

**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 EXTINGUISHERS 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 INCHES OF OVERHANG, GUTTERS AND DOWNSPOUTS SHALL BE SITE INSTALLED, DESIGNED BY OTHERS, SUBJECT TO LOCAL JURISDICTION APPROVAL.
- STRAPPING MUST BE TESTED AND / OR CERTIFIED TO VERIFY THE STRUCTURAL CAPACITY APPROPRIATE DOCUMENTATION MUST BE ON FILE AT THE MODULAR BUILDING FACTORY.
- STRUCTURAL DETAILS NOT INCLUDED IN THIS PLAN SET ARE TO BE CONSTRUCTED ACCORDING TO THE MANUFACTURER'S BUILDING SYSTEM MANUAL.
- 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 FBC. WINDOWS AND DOORS MUST BE CERTIFIED FOR COMPLIANCE WITH THE WIND DESIGN PRESSURE FOR COMPONENTS AND CLADDING.
- THIS STRUCTURE CAN NOT BE LOCATED ON THE SEAWARD SIDE OF THE COASTAL CONSTRUCTION CONTROL LINE.
- ALL CONSTRUCTION, MATERIALS, AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE CODES SPECIFIED ON THESE DRAWINGS.
- THESE PLANS INCLUDE DESIGN FOR THE FACTORY BUILT PORTION OF THE MODULAR STRUCTURE AND PORTIONS OF THE SITE BUILT CONSTRUCTION. THESE PLANS AND DESIGN PLANS FOR ALL ELEMENTS DESIGNATED TO BE DESIGNED BY OTHERS AND/OR SITE INSTALLED MUST BE SUBMITTED TO AND REVIEWED BY THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE (DESIGNER OF RECORD) FOR COMPATIBILITY WITH THE DESIGN OF THE OVERALL BUILDING PROJECT AS REQUIRED BY THE APPLICABLE CODES AND LAWS.
- ALL PARTIES RESPONSIBLE FOR DESIGN WORK SHALL BE QUALIFIED AND LICENSED AS REQUIRED BY THE JURISDICTIONS HAVING AUTHORITY OR SHALL RETAIN SUCH QUALIFIED AND LICENSED ENTITIES TO PERFORM SUCH WORK.
- TRANSPORTATION AND ERECTION OF THIS BUILDING IS DESIGNED BY OTHERS. DESIGNER OF THESE PLANS HAS NOT EVALUATED ANY TRANSPORTATION AND/OR LIFTING ELEMENTS SHOWN IN THESE PLANS, THESE ITEMS MUST BE EVALUATED BY TRANSPORTATION AND ERECTION DESIGNER FOR SUITABILITY.

**ELECTRICAL NOTES:**

- ALL CIRCUITS AND EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH THE APPROPRIATED 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(a).
- 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 THE 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 DISCONNECTION 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 THE MODULE MATE LINE 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 RECEPTACLE ITSELF SHALL ALSO BE LISTED FOR DAMP AND WET LOCATIONS AS PER NEC.
- EXTERIOR LIGHTS NOT INTENDED FOR 24 HOUR USE SHALL BE CONNECTED TO A PHOTOCCELL OR TIMER.

