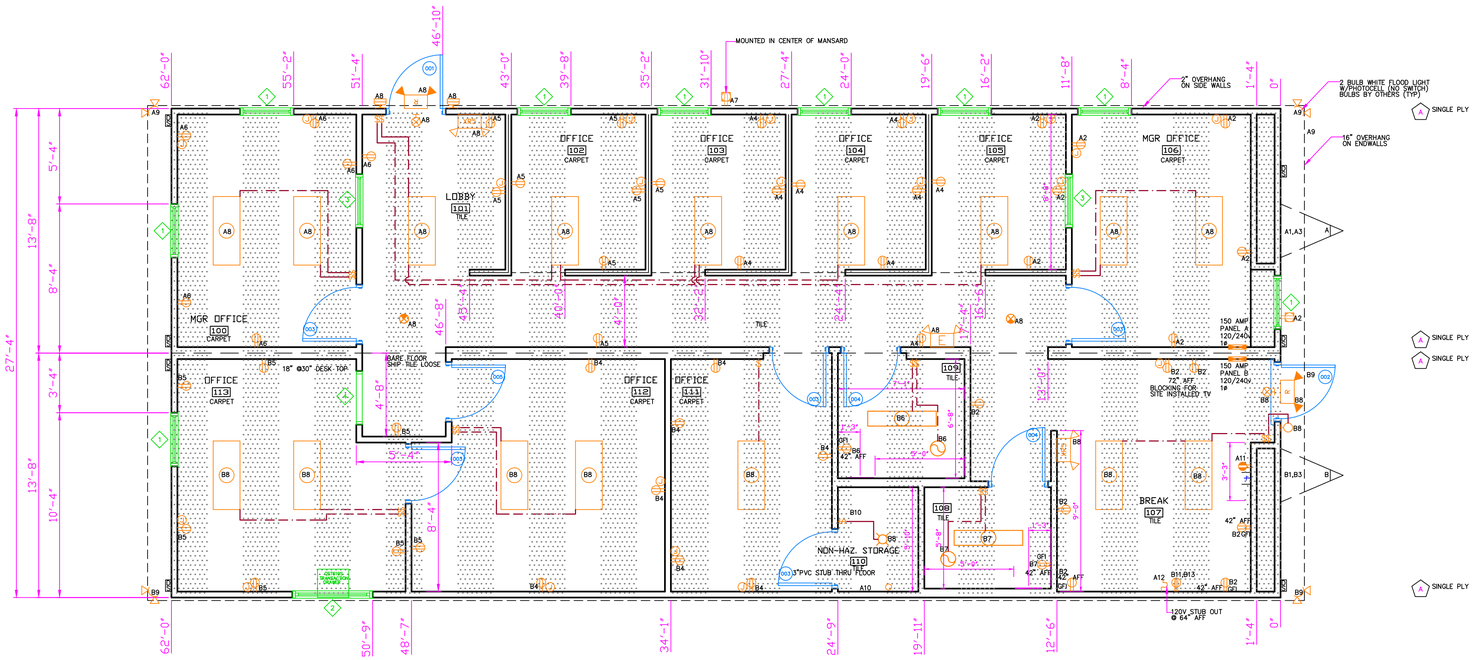
CKT. NO.	DESCRIPTION	BRKR	WIRE SIZE	CKT. NO.	DESCRIPTION	BRKR	WIRE SIZE
1	HVAC	60	6	2	RECEPTS	20	12
3	HVAC	60	6	4	RECEPTS	20	12
5	RECEPTS	20	12	6	RECEPTS	20	12
7	RECEPTS	20	12	8	LIGHTS	20	12
9	LIGHTS	20	12	10	DED RECEPT	20	12
11	DED RECEPT	20	12	12	DED RECEPT	20	12
13				14			
15				16			
17				18			
19				20			
21				22			
23				24			
25				26			
27				28			
29				30			

TOTAL ACTUAL LTG. VA 1152 MIN. CODE LTG. VA 2968 (848 SF x 3.5 = 2968 VA)
TOTAL PANEL VA LOAD = (CONTIN.) 2868 + (NON-CONT.) 12,960 + (MOTOR/HVAC/OTHER) 13,920 = 29,748 VA
PANEL AMPS = TOTAL VA 29,748 / 240 V = 124 AMPS

