

City of Portland
 Development Review Application
 Planning Division Transmittal Form

Application Number: 2015-204 **Application Date:** 11/16/2015
CBL: 234 A001001 **Application Type:** Level II Site Plan
Applicant: City of Portland Public Services Dept. /John Emerson
Project Name: Water Resources Modular Office Space
Address: 109 District Road
Project Description: 2 pre-fabricated office buildings.
Zoning: IM

Other Required Reviews:

<input type="checkbox"/> Traffic Movement	<input type="checkbox"/> 14-403 Streets	<input type="checkbox"/> Housing Replacement
<input type="checkbox"/> Storm Water	# Units _____	<input type="checkbox"/> Historic Preservation
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Flood Plain	<input type="checkbox"/> Other:
# Lots _____	<input type="checkbox"/> Shoreland	
<input type="checkbox"/> Site Location	<input type="checkbox"/> Design Review	
# Unit _____		

Distribution List:

Planner	Barbara Barhydt	Parking	John Peverada
Zoning	Ann Machado	Design Review	Caitlin Cameron
Traffic Engineer	Tom Errico	Corporation Counsel	Jennifer Thompson
Civil Engineer	David Sensus	Sanitary Sewer	John Emerson
Fire Department	Keith Gautreau	Inspections	Tammy Munson
City Arborist	Jeff Tarling	Historic Preservation	Deb Andrews
Engineering	David Margolis-Pineo	DRC Coordinator	Phil DiPierro
		Outside Agency	

Comments needed by 11/23/2015

*distributed 11-17-15
 determined no req for stormwater review
 Barbara & Ann clarified re zoning*



Jeff Levine, AICP, Director
Planning & Urban Development Department

Electronic Signature and Fee Payment Confirmation

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no Site Plan or Historic Preservation Applications can be reviewed until payment of appropriate application fees are **paid in full** to the Inspections Office, City of Portland Maine by method noted below:

- Within 24-48 hours, once my complete application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.
- ~~Within 24-48 hours, once my application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.~~ *N/A - CITY PROJECT - FEES WAIVED*
- I intend to deliver a payment method through the U.S. Postal Service mail once my application paperwork has been electronically delivered.

Stephen Weatherhead
Applicant Signature:

STEPHEN WEATHERHEAD
FOR JOHN EMERSON (APPLICANT)

Date:

11/12/15

I have provided digital copies and sent them on:

Date:

11/12/15

NOTE: All electronic paperwork must be delivered to buildinginspections@portlandmaine.gov or by physical means i.e. a thumb drive or CD to the Inspections Office, City Hall, 3rd Floor, Room 315.



Level II – Preliminary and Final Site Plans Development Review Application Portland, Maine

Planning and Urban Development Department
Planning Division

Portland's Planning and Urban Development Department coordinates the development review process for site plan, subdivision and other applications under the City's Land Use Code. Attached is the application form for a Level II: Preliminary or Final Site Plan. Please note that Portland has delegated review from the State of Maine for reviews under the Site Location of Development Act, Chapter 500 Stormwater Permits, and Traffic Movement Permits.

Level II: Site Plan Development includes:

- New construction of structures with a total floor area of less than 10,000 sq. ft. in all zones, except in Industrial Zones.
- New construction of structures with a total floor area of less than 20,000 sq. ft. in Industrial Zones.
- Any new temporary or permanent parking area, paving of an existing unpaved surface parking area in excess of 7,500 sq. ft. and serving less than 75 vehicles, or creation of other impervious surface area greater than 7,500 sq. ft.
- Building addition(s) with a total floor area of less than 10,000 sq. ft. (cumulatively within a 3 year period) in any zone, except in Industrial Zones.
- Building addition(s) with a total floor area of less than 20,000 sq. ft. in Industrial Zones.
- Park improvements: New structures or buildings with a total floor area of less than 10,000 sq. ft., facilities encompassing an area of greater than 7,500 sq. ft. and less than 20,000 sq. ft. (excludes rehabilitation or replacement of existing facilities).
- New construction of piers, docks, wharves, bridges, retaining walls, and other structures within the Shoreland Zone.
- Land disturbance between 1 and 3 acres that are stripped, graded, grubbed, filled or excavated.
- A change in the use of a total floor area between 10,000 and 20,000 sq. ft. in any existing building (cumulatively within a 3 year period).
- Lodging house, bed and breakfast facility, emergency shelter or special needs independent living unit.
- Signage subject to approval pursuant to Section 14-526 (d) 8.a. of the Land Use Code.
- Any new major or minor auto service station with less than 10,000 sq. ft. of building area in any permitted zone other than the B-2 or B-5 zones.
- The creation of day care or home babysitting facilities to serve more than 12 children in a residential zone (not permitted as a home occupation under section 14-410) in any principal structure that has not been used as a residence within the 5 years preceding the application.
- Any drive-through facility that is not otherwise reviewed as a conditional use under Article III.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14) which is available on our website:

