SITE INSTALLED ITEMS:

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. THE COMPLETE FOUNDATION SUPPORT AND TIE DOWN SYSTEM.
2. RAMPS, STAIRS AND GENERAL ACCESS TO THE BUILDING.
3. PORTABLE FIRE EXTINGUISHER(S).
4. SUB-FLOOR SANITARY DRAINAGE SYSTEM, BUILDING DRAINS, CLEANOUTS, AND HOOK-UP TO THE PLUMBING SYSTEM. FREEZE PROTECTION OF ALL WATER, SOIL AND WASTE PIPES LOCATED OUTSIDE OF THE BUILDING THERMAL ENVELOPE.
5. ELECTRICAL SERVICE HOOK-UP (INCLUDING FEEDERS) TO THE BUILDING.
6. THE SERVICE DISCONNECTING MEANS, MAIN ELECTRICAL PANEL, AND FEEDERS TO ALL PANELS.
7. ALL WIRING RUN TO EMPTY J-BOXES SHOWN ON ELECTRICAL PLAN.
8. REQUIRED OCCUPANT SENSORS THAT ARE NOT FACTORY INSTALLED.
9. ALL METAL FRAMING MEMBERS SHALL BE BONDED TO THE BUILDINGS ELECTRICAL SYSTEM. THE BUILDING OWNER IS RESPONSIBLE FOR RETAINING APPROPRIATELY QUALIFIED AND LICENSED ENTITIES TO DESIGN AND INSTALL REQUIRED BONDING.
10. DUAL ELEMENT EXTERIOR EXIT DISCHARGE LIGHTING WHEN NOT SHOWN ON PLANS.
11. EXTERIOR GLAZING PROTECTION.
12. GUTTERS & DOWN SPOUTS WHEN REQUIRED.
13. WATER-PRESSURE REDUCING VALVE, WATER-HAMMER ARRESTOR(S), AND WATER HEATER THERMAL EXPANSION DEVICE(S) WHEN REQUIRED.
14. PROGRAMMABLE THERMOSTATS IF NOT INSTALLED AT FACTORY.
15. DRINKING FOUNTAIN & SERVICE SINK WHEN NOT SHOWN ON FLOOR PLAN.
16. ALL SIGNS, INCLUDING TACTILE SIGNS, UNLESS OTHERWISE SPECIFIED.
17. ANY AIR GAPS AND ANY OTHER PENETRATIONS THROUGH THE BUILDING ENVELOPE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED, WRAPPED OR OTHERWISE SEALED TO LIMIT UNCONTROLLED AIR MOVEMENT.
18. RODENT PROOFING IN ACCORDANCE WITH IBC APPENDIX F SHALL BE INSTALLED ON ALL BUILDINGS IN LOCATIONS WHERE THE JURISDICTION HAVING AUTHORITY HAS ADOPTED APPENDIX F. RODENT PROOFING IS DESIGNED BY OTHERS, SITE INSTALLED AND SUBJECT TO THE APPROVAL OF THE JURISDICTION HAVING AUTHORITY.
19. T-GRID CEILING WHEN NOT FACTORY INSTALLED.

BUILDING DATA NOTES:

1. CONSTRUCTION IS TYPE V-B. (738 GROSS SQUARE FEET).
2. OCCUPANCY IS BUSINESS.
3. MEANS OF EGRESS IS DESIGNED FOR AN OCCUPANT LOAD OF 1 PERSON PER 100 SQUARE FEET OF GROSS FLOOR AREA. (8 TOTAL OCCUPANTS).
4. FIRE RATING OF EXTERIOR WALLS IS 0 HOURS.
5. THIS BUILDING REQUIRES A FIRE SEPARATION DISTANCE OF 10 FEET OR MORE IN ACCORDANCE WITH TABLE 602 AND SECTION 705.3 OF THE 2015 IBC, 2012 IBC & 2012 NCBC, AND IS SUBJECT TO LOCAL JURISDICTION APPROVAL. THIS STRUCTURE SHALL HAVE A MINIMUM OF 60'-0" CLEARANCE FROM UNLIMITED AREA BUILDINGS.

FOUNDATION NOTE:

FOR FOUNDATION DESIGN REFER TO THE ATTACHED FOUNDATION PLANS PREPARED BY THE BUILDING DESIGNER. IF FOUNDATION PLANS ARE DESIGNED BY OTHERS, THE BUILDING DESIGNER SHALL NOT BE HELD RESPONSIBLE OR LIABLE FOR THE FOUNDATION DESIGN & THE CONSEQUENTIAL PERFORMANCE OF THE SUPERSTRUCTURE'S STRUCTURAL COMPONENTS AND SYSTEMS RELATING THERETO.

NORTH CAROLINA NOTES:

1. THIS BUILDING HAS NOT BEEN DESIGNED FOR COASTAL HAZARD AREAS, OCEAN HAZARD OR REGULATORY FLOOD PLAIN AREAS.
2. THE CLIMATE ZONE IS 3a.
3. ALL OPAQUE EXTERIOR DOORS SHALL HAVE A U-VALUE OF 0.30 OR LESS.
4. ALL EXTERIOR GLAZING SHALL HAVE A U-VALUE OF 0.55 OR LESS AND A SHGC OF 0.24 OR LESS.
5. THIS BUILDING MUST BE CONNECTED TO A PUBLIC WATER SUPPLY AND SEWER SYSTEM IF THESE ARE AVAILABLE.
6. PIPING IN UNCONDITIONED SPACES MUST BE PROTECTED WITH INSULATION HAVING A MINIMUM R VALUE OF 6.5 IN ACCORDANCE WITH SECTION 305.6 OF THE NORTH CAROLINA PLUMBING CODE.

NORTH CAROLINA STRUCTURAL LOAD LIMITATIONS:

FLOOR LIVE LOAD:
A. 100 PSF CORRIDORS, 50 PSF ELSEWHERE.
B. 2000# CONCENTRATED LOAD OVER 30 INCH X 30 INCH AREA LOCATED ANYWHERE ON FLOOR.

ROOF LIVE LOAD:
A. 20 PSF.

ROOF SNOW LOAD:
A. GROUND SNOW LOAD: Pg = 20 PSF
B. FLAT-ROOF SNOW LOAD: Pf = 20 PSF
C. SNOW EXPOSURE FACTOR: Ce = 1.0
D. SNOW IMPORTANCE FACTOR: Is = 1.0
E. SNOW THERMAL FACTOR: Ct = 1.1
F. ROOF SLOPE FACTOR: Cs = 1.0
G. SLOPED ROOF SNOW LOAD: Ps = Pf X Cs
H. DESIGN IS BASED ON FULL OR PARTIALLY EXPOSED ROOF PER ASCE 7-05.

WIND LOAD:
A. WIND SPEED (3-SEC GUST): V = 110 MPH
MAXIMUM ELEVATION: H = 3500'
B. WIND IMPORTANCE FACTOR: Iw = 1.0
C. WIND EXPOSURE CATEGORY: EXP. = C
D. INTERNAL PRESSURE COEFFICIENT: GCpi = 0.18
E. COMPONENT & CLADDING PRESSURES (ROOF 0 TO 7 DEG.):
WALL ZONE 5 = +/-35.2 PSF
WALL ZONE 4 = +/-28.6 PSF
ROOF ZONE 3 = -66.6 PSF
ROOF ZONE 2 = -44.2 PSF
ROOF ZONE 1 = -26.4 PSF
F. THIS BUILDING IS NOT DESIGNED FOR PLACEMENT ON THE UPPER HALF OF A HILL OR ESCARPMENT EXCEEDING 15 FEET IN HEIGHT.
G. BUILDING CATEGORY IS II PER ASCE 7-05.
H. BUILDING DESIGN IS BASED ON "ENCLOSED" CLASSIFICATION.
I. BUILDING MEAN ROOF HEIGHT SHALL NOT EXCEED 15 FEET.

SEISMIC LOAD:
A. SEISMIC IMPORTANCE FACTOR IS 1.0
B. SEISMIC OCCUPANCY CATEGORY IS II.
C. SEISMIC SITE CLASS IS D.
D. SPECTRAL RESPONSE COEFFICIENTS:
Ss = 0.52 S1 = 0.12
Sds = 0.49 Sd1 = 0.19
E. SEISMIC DESIGN CATEGORY IS C.
F. SEISMIC FORCE RESISTING SYSTEM IS A13.
G. SIMPLIFIED SEISMIC ANALYSIS PROCEDURE HAS BEEN USED.
H. RESPONSE MODIFICATION FACTOR R = 6.5.
I. SEISMIC RESPONSE COEFFICIENT Cs = N/A.
J. DESIGN BASE SHEAR V = 1.7K
FLOOD LOAD:
THIS BUILDING IS NOT DESIGNED TO BE LOCATED IN A FLOOD HAZARD AREA.

2015 & 2012 IBC STRUCTURAL LOAD LIMITATIONS:

FLOOR LIVE LOAD:
A. 100 PSF CORRIDORS, 50 PSF ELSEWHERE.
B. 2000# CONCENTRATED LOAD OVER 30 INCH X 30 INCH AREA LOCATED ANYWHERE ON FLOOR.

ROOF LIVE LOAD:
A. 20 PSF.

ROOF SNOW LOAD:
A. GROUND SNOW LOAD: Pg = 20 PSF
B. FLAT-ROOF SNOW LOAD: Pf = 20 PSF
C. SNOW EXPOSURE FACTOR: Ce = 1.0
D. SNOW IMPORTANCE FACTOR: Is = 1.0
E. SNOW THERMAL FACTOR: Ct = 1.1
F. ROOF SLOPE FACTOR: Cs = 1.0
G. SLOPED ROOF SNOW LOAD: Ps = Pf X Cs
H. DESIGN IS BASED ON FULL OR PARTIALLY EXPOSED ROOF PER ASCE 7-10.

WIND LOAD:
A. ULTIMATE WIND SPEED (3-SEC GUST): Vult = 140 MPH
B. NOMINAL WIND SPEED (3-SEC GUST): Vasd = 109 MPH
C. RISK CATEGORY II
D. WIND EXPOSURE CATEGORY: EXP. = C
E. INTERNAL PRESSURE COEFFICIENT: GCpi = 0.18
F. COMPONENT & CLADDING ULTIMATE DESIGN PRESSURES (NOMINAL DESIGN PRESSURE) FOR ROOF ANGLES 0 TO 7 DEGREES:
WALL ZONE 5: Pult = +/-57.1 PSF (Pasd = +/-34.3 PSF)
WALL ZONE 4: Pult = +/-46.2 PSF (Pasd = +/-27.7 PSF)
ROOF ZONE 3: Pult = -107.7 PSF (Pasd = -64.6 PSF)
ROOF ZONE 2: Pult = -71.6 PSF (Pasd = -43.0 PSF)
ROOF ZONE 1: Pult = -42.7 PSF (Pasd = -25.6 PSF)
G. THIS BUILDING IS NOT DESIGNED FOR PLACEMENT ON THE UPPER HALF OF A HILL OR ESCARPMENT EXCEEDING 15 FEET IN HEIGHT.
H. BUILDING DESIGN IS BASED ON "ENCLOSED" CLASSIFICATION.
I. BUILDING MEAN ROOF HEIGHT SHALL NOT EXCEED 15 FEET.

SEISMIC LOAD:
A. RISK CATEGORY IS II.
B. SEISMIC IMPORTANCE FACTOR IS 1.0
C. SEISMIC SITE CLASS IS D.
D. SPECTRAL RESPONSE COEFFICIENTS:
Ss = 0.52 S1 = 0.12
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I. SEISMIC RESPONSE COEFFICIENT Cs = N/A.
J. DESIGN BASE SHEAR V = 1.7K
FLOOD LOAD:
THIS BUILDING IS NOT DESIGNED TO BE LOCATED IN A FLOOD HAZARD AREA.

CODE SUMMARY:

STATE	BUILDING	ELECTRICAL	MECHANICAL	PLUMBING	ACCESSIBILITY	ENERGY
ALABAMA	2015 IBC	2014 NEC	2015 IMC	2015 IPC	2010 ADA	2015 IECC
LOUISIANA	LSUCC (2012 IBC*), 2015 NFPA101	2011 NEC	2012 IMC	2012 IPC W/ LA AMD.	2010 ADA	ASHRAE 90.1-2007
	* W/ LA AMD., NOT INCLUDING CHAPTERS 1, 11, & 27.					
MISSISSIPPI	2012 IBC 2012 NFPA 101	2014 NEC	2012 IMC	2012 IPC	2010 ADA, 09 ANSI A117.1	ASHRAE 90.1-2010
NORTH CAROLINA	2012 NCBC	2014 NCEC	2012 NCMC	2012 NCPC	2010 ADA, 2012 NCBC CHP. 11 & 2009 ANSI A117.1	2012 NC ENERGY CODE

INDEX:

01-31-2018

NORTH CAROLINA PROFESSIONAL SEAL 18282 ENGINEER KENNETH A. GODFREY

KENNETH A. GODFREY REGISTERED PROFESSIONAL ENGINEER 10900 STATE OF MISSISSIPPI

ALABAMA REGISTERED NO. 19090 PROFESSIONAL ENGINEER KENNETH A. GODFREY

LOUISIANA CERTIFICATION:
THESE PLANS ARE IN COMPLIANCE WITH THE FOLLOWING CODES AND WERE PREPARED UNDER MY SUPERVISION. I AM NOT PROVIDING CONSTRUCTION SUPERVISION.
LSUCC (2012 IBC*), 2012 IPC W/LA AMD., 2012 IMC, 2011 NEC, 2015 NFPA 101, 2010 ADA, ASHRAE 90.1-2007

STATE OF LOUISIANA KENNETH A. GODFREY REG. No. 27548 REGISTERED PROFESSIONAL ENGINEER IN CIVIL ENGINEERING

KENNETH A. GODFREY, P.E.
CONSULTING ENGINEER

APPROVED RADCO APPROVED
Jan 31, 2018
RADCO
5801 Benjamin Center Dr.Suite 102
Tampa, FL 33634-5206
P: (813) 243-0370 F: (813) 243-1314

RADCO
ELECTRICAL REVIEW BY :
DENNIS WEBBER

TITAN MODULAR SYSTEMS, INC.
162 INDUSTRIAL DRIVE
ALMA, GEORGIA 31510 (912) 632-3344

DATE: 01/22/2018	KENNETH A. GODFREY, P.E. CONSULTING ENGINEER 490 RUSTIC BARN TRAIL MORGANTON, GA 30560
SCALE : -NTS-	
CODES: SEE SUMMARY (MS.)	REVISIONS: / BY: KAG.
LABELS: RADCO, AL, LA, NC.	
BUILDING DESTINATION: STOCK	SHEET 1 OF 9
TMS 3919	
COVER SHEET	KAG. NO. 012018TMS

IBCCV1 09/10/14

ACCESSIBILITY NOTES:

1. ACCESS TO BUILDING FOR PERSONS IN WHEELCHAIRS IS DESIGNED BY AND FIELD BUILT BY OTHERS AND SUBJECT TO LOCAL JURISDICTION. THE PRIMARY ENTRANCE AND REQUIRED EXITS MUST BE ACCESSIBLE. ALL BUILDING ELEMENTS AND FACILITIES SHALL BE ACCESSIBLE IN ACCORDANCE WITH THE REFERENCE ACCESSIBILITY STANDARD(S) EXCEPT WHERE SPECIFICALLY EXEMPTED BY THE SCOPING REQUIREMENTS OF THE APPLICABLE CODE.

2. 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. AT LEAST 60% OF ALL PUBLIC ENTRANCES MUST BE ACCESSIBLE.

3. ALL SIGNS REQUIRED TO BE ACCESSIBLE BY THE SCOPING REQUIREMENTS OF THE APPLICABLE CODE SHALL COMPLY WITH THE APPLICABLE PORTIONS OF SECTION 703 OF THE ACCESSIBILITY CODE. ALL SUCH SIGNS ARE DESIGNED BY OTHERS, SITE INSTALLED AND SUBJECT TO THE APPROVAL OF THE JURISDICTION HAVING AUTHORITY.

