



TI RADCO, LLP

September 20, 2024

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Titan Modular Systems, Inc.
162 Industrial Drive
Alma, GA 31510

RE: Plan No.: **TMS 9495 AB 25-4x60**
Building Size: **25-4x60**
Occupancy Classification: **Business**
RADCO Approval Date: **09-20-2024**

To Whom It May Concern:

This is to confirm that RADCO approved the above referenced plan under the Florida Manufactured Buildings Program administered by the Florida Department of Business and Professional Regulation (DBPR) (FAC Chapter 61-41). RADCO's review confirmed that the design complies with the 2023 FBC-Building 8th Edition, with the following limitations.

1. The Manufactured Buildings Program approval pertains to the factory built modular structure only (and does not include the foundation system).
2. The foundation and anchoring system, utility connections, and items constructed and installed on-site are subject to review, approval and inspection by the local authority having jurisdiction.
3. See the site installed items list on the approved plans for list of items that must be completed on-site.
4. Chapter 633 Fire Safety plan review and inspection are reserved for the local fire safety authority having jurisdiction.
5. This plan is valid for use only in those jurisdictions where the structural design loads are less than or equal to the design loads indicated on the approved plans.
6. This plan is **NOT approved** for the High Velocity Hurricane Zone (Miami-Dade and Broward Counties).
7. The use of the building with fewer plumbing fixtures than required by Section 403 of the Florida Plumbing Code is subject to the review and approval of the local authority having jurisdiction.

RADCO's review included a review of products for compliance with 553.8425 or FAC Chapter 61G20-3. A set of signed and sealed plans will be retained on file at RADCO, in accordance with the Manufactured Buildings Program requirements.

Sincerely,

James Slaght

James Slaght, MCP
Plan Review Manager
Eastern Region

RADCO, a Twining Company
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Mr. Elliott Bustos-elliott@titanmod.com
(file: attach to-Letter-Plans FL-Com-Check -Truss)



COMcheck Software Version COMcheckWeb Envelope Compliance Certificate

APPROVED
RADCO
20-Sep-24
APPROVED

James Slaght, MCP
P-173, SMP 63
U02528

Project Information

Energy Code: 90.1 (2019) Standard
 Project Title: TMS 9495 25-4X60 BUSINESS
 Location: Venice, Florida
 Climate Zone: 2a
 Project Type: New Construction
 Vertical Glazing / Wall Area: 10%
 Performance Sim. Specs: EnergyPlus 8.1.0.009 (EPW: USA_FL_Tampa.Intl.AP.722110_TMY3.epw)

Construction Site: Owner/Agent: Designer/Contractor:
 TITAN MODULAR SYSTEMS,INC WALTER E. WOOD P.E.
 162 INDUSTRIAL DRIVE 168 W. LONGLEAF DRIVE
 ALMA, Georgia 31510 SYLVESTER, Georgia 31791

Building Area

Floor Area

1-Office : Nonresidential	1520
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Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U- Factor ^(a)
Roof: Attic Roof, Wood Joists, [Bldg. Use 1 - Office]	1520	38.0	0.0	0.027	0.027
Floor: Wood-Framed, [Bldg. Use 1 - Office]	1520	21.0	0.0	0.046	0.033
SOUTH					
Ext. Wall: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Office]	1493	19.0	0.0	0.067	0.089
Window: Metal Frame: Operable, Perf. Specs.: Product ID NA, SHGC 0.24, VT 0.45, [Bldg. Use 1 - Office] (b)	124	---	---	0.340	0.600
Window: Metal Frame: Operable, Perf. Specs.: Product ID NA, SHGC 0.24, VT 0.45, [Bldg. Use 1 - Office] (b)	20	---	---	0.340	0.600
Door: Insulated Metal, Swinging, [Bldg. Use 1 - Office]	60	---	---	0.300	0.370

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.

(b) Fenestration product performance must be certified in accordance with NFRC and requires supporting documentation.

Envelope PASSES: Design 1% better than code

Envelope Compliance Statement

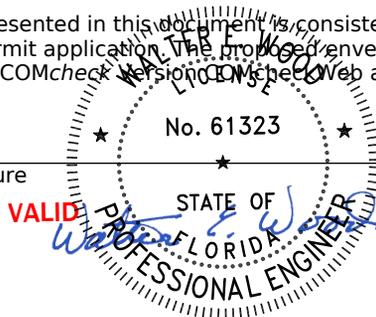
Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed envelope systems have been designed to meet the 90.1 (2019) Standard requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title

Signature

09-20-2024

Date





Interior Lighting Compliance Certificate

APPROVED
RADCO
20-Sep-24
James Slaght, MCP
P-173, SMP 63
U02528
APPROVED

Project Information

Energy Code: 90.1 (2019) Standard
Project Title: TMS 9495 25-4X60 BUSINESS
Project Type: New Construction

Construction Site: Owner/Agent: Designer/Contractor:
TITAN MODULAR SYSTEMS, INC WALTER E. WOOD P.E.
162 INDUSTRIAL DRIVE 168 W. LONGLEAF DRIVE
ALMA, Georgia 31510 SYLVESTER, Georgia 31791

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft ²)	C Allowed Watts / ft ²	D Allowed Watts
1-Office	1520	0.64	973
Total Allowed Watts =			973

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
1-Office LED: LED Linear 33W:	2	19	33	627
Total Proposed Watts =				627

Interior Lighting PASSES: Design 36% better than code

Interior Lighting Compliance Statement

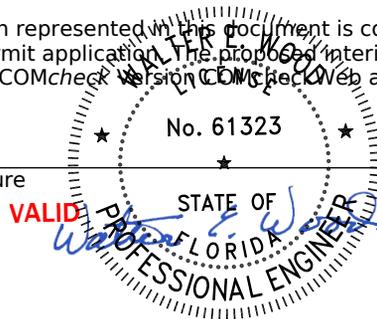
Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 90.1 (2019) Standard requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title

Signature

09-20-2024

Date





Exterior Lighting Compliance Certificate

APPROVED
RADCO
20-Sep-24
APPROVED
James Slaght, MCP
P-173, SMP 63
U02528

Project Information

Energy Code: 90.1 (2019) Standard
Project Title: TMS 9495 25-4X60 BUSINESS
Project Type: New Construction
Exterior Lighting Zone: 2 (Residential mixed use area (LZ2))

Construction Site: Owner/Agent: Designer/Contractor:
TITAN MODULAR SYSTEMS, INC WALTER E. WOOD P.E.
162 INDUSTRIAL DRIVE 168 W. LONGLEAF DRIVE
ALMA, Georgia 31510 SYLVESTER, Georgia 31791

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts /	D Tradable Wattage	E Allowed Watts (B X C)
Parking near 24-hour retail entrance	1 main	400	No	400
Outdoor sales area/lot	3 ft2	0.2	Yes	1
Outdoor sales area/lot	3 ft2	0.2	Yes	1
Total Tradable Watts (a) =				1
Total Allowed Watts =				401
Total Allowed Supplemental Watts (b) =				400

- (a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
- (b) A supplemental allowance equal to 400 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
<u>Parking near 24-hour retail entrance (1 main entries): Non-tradable Wattage</u>				
Incandescent: Incandescent 60W:	1	1	60	60
<u>Outdoor sales area/lot (3 ft2): Tradable Wattage</u>				
Incandescent: Incandescent 60W:	1	1	60	60
Incandescent: Incandescent 60W:	1	1	60	60
Total Tradable Proposed Watts =				120

Exterior Lighting PASSES: Design 70% better than code

Exterior Lighting Compliance Statement

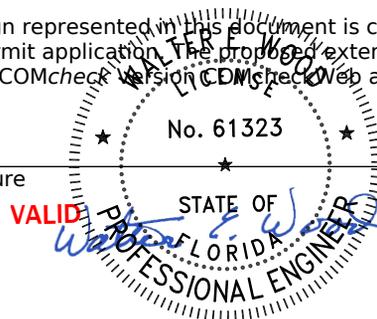
Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 90.1 (2019) Standard requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title

Signature

09-20-2024

Date





COMcheck Software Version COMcheckWeb Mechanical Compliance Certificate

RADCO
20-Sep-24
 James Slaght, MCP
P-173, SMP 63
U02528

APPROVED

Project Information

Energy Code: 90.1 (2019) Standard
 Project Title: TMS 9495 25-4X60 BUSINESS
 Location: Venice, Florida
 Climate Zone: 2a
 Project Type: New Construction

Construction Site:	Owner/Agent: TITAN MODULAR SYSTEMS, INC 162 INDUSTRIAL DRIVE ALMA, Georgia 31510	Designer/Contractor: WALTER E. WOOD P.E. 168 W. LONGLEAF DRIVE SYLVESTER, Georgia 31791
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Mechanical Systems List

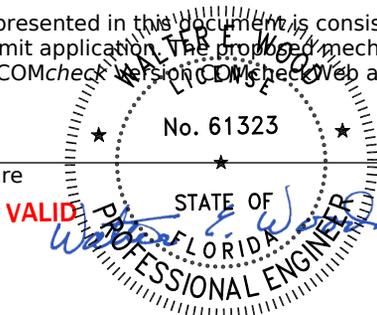
Quantity System Type & Description

- 2 HVAC System (Single Zone):
 Heating: 1 each - Other, Electric, Capacity = 34120 kBtu/h
 No minimum efficiency requirement applies
 Cooling: 1 each - Single Package Vertical AC Unit, Capacity = 42000 kBtu/h, Air-Cooled Condenser, Air Economizer
 Proposed Efficiency = 10.00 EER, Required Efficiency = 10.00 EER
 Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00
- 1 Water Heater:
 Electric Storage Water Heater, Capacity: 10 gallons
 Proposed Efficiency: 1.00 SL, %/h (if > 12 kW), Required Efficiency: 3.00 SL, %/h (if > 12 kW)

Mechanical Compliance Statement

Compliance Statement: The proposed mechanical design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 90.1 (2019) Standard requirements in COMcheck version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title	Signature	Date
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09-20-2024