150 AMP PANEL B

CKT. NO.	DESCRIPTION	BRKR	WIRE SIZE	CKT. NO.	DESCRIPTION	BRKR	WIRE SIZE
1	HVAC	60	6	2	RECEPTS	20	12
3	HVAC	60	6	4	RECEPTS	20	12
5	RECEPTS	20	12	6	RESTROOM	20	12
7	RESTROOM	20	12	8	LIGHTS	20	12
9	LIGHTS	20	12	10	WATER HEATER	30	12
11	RANGE	50	6	12			
13	RANGE	50	6	14			
15				16			
17				18			
19				20			
21				22			
23				24			
25				26			
27				28			
29				30			

TOTAL ACTUAL LTG. VA 1152 MIN. CODE LTG. VA 2968 (848 SF x 3.5 = 2968 VA)
TOTAL PANEL VA LOAD = (CONTIN.) 2868 + (NON-CONT.) 4140 + (MOTOR/HVAC/OTHER) 28,825 = 35,833 VA
PANEL AMPS = TOTAL VA 35,833 / 240 V = 149 AMPS



COLOR CHART

- WALLS
- WINDOWS
- DOORS
- ELECTRICAL
- WIRING
- DIMENSIONS

SYMBOL LEGEND

- PANEL BOX
- DUPLEX RECEPTACLE 120v
- PORCH LIGHT
- EXT. WEATHERPROOF 120v REC.
- DEDICATED RECEPT
- VENT FAN
- FLUORESCENT LIGHT w/2-32W BULBS
- FLUORESCENT LIGHT w/4-32W BULBS
- SINGLE SWITCH
- DOUBLE SWITCH
- WALL MOUNTED LIGHTED EXIT SIGN W/ BATTERY PACK
- XR5 EMERGENCY LIGHT
- XR5 EMERGENCY REMOTE HEAD
- JUNCTION BOX (WALL)
- THERMOSTAT
- DIRECTIONAL EXIT SIGN

No.	REVISION/ISSUE	Date

TEXAS INDUSTRIALIZED BUILDING CODE COUNCIL
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DRA No. 17 IBC ✓IRC
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DRA Signature:

THIRD PARTY:
RADCO
5801 BENJAMIN CENTER DRIVE #102
TAMPA, FLORIDA 33634
PH: (813) 243-0370

STATE OF TEXAS KENNETH EARL DUNMON 109660 LICENSED PROFESSIONAL ENGINEER

KENNETH EARL DUNMON
PROFESSIONAL ENGINEER
AMERICUS, GEORGIA

Manufacture:
KINGS CUSTOM BUILDERS, INC
1608 US HIGHWAY 19S
ELLAVILLE, GA 31806
PH: 229-937-2538
FX: 229-937-2150

Dealer:
ROSE OFFICE SYSTEMS

Project:
KINSEL FORD

SERIAL# K01111335383 AB

SALESPERSON: MATTHEW TAYLOR	DRAWN BY: CHRISTIE WHITE	MODEL# 28X62	APPROVAL#
CODE: TX/IBC	LABEL: TX/RADCO	Sheet: E1 ELECTRICAL FLOOR PLAN	
Date: 11.24.13	OCCUPANCY: BUSINESS		
Scale: 1/4" = 1'-0"	QUOTE# MT2716 R1		

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RESTROOMS

		HANDICAP 2	1/2
COMMODE(S)	(1) H/C TANK TYPE (1) RIGHT HAND H/C TANK TYPE		
W.H. LAV	(2) W/CHROME WRIST BLADE FAUCET		
MIRROR	N/A		
GRAB BAR	(2) 36" (2) 42" @ 36" AFF (2) 18" VERTICAL @ 39" AFF		
VANITY	N/A		
URINAL	N/A		
SHOWER	N/A		
WATER HEATER	(1) 6 GAL. (ON LAMINATE SHELF ABOVE MOP SINK)		
SPECIAL			
(1) ICE MAKER HOOKUP			
(1) 24X24 ABS MOP SINK W/LEGS			