4. ACCESSIBLE DRINKING FOUNTAINS SHALL HAVE A SPOUT OUTLET HEIGHT NO HIGHER THAN 36 INCHES ABOVE THE FLOOR AND SPOUT SHALL BE LOCATED 15 INCHES MINIMUM FROM THE VERTICAL SUPPORT AND 5 INCHES MAXIMUM FROM THE FRONT EDGE OF THE UNIT, INCLUDING BUMPERS. SPOUT SHALL PROVIDE A FLOW OF WATER 4 INCHES HIGH MINIMUM. ANGLE OF WATER STREAM SHALL BE IN ACCORDANCE WITH THE APPLICABLE ACCESSIBILITY CODE. DRINKING FOUNTAINS FOR STANDING PERSONS SHALL HAVE A SPOUT OUTLET HEIGHT 38 INCHES MINIMUM AND 43 INCHES MAXIMUM ABOVE THE FLOOR.

5. 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); FOR AREAS WITH UNOBSTRUCTED REACH THE SPACE SHALL BE WITHIN 15 INCHES MINIMUM AND 48 INCHES MAXIMUM OF THE FLOOR; FOR HIGH FORWARD REACH AREAS WITH OBSTRUCTIONS THE CLEAR FLOOR SPACE SHALL EXTEND BENEATH THE ELEMENT FOR A DISTANCE NOT LESS THAN THE REQUIRED REACH DEPTH OVER THE OBSTRUCTION AND THE HEIGHT OF THE SPACE SHALL BE 48 INCHES MAXIMUM AND THE DEPTH OF THE SPACE SHALL BE 20 INCHES MAXIMUM EXCEPT THE DEPTH MAY BE 25 INCHES MAXIMUM IF THE HEIGHT IS 44 INCHES MAXIMUM; FOR HIGH SIDE REACH AREAS WITH OBSTRUCTIONS THE HEIGHT OF THE OBSTRUCTION SHALL BE 34 INCHES MAXIMUM AND THE DEPTH OF THE OBSTRUCTION SHALL BE 24 INCHES MAXIMUM AND IF THE REACH DEPTH EXCEEDS 10 INCHES THEN THE MAXIMUM REACH HEIGHT IS 46 INCHES; EXCEPT THE HEIGHT OF WASHING MACHINES AND DRYERS MAY BE 36 INCHES MAXIMUM.

6. CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE NO HIGHER THAN THE REACH HEIGHTS SPECIFIED IN NOTE 5 ABOVE AND NO LESS THAN 15 INCHES 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.

7. 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 IN ACCORDANCE WITH NFPA 72.

8. 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.

9. 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 BE SPACES NO GREATER THAN 0.5 INCH WIDE IN ONE DIRECTION. DOORWAY THRESHOLDS SHALL NOT EXCEED 0.5 INCH IN HEIGHT.

10. 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.

11. DOORS AND SIDELITES ADJACENT TO DOORS CONTAINING ONE OR MORE GLAZING PANELS THAT PERMIT VIEWING THROUGH THE PANELS SHALL HAVE THE BOTTOM OF AT LEAST ONE PANEL ON EITHER THE DOOR OR AN ADJACENT SIDELITE 43 INCHES MAXIMUM ABOVE THE FLOOR. VISION LITES WITH THE LOWEST PART MORE THAN 66 INCHES ABOVE THE FLOOR ARE EXEMPT FROM THIS REQUIREMENT.

12. THIS BUILDING IS DESIGNED FOR USE AS A PRIVATE OFFICE WORK AREA ONLY AND IS NOT INTENDED FOR USE BY OR SERVICE TO THE GENERAL PUBLIC.

13. 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 AT 33 INCHES TO 36 INCHES FROM THE FLOOR TO THE TOP OF THE GRIPPING SURFACE. SIDE WALL GRAB BARS SHALL BE MOUNTED WITH THE FAR END LOCATED A MAXIMUM OF 12 INCHES FROM THE WALL BEHIND THE WATER CLOSET AND WITH THE OPPOSITE END LOCATED AT LEAST 54 INCHES FROM THE WALL BEHIND THE WATER CLOSET. THE REAR GRAB BAR IS PERMITTED TO BE 24 INCHES LONG MINIMUM, CENTERED BEHIND THE WATER CLOSET, WHERE WALL SPACE DOES NOT PERMIT A GRAB BAR 36 INCHES LONG DUE TO LOCATION OF A RECESSED FIXTURE ADJACENT TO THE WATER CLOSET. THE CENTERLINE OF WATER CLOSETS SHALL BE 16 INCHES MINIMUM AND 18 INCHES MAXIMUM FROM THE SIDE WALL OR PARTITION, EXCEPT THE WATER CLOSET SHALL BE 17 INCHES MINIMUM AND 19 INCHES MAXIMUM FROM THE SIDE WALL OR PARTITION IN AMBULATORY ACCESSIBLE TOILET COMPARTMENTS.

14. IF 03 OR 09 ANSI A117.1 IS SHOWN UNDER ACCESSIBILITY IN THE CODE SUMMARY, A VERTICAL GRAB BAR 18 INCHES MINIMUM IN LENGTH SHALL BE LOCATED ON THE SIDE WALL ADJACENT TO THE WATER CLOSET DIRECTLY ABOVE THE 42 INCH LONG HORIZONTAL GRAB BAR. THE VERTICAL BAR SHALL BE MOUNTED WITH THE BOTTOM OF THE BAR LOCATED BETWEEN 39 INCHES AND 41 INCHES ABOVE THE FLOOR, AND WITH THE CENTERLINE OF THE BAR LOCATED BETWEEN 39 INCHES AND 41 INCHES FROM THE REAR WALL.

15. ACCESSIBLE LAVATORIES AND SINKS SHALL BE MOUNTED WITH THE RIM NO HIGHER THAN 34 INCHES ABOVE THE FLOOR AND A CLEARANCE OF AT LEAST 27 INCHES HIGH AND 30 INCHES WIDE. KNEE CLEARANCE SHALL BE 11 INCHES MINIMUM IN DEPTH AT 9 INCHES ABOVE THE FLOOR, AND 8 INCHES MINIMUM IN DEPTH AT 27 INCHES ABOVE THE FLOOR. BETWEEN 9 INCHES AND 27 INCHES ABOVE THE FLOOR, KNEE CLEARANCE SHALL BE PERMITTED TO BE REDUCED AT A RATE OF 1 INCH IN DEPTH FOR EACH 6 INCHES IN HEIGHT.

16. HOT WATER AND DRAIN PIPES UNDER ACCESSIBLE LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. INSULATION OR PROTECTION MATERIALS MAY BE SITE INSTALLED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER ACCESSIBLE LAVATORIES AND SINKS.

17. ACCESSIBLE LAVATORIES AND SINKS SHALL HAVE ACCESSIBLE FAUCETS (i.e. LEVER-OPERATED, PUSH-TYPE, ELECTRONICALLY CONTROLLED).

18. WHERE MIRRORS ARE PROVIDED IN RESTROOMS, AT LEAST ONE SHALL BE PROVIDED WITH ITS BOTTOM EDGE NO HIGHER THAN 40 INCHES ABOVE THE FLOOR.

19. GRAB BARS REQUIRED FOR ACCESSIBILITY SHALL BE 1.25 INCH TO 2 INCHES IN DIAMETER WITH 1.5 INCHES OF CLEAR SPACE BETWEEN THE BAR AND THE WALL.

20. TOILET PAPER DISPENSERS SHALL BE INSTALLED 7 INCHES MINIMUM AND 9 INCHES MAXIMUM IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OUTLET OF THE DISPENSER SHALL BE 15 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FINISH FLOOR AND SHALL NOT BE LOCATED BEHIND GRAB BARS. DISPENSERS THAT CONTROL DELIVERY, OR THAT DO NOT PERMIT CONTINUOUS FLOW, SHALL NOT BE USED.

21. WATER CLOSET FLUSH CONTROL SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET AREA.

22. A TOWEL DISPENSER SHALL BE LOCATED ADJACENT TO ALL ACCESSIBLE LAVATORIES.

GENERAL NOTES:

1. ALL CONSTRUCTION, MATERIALS, AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE CODES SPECIFIED ON THESE DRAWINGS.

2. THESE PLANS INCLUDE DESIGN FOR THE FACTORY BUILT PORTION OF THE MODULAR STRUCTURE AND PORTIONS OF THE SITE BUILT CONSTRUCTION. THESE PLANS AND DESIGN PLANS FOR ALL ELEMENTS DESIGNATED TO BE DESIGNED BY OTHERS AND/OR SITE INSTALLED MUST BE SUBMITTED TO AND REVIEWED BY THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE (DESIGNER OF RECORD) FOR COMPATIBILITY WITH THE DESIGN OF THE OVERALL BUILDING PROJECT AS REQUIRED BY THE APPLICABLE CODES AND LAWS.

3. ALL PARTIES RESPONSIBLE FOR DESIGN WORK SHALL BE QUALIFIED AND LICENSED AS REQUIRED BY THE JURISDICTIONS HAVING AUTHORITY OR SHALL RETAIN SUCH QUALIFIED AND LICENSED ENTITIES TO PERFORM SUCH WORK.

4. TRANSPORTATION AND ERECTION OF THIS BUILDING IS DESIGNED BY OTHERS. ANY TRANSPORTATION AND/OR LIFTING ELEMENTS SHOWN IN THESE PLANS MUST BE EVALUATED BY TRANSPORTATION AND ERECTION DESIGNER FOR SUITABILITY.

5. REFER TO MANUFACTURER'S APPROVED SYSTEMS PACKAGE FOR ADDITIONAL CONSTRUCTION DETAILS AND SPECIFICATIONS NOT INCLUDED IN THESE PLANS.

6. REFER TO ATTACHED ENERGY CODE COMPLIANCE FORM AND CHECKLIST FOR ADDITIONAL ENERGY CODE CONSTRUCTION REQUIREMENTS NOT INCLUDED IN THESE PLANS.

7. 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. DOORS THAT OPEN INTO THE PATH OF EGRESS TRAVEL SHALL PARTIALLY OR FULLY OPEN IN SUCH A MANNER THAT THE CODE REQUIRED PATH OF EGRESS WIDTH IS NOT REDUCED TO LESS THAN ONE-HALF DURING THE COURSE OF THE SWING. WHEN FULLY OPEN, THE DOOR SHALL NOT PROJECT MORE THAN 7 INCHES INTO THE CODE REQUIRED WIDTH.

8. WHEN NOT SHOWN ON THE PLANS PROVISIONS FOR EXIT DISCHARGE LIGHTING (INCLUDING DUAL ELEMENT EXIT DISCHARGE EMERGENCY LIGHTING) ARE DESIGNED BY OTHERS AND THE RESPONSIBILITY OF THE BUILDING OWNER AND SUBJECT TO LOCAL JURISDICTION APPROVAL.

9. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED BY OTHERS AS REQUIRED BY THE IFC.

10. 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 GLASS.

11. WHERE EGRESS THROUGH INTERVENING SPACE(S) EXIST AND ARE PERMITTED, SUCH SPACE(S) SHALL PROVIDED A DISCERNABLE PATH OF EGRESS TRAVEL TO THE EXIT. THE PATH SHALL MEET ALL CODE REQUIRED EXIT ACCESS CRITERIA. ALL SUCH EGRESS IS SUBJECT TO INSPECTION AND APPROVAL BY THE JURISDICTION HAVING AUTHORITY.

12. INTERIOR NON-LOADBEARING PARTITIONS SHALL BE MINIMUM 2X4 SYP#2 STUDS AT 16 INCHES ON CENTER UNLESS OTHERWISE SPECIFIED.

13. THIS BUILDING SHALL NOT BE INSTALLED AT ANY LOCATION WHERE THE SNOW LOAD AS DETERMINED FROM LOCAL METEOROLOGICAL DATA EXCEEDS THE SNOW LOAD LISTED ON THESE PLANS.

14. (2015 IBC) – IF THIS BUILDING IS LOCATED IN A WIND BORNE DEBRIS REGION ALL EXTERIOR GLAZING SHALL BE IMPACT RESISTANT OR PROTECTED WITH AN IMPACT RESISTANT COVERING MEETING THE REQUIREMENTS OF AN APPROVED IMPACT-RESISTANT STANDARD OR THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996 AND ASTM E 1886. EXTERIOR GLAZING SHALL ALSO DESIGNED TO RESIST THE APPLICABLE WIND PRESSURES. IMPACT RESISTANT COVERINGS ARE DESIGNED BY OTHERS, SITE INSTALLED AND SUBJECT TO LOCAL JURISDICTION APPROVAL.
WIND BORNE DEBRIS REGIONS INCLUDE THE FOLLOWING:
A. AREAS WITHIN ONE MILE OF THE COASTAL MEAN HIGH WATER LINE WHERE THE ULTIMATE DESIGN WIND SPEED IS EQUAL TO OR GREATER THAN 130 MPH, OR
B. AREAS WHERE THE ULTIMATE DESIGN WIND SPEED IS EQUAL TO OR GREATER THAN 140 MPH.
NOTE: FOR RISK CATEGORY II BUILDINGS AND RISK CATEGORY III BUILDINGS, EXCEPT HEALTH CARE FACILITIES, THE WIND BORNE DEBRIS REGION SHALL BE BASED ON IBC FIGURE 1609.3(1). FOR RISK CATEGORY IV BUILDINGS AND RISK CATEGORY III HEALTH CARE FACILITIES, THE WIND BORNE DEBRIS REGION SHALL BE BASED ON IBC FIGURE 1609.3(2).

15. (2012 IBC) – IF THIS BUILDING IS LOCATED IN A WIND BORNE DEBRIS REGION ALL EXTERIOR GLAZING SHALL BE IMPACT RESISTANT OR PROTECTED WITH AN IMPACT RESISTANT COVERING MEETING THE REQUIREMENTS OF AN APPROVED IMPACT-RESISTANT STANDARD OR THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996 AND ASTM E 1886. EXTERIOR GLAZING SHALL ALSO DESIGNED TO RESIST THE APPLICABLE WIND PRESSURES. IMPACT RESISTANT COVERINGS ARE DESIGNED BY OTHERS, SITE INSTALLED AND SUBJECT TO LOCAL JURISDICTION APPROVAL.
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A. AREAS WITHIN ONE MILE OF THE COASTAL MEAN HIGH WATER LINE WHERE THE ULTIMATE DESIGN WIND SPEED IS EQUAL TO OR GREATER THAN 130 MPH, OR
B. AREAS WHERE THE ULTIMATE DESIGN WIND SPEED IS EQUAL TO OR GREATER THAN 140 MPH.
NOTE: FOR RISK CATEGORY II BUILDINGS AND RISK CATEGORY III BUILDINGS, EXCEPT HEALTH CARE FACILITIES, THE WIND BORNE DEBRIS REGION SHALL BE BASED ON IBC FIGURE 1609A. FOR RISK CATEGORY IV BUILDINGS AND RISK CATEGORY III HEALTH CARE FACILITIES, THE WIND BORNE DEBRIS REGION SHALL BE BASED ON IBC FIGURE 1609B.

16. (NCBC) – IF THIS BUILDING IS LOCATED IN A WIND BORNE DEBRIS REGION ALL EXTERIOR GLAZING SHALL BE PROTECTED WITH AN IMPACT RESISTANT COVERING WHICH IS ALSO DESIGNED TO RESIST THE APPLICABLE WIND PRESSURES. THIS COVERING IS DESIGNED BY OTHERS, SITE INSTALLED AND SUBJECT TO LOCAL JURISDICTION APPROVAL.
WIND BORNE DEBRIS REGIONS INCLUDE AREAS WITHIN HURRICANE-PRONE REGIONS THAT ARE EAST OF THE INLAND WATERWAY FROM THE NORTH CAROLINA/SOUTH CAROLINA STATE LINE NORTH TO BEAUFORT INLET AND FROM THAT POINT TO INCLUDE THE BARRIER ISLANDS TO THE NORTH CAROLINA/VIRGINIA STATE LINE.

17. STRAPPING MUST BE TESTED AND/OR CERTIFIED TO VERIFY THE STRUCTURAL CAPACITY. APPROPRIATE DOCUMENTATION MUST BE ON FILE AT THE MODULAR BUILDING FACTORY.