Inspection Checklist

Energy Code: 90.1 (2019) Standard

Requirements: 6.0% were addressed directly in the COMcheck software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
4.2.2, 5.4.3.1.1, 5.7 [PR1] ¹	Plans and/or specifications provide all information with which compliance can be determined for the building envelope and document where exceptions to the standard are claimed.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
4.2.2, 6.4.4.2.1, 6.7.2 [PR2] ¹	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the mechanical systems and equipment and document where exceptions to the standard are claimed. Load calculations per acceptable engineering standards and handbooks.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
4.2.2, 7.7.1, 10.4.2 [PR3] ¹	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the service water heating systems and equipment and document where exceptions to the standard are claimed. Hot water system sized per manufacturer's sizing guide.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
4.2.2, 8.4.1.1, 8.4.1.2, 8.7 [PR6] ²	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the electrical systems and equipment and document where exceptions are claimed. Feeder connectors sized in accordance with approved plans and branch circuits sized for maximum drop of 3%.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
4.2.2, 9.4.3, 9.7 [PR4] ¹	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the interior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include interior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
9.7 [PR8] ¹	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the exterior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include exterior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
4.2.5.2 [PR5] ¹	Commissioning shall be performed as stated in Sections 5.9.2, 6.9.2, 7.9.2, 8.9.2, 9.9.2, 10.9.2, 11.2(d), and G1.2.1(c). Commissioning must utilize ASHRAE/IES Standard 202 or other generally accepted engineering standards acceptable to the building official. FPT and verification requirements for commissioning are as stated in Section 4.2.5.1. Commissioning shall document compliance of the building systems, controls, and building envelope with required provisions of this standard. Commissioning requirements shall be incorporated into the construction documents.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1)	2 Medium Impact (Tier 2)	3 Low Impact (Tier 3)
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Section # & Req.ID	Footing / Foundation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
4.2.4 [FO1] ²	Installed below-grade wall insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports.	R-_____	R-_____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
4.2.4 [FO3] ²	Installed slab-on-grade insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports.	R-_____ <input type="checkbox"/> Unheated <input type="checkbox"/> Heated	R-_____ <input type="checkbox"/> Unheated <input type="checkbox"/> Heated	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
5.8.1.7 [FO6] ¹	Exterior insulation protected against damage, sunlight, moisture, wind, landscaping and equipment maintenance activities.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
5.8.1.7.3 [FO7] ¹	Insulation in contact with the ground has <=0.3% water absorption rate per ASTM C272.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
6.4.3.7 [FO9] ³	Freeze protection and snow/ice melting system sensors for future connection to controls.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
6.4.4.1.5 [FO11] ³	Bottom surface of floor structures incorporating radiant heating insulated to >=R-3.5.	R-_____	R-_____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
5.4.3.2 [FR1] ³	Factory-built and site-assembled fenestration and doors are labeled or certified as meeting air leakage requirements.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
5.5.4.3a [FR8] ¹	Vertical fenestration U-Factor.	U-____	U-____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
5.5.4.3b [FR9] ¹	Skylight fenestration U-Factor.	U-____	U-____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
5.5.4.4.1 [FR10] ¹	Vertical fenestration SHGC value.	SHGC:____	SHGC:____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
5.5.4.4.2 [FR11] ¹	Skylight SHGC value.	SHGC:____	SHGC:____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
5.8.2.1, 5.8.2.3, 5.8.2.4, 5.8.2.5 [FR12] ²	Fenestration products rated (U-factor, SHGC, and VT) in accordance with NFRC or energy code defaults are used.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
5.8.2.2 [FR13] ¹	Fenestration and door products are labeled, or a signed and dated certificate listing the U-factor, SHGC, VT, and air leakage rate has been provided by the manufacturer.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
5.5.3.6 [FR14] ²	U-factor of opaque doors associated with the building thermal envelope meets requirements.	U-____ <input type="checkbox"/> Swinging <input type="checkbox"/> Nonswinging	U-____ <input type="checkbox"/> Swinging <input type="checkbox"/> Nonswinging	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
5.4.3.1 [FR15] ¹	Continuous air barrier is wrapped, sealed, caulked, gasketed, and/or taped in an approved manner, except in semiheated spaces in climate zones 1-6.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Section # & Req.ID	Plumbing Rough-In Inspection	Complies?	Comments/Assumptions
7.4.4.1 [PL2] ³	Temperature controls installed on service water heating systems (<=120°F to maximum temperature for intended use).	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
7.4.6 [PL4] ³	Heat traps installed on non-circulating storage water tanks.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1)	2 Medium Impact (Tier 2)	3 Low Impact (Tier 3)
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Section # & Req.ID	Mechanical Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
6.4.1.4, 6.4.1.5 [ME1] ²	HVAC equipment efficiency verified. Non-NAECA HVAC equipment labeled as meeting 90.1.	Efficiency: _____	Efficiency: _____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Mechanical Systems list for values.
6.4.3.4.1 [ME3] ³	Stair and elevator shaft vents have motorized dampers that automatically close.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
6.4.3.4.5 [ME39] ³	Enclosed parking garage ventilation has automatic contaminant detection and capacity to stage or modulate fans to 50% or less of design capacity.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
6.4.3.4.4 [ME5] ³	Ventilation fans >0.75 hp have automatic controls to shut off fan when not required.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
6.4.3.8 [ME6] ¹	Demand control ventilation provided for spaces >500 ft ² and >25 people/1000 ft ² occupant density and served by systems with air side economizer, auto modulating outside air damper control, or design airflow >3,000 cfm.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
6.5.3.2.1 [ME40] ²	DX cooling systems \geq 75 kBtu/h (\geq 65 kBtu/h effective 1/2016) and chilled-water and evaporative cooling fan motor hp \geq ¼ designed to vary supply fan airflow as a function of load and comply with operational requirements.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Mechanical Systems list for values.
6.4.4.1.1 [ME7] ³	Insulation exposed to weather protected from damage. Insulation outside of the conditioned space and associated with cooling systems is vapor retardant.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
6.4.4.1.2 [ME8] ²	HVAC ducts and plenums insulated per Table 6.8.2. Where ducts or plenums are installed in or under a slab, verification may need to occur during Foundation Inspection.	R- _____	R- _____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
6.4.4.1.3 [ME9] ²	HVAC piping insulation thickness. Where piping is installed in or under a slab, verification may need to occur during Foundation Inspection.	_____ in.	_____ in.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
6.4.4.1.4 [ME41] ³	Thermally ineffective panel surfaces of sensible heating panels have insulation \geq R-3.5.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
6.4.4.2.1 [ME10] ²	Ducts and plenums having pressure class ratings are Seal Class A construction.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Mechanical Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
6.8.1-15, 6.8.1-16 [ME110] ²	Electrically operated DX-DOAS units meet requirements per Tables 6.8.1-15 or 6.8.1-16.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
6.4.4.2.2 [ME11] ³	Ductwork operating >3 in. water column requires air leakage testing.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
6.5.2.3 [ME19] ³	Dehumidification controls provided to prevent reheating, recooling, mixing of hot and cold airstreams or concurrent heating and cooling of the same airstream.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
6.5.2.4.1 [ME68] ³	Humidifiers with airstream mounted preheating jackets have preheat auto-shutoff value set to activate when humidification is not required.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
6.5.2.4.2 [ME69] ³	Humidification system dispersion tube hot surfaces in the airstreams of ducts or air-handling units insulated $\geq R-0.5$.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
6.5.2.5 [ME70] ³	Preheat coils controlled to stop heat output whenever mechanical cooling, including economizer operation, is active.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
6.5.2.6 [ME106] ³	Units that provide ventilation air to multiple zones and operate in conjunction with zone heating and cooling systems are prevented from using heating or heat recovery to warm supply air above 60°F when representative building loads or outdoor air temperature indicate that most zones demand cooling.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
6.5.3.3 [ME42] ³	Multiple zone VAV systems with DDC of individual zone boxes have static pressure setpoint reset controls.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<i>See the Mechanical Systems list for values.</i>
6.5.4.2 [ME25] ³	HVAC pumping systems with ≥ 3 control valves designed for variable fluid flow (see section details).			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
6.5.7.2.1 [ME32] ²	Kitchen hoods >5,000 cfm have make up air $\geq 50\%$ of exhaust air volume.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
6.5.7.2.4 [ME49] ³	Approved field test used to evaluate design air flow rates and demonstrate proper capture and containment of kitchen exhaust systems.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Mechanical Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
6.5.8.1 [ME34] ²	Unenclosed spaces that are heated use only radiant heat.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
7.4.2 [ME36] ²	Service water heating equipment meets efficiency requirements.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
6.4.3.9 [ME63] ²	Heating for vestibules and air curtains with integral heating include automatic controls that shut off the heating system when outdoor air temperatures > 45F. Vestibule heating and cooling systems controlled by a thermostat in the vestibule with heating setpoint <= 60F and cooling setpoint >= 80F.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
6.5.10 [ME73] ³	Doors separating conditioned space from the outdoors have controls that disable/reset heating and cooling system when open.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1)	2 Medium Impact (Tier 2)	3 Low Impact (Tier 3)
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Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
8.4.2 [EL10] ²	At least 50% of all 125 volt 15- and 20-Amp receptacles are controlled by an automatic control device.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
8.4.3 [EL11] ²	New buildings have electrical energy use measurement devices installed. Where tenant spaces exist, each tenant is monitored separately. In buildings with a digital control system the energy use is transmitted to to control system and displayed graphically.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
9.4.1.1 [EL1] ²	Automatic control requirements prescribed in Table 9.6.1, for the appropriate space type, are installed. Mandatory lighting controls (labeled as 'REQ') and optional choice controls (labeled as 'ADD1' and 'ADD2') are implemented.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
9.4.1.1 [EL2] ²	Independent lighting controls installed per approved lighting plans and all manual controls readily accessible and visible to occupants.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
9.4.1.1f [EL13] ¹	Daylight areas under skylights and roof monitors that have more than 150 W combined input power for general lighting are controlled by photocontrols.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
9.4.1.4 [EL3] ²	Automatic lighting controls for exterior lighting installed.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
9.4.1.4d [EL21] ²	Outdoor parking area luminaires \geq 78W and \leq 24 ft height controlled to reduce wattage by 50% when area unoccupied over 15 minutes. Controlled power limited to \leq 1500W.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
9.4.1.3 [EL4] ¹	Separate lighting control devices for specific uses installed per approved lighting plans.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
9.6.2 [EL8] ¹	Additional interior lighting power allowed for special functions per the approved lighting plans and is automatically controlled and separated from general lighting.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
10.4.1 [EL9] ²	Electric motors meet requirements where applicable.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Section # & Req.ID	Insulation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
4.2.4 [IN2] ¹	Installed roof insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports. For some ceiling systems, verification may need to occur during Framing Inspection.	R-____ <input type="checkbox"/> Above deck <input type="checkbox"/> Metal <input type="checkbox"/> Attic	R-____ <input type="checkbox"/> Above deck <input type="checkbox"/> Metal <input type="checkbox"/> Attic	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
5.8.1.2, 5.8.1.3 [IN3] ¹	Roof insulation installed per manufacturer's instructions. Blown or poured loose-fill insulation is installed only where the ceiling slope is <= 3:12.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
4.2.4 [IN6] ¹	Installed above-grade wall insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports.	R-____ <input type="checkbox"/> Mass <input type="checkbox"/> Metal <input type="checkbox"/> Steel <input type="checkbox"/> Wood	R-____ <input type="checkbox"/> Mass <input type="checkbox"/> Metal <input type="checkbox"/> Steel <input type="checkbox"/> Wood	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
5.8.1.2 [IN7] ¹	Above-grade wall insulation installed per manufacturer's instructions.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
4.2.4 [IN8] ²	Installed floor insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports.	R-____ <input type="checkbox"/> Mass <input type="checkbox"/> Steel <input type="checkbox"/> Wood	R-____ <input type="checkbox"/> Mass <input type="checkbox"/> Steel <input type="checkbox"/> Wood	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
5.8.1.2 [IN9] ²	Floor insulation installed per manufacturer's instructions.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
5.8.1.1 [IN10] ²	Building envelope insulation is labeled with R-value or insulation certificate has been provided listing R-value and other relevant data.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
5.8.1.9 [IN18] ²	Building envelope insulation extends over the full area of the component at the proposed rated R or U value.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
5.8.1.4 [IN11] ²	Eaves are baffled to deflect air to above the insulation.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
5.8.1.5 [IN12] ²	Insulation is installed in substantial contact with the inside surface separating conditioned space from unconditional space.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
5.8.1.6 [IN13] ²	Recessed equipment installed in building envelope assemblies does not compress the adjacent insulation.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Insulation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
5.8.1.7.1 [IN15] ²	Attics and mechanical rooms have insulation protected where adjacent to attic or equipment access.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
5.8.1.7.2 [IN16] ²	Foundation vents do not interfere with insulation.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
5.8.1.8 [IN17] ³	Insulation intended to meet the roof insulation requirements cannot be installed on top of a suspended ceiling. Mark this requirement compliant if insulation is installed accordingly.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
5.4.3.3 [FI1] ¹	Weatherseals installed on all loading dock cargo doors in Climate Zones 4-8.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
6.4.3.1.2 [FI3] ³	Thermostatic controls have a 5 °F deadband.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
6.4.3.2 [FI20] ³	Temperature controls have setpoint overlap restrictions.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
6.4.3.3.1 [FI21] ³	HVAC systems equipped with at least one automatic shutdown control.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
6.4.3.3.2 [FI22] ³	Setback controls allow automatic restart and temporary operation as required for maintenance.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
6.4.3.12 [FI200] ³	Air economizer has a fault detection and diagnostics (FDD) system (see details for configuration and operational requirements).	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
6.4.3.6 [FI6] ³	When humidification and dehumidification are provided to a zone, simultaneous operation is prohibited. Humidity control prohibits the use of fossil fuel or electricity to produce RH > 30% in the warmest zone humidified and RH < 60% in the coldest zone dehumidified.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
6.7.2.1 [FI7] ³	Furnished HVAC as-built drawings submitted within 90 days of system acceptance.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
6.7.2.2 [FI8] ³	Furnished O&M manuals for HVAC systems within 90 days of system acceptance.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
6.7.2.3 [FI9] ¹	An air and/or hydronic system balancing report is provided for HVAC systems serving zones >5,000 ft ² of conditioned area.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
7.4.4.3 [FI11] ³	Public lavatory faucet water temperature ≤110°F.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
8.7.1 [FI16] ³	Furnished as-built drawings for electric power systems within 30 days of system acceptance.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
8.7.2 [FI17] ³	Furnished O&M instructions for systems and equipment to the building owner or designated representative.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
9.2.2.3 [FI18] ¹	Interior installed lamp and fixture lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<i>See the Interior Lighting fixture schedule for values.</i>
9.4.2 [FI19] ¹	Exterior lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<i>See the Exterior Lighting fixture schedule for values.</i>
9.4.4 [FI20] ¹	At least 75% of all permanently installed lighting fixtures in dwelling units have ≥ 55 lm/W efficacy or a ≥ 45 lm/W total luminaire efficacy.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
10.4.3 [FI24] ²	Elevators are designed with the proper lighting, ventilation power, and standby mode.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
7.4.3 [FI45] ²	First 8 ft of outlet piping in nonrecirculating storage system, or branch piping connected to recirculated, heat traced, or impedance heated piping is insulated.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Job 115452	Truss F0598810	Truss Type FLAT	Qty 1	Ply 1	Titan Modular Systems 407
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UFP Industries Inc., Grand Rapids, MI 49525, Mike Patten 8.720 e Sep 6 2023 MiTek Industries, Inc. Mon Jan 8 09:58:01 2024

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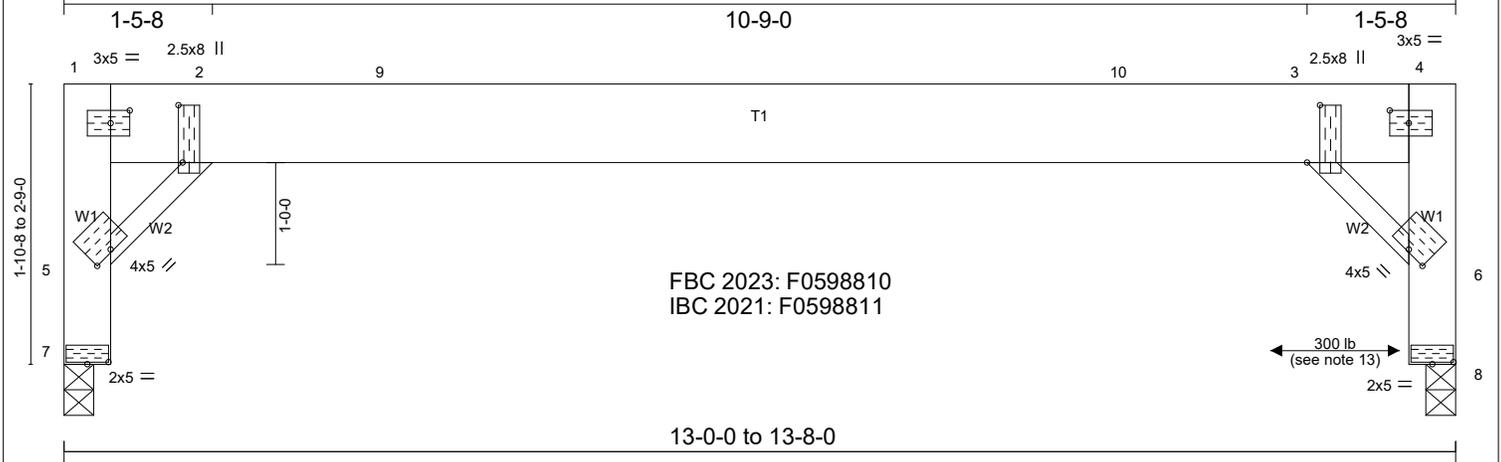


Plate Offsets (X,Y)-- [1:0-2-4,0-1-8], [2:0-6-12,0-0-8], [3:0-6-12,0-1-8], [4:0-2-4,0-1-8], [5:0-2-8,0-0-4], [6:0-2-8,0-0-4], [7:0-2-8,0-0-4], [8:0-2-8,0-0-4]

SPACING--: 2-0-0 LOADING (psf) TCLL 20.0 TCDL 15.0 BCLL 0.0 * BCDL 0.0	SPACING--: 1-4-0 LOADING (psf) TCLL 30.0 TCDL 22.5 BCLL 0.0 * BCDL 0.0	Plate Grip DOL 1.25 Lumber DOL 1.25 Rep Stress Incr YES Code FBC2023/TPI2014	CSI. TC 0.80 BC 0.00 WB 0.34 Matrix-R	DEFL. in (loc) l/defl L/d Vert(LL) 0.43 2-3 >373 240 Vert(CT) 0.37 2-3 >433 180 Horz(CT) -0.50 8 n/a n/a	PLATES GRIP MT20 244/190 Weight: 66 lb FT = 0%
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LUMBER-
TOP CHORD 2x10 SP No.2
WEBS 2x6 SP No.2 *Except*
W2: 2x3 SP No.2

BRACING-
TOP CHORD Structural wood sheathing directly applied or 3-10-4 oc purlins, except end vertical
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

REACTIONS. (lb/size) 7=462/0-3-8 (min. 0-1-8), 8=462/0-3-8 (min. 0-1-8)
Max Horz 7=-167(LC 8)
Max Uplift 7=-435(LC 6), 8=-435(LC 7)

FORCES. (lb) - Maximum Compression/Maximum Tension
TOP CHORD 5-7=-462/855, 1-5=-759/677, 1-2=-450/168, 2-9=-184/467, 9-10=-184/467, 3-10=-184/467, 3-4=-176/252, 6-8=-462/806, 4-6=-499/690
WEBS 2-5=-411/1382, 3-6=-657/969

- NOTES-**
- This truss has been checked for uniform roof live load only, except as noted.
 - Wind: ASCE 7-22; Vult=165mph (3-second gust) Vasd=128mph @24in o.c.; TCDL=6.0psf; BCDL=0.0psf; (Alt. 180mph @16in o.c.; TCDL=9.0psf; BCDL=0.0psf); h=15ft; Cat. II; Exp C; Encl., GCpi=0.18; MWFRS (envelope) gable end zone and C-C 13-5-4 to 13-5-4 zone; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
 - Building Designer / Project engineer responsible for verifying applied roof live load shown covers rain loading requirements specific to the use of this truss component.
 - Provide adequate drainage to prevent water ponding.
 - The bottom chord dead load shown is sufficient only to cover the truss weight itself and does not allow for any additional load to be added to the bottom chord.
 - * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
 - Bearing at joint(s) 7, 8 considers parallel to grain value using ANSI/TPI 1 angle to grain formula. Building designer should verify capacity of bearing surface.
 - Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 435 lb uplift at joint 7 and 435 lb uplift at joint 8.
 - Hanger(s) or other connection device(s) shall be provided sufficient to support concentrated load(s). The design/selection of such connection device(s) is the responsibility of others.
 - In the LOAD CASE(S) section, loads applied to the face of the truss are noted as front (F) or back (B).
 - Reference UFP Engineering Bulletin 06-06 for information on re-grading ripped lumber.
 - When adjusting the variable span dimension, adjust the post placement dimensions proportional to the change in span.
 - This design has been checked for a horizontal wind point load as shown
 - Based on F0598802 - FBC 2023

APPROVED
RADCO
20-Sep-24
APPROVED
James Slaght, MCP
P-173, SMP 63
U02528



The professional engineering seal indicates that a licensed professional engineer has designed the truss under the standards referenced within this document, not necessarily the current state building code. The engineering seal is not an approval to use in a specific state. The final determination on whether a truss design is acceptable under the locally adopted building code rest with the building official or designated appointee.