SUPPLY: PEX WITH CUT OFFS
WASTE: PVC STUB THRU FLOOR

BATHROOM ACCESSORIES BY OTHER ON SITE...KCB TO PROVIDE BLOCKING ONLY. KCB TO INSTALL GRAB BARS ONLY

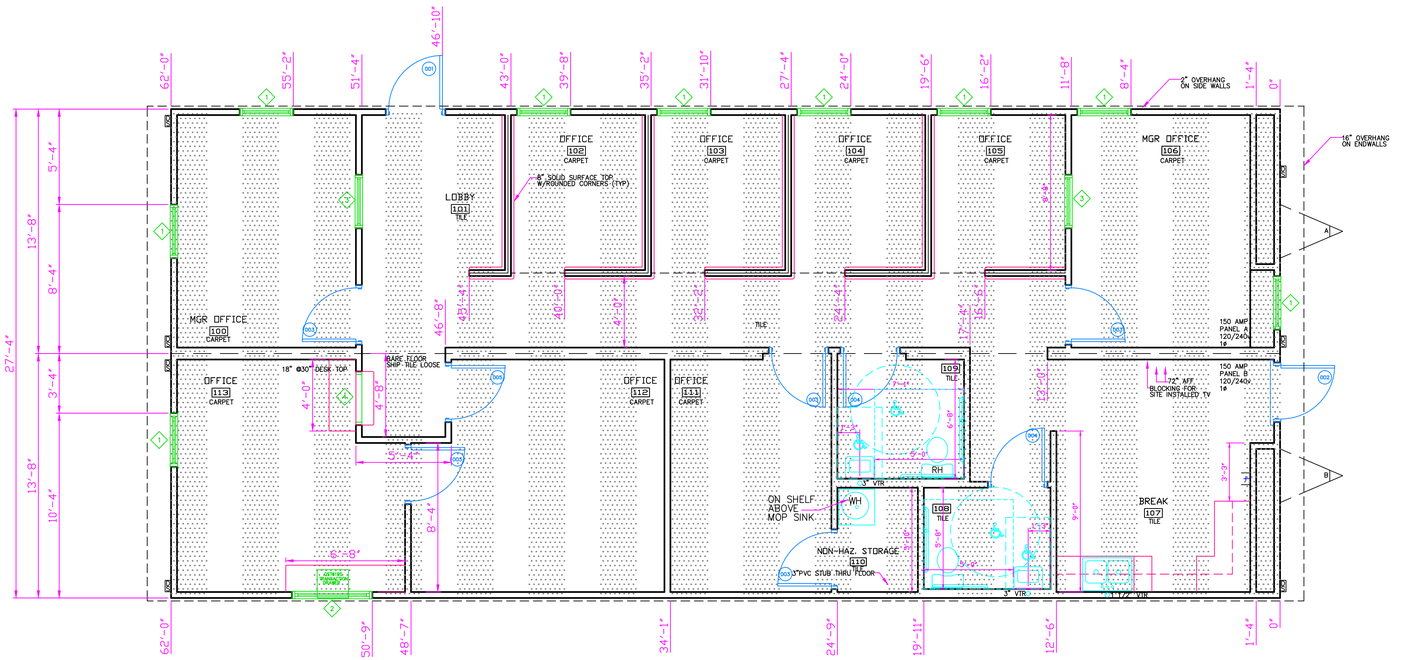
8'-9" (BEIGE NEBULA) PLASTIC LAMINATE BASE CABINETS W/
11'-9" (BEIGE NEBULA) PLASTIC LAMINATE COUNTER TOP W/
(1) DOUBLE STAINLESS STEEL SINK W/ CHROME WRIST
BLADE GOOSENECK FAUCET

15'-4" (BEIGE NEBULA) PLASTIC LAMINATE OVERHEAD CABINETS

58LF 8" WIDE (BAJA MELANGE) SOLID SURFACE TOP ON 60" TALL WALLS WITH ROUNDED CORNERS

(1) 18" DEEP X 4' (BEIGE NEBULA) PLASTIC
COUNTER TOP @ 30" AFF

(1) 18" DEEP X 6'8" (BEIGE NEBULA) PLASTIC LAMINATE
COUNTER TOP @ 30" AFF



COLOR CHART

- WALLS
- WINDOWS
- DOORS
- DIMENSIONS
- PLUMBING

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THIRD PARTY:
RADCO
5801 BENJAMIN CENTER DRIVE #102
TAMPA, FLORIDA 33634
PH: (813) 243-0370

STATE OF TEXAS
KENNETH EARL DUNMON
109660
LICENSED
PROFESSIONAL ENGINEER

KENNETH EARL DUNMON
PROFESSIONAL ENGINEER
AMERICUS, GEORGIA

Manufacture:

KINGS CUSTOM BUILDERS, INC
1608 US HIGHWAY 19S
ELLAVILLE, GA 31806
PH: 229-937-2538
FX: 229-937-2150

Dealer:

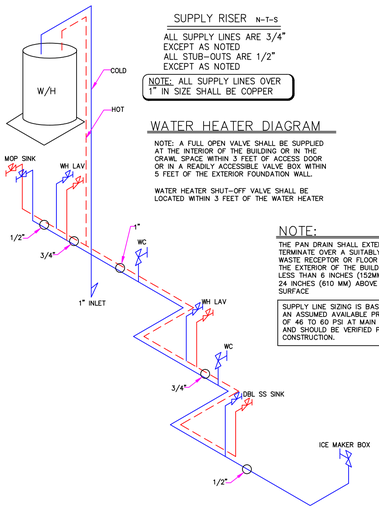
ROSE OFFICE SYSTEMS

Project:

KINSEL FORD

SERIAL# K01111335383 AB

SALESPERSON: MATTHEW TAYLOR	DRAWN BY: CHRISTIE WHITE	MODEL# 28X62	APPROVAL#
CODE: TX/IBC	LABEL: TX/RADCO	Sheet: P1	
Date: 11.24.13	OCCUPANCY: BUSINESS		
Scale: 1/4" = 1'-0"	QUOTE# MT2716 R1	PLUMBING FLOOR PLAN	



SUPPLY RISER N-T-S

ALL SUPPLY LINES ARE 3/4" EXCEPT AS NOTED
ALL STUB-OUTS ARE 1/2" EXCEPT AS NOTED

NOTE: ALL SUPPLY LINES OVER 1" IN SIZE SHALL BE COPPER

WATER HEATER DIAGRAM

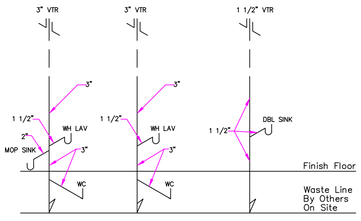
NOTE: A FULL OPEN VALVE SHALL BE SUPPLIED AT THE INTERIOR OF THE BUILDING OR IN THE CRAWL SPACE WITHIN 3 FEET OF ACCESS DOOR OR IN A READILY ACCESSIBLE VALVE BOX WITHIN 5 FEET OF THE EXTERIOR FOUNDATION WALL.

WATER HEATER SHUT-OFF VALVE SHALL BE LOCATED WITHIN 3 FEET OF THE WATER HEATER

NOTE:

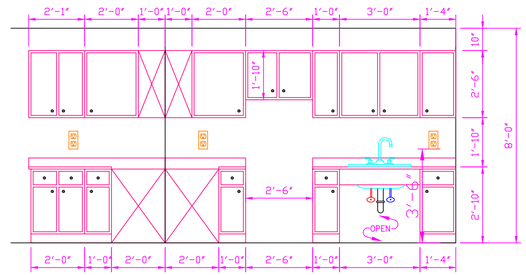
THE PAN DRAIN SHALL EXTEND FULL-SIZE AND TERMINATE OVER A SUITABLY LOCATED INDIRECT WASTE RECEPTOR OR FLOOR DRAIN OR EXTEND TO THE EXTERIOR OF THE BUILDING AND TERMINATE NOT LESS THAN 6 INCHES (152MM) AND NOT MORE THAN 24 INCHES (610 MM) ABOVE THE ADJACENT GROUND SURFACE

SUPPLY LINE SIZING IS BASED ON AN ASSUMED AVAILABLE PRESSURE OF 46 TO 60 PSI AT MAIN INLET AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.



DWV RISER N-T-S

1. THE DWV RISER INDICATES ONE METHOD OF INSTALLING THE BELOW THE FLOOR PIPING. OTHER APPROVED METHODS MAY BE USED AS NEEDED TO ACCOMODATE SITE CONDITIONS.
2. ALL BELOW FLOOR PIPING AND FITTINGS ARE TO BE SUPPLIED AND INSTALLED ON SITE BY OTHERS.
3. 1 1/2 INCH AND 2 INCH HORIZONTAL DRAIN LINES SHALL BE INSTALLED WITH A SLOPE OF 1/4 INCH PER FOOT.
4. 3 AND 4 INCH HORIZONTAL DRAIN LINES SHALL BE INSTALLED WITH A SLOPE OF 1/8 INCH PER FOOT.
5. BLEOW FLOOR HORIZONTAL DRAIN LINES ARE 3 INCH MINIMUM DIAMETER UNLESS INDICATED OTHERWISE.
6. A MAXIMUM OF 3 WATER CLOSETS MAY DISCHARGE INTO A 3 INCH LINE.
7. CHANGES IN DIRECTION SHALL BE MADE WITH FITTINGS AS INDICATED IN TABLE 706.3. VERTICAL TO HORIZONTAL AND HORIZONTAL TO HORIZONTAL CHANGES OF DIRECTION ARE TO BE MADE WITH LONG SWEEP FITTINGS.

