

**GENERAL NOTES:**

- ACCESS TO BUILDING FOR PERSONS IN WHEELCHAIRS IS DESIGNED BY AND FIELD BUILT BY OTHERS AND SUBJECT TO LOCAL JURISDICTION APPROVAL. THE PRIMARY ENTRANCE MUST BE ACCESSIBLE.
- ALL DOORS SHALL BE OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT. MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS SHALL NOT BE USED.
- ALL GLAZING WITHIN A 24 INCH ARC OF DOORS, WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR, AND ALL GLAZING IN DOORS SHALL BE SAFETY, TEMPERED OR ACRYLIC PLASTIC SHEET.
- SEE CROSS SECTION FOR ROOF TO WALL AND WALL TO FLOOR CONNECTION REQUIREMENTS.
- PORTABLE FIRE EXTINGUISHER PER N.F.P.A. - 10 INSTALLED BY OTHERS ON SITE, AND SUBJECT TO LOCAL JURISDICTION.
- PROVISIONS FOR EXIT DISCHARGE LIGHTING ARE THE RESPONSIBILITY OF THE BUILDING OWNER AND SUBJECT TO LOCAL JURISDICTION APPROVAL WHEN NOT SHOWN ON THE FLOOR PLAN (INCLUDING EMERGENCY LIGHTING, WHEN REQUIRED).
- WHEN LOW SIDES OF ROOF PROVIDE LESS THAN 6" OF OVERHANG, GUTTERS AND DOWN SPOUTS SHALL BE SITE INSTALLED, DESIGNED BY OTHERS, SUBJECT TO LOCAL JURISDICTION APPROVAL.
- IN WIND-BORNE DEBRIS REGIONS, EXTERIOR GLAZING SHALL BE IMPACT RESISTANT OR PROTECTED WITH AN IMPACT RESISTANT COVERING MEETING THE REQUIREMENTS OF AN APPROVED IMPACT RESISTANT STANDARD, OR ASTM E1996. WIND-BORNE DEBRIS REGIONS ARE DESIGNATED IN SECTION 1609 OF THE IBC AND NBC.
- WINDOWS AND DOORS MUST BE CERTIFIED FOR COMPLIANCE WITH THE WIND DESIGN PRESSURE FOR COMPONENTS AND CLADDING.
- STRUCTURAL DETAILS NOT INCLUDED IN THIS PLAN SET ARE TO BE CONSTRUCTED ACCORDING TO THE MANUFACTURERS STATE APPROVED BUILDING SYSTEM MANUAL.
- A FIRE ALARM MUST BE SITE INSTALLED BY OTHERS, SUBJECT TO APPROVAL BY AUTHORITY HAVING JURISDICTION.

**PLUMBING NOTES:**

- WHEN RESTROOM FACILITIES AND/OR PLUMBING FIXTURES REQUIRED PER IPC SECTION 403 ARE NOT PROVIDED WITHIN THE BUILDING, THEY MUST BE PROVIDED ON SITE AND BE HANDICAPPED ACCESSIBLE AND ARE SUBJECT TO APPROVAL OF LOCAL JURISDICTION HAVING AUTHORITY. (TEXT TO THIS EFFECT MUST BE PLACED ON DATA PLATE)

**ELECTRICAL NOTES:**

- ALL CIRCUITS AND EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH THE APPROPRIATE ARTICLES OF THE NATIONAL ELECTRICAL CODE (NEC).
- WHEN LIGHT FIXTURES ARE INSTALLED IN CLOSETS THEY SHALL BE SURFACE MOUNTED OR RECESSED. INCANDESCENT FIXTURES SHALL HAVE COMPLETELY ENCLOSED LAMPS. SURFACE MOUNTED INCANDESCENT FIXTURES SHALL HAVE A MINIMUM CLEARANCE OF 12 INCHES AND ALL OTHER FIXTURES SHALL HAVE A MINIMUM CLEARANCE OF 6 INCHES FROM "STORAGE AREA" AS DEFINED BY NEC 410-8(c).
- WHEN WATER HEATERS ARE INSTALLED THEY SHALL BE PROVIDED WITH READILY ACCESSIBLE DISCONNECTS ADJACENT TO THE WATER HEATERS SERVED. THE BRANCH CIRCUIT SWITCH OR CIRCUIT BREAKER SHALL BE PERMITTED TO SERVE AS THE DISCONNECTING MEANS ONLY WHERE THE SWITCH OR CIRCUIT BREAKER IS WITHIN SIGHT FROM THE WATER HEATER OR IS CAPABLE OF BEING LOCKED IN THE OPEN POSITION.
- HVAC EQUIPMENT SHALL BE PROVIDED WITH READILY ACCESSIBLE DISCONNECTS ADJACENT TO THE EQUIPMENT SERVED. A UNIT SWITCH WITH A MARKED "OFF" POSITION THAT IS A PART OF THE HVAC EQUIPMENT AND DISCONNECTS ALL UNGROUNDED CONDUCTORS SHALL BE PERMITTED AS THE DISCONNECTING MEANS WHERE OTHER DISCONNECTING MEANS ARE ALSO PROVIDED BY A READILY ACCESSIBLE CIRCUIT BREAKER.
- PRIOR TO ENERGIZING THE ELECTRICAL SYSTEM THE INTERRUPTING RATING OF THE MAIN BREAKER MUST BE DESIGNED AND VERIFIED AS BEING IN COMPLIANCE WITH SECTION 110-9 OF THE NEC BY LOCAL ELECTRICAL CONSULTANT.
- THE MAIN ELECTRICAL PANEL AND FEEDERS ARE DESIGNED BY OTHERS, SITE INSTALLED AND SUBJECT TO LOCAL JURISDICTION APPROVAL.
- ALL CIRCUITS CROSSING OVER MODULE MATING LINE(S) SHALL BE SITE CONNECTED WITH APPROVED ACCESSIBLE JUNCTION BOXES, OR CABLE CONNECTORS.
- ALL RECEPTACLES INSTALLED IN WET LOCATIONS (EXTERIOR) SHALL BE IN WEATHER PROOF (WP) ENCLOSURES, THE INTEGRITY OF WHICH IS NOT AFFECTED WHEN AN ATTACHMENT PLUG CAP IS INSERTED OR REMOVED. THE RECEPT ITSELF SHALL ALSO BE LISTED FOR DAMP AND WET LOCATIONS AS PER 2008 NEC.
- EXTERIOR LIGHTS NOT INTENDED FOR 24 HOUR USE SHALL BE CONNECTED TO A PHOTOCELL OR TIMER.
- THE BUILDINGS FIRE ALARM SYSTEM (PROTECTIVE SIGNALING SYSTEMS, FIRE DETECTION SYSTEMS, ETC.) SHALL BE DESIGNED IN ACCORDANCE WITH NFPA 101 AND NFPA 72 AND SITE INSTALLED BY OTHERS SUBJECT TO LOCAL BUILDING OFFICIAL REVIEW AND APPROVAL. THE FIRE ALARM CONTROL PANEL MUST BE INSTALLED IN A HIGHLY VISIBLE LOCATION ACCEPTABLE TO THE LOCAL AUTHORITY HAVING JURISDICTION. (THE FACP CANNOT BE INSTALLED IN A CLOSET OR BATHROOM).