WARNING - Verify design parameters and READ NOTES

UFP Industries, Inc. 2801 EAST BELTLINE RD, NE
PHONE (616)-364-6161 GRAND RAPIDS, MI 49525

Truss shall not be cut or modified without approval of the truss design engineer. This component has only been designed for the loads noted on this drawing. Construction and lifting forces have not been considered. The builder is responsible for lifting methods and system design. Builder responsibilities are defined under TPI1. This design is based only upon parameters shown, and is for an individual building component to be installed and loaded vertically. Applicability of design parameters and proper incorporation of component is responsibility of building designer - not truss designer. Bracing shown is for lateral support of individual web members only. Additional temporary bracing to insure stability during construction is the responsibility of the erector. Additional permanent bracing of the overall structure is the responsibility of the building designer. For general guidance regarding fabrication, quality control, storage, delivery, erection and bracing, consult BCSI 1-06 from the Wood Truss Council of America and Truss Plate Institute Recommendation available from WTCA, 6300 Enterprise LN, Madison, WI 53719 J:\support\MitekSupp\templates\ufp.tpe

Job 116051	Truss F0598822	Truss Type FLAT	Qty 1	Ply 1	Titan Modular Systems 407
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UFP Industries Inc., Grand Rapids, MI 49525, Mike Patten 8.720 e Sep 6 2023 MiTek Industries, Inc. Wed Mar 6 15:29:25 2024

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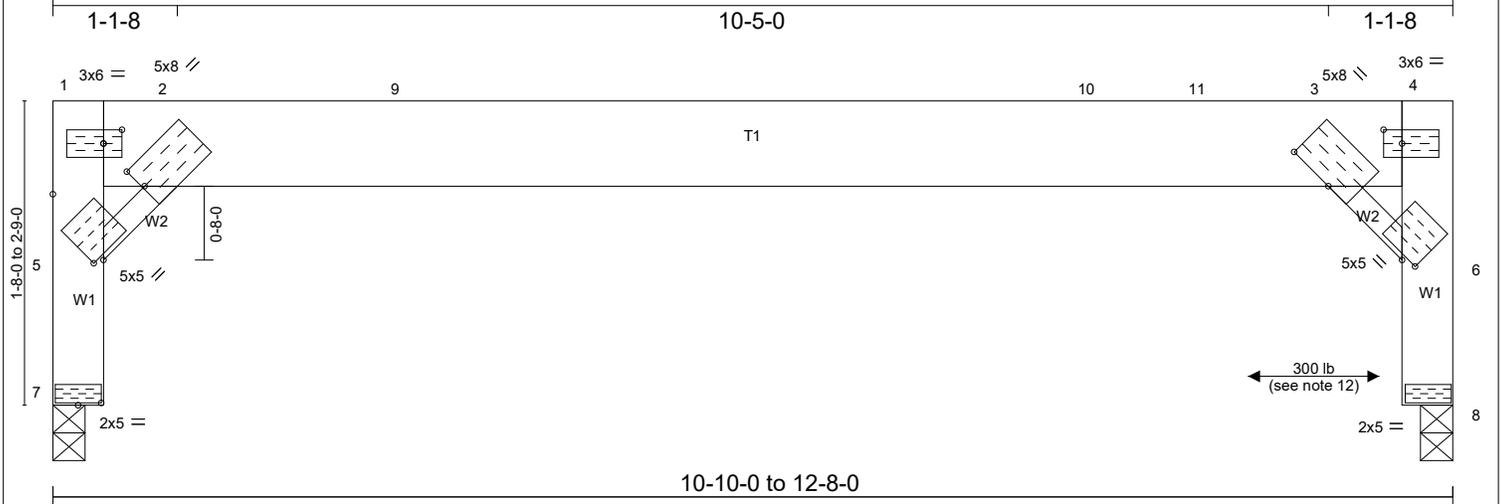


Plate Offsets (X,Y)-- [1:0-2-0,0-1-8], [1:0-5-8,0-5-8], [2:0-0-4,0-2-8], [3:0-5-4,0-0-0], [4:0-2-0,0-1-8], [5:0-1-0,0-0-8], [6:0-1-8,0-0-8], [7:0-2-8,0-0-4]

SPACING--: 2-0-0 LOADING (psf) TCLL 20.0 TCDL 15.0 BCLL 0.0 * BCDL 0.0	SPACING--: 1-4-0 LOADING (psf) TCLL 30.0 TCDL 22.5 BCLL 0.0 * BCDL 0.0	Plate Grip DOL 1.25 Lumber DOL 1.25 Rep Stress Incr YES Code FBC2023/TPI2014	CSI. TC 0.69 BC 0.00 WB 0.43 Matrix-R	DEFL. in (loc) l/defl L/d TC 0.32 2-3 >462 240 Vert(LL) 0.27 2-3 >535 180 Horz(CT) -0.42 8 n/a n/a	PLATES GRIP MT20 244/190 Weight: 61 lb FT = 0%
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LUMBER--
TOP CHORD 2x10 SP No.2
WEBS 2x6 SP No.2 *Except*
W2: 2x3 SP No.2

BRACING--
TOP CHORD Structural wood sheathing directly applied or 5-5-2 oc purlins, except end verticals[P]
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

REACTIONS. (lb/size) 7=427/0-3-8 (min. 0-1-8), 8=427/0-3-8 (min. 0-1-8)
Max Horz 7=-167(LC 8)
Max Uplift 7=-405(LC 6), 8=-405(LC 7)

FORCES. (lb) - Maximum Compression/Maximum Tension
TOP CHORD 5-7=-427/820, 1-5=-830/699, 1-2=-674/206, 2-9=-184/467, 9-10=-184/467, 10-11=-184/467, 3-11=-184/467, 3-4=-348/356, 6-8=-427/767, 4-6=-498/584
WEBS 2-5=-504/1761, 3-6=-833/1257

- NOTES--**
- 1) This truss has been checked for uniform roof live load only, except as noted.
 - 2) Wind: ASCE 7-22; Vult=165mph (3-second gust) Vasd=128mph @24in o.c.; TCDL=6.0psf; BCDL=0.0psf; (Alt. 180mph @16in o.c.; TCDL=9.0psf; BCDL=0.0psf); h=15ft; Cat. II; Exp C; Encl., GCpi=0.18; MWFRS (envelope) gable end zone and C-C 12-5-4 to 12-5-4 zone; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
 - 3) Building Designer / Project engineer responsible for verifying applied roof live load shown covers rain loading requirements specific to the use of this truss component.
 - 4) Provide adequate drainage to prevent water ponding.
 - 5) The bottom chord dead load shown is sufficient only to cover the truss weight itself and does not allow for any additional load to be added to the bottom chord.
 - 6) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
 - 7) Bearing at joint(s) 7, 8 considers parallel to grain value using ANSI/TPI 1 angle to grain formula. Building designer should verify capacity of bearing surface.
 - 8) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 405 lb uplift at joint 7 and 405 lb uplift at joint 8.
 - 9) Hanger(s) or other connection device(s) shall be provided sufficient to support concentrated load(s). The design/selection of such connection device(s) is the responsibility of others.
 - 10) In the LOAD CASE(S) section, loads applied to the face of the truss are noted as front (F) or back (B).
 - 11) Reference UFP Engineering Bulletin 06-06 for information on re-grading ripped lumber.
 - 12) This design has been checked for a horizontal wind point load as shown.
 - 13) Based on F0598819 - 10-10-0 to 12-8-0 variable span

APPROVED
RADCO
20-Sep-24
APPROVED
James Slaght, MCP
P-173, SMP 63
U02528



The professional engineering seal indicates that a licensed professional engineer has designed the truss under the standards referenced within this document, not necessarily the current state building code. The engineering seal is not an approval to use in a specific state. The final determination on whether a truss design is acceptable under the locally adopted building code rest with the building official or designated appointee.

WARNING - Verify design parameters and READ NOTES

Truss shall not be cut or modified without approval of the truss design engineer. This component has only been designed for the loads noted on this drawing. Construction and lifting forces have not been considered. The builder is responsible for lifting methods and system design. Builder responsibilities are defined under TPI1. This design is based only upon parameters shown, and is for an individual building component to be installed and loaded vertically. Applicability of design parameters and proper incorporation of component is responsibility of building designer - not truss designer. Bracing shown is for lateral support of individual web members only. Additional temporary bracing to insure stability during construction is the responsibility of the erector. Additional permanent bracing of the overall structure is the responsibility of the building designer. For general guidance regarding fabrication, quality control, storage, delivery, erection and bracing, consult BCSI 1-06 from the Wood Truss Council of America and Truss Plate Institute Recommendation available from WTCA, 6300 Enterprise LN, Madison, WI 53719 J:\support\MitekSupp\templates\ufp.tpe

UFP Industries, Inc. PHONE (616)-364-6161 2801 EAST BELTLINE RD, NE GRAND RAPIDS, MI 49525

GENERAL NOTES:

- 1. ACCESS TO BUILDING FOR PERSONS IN WHEELCHAIRS IS DESIGNED BY AND FIELD BUILT BY OTHERS AND SUBJECT TO LOCAL JURISDICTION APPROVAL...
2. ALL DOORS SHALL BE OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT...
3. ALL GLAZING WITHIN A 24 INCH ARC OF DOORS, WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR...

SITE INSTALLED ITEMS :

NOTE THAT THIS LIST DOES NOT NECESSARILY LIMIT THE ITEMS OF WORK AND MATERIAL THAT MAY BE REQUIRED FOR A COMPLETE INSTALLATION.

- 1. THE COMPLETE FOUNDATION SUPPORT AND THE DRAIN SYSTEM.
2. RAMPS, STAIRS AND GENERAL ACCESS TO THE BUILDING.
3. PORTABLE FIRE EXTINGUISHER(S).
4. BUILDING DRAINS, CLEANOUTS, AND DRAIN TO PLUMBING SYSTEM...

WINDOW SPECS DOOR SPECS

- 1. WHITE VINYL LOW-E
2. VERTICAL SLIDER
3. DOUBLE PANE CLEAR GLASS
4. Uo = 0.34
5. SHGC = 0.24
6. MAX ALLOWABLE AIR LEAKAGE RATE: 0.3 CFM (PER SQ FT OF WINDOW AREA)

WINDOW AND DOOR SPECIFICATIONS:

- 1. DOUBLE PANE / INSULATED WINDOWS REQUIRED FOR ALL CLIMATE ZONE. SEE THE ENERGY CALCULATIONS FOR THE MAXIMUM ALLOWED U-FACTOR VALUE AND SOLAR HEAT GAIN COEFFICIENT (SHGC).
2. THE MAXIMUM ALLOWABLE AIR LEAKAGE RATE FOR WINDOWS IS 0.3 CFM PER SQUARE FOOT OF WINDOW AREA.
3. THE MAXIMUM ALLOWABLE AIR LEAKAGE RATE FOR EXTERIOR DOORS IS 0.3 CFM PER SQUARE FOOT OF DOOR AREA.

ELECTRICAL NOTES:

- 1. ALL CIRCUITS AND EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH THE APPROPRIATED 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...
3. WHEN WATER HEATERS ARE INSTALLED THEY SHALL BE PROVIDED WITH READILY ACCESSIBLE DISCONNECTS ADJACENT TO THE WATER HEATERS SERVED...

MECHANICAL NOTES:

- 1. ALL SUPPLY AIR REGISTERS SHALL BE 24 INCHES X 24 INCHES ADJUSTABLE WITH 18 INCHES X 8 INCHES (INSIDE) OVERHEAD FIBERGLASS DUCT UNLESS OTHERWISE SPECIFIED. DUCTS IN UNCONDITIONED SPACES SHALL HAVE R-6 MINIMUM INSULATION AND R-8 INSULATION WHERE LOCATED OUTSIDE THE BUILDING IN CLIMATE ZONE 1-4 (R-12 IN ZONE 5)...
2. INTERIOR DOORS SHALL BE UNDERCUT 1.5 INCHES ABOVE FINISHED FLOOR FOR AIR RETURN AND / OR AS NOTED ON FLOOR PLAN (FOR NON-FIRE RATED DOORS).
3. HVAC EQUIPMENT SHALL BE EQUIPPED WITH OUTSIDE FRESH AIR INTAKES PROVIDING 5 CFM PER PERSON AND 0.06 CFM PER SQUARE FOOT OF BUILDING AREA PER ISC.

PLUMBING NOTES:

- 1. TOILETS SHALL BE ELONGATED WITH NONABSORBENT OPEN FRONT SEATS.
2. RESTROOM WALLS SHALL BE COVERED WITH NONABSORBENT MATERIAL TO A MINIMUM HEIGHT OF 48 INCHES ABOVE FINISHED FLOOR (A.F.F.). FLOORS SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 6 INCHES.
3. THIS BUILDING SHALL BE COLD WATER SUPPLY AND SEWER SYSTEM IF THESE ARE AVAILABLE.
4. ALL PLUMBING FIXTURES SHALL HAVE SEPARATE SHUTOFF VALVES.
5. WATER HEATER SHALL HAVE A SAFETY PAN WITH 1 INCH DRAIN TO EXTERIOR, T&P RELIEF VALVE WITH DRAIN TO THROUGH AN AIR GAP 2" TO 16" ABOVE THE SHUT OFF VALVE WITHIN 3 FEET ON A COLD WATER SUPPLY LINE. DWV SYSTEM SHALL BE EITHER PVC - DWV.
6. WATER SUPPLY LINES SHALL BE PEX OR CPVC AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS LIMITATION AND INSTRUCTIONS.
7. WATER CLOSETS ARE TANK TYPE UNLESS OTHERWISE SPECIFIED.
8. BUILDING DRAIN AND CLEANOUTS ARE DESIGNED AND SITE INSTALLED BY OTHERS, SUBJECT TO LOCAL JURISDICTION APPROVAL.
9. SHOWERS SHALL BE CONTROLLED BY AN APPROVED MIXING VALVE WITH A MAXIMUM WATER OUTLET TEMPERATURE OF 120° F (48.4 C).
10. THERMAL EXPANSION DEVICE, IF REQUIRED BY WATER HEATER INSTALLED, AND IF NOT SHOWN ON PLUMBING PLAN, IS DESIGNED AND SITE INSTALLED BY OTHERS, SUBJECT TO LOCAL JURISDICTION APPROVAL.
11. WATER PIPES INSTALLED IN A WALL EXPOSED TO THE EXTERIOR SHALL BE LOCATED ON THE HEATED SIDE OF THE WALL INSULATION.
12. WATER, SOIL, AND WASTE PIPES IN UNCONDITIONED SPACES SHALL BE INSULATED AND PROTECTED FROM FREEZING.
13. TEMPERATURE ACTUATED MIXING VALVES WHICH ARE INSTALLED TO REDUCE WATER TEMPERATURE TO DEFINE LIMITS SHALL COMPLY WITH ASSIE 1017.
14. TEMPERED WATER SHALL BE SUPPLIED THROUGH A WATER TEMP LIMITING DEVICE THAT CONFORMS TO ASSIE 1070 AND SHALL LIMIT THE TEMPERED WATER TO A MAX OF 110° F (43 C).

DRAWING INDEX:

Table with columns: SHEET, PAGE NO, DESCRIPTION. Includes entries for COVER SHEET / NOTES / CODES, EXTERIOR ELEVATIONS, FLOOR PLAN, PLUMBING RISERS, REFLECTED CEILING PLAN, ELEC PLAN & SCHEDULES, HVAC PLAN, BUILDING CROSS SECTION, LIFE SAFETY & EGRESS PLAN, FOUNDATION PLAN (NC & GA).

STRUCTURAL LOAD LIMITATIONS:

DESIGN CODE: ASCE 7-22
RISK CATEGORY: II

- FLOOR LOADS:
A. DEAD LOAD: 12 PSF (AVERAGE)
B. UNIFORM LIVE LOAD: 50 PSF (OFFICES)
C. 2000 LB CONCENTRATED LOAD OVER 30"x30" AREA LOCATED ANYWHERE ON FLOOR...