Land Use Code: <http://me-portland.civicplus.com/DocumentCenter/Home/View/1080>

Design Manual: <http://me-portland.civicplus.com/DocumentCenter/View/2355>

Technical Manual: <http://me-portland.civicplus.com/DocumentCenter/View/2356>

Planning Division
Fourth Floor, City Hall
389 Congress Street
(207) 874-8719

Office Hours
Monday thru Friday
8:00 a.m. – 4:30 p.m.

PROJECT NAME: City of Portland Water Resources Modular Office Space

PROPOSED DEVELOPMENT ADDRESS:
109 District Road, Portland

PROJECT DESCRIPTION:

Installation of two prefabricated single story office buildings. One being 28' x 76' and one being 28' x 68'.
Units will be supported on Block Piers bearing on a new base pad of compacted structural fill overlaid
by bituminous at an area of existing bituminous paving. Sewer, water, and electrical connections will be made
to existing utilities serving the existing building on site.

CHART/BLOCK/LOT: 234-A-1
UNABLE TO DETERMINE. PLOT IS MISSING
FROM ONLINE TAX MAP DATABASE

PRELIMINARY PLAN _____ (date)
FINAL PLAN 11/12/15 (date)

CONTACT INFORMATION:

Applicant – must be owner, Lessee or Buyer Name: John Emerson Business Name, if applicable: City of Portland, Public Services Address: 55 Portland St. City/State : Zip Code: Portland, ME 04101	Applicant Contact Information E-mail: Jwe@portlandmaine.gov Home #: Work #: 207-318-0239 Cell #: Fax#:
Owner – (if different from Applicant) Name: City of Portland Address: 389 Congress Street City/State : Portland, ME Zip Code: 04101	Owner Contact Information E-mail: SAME AS APPLICANT Home #: Work #: Cell #: Fax#:
Agent/ Representative Name: Steve Weatherhead, Winton Scott Architects Address: 5 Milk Street City/State : Zip Code: Portland, ME 04101	Agent/Representative Contact information E-mail: sweatherhead@wintonscott.com Home #: Work #: 207-774-4811, ext. 3 Cell #: Fax#:
Billing Information Name: NOT APPLICABLE / FEES WAIVED Address: City/State : Zip Code:	Billing Information E-mail: NOT APPLICABLE / FEES WAIVED Home #: Work #: Cell #: Fax#:

Engineer Name: John Mahoney, PE, Ransom Consulting, Inc. Address: 400 Commercial Street, Suite 404 City/State : Zip Code: Portland, ME 04101	Engineer Contact Information E-mail: john.mahoney@ransomenv.com Home #: Work #: 207-772-2891 ext. 32 Cell #: Fax#:
Surveyor Name: Address: City/State : Zip Code:	Surveyor Contact Information E-mail: Home #: Work #: Cell #: Fax#:
Architect Name: Steve Weatherhead, PA, Winton Scott Architects Address: 5 Milk Street City/State : Zip Code: Portland, ME 04101	Architect Contact Information E-mail: sweatherhead@wintonscott.com Home #: Work #: 207-774-4811 ext. 3 Cell #: Fax#:
Attorney Name: Address: City/State : Zip Code:	Attorney Contact Information E-mail: Home #: Work #: Cell #: Fax#:

APPLICATION FEES: Not Applicable - City Project

Check all reviews that apply. (Payment may be made by Credit Card, Cash or Check payable to the City of Portland.)