**ACCESSIBILITY NOTES:**

- THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGN SHALL BE DISPLAYED AT ALL ACCESSIBLE RESTROOM FACILITIES AND AT ACCESSIBLE BUILDING ENTRANCES UNLESS ALL ENTRANCES ARE ACCESSIBLE. INACCESSIBLE ENTRANCES SHALL HAVE DIRECTIONAL SIGNS INDICATING THE ROUTE TO THE NEAREST ACCESSIBLE ENTRANCE.
- ACCESSIBLE DRINKING FOUNTAINS SHALL HAVE A SPOUT HEIGHT NO HIGHER THAN 36 INCHES ABOVE THE FLOOR AND EDGE OF BASIN NO HIGHER THAN 34 INCHES ABOVE THE FLOOR FOR INDIVIDUALS IN WHEELCHAIRS. ADDITIONALLY DRINKING WATER PROVISIONS SHALL BE MADE FOR INDIVIDUALS WHO HAVE DIFFICULTY BENDING.
- WHERE STORAGE FACILITIES SUCH AS CABINETS, SHELVES, CLOSETS AND DRAWERS ARE PROVIDED AT LEAST ONE TYPE PROVIDED SHALL CONTAIN STORAGE SPACE COMPLYING WITH THE FOLLOWING: DOORS ETC. TO SUCH SPACES SHALL BE ACCESSIBLE (I.E. TOUCH LATCHES, U-SHAPED PULLS); SPACES SHALL BE 15 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FLOOR FOR FORWARD REACH OR SIDE REACH; CLOTHES RODS OR COAT HOOKS SHALL BE A MAXIMUM OF 48 INCHES ABOVE THE FLOOR (46 INCHES MAXIMUM WHEN DISTANCE FROM WHEEL CHAIR TO ROD EXCEEDS 10 INCHES). SHELVES IN KITCHENS OR TOILET ROOMS SHALL BE 40 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE IN FLOOR.
- CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE NO HIGHER THAN 48 INCHES ABOVE THE FLOOR. RECEPTACLES ON WALLS SHALL BE MOUNTED 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.
- WHERE EMERGENCY WARNING SYSTEMS ARE PROVIDED, THEY SHALL INCLUDE BOTH AUDIBLE AND VISUAL ALARMS. THE VISUAL ALARMS SHALL BE LOCATED THROUGHOUT, INCLUDING RESTROOM, AND PLACED 80 INCHES ABOVE THE FLOOR OR 6 INCHES BELOW CEILING, WHICH EVER IS LOWER.
- ALL DOORS SHALL BE OPENABLE BY A SINGLE EFFORT. DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MINIMUM. THE MAXIMUM FORCE REQUIRED FOR PUSHING OR PULLING OPEN DOORS OTHER THAN FIRE DOORS SHALL NOT EXCEED 5 LBS. FOR ALL SLIDING, FOLDING, AND INTERIOR HINGED DOORS.
- FLOOR SURFACES SHALL BE STABLE, FIRM, AND SLIP-RESISTANT. CHANGES IN LEVEL BETWEEN 0.25 INCH AND 0.5 INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2 CHANGES IN LEVEL GREATER THAN 0.5 INCH REQUIRE RAMPS. CARPET PILE THICKNESS SHALL BE 0.5 MAX. GRATINGS IN FLOOR SHALL HAVE SPACES NO GREATER THAN 0.5 INCH WIDE IN ONE DIRECTION. DOORWAY THRESHOLDS SHALL NOT EXCEED 0.5 INCH IN HEIGHT.
- DOORS TO ALL ACCESSIBLE SPACES SHALL HAVE ACCESSIBLE HARDWARE (I.E. LEVER - OPERATED, PUSHTYPE, U-SHAPED) MOUNTED WITH OPERABLE PARTS BETWEEN 34 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FLOOR.

**MECHANICAL NOTES:**

- ALL SUPPLY AIR REGISTERS SHALL BE 10 INCHES x 10 INCHES ADJUSTABLE WITH 10 INCHES x 20 INCHES (INSIDE) OVERHEAD FIBERGLASS DUCT, UNLESS OTHERWISE SPECIFIED. DUCTS IN UNCONDITIONED SPACES SHALL HAVE R-5 MINIMUM INSULATION.
- INTERIOR DOORS SHALL BE UNDERCUT 1.5 INCHES ABOVE FINISHED FLOOR FOR AIR RETURN AND/OR AS NOTED ON FLOOR PLAN.
- HVAC EQUIPMENT SHALL BE EQUIPPED W/OUTSIDE FRESH AIR INTAKES PROVIDING 5 CFM PER OCCUPANT AND 0.06 CFM PER SQUARE FEET OF BUILDING AREA PER SECTION 403.3 OF IMC.
- MECHANICAL SYSTEM IS DESIGNED FOR A MAXIMUM OCCUPANT LOAD OF 27 USING 15 CFM PER PERSON BASED ON CONTINUOUS OCCUPANCY. THE OCCUPANT LOAD MAY BE INCREASED FOR INTERMITTENT OCCUPANCY BASED UPON ADDITIONAL ENGINEERING ANALYSIS IN ACCORDANCE WITH ASHRAE 62.

**MARYLAND NOTES:**

- REFER TO STATE PACKAGE PAGE NO. D24.0 FOR REQUIRED DUCT PROTECTION AT CONNECTION TO HVAC UNIT.
- THE FOLLOWING NOTE SHALL BE ON THE BLDG. DATA PLATE: THIS BUILDING HAS NOT BEEN DESIGNED FOR AND IS NOT APPROVED FOR INSTALLATION IN THE FOLLOWING MARYLAND COUNTIES: GARRETT, ALLEGANY, WASHINGTON, FREDERICK, CARROLL
- HVAC SYSTEM SHALL COMPLY WITH NFPA 90B WHEN BUILDING VOLUME DOES NOT EXCEED 25,000 CUBIC FEET, OTHERWISE HVAC SYSTEM SHALL COMPLY WITH NFPA 90A.
- THESE PLANS ARE PREPARED TO FACILITATE CONSTRUCTION OF THE PRE-ENGINEERED FACTORY BUILT MODULAR BUILDING, AND THEY INCLUDE MINIMUM ON-SITE SUPPORT AND TIE DOWN REQUIREMENTS FOR THE MODULAR BUILDING. THE PROJECT ARCHITECT OF RECORD IS RESPONSIBLE FOR INCORPORATION AND COORDINATION OF THESE PLANS INTO THE OVERALL PROJECT DESIGN.
- TO LOCAL BUILDER AND/OR SITE DEVELOPER: ALL SITE WORK INCLUDING THE LOCATION OF THE BUILDING, IS REQUIRED TO BE REVIEWED AND APPROVED BY A MD. REG. ARCH. OR ENG. TO VERIFY CODE COMPLIANCE INCLUDING BUT NOT LIMITED TO FIRE RESISTANCE RATINGS FOR EXTERIOR PROTECTION, MEANS OF EGRESS, HEIGHT AND AREA LIMITATIONS, OTHER PERTINENT SITE RELATED MATTERS, DOCUMENTS RELATED TO SITE WORK, INCLUDING SITE AND DEVELOPMENT DRAWINGS, SHALL BE SUBMITTED TO THE LOCAL GOVERNMENT AGENCY FOR REVIEW AND APPROVAL.
- THE INITIAL INSTALLATION OF THIS BUILDING IS NOT IN THE STATE OF MARYLAND, THEREFORE A MD. SITE PLAN CANNOT BE PROVIDED. IF THIS BUILDING IS TO BE INSTALLED IN THE FUTURE, A SITE PLAN SHALL BE ATTACHED TO THE PERMIT APPLICATION FOR THE BUILDING

**WINDOW & DOOR SPECIFICATIONS**

- DBL. PANE WINDOWS ARE REQUIRED FOR ALL CLIMATE ZONES. SEE THE COMCHECK ENERGY CALCULATIONS FOR THE MAXIMUM ALLOWED U-FACTOR AND SHGC.
- THE MAXIMUM ALLOWABLE AIR LEAKAGE RATE FOR WINDOWS IS 0.3 CFM PER SQUARE FEET OF WINDOW AREA.
- THE MAXIMUM ALLOWABLE AIR LEAKAGE RATE FOR EXTERIOR DOORS IS 0.5 CFM PER SQUARE FEET OF DOOR AREA.

**ATTENTION LOCAL INSPECTIONS DEPARTMENT**

**SITE INSTALLED ITEMS**

THE FOLLOWING ITEMS HAVE NOT BEEN COMPLETED BY THE MANUFACTURER, HAVE NOT BEEN INSPECTED BY RADCO AND ARE NOT CERTIFIED BY THE STATE MODULAR LABEL. NOTE THAT THIS LIST DOES NOT NECESSARILY LIMIT THE ITEMS OF WORK AND MATERIAL THAT MAY BE REQUIRED FOR A COMPLETE INSTALLATION. ALL SITE RELATED ITEMS ARE SUBJECT TO LOCAL JURISDICTION APPROVAL. CODE COMPLIANCE MUST BE DETERMINED AT THE LOCAL LEVEL.

- THE COMPLETE FOUNDATION SUPPORT AND TIE DOWN SYSTEM.
- RAMPS, STAIRS AND GENERAL ACCESS TO THE BUILDING.
- PORTABLE FIRE EXTINGUISHER(S).
- BUILDING DRAINS, CLEANOUTS, AND HOOK-UP TO PLUMBING SYSTEM.
- ELECTRICAL SERVICE HOOK-UP (INCLUDING FEEDERS) TO THE BUILDING.
- THE MAIN ELECTRICAL PANEL AND SUB-FEEDERS
- CONNECTION OF ELECTRICAL CIRCUITS CROSSING OVER MODULE MATELINE(S) - (MULTI-UNITS ONLY).
- STRUCTURAL AND AESTHETIC INTERCONNECTIONS BETWEEN MODULES (MULTI-UNITS ONLY).
- FIRE ALARM
- GLAZED OPENING PROTECTION (SEE GENERAL NOTE NO. 8)
- GUTTERS AND DOWNSPOUTS
- FIRE INSPECTION