18. ALL INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASS A RATED IN ACCORDANCE WITH ASTM E 84 OR UL 723. WHERE CARPET IS USED FOR INTERIOR FLOOR COVERING IT SHALL BE OF CLASS I OR II MATERIALS IN ACCORDANCE WITH NFPA 253 AND SHALL COMPLY WITH THE DOCFF-1 "PILL TEST" (CPSC 16 CRF, PART 1630).

19. ALL DIMENSIONS SHOWN ON FLOOR PLAN ARE TO THE EDGE OF FRAMING MEMBERS UNLESS OTHERWISE SPECIFIED. WHERE "CLEAR" IS SPECIFIED THE DIMENSION IS TO THE FINISHED SURFACE. DIMENSIONS ARE TO THE CLOSEST EDGE OF ALL NON-WALL ELEMENTS SUCH AS COUNTERS AND FIXTURES. DIMENSIONS ARE TO THE FINISHED SURFACE OF PREFABRICATED RESTROOM DIVIDER PARTITIONS.

ELECTRICAL NOTES:

1. ALL EQUIPMENT SHALL BE LISTED BY UL FOR THE APPLICATION FOR WHICH IT IS USED AND ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE LISTING.

2. ALL CIRCUITS AND EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH THE APPROPRIATE ARTICLES OF THE NATIONAL ELECTRICAL CODE (NEC). ALL EQUIPMENT SHALL BE LISTED AND IDENTIFIED FOR USE WITH 75°C OR 90°C CONDUCTORS UNLESS OTHERWISE SPECIFIED.

3. WHEN LIGHT FIXTURES ARE INSTALLED IN CLOSETS THEY SHALL BE SURFACE MOUNTED OR RECESSED. INCANDESCENT AND LED LUMINAIRE FIXTURES SHALL HAVE COMPLETELY ENCLOSED LAMPS. SURFACE MOUNTED INCANDESCENT AND LED LUMINAIRE FIXTURES SHALL HAVE A MINIMUM CLEARANCE OF 12 INCHES AND ALL OTHER FIXTURES SHALL BE A MINIMUM CLEARANCE OF 6 INCHES FROM "STORAGE AREA" AS DEFINED BY NEC 410.2.

4. ALL WATER HEATERS 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.

5. 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.

6. 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.

7. THE SERVICE DISCONNECTING MEANS, MAIN ELECTRICAL PANEL, AND FEEDERS TO ALL PANELS ARE DESIGNED BY OTHERS, SITE INSTALLED AND SUBJECT TO LOCAL JURISDICTION APPROVAL.

8. THE FRONT SIDE OF ALL ELECTRICAL PANELS SHALL BE PROVIDED WITH A MINIMUM CLEAR WORKING SPACE DEPTH OF 36 INCHES PERPENDICULAR TO THE FACE OF THE PANEL AND A MINIMUM CLEAR WORKING SPACE WIDTH EQUAL TO THE PANEL WIDTH OR 30 INCHES, WHICHEVER IS GREATER, PARALLEL TO THE FACE OF THE PANEL. THE CLEAR WORKING SPACE SHALL NOT BE USED FOR STORAGE.

9. OVERCURRENT DEVICES (CIRCUIT BREAKERS) SHALL BE READILY ACCESSIBLE AND INSTALLED SO THAT THE CENTER OF THE GRIP OF THE OPERATING HANDLE, WHEN IN THE HIGHEST POSITION, IS NOT MORE THAN 6'-7" ABOVE THE STANDING SURFACE ADJACENT TO THE DEVICE LOCATION.

10. ALL RECEPTACLES INSTALLED IN WET LOCATIONS (EXTERIOR) SHALL HAVE WEATHER PROOF (WP) ENCLOSURES, THE INTEGRITY OF WHICH IS NOT AFFECTED WHEN AN ATTACHMENT PLUG CAP IS INSERTED OR REMOVED. IN ADDITION NONLOCKING RECEPTACLES SHALL BE LISTED WEATHER-RESISTANT TYPE.

11. ALL EXTERIOR LIGHTS SHALL BE EQUIPPED WITH PHOTOCELLS FOR AUTOMATIC SHUT-OFF WHEN DAYLIGHT IS AVAILABLE.

12. EMERGENCY LIGHTING SHALL BE CAPABLE OF PROVIDING INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (fc) AND A MINIMUM OF 0.1 fc MEASURED ALONG THE PATH OF EGRESS AT THE FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 fc AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 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.

13. WHEN A SINGLE RECEPTACLE IS INSTALLED ON AN INDIVIDUAL BRANCH CIRCUIT THE RECEPTACLE SHALL HAVE AN AMPERE RATING NOT LESS THAN THAT OF THE BRANCH CIRCUIT.

14. ELECTRICAL PANELS SHALL BE EQUIPPED WITH A MAIN BREAKER OF THE SAME SIZE AS THE PANEL UNLESS OTHERWISE SPECIFIED.

15. EXCEPT FOR AREAS REQUIRING 24 HOUR LIGHTING; SPACES WHERE PATIENT CARE IS RENDERED; AND SPACES WHERE AUTOMATIC LIGHTING SHUTOFF WOULD ENDANGER THE SAFETY OR SECURITY OF THE ROOM OR BUILDING, ALL INTERIOR LIGHTING SHALL BE CONTROLLED BY OCCUPANT SENSORS THAT TURN OFF THE LIGHTS WITHIN 30 MINUTES OF ALL OCCUPANTS LEAVING THE SPACE, AND SHALL EITHER BE MANUAL ON OR SHALL BE CONTROLLED TO AUTOMATICALLY TURN THE LIGHTING ON TO NOT MORE THAN 50 PERCENT POWER. EXCEPTION: FULL AUTOMATIC-ON CONTROLS SHALL BE PERMITTED TO CONTROL LIGHTING IN PUBLIC CORRIDORS, STAIRWAYS, RESTROOMS, PRIMARY BUILDING ENTRANCE AREAS AND LOBBIES, AND AREAS WHERE MANUAL-ON OPERATION WOULD ENDANGER THE SAFETY OR SECURITY OF THE ROOM OR BUILDING OCCUPANTS.
LIGHTING SHALL INCORPORATE A MANUAL CONTROL TO ALLOW OCCUPANTS TO TURN LIGHTS OFF. MANUAL CONTROL SHALL BE READILY ACCESSIBLE AND LOCATED SO THE OCCUPANTS CAN SEE THE CONTROLLED LIGHTS.
ALL CONTROLLED LIGHTING SHALL HAVE AT LEAST ONE CONTROL STEP BETWEEN 30% AND 70% OF FULL LIGHTING POWER IN ADDITION TO ALL OFF. CONTINUOUS DIMMING CONTROL MAY BE USED TO SATISFY THIS REQUIREMENT.
EXCEPTION: CONTROL STEP IS NOT REQUIRED FOR LIGHTING IN CORRIDORS, ELECTRICAL/MECHANICAL ROOMS, PUBLIC LOBBIES, RESTROOMS, STAIRWAYS, STORAGE ROOMS, SPACES WITH ONLY ONE LUMINAIRE WITH RATED INPUT POWER LESS THAN 100 WATTS, AND SPACES WITH LIGHTING POWER ALLOWANCE OF LESS THAN 0.6 W/FT2.

16. ALL CIRCUITS POWERING UNSWITCHED LIGHTS SHALL BE PROTECTED BY "SWD" TYPE BREAKERS.

17. IF OCCUPANT SENSORS FOR CONTROL OF 50% OF THE RECEPTACLES ARE NOT FACTORY INSTALLED THEN THEY SHALL BE SITE INSTALLED BY OTHERS AND SUBJECT TO THE APPROVAL OF THE JURISDICTION HAVING AUTHORITY.

18. WIRING ABOVE T-GRID CEILINGS SHALL BE MC CABLE.

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NORTH CAROLINA PROFESSIONAL SEAL 18282 ENGINEER KENNETH A. GODFREY

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ALABAMA REGISTERED NO. 19090 PROFESSIONAL ENGINEER KENNETH A. GODFREY

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DATE: 01/22/2018	KENNETH A. GODFREY, P.E. CONSULTING ENGINEER 490 RUSTIC BARN TRAIL MORGANTON, GA 30560	
SCALE : -NTS-		
CODES: SEE SUMMARY (MS.)	REVISIONS:	BY: KAG.
LABELS: RADCO, AL, LA, NC.		
TMS 3919		SHEET 2 OF 9
GENERAL NOTES, ACCESSIBILITY NOTES AND ELECTRICAL NOTES	KAG. NO. 012018TMS	

PLUMBING NOTES:

1. WHEN REQUIRED RESTROOM FACILITIES ARE NOT PROVIDED WITHIN THE BUILDING THEY SHALL BE LOCATED IN AN ADJACENT BUILDING OR SITE INSTALLED AND ARE SUBJECT TO THE APPROVAL AND INSPECTION BY THE JURISDICTION HAVING AUTHORITY. ALL SITE INSTALLED FACILITIES ARE DESIGNED BY OTHERS. THIS SHALL BE NOTED ON THE BUILDING DATA PLATE.

2. BUILDING OWNER ASSUMES ALL RESPONSIBILITY FOR DRINKING WATER FACILITIES, SERVICE SINK AND ALL OTHER REQUIRED PLUMBING FACILITIES NOT SHOWN ON FLOOR PLAN. ALL BUILDING OWNER PROVIDED FACILITIES ARE DESIGNED BY OTHERS.

3. TOILETS SHALL BE ELONGATED WITH NONABSORBENT OPEN FRONT SEATS.

4. RESTROOM WALLS SHALL BE COVERED WITH NONABSORBENT MATERIAL TO A MINIMUM HEIGHT OF 48 INCHES A.F.F. (72 INCHES MINIMUM ABOVE SHOWER DRAIN INLETS). TOILET, BATHING AND SHOWER ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 4 INCHES.

5. FULL–OPEN VALVE SHALL BE INSTALLED ON THE WATER DISTRIBUTION SUPPLY PIPE AT THE ENTRANCE INTO THE STRUCTURE AND ON THE DISCHARGE SIDE OF THE WATER METER. FULL–OPEN VALVE(S) SHALL BE SITE INSTALLED WHEN NOT FACTORY INSTALLED. ALL PLUMBING FIXTURES SHALL HAVE SEPARATE SHUTOFF VALVES.

6. WATER HEATER SHALL HAVE A T & P RELIEF VALVE WITH DRAIN TO EXTERIOR, AND A SHUTOFF VALVE WITHIN 3 FEET ON THE COLD WATER SUPPLY LINE.

7. DWV SYSTEM SHALL BE PVC – DWV.

8. WATER SUPPLY LINES SHALL BE PEX.

9. ALL PIPE HANGERS SHALL BE NON–METALLIC OR OF THE SAME METAL AS THE PIPE BEING SUPPORTED. ALL SUPPORTS FOR PLASTIC PIPES SHALL PERMIT FREE MOVEMENT AND/OR THERMAL EXPANSION OF THE PIPE. PIPING SUPPORTS SHALL BE SPACED IN ACCORDANCE WITH THE APPLICABLE PLUMBING CODE AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.

10. WATER PIPES INSTALLED IN A WALL EXPOSED TO THE EXTERIOR SHALL BE LOCATED ON THE HEATED SIDE OF THE WALL INSULATION. WATER, SOIL & WASTE PIPES SHALL NOT BE INSTALLED OUTSIDE OF THE BUILDING, IN ATTICS OR CRAWLSPACES, CONCEALED IN OUTSIDE WALLS, OR ANY OTHER PLACE SUBJECTED TO FREEZING TEMPERATURES UNLESS ADEQUATE PROVISIONS ARE MADE TO PROTECT SUCH PIPES FROM FREEZING BY BOTH INSULATION AND HEAT. PROTECTION FOR ALL PIPES OUTSIDE THE BUILDING ENVELOPE, SUCH AS IN THE CRAWLSPACE, IS SITE INSTALLED AND DESIGNED BY OTHERS.

11. WATER CLOSETS ARE TANK TYPE.

12. BUILDING DRAIN AND CLEANOUTS ARE DESIGNED AND SITE INSTALLED BY OTHERS, SUBJECT TO LOCAL JURISDICTION APPROVAL.

13. 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 APPROVAL.

14. (2015 IPC) – WATER HEATER STORAGE TANKS SHALL HAVE ALL OUTLET PIPING AND THE INLET PIPE BETWEEN THE TANK AND THE HEAT TRAP COVERED WITH 1 INCH THICK INSULATION FOR PIPE DIAMETERS OF LESS THAN 1–1/2 INCH, AND 1–1/2 INCH THICK INSULATION FOR PIPE DIAMETERS OF 1–1/2 INCH OR GREATER. THIS REQUIREMENT IS BASED ON WATER HEATERS WITH A MAXIMUM SET POINT OF 140'F. FOR WATER HEATER WITH A SET POINT OVER 140'F REFER TO 2015 IECC TABLE C403.2.10 FOR REQUIRED INSULATION THICKNESS.

15. (2012 IPC & 2012 NCPC) – WATER HEATER STORAGE TANKS SHALL HAVE THE FIRST 8 FEET OF OUTLET PIPING AND THE INLET PIPE BETWEEN THE TANK AND THE HEAT TRAP COVERED WITH 1 INCH THICK INSULATION FOR PIPE DIAMETERS OF 2 INCH OR LESS, AND 1.5 INCH THICK INSULATION FOR PIPE DIAMETERS GREATER THAN 2 INCH.

16. WATER HEATING EQUIPMENT NOT SUPPLIED WITH INTEGRAL HEAT TRAPS AND SERVING NON–CIRCULATION SYSTEMS SHALL BE PROVIDED WITH HEAT TRAPS ON THE SUPPLY AND DISCHARGE PIPING ASSOCIATED WITH THE EQUIPMENT. WATER HEATING EQUIPMENT SHALL BE PROVIDED WITH CONTROLS THAT ALLOW A SETPOINT OF 90°F.

17. A WATER–HAMMER ARRESTOR SHALL BE INSTALLED WHERE QUICK–CLOSING VALVES ARE UTILIZED, UNLESS OTHERWISE APPROVED. WATER–HAMMER ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. WATER–HAMMER ARRESTORS SHALL CONFORM TO ASSE 1010.

18. TEMPERED WATER SHALL BE DELIVERED FROM LAVATORIES IN PUBLIC TOILET FACILITIES. TEMPERED WATER SHALL BE DELIVERED THROUGH AN APPROVED WATER–TEMPERATURE LIMITING DEVICE THAT CONFORMS TO ASSE 1070 AND SHALL LIMIT THE TEMPERED WATER TO A MAXIMUM OF 110°F (43°C).

19. WHERE WATER PRESSURE TO THE BUILDING EXCEEDS 75 PSI STATIC, AN APPROVED WATER–PRESSURE REDUCING VALVE CONFORMING TO ASSE 1003 OR CSA B356 WITH STRAINER SHALL BE INSTALLED TO REDUCE THE PRESSURE IN THE BUILDING WATER DISTRIBUTION PIPING TO NOT GREATER THAN 75 PSI STATIC. ALL WATER PRESSURE REDUCING VALVES SHALL BE SITE INSTALLED AND DESIGNED BY OTHERS.

20. THE COLD WATER LINE TO EACH WATER HEATER STORAGE TANK OR WATER HEATER SHALL BE PROVIDED WITH A FULL PORT BALL VALVE, LOCATED NEAR THE EQUIPMENT AND SERVING ONLY THE HOT WATER STORAGE TANK OR WATER HEATER. THE VALVE SHALL NOT INTERFERE OR CAUSE A DISRUPTION OF THE COLD WATER SUPPLY TO THE REMAINDER OF THE COLD WATER SYSTEM. THE VALVE SHALL BE PROVIDED WITH ACCESS ON THE SAME FLOOR LEVEL AS THE WATER HEATER SERVED.

21. STORAGE TANK–TYPE WATER HEATERS OR HOT WATER STORAGE TANKS SHALL BE INSTALLED IN A GALVANIZED STEEL PAN HAVING A MATERIAL THICKNESS OF NOT LESS THAN 0.0276 INCH, OR OTHER PANS APPROVED FOR SUCH USE. ELECTRIC WATER HEATERS MAY REST IN HIGH IMPACT PLASTIC PANS OF AT LEAST 1/16 INCH THICKNESS. THE DRAIN PANS SHALL BE AT LEAST 2 INCHES IN DEPTH. THE PANS SHALL BE DRAINED BY AN INDIRECT WASTE PIPE HAVING A DIAMETER OF NOT LESS THAN 1 INCH.