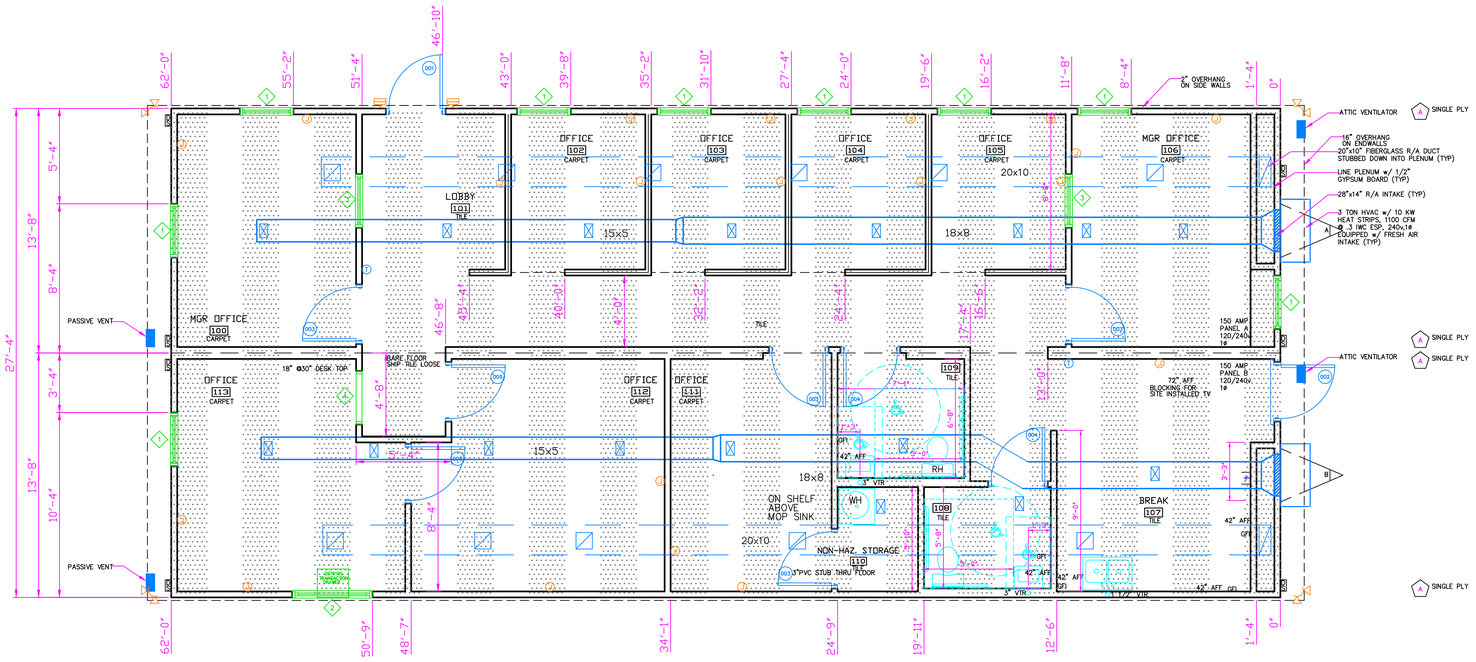


A/C & HEAT

TYPE A/C	(2) 3TON WALL MT BARD
(2) PROGRAMMABLE THERMOSTATS	
TYPE HEAT	10KW EACH
SUPPLY AIR SYSTEM	1 1/2" FIBERGLASS
RETURN AIR SYSTEM	1 1/2" FIBERGLASS
(2) V-2246 ATTIC VENTILATORS	
(2) V-2247 PASSIVE VENTS	

SYMBOL LEGEND

- 12"x12" RETURN AIR GRILLE (CEILING)
- 6"x10" SUPPLY AIR DIFFUSER (CEILING)
- THERMOSTAT



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THIRD PARTY:
RADCO
5801 BENJAMIN CENTER DRIVE #102
TAMPA, FLORIDA 33634
PH: (813) 243-0370