**BUILDING DESIGN PARAMETERS**

- |   |                               |
|---|-------------------------------|
| 1. USE/OCCUPANCY:   | EDUCATION                     |
| AGE GROUP   | 6 YRS AND OLDER               |
| 2. CONSTRUCTION TYPE:   | VB                            |
| 3. SPRINKLER SYSTEM:  | NO                            |
| 4. BUILDING AREA:   | 840 S.F.                      |
| 5. BUILDING HEIGHT:   | ≤ 15 FEET                     |
| 6. NUMBER OF STORIES:   | 1                             |
| 7. NUMBER OF MODULES:   | 2                             |
| 8. OCCUPANT LOAD  | 42. BASED ON 20 NET SF/PERSON |
| 9. EXTERIOR WALL FIRE RATING:   | NOT RATED                     |
| 10. THIS BUILDING MUST BE INSTALLED WITH THE FIRE SEPARATION DISTANCES REQUIRED BY IBC TABLE 602 AND SECTION 705.3. |                               |
| 11. ENERGENCY CODE COMPLIANCE: SEE ATTACHED ENERGY CALCULATIONS.  |                               |
| 12. MANUFACTURERS DATA PLATE, STATE LABELS AND RADCO LABELS ARE TO BE LOCATED ADJACENT TO ELECTRICAL PANEL.         |                               |

**STRUCTURAL LOAD LIMITATIONS VIRGINIA**

- OCCUPANCY CATEGORY: II
- FLOOR LIVE LOAD:  
 A. 40 PSF  
 B. 1000 LB. CONCENTRATED LOAD OVER 30 INCH x 30 INCH AREA LOCATED ANYWHERE ON FLOOR
- ROOF LIVE LOAD:  
 A. 30 PSF
- SNOW LOAD:  
 A. Pg = 35 PSF GROUND SNOW LOAD  
 B. Pf = 27.3 PSF FLAT ROOF SNOW LOAD  
 C. Ce = 1.1 SNOW EXPOSURE FACTOR  
 D. Is = 1.0 SNOW IMPORTANCE FACTOR  
 E. Ct = 1.0 SNOW THERMAL FACTOR
- WIND LOAD: ASCE 7-05  
 A. 120 WIND SPEED  
 B. Iw = 1.0 WIND IMPORTANCE FACTOR  
 C. C WIND EXPOSURE CATEGORY  
 D. Gcpi = 0.18 INTERNAL PRESSURE COEFFICIENT  
 E. Pw: ZONE 4: 32.5 PSF  
 ZONE 5: 39.2 PSF  
 Pr: ZONE 1: 29.5 PSF  
 ZONE 2: 46.9 PSF  
 ZONE 3: 79.1 PSF
- F. THIS BUILDING IS NOT DESIGNED FOR PLACEMENT ON THE UPPER HALF OF A HILL OR ESCARPMENT EXCEEDING 15 FEET IN HEIGHT.
- SEISMIC LOAD:  
 A. Ie = 1.0 SEISMIC IMPORTANCE FACTOR  
 B. D SITE CLASS  
 C. A13 SEISMIC FORCE RESISTING SYSTEM.  
 D. C SEISMIC DESIGN CATEGORY  
 E. EQUIVALENT LATERAL FORCE ANALYSIS PROCEDURE  
 F. Sa = ≤ 0.537 MAPPED SPECTRAL RESPONSE COEF.  
 G. S1 = ≤ 0.285 MAPPED SPECTRAL RESPONSE COEF.  
 H. Sds = ≤ 0.49 SPECTRAL RESPONSE COEFFICIENT  
 I. Sd1 = ≤ 0.19 SPECTRAL RESPONSE COEFFICIENT  
 J. V = 2035 LB DESIGN BASE SHEAR  
 K. R = 6.5 RESPONSE MODIFICATION COEFFICIENT  
 L. Cs = 0.08 SEISMIC RESPONSE COEFFICIENT
- FLOOD LOAD:  
 THIS BUILDING IS NOT DESIGNED TO BE LOCATED IN A FLOOD HAZARD AREA.

**STRUCTURAL LOAD LIMITATIONS MARYLAND**

- BUILDING RISK CATEGORY: II
- FLOOR LIVE LOAD:  
 A. 40 PSF  
 B. 1000 LB. CONCENTRATED LOAD OVER 30 INCH x 30 INCH AREA LOCATED ANYWHERE ON FLOOR
- ROOF LIVE LOAD:  
 A. 30 PSF
- SNOW LOAD:  
 A. Pg = 35 PSF GROUND SNOW LOAD  
 B. Pf = 27.3 PSF FLAT ROOF SNOW LOAD  
 C. Ce = 1.0 SNOW EXPOSURE FACTOR  
 D. Is = 1.0 SNOW IMPORTANCE FACTOR  
 E. Ct = 1.1 SNOW THERMAL FACTOR
- WIND LOAD: ASCE 7-10  
 A1 Vult = 120 MPH WIND SPEED  
 A2 Voad = 93 MPH WIND SPEED  
 B. Iw = 1.0 WIND IMPORTANCE FACTOR  
 C. C WIND EXPOSURE CATEGORY  
 D. Gcpi = 0.18 INTERNAL PRESSURE COEFFICIENT  
 E. Pr: ZONE 1: 18.8 PSF Pw: ZONE 4: 20.4 PSF  
 ZONE 2: 31.6 PSF ZONE 5: 39.2 PSF  
 ZONE 3: 47.5 PSF
- F. THIS BUILDING IS NOT DESIGNED FOR PLACEMENT ON THE UPPER HALF OF A HILL OR ESCARPMENT EXCEEDING 15 FEET IN HEIGHT.
- SEISMIC LOAD:  
 A. Ie = 1.0 SEISMIC IMPORTANCE FACTOR  
 B. D SITE CLASS  
 C. A13 SEISMIC FORCE RESISTING SYSTEM.  
 D. C SEISMIC DESIGN CATEGORY  
 E. EQUIVALENT LATERAL FORCE ANALYSIS PROCEDURE  
 F. Sa = ≤ 0.537 MAPPED SPECTRAL RESPONSE COEF.  
 G. S1 = ≤ 0.285 MAPPED SPECTRAL RESPONSE COEF.  
 H. Sds = ≤ 0.49 SPECTRAL RESPONSE COEFFICIENT  
 I. Sd1 = ≤ 0.19 SPECTRAL RESPONSE COEFFICIENT  
 J. V = 2035 LB DESIGN BASE SHEAR  
 K. R = 6.5 RESPONSE MODIFICATION COEFFICIENT  
 L. Cs = 0.08 SEISMIC RESPONSE COEFFICIENT
- FLOOD LOAD:  
 THIS BUILDING IS NOT DESIGNED TO BE LOCATED IN A FLOOD HAZARD AREA.

APPROVED **RADCO** APPROVED  
 Jul 17, 2014



CONSULTING ENGINEER JAMES E. BRADLEY, P.E. - 212 FOX TRAIL - PARKESBURG, PA. 19365 - (610) 857-2458

**PROFESSIONAL CERTIFICATION:**  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 8588. EXPIRATION DATE: 8-8-16

**CODE SUMMARY:**

STATE	BUILDING	ELECTRICAL	MECHANICAL	PLUMBING	ACCESSIBLTY	ENERGY CODE
MARYLAND	2012 IBC W/ MD. AMENDMENTS 2012 NFPA 101 W/ MD. AMENDMENTS	2011 NEC	2012 IMC.	2012 IPC W/ MD. AMEND.	ADAAG 2012 MARYLAND ACCESS. CODE	2012 IECC
VIRGINIA	2009 VA. UNIFORM STATEWIDE BLDG. CODE, 2009 IBC 2009 IFC	2008 NEC	2009 IMC.	2009 IPC	ICC/ANSI A117.1-03 W/VA. AMEND.	2009 IECC



**TITAN MODULAR SYSTEMS, INC.**  
 162 INDUSTRIAL DRIVE ALMA, GA. 31510  
 912-632-3344 (PH) 912-632-3345 (FX)

DATE: 7-5-14 THIRD PARTY: RADCO  
 5801 BENJAMIN CENTER, SUITE 102  
 TAMPA, FLORIDA 33634  
 SCALE: NTS REVISIONS: (CONNECT 3-WAY SWITCHED LIGHTING W/ONE CIRCUIT) BY: J.B.