**MECHANICAL NOTES:**

- ALL SUPPLY AIR REGISTERS SHALL BE 24 INCHES X 24 INCHES ADJUSTABLE WITH 20 INCHES X 10 INCHES (INSIDE) OVERHEAD FIBERGLASS DUCT, UNLESS OTHERWISE SPECIFIED. DUCTS IN UNCONDITIONED SPACES SHALL HAVE R-4.2 MINIMUM INSULATION. SUPPLY DUCTS EXPOSED TO VENTILATED ATTICS SHALL HAVE MINIMUM R-6 INSULATION.
- 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).
- 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.
- VENT FANS SHALL BE DUCTED TO THE EXTERIOR AND TERMINATE AT AN APPROVED VENT CAP.
- EXHAUST FANS SHALL PROVIDE A MINIMUM OF 50 CFM FOR EACH WATER CLOSET AND URINAL.
- EXHAUST FANS SHALL VENT NO CLOSER THAN 10 FEET FROM MECHANICAL AIR INTAKE.
- THERMOSTATS ARE TO BE PROGRAMMABLE.
- HEATING SYSTEM CONTROLS MUST BE CAPABLE OF BEING SET TO AUTOMATICALLY RESTART AND TEMPORARILY OPERATE THE SYSTEM TO MAINTAIN TEMPERATURES ABOVE AN ADJUSTABLE HEATING SETPOINT AT LEAST 10° F BELOW THE OCCUPIED HEATING SETPOINT. COOLING SYSTEM CONTROLS MUST BE CAPABLE OF BEING SET TO AUTOMATICALLY RESTART AND TEMPORARILY OPERATE THE MECHANICAL COOLING SYSTEM AS REQUIRED TO MAINTAIN TEMPERATURES BELOW AN ADJUSTABLE COOLING SETPOINT AT LEAST 5° F ABOVE THE OCCUPIED COOLING SET POINT OR TO PREVENT HIGH SPACE HUMIDITY LEVELS.
- HVAC SYSTEMS MUST BE BALANCED IN ACCORDANCE WITH ACCEPTED PRACTICE. ON SITE BY OTHERS.

**ACCESSIBILITY NOTES:**

- THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGN SHALL BE DISPLAYED AT ALL ACCESSIBLE RESTROOMS 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.
- 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 (IE TOUGH 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 COATS 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 KITCHEN OR TOILET ROOMS SHALL BE 40 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE FLOOR.
- CONTROLS, DISPENSER, 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 RESTROOMS AND PLACED 80 INCHES ABOVE THE FLOOR OR 6 INCHES BELOW CEILING, WHICHEVER 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 NO EXCEED 5 POUNDS 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 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.
- DOORS TO ALL ACCESSIBLE SPACES SHALL HAVE ACCESSIBLE HARDWARE (IE LEVER OPERATED, PUSH TYPE, U SHAPED) MOUNTED WITH OPERABLE PARTS BETWEEN 34 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FLOOR.

**PLUMBING NOTES:**

- THE USE OF THIS BUILDING WITHOUT THE REQUIRED PLUMBING FACILITIES IS SUBJECT TO THE APPROVAL BY THE AUTHORITY HAVING JURISDICTION.
- CUSTOMER ASSUMES ALL RESPONSIBILITY FOR REQUIRED PLUMBING FACILITIES WHEN NOT SHOWN ON THE PLANS.

**WINDOW AND DOOR SPECIFICATIONS**

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

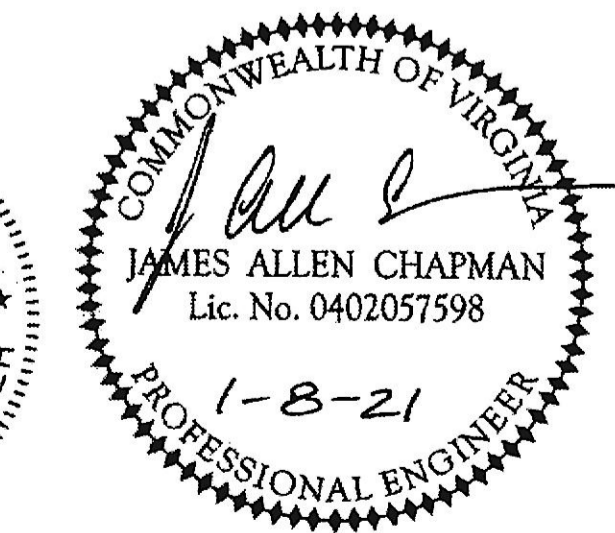
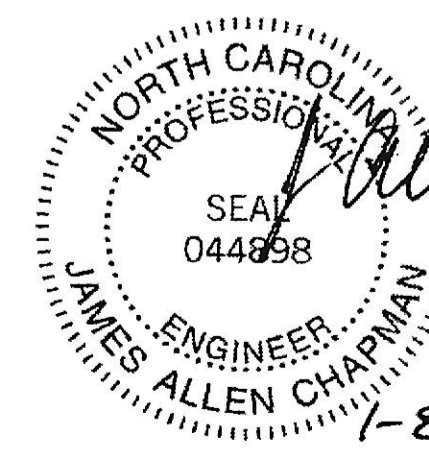
**SITE INSTALLED ITEMS**