22. ALL PLUMBING PIPES, FITTINGS AND FIXTURES MUST BE LEAD FREE.

23. ALL PLUMBING WATER DISTRIBUTION SYSTEMS MUST BE TESTED AND PROVED TIGHT UNDER A WATER PRESSURE OF NOT LESS THAN 1.5 TIMES THE WORKING PRESSURE OF THE SYSTEM, BUT NOT LESS THAN 140 PSI; OR, FOR PIPING SYSTEMS OTHER THAN PLASTIC, BY AN AIR TEST OF NOT LESS THAN 50 PSI. THE PRESSURE SHALL BE HELD FOR NOT LESS THAN 15 MINUTES.

24. A FULL–OPEN VALVE SHALL BE INSTALLED ON EACH WATER SUPPLY BRANCH LINE 1.5 INCHES OR LARGER SO AS TO ISOLATE ALL FIXTURES AND ALL PIECES OF EQUIPMENT SUPPLIED BY THE BRANCH LINE.

25. THE MAIN BUILDING SEWER SHALL NOT BE LESS THAN 4 INCHES IN SIZE.

26. NOT MORE THAN 2 WATER CLOSETS SHALL DISCHARGE INTO A 3 INCH HORIZONTAL BUILDING DRAIN.

27. AIR ADMITTANCE VALVES ARE NOT PERMITTED AND SHALL NOT BE USED.

MECHANICAL NOTES:

1. ALL SUPPLY AIR REGISTERS SHALL BE 24 INCHES X 24 INCHES ADJUSTABLE WITH 10 INCHES X 20 INCHES (8 INCHES X 18 INCHES INSIDE) OVERHEAD FIBERGLASS DUCT, UNLESS OTHERWISE SPECIFIED. AT T–GRID CEILINGS THE FLEX DUCT FROM MAIN SUPPLY AIR DUCT TO SUPPLY AIR REGISTERS SHALL BE 8"ø (6"ø INSIDE) UNLESS OTHERWISE SPECIFIED.

2. ALL RETURN AIR REGISTERS SHALL BE 24 INCHES X 24 INCHES ADJUSTABLE WITH 10 INCHES X 20 INCHES (8 INCHES X 18 INCHES INSIDE) OVERHEAD FIBERGLASS DUCT, UNLESS OTHERWISE SPECIFIED. WHERE ATTIC DUCTS STUB DOWN INTO WALL PLENUMS THE STUB DOWN OPENING SIZE SHALL BE THE LONG DIMENSION OF THE DUCT BY 8 INCHES MINIMUM OR THE FULL WIDTH OF THE PLENUM, WHICHEVER IS GREATER. ALL RETURN AIR WALL PLENUMS SHALL BE LINED WITH 1/2 INCH GYPSUM BOARD. AT T–GRID CEILINGS THE FLEX DUCT FROM MAIN RETURN AIR DUCT TO RETURN AIR REGISTERS SHALL BE 10"ø (8"ø INSIDE) UNLESS OTHERWISE SPECIFIED.

3. DUCTS LOCATED OUTSIDE THE BUILDING ENVELOPE INCLUDING ATTIC DUCTS LOCATED ABOVE CEILING INSULATION SHALL HAVE R–8 MINIMUM INSULATION VALUE. DUCTS LOCATED IN UNCONDITIONED SPACES INCLUDING ATTIC DUCTS LOCATED BELOW CEILING OR ROOF INSULATION SHALL HAVE R–6 MINIMUM INSULATION VALUE.

4. FIBERGLASS DUCTS SHALL BE CONSTRUCTED WITH CLASS 0 OR CLASS 1 DUCT MATERIAL IN ACCORDANCE WITH UL 181. FIBERGLASS DUCT CONSTRUCTION AND INSTALLATION SHALL CONFORM TO THE SMACNA FIBROUS GLASS DUCT CONSTRUCTION STANDARDS OR NAIMA FIBROUS GLASS DUCT CONSTRUCTION STANDARDS. METAL DUCTS SHALL BE CONSTRUCTED AS SPECIFIED IN THE SMACNA HVAC DUCT CONSTRUCTION STANDARDS – METAL AND FLEXIBLE. FLEXIBLE AIR DUCTS, BOTH FIBERGLASS AND METAL, SHALL BE TESTED IN ACCORDANCE WITH UL 181 AND SHALL BE LISTED AND LABELED AS CLASS 0 OR CLASS 1 FLEXIBLE AIR DUCT. ALL DUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

5. INTERIOR DOORS SHALL BE UNDERCUT 1.5 INCHES ABOVE FINISHED FLOOR FOR AIR RETURN AND OR AS NOTED ON FLOOR PLAN.

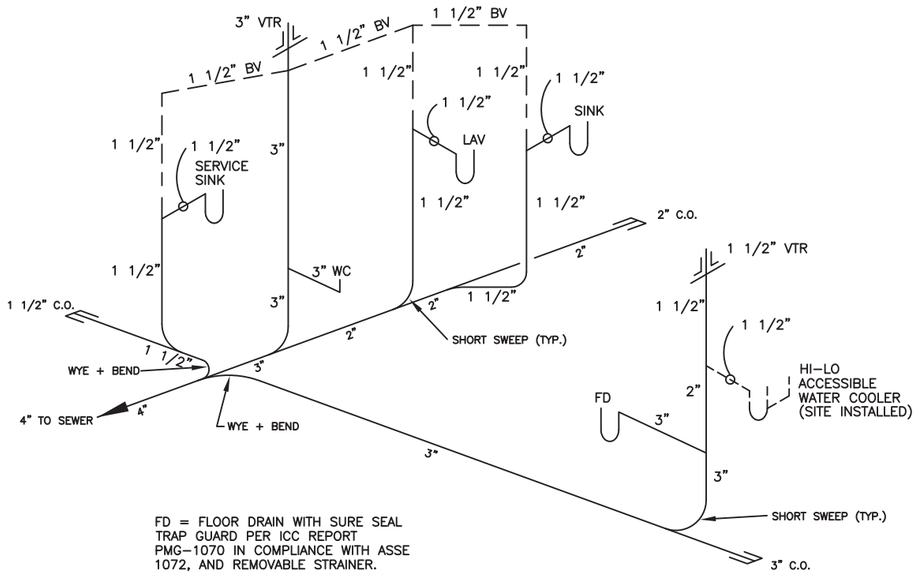
6. RESTROOM VENT FANS SHALL PROVIDE 75 CFM OR MORE EXHAUST PER WATER CLOSET, UNLESS OTHERWISE SPECIFIED ON PLANS.

7. VENT FANS SHALL BE DUCTED TO THE EXTERIOR AND TERMINATE AT AN APPROVED VENT CAP.

8. HVAC EQUIPMENT SHALL BE EQUIPPED WITH OUTSIDE FRESH AIR INTAKES AS SPECIFIED ON THE MECHANICAL PLAN.

9. HVAC SYSTEM SHALL COMPLY WITH NFPA 90B.

10. THERMOSTATS SHALL BE PROGRAMMABLE AS REQUIRED BY THE APPLICABLE ENERGY CODE. IF PROGRAMMABLE THERMOSTATS ARE NOT INSTALLED IN THE FACTORY THEY SHALL BE PROVIDED BY THE BUILDING OWNER AND SITE INSTALLED BY OTHERS.



FD = FLOOR DRAIN WITH SURE SEAL TRAP GUARD PER ICC REPORT PMG–1070 IN COMPLIANCE WITH ASSE 1072, AND REMOVABLE STRAINER.

SUPPLY LINE NOTES:

1. SUPPLY LINE SIZING IS BASED ON AN ASSUMED AVAILABLE PRESSURE OF 50 PSI TO 60 PSI AT THE LOCATION OF THE INLET SHOWN AFTER ANY DEDUCTIONS FOR PRESSURE LOSS DUE TO METER, TAP INTO MAIN, WATER PRESSURE REDUCING VALVES, SPECIAL EQUIPMENT SUCH AS BACKFLOW PREVENTOR, FILTER, SOFTENER, ETC. THIS AVAILABLE PRESSURE MUST BE VERIFIED PRIOR TO CONSTRUCTION.

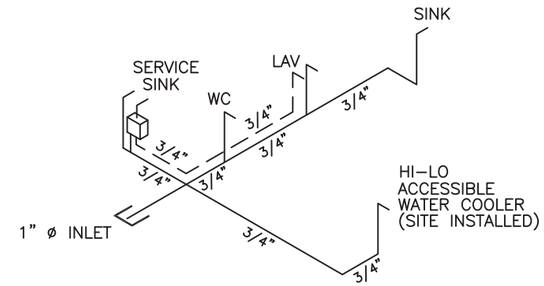
2. SUPPLY LINE INLET(S) SHOWN ON THESE PLANS ARE ASSUMED TO EXTEND ONLY TO EXTERIOR WALL. ALL SERVICE SUPPLY LINES UP TO THE INLET(S) ARE DESIGNED BY OTHERS AND SITE INSTALLED UNLESS OTHERWISE SPECIFIED.

3. SUPPLY LINE SIZING MUST BE REDESIGNED IF THE BUILDING DOES NOT COMPLY WITH ANY OF THE ABOVE ASSUMPTIONS.

4. UNLESS OTHERWISE SPECIFIED ALL SUPPLY LINES ARE 3/4"ø AND ALL STUB–UPS ARE 1/2"ø.

HOT WATER – – – – – – –

COLD WATER ———————



SUPPLY RISER
-NTS.-

DWV RISER NOTES:

1. THE DWV RISER INDICATES ONE METHOD OF INSTALLING THE BELOW THE FLOOR PIPING. OTHER APPROVED METHODS MAY BE DESIGNED BY OTHERS AND USED AS NEEDED TO ACCOMMODATE THE ACTUAL 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. 3 INCH AND 4 INCH HORIZONTAL DRAIN LINES SHALL BE INSTALLED WITH A SLOPE OF 1/8 INCH PER FOOT.

4. CHANGES IN DIRECTION SHALL BE MADE WITH FITTINGS AS INDICATED IN TABLE 706.3. VERTICAL TO HORIZONTAL AND HORIZONTAL TO HORIZONTAL CHANGES IN DIRECTION ARE TO BE MADE WITH LONG SWEEP FITTINGS.

5. ALL P–TRAPS, OTHER THAN FLOOR DRAINS, SHALL BE PROVIDED WITH SLIP JOINT CONNECTIONS FOR DRAIN CLEAN–OUT. SLIP JOINTS MUST BE PROVIDED WITH ACCESS AT LEAST 12 INCHES IN ITS SMALLEST DIRECTION OR OTHER APPROVED ARRANGEMENT TO ALLOW INSPECTION AND REPAIR. IF ACCESS IS NOT POSSIBLE BASE OF VERTICAL STACK SHALL BE EQUIPPED WITH A CLEAN–OUT.

6. MAXIMUM FIXTURE TRAP TO VENT DISTANCES:
   1 1/2" TRAP = 3'–6"
   2" TRAP = 4'–0"
   3" TRAP = 5'–0"

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DWV RISERS
-NTS.- 01-31-2018

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DATE: 01/22/2018	KENNETH A. GODFREY, P.E. CONSULTING ENGINEER 490 RUSTIC BARN TRAIL MORGANTON, GA 30560	
SCALE : –NTS–		
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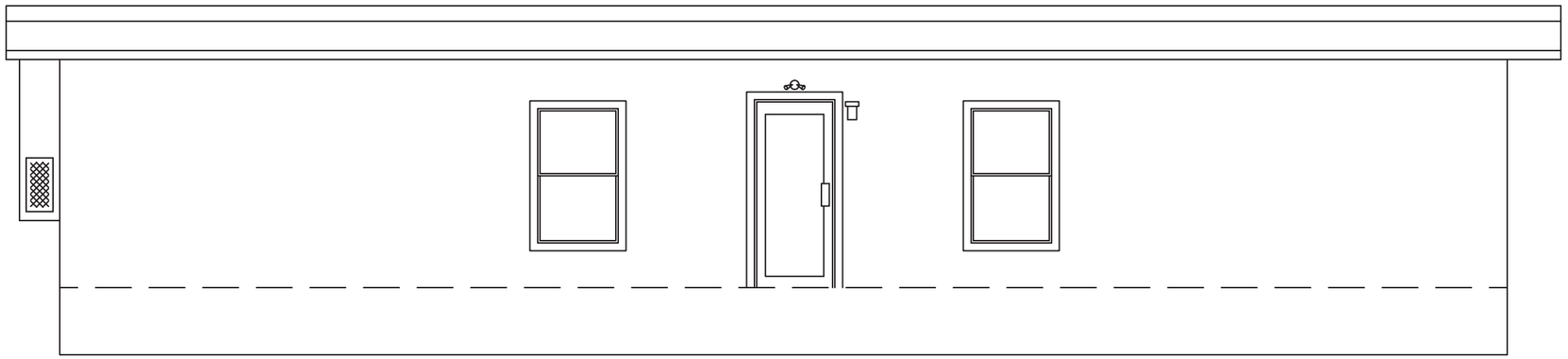
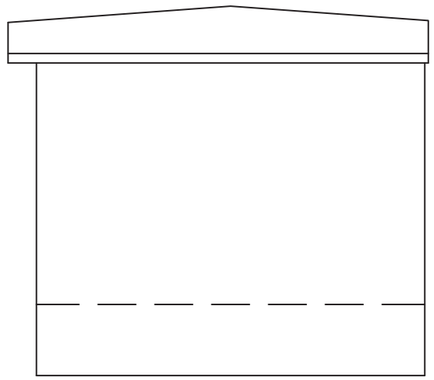
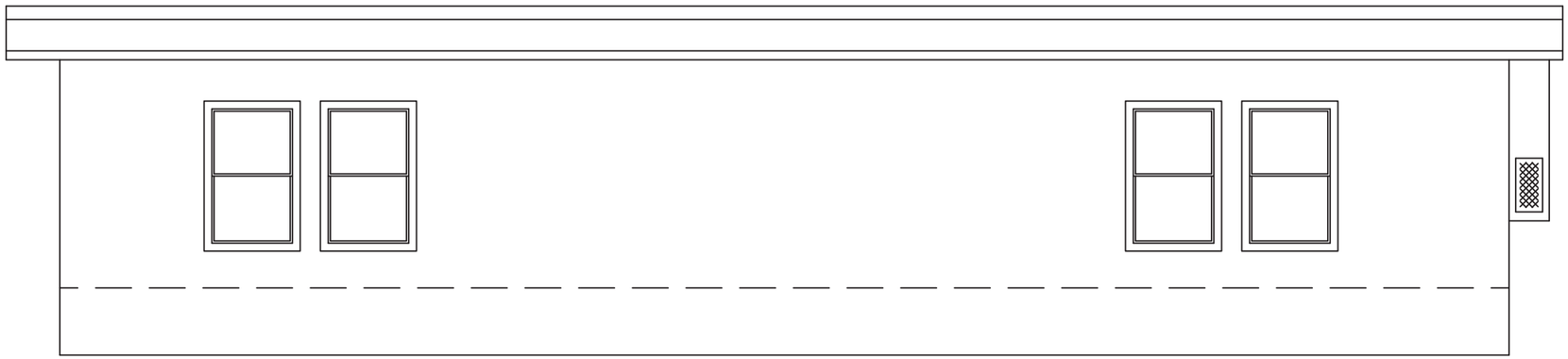
LABELS: RADCO, AL, LA, NC.		KAG.
TMS 3919		SHEET 3 OF 9
PLUMBING NOTES & DETAILS AND MECHANICAL NOTES	KAG. NO. 012018TMS	



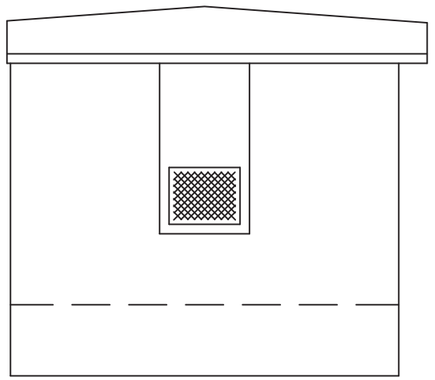
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

TYPICAL ELEVATION NOTES:

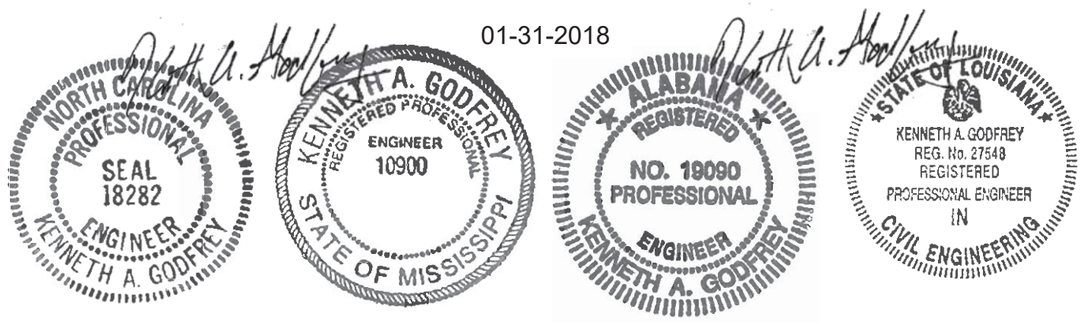
1. ALL SITE INSTALLED ITEMS ARE SUBJECT TO THE APPROVAL OF THE JURISDICTION HAVING AUTHORITY.