STATES: VA, MD. REVISIONS: 7-10-14

TMS 576 24 x 36 EDUCATION R-1 SHEET  
 COVER SHEET DESTINATION: BALTIMORE CO. 1 OF 5

SYMBOLS LEGEND	
	FIRE ALARM PULL STATION, 2"x4" J-BOX MOUNTED 44" OFF FINISHED FLOOR W-3/4" CONDUIT STUBBED THRU FLOOR
	FIRE ALARM HORN/STROBE, 4"x4" J-BOX MOUNTED 80" OFF FINISHED FLOOR W-3/4" CONDUIT STUBBED THRU FLOOR
	FIRE ALARM STROBE, 4"x4" J-BOX MOUNTED 80" OFF FINISHED FLOOR W-3/4" CONDUIT STUBBED THRU FLOOR
	2"x4" J-BOX MOUNTED 18" ABOVE FINISHED FLOOR W-3/4" CONDUIT STUBBED THRU FLOOR
	4"x4" J-BOX MOUNTED 18" ABOVE FINISHED FLOOR W/ELECTRIC WIRE INSTALLED, VOLTAGE NOTED
	4"x4" J-BOX MOUNTED UNDER FLOOR OR ABOVE CEILING AS NOTED FOR CROSSOVER, 4' EXTRA WIRE IN 1 SIDE
	2"x4" J-BOX MOUNTED 18" ABOVE FINISHED FLOOR W-3/4" CONDUIT STUBBED THRU FLOOR
	SMOKE DETECTOR, (W/OUT CIRCUIT # MEANS DC POWER ONLY, W/CIRCUIT # MEANS AC/DC POWER)
	DUPLEX RECEPTS MOUNTED 18" ABOVE FINISHED FLOOR (AFF)
	SPEAKER BOX, 4"x4" J-BOX MOUNTED 80" OFF FINISHED FLOOR W-3/4" CONDUIT STUBBED THRU FLOOR
	VOICE (CLASS INTERCOM BOX), 2"x4" J-BOX MOUNTED 44" OFF FINISHED FLOOR W-3/4" CONDUIT STUBBED THRU FLOOR
	LIGHT SWITCH
	DUAL SWITCH
	LIGHT SWITCH (3-WAY)
	DUAL SWITCH (3-WAY)
	LIGHT SWITCH (DIMMER)
	DUAL SWITCH (DIMMER)
	LIGHT SWITCH (SENSOR)
	DUAL SWITCH (SENSOR)
	LIGHTED EXIT SIGN W/DUAL HEAD EMERGENCY LIGHT
	DUAL REMOTE EXTERIOR EMERGENCY HEAD (ATTACHMENT TO EXIT LIGHT OPTIONAL)
	EHAUST FAN (CFM AS SHOWN)
	EXHAUST FAN/LIGHT COMBO (CFM AS SHOWN)
	DUAL HEAD EMERGENCY LIGHT (INTERIOR) W/BATTERY BACKUP
	EXTERIOR PORCH LIGHT W/PHOTOELECTRIC CELL
	RECESSED CAN LIGHTS FOR HARD OR T-GRID CEILING, WATTAGE VARIES
	FLORECENT LIGHT FOR HARD CEILING SIZE & WATTAGE VARY
	FLORECENT LIGHT FOR HARD OR T-GRID CEILING, W/EMERGENCY BALLAST, SIZES, NUMBER OF BULBS & WATTAGE VARY
	HVAC SUPPLY GRILLE
	HVAC SUPPLY GRILLE W/FIRE DAMPER
	HVAC RETURN GRILLE
	HVAC RETURN GRILLE W/ FIRE DAMPER
	MANUAL THERMSTAT
	PROGRAMABLE THERMOSTAT
	GRAVITY INTAKE LOUVER FOR HVAC
	ATTIC VENT FANS (SIZES VARY) T-STAT & H-STAT CONTROLLED

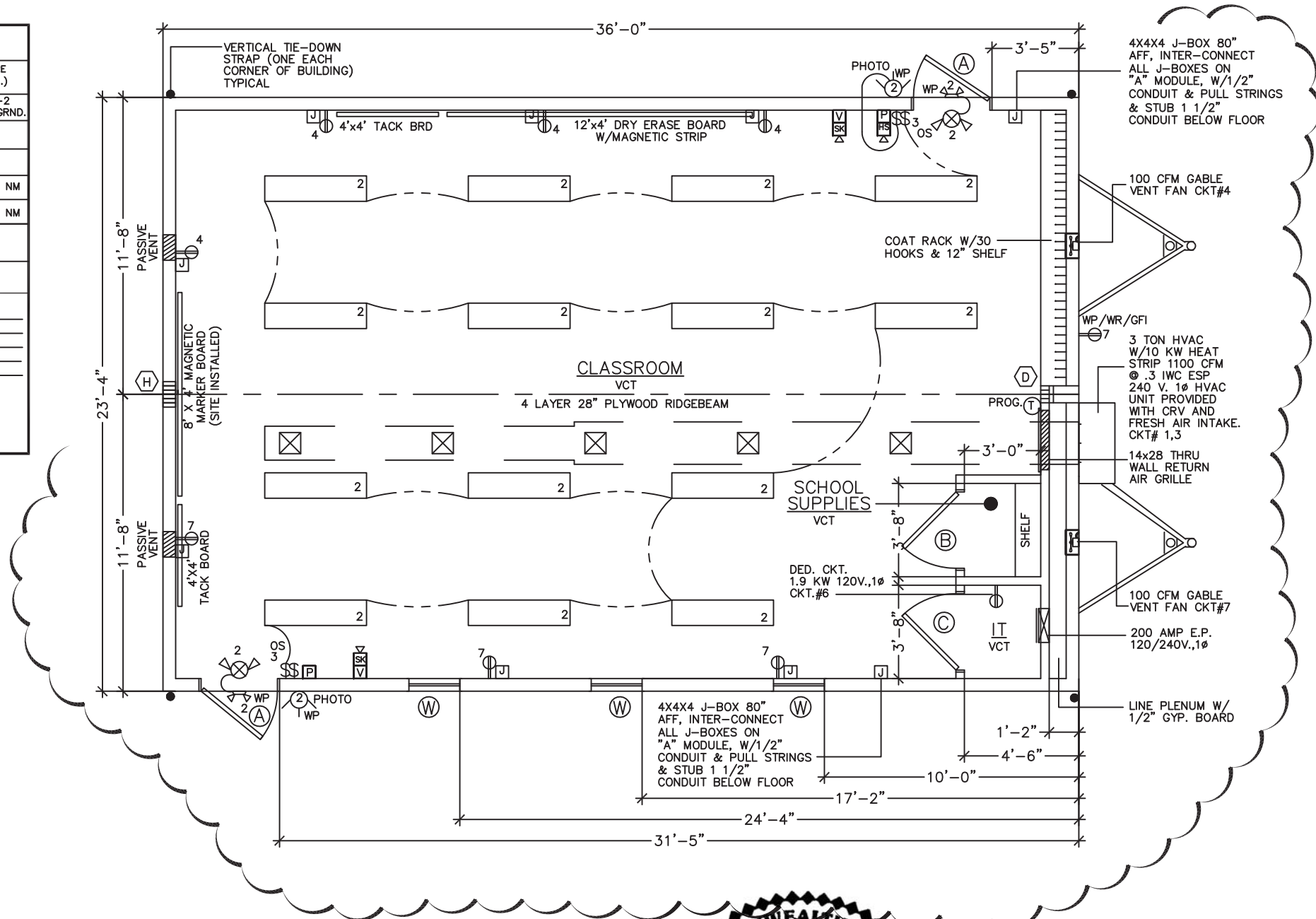
ELECTRICAL SCHEDULE			
CIRCUIT	NOMENCLATURE	BREAKER (AMPS)	WIRE (CU.)
1, 3	HVAC	60A (2P)	6-2 #10 GRND.
4, 7	RECEPTACLES/FAN	20 A	12-2 NM
2, 5	LIGHTING	20 A	12-2 NM

ELECTRICAL PANEL SIZING:	
DESCRIPTION	KVA
GENERAL LIGHTING	
.0030 KW/SF X 840 SF X 1.25=	3.2
8 RECEPTS AT 180VA/1000=	1.5
DED. CKT. 1.9 KW X 1.25=	2.4
2 FAN(S) AT .3 KW X 1.25=	.8
HVAC	10.5
<b>TOTAL 18.4 KW</b>	
TOTAL/240 X 1000=	77 AMPS
INSTALL 200 AMP PANEL	
120/240 V 1Ø	

DOOR SCHEDULE		WINDOW SCHEDULE	
A	3680 - STEEL DOOR W/5"x20" SAFETY GLASS VIEW BLOCK - STEEL JAMB - CLOSER - PANIC HARDWARE	W	2454 - VERTICAL SLIDER DP 50 INSULATED LOW-E TINTED GLASS VINYL FRAME - VINYL MINI BLINDS
B	3680 - HOLLOW CORE - FLAT PANEL ST JAMB - LEVER/KEYED (IMPERIAL OAK)		
C	3680 - HOLLOW CORE - FLAT PANEL ST JAMB - LEVER/PASSAGE (IMPERIAL OAK)		

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	(5) 2x4 SPF #2 THIS HALF.	H	(3) 2x6 SPF #2 EACH HALF.
* WITH RIDGE BEAM BEARING STIFFENER			
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.			