- ROOF SNOW LOAD: N/A
WIND LOAD:
A. ULTIMATE WIND SPEED (3-SEC GUST): Vuft = 130 MPH
B. NOMINAL WIND SPEED (3-SEC GUST): Vmbldg = 101 MPH
C. WIND EXPOSURE CATEGORY: EXP = C

- D. INTERNAL PRESSURE COEFFICIENT: GCp = 0.18
E. COMPONENT & CLADDING DESIGN PRESSURES (ASD DESIGN PRESSURE) FOR ROOF ANGLES 0 to 7 DEGREES:
WALL ZONE 5: = P = +144.40 PSF (Psnd = +126.70 PSF)
WALL ZONE 4: = P = +136.00 PSF (Psnd = +121.00 PSF)
WALL ZONE 3: = P = +105.70 PSF (Psnd = +93.40 PSF)
ROOF ZONE 2: = P = -77.50 PSF (Psnd = -46.50 PSF)
ROOF ZONE 1: = P = -388.80 PSF (Psnd = -35.30 PSF)
ROOF ZONE 1': = P = -33.80 PSF (Psnd = -20.30 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 DESIGN IS BASED ON "ENCLOSED" CLASSIFICATION
H. BUILDING MEAN ROOF HEIGHT SHALL NOT EXCEED 15 FEET
I. HEIGHT ABOVE GRADE TO BOTTOM SURFACE OF BUILDING (Hb) IS ASSUMED TO BE LESS THAN 2 FEET. IF Hb IS 2 FEET OR MORE THEN PERIMETER OF FOUNDATION MUST BE PROVIDED WITH A STRUCTURAL ENCLOSURE (DESIGNED BY OTHERS) SUCH THAT THE BOTTOM SURFACES OF THE BUILDING ARE NOT EXPOSED TO WIND LOADING OR THE BUILDING'S BOTTOM HORIZONTAL SURFACES AND FRAMING MUST BE EVALUATED AND MODIFIED TO MEET THE REQUIREMENTS OF ASCE 7-22 SECTION 30.3.2.1 (DESIGNED BY OTHERS)
J. THIS BUILDING IS NOT DESIGNED FOR PLACEMENT IN A HIGH VELOCITY HURRICANE ZONE (H1, H2, H3)
K. THIS BUILDING IS NOT DESIGNED FOR PLACEMENT ON THE SEAWARD SIDE OF COASTAL CONSTRUCTION LINE.

SEISMIC LOAD: N/A
FLOOD LOAD: THIS BUILDING IS NOT DESIGNED TO BE LOCATED IN A FLOOD HAZARD AREA.

- ROOF RAIN LOAD:
A. RAIN INTENSITY: I = 5.0 INCHES / HOUR

BUILDING DATA:

- 1. USE / OCCUPANCY: BUSINESS (B)
2. CONSTRUCTION TYPE: V-B
3. SPRINKLER SYSTEM: NO
4. FIRE RATING OF EXTERIOR WALLS: 0 HOURS
5. BUILDING AREA: 1,520
6. BUILDING HEIGHT: < 15 FEET
7. NUMBER OF STORIES: 2
8. NUMBER OF MODULES: 2
9. OCCUPANT LOAD (10 J) BASED ON 1 PERSON PER 150 SQ FT OF OFFICE AREA.
10. THIS BUILDING MUST BE INSTALLED WITH THE FIRE SEPARATION DISTANCES REQUIRED BY THE FBC TABLE 602 AND SECTION 705.3 (SECTION 705.3 TABLE 705.5) SUBJECT TO LOCAL JURISDICTION REVIEW AND APPROVAL.
11. ENERGY CODE COMPLIANCE: SEE ATTACHED ENERGY CALCULATIONS.
12. MANUFACTURERS DATA PLATE, STATE LABELS AND THIRD PARTY LABELS ARE TO BE LOCATED ADJACENT TO ELECTRICAL PANEL.

FLORIDA FOUNDATION NOTE:

IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION, THESE BUILDING PLANS DO NOT CONTAIN A FOUNDATION SUPPORT AND/OR TIE-DOWN DESIGN OR SPECIFICATIONS. THE ARCHITECT/ENGINEER OF THE BUILDING PLANS SHOULD BE CONTACTED TO OBTAIN APPROPRIATE FOUNDATION PLANS. IF THE FOUNDATION PLAN IS DESIGNED BY OTHERS, THE ARCHITECT/ENGINEER OF BUILDING PLANS SHALL NOT BE HELD RESPONSIBLE OR LIABLE FOR THE FOUNDATION DESIGN AND THE CONSEQUENT PERFORMANCE OF THE SUPERSTRUCTURE'S STRUCTURAL COMPONENTS AND SYSTEMS RELATING THERTO.

PRODUCT APPROVAL INFORMATION:

- 1. DOORS (DAYBAR) - FLA # FL21981-R3
2. WINDOWS (CROFT) - FL#W FL16080-R8
3. EXTERIOR SIDING (MELROY METAL) - FL#W FL 1832-R18
4. ROOF (MULE HIDE) - FL#W FL10703.2-R11
5. LIPPERT STRAPS - INTERTEK REPORT CCR9-1078
- RADCO LISTING # 1235
EXTERIOR SIDING FASTEN PANEL TO 7/16" O.S.B. WITH #8-15 x 1-1/2" HWW SCREWS W/BONDING WASHERS BY SFS INTEC. INSTALL FASTENERS IN HORIZONTAL ROWS LOCATED AT TOP PLATE AND BOTTOM PLATE AND 30.75" O.C. IN-BETWEEN. INSTALL A FASTENER ON EACH SIDE OF EACH RIB. RIBS ARE 9" O.C. (EQUIVALENT FASTENER SPACING IS 4-1/2" O.C.). SEE FORCE ENGINEERING & TESTING INC. PROJECT # 124-004-07 TEST REPORT FOR ADDITIONAL INFORMATION.

ACCESSIBILITY NOTES:

- 1. ACCESS TO BUILDING FOR PERSONS IN WHEELCHAIRS IS DESIGNED BY AND FIELD BUILT BY BOXX MODULAR AND SUBJECT TO LOCAL JURISDICTION APPROVAL. THE PRIMARY ENTRANCE AND REQUIRED EXITS MUST BE ACCESSIBLE. ALL BUILDING ELEMENTS AND FACILITIES SHALL BE ACCESSIBLE IN ACCORDANCE WITH THE REFERENCED ACCESSIBILITY STANDARD(S) EXCEPT WHERE SPECIFICALLY EXEMPTED BY THE SCOPING REQUIREMENTS OF THE APPLICABLE CODE.
2. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGN SHALL BE ACCESSIBLE RESTROOMS FACILITIES AND AT ACCESSIBLE BUILDING ENTRANCES UNLESS ALL ENTRANCES ARE 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.
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 FROM THE VERTICAL SUPPORT AND 5 INCHES MAXIMUM FROM THE FRONT EDGE OF THE UNIT. INCLUDING DISPENSER, SPOUT SHALL PROVIDE A FLOW OF WATER 4 INCHES HEIGHT 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 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 (IE TOUCH LATCHES, U-SHAPED PULLS); FOR AREAS WITH UNOBSTRUCTED REACH THE SPACE SHALL BE WITHIN 15 INCHES MINIMUM 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 OBSTRUCTIONS 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, DISPENSER, 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. DOORS TO ALL ACCESSIBLE SPACES SHALL HAVE ACCESSIBLE HARDWARE (ie LEVER-OPERATED, PUSH-TYPE, U-SHAPED) MOUNTED NO HIGHER THAN 48 INCHES ABOVE THE FLOOR.
8. 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 TILE THICKNESS SHALL BE 0.5 INCH MAXIMUM. GRATINGS IN FLOOR SHALL HAVE SPACES NO GREATER THAN 0.5 INCHES WIDE IN ONE DIRECTION. DOORWAY THRESHOLDS SHALL NOT EXCEED 0.5 INCH IN HEIGHT.
9. WHERE EMERGENCY WARNING SYSTEMS ARE PROVIDED, THEY SHALL INCLUDE BOTH AUDIBLE AND VISUAL ALARMS. THE VISUAL ALARMS SHALL BE LOCATED THROUGHOUT, INCLUDING RESTROOMS AND PLACED 80 INCHES ABOVE THE FLOOR OR 6 INCHES BELOW CEILING, WHICHEVER IS LOWER.
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. 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.
11. ACCESSIBLE WATER CLOSETS SHALL BE 17 INCHES TO 19 INCHES, MEASURED 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 ABOVE THE FLOOR TO THE CENTERLINE OF THE BAR. SIDEWALL 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 17 INCHES MINIMUM AND 19 INCHES MAXIMUM FROM THE SIDE WALL OR PARTITION IN AMBULATORY ACCESSIBLE TOILET COMPARTMENTS.
12. 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.
13. ACCESSIBLE URINALS SHALL BE STALL TYPE OR WALL HUNG WITH ELONGATED RIMS AT A MAXIMUM OF 17 INCHES ABOVE THE FLOOR AND 13.5 INCHES FROM THE WALL.
14. 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 8 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.
15. HOT WATER AND DRAIN PIPES UNDER ACCESSIBLE LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST BURN OR PROTECTION MATERIALS SHALL BE SITE INSTALLED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER THE ACCESSIBLE LAVATORIES AND SINKS.
16. ACCESSIBLE LAVATORIES AND SINKS SHALL HAVE ACCESSIBLE FAUCETS (IE LEVER OPERATED) PUSH TYPE OR ELECTRONICALLY CONTROLLED.
17. WHERE MIRRORS ARE PROVIDED IN RESTROOMS AT LEAST ONE SHALL BE PROVIDED WITH ITS BOTTOM EDGE NO HIGHER THAN 40 INCHES ABOVE THE FLOOR.
18. GRAB BARS REQUIRED FOR ACCESSIBILITY SHALL BE 1.25 INCHES TO 2.0 INCHES IN DIAMETER THE SPACE BETWEEN THE GRAB BAR AND THE WALL SHALL BE 1.5 INCHES.
19. 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. DISPENSER THAT CONTROL DELIVERY, OR THAT DO NOT PERMIT CONTINUOUS FLOW, SHALL NOT BE USED.
20. WATER CLOSET FLUSH CONTROL SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET AREA.
21. A TOWEL DISPENSER SHALL BE LOCATED ADJACENT TO ALL ACCESSIBLE LAVATORIES.

CODE SUMMARY:

Table with columns: STATE, BUILDING, ELEC., MECH., PLUMB., ACCESS., ENERGY. Row for FLORIDA with specific code references like FBC 8TH EDITION (2023 FBC), 2020 NEC, etc.

Reviewed by: James Slaght, MCP
FLORIDA MODULAR PLANS EXAMINER
No. SMP-63

LISTING AGENCY APPROVAL

THESE PRINTS COMPLY WITH THE FLORIDA MANUFACTURED BUILDING ACT OF 1979 CONSTRUCTION CODE AND ADHERE TO THE FOLLOWING CRITERIA:

- CONST. TYPE: V-B
OCCUPANCY: B
FLOOR LL: 50/100
WIND VELOCITY: 160/124
FIRE RATING OF EXT. WALLS: 0
ALLOWABLE NO. OF FLOORS: 1
REMANUFACTURER: TMS
PLAN NO.: TMS-2460(2024-??)
APPROVAL DATE: 09/20/2024
HIGH VELOCITY HURRICANE ZONE: NO



APPROVED RADCO APPROVED
20-Sep-24
James Slaght, MCP
P-173, SMP 63
U02528

RADCO

FLORIDA ABS - ALT BUILDING SOLUTIONS

12191 WEST LINEBAUGH AVENUE - #622 TAMPA, FL (813) 486-3111

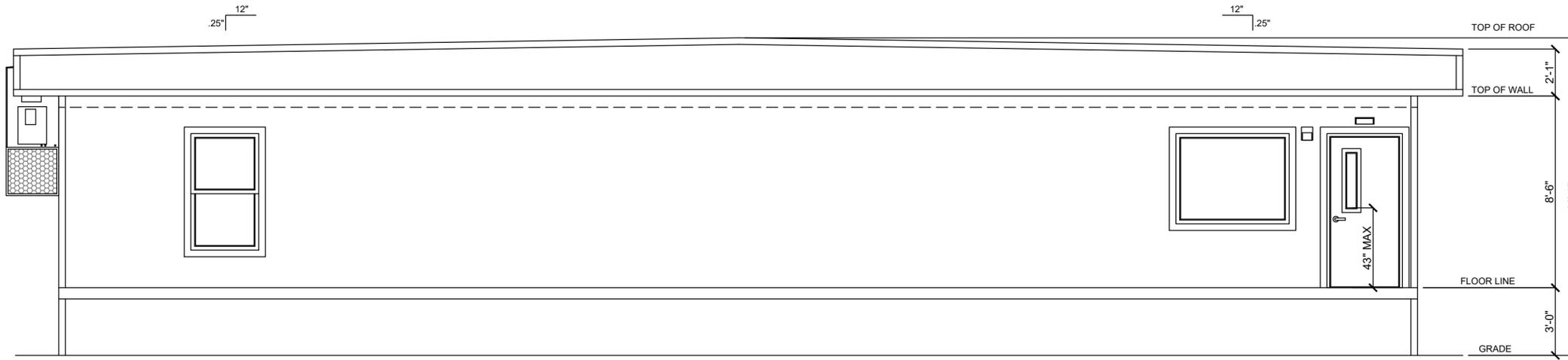
TITAN MODULAR
162 INDUSTRIAL DRIVE ALMA, GA 31510 (912) 632-3344

COVER SHEET / NOTES / CODES

Table with columns: DATE, BUILDING SIZE, SERIAL NO., SCALE, DESTINATION, DRAWING NO., DRAWN BY, LABEL(S).