Level II Development (check applicable reviews) ___ Less than 10,000 sq. ft. (\$400) ___ After-the-fact Review (\$1,000 plus applicable application fee) The City invoices separately for the following: <ul style="list-style-type: none"> • Notices (\$.75 each) • Legal Ad (% of total Ad) • Planning Review (\$40.00 hour) • Legal Review (\$75.00 hour) Third party review fees are assessed separately. Any outside reviews or analysis requested from the Applicant as part of the development review, are the responsibility of the Applicant and are separate from any application or invoice fees.	Other Reviews (check applicable reviews) ___ Traffic Movement (\$1,000) ___ Stormwater Quality (\$250) ___ Site Location (\$3,000, except for residential projects which shall be \$200/lot) # of Lots ___ x \$200/lot = _____ ___ Other _____ ___ Change of Use ___ Flood Plain ___ Shoreland ___ Design Review ___ Housing Replacement ___ Historic Preservation
--	--

APPLICATION SUBMISSION:

1. All site plans and written application materials must be submitted electronically on a CD or thumb drive with each plan submitted as separate files, with individual file which can be found on the **Electronic Plan and Document Submittal** page of the City's website at <http://me-portland.civicplus.com/764/Electronic-Plan-and-Documents-Submittal>
2. In addition, one (1) paper set of the plans (full size), one (1) paper set of plans (11 x 17), paper copy of written materials, and the application fee must be submitted to the Building Inspections Office to start the review process.

The application must be complete, including but not limited to the contact information, project data, application checklists, wastewater capacity, plan for fire department review, and applicant signature. The submissions shall include one (1) paper packet with folded plans containing the following materials:

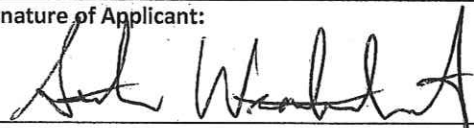
1. One (1) full size site plans that must be folded.
2. One (1) copy of all written materials or as follows, unless otherwise noted:
 - a. Application form that is completed and signed.
 - b. Cover letter stating the nature of the project.
 - c. All Written Submittals (Sec. 14-527 (c), including evidence of right, title and interest.
3. A stamped standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 50 feet.
4. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
5. One (1) set of plans reduced to 11 x 17.

Please refer to the application checklist (attached) for a detailed list of submission requirements.

APPLICANT SIGNATURE:

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Planning Authority and Code Enforcement's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for a Level II Site Plan review. It is not a permit to begin construction. An approved site plan, a Performance Guarantee, Inspection Fee, Building Permit, and associated fees will be required prior to construction. Other Federal, State or local permits may be required prior to construction, which are the responsibility of the applicant to obtain.

Signature of Applicant: 	Date: 11/12/15
--	-------------------

AGENT FOR OWNER
(CITY OF PORTLAND -)
JOHN EMERSON

PROJECT DATA

The following information is required where applicable, in order to complete the application.

Total Area of Site	831,996 sq. ft.
Proposed Total Disturbed Area of the Site	0 sq. ft.
If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland	
Impervious Surface Area	
Impervious Area (Total Existing)	164,890 sq. ft.
Impervious Area (Total Proposed)	0 sq. ft.
Building Ground Floor Area and Total Floor Area	
Building Footprint (Total Existing)	77,414 sq. ft.
Building Footprint (Total Proposed)	4,032 sq. ft.
Building Floor Area (Total Existing)	77,414 sq. ft.
Building Floor Area (Total Proposed)	4,032 sq. ft.
Zoning	
Existing	IM-Industrial- Moderate Impact
Proposed, if applicable	
Land Use	
Existing	Vehicle ,Equipment, materials Storage
Proposed	Same-with added office space
Residential, If applicable	
# of Residential Units (Total Existing)	
# of Residential Units (Total Proposed)	
# of Lots (Total Proposed)	
# of Affordable Housing Units (Total Proposed)	
Proposed Bedroom Mix	
# of Efficiency Units (Total Proposed)	
# of One-Bedroom Units (Total Proposed)	
# of Two-Bedroom Units (Total Proposed)	
# of Three-Bedroom Units (Total Proposed)	
Parking Spaces	
# of Parking Spaces (Total Existing)	
# of Parking Spaces (Total Proposed)	
# of Handicapped Spaces (Total Proposed)	
Bicycle Parking Spaces	
# of Bicycle Spaces (Total Existing)	
# of Bicycle Spaces (Total Proposed)	
Estimated Cost of Project	\$225,000