STATE OF TEXAS
KENNETH EARL DUNMON
109660
LICENSED
PROFESSIONAL ENGINEER

KENNETH EARL DUNMON
PROFESSIONAL ENGINEER
AMERICUS, GEORGIA

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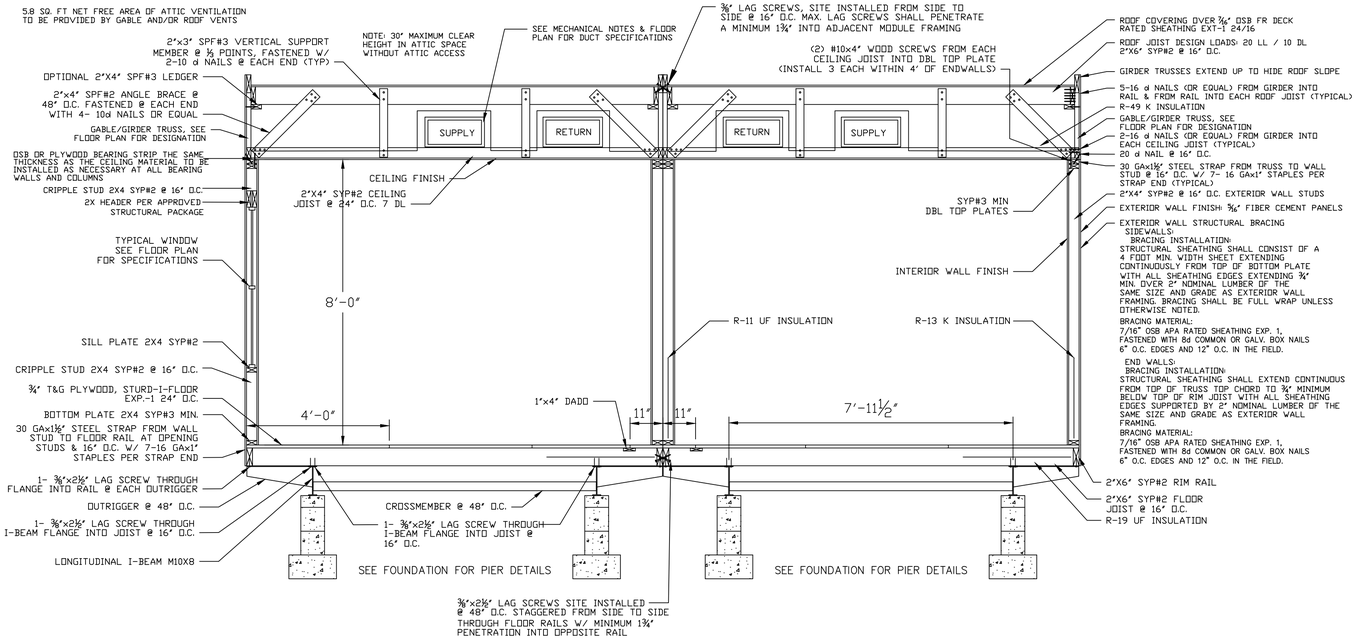
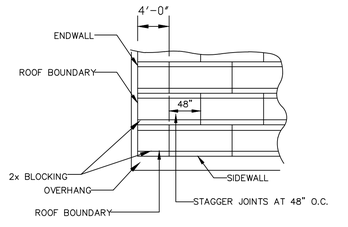
Date: 11.24.13	OCCUPANCY: BUSINESS		
Scale: 1/4" = 1'-0"	QUOTE# MT2716 R1	MECHANICAL FLOOR PLAN	



GENERAL CROSS SECTION NOTES
1. UNLESS OTHERWISE SPECIFIED, ALL STEEL MUST COMPLY WITH ASTM A36, YIELD STRENGTH = 36 KSI.
2. ALL LAG SCREWS MUST COMPLY WITH ANSI / ASME B18.2.1.



7/16" FR DECK CLASS C SHEATHING ROOF DIAPHRAGM SHALL BE BLOCKED W/ 2x NOM. LUMBER FOR A DISTANCE OF 4'-0" FROM EACH ENDWALL. NAIL ROOF BOUNDARIES W/ 8d NAILS @ 6" O.C., OTHER PANEL EDGES 8d NAILS @ 6" O.C. REMAINDER OF ROOF NAIL WITH 8d NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN THE FIELD.

ROOF SHEATHING DETAIL

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DRA No. 17 IBC ✓IRC
Date: Dec 13, 2013
DRA Signature:

THIRD PARTY:
RADCO
5801 BENJAMIN CENTER DRIVE #102
TAMPA, FLORIDA 33634
PH: (813) 243-0370

STATE OF TEXAS
KENNETH EARL DUNMON
106660
LICENSED
PROFESSIONAL ENGINEER

KENNETH EARL DUNMON
PROFESSIONAL ENGINEER
AMERICUS, GEORGIA

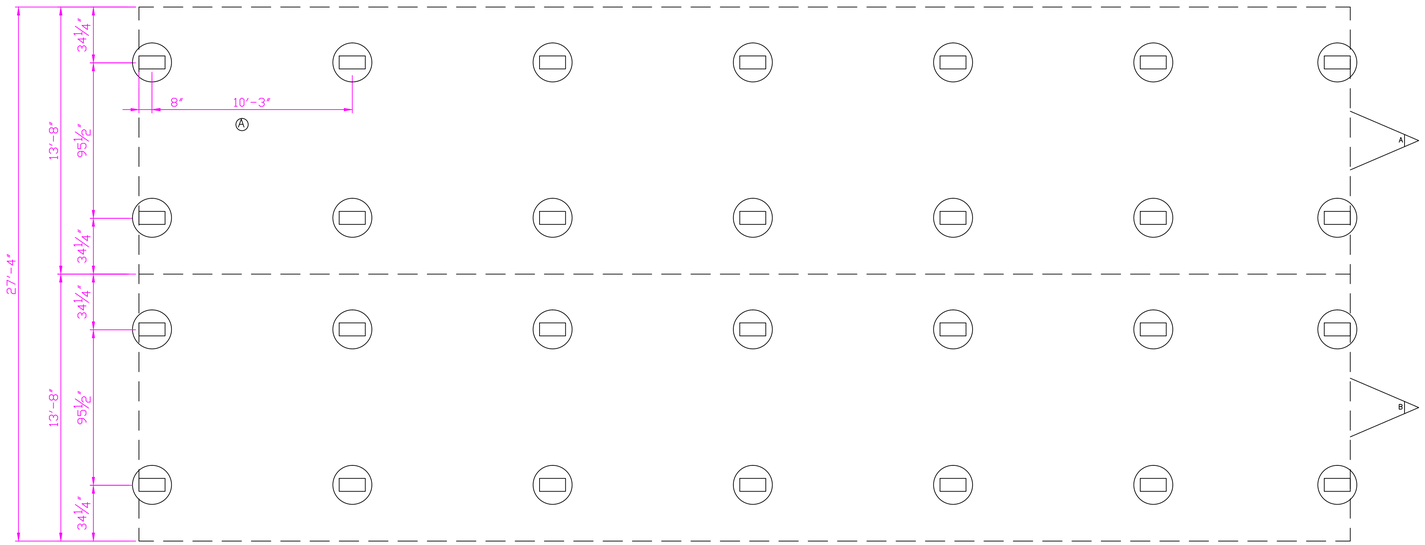
Manufacture:
KINGS CUSTOM BUILDERS, INC
1608 US HIGHWAY 19S
ELLAVILLE, GA 31806
PH: 229-937-2538
FX: 229-937-2150

Dealer:
ROSE OFFICE SYSTEMS

Project:
KINSEL FORD

SERIAL# K01111335383 AB

SALESPERSON: MATTHEW TAYLOR	DRAWN BY: CHRISTIE WHITE	MODEL# 28X62	APPROVAL#
CODE: TX/IBC	LABEL: TX/RADCO	Sheet: S1 XSEC	
Date: 11.24.13	OCCUPANCY: BUSINESS		
Scale: 1/4" = 1'-0"	QUOTE# MT2716 R1		



MINIMUM SOIL BEARING CAPACITY	Ⓐ MAXIMUM PIER SPACING	KIPP LOADS	DESIGN LIVE LOADS
2000 PSF 3000 PSF	6'-11" 6'-11"	4.8k 4.8k	FLOOR – 50 PSF ROOF – 20 PSF

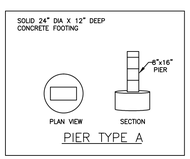
NOTE:
THE DIMENSIONS SHOWN ARE NOMINAL. AN INCREASE IN MODULE WIDTH SHOULD BE EXPECTED DUE TO EXPANSION, SETTING TOLERANCES, GAPS BETWEEN MODULES, ETC. THE FOUNDATION CONTRACTOR SHOULD CONSULT WITH THE MANUFACTURER AND/OR A LOCAL FOUNDATION DESIGNER PRIOR TO THE CONSTRUCTION TO DETERMINE THE AMOUNT OF INCREASED WIDTH TO BE ADDED TO THE NOMINAL DIMENSIONS SHOWN ABOVE.

ALL DATA SHOULD BE PHYSICALLY VERIFIED BEFORE CONSTRUCTION OF FOUNDATION. THE CONTRACTOR PROVIDING FOUNDATION CONSTRUCTION SERVICES WILL ULTIMATELY BE RESPONSIBLE FOR THE FOUNDATION AND ANY FLAWS CONTAINED THEREIN.