APPROVED  
**RADCO**  
 Jul 17, 2014  
 APPROVED

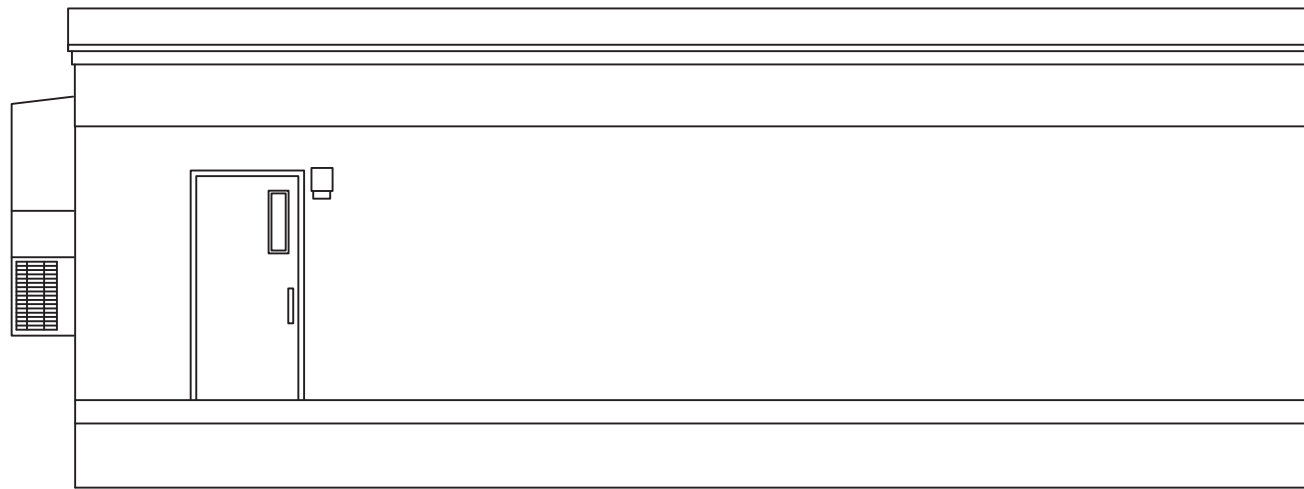


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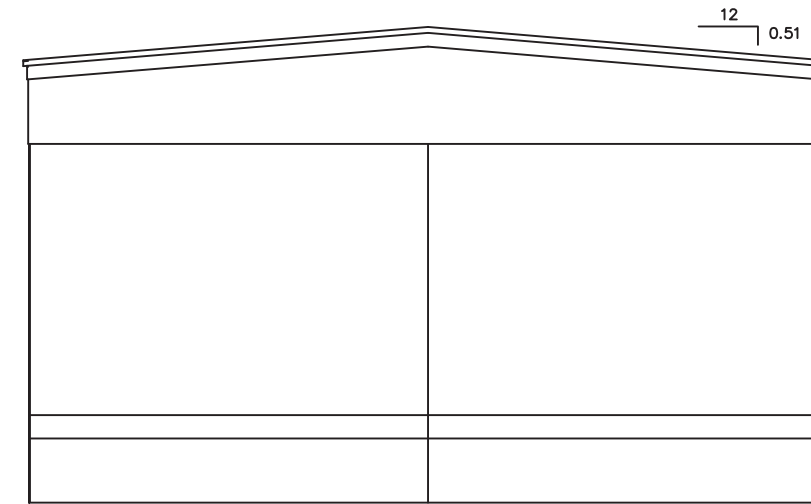
JAMES E. BRADLEY, P.E. - 212 FOX TRAIL - PARKESBURG, PA. 19365 - (610) 857-2458



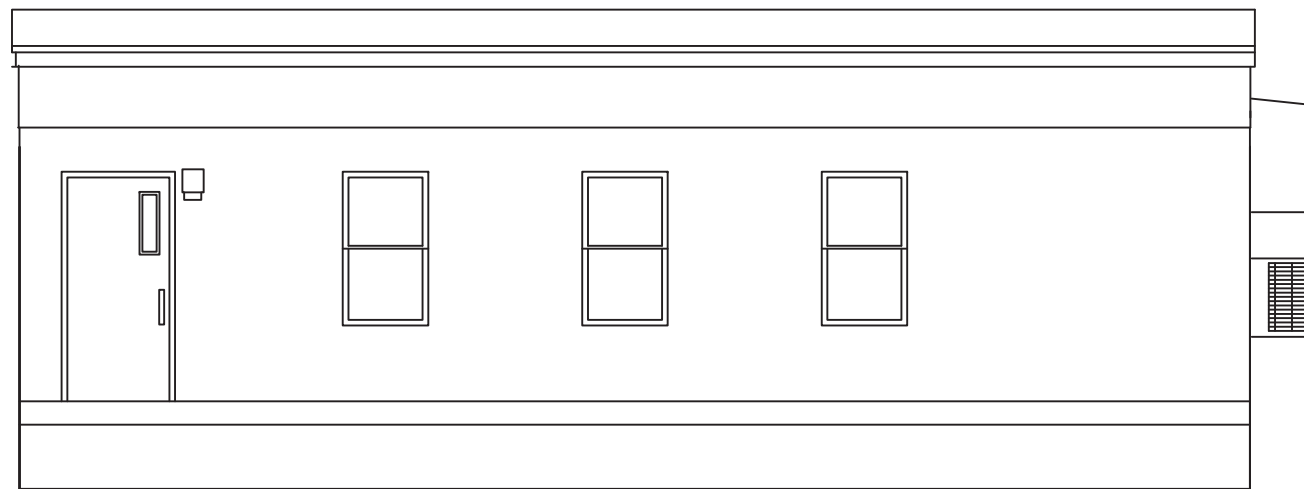
TITAN MODULAR SYSTEMS, INC.			
162 INDUSTRIAL DRIVE 912-632-3344 (PH)		ALMA, GA. 31510 912-632-3345 (FX)	
DATE: 7-5-14	THIRD PARTY: RADCO	5801 BENJAMIN CENTER, SUITE 102 TAMPA, FLORIDA 33634 813-243-0370	
SCALE: 3/16"=1'-0"	REVISIONS: (CONNECT 3-WAY SWITCHED LIGHTING W/ONE CIRCUIT)	BY: J.B.	
STATES: VA, MD.	STATES: VA, MD.	SHEET	
TMS 576 24 x 36 EDUCATION R-1		DESTINATION: BALTIMORE CO.	
FLOOR PLAN		2 OF 5	



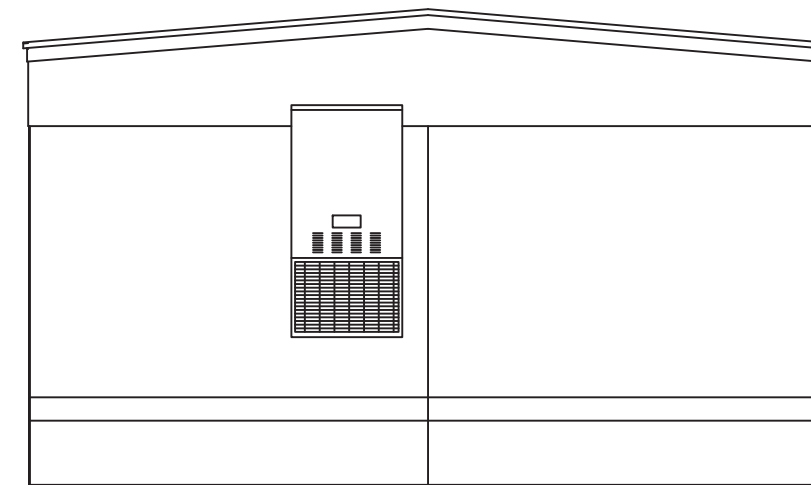
REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

PROFESSIONAL CERTIFICATION:  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 8588.  
 EXPIRATION DATE: 6-6-16

ELEVATION NOTES: TYPICAL  
 SEE-CROSS SECTION FOR METHOD OF ROOF VENTILATION  
 ACCESSIBLE RAMP(S), STAIR(S), AND HANDRAILS ARE SITE INSTALLED, DESIGNED BY OTHERS, AND SUBJECT TO LOCAL JURISDICTION.  
 FOUNDATION ENCLOSURE (WHEN PROVIDED) MUST HAVE 1 SQUARE FOOT NET VENT AREA PER 1/150TH OF THE FLOOR AREA, AND AN 18" X 24" MINIMUM CRAWL SPACE ACCESS, SITE INSTALLED BY OTHERS SUBJECT TO LOCAL JURISDICTION.