FINAL PLAN - Level II Site Plan

GENERAL WRITTEN SUBMISSIONS CHECKLIST			
Applicant Checklist	Planner Checklist	# of Copies	(* If applicant chooses to submit a Preliminary Plan, then the * items were submitted for that phase and only updates are required)
•		1	* Completed Application form
N/A		1	* Application fees
•		1	* Written description of project
•		1	* Evidence of right, title and interest
N/A		1	* Evidence of state and/or federal permits
•		1	* Written assessment of proposed project's specific compliance with applicable Zoning requirements
•		1	* Summary of existing and/or proposed easements, covenants, public or private rights-of-way, or other burdens on the site
•		1	* Evidence of financial and technical capacity
•		1	Construction Management Plan
N/A		1	A traffic study and other applicable transportation plans in accordance with Section 1 of the technical Manual, where applicable.
•		1	Written summary of significant natural features located on the site (Section 14-526 (b) (a))
•		1	Stormwater management plan and stormwater calculations, including description of project, hydrology and impervious area.
N/A		1	Written summary of project's consistency with related city master plans
		1	Evidence of utility capacity to serve
•		1	Written summary of solid waste generation and proposed management of solid waste
•		1	A code summary referencing NFPA 1 and all Fire Department technical standards
N/A		1	Where applicable, an assessment of the development's consistency with any applicable design standards contained in Section 14-526 and in City of Portland Design Manual
•		1	Manufacturer's verification that all proposed HVAC and manufacturing equipment meets applicable state and federal emissions requirements.

Applicant Checklist	Planner Checklist	# of Copies	SITE PLAN SUBMISSIONS CHECKLIST (* If applicant chooses to submit a Preliminary Plan, then the * items were submitted for that phase and only updates are required)
•		1	* Boundary Survey meeting the requirements of Section 13 of the City of Portland's Technical Manual
		1	Final Site Plans including the following:
•			Existing and proposed structures, as applicable, and distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone);
•			Existing and proposed structures on parcels abutting site;
N/A			All streets and intersections adjacent to the site and any proposed geometric modifications to those streets or intersections;
•			Location, dimensions and materials of all existing and proposed driveways, vehicle and pedestrian access ways, and bicycle access ways, with corresponding curb lines;
N/A			Engineered construction specifications and cross-sectional drawings for all proposed driveways, paved areas, sidewalks;
N/A			Location and dimensions of all proposed loading areas including turning templates for applicable design delivery vehicles;
N/A			Existing and proposed public transit infrastructure with applicable dimensions and engineering specifications;
•			Location of existing and proposed vehicle and bicycle parking spaces with applicable dimensional and engineering information;
N/A			Location of all snow storage areas and/or a snow removal plan;
N/A			A traffic control plan as detailed in Section 1 of the Technical Manual;
N/A			Proposed buffers and preservation measures for significant natural features, where applicable, as defined in Section 14-526(b)(1);
N/A			Location and proposed alteration to any watercourse;
N/A			A delineation of wetlands boundaries prepared by a qualified professional as detailed in Section 8 of the Technical Manual;
N/A			Proposed buffers and preservation measures for wetlands;
N/A			Existing soil conditions and location of test pits and test borings;
N/A			Existing vegetation to be preserved, proposed site landscaping, screening and proposed street trees, as applicable;
N/A			A stormwater management and drainage plan, in accordance with Section 5 of the Technical Manual;
N/A			Grading plan;
N/A			Ground water protection measures;
•			Existing and proposed sewer mains and connections;
•			Location of all existing and proposed fire hydrants and a life safety plan in accordance with Section 3 of the Technical Manual;
•			Location, sizing, and directional flows of all existing and proposed utilities within the project site and on all abutting streets;

- Continued on next page -

N/A		Location and dimensions of off-premises public or publicly accessible infrastructure immediately adjacent to the site;
•		Location and size of all on site solid waste receptacles, including on site storage containers for recyclable materials for any commercial or industrial property;
•		Plans showing the location, ground floor area, floor plans and grade elevations for all buildings;
N/A		A shadow analysis as described in Section 11 of the Technical Manual, if applicable;
N/A		A note on the plan identifying the Historic Preservation designation and a copy of the Application for Certificate of Appropriateness, if applicable, as specified in Section Article IX, the Historic Preservation Ordinance;
N/A		Location and dimensions of all existing and proposed HVAC and mechanical equipment and all proposed screening, where applicable;
N/A		An exterior lighting plan in accordance with Section 12 of the Technical Manual;
N/A		A signage plan showing the location, dimensions, height and setback of all existing and proposed signs;
•		Location, dimensions and ownership of easements, public or private rights of way, both existing and proposed.



PORTLAND FIRE DEPARTMENT SITE REVIEW FIRE DEPARTMENT CHECKLIST



A separate drawing[s] shall be provided as part of the site plan application for the Portland Fire Department's review.

1. Name, address, telephone number of applicant
2. Name address, telephone number of architect
3. Proposed uses of any structures [NFPA and IBC classification]
4. Square footage of all structures [total and per story]
5. Elevation of all structures
6. Proposed fire protection of all structures
 - **As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)**
7. Hydrant locations
8. Water main[s] size and location
9. Access to all structures [min. 2 sides]
10. A code summary shall be included referencing NFPA 1 and all fire department. Technical standards.