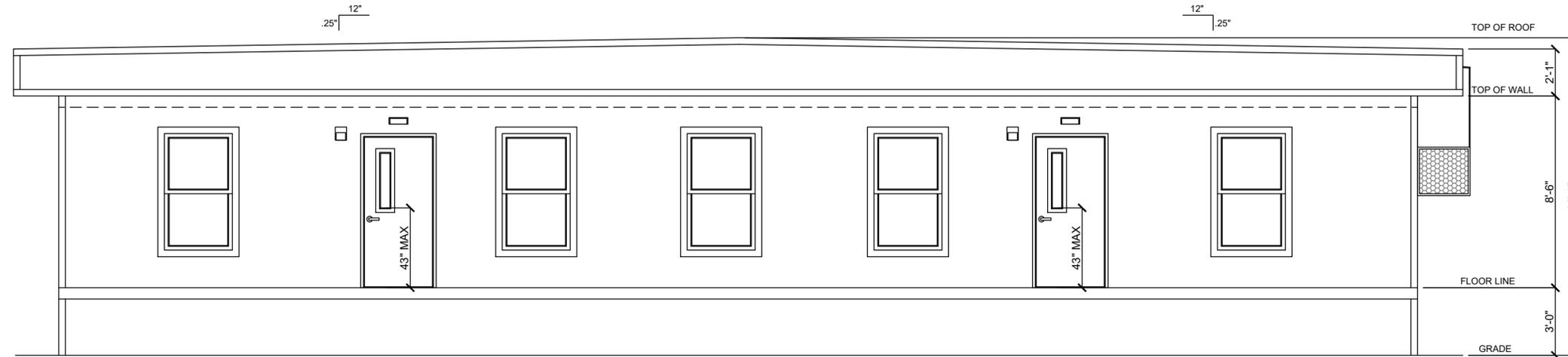
Table with columns: REV, DATE, BY, DESCRIPTION, SHEET: C1

W.E.W.
WALTER E. WOOD, P.E. CONSULTING ENGINEER
168 WEST LONGLEAF DR
LYLLEBUSTER, GA 31791
FL PE LIC# 61323
STATE(S): FL
RADCO NO.: TMS-AMS 9495
OCCUP: B



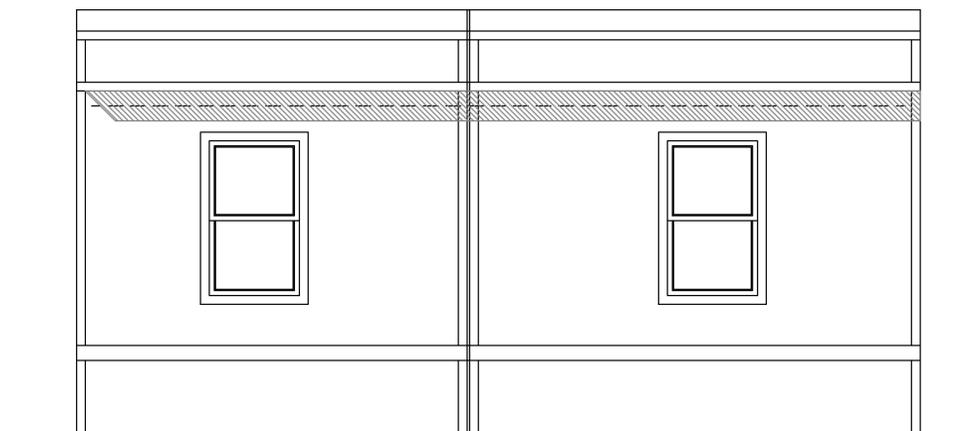
REAR ELEVATION

SCALE: 1/4"=1'-0"



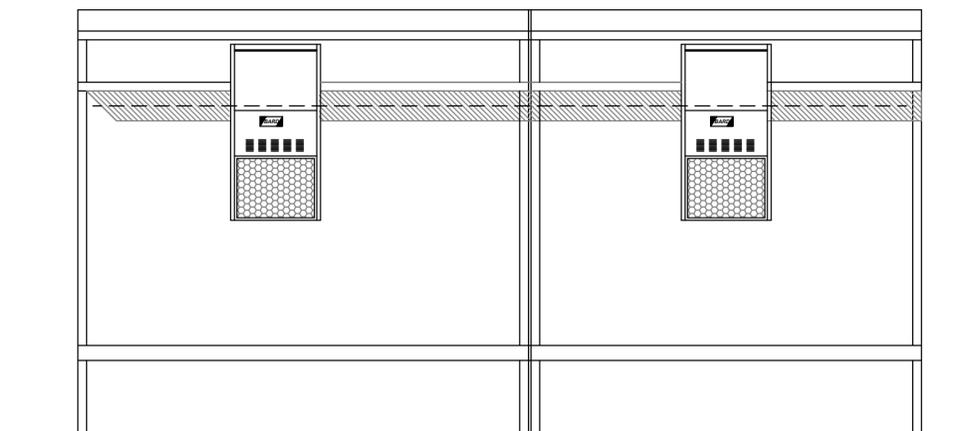
FRONT ELEVATION

SCALE: 1/4"=1'-0"



LEFT ELEVATION

SCALE: 1/4"=1'-0"



RIGHT ELEVATION

SCALE: 1/4"=1'-0"

ELEVATION NOTES:

- SEE CROSS SECTION FOR METHOD ROOF VENTILATION.
- HANDICAP RAMP(S), STAIR(S) AND HANDRAILS ARE TO BE DESIGNED AND SITE INSTALLED BY OTHERS.
- FOUNDATION ENCLOSURE (WHEN PROVIDED) MUST HAVE 1 SQUARE FOOT NET VENT AREA PER 1150TH OF THE FLOOR AREA AND AN 18"x24" MINIMUM CRAWL SPACE ACCESS, SITE INSTALLED BY OTHERS, SUBJECT TO LOCAL JURISDICTION REVIEW AND APPROVAL.

APPROVED
RADCO
 20-Sep-24
 James Slaght, MCP
 P-173, SMP 63
 U02528



FLORIDA

ABS - ALT BUILDING SOLUTIONS
 12191 WEST LINEBAUGH AVENUE - #622
 TAMPA, FL
 (813) 486-3111

DEALER:

TITAN MODULAR
 162 INDUSTRIAL DRIVE
 ALMA, GA 31510
 (912) 632-3344

MANUFACTURER:

EXTERIOR ELEVATIONS

DATE: 9-5-2024	BUILDING SIZE: 26'x60'	SERIAL NO.: TMS-9495 A-B
SCALE: 1/4"=1'-0"	DESTINATION: VENICE, FL	DRAWING NO.: TMS-2024-0011
DRAWN BY: J.L.B.	LABEL(S): FL	

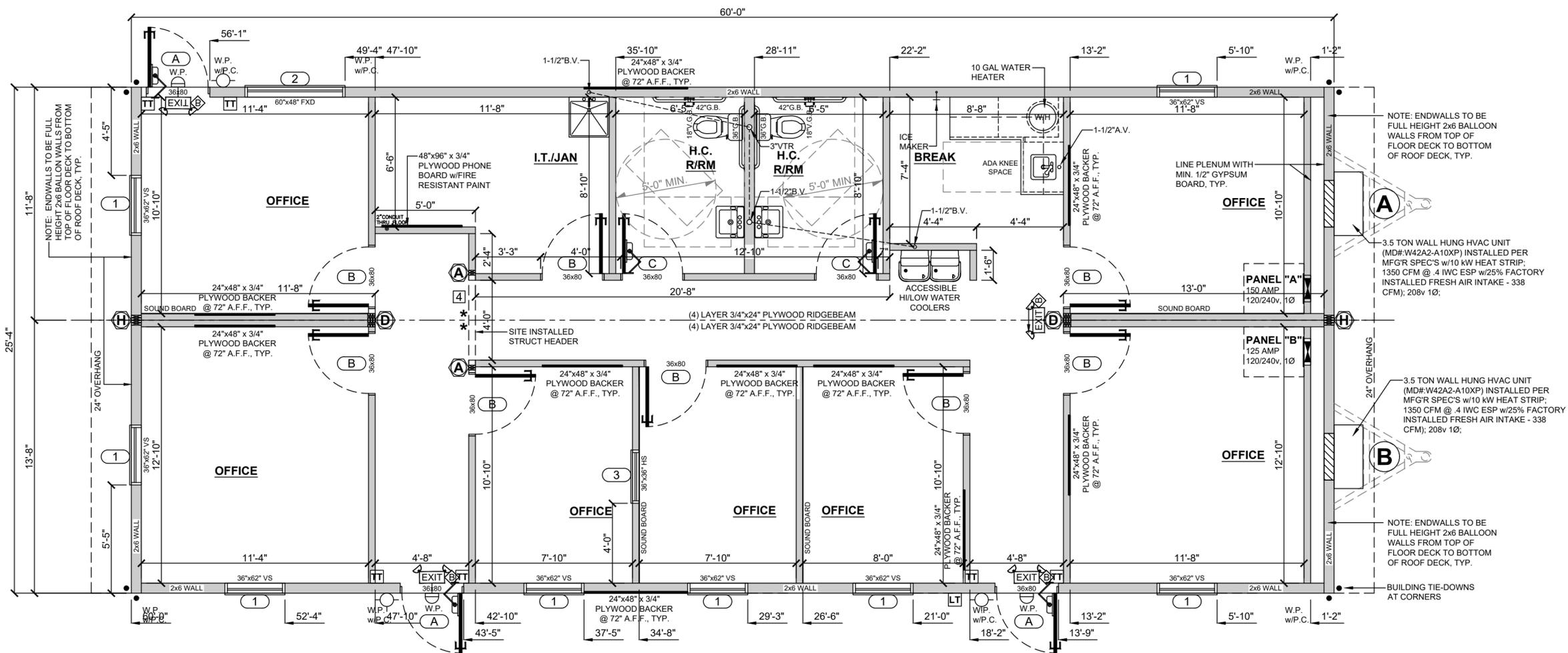
REV	DATE	BY	DESCRIPTION	SHEET:
				A1

W.E.W.
 WALTER E. WOOD, P.E.
 CONSULTING ENGINEER
 168 WEST LONGLEAF DR
 SYLVESTER, GA 31791
 FL PE LIC#: 61323

RADCO NO.: TMS-AMS 9495
 OCCUP: B

STATE(S): FL

PAGE: 2 of 8



NOTE: ENDWALLS TO BE FULL HEIGHT 2x6 BALLOON WALLS FROM TOP OF FLOOR DECK TO BOTTOM OF ROOF DECK, TYP.

3.5 TON WALL HUNG HVAC UNIT (MD#W42A2-A10XP) INSTALLED PER MFG'R SPEC'S w/10 kW HEAT STRIP; 1350 CFM @ .4 IWC ESP w/25% FACTORY INSTALLED FRESH AIR INTAKE - 338 CFM); 208V 1Ø;

3.5 TON WALL HUNG HVAC UNIT (MD#W42A2-A10XP) INSTALLED PER MFG'R SPEC'S w/10 kW HEAT STRIP; 1350 CFM @ .4 IWC ESP w/25% FACTORY INSTALLED FRESH AIR INTAKE - 338 CFM); 208V 1Ø;

NOTE: ENDWALLS TO BE FULL HEIGHT 2x6 BALLOON WALLS FROM TOP OF FLOOR DECK TO BOTTOM OF ROOF DECK, TYP.

BUILDING TIE-DOWNS AT CORNERS

FLOOR PLAN

SCALE: 1/4"=1'-0"

- T TACTILE SIGNAGE SHALL BE LOCATED ON EITHER SIDE OF DOORS AT ALL EXITS, INSTALLED ON SITE BY OTHERS
- L THE FLOOR AND ROOF DESIGN OF THIS PLAN IS "LIGHT FRAME" TRUSS-TYPE CONSTRUCTION" AS REFERENCED IN FAC RULE 69A-3.012(6). POSTING OF NOTICE SIGN(S) AS REQUIRED BY FAC 69A-3.012(6) SHALL BE INSTALLED ON SITE BY OTHERS. THE SYMBOLS MUST BE INSTALLED WITHIN 24" TO THE LEFT SIDE OF THE MAIN ENTRANCE OF THE FACILITY. IT MUST BE LOCATED BETWEEN 4 FEET AND 6 FEET ABOVE THE FINISHED FLOOR.

NOTES:
1.) ALL INTERIOR WALLS TO HAVE R-11 SOUND BATT INSULATION

FLOORS:

1. ALL FLOOR JOISTS TO BE 2x8 #2 @ 12" O.C.
2. BARE/SANDED THRU-OUT; FINAL FLOOR FINISH ON SITE BY OTHERS
3. HOLD BACK FLOOR 2-1/2" @ MATELINE (WHERE APPLICABLE)
4. TRIPLE FLOOR JOISTS UNDER SITE INSTALLED HEADER @ MATELINE
5. DBL 2x8 RIM JOISTS (FULL PERIMETER OF EACH MODULE)

COLUMN STRAPPING SCHEDULE

- A** (2) 2x4 SPF #2 THIS HALF
- B** (2) 2x4 SPF #2 EACH HALF
- C** (3) 2x4 SPF #2 THIS HALF
- D** (3) 2x4 SPF #2 EACH HALF
- E** (4) 2x4 SPF #2 THIS HALF
- F** (4) 2x4 SPF #2 EACH HALF
- G** (2) 2x6 SPF #2 THIS HALF
- H** (2) 2x6 SPF #2 EACH HALF

- * ADD RIDGE BEAM BEARING STIFFENER
- * STRUCTURAL HEADER ABOVE OPENING PER APPROVED PACKAGE

- NOTES:
1. ALL COLUMN STUDS SHALL BE GLUE/NAILED TOGETHER. PVA GLUE WITH 100% COVERAGE SHALL BE USED.
2. INSTALL TWO STEEL STRAPS AT EACH STUD OF EACH COLUMN.
3. COLUMN STUDS SHALL NOT BE NOTCHED OR BORED.

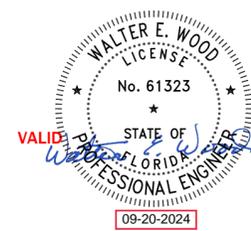
DOOR SCHEDULE

#	SIZE	DESCRIPTION	QTY	HEADER	JACKS	KINGS	COMMENTS
A	36"x80"	EXT DOOR - STEEL - FLUSH	2	TRPL 2x4	1	1	
B	36"x80"	INT DOOR - SOLID CORE - IMP OAK - FLUSH w/STEEL RED-FRAME, PASSAGE LEVER LOCKSET, FLOOR MTD DOORSTOP	8	SNGL 2x4	-	1	
C	36"x80"	INT DOOR - SOLID CORE - IMP OAK - FLUSH w/STEEL RED-FRAME, PRIVACY LEVER LOCKSET, HYDRAULIC CLOSER, FLOOR MTD DOORSTOP	2	SNGL 2x4	-	1	

WINDOW SCHEDULE

#	SIZE	DESCRIPTION	QTY	HEADER	JACKS	KINGS	COMMENTS
1	36"x62"	EXT WINDOW - VINYL - VS VINYL WHITE FRAME / DIG TINTED LOW-E GLASS w/MINI-BLINDS	8	TRPL 2x4	1	1	TOP OF FRAME @ 82" A.F.F.
2	60"x48"	EXT WINDOW - VINYL - FIXED VINYL WHITE FRAME / DIG TINTED LOW-E GLASS w/MINI-BLINDS	1	TRPL 2x6	1	1	BOTTOM OF WINDOW @ 36" A.F.F.
3	36"x36"	INT WINDOW - RECEPTIONIST - HS MILL / CLEAR	1	SNGL 2x4	1	1	TOP OF FRAME @ 82" A.F.F.

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20-Sep-24
James Slaght, MCP
P-173, SMP 63
U02528



FLORIDA
ABS - ALT BUILDING SOLUTIONS
12191 WEST LINEBAUGH AVENUE - #622
TAMPA, FL
(813) 486-3111

DEALER:
TITAN MODULAR
162 INDUSTRIAL DRIVE
ALMA, GA 31510
(812) 632-3344

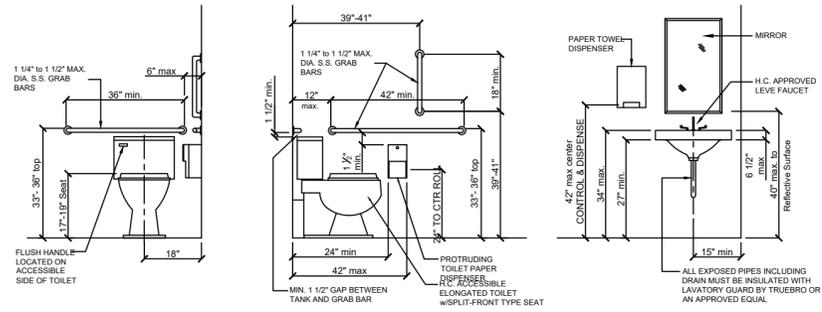
FLOOR PLAN

DATE: 9-5-2024	BUILDING SIZE: 26'x60'	SERIAL NO.: TMS-9495 A-B
SCALE: 1/4"=1'-0"	DESTINATION: VENICE, FL	DRAWING NO.: TMS-2024-0011
DRAWN BY: J.L.B.	LABEL(S): FL	

REV	DATE	BY	DESCRIPTION	SHEET:
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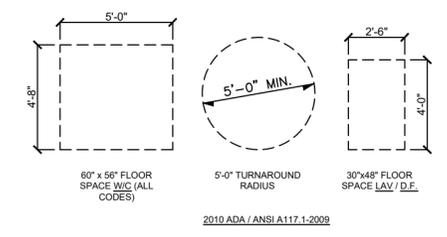
W.E.W.
WALTER E. WOOD, P.E.
CONSULTING ENGINEER
168 WEST LONGLEAF DR
SYLVESTER, GA 31791
FL PE LIC#: 61323

RADCO NO.: TMS-AMS 9495
OCCUP: B
STATE(S): FL



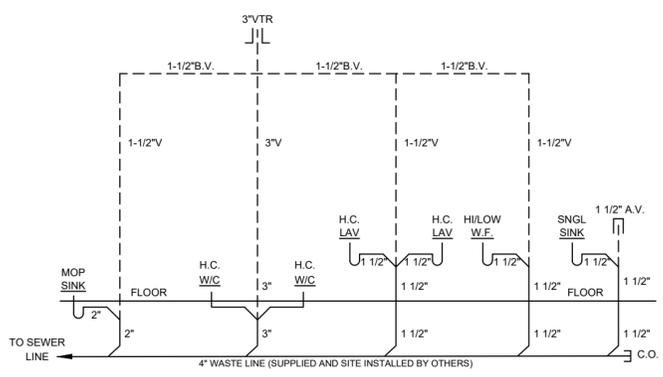
RESTROOM (TOILET) PLUMBING FIXTURE ELEVATIONS

SCALE: N.T.S.