2. ACCESSIBLE RAMP(S), STAIR(S), AND HANDRAILS ARE DESIGNED BY OTHERS AND SITE INSTALLED.

3. FOUNDATION ENCLOSURE (IF PROVIDED) IS DESIGNED BY OTHERS AND SITE INSTALLED. ENCLOSURE MUST HAVE A MINIMUM NET AREA OF VENTILATION OPENINGS OF NOT LESS THAN ONE SQUARE FOOT FOR EACH 150 SQUARE FEET OF CRAWL SPACE AREA. LOCATE OPENINGS TO PROVIDE CROSS VENTILATION OF ENTIRE CRAWL SPACE. INSTALL AN 18" X 24" MINIMUM OPENING FOR CRAWL SPACE ACCESS.

4. ALL WOOD FLOOR FRAMING AND EXTERIOR WOOD SHEATHING/SIDING SHALL BE A MINIMUM OF 8 INCHES FROM THE EXTERIOR GRADE AND AT LEAST 18 INCHES FROM THE EXPOSED GROUND OF THE CRAWL SPACE.

01-31-2018



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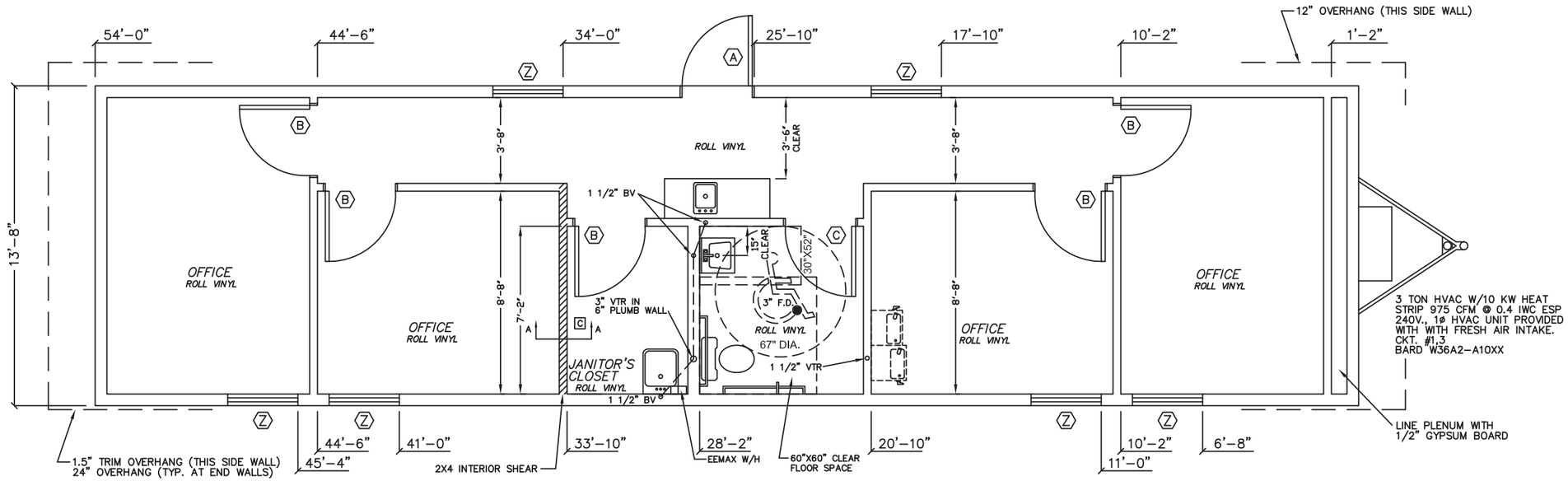
Jan 31, 2018
RADCO
5801 Benjamin Center Dr.Suite 102
Tampa, FL 33634-5206
P: (813) 243-0370 F: (813) 243-1314

TITAN MODULAR SYSTEMS, INC.
162 INDUSTRIAL DRIVE
ALMA, GEORGIA 31510 (912) 632-3344

DATE: 01/22/2018	KENNETH A. GODFREY, P.E. CONSULTING ENGINEER 490 RUSTIC BARN TRAIL MORGANTON, GA 30560
SCALE : 3/16" = 1'-0" BASED ON 11"X17" PAPER SIZE	
CODES: SEE SUMMARY (MS.)	REVISIONS: BY: KAG.
LABELS: RADCO, AL, LA, NC.	
TMS 3919	SHEET 4 OF 9
ELEVATIONS	KAG. NO. 012018TMS



NOTE:
ACCESSIBLE HI-LO WATER COOLER IS SITE INSTALLED BY OTHERS AND SUBJECT TO LOCAL APPROVAL.

LEGEND	
	INTERIOR SHEAR WALL(S)
C	SHEAR WALL DESIGNATION SYMBOL, SEE SHEAR WALL DETAILS SHEET

DOOR SCHEDULE		WINDOW SCHEDULE	
A	3684 – STORE FRONT DOOR (SAFETY GLASS) STEEL JAMB	Z	3660 – VERTICAL SLIDER DP 50 INSULATED LOW E TINTED GLASS – VINYL FRAME – VINYL MINI BLINDS
B	3680 – SOLID CORE – FLAT PANEL DOOR – IMPERIAL OAK – TIMELY OR REDI FRAME & JAMB – LEVER PASSAGE HARDWARE		
C	3680 – SOLID CORE – FLAT PANEL DOOR – IMPERIAL OAK – TIMELY OR REDI FRAME & JAMB – LEVER PRIVACY HARDWARE		

01-31-2018

NORTH CAROLINA PROFESSIONAL SEAL 18282 ENGINEER KENNETH A. GODFREY

KENNETH A. GODFREY REGISTERED PROFESSIONAL ENGINEER 10900 STATE OF MISSISSIPPI

ALABAMA REGISTERED NO. 19090 PROFESSIONAL ENGINEER KENNETH A. GODFREY

STATE OF LOUISIANA KENNETH A. GODFREY REG. No. 27548 REGISTERED PROFESSIONAL ENGINEER IN CIVIL ENGINEERING

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TITAN MODULAR SYSTEMS, INC.
162 INDUSTRIAL DRIVE
ALMA, GEORGIA 31510 (912) 632-3344

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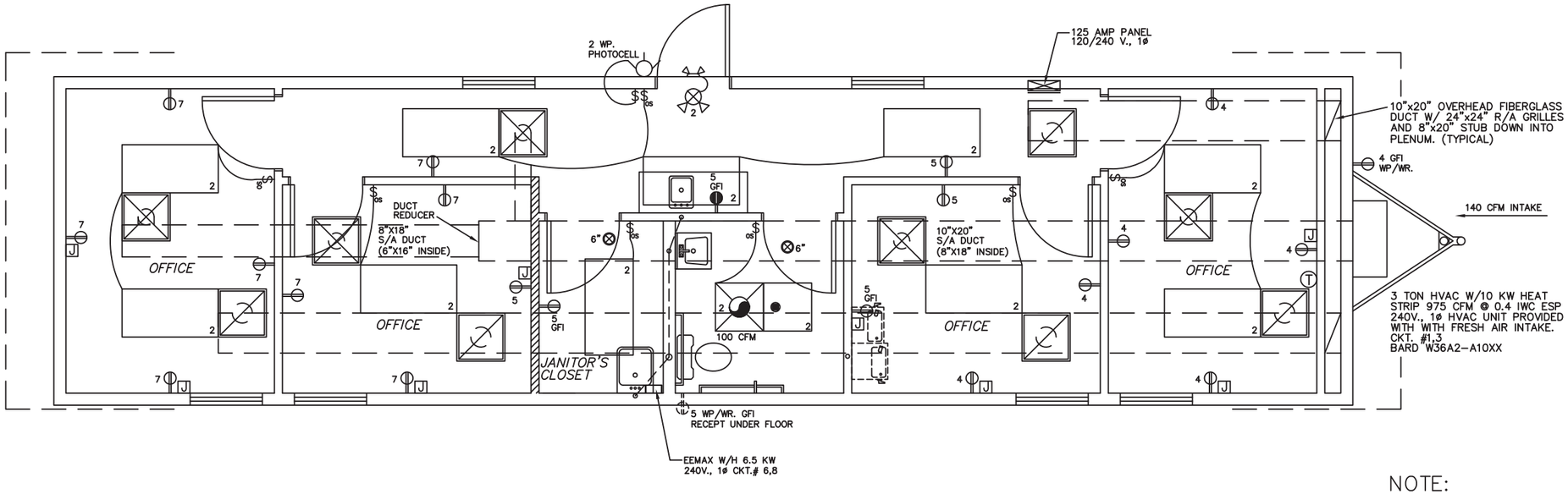
CODES: SEE SUMMARY (MS.)	REVISIONS:	BY: KAG.
LABELS: RADCO, AL, LA, NC.		
TMS 3919		SHEET 5 OF 9
FLOOR & PLUMBING PLAN	KAG. NO. 012018TMS	



NOTE:
SEE MECHANICAL NOTES FOR SUPPLY AND RETURN AIR DUCT AND REGISTER SPECIFICATIONS.

SYMBOLS

- DUPLEX RECEPTACLE 120 V.
- DUPLEX RECEPTACLE 120 V. 40 INCHES A.F.F.
- SWITCH/ 3 WAY/ DIMMER SWITCH
- SWITCH W/ OCCUPANT SENSOR
- EXTERIOR WEATHER PROTECTED INCANDESCENT LIGHT W/ PHOTOCELL WITH 1 – 60 WATT MAX. BULB
- VENT FAN
- PROGRAMMABLE THERMOSTAT
- SUPPLY AIR REGISTER
- RETURN AIR REGISTER
- 2X4 FLUORESCENT FIXTURE W/ 2 BULBS & ELECTRONIC BALLAST (REFER TO ENERGY FORM FOR LIGHTING WATTAGE)
- COMBO INTERNALLY LIGHTED EXIT SIGN (5 W.) & EMERGENCY LIGHT WITH BATTERY BACKUP
- EXTERIOR EMERGENCY LIGHT (DUAL ELEMENT)

J-BOXES ONLY

- [J] 2X4 JUNCTION BOX 16" AFF. NON POWERED UNLESS CIRCUIT NO. IS SHOWN

NOTE:
ALL JUCTION BOXES ARE TO HAVE A 3/4" CONDUIT DROP STUBBED THRU FLOOR

ELECTRICAL SCHEDULE

CIRCUIT	NOMENCLATURE	BREAKER (AMPS)	WIRE (CU.)
1,3	HVAC	60 A (2P) HACR TYPE	6-6-10 MC *
2	LIGHTING/FAN	20 A	12-2 MC
4,5,7	RECEPTACLES	20 A	12-2 NM
6,8	EEMAX W/H	30 A (2P)	10-2 NM

ELECTRICAL PANEL SIZING:

DESCRIPTION SUBPANEL KVA

GENERAL LIGHTING	
.0035 KW/SF X 738 SF X 1.25=	3.3
22 RECEPTS AT 180VA/1000=	4.0
WATER HEATER 6.5 KW=	6.5
1 FANS AT .3 KW X 1.25=	0.4
HVAC	10.6
OTHER	--

TOTAL 24.8 KW
TOTAL/240 X 1000= 104 AMPS
INSTALL 125 AMP PANEL & MAIN BREAKER
120/240 V 1ø

* INSULATION ON WIRING IN MC CABLE SHALL BE RATED FOR 90° C.

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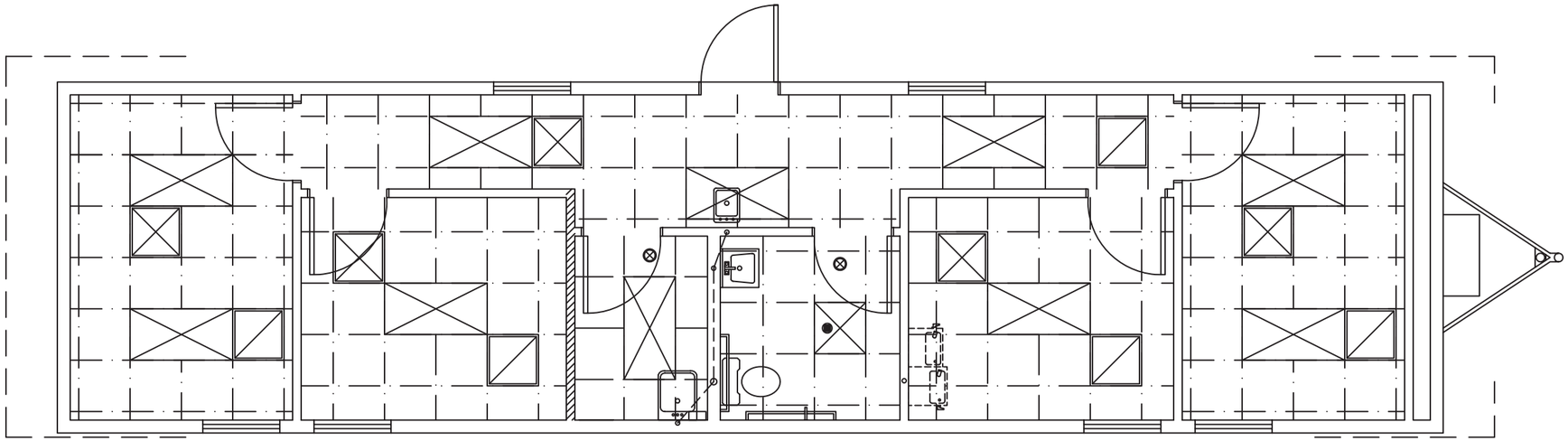
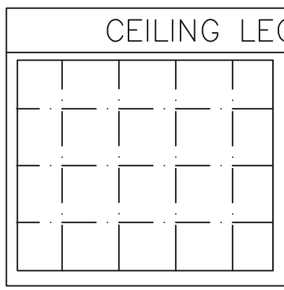
LABELS: RADCO, AL, LA, NC.	
TMS 3919	SHEET 6 OF 9
ELECTRICAL & MECHANICAL PLAN	KAG. NO. 012018TMS



CEILING LEGEND



INDICATES 2X2 T-GRID SUSPENDED CEILING INSTALLED AT FACTORY

01-31-2018

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TITAN MODULAR SYSTEMS, INC.
162 INDUSTRIAL DRIVE
ALMA, GEORGIA 31510 (912) 632-3344