APPROVED **RADCO** APPROVED  
 Jul 17, 2014

CONSULTING ENGINEER JAMES BRADLEY, P.E. — 212 FOX TRAIL — PARKESBURG, PA. 19365 — (610) 857-2458

**TITAN MODULAR SYSTEMS, INC.**  
 162 INDUSTRIAL DRIVE ALMA, GA. 31510  
 912-632-3344 (PH) 912-632-3345 (FX)

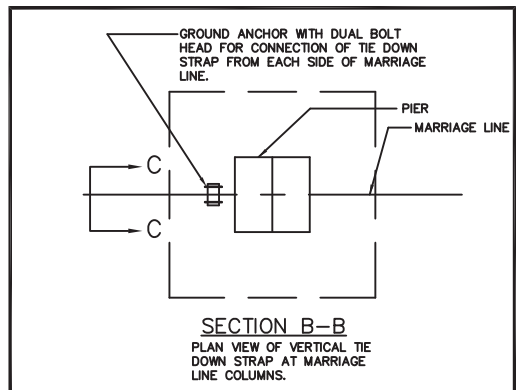
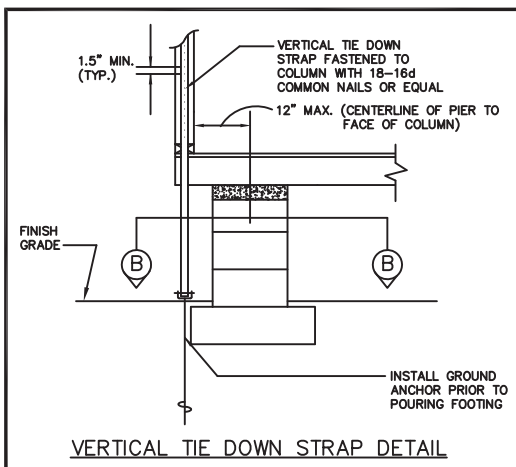
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 SCALE : 3/16"=1'-0" 813-243-0370

CODES: SEE NOTES REVISIONS: (CONNECT 3-WAY SWITCHED LIGHTING W/ONE CIRCUIT) BY: J.B.  
 STATES: VA, MD. 7-10-14

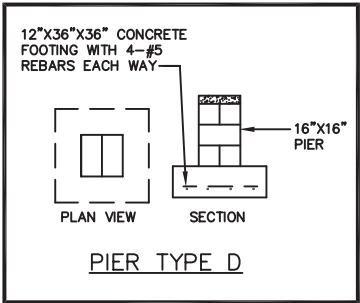
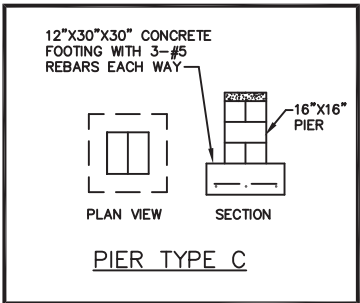
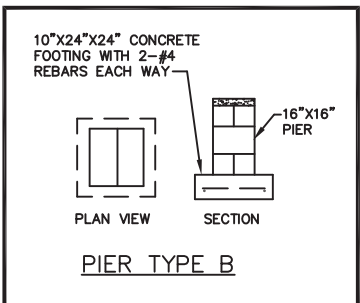
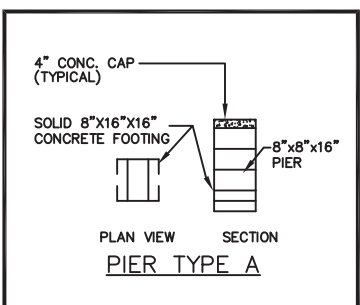
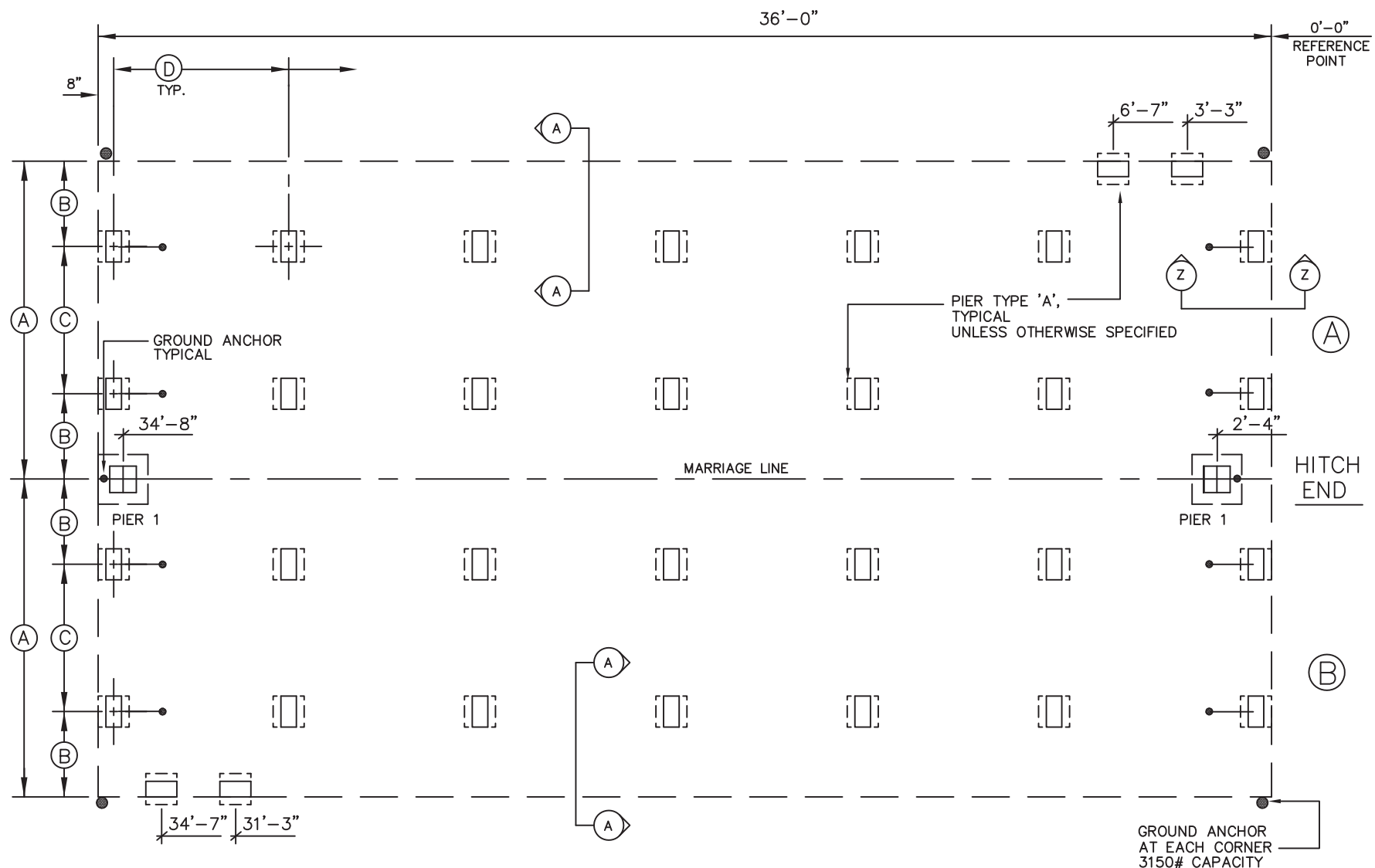
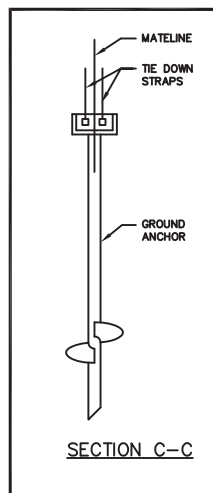
TMS 576 24 x 36 EDUCATION R-1 SHEET  
 ELEVATIONS DESTINATION: BALTIMORE CO. 3 OF 5

**COMMONWEALTH OF VIRGINIA**  
 VALID July  
**JAMES E. BRADLEY**  
 Lic. No. 006836  
 PROFESSIONAL ENGINEER

**STATE OF MARYLAND**  
**JAMES E. BRADLEY**  
 No. 8588  
 PROFESSIONAL ENGINEER



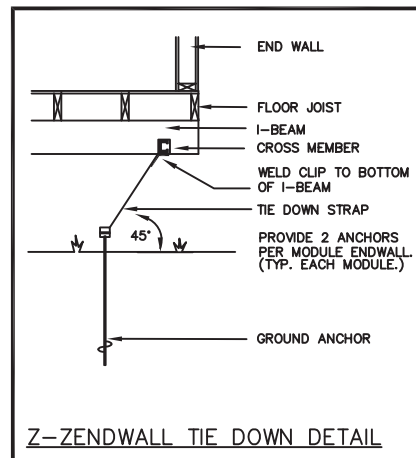
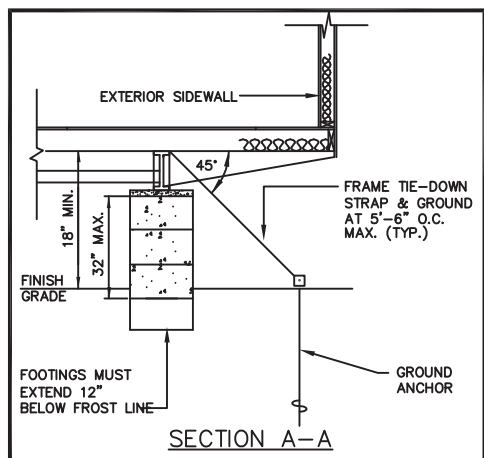
**NOTE:**  
THIS FOUNDATION PLAN IS PROVIDED FOR REFERENCE AS A TYPICAL STANDARD. ACTUAL FOUNDATION CONDITIONS MUST BE EVALUATED FOR APPLICABILITY IF THIS PLAN IS TO BE USED. ALTERNATE FOUNDATION PLANS MAY BE DESIGNED BY OTHERS IN ACCORDANCE WITH THE REQUIREMENTS OF THE JURISDICTION HAVING AUTHORITY.