ADA CLEAR FLOOR SPACES

SCALE: 1/4"=1'-0"

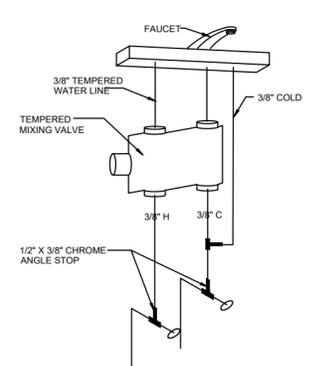


D.W.V. RISER NOTES:

1. THE D.W.V. RISER INDICATES ONE METHOD OF INSTALLING THE BELOW THE FLOOR PIPING. OTHER APPROVED METHODS MAY BE 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.
4. 3 AND 4 INCH HORIZONTAL DRAIN LINES SHALL BE INSTALLED WITH A SLOPE OF 1/8 INCH PER FOOT.
5. BELOW 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 LIN.
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.

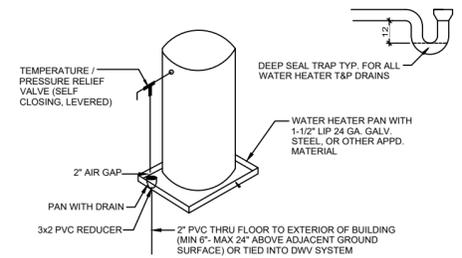
D.W.V. RISERS

SCALE: N.T.S.

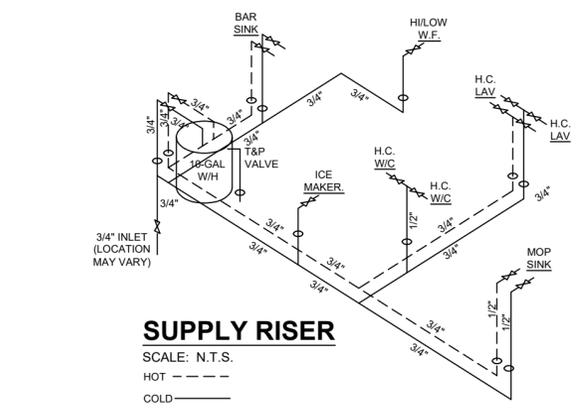


TEMPERED MIXING VALVE (TYP)

PER ASSE1070 TYPICAL AT LAVATORIES



WATER HEATER PAN DRAIN AND T&P DETAIL

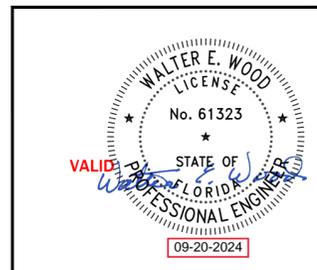


SUPPLY RISER

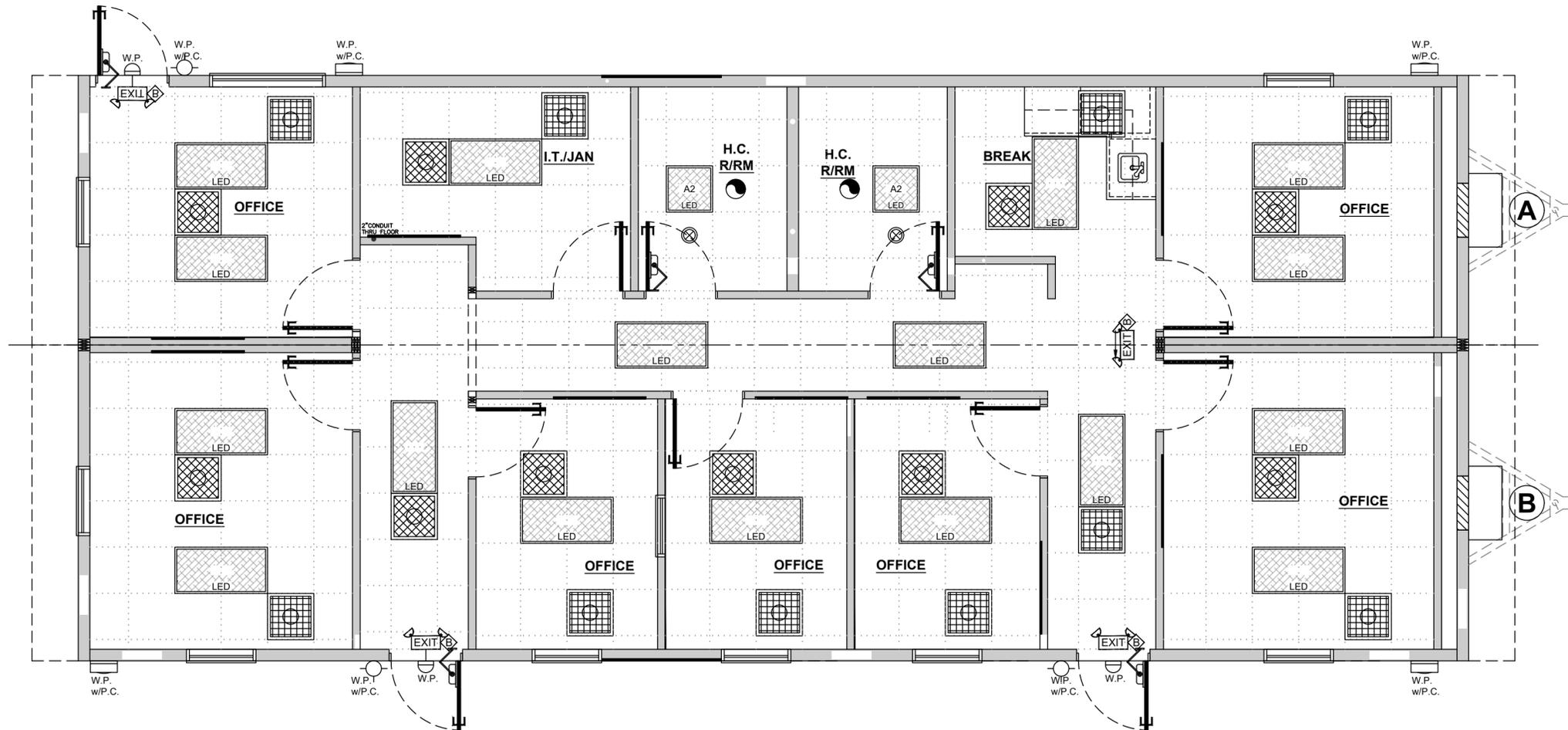
SCALE: N.T.S.
HOT ---
COLD ---

ALL SUPPLY LINES SHALL BE 3/4" AND ALL STUB-UPS SHALL BE 1/2" UNLESS OTHERWISE SPECIFIED. 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.

APPROVED RADCO APPROVED
20-Sep-24
James Slaght, MCP
P-173, SMP 63
U02528



FLORIDA		
ABS - ALT BUILDING SOLUTIONS 12191 WEST LINEBAUGH AVENUE - #622 TAMPA, FL (813) 486-3111		
TITAN MODULAR 162 INDUSTRIAL DRIVE ALMA, GA 31510 (812) 632-3344		
PLUMBING RISERS / INT ELEVATIONS		
DATE: 9-5-2024	BUILDING SIZE: 26'x60'	SERIAL NO.: TMS-9495 A-B
SCALE: AS NOTED	DESTINATION: VENICE, FL	DRAWING NO.: TMS-2024-0011
DRAWN BY: J.L.B.	LABEL(S): FL	
REV	DATE	BY
DESCRIPTION		SHEET:
		A3
PAGE: 4 of 8		
W.E.W. WALTER E. WOOD, P.E. CONSULTING ENGINEER 168 WEST LONGLEAF DR SYLVESTER, GA 31791 FL PE LIC# 61323		RADCO NO.: TMS-AMS 9495 OCCUP: B
STATE(S): FL		



REFLECTED CEILING PLAN

SCALE: 1/4"=1'-0"

A/C AND LIGHT SYMBOLS

-  2x4' LED TROFFER (2-TUBE - 33w - 5000k)
-  2x2' SUPPLY AIR REGISTER
-  2x2' RETURN AIR REGISTER

APPROVED RADCO APPROVED
20-Sep-24
 James Slaght, MCP
 P-173, SMP 63
 U02528



FLORIDA

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12191 WEST LINEBAUGH AVENUE - #622
 TAMPA, FL
 (813) 486-3111

DEALER:

TITAN MODULAR

162 INDUSTRIAL DRIVE
 ALMA, GA 31510
 (912) 632-3344

MANUFACTURER:

REFLECTED CEILING PLAN

DATE: 9-5-2024	BUILDING SIZE: 26'x60'	SERIAL NO.: TMS-9495 A-B
SCALE: 1/4"=1'-0"	DESTINATION: VENICE, FL	DRAWING NO.: TMS-2024-0011
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REV	DATE	BY	DESCRIPTION	SHEET:
				A3

W.E.W.
 WALTER E. WOOD, P.E.
 CONSULTING ENGINEER
 168 WEST LONGLEAF DR
 SYLVESTER, GA 31791
 FL PE LIC#: 61323

STATE(S): FL

PAGE: 5 of 8
 RADCO NO.: TMS-AMS 9495
 OCCUP: B

ELEC:
NOTE: ALL WIRING ABOVE T-GRID
CEILING LINE TO BE IN APPROVED
MC METAL CLAD CABLE

ELEC:
NOTE: ALL WIRING ABOVE T-GRID
CEILING LINE TO BE IN APPROVED
MC METAL CLAD CABLE

3.5 TON WALL HUNG HVAC UNIT
(MD#W42A2-A10XP) INSTALLED PER
MFG'R SPEC'S w/10 KW HEAT STRIP;
1350 CFM @ .4 IWC ESP w/25% FACTORY
INSTALLED FRESH AIR INTAKE - 338
CFM); 208v 1Ø;

3.5 TON WALL HUNG HVAC UNIT
(MD#W42A2-A10XP) INSTALLED PER
MFG'R SPEC'S w/10 KW HEAT STRIP;
1350 CFM @ .4 IWC ESP w/25% FACTORY
INSTALLED FRESH AIR INTAKE - 338
CFM); 208v 1Ø;

LED WALL
PACK w/P.C.,
TYP. of (4)

ELEC PLAN

SCALE: 1/4"=1'-0"

ELECTRICAL SYMBOLS

	DUPLEX RECEPTACLE @ 16" A.F.F.
	DUPLEX RECEPTACLE @ 42" A.F.F. (UNLESS NOTED)
	OCCUPANCY CONTROLLED DUPLEX RECEPT (TOP) UNCONTROLLED (BOTTOM) @ 16" A.F.F. (UNLESS NOTED)
	QUADPLEX RECEPTACLE @ 16" A.F.F. (UNLESS NOTED)
	30 AMP, 120v, RECEPTACLE @ 16" A.F.F. (UNLESS NOTED)
	CEILING MOUNTED DUPLEX RECEPTACLE
	CEILING MOUNTED QUADPLEX RECEPTACLE
	FLOOR DUPLEX RECEPTACLE
	FLOOR QUADPLEX RECEPTACLE
	SWITCH @ 48" A.F.F. 3-WAY SWITCH @ 48" A.F.F.
	SWITCH w/OCCUPANCY SENSOR @ 48" A.F.F.
	CONTROLLED RECEPT w/OCCUPANCY SENSOR @ 48" A.F.F.
	ELECTRICAL PANEL BOX 48" TO BOTTOM
	WALL MOUNTED JUNCTION BOX 16" (UNLESS NOTED)
	CEILING MOUNTED JUNCTION BOX
	FLOOR MOUNTED JUNCTION BOX
	PROGRAMMABLE A/C THERMOSTAT @ 53" A.F.F.
	ILLUMINATED EXIT SIGN AND EMERGENCY LIGHTING COMBO w/BATTERY BACK-UP
	J-BOX @ 48" A.F.F. FOR PULL STATION - TO BE WIRED BACK TO HORN/STROBE (2x4 SINGLE GANG)
	J-BOXES @ 48" & 80" A.F.F. FOR PULL STATION AND HORN/STROBE (48" BOX: 2x4 SINGLE GANG) (80" BOX: 4x4 DOUBLE GANG)
	J-BOX @ 80" A.F.F. FOR STROBE ONLY (4x4 DOUBLE GANG)
	EXHAUST FAN-100 CFM (UNLESS NOTED)
	EXHAUST FAN & LIGHT COMBO-100 CFM (UNLESS NOTED) w/27w BULB (UNLESS NOTED OTHERWISE)
	WALL MOUNTED LIGHT FIXTURE (13w - 5000k)
	RECESSED LED WAFER LIGHT FIXTURE (13w - 5000k)
	WEATHERPROOF LIGHT "PORCH" (13w - 5000k)
	WEATHERPROOF LIGHT "FLOOD" (200w MAX)

A/C AND LIGHT SYMBOLS

	2x4' LED TROFFER (2-TUBE - 33w - 5000k)
	2'x2' SUPPLY AIR REGISTER
	2'x2' RETURN AIR REGISTER

**ELECTRICAL PANEL SCHEDULE
PANEL "A"**

CIRCUIT	NOMENCLATURE	BREAKER (AMPS)	WIRE (CU.)
1/3	HVAC DISCONNECT **	60A (2P) HACR TYPE	6-2 SE w/#10 GRND
2	LIGHTS & FANS	20A	12-2 MC THHN
4-6	RECEPTS	20A	12-2 MC THHN
7	WATER HEATER	20A(1P)	12-2 MC THHN
8-13	DED RECEPT	20A(1P)	12-2 MC THHN

**ELECTRICAL PANEL SIZING
PANEL "A"**

DESCRIPTION	KVA
.0035 kW/SF x 700 SF x 1.25 =	3.06
25 RECEPTS @ 180 VA / 1000 =	4.50
6 DED RECP(T)S @ 1.5 kW =	9.00
1 WATER HEATER @ 1.9 kW x 1.25 =	2.38
2 FANS @ .3 kW x 1.25 =	.75
1 HVAC @ 10.90 kW (EA.) =	10.90
30.59 TOTAL kW	
TOTAL / 208 x 1000 =	127.46 AMPS
INSTALL 150 AMP PANEL 120/240 V, 1Ø PHASE	

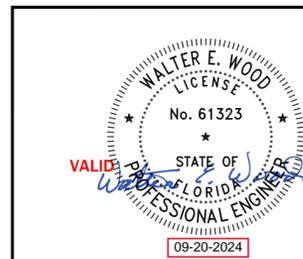
**ELECTRICAL PANEL SCHEDULE
PANEL "B"**

CIRCUIT	NOMENCLATURE	BREAKER (AMPS)	WIRE (CU.)
1/3	HVAC DISCONNECT **	60A (2P) HACR TYPE	6-2 SE w/#10 GRND
2	LIGHTS	20A	12-2 MC THHN
4-8	RECEPTS	20A	12-2 MC THHN
-	-	-	-
-	-	-	-