Some structures may require Fire flows using annex H of NFPA 1

CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

Department of Public Services,
55 Portland Street,
Portland, Maine 04101-2991



David Margolis-Pineo
Deputy City Engineer
207-874-8850
207-400-6696
dmp@portlandmaine.gov

Date: _____

1. Please, Submit Utility, Site, and Locus Plans.

Site Address: _____ Chart Block Lot Number: _____

Proposed Use: _____

Previous Use: _____

Existing Sanitary Flows: _____ GPD

Existing Process Flows: _____ GPD

Description and location of City sewer that is to receive the proposed building sewer lateral.

Chart Block Lot Number: _____

Site Category	Commercial (see part 4 below)	
	Industrial (complete part 5 below)	
	Governmental	
	Residential	
	Other (specify)	

Clearly, indicate the proposed connections, on the submitted plans.

2. Please, Submit Contact Information.

City Planner's Name: _____ Phone: _____

Owner/Developer Name: _____

Owner/Developer Address: _____

Phone: _____ Fax: _____ E-mail: _____

Engineering Consultant Name: _____

Engineering Consultant Address: _____

Phone: _____ Fax: _____ E-mail: _____

Note: Consultants and Developers should allow +/- 15 days, for capacity status, prior to Planning Board Review.

3. Please, Submit Domestic Wastewater Design Flow Calculations.

Estimated Domestic Wastewater Flow Generated: _____ GPD

Peaking Factor/ Peak Times: _____

Specify the source of design guidelines: (i.e. "Handbook of Subsurface Wastewater Disposal in Maine,"
"Plumbers and Pipe Fitters Calculation Manual," Portland Water District Records, Other (specify)

Note: Please submit calculations showing the derivation of your design flows, either on the following page, in the space provided, or attached, as a separate sheet.

NOT APPLICABLE: Wastewater to be routed to existing on site underground holding tank and maintained by City DPS personnel

4. Please, Submit External Grease Interceptor Calculations.

Total Drainage Fixture Unit (DFU) Values: _____

Size of External Grease Interceptor: _____

Retention Time: _____

Peaking Factor/ Peak Times: _____

Note: In determining your restaurant process water flows, and the size of your external grease interceptor, please use The Uniform Plumbing Code. Note: In determining the retention time, sixty (60) minutes is the minimum retention time. Note: Please submit detailed calculations showing the derivation of your restaurant process water design flows, and please submit detailed calculations showing the derivation of the size of your external grease interceptor, either in the space provided below, or attached, as a separate sheet.

5. Please, Submit Industrial Process Wastewater Flow Calculations

Estimated Industrial Process Wastewater Flows Generated: _____ GPD

Do you currently hold Federal or State discharge permits? _____

Yes _____ No _____

Is the process wastewater termed categorical under CFR 40? _____

Yes _____ No _____

OSHA Standard Industrial Code (SIC): _____

(<http://www.osha.gov/oshstats/sicser.html>)

Peaking Factor/Peak Process Times: _____

Note: On the submitted plans, please show where the building's domestic sanitary sewer laterals, as well as the building's industrial-commercial process wastewater sewer laterals exits the facility. Also, show where these building sewer laterals enter the city's sewer. Finally, show the location of the wet wells, control manholes, or other access points; and, the locations of filters, strainers, or grease traps.

Note: Please submit detailed calculations showing the derivation of your design flows, either in the space provided, or attached, as a separate sheet.



Jeff Levine, AICP
Director, Planning & Urban Development Department

DRAFT

December **x**, 2015

John Emerson
City of Portland Public Works Department
55 Portland Street
Portland, ME 04101

Steve Weatherhead
Winton Scott Architects
5 Milk Street
Portland ME 04101 Consultant

Handwritten notes:
Call Jim Seymour re PUD
Bill C He lot line

Project Name: **Installation of Modular Offices near existing storage building**
Project ID: #2015-204
Address: 109 District Road CBL: 234-A-1
Applicant: John Emerson, Department of Public Works, City of Portland
Planner: Jean Fraser

Dear John:

On December **x**, 2015, the Planning Authority approved with conditions a Level II site plan for the installation of two one-story modular office buildings totaling 4032 square feet, along with 15 parking spaces, near the existing storage building at 109 District Road. The decision is based upon the application, documents and plans as