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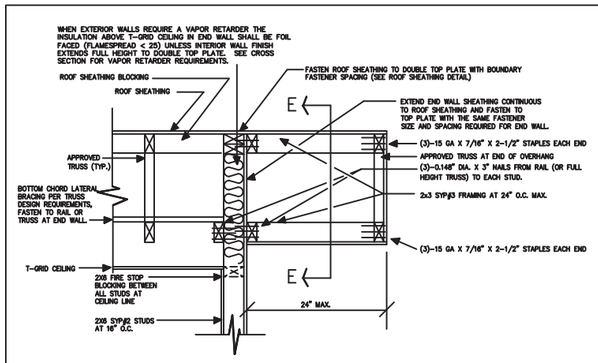
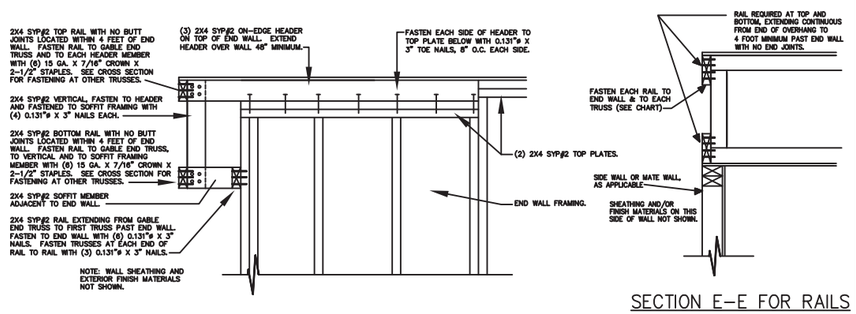
LABELS: RADCO, AL, LA, NC.	
TMS 3919	SHEET 7 OF 9
REFLECTIVE CEILING PLAN	KAG. NO. 012018TMS



END WALL OVERHANG WITH T-GRID CEILING DETAIL

-NTS-

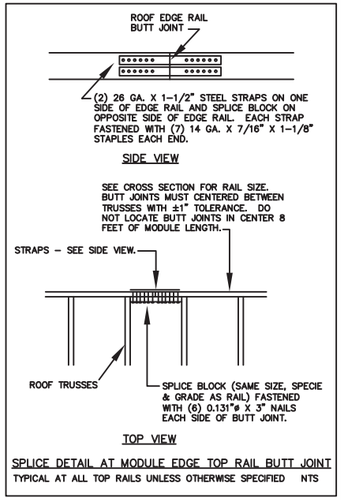


SECTION E-E FOR RAILS AT FRONT SIDE WALL

-NTS-

SECTION E-E FOR RAILS AT REAR SIDE WALL

-NTS-



SPLICE DETAIL AT MODULE EDGE TOP RAIL BUTT JOINT

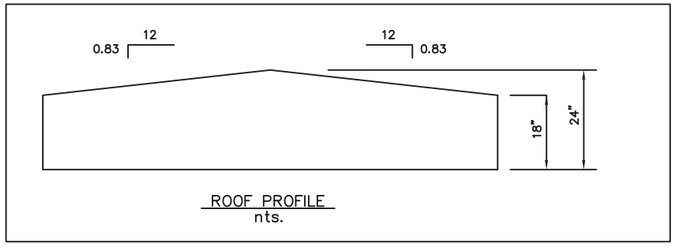
TYPICAL AT ALL TOP RAILS UNLESS OTHERWISE SPECIFIED NTS

APPROVED TRUSS DESIGN:

TRUSS MFG. UNIVERSAL FOREST PRODUCTS

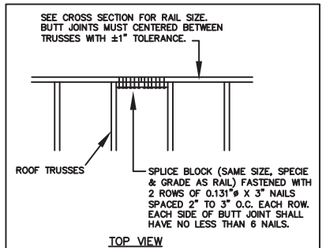
TRUSS DWG. NO. P1479805 (NC.)

P1479806 (AL, LA, MS.)



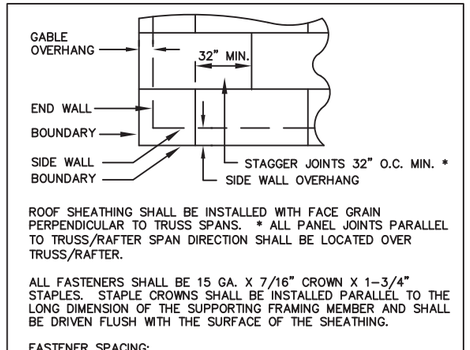
ROOF PROFILE

nts.



SPLICE DETAIL AT MODULE EDGE BOTTOM RAIL BUTT JOINT

TYPICAL AT ALL BOTTOM RAILS NTS



ROOF SHEATHING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO TRUSS SPANS. * ALL PANEL JOINTS PARALLEL TO TRUSS/RAFTER SPAN DIRECTION SHALL BE LOCATED OVER TRUSS/RAFTER.

ALL FASTENERS SHALL BE 15 GA. X 7/16" CROWN X 1-3/4" STAPLES. STAPLE CROWNS SHALL BE INSTALLED PARALLEL TO THE LONG DIMENSION OF THE SUPPORTING FRAMING MEMBER AND SHALL BE DRIVEN FLUSH WITH THE SURFACE OF THE SHEATHING.

FASTENER SPACING:
6" O.C. AT BOUNDARIES.
6" O.C. AT ALL OTHER EDGES.
8" O.C. AT FIELD LOCATIONS WITHIN 4'-0" OF ROOF EXTERIOR EDGE FOR THE FIRST 4'-0" FROM EACH ROOF CORNER (ZONE 3);
12" O.C. AT FIELD LOCATIONS IN AREAS WITHIN 4'-0" FROM ALL OTHER ROOF EXTERIOR EDGES (ZONE 2);
12" O.C. AT ALL OTHER FIELD LOCATIONS (ZONE 1).

ROOF SHEATHING DETAIL

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Tampa, FL 33634-5206
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01-31-2018

GENERAL CROSS SECTION NOTES:

1. UNLESS OTHERWISE SPECIFIED ALL STEEL SHALL COMPLY WITH ASTM A36, YIELD STRENGTH 36 KSI.
2. ALL LAG SCREWS SHALL COMPLY WITH ANSI/ASME B18.2.1. Fyb = 60 KSI MINIMUM.
3. SEE FOUNDATION PLAN FOR PIER AND TIE DOWN ANCHORAGE LOCATIONS, ORIENTATIONS AND SPECIFICATIONS.
4. WHERE 1" STAPLES ARE SPECIFIED THIS SHALL MEAN 1" PENETRATION INTO HOLDING MEMBER.
5. FOR TIE DOWN STRAP FASTENERS PROVIDE 3/4" MINIMUM SPACE BETWEEN ALL STAPLES AND 1" MINIMUM SPACE BETWEEN ALL NAILS UNLESS OTHERWISE PERMITTED BY STRAP MANUFACTURER'S LISTING. ALL FASTENERS SHALL BE INSTALLED IN CENTER 1/3RD OF STRAP WIDTH. NO MORE THAN ONE FASTENER SHALL BE INSTALLED THROUGH ANY SECTION OF STRAP WIDTH. (DO NOT INSTALL FASTENERS SIDE BY SIDE) IN NO CASE SHALL SPLITTING OF WOOD BE PERMITTED.
6. WHERE KRAFTBACK OR OTHER VAPOR RETARDERS ARE SPECIFIED THEY SHALL BE INSTALLED ON THE INTERIOR SIDE OF THE ASSEMBLIES UNLESS OTHERWISE SPECIFIED.
7. ALL VAPOR RETARDERS ON EXPOSED INSULATION SHALL BE FOIL FACE TYPE VAPOR RETARDERS WITH A FLAMESPREAD RATING < 25 AND SMOKE DEVELOPED RATING < 450.
8. ALL INSULATION SHALL BE FIBERGLASS BATT BY OWENS CORNING OR JAMES MANVILLE OR EQUAL INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
9. SEE GENERAL NOTES ON COVER SHEET FOR INTERIOR FINISH MATERIAL FINISH RATING CLASSIFICATIONS.

GENERAL FINISH NOTE:

1. ALL ROOFING AND SIDING MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE PRODUCTS MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. ROOFING AND SIDING MATERIALS AND THEIR FASTENINGS SHALL BE DESIGNED TO RESIST THE COMPONENT WIND LOAD SHOWN ON THE COVER SHEET.
3. ALL ROOF COVERINGS SHALL MEET CLASS C OR BETTER REQUIREMENTS.
4. WALL FINISH SHALL BE INSTALLED OVER APPROVED WEATHER-RESISTIVE BARRIER AND BRACING MATERIAL.
5. WEATHER-RESISTIVE BARRIER BEHIND WALL COVERING SHALL BE A MINIMUM OF ONE LAYER OF NO. 15 ASPHALT FELT COMPLYING WITH ASTM D 226 FOR TYPE I FELT OR OTHER APPROVED MATERIALS. BARRIER SHALL BE ATTACHED TO SUPPORTS LOCATED DIRECTLY BEHIND WALL COVERING, WITH FLASHING AS DESCRIBED IN SECTION 1405.4 OF IBC IN SUCH A MANNER AS TO PROVIDE A CONTINUOUS WEATHER-RESISTIVE BARRIER. THE WEATHER-RESISTIVE BARRIER SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

INTERIOR FINISH MATERIALS:

CEILING - CLASS 'A' T-GRID CEILING INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

WALL - 5/8 INCH TYPE 'X' VINYL COVERED GYPSUM BOARD.

FLOOR - ROLLED VINYL THROUGHOUT.

EXTERIOR FINISH MATERIALS:

ROOF - MULE-HIDE 45 MIL EPDM RECOGNIZED BY ICC ES ESR-1463 OVER 7/16" MULE-HIDE FR DECK PANEL 'C' FULLY ADHERED IN ACCORDANCE WITH ICC-ES ESR-1776. IN LIEU OF ADHERING THE EPDM IN ACCORDANCE WITH ESR-1776 TO FR DECK PANEL, THE EPDM MAY BE ADHERED TO STANDARD 7/16" OSB RATED SHEATHING, EXP. 1, 24/16 INDEX USING MULE-HIDE FR ADHESIVE, INSTALLED IN ACCORDANCE WITH INTERTEK CODE COMPLIANCE RESEARCH REPORT CCRR-1078. THIS ASSEMBLY WILL PROVIDE A CLASS 'C' FIRE CLASSIFICATION. THIS APPLICATION IS LIMITED TO ROOF SLOPES OF 1/4:12 MINIMUM TO 1:12 MAXIMUM.

WALL - 3/8" LP SMARTSIDE APA RATED PANEL SIDING PER ESR-1301.

EXTERIOR WALL STRUCTURAL BRACING:

END WALLS AND SIDE WALLS:
BRACING INSTALLATION:
STRUCTURAL SHEATHING SHALL EXTEND CONTINUOUS FROM TOP OF TRUSS TOP CHORD TO BOTTOM OF FLOOR RIM JOIST WITH ALL SHEATHING EDGES SUPPORTED BY 2" NOMINAL LUMBER OF THE SAME SIZE AND SPECIE AS EXTERIOR WALL FRAMING.
BRACING MATERIAL:
END WALLS:
3/8" LP SMARTSIDE APA RATED PANEL SIDING PER ESR-1301 FASTENED WITH 0.113"ø x 2-1/2" GALV. NAILS AT 4" O.C. EDGES AND 6" O.C. FIELD. PANELS MUST BE INSTALLED WITH THE LONG DIMENSION ORIENTED IN THE VERTICAL DIRECTION. FASTENERS MUST NOT BE INSTALLED IN SIDING GROOVES IN THE FIELD OF THE PANEL OR AT THE EDGE OF THE PANEL WHEN THE SIDING GROOVES OCCUR AT CUT EDGES.
SIDE WALLS:
3/8" LP SMARTSIDE APA RATED PANEL SIDING PER ESR-1301 FASTENED WITH 0.113"ø x 2-1/2" GALV. NAILS AT 6" O.C. EDGES AND 6" O.C. FIELD. PANELS MUST BE INSTALLED WITH THE LONG DIMENSION ORIENTED IN THE VERTICAL DIRECTION. FASTENERS MUST NOT BE INSTALLED IN SIDING GROOVES IN THE FIELD OF THE PANEL OR AT THE EDGE OF THE PANEL WHEN THE SIDING GROOVES OCCUR AT CUT EDGES.

TITAN MODULAR SYSTEMS, INC.
162 INDUSTRIAL DRIVE
ALMA, GEORGIA 31510 (912) 632-3344

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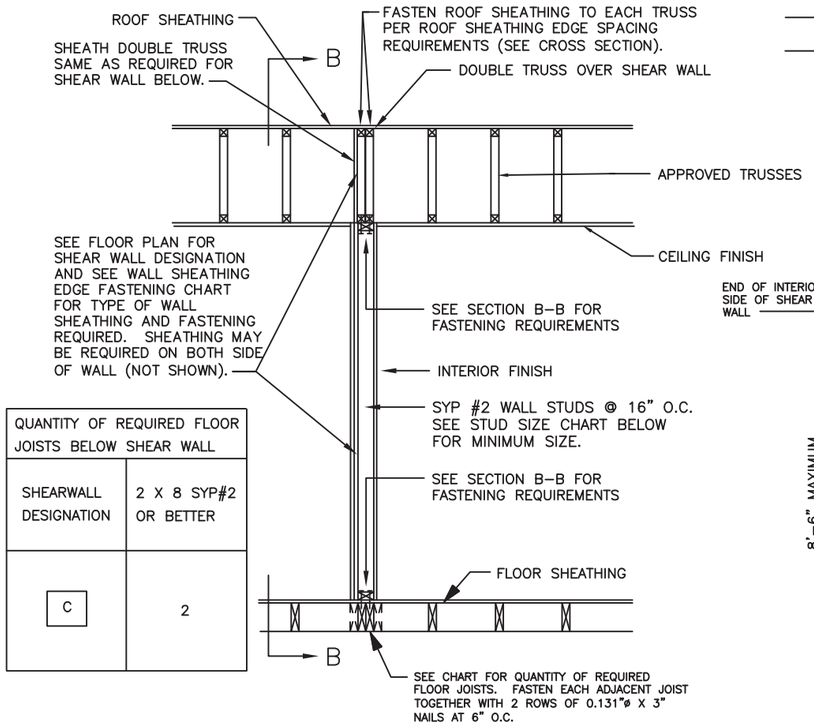
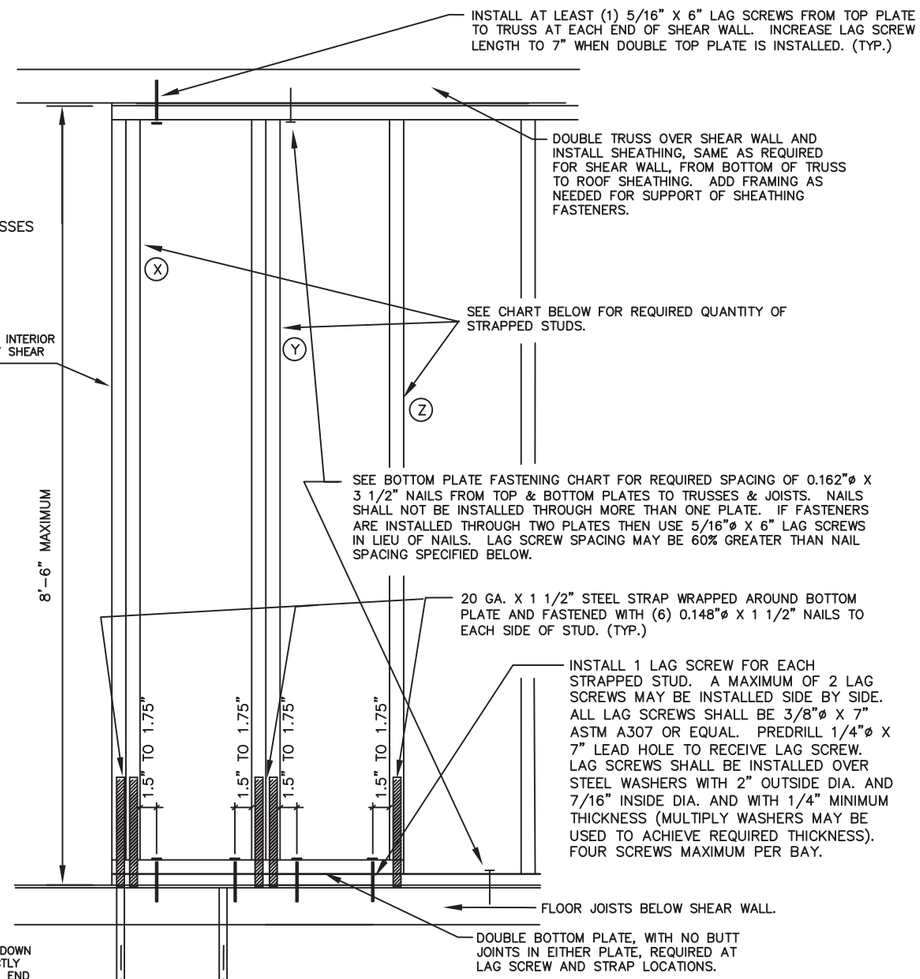
SCALE : -NTS.-	
CODES: SEE SUMMARY (MS.)	REVISIONS: BY: KAG.
LABELS: RADCO, AL, LA, NC.	
TMS 52196 (STOCK) 12' X 56' BUSINESS	SHEET 8 OF 9
CROSS SECTION	KAG. NO. 012018TMS



QUANTITY OF REQUIRED FLOOR JOISTS BELOW SHEAR WALL	
SHEARWALL DESIGNATION	2 X 8 SYP#2 OR BETTER
C	2

SHEAR WALL SECTION A–A

NTS



SHEAR WALL SECTION B–B

NTS DETAIL CONFIGURATIONS REPRESENTS AN EXAMPLE OF WALL DESIGNATION C.
DETAIL IS TYPICAL FOR EACH END OF SHEAR WALL.