NOTE THAT THIS LIST DOES NOT NECESSARILY LIMIT THE ITEMS OF WORK AND MATERIAL THAT MAY BE REQUIRED FOR A COMPLETE INSTALLATION. ALL SITE RELATED ITEMS ARE SUBJECT TO THE LOCAL JURISDICTION APPROVAL.

- THE COMPLETE FOUNDATION SUPPORT AND TIE DOWN SYSTEM.
- RAMPS, STAIRS AND GENERAL ACCESS TO THE BUILDING.
- PORTABLE FIRE EXTINGUISHER(S).
- RESTROOMS, DRINKING FOUNTAINS, BUILDING DRAINS, CLEANOUTS AND HOOK UP TO PLUMBING SYSTEM.
- ELECTRICAL SERVICE HOOK UP (INCLUDING FEEDERS) TO THE BUILDING.
- GLAZED OPENING PROTECTION (SEE GENERAL NOTES)
- EXIT DISCHARGE LIGHTING (INCLUDING EMERGENCY)
- PRODUCT APPROVED STORM PROTECTION (IMPACT RESISTANT SHUTTERS) SHALL BE REQUIRED FOR GLAZED AND / OR DOOR OPENINGS AND INSTALLED ON SITE BY OTHERS.
- HANDICAP TACTILE SIGNAGE.
- CONNECTION OF ELECTRICAL CIRCUITS CROSSING OVER MODULE MATELINES.
- STRUCTURAL AND AESTHETIC INTERCONNECTIONS BETWEEN MODULES (MULTI-UNIT).

**MARYLAND NOTES:**

- REFER TO STATE PACKAGE PAGE NO. C32.0 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: ALLEGANY, CAROLINE, CARROLL, GARRETT, HOWARD, PRINCE GEORGE'S, WASHINGTON.
- 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.
- A SITE PLAN IS NOT REQUIRED FOR THIS PROJECT DUE TO BUILDING SIZE.
- INSTALL STATE INSIGNIA AND BUILDING DATA PLATE IN THE VICINITY OF ELECTRICAL DISTRIBUTION PANEL OR OTHER LOCATION THAT IS READILY ACCESSIBLE FOR INSPECTION, BUT NOT ON ANY READILY REMOVABLE FEATURE.
- SUPPLY AND RETURN AIR DUCTS AND PLENUMS SHALL BE INSULATED WITH A MINIMUM OF R-6 INSULATION WHERE LOCATED IN UNCONDITIONED SPACES AND WHERE LOCATED OUTSIDE THE BUILDING WITH A MINIMUM OF R-8 INSULATION. IN CLIMATE ZONES 1 THRU 4 AND A MINIMUM OF R-12 INSULATION. IN CLIMATE ZONE 5 WHEN LOCATED WITHIN A BUILDING ENVELOPE ASSEMBLY, THE DUCT OR PLENUM SHALL BE SEPARATED FROM THE BUILDING EXTERIOR OR UNCONDITIONED OR EXEMPT SPACES BY A MINIMUM OF R-8 INSULATION IN CLIMATE ZONES 1 THRU 4 AND A MINIMUM OF R-12 INSULATION IN CLIMATE ZONE 5.



**RADCO APPROVED**  
 Jan 08, 2021  
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SCALE: N-T-S	AMERICUS, GA 31719
CODES: MD, NC, VA	
TMS-5886 A-G - 84'x60' - BUSINESS	
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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. 50207, EXPIRATION DATE: 11-30-2022.