**ELECTRICAL PANEL SIZING
PANEL "B"**

DESCRIPTION	KVA
.0035 kW/SF x 700 SF x 1.25 =	3.06
50 RECEPTS @ 180 VA / 1000 =	9.00
- DED RECP(T)S @ 1.5 kW =	-
- WATER HEATER @ 4.5 kW x 1.25 =	-
- FANS @ .3 kW x 1.25 =	-
1 HVAC @ 10.90 kW (EA.) =	10.90
22.96 TOTAL kW	
TOTAL / 208 x 1000 =	95.67 AMPS
INSTALL 125 AMP PANEL 120/240 V, 1Ø PHASE	

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DEALER:

TITAN MODULAR
162 INDUSTRIAL DRIVE
ALMA, GA 31510
(912) 632-3344

MANUFACTURER:

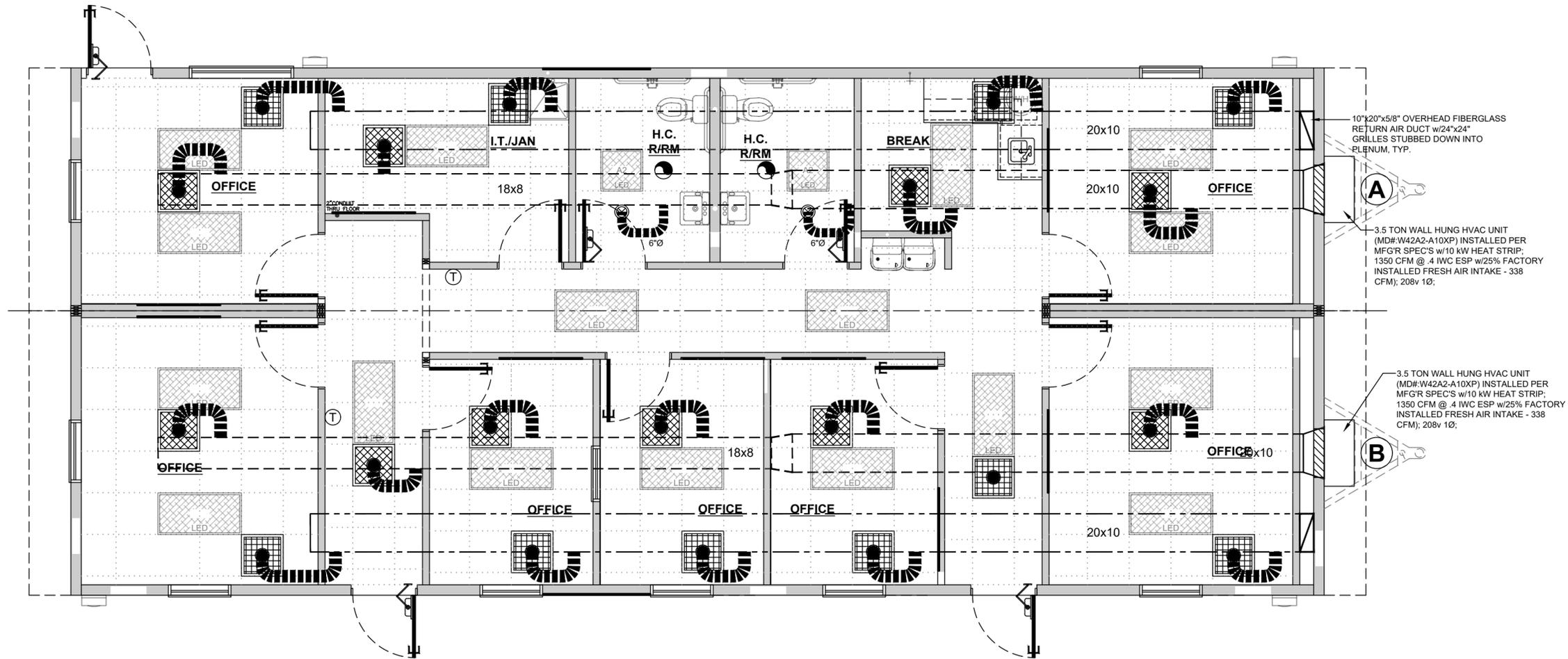
ELEC PLAN

DATE: 9-5-2024	BUILDING SIZE: 26'x60'	SERIAL NO.: TMS-9495 A-B
SCALE: 1/4"=1'-0"	DESTINATION: VENICE, FL	DRAWING NO.: TMS-2024-0011
DRAWN BY: J.L.B.	LABEL(S): FL	

REV	DATE	BY	DESCRIPTION	SHEET:
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W.E.W.
WALTER E. WOOD, P.E.
CONSULTING ENGINEER
168 WEST LONGLEAF DR
SYLVESTER, GA 31791
FL PE LIC#: 61323

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RADCO NO.: TMS-AMS 9495
OCCUP: B
STATE(S): FL



HVAC PLAN

SCALE: 1/4"=1'-0"

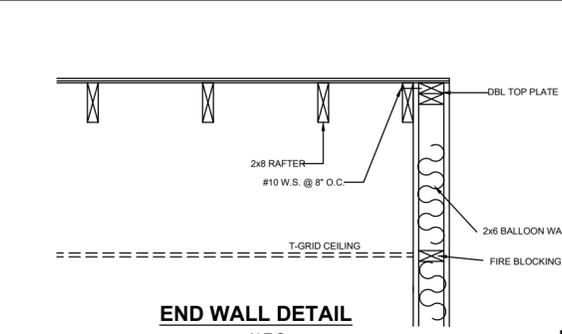
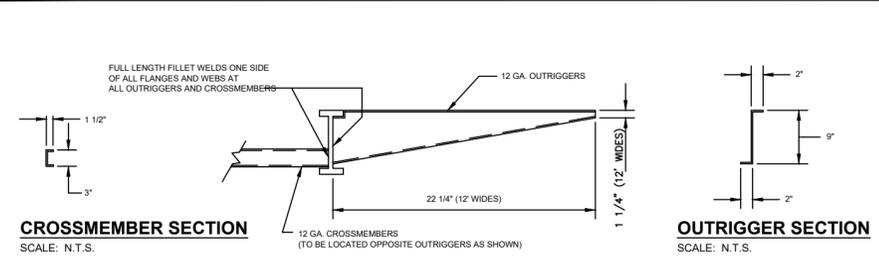
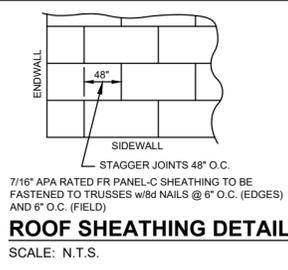
A/C AND LIGHT SYMBOLS

-  2x4' LED TROFFER (2-TUBE - 40w - 5000k)
-  2x2' SUPPLY AIR REGISTER
-  2x2' RETURN AIR REGISTER

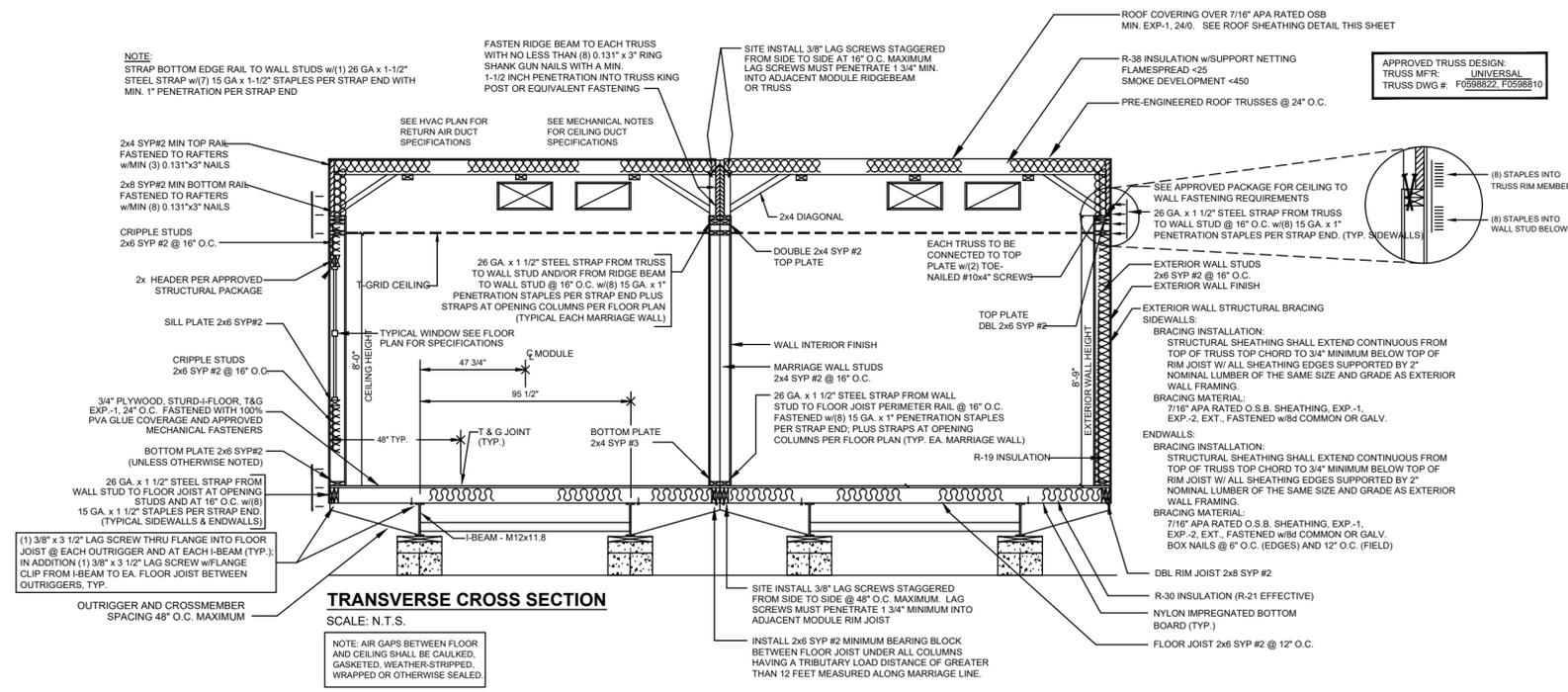
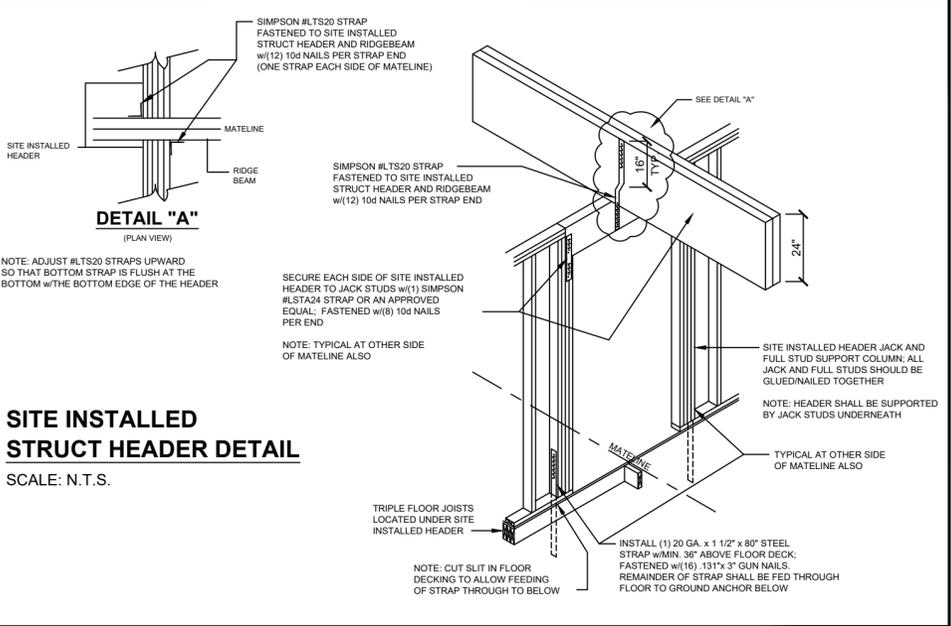
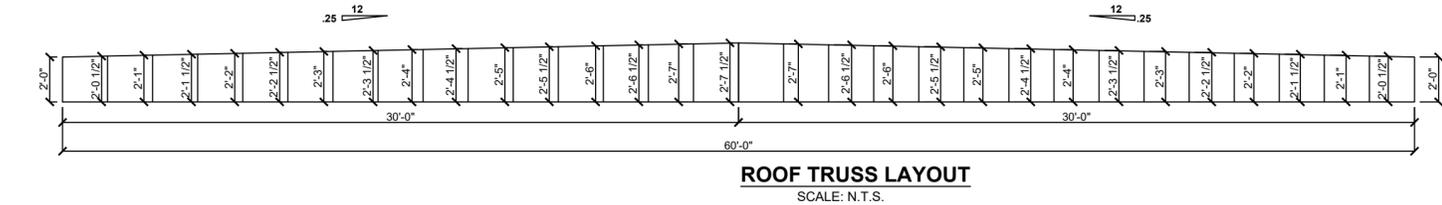
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TITAN MODULAR 162 INDUSTRIAL DRIVE ALMA, GA 31510 (912) 632-3344		
HVAC PLAN		
DATE: 9-5-2024	BUILDING SIZE: 26'x60'	SERIAL NO.: TMS-9495 A-B
SCALE: 1/4"=1'-0"	DESTINATION: VENICE, FL	DRAWING NO.: TMS-2024-0011
DRAWN BY: J.L.B.	LABEL(S): FL	
REV	DATE	BY
DESCRIPTION		SHEET:
		H1
PAGE: 7 of 8		
W.E.W. WALTER E. WOOD, P.E. CONSULTING ENGINEER 168 WEST LONGLEAF DR SYLVESTER, GA 31791 FL PE LIC#: 61323		RADCO NO.: TMS-AMS 9495 OCCUP: B
STATE(S): FL		



- SITE INSTALLED HEADER NOTES:**
- FOR EACH 1.5" THICKNESS OF EACH HEADER A 2x4 SPF #2 JACK STUD SHALL BE INSTALLED FOR HEADER SUPPORT ON EACH SIDE OF THE SPAN. EACH SIDE OF HEADER SPAN SHALL ALSO HAVE 2-2x4 SPF #2 FULL LENGTH STUDS WITH EACH STUD FASTENED TO JACK STUDS WITH 16d COMMON NAILS 12" O.C. AND FASTENED TO HEADER WITH 3-16d COMMON NAILS. NOTE: STUDS MAY BE SITE INSTALLED.
 - A FLOOR JOIST SHALL BE INSTALLED DIRECTLY UNDER EACH REQUIRED JACK STUD, EACH SIDE OF HEADER.
 - UPLIFT WIND ANCHORAGE
 - INSTALL (2) SIMPSON HTS 16 FROM RIDGE BEAM TO HEADER. ATTACH STRAP TO RIDGE BEAM ON THE RAFTER SIDE OF THE RIDGE BEAM. SEE DETAIL ON SHEET 6 OF 6.
 - INSTALL 1-3/8" x 6" LAG SCREW FROM EACH SIDE OF EACH JACK STUD INTO FLOOR JOIST BELOW. INSTALL LAG SCREW A 30° ANGLE FROM JACK STUD AND STARTING APPROXIMATELY 2" ABOVE THE END OF THE STUD. PRE-DRILL ALL HOLES WITH 1/4" DIAMETER BIT.
 - HEADERS CONSISTING OF PLYWOOD SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "RIDGE BEAM CONSTRUCTION" NOTES SPECIFIED HERE IN OR IN THE SYSTEM PACKAGE EXCEPT THAT THERE SHALL BE NO BUTT JOINT IN ANY OF THE PLYWOOD LAYERS.
 - # OF LAYERS OF 3/4" x 11-1/4" RATED SHEATHING, PLYWOOD STRUCT. 1, EXP. 1 48/24, 5 PLY/5 LAYER.