**FOUNDATION NOTES:**

- ALL FOUNDATION CONSTRUCTION, MATERIALS, AND INSTALLATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES.
- TIE-DOWN STRAPS TO BE 1-1/4" x .035" TYPE-1, FINISH B, GRADE 1 ZINC COATED STEEL STRAPPING CERTIFIED BY A REGISTERED ENGINEER OR ARCHITECT AS CONFORMING WITH ASTM D3953-91. TIE DOWN STRAPS AND CONNECTING HARDWARE SHALL HAVE 3150# MINIMUM WORKING CAPACITY.
- EACH GROUND ANCHOR SHALL HAVE A WORKING CAPACITY NO LESS THAN THE SUM OF THE REQUIRED WORKING CAPACITIES OF ALL TIE DOWN STRAPS CONNECTED TO THE GROUND ANCHOR, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. DESIGN OF GROUND ANCHOR, INCLUDING SHAFT LENGTH, NUMBER AND DIAMETER OF HELIXES, ETC., TO BE AS SPECIFIED BY THE GROUND ANCHOR MANUFACTURER FOR THE ACTUAL SOIL TYPE ENCOUNTERED. IF THE HOLDING OR PULLOUT CAPACITIES OF GROUND ANCHORS ARE BELOW THE ASSUMED DESIGN VALUES, THE ARCHITECT/ENGINEER MUST BE CONSULTED FOR AN ALTERNATE ANCHORAGE DESIGN.
- THE FIRST TIE-DOWN STRAP FROM ENDWALLS SHALL NOT EXCEED 1/2 THE MAXIMUM SPACING INDICATED.
- ALL PIERS SHALL BE CONSTRUCTED OF CONCRETE MASONRY UNITS.
- MINIMUM CONCRETE FOOTING COMPRESSIVE STRENGTH 2,500 PSI AT 28 DAYS.
- ALL REINFORCEMENT BARS SHALL COMPLY WITH ASTM A615, GRADE 60. REINFORCEMENT BARS SHALL BE EQUALLY SPACED AND PLACED WITH 3" CLEARANCE FROM BOTTOM AND SIDES OF THE FOOTING PER PIER DETAILS.
- SEE SHEET 1 OF 5 FOR DESIGN LOADS.
- I-BEAM SUPPORT PIERS MAY BE INSTALLED Laterally (90° FROM THE ORIENTATION SHOWN ON THE FOUNDATION PLAN). CENTERLINE OF EACH PIER MUST BE LOCATED DIRECTLY BELOW THE I-BEAM CENTERLINE.
- SOIL BEARING CAPACITY SHOWN ON THIS PLAN IS ASSUMED. IF THE ACTUAL SOIL BEARING CAPACITY IS LESS THAN 2,000 PSF, THE ARCHITECT/ENGINEER MUST BE CONSULTED FOR REQUIRED ALTERNATE FOUNDATION DESIGN. FOOTINGS SHALL BE PLACED ON NON-EXPANSIVE SOILS ONLY.
- INSTALL BLOCK PIER ON EACH SIDE OF ALL EXTERIOR DOOR OPENINGS. (MANUFACTURER'S RECOMMENDATION ONLY - OPTIONAL WHEN NOT SHOWN) SLIGHT ADJUSTMENT MAY BE REQUIRED TO INSURE OPENABILITY AFTER INSTALLATION OF BUILDING IS COMPLETE.
- THE FOUNDATION DIMENSIONS SHOWN ON THE ABOVE LAYOUT ARE NOMINAL DIMENSIONS OF THE FACTORY BUILT MODULARS AND DO NOT ACCOUNT FOR GAPS BETWEEN MODULES THAT MAY OCCUR DURING INSTALLATION. THE FOUNDATION DESIGNER, FOUNDATION CONTRACTOR AND MODULAR BUILDING INSTALLER MUST CONSULT TO DETERMINE IF ADJUSTMENTS TO PIER LOCATIONS ARE NEEDED TO ACCOUNT FOR TOLERANCES NEEDED DURING INSTALLATION OF THE BUILDING MODULES.
- THE AREA UNDER FOOTINGS AND FOUNDATIONS SHALL HAVE ALL VEGETATION, STUMPS, ROOTS, AND FOREIGN MATERIALS REMOVED PRIOR TO THEIR CONSTRUCTION.

MARRIAGE WALL PIER REQUIREMENTS			
PIER NUMBER	MINIMUM SOIL BEARING CAPACITY	PIER TYPE	NUMBER OF VERTICAL TIE DOWN STRAPS REQ'D (EACH MODULE)
1	2000 PSF	D	1
	3000 PSF	C	1
	2000 PSF		
	3000 PSF		



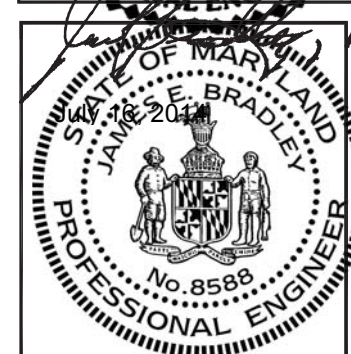
**APPROVED** **RADCO** **APPROVED**  
Jul 17, 2014

**NOTE:**  
THE NUMBER OF PIERS SHOWN ON THIS FOUNDATION PLAN IS NO INDICATION OF THE AMOUNT OF PIERS REQUIRED AND NEEDED FOR THIS BUILDING. SEE MAXIMUM PIER SPACING CHART BELOW FOR THE CORRECT NUMBER OF PIERS REQUIRED FOR EACH SOIL BEARING CAPACITY.

FOUNDATION DIMENSIONS		
A MODULE WIDTH	B PIER TO MODULE EDGE	C STEEL BEAM SPACING
11'-8"	22 1/4"	95 1/2"
D MAXIMUM PIER SPACING	MINIMUM SOIL BEARING CAPACITY	
6'-4"	2000 PSF	
9'-8"	3000 PSF	



CONSULTING ENGINEER: JAMES E. BRADLEY, P.E. - 212 FOX TRAIL - PARKESBURG, PA. 19365 - (610) 857-2458



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**TITAN MODULAR SYSTEMS, INC.**  
162 INDUSTRIAL DRIVE ALMA, GA. 31510  
912-632-3344 (PH) 912-632-3345 (FX)

DATE: 7-5-14 THIRD PARTY: RADCO  
SCALE: nts 5801 BENJAMIN CENTER, SUITE 102  
TAMPA, FLORIDA 33634  
813-243-0370

CODES: SEE NOTES REVISIONS: (CONNECT 3-WAY SWITCHED LIGHTING W/ONE CIRCUIT)  
STATES: VA, MD. BY: J.B.

TMS 576 24 x 36 EDUCATION R-1 SHEET 4 OF 5  
FOUNDATION PLAN DESTINATION: BALTIMORE CO.

**GENERAL CROSS-SECTION NOTES:**

- UNLESS OTHERWISE SPECIFIED, ALL STEEL MUST COMPLY W/ ASTM A36, YIELD STRENGTH = 36 KSI.
- ALL LAG SCREWS MUST COMPLY W/ ANSI/ ASME B18.2.1.  $F_y \geq 60$  KSI MINIMUM.
- SEE FOUNDATION PLAN FOR PIER AND TIE-DOWN STRAPPING LOCATIONS, ORIENTATIONS, AND SPECIFICATIONS.

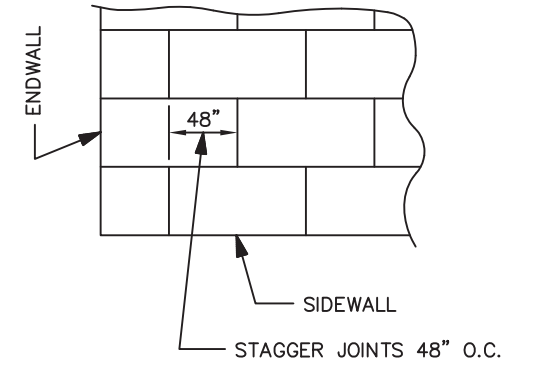
**EXTERIOR FINISH MATERIAL:**

ROOF - 45 MIL BLACK RUBBER ROOF COVERING (EPDM) OVER FR DECK PANEL 'C' INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

WALL - SMART PANEL SIDING) OVER APPROVED MOISTURE BARRIER INSTALLED PER MANUFACTURER SPECIFICATIONS.

**APPROVED TRUSS DESIGN:**

TRUSS MANUF.: UNIVERSAL  
 TRUSS NO. SF089053  
 TRUSS NO. SF089054  
 SEE ATTACHED DWG.



7/16" FR DECK PANEL 'C' TO BE FASTENED TO TRUSSES W/ 8D NAILS @ 6" O.C. ON EDGES AND 12" O.C. IN FIELD

**ROOF SHEATHING DETAIL**

ATTIC VENTILATION IS PROVIDED BY (1) 100 CFM FAN AND (1) GABLE VENT PER MODULE.