CHART FOR STUD SIZE & SHEAR WALL FASTENING AT EACH END OF SHEAR WALL					
SHEAR WALL DESIG–NATION	MINIMUM STUD & PLATE SIZE	QUANTITY OF STRAPPED STUDS AT ENDS (X)	QUANTITY OF STRAPPED STUDS AT 16" FROM ENDS (Y)	QUANTITY OF STRAPPED STUDS AT 32" FROM ENDS (Z)	MINIMUM SHEAR WALL LENGTH
C	2 X 4	2	2	1	9'–0"

WALL SHEATHING & BOTTOM PLATE FASTENING CHART	
WALL DESIGNATION:	C
FASTENER EDGE SPACING :	3"
PLATE NAIL SPACING (O.C.):	4.0"

NOTES:
1. SPACE FASTENERS 12" O.C. MAXIMUM AT INTERMEDIATE SUPPORTS.
2. FRAMING SUPPORTS SHALL BE 16" O.C. MAXIMUM, SPF OR BETTER 2" NOMINAL LUMBER. ALL EDGES OF SHEATHING SHALL BE SUPPORTED.
3. ALL FASTENERS SHALL BE 8d COMMON OR GALVANIZED NAILS.
4. SHEATHING MATERIAL SHALL BE 7/16" RATED STRUCTURAL WOOD PANEL EXP. I OR EXTERIOR GRADE, APPLIED DIRECTLY TO FRAMING.
5. CHART IS BASED ON 3/4" MAXIMUM CEILING FINISH OR FLOOR SHEATHING THICKNESS. IF THICKER FINISH OR SHEATHING IS USED THEN LENGTH OF PLATE FASTENERS MUST BE INCREASED BY ADDITIONAL FINISH OR SHEATHING THICKNESS.
6. STAGGER ALL PLATE FASTENERS BETWEEN ADJACENT TRUSSES AND FLOOR JOISTS.

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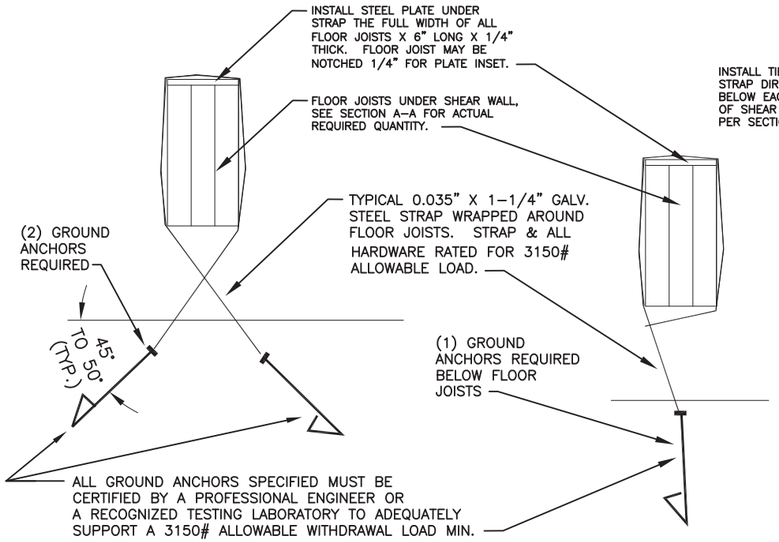
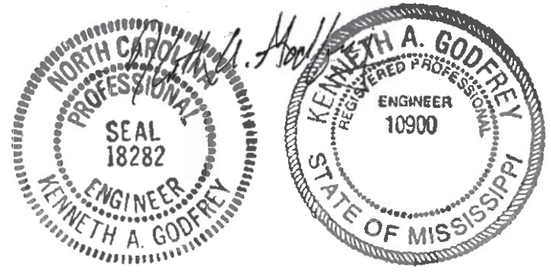


SECTION C–C

NTS SHEAR WALL TO FOUNDATION DOUBLE ANCHOR TIE DOWN

SECTION D–D

NTS SHEAR WALL TO FOUNDATION SINGLE ANCHOR TIE DOWN



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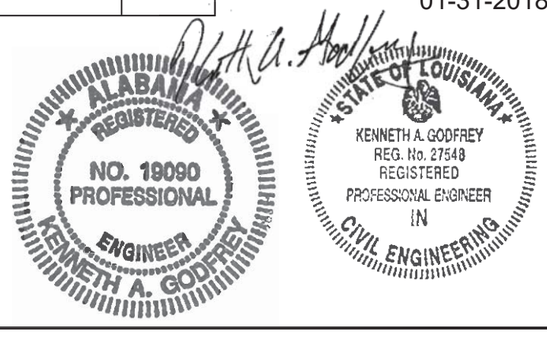

TITAN MODULAR SYSTEMS, INC. 162 INDUSTRIAL DRIVE ALMA, GEORGIA 31510 (912) 632–3344		
DATE: 01/22/2018	KENNETH A. GODFREY, P.E. CONSULTING ENGINEER 490 RUSTIC BARN TRAIL MORGANTON, GA 30560	
SCALE : –NTS.–		
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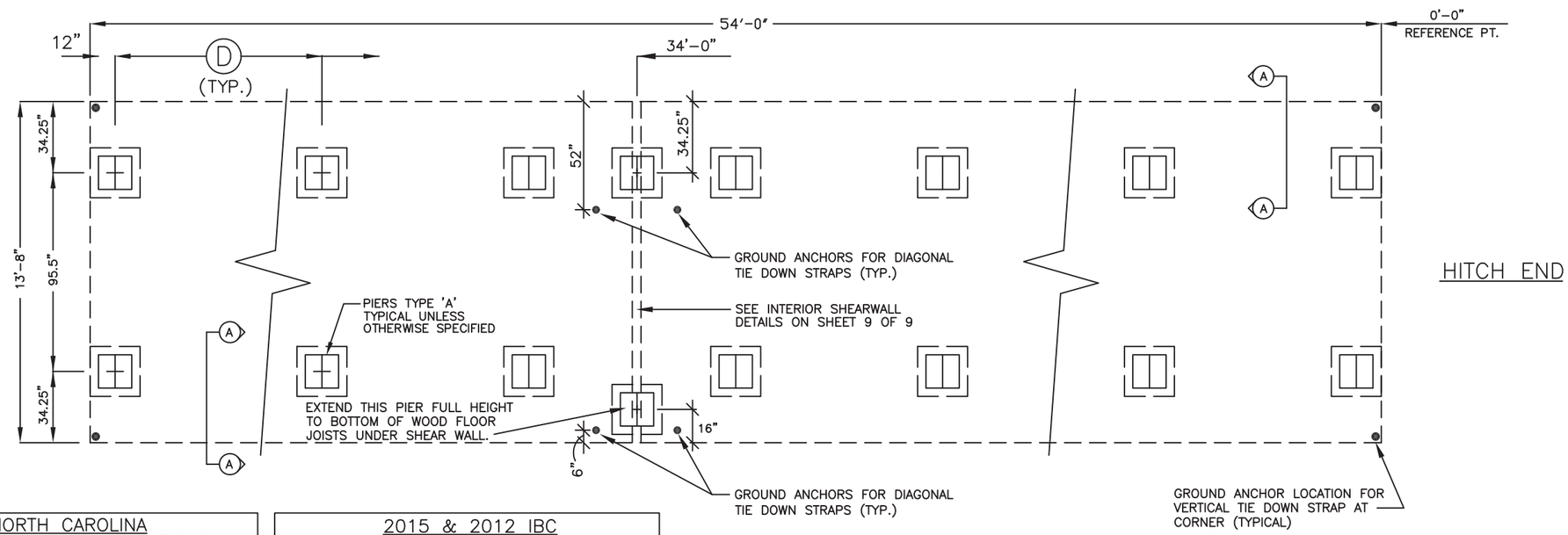
TMS 3919		SHEET 9 OF 9
SHEAR WALL DETAILS	KAG. NO. 012018TMS	

SW 04/14/2008



HITCH END

NORTH CAROLINA STRUCTURAL LOAD LIMITATIONS:

FLOOR LIVE LOAD:
A. 100 PSF CORRIDORS, 50 PSF ELSEWHERE.
B. 2000# CONCENTRATED LOAD OVER 30 INCH X 30 INCH AREA LOCATED ANYWHERE ON FLOOR.

ROOF LIVE LOAD:
A. 20 PSF.

ROOF SNOW LOAD:

A. GROUND SNOW LOAD:	Pg = 20 PSF
B. FLAT-ROOF SNOW LOAD:	Pf = 20 PSF
C. SNOW EXPOSURE FACTOR:	Ce = 1.0
D. SNOW IMPORTANCE FACTOR:	Is = 1.0
E. SNOW THERMAL FACTOR:	Ct = 1.1
F. ROOF SLOPE FACTOR:	Cs = 1.0
G. SLOPED ROOF SNOW LOAD:	Ps = Pf X Cs

H. DESIGN IS BASED ON FULL OR PARTIALLY EXPOSED ROOF PER ASCE 7-05.

WIND LOAD:

A. WIND SPEED (3-SEC GUST):	V = 110 MPH
MAXIMUM ELEVATION:	H = 3500'
B. WIND IMPORTANCE FACTOR:	Iw = 1.0
C. WIND EXPOSURE CATEGORY:	EXP. = C
D. INTERNAL PRESSURE COEFFICIENT:	GCpi = 0.18

E. THIS BUILDING IS NOT DESIGNED FOR PLACEMENT ON THE UPPER HALF OF A HILL OR ESCARPMENT EXCEEDING 15 FEET IN HEIGHT.
F. BUILDING CATEGORY IS II PER ASCE 7-05.
G. BUILDING DESIGN IS BASED ON "ENCLOSED" CLASSIFICATION.
H. BUILDING MEAN ROOF HEIGHT SHALL NOT EXCEED 15 FEET.

SEISMIC LOAD:
A. SEISMIC IMPORTANCE FACTOR IS 1.0
B. SEISMIC OCCUPANCY CATEGORY IS II.
C. SEISMIC SITE CLASS IS D.
D. SPECTRAL RESPONSE COEFFICIENTS:
Ss = 0.52 S1 = 0.12
Sds = 0.49 Sd1 = 0.19
E. SEISMIC DESIGN CATEGORY IS C.
F. SEISMIC FORCE RESISTING SYSTEM IS A13.
G. SIMPLIFIED SEISMIC ANALYSIS PROCEDURE HAS BEEN USED.
H. RESPONSE MODIFICATION FACTOR R = 6.5.
I. SEISMIC RESPONSE COEFFICIENT Cs = N/A.
J. DESIGN BASE SHEAR V = 1.7K
FLOOD LOAD:
THIS BUILDING IS NOT DESIGNED TO BE LOCATED IN A FLOOD HAZARD AREA.

2015 & 2012 IBC STRUCTURAL LOAD LIMITATIONS:

FLOOR LIVE LOAD:
A. 100 PSF CORRIDORS, 50 PSF ELSEWHERE.
B. 2000# CONCENTRATED LOAD OVER 30 INCH X 30 INCH AREA LOCATED ANYWHERE ON FLOOR.

ROOF LIVE LOAD:
A. 20 PSF.

ROOF SNOW LOAD:

A. GROUND SNOW LOAD:	Pg = 20 PSF
B. FLAT-ROOF SNOW LOAD:	Pf = 20 PSF
C. SNOW EXPOSURE FACTOR:	Ce = 1.0
D. SNOW IMPORTANCE FACTOR:	Is = 1.0
E. SNOW THERMAL FACTOR:	Ct = 1.1
F. ROOF SLOPE FACTOR:	Cs = 1.0
G. SLOPED ROOF SNOW LOAD:	Ps = Pf X Cs

H. DESIGN IS BASED ON FULL OR PARTIALLY EXPOSED ROOF PER ASCE 7-10.

WIND LOAD:

A. ULTIMATE WIND SPEED (3-SEC GUST):	Vult = 140 MPH
B. NOMINAL WIND SPEED (3-SEC GUST):	Vasd = 109 MPH
C. RISK CATEGORY	II
D. WIND EXPOSURE CATEGORY:	EXP. = C
E. INTERNAL PRESSURE COEFFICIENT:	GCpi = 0.18

F. THIS BUILDING IS NOT DESIGNED FOR PLACEMENT ON THE UPPER HALF OF A HILL OR ESCARPMENT EXCEEDING 15 FEET IN HEIGHT.
G. BUILDING DESIGN IS BASED ON "ENCLOSED" CLASSIFICATION.
H. BUILDING MEAN ROOF HEIGHT SHALL NOT EXCEED 15 FEET.

SEISMIC LOAD:
A. RISK CATEGORY IS II.
B. SEISMIC IMPORTANCE FACTOR IS 1.0
C. SEISMIC SITE CLASS IS D.
D. SPECTRAL RESPONSE COEFFICIENTS:
Ss = 0.52 S1 = 0.12
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FLOOD LOAD:
THIS BUILDING IS NOT DESIGNED TO BE LOCATED IN A FLOOD HAZARD AREA.

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01-31-2018

NORTH CAROLINA PROFESSIONAL SEAL 18282 ENGINEER KENNETH A. GODFREY

KENNETH A. GODFREY REGISTERED PROFESSIONAL ENGINEER 10900 STATE OF MISSISSIPPI

ALABAMA REGISTERED NO. 19090 PROFESSIONAL ENGINEER KENNETH A. GODFREY

STATE OF LOUISIANA KENNETH A. GODFREY REG. No. 27548 REGISTERED PROFESSIONAL ENGINEER IN CIVIL ENGINEERING

TITAN MODULAR SYSTEMS, INC.
162 INDUSTRIAL DRIVE
ALMA, GEORGIA 31510 (912) 632-3344

DATE: 01/22/2018	KENNETH A. GODFREY, P.E. CONSULTING ENGINEER 490 RUSTIC BARN TRAIL MORGANTON, GA 30560	
SCALE : -NTS.-		
CODES: SEE SUMMARY (MS.)	REVISIONS:	BY: KAG.
LABELS: RADCO, AL, LA, NC.		
TMS 3919		SHEET 1 OF 3
FOUNDATION PLAN	KAG. NO. 012018TMS	

FOUNDATION NOTES:

1. 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 REQUIREMENTS OF THE JURISDICTION HAVING AUTHORITY. IF FOUNDATION PLANS ARE DESIGNED BY OTHERS, THE ENGINEER OF THE BUILDING PLANS SHALL NOT BE HELD RESPONSIBLE OR LIABLE FOR THE FOUNDATION DESIGN AND THE CONSEQUENTIAL PERFORMANCE OF THE SUPERSTRUCTURE'S STRUCTURAL COMPONENTS AND SYSTEMS RELATED THERETO.

2. ALL FOUNDATION CONSTRUCTION MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES.

3. TIE DOWN STRAPS TO BE 1–1/4" X .035" TYPE–1, FINISH B, GRADE 1 ZINC COATED STEEL STRAPPING CERTIFIED BY A REGISTERED ENGINEER OR ARCHITECT AS CONFORMING WITH ASTM 03953–91. TIE DOWN STRAPS AND CONNECTING HARDWARE SHALL HAVE 3150# MINIMUM WORKING CAPACITY.