GENERAL CROSS-SECTION NOTES:

- UNLESS OTHERWISE SPECIFIED, ALL STEEL MUST COMPLY W/ ASTM A36, YIELD STRENGTH = 36 KSI
- ALL LAG SCREWS MUST COMPLY WITH ANS/ASME B18.2.1, Fyb = 60 K.S.I. MIN.
- EXTERIOR WALL STUDS MAY NOT BE NOTCHED OR CUT (DADO), UNLESS STUDS ARE DOUBLED.
- TRUSS BOTTOM CHORDS MUST BE BRACED IN ACCORDANCE WITH SPECIALTY ENGINEERS DESIGN DRAWING.
- WOOD STRUCTURAL PANELS, WHERE USED STRUCTURALLY (INCLUDING THOSE USED FOR SIDING, ROOF AND WALL SHEATHING, SUBFLOORING, DIAPHRAGMS AND BUILT-UP MEMBERS), SHALL CONFORM TO THE REQUIREMENTS FOR THEIR TYPE IN ANS/APA PRP 210 AS PER OBC SECTION 2303.1.5.
- ERT05-6 WELDING FILLER MATERIAL

RIDGE BEAM CONSTRUCTION:

- (4) LAYERS OF 3/4" x 24" PLYWOOD RATED SHEATHING EXP-1 48/24, STRUCT-1, 5 PLY/5 LAYER EACH SIDE OF EACH MARRIAGE LINE, CONTINUOUS ENTIRE LENGTH OF BUILDING.
- NOTES:**
- PLYWOOD FACE GRAIN MUST BE PARALLEL TO THE RIDGE BEAM SPAN.
 - ALL PLYWOOD BUTT JOINTS MUST BE STAGGERED 24" MINIMUM.
 - ALL RIDGE BEAM PLYWOOD LAMINATIONS MUST BE THE SAME DEPTH, THICKNESS, AND GRADE OF PLYWOOD. NO LUMBER OR PLYWOOD FLANGES ARE PERMITTED.
 - PLYWOOD MUST BE MANUFACTURED IN ACCORDANCE WITH PS 1-46.
 - PLYWOOD LAMINATIONS IN EACH HALF OF THE UNITS MUST BE GLUE NAILED TO ADJACENT LAYERS IN ACCORDANCE WITH PDS SUPPLEMENT #5, WITH AN ADHESIVE COMPLYING WITH ASTM D3024, D2959, OR CA25-4.
 - PLYWOOD MUST NOT BE TREATED WITH A FIRE RETARDANT PROCESS.
 - MOISTURE CONTENT MUST BE LESS THAN 16%.
 - BEAMS SUPPORTED BY ENDWALL COLUMNS MUST EXTEND CONTINUOUS OVER COLUMNS TO EXTERIOR FACE OF ENDWALL.
 - INSTALL (2x4) x 20" SPF #3 RIDGE BEAM BEARING STIFFENER OVER SUPPORT COLUMNS WHEN SPECIFIED ON FLOOR PLAN; FASTEN THE FACE OF THE STIFFENER TO THE RIDGE BEAM WITH 100% GLUE COVERAGE AND 6- 16 GA. x 2-1/2" STAPLES.

EXTERIOR FINISH MATERIAL:

ROOF: MULE-HIDE 45 MIL (WHITE) EPDM (ESR-1483) FULLY ADHERED TO 7/16" APA RATED FR PANEL-C WITH MULE-HIDE FR ADHESIVE IN ACCORDANCE WITH INTERTEK REPORT CCCR-1078 (CLASS C ROOF) AND FL PRODUCT APPROVAL #10703.2.

WALL: 29 GA HI-RIBB STEEL SIDING OVER APPROVED WEATHER RESISTANT VAPOR BARRIER AND BRACING MATERIAL. FASTENED AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS

EXTERIOR SIDING: FASTEN PANEL TO 7/16" O.S.B. WITH #9-15 x 1-1/2" HWH SCREWS W/BONDING WASHERS BY SFS INTC. INSTALL FASTENERS IN HORIZONTAL ROWS LOCATED AT TOP PLATE AND BOTTOM PLATE AND 30" O.C. IN BETWEEN. INSTALL A FASTENER ON EACH SIDE OF EACH RIB. RIBS ARE 9" O.C. (EQUIVALENT FASTENER SPACING IS 4-1/2" O.C.) SEE FORCE ENGINEERING & TESTING INC. PROJECT #: 124-0047-07 TEST REPORT FOR ADDITIONAL INFORMATION.

INTERIOR FINISH MATERIAL:

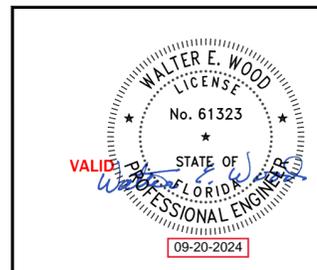
CEILING: T-GRID ACOUSTICAL CEILING, INSTALLED PER MANUFACTURER'S SPECS

WALL: F.R.P. OVER 5/8" GYPSUM - R/RMS ONLY, 5/8" TYPE-X VINYL COVERED GYPSUM BOARD - REMAINDER, INSTALLED PER MANUFACTURER'S SPECIFICATIONS (LISTED AND LABELED PER ASTM C1398)

FLOOR: BARE / SANDED - THRU OUT (FINAL FLOOR FINISH ON SITE BY OTHERS) INSTALLED PER MANUFACTURER'S SPECIFICATIONS

NOTE: 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.

APPROVED **RADCO** APPROVED
20-Sep-24
James Slaght, MCP
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DEALER:

TITAN MODULAR
162 INDUSTRIAL DRIVE
ALMA, GA 31510
(812) 632-3344

MANUFACTURER:

BUILDING CROSS SECTION

DATE: 9-5-2024	BUILDING SIZE: 26'x60'	SERIAL NO.: TMS-9495 A-B
SCALE: 1/4"=1'-0"	DESTINATION: VENICE, FL	DRAWING NO.: TMS-2024-0011
DRAWN BY: J.L.B.	LABEL(S): FL	

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				X1

W.E.W.
WALTER E. WOOD, P.E.
CONSULTING ENGINEER
168 WEST LONGLEAF DR
SYLVESTER, GA 31791
FL PE LIC#: 61323

STATE(S): FL

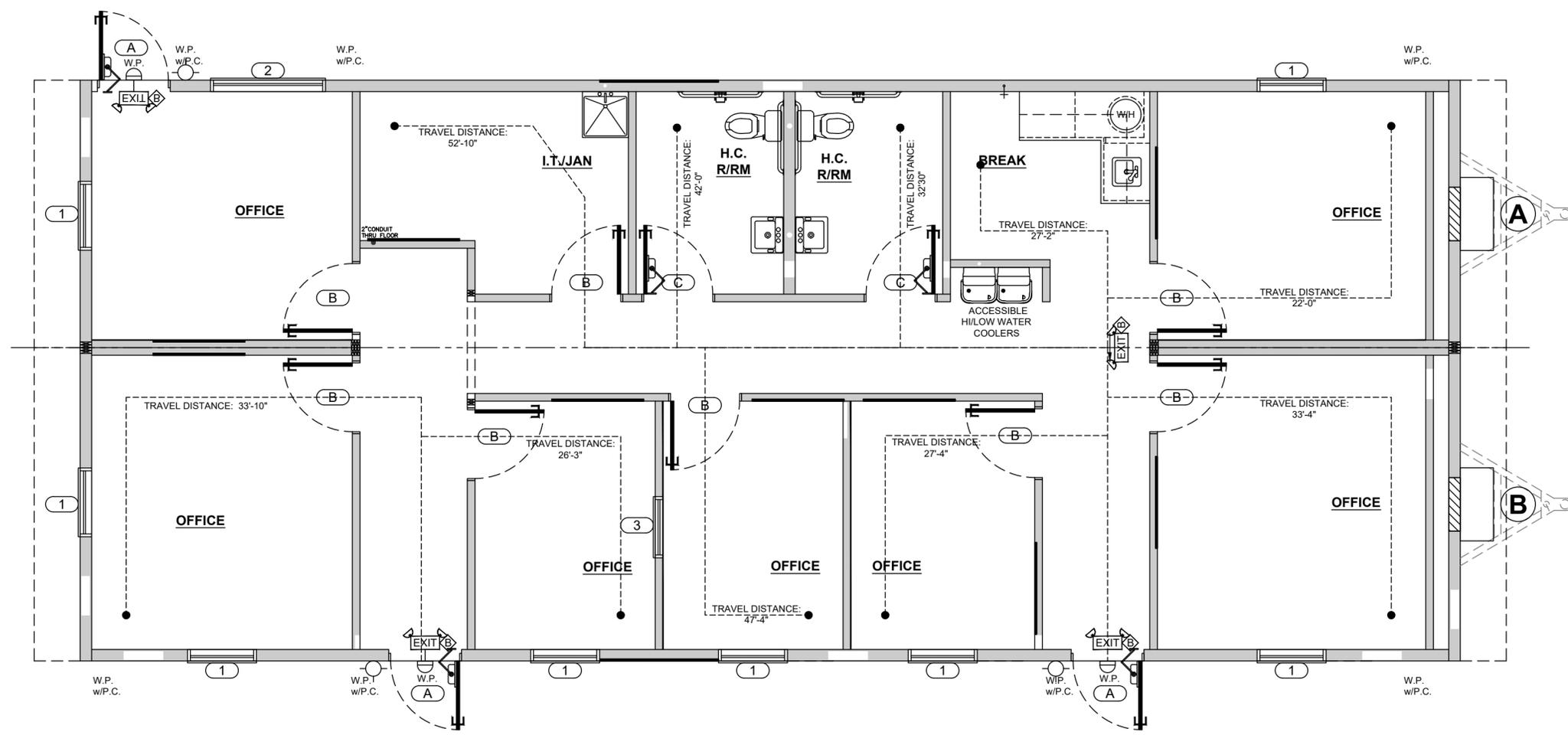
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RADCO NO.: TMS-AMS 9495

OCCUP: B

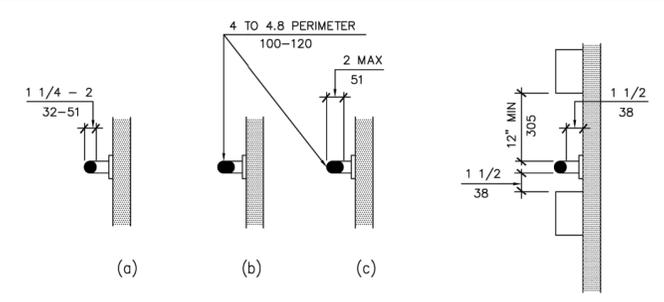
LIFE SAFETY PLAN SUMMARY:

1. USE / OCCUPANCY:	OFFICE / BUSINESS (B)
2. CONSTRUCTION TYPE:	VB (UNSPRINKLERED)
3. SPRINKLER SYSTEM:	NO
4. BUILDING AREA:	1,520 SF
5. BUILDING HEIGHT:	< 15 FEET
6. NUMBER OF STORIES:	1
7. NUMBER OF MODULES:	2
8. OCCUPANT LOAD [10] BASED ON 1 PERSON PER 150 SQ FT OF OFFICE AREA.	
9. CORRIDOR RATING:	N/A
10. EXIT SIGNS WITH EMERGENCY LIGHTS PROVIDED A DOORS:	2
11. MAXIMUM EXIT ACCESS TRAVEL DISTANCE (ACTUAL):	52'-10"
12. MAXIMUM EXIT ACCESS TRAVEL DISTANCE (ALLOWED):	75 FEET
13. NUMBER OF EXIT DOORS REQUIRED:	1
14. NUMBER OF EXIT DOORS PROVIDED:	2
15. REQUIRED WIDTH OF EXITS = (10 x 0.2) = 2' < 64" PROVIDED.	



LIFE SAFETY / EGRESS PLAN

SCALE: 1/4"=1'-0"



THESE DETAILS ARE BASED ON 2010 ADA REQUIREMENTS

FOR BUILDINGS THAT UTILIZES OTHER ACCESSIBILITY CODES. REFER TO APPLICABLE CODES SPECIFIC REQUIREMENTS

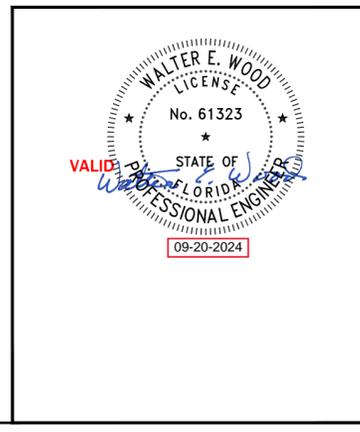
GRAB BAR DETAIL

DOOR SCHEDULE							
#	SIZE	DESCRIPTION	QTY	HEADER	JACKS	KINGS	COMMENTS
A	36"x80"	EXT DOOR - STEEL - FLUSH w/6"x30" SAFETY GLASS VIEW PANEL, STEEL FRAME, PANIC HARDWARE, HYDRAULIC CLOSER, H.C. THRESHOLD, WEATHERSTRIPPING	2	TRPL 2x4	1	1	
B	36"x80"	INT DOOR - SOLID CORE - IMP OAK - FLUSH w/STEEL RED-FRAME, PASSAGE LEVER LOCKSET, FLOOR MTD DOORSTOP	8	SNGL 2x4	-	1	
C	36"x80"	INT DOOR - SOLID CORE - IMP OAK - FLUSH w/STEEL RED-FRAME, PRIVACY LEVER LOCKSET, HYDRAULIC CLOSER, FLOOR MTD DOORSTOP	2	SNGL 2x4	-	1	

WINDOW SCHEDULE							
#	SIZE	DESCRIPTION	QTY	HEADER	JACKS	KINGS	COMMENTS
1	36"x62"	EXT WINDOW - VINYL - VS VINYL WHITE FRAME / DIG TINTED LOW-E GLASS w/MINI-BLINDS	8	TRPL 2x4	1	1	TOP OF FRAME @ 82" A.F.F.
2	60"x48"	EXT WINDOW - VINYL - FIXED VINYL WHITE FRAME / DIG TINTED LOW-E GLASS w/MINI-BLINDS	1	TRPL 2x6	1	1	BOTTOM OF WINDOW @ 36" A.F.F.
3	36"x36"	INT WINDOW - RECEPTIONIST - HS MILL / CLEAR	1	SNGL 2x4	1	1	TOP OF FRAME @ 82" A.F.F.

SYMBOLS	
	EXTERIOR REMOTE HEAD EMERGENCY LIGHT WIRED TO EXIT LIGHTING COMBO w/BATTERY BACK-UP
	ILLUMINATED EXIT SIGN AND EMERGENCY LIGHTING COMBO w/BATTERY BACK-UP
	WEATHERPROOF LIGHT "PORCH" (12w - 5000k)

APPROVED
RADCO
 20-Sep-24
APPROVED
 James Slaght, MCP
 P-173, SMP 63
 U02528



FLORIDA

ABS - ALT BUILDING SOLUTIONS
 12191 WEST LINEBAUGH AVENUE - #622
 TAMPA, FL
 (813) 486-3111

DEALER:

TITAN MODULAR
 162 INDUSTRIAL DRIVE
 ALMA, GA 31510
 (912) 632-3344

MANUFACTURER:

LIFE SAFETY / EGRESS PLAN

DATE: 9-5-2024	BUILDING SIZE: 26'x60'	SERIAL NO.: TMS-9495 A-B
SCALE: 1/4"=1'-0"	DESTINATION: VENICE, FL	DRAWING NO.: TMS-2024-0011
DRAWN BY: J.L.B.	LABEL(S): FL	

REV	DATE	BY	DESCRIPTION	SHEET:
				LSE1

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