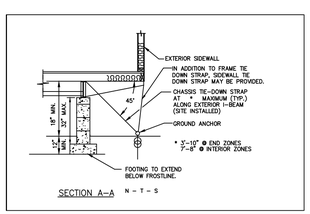
NOTE:
THIS FOUNDATION PLAN IS PROVIDED FOR REFERENCE AS A TYPICAL STANDARD. ACTUAL FOUNDATION CONDITIONS MUST BE EVALUATED FOR APPLICABILITY IF THIS PLAN IS TO BE USED. ALTERNATE FOUNDATION PLANS MAY BE DESIGNED BY OTHERS IN ACCORDANCE WITH THE REQ'S. OF THE JURISDICTION HAVING AUTHORITY.

FOUNDATION NOTES:

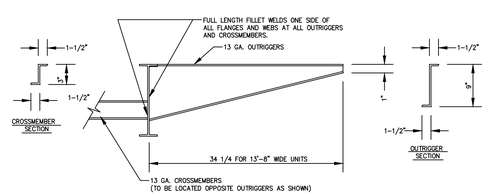
1. ALL FOUNDATION CONSTRUCTION, MATERIALS, AND INSTALLATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES.
2. TIE-DOWN STRAPS TO BE 1-1/4" x 30ga TYPE-1, FINISH B, GRADE ONE ZINC COATED STEEL STRAPPING CERTIFIED BY A REGISTERED ENGINEER OR ARCHITECT AS CONFORMING WITH ASTM D3953-91. TIE DOWN STRAPS AND CONNECTING HARDWARE TO HAVE 3150# MINIMUM WORKING CAPACITY.
3. GROUND ANCHORS SHALL HAVE 3150# MINIMUM WORKING CAPACITY, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. DESIGN OF GROUND ANCHOR, INCLUDING SHAFT LENGTH, NUMBER & DIAMETER OF HELIXES, ETC., TO BE AS SPECIFIED BY THE GROUND ANCHOR MANUFACTURER FOR THE ACTUAL SOIL TYPE ENCOUNTERED. IF THE HOLDING OR PULLOUT CAPACITIES OF GROUND ANCHORS ARE BELOW THE VALUES SPECIFIED ABOVE THE ARCHT./ENGNR. MUST BE CONSULTED FOR AN ALTERNATE ANCHORAGE DESIGN.
4. THE FIRST TIE-DOWN STRAP FROM ENDWALLS SHALL NOT EXCEED 1/2 THE MAXIMUM SPACING INDICATED.
5. ALL PIERS SHALL BE 8"x8"x16" CONCRETE MASONRY UNITS CONFORMING TO ASTM C90. MASONRY UNITS SHALL BE LAID IN TYPE M OR S MORTAR OR COVERED WITH SURFACE BONDING CEMENT INSTALLED IN ACCORDANCE WITH ITS LISTING. PIER FOOTINGS SHALL BE AS DESCRIBED ABOVE.
6. MINIMUM FOOTING CONCRETE COMPRESSIVE STRENGTH 2,500 PSI AT 28 DAYS.
7. ALL REINFORCEMENT BARS SHALL COMPLY WITH ASTM A415, GRADE 60. REINFORCEMENT BARS SHALL BE EQUALLY SPACED AND PLACED WITH 3" CLEARANCE FROM BOTTOM AND SIDES OF THE FOOTING.
8. I-BEAM SUPPORT PIERS MAY BE INSTALLED LATERALLY (90° FROM THE ORIENTATION SHOWN ON THE FOUNDATION PLAN). CENTERLINE OF EACH PIER MUST BE LOCATED DIRECTLY BELOW THE I-BEAM CENTERLINE.
9. ALL PIERS SHALL BE CAPPED WITH 2x8 SYP PRESSURE TREATED SILL PLATES, FULL LENGTH OF PIER, OR 4" SOLID CONCRETE CAP BLOCK.
10. SOIL BEARING CAPACITY SHOWN ON THIS PLAN IS ASSUMED. IF THE ACTUAL SOIL BEARING CAPACITY IS LESS THAN 2000 PSF, THE ARCHT./ENGNR. MUST BE CONSULTED FOR REQUIRED ALTERNATE FOUNDATION DESIGN. FOOTINGS SHALL BE PLACED ON NON-EXPANSIVE SOILS ONLY.
11. ALTERNATE FOUNDATION(S) AND/OR MODIFICATIONS OF THIS FOUNDATION MAY BE DESIGNED BY OTHERS, SUBJECT TO LOCAL JURISDICTION APPROVAL.



PIER TYPE A



SECTION A–A N – T – S



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