INSTALL 2x3 SPF#3 MIN. RAIL, w/ PLYWOOD FILLERS IF NEEDED, EACH SIDE, AT ROOF PEAK FASTENED TO EACH TRUSS w/(2) 16d NAILS WITH 2" MINIMUM PENETRATION INTO TRUSS, OR EQUAL, WHERE ROOF RIDGE BEAM DOES NOT EXTEND TO TOP OF ROOF. TAPER RAIL WHEN SPACE IS LESS THAN 2 1/2" ABOVE BEAM. ALSO INSTALL RAIL AT BOTTOM OF TRUSSES OVER MARRIAGE WALL WHERE RIDGEBEAM IS NOT REQUIRED.

LISTED TRUSSES @ 24" O.C.

ROOF COVERING OVER 7/16" FR DECK PANEL 'C' EXP.-1, 24/16 - SEE ROOF SHEATHING DETAIL

RIM MEMBER 2x4 SPF#2 MINIMUM TOP AND BOTTOM

FASTEN RIDGE BEAM TO TRUSS PER APPROVED STRUCTURAL PACKAGE

SITE INSTALL 3/8" LAG SCREWS STAGGERED FROM SIDE TO SIDE @ 16" O.C. MAXIMUM. LAG SCREWS MUST PENETRATE 1.75" MINIMUM INTO ADJACENT MODULE RIDGE BEAM OR TRUSS.

26 GA. X 1-1/2" STEEL STRAP FROM TRUSS TO WALL STUD FASTENED W/ (7) 16 GA. X 1" PENETRATION STAPLES PER STRAP END (TYPICAL SIDEWALLS)  
 NOTE: TRUSSES WHICH DO NOT FALL DIRECTLY OVER WALL STUDS SHALL BE STRAPPED TO TOP PLATE AND TOP PLATE SHALL BE STRAPPED TO NEAREST ADJACENT STUD W/ EQUIVALENT FASTENING

CRIPPLE STUDS 2X6 SPF#2 @ 16" O.C.  
 2x HEADER PER APPROVED STRUCTURAL PACKAGE

SILL PLATE 2X6 SPF#2  
 CRIPPLE STUDS 2X6 SPF#2 @ 16" O.C.

5/8" T&G PLYWOOD STURD-I-FLOOR EXP.-1 20" O.C. FASTENED WITH 100% PVA GLUE COVERAGE & APPROVED MECHANICAL FASTENERS

BOTTOM PLATE 2X6 SPF#3  
 26 GA. X 1-1/2" STEEL STRAP FROM WALL STUD TO FLOOR JOIST @ OPENING STUDS AND 16" O.C. W/ (7) 16 GA. X 1" PEN. STAPLES PER STRAP END (TYPICAL SIDEWALLS & ENDWALLS)

(2) 5/16" X 3" LAG SCREWS THROUGH FLANGE INTO JOIST @ EACH OUTRIGGER IN ADDITION, INSTALL (1) 5/16" X 3" LAG SCREW W/ FLANGE CLIP FROM I-BEAM TO AT LEAST ONE FLOOR JOIST BETWEEN ALL OUTRIGGERS (TYP.)

OUTRIGGER AND CROSSMEMBER SPACING PER APPROVED STATE DESIGN PACKAGE

CEILING FINISH

DOUBLE 2x6 SPF#2 TOP PLATE

TYPICAL WINDOW, SEE FLOOR PLAN FOR SPECIFICATIONS

47-3/4" (12' WIDE UNIT)

95-1/2" (12' WIDE UNIT)

48" (TYP.)

T & G JOINT

4" CONC. SILL PLATE (TYP.)  
 TYPICAL I-BEAM PIER

SEE MECHANICAL NOTES AND FLOOR PLAN FOR CEILING DUCT SPECIFICATIONS

R-49 INSULATION

EXTERIOR WALL STUDS 2x6 SPF#2 @ 16" O.C.

R-19 INSULATION

R-30 INSULATION

EXTERIOR WALL FINISH  
 EXTERIOR WALL STRUCTURAL BRACING SIDEWALLS:

BRACING INSTALLATION:  
 STRUCTURAL SHEATHING SHALL CONSIST OF A 4 FOOT MINIMUM WIDTH SHEET EXTENDING CONTINUOUSLY FROM TOP TO BOTTOM PLATE W/ ALL SHEATHING EDGES EXTENDING 3/4" MINIMUM OVER 2" NOMINAL LUMBER OF THE SAME SIZE AND GRADE AS EXTERIOR WALL FRAMING. BRACING SHALL BE CONTINUOUS.

BRACING MATERIAL:  
 STRUCTURAL RED THERMO-PLY FASTENED W/ 16 GA. X 1" X 1-1/4" STAPLES 3" O.C. ON EDGES AND 6" O.C. IN THE FIELD, OR USE THE SAME STRUCTURAL BRACING MATERIAL AND FASTENING METHOD AS SPECIFIED FOR ENDWALLS.

ENDWALLS:  
 BRACING INSTALLATION:  
 STRUCTURAL SHEATHING SHALL EXTEND CONTINUOUS FROM TOP OF TRUSS TOP CHORD TO 3/4" MINIMUM BELOW TOP OF RIM JOIST W/ ALL SHEATHING EDGES SUPPORTED BY 2" NOMINAL LUMBER OF THE SAME SIZE AND GRADE AS EXTERIOR WALL FRAMING.

BRACING MATERIAL:  
 3/8" APA RATED SHEATHING EXP. 1, FASTENED W/8d COMMON OR GALV. BOX NAILS 6" O.C. EDGES AND 12" O.C. IN THE FIELD. OR 1/8" STRUCTURAL RED THERMO-PLY FASTENED W/ 16 GA. X 1" X 1-1/4" STAPLES 3" O.C. EDGES AND 6" O.C. IN THE FIELD.

26 GA. X 1-1/2" STEEL STRAP FROM WALL STUD TO FLOOR JOIST @ OPENING STUDS AND 16" O.C. W/ (7) 16 GA. X 1" PEN. STAPLES PER STRAP END (TYPICAL SIDEWALLS & ENDWALLS)

RIM JOIST 2X6 SYP#2

FLOOR JOISTS 2x6 SYP#2 @ 16" O.C.

SITE INSTALL 3/8" LAG SCREWS STAGGERED FROM SIDE TO SIDE @ 48" O.C. MAXIMUM. LAG SCREWS MUST PENETRATE 1.75" MINIMUM INTO ADJACENT MODULE RIM JOIST

INSTALL 2x6 SYP#2 MINIMUM BEARING BLOCK BETWEEN FLOOR JOISTS UNDER ALL COLUMNS HAVING A TRIBUTARY LOAD DISTANCE OF GREATER THAN 12 FEET MEASURED ALONG MARRIAGE LINE

**RIDGE BEAM CONSTRUCTION:**

4 LAYERS 3/4" X 28" PLYWOOD, RATED SHEATHING, EXP.-1, STRUCT.-1, 5 PLY/5 LAYER, 48/24 EACH HALF 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 W/ PS I-95.
- PLYWOOD LAMINATIONS IN EACH HALF OF THE UNITS MUST BE GLUE NAILED TO ADJACENT LAYERS IN ACCORDANCE W/ PDS SUPPLEMENT #5, W/ AN ADHESIVE COMPLYING W/ ASTM D2559, OR CA25-4.
- PLYWOOD MUST NOT BE TREATED W/ 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 W/ 100% GLUE COVERAGE AND (6) 16 GA. X 2-1/2" STAPLES.

**INTERIOR FINISH MATERIAL:**

CEILING - 1/2 INCH MINIMUM GYPSUM BOARD INSTALLED PER MANUFACTURER'S SPECIFICATIONS. (SEASPRAY FINISH W/ROSETTES)

WALL - 5/8" TYPE 'X' GYPSUM BOARD (VINYL COVERED)

FLOOR - AS NOTED ON PLAN

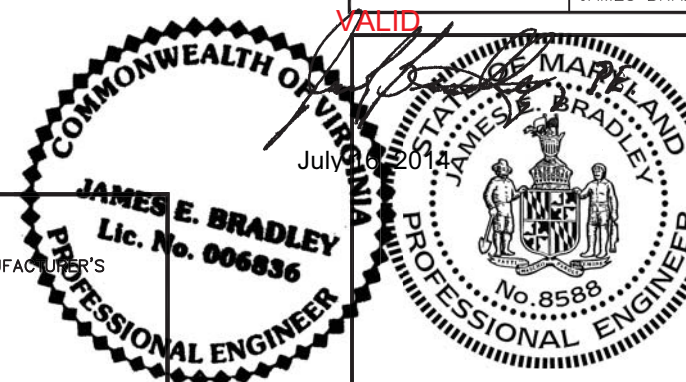
NOTE: INTERIOR FINISHES SHALL BE CLASS 'C' OR BETTER.

**APPROVED**  
**RADCO**  
 Jul 17, 2014  
**APPROVED**

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CROSS SECTION		