4. EACH GROUND ANCHOR SHALL HAVE A WORKING CAPACITY NO LESS THAN THE SUM OF THE REQUIRED WORKING CAPACITIES OF ALL TIE DOWN STRAPS CONNECTED TO THE GROUND ANCHOR, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS, DESIGN OF GROUND ANCHOR, INCLUDING SHAFT LENGTH, NUMBER AND 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 ASSUMED DESIGN VALUES, THE ARCHITECT/ENGINEER MUST BE CONSULTED FOR AN ALTERNATED ANCHORAGE DESIGN.

5. EXCAVATE AN ADDITIONAL 1 TO 2 INCHES AT BOTTOM AND SIDES OF ALL FOOTINGS THAT ARE POURED DIRECTLY AGAINST EARTH.

6. ALL PIERS SHALL BE CONSTRUCTED OF 8" X 8" X 16" NOMINAL STANDARD WEIGHT CONCRETE MASONRY UNITS CONFORMING TO ASTM C90 HAVING A UNIT COMPRESSIVE STRENGTH OF 1900 PSI (f'm = 1500 PSI). MASONRY UNITS SHALL BE FULLY LAID IN TYPE M OR S MORTAR OR COVERED WITH SURFACE BONDING CEMENT COMPLYING WITH ASTM C887 AND APPLIED IN STRICT ACCORDANCE WITH THE CEMENT MANUFACTURER'S INSTRUCTIONS, WITH THE BOTTOM COARSE FULLY LAID IN TYPE M OR S MORTAR. REINFORCEMENT BARS AND PIER FOOTINGS SHALL BE DESCRIBED IN THE PIER DETAILS.

7. CONCRETE SHALL BE STANDARD WEIGHT (150 PCF) WITH A MINIMUM COMPRESSIVE STRENGTH 3000 PSI AT 28 DAYS. MORTAR SHALL COMPLY WITH ASTM C270. GROUT SHALL COMPLY WITH ASTM C476 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI.

8. ALL REINFORCEMENT BARS SHALL COMPLY WITH ASTM A615, GRADE 60. REINFORCEMENT BARS SHALL BE UNCOATED DEFORMED BARS (NO EPOXY). REINFORCEMENT BARS SHALL BE EQUALLY SPACED AND PLACED WITH 3" CLEARANCE FROM BOTTOM AND SIDES OF THE FOOTING. AT SPLICES LAP ALL #4 BARS 24 INCHES MINIMUM AND LAP ALL #5 BARS 30 INCHES MINIMUM. OFF SET ALL SPLICES 30 INCHES MINIMUM.

9. ALL PIERS SHALL BE CAPPED WITH 4 INCHES OF SOLID MASONRY OR CONCRETE OR THE CAVITIES OF THE TOP COURSE SHALL BE FILLED WITH CONCRETE OR GROUT. PIERS SHALL PROVIDE A TRUE AND EVEN BEARING SURFACE.

10. THE CENTERLINE OF EACH PIER SHALL BE LOCATED DIRECTLY BELOW THE I–BEAM CENTERLINE WITH 1 INCH MAXIMUM TOLERANCE.

11. SOIL BEARING CAPACITY SHOWN ON THIS PLAN IS ASSUMED. IF THE ACTUAL SOIL BEARING CAPACITY IS LESS THAN 2000 PSF, THE ENGINEER MUST BE CONSULTED FOR REQUIRED ALTERNATE FOUNDATION DESIGN. FOOTINGS SHALL BE PLACED ON NON–EXPANSIVE SOILS ONLY.

12. WHEN CONTINUOUS PERIMETER SUPPORT IS NOT PROVIDED, INSTALL A TYPICAL I–BEAM TYPE PIER ON EACH SIDE OF ALL EXTERIOR DOOR OPENINGS. (MANUFACTURER'S RECOMMENDATION ONLY– OPTIONAL WHEN NOT SHOWN) SLIGHT ADJUSTMENT MAY BE REQUIRED TO INSURE OPERABILITY AFTER INSTALLATION OF BUILDING IS COMPLETE.

13. THE AREA UNDER FOOTINGS AND FOUNDATIONS SHALL HAVE ALL VEGETATION, STUMPS, ROOTS, AND FOREIGN MATERIALS REMOVED PRIOR TO THEIR CONSTRUCTION.

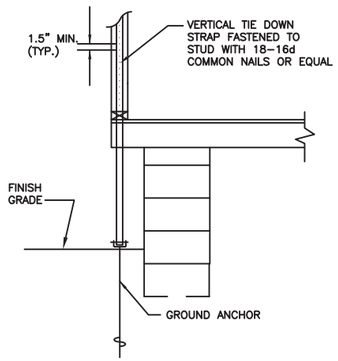
14. THE PERIMETER GRADE SHALL BE SLOPED AWAY FROM THE BUILDING TO PROVIDE POSITIVE DRAINAGE. THE GRADE OF THE GROUND UNDER THE BUILDING SHALL NOT BE LOWER THAN THE LOWEST SURROUNDING FINISHED LOT AREA GRADE IN ORDER TO PREVENT THE ACCUMULATION AND STANDING OF WATER UNDER THE BUILDING.

15. ALL STAIRS, RAMPS, DECKS AND OTHER SITE WORK NOT SHOWN ON THESE DRAWINGS ARE DESIGNED BY OTHERS AND SUBJECT TO THE APPROVAL OF THE JURISDICTION HAVING AUTHORITY.

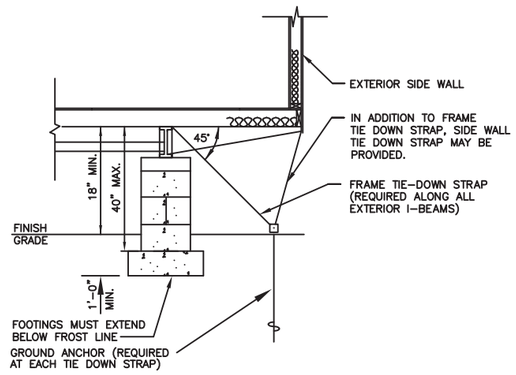
16. TERMITE PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE CODES WHEN REQUIRED BY SUCH CODES.

17. FOUNDATION ENCLOSURE (IF PROVIDED) IS DESIGNED BY OTHERS. ENCLOSURE MUST HAVE A MINIMUM NET VENT AREA OF VENTILATION OPENINGS OF NOT LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF CRAWL SPACE AREA. LOCATE OPENINGS TO PROVIDE CROSS VENTILATION OF ENTIRE CRAWL SPACE. INSTALL AN 18" X 24" MINIMUM OPENING FOR CRAWL SPACE ACCESS.

10–1FNNC 08/13/10



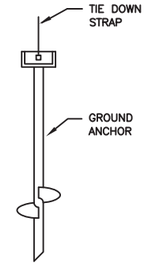
VERTICAL TIE DOWN STRAP DETAIL



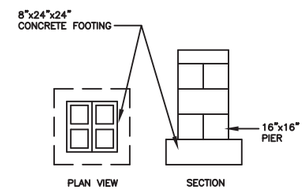
SECTION A–A

FRAME TIE–DOWN STRAP & GROUND ANCHOR ON CENTER SPACING CHART		
ULTIMATE WIND SPEED	ASD WIND SPEED	ALL AREAS
140 MPH	108 MPH	4'–7"
130 MPH	101 MPH	5'–6"
120 MPH	93 MPH	6'–9"
115 MPH	89 MPH	7'–8"

NOTES:
1. ALL POINTS ALONG I–BEAMS SHALL BE WITHIN 1/2 OF THE SPECIFIED DIMENSIONS OF A STRAP/ANCHOR LOCATIONS.
2. THE FIRST STRAP/ANCHOR LOCATION FROM EACH END WALL SHALL NOT EXCEED 1/2 OF THE SPECIFIED DIMENSIONS AT END WALLS.



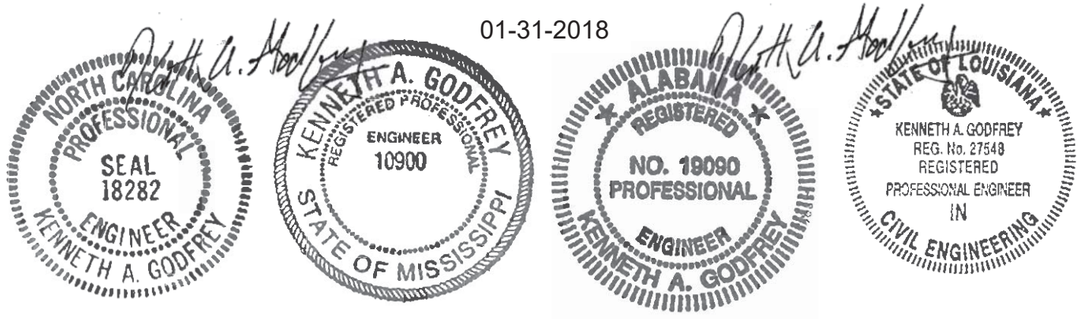
GROUND ANCHOR



PIER TYPE A

SOIL BEARING CAPACITY (PSF)	D MAXIMUM PIER SPACING	
	CORRIDOR(S)	ELSEWHERE
1500	4'–9"	6'–10"
2000	6'–6"	9'–6"
3000	9'–8"	12'–0"

01-31-2018



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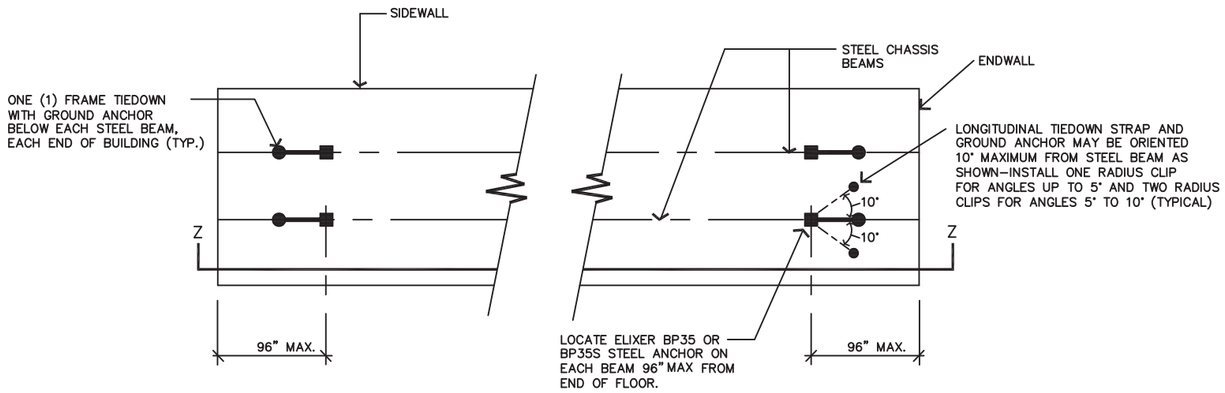
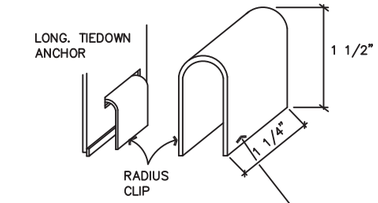
DATE: 01/22/2018	KENNETH A. GODFREY, P.E. CONSULTING ENGINEER 490 RUSTIC BARN TRAIL MORGANTON, GA 30560
SCALE : –NTS.–	
CODES: SEE SUMMARY (MS.)	REVISIONS: BY: KAG.
LABELS: RADCO, AL, LA, NC.	
TMS 3919	SHEET 2 OF 3
FOUNDATION NOTES & DETAILS	KAG. NO. 012018TMS

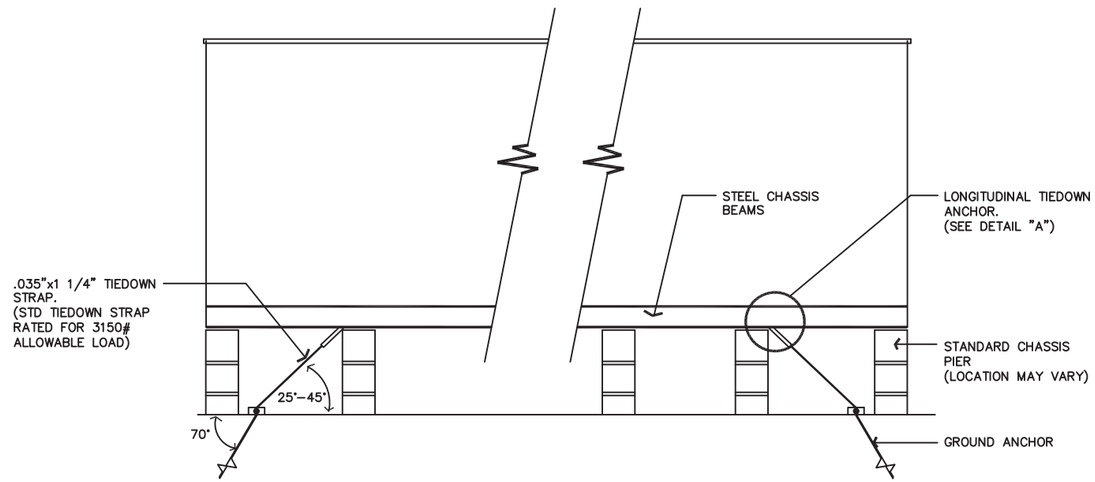


PLAN VIEW

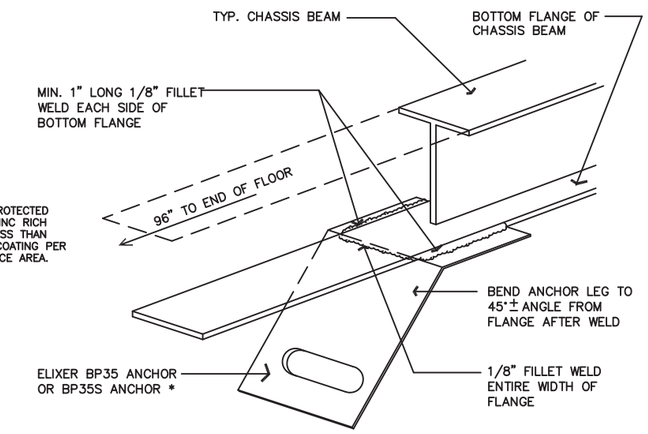


TIEDOWN RADIUS CLIP

INSTALLER TO FABRICATE RADIUS CLIP BY PLACING STRAIGHT 3" LENGTH OF 1 1/4"x.035" TIEDOWN STRAP IN ANCHOR SLOT AND MANUALLY BENDING THE STRAP TO THE CONFIGURATION SHOWN.



SECTION Z–Z



DETAIL A

NOTE:
ALL WELDS SHALL BE PROTECTED WITH EXTERIOR GRADE ZINC RICH PAINT PROVIDING NOT LESS THAN 0.30 OUNCES OF ZINC COATING PER SQUARE FOOT OF SURFACE AREA.

* IN LIEU OF THE ELIXER ANCHOR SPECIFIED ABOVE, "LONGITUDINAL FRAME BEAM CLAMPS" BY TIE DOWN ENGINEERING, INC. MAY BE USED. IF USED, THEY SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH TEST REPORT 99–MH03–TDE BY K2 ENGINEERING, INC. WHEN USED, TWO GROUND ANCHORS AND TIE DOWN STRAPS ARE REQUIRED AT EACH CLAMP LOCATIONS. ONE STRAP SHALL BE INSTALLED ON EACH SIDE OF THE I–BEAM AT EACH CLAMP LOCATION. EACH STRAP SHALL BE OFF SET 10" FROM THE DIRECTION PARALLEL TO THE I–BEAM AS SHOWN IN THE PLAN VIEW ON THIS PAGE.

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DATE: 01/22/2018	KENNETH A. GODFREY, P.E. CONSULTING ENGINEER 490 RUSTIC BARN TRAIL MORGANTON, GA 30560
SCALE : –NTS.–	
CODES: SEE SUMMARY (MS.)	REVISIONS: / BY: KAG.
LABELS: RADCO, AL, LA, NC.	
TMS 3919	SHEET 3 OF 3
FOUNDATION LONGITUDINAL TIE–DOWN DETAILS	KAG. NO. 012018TMS

1LONGTIE 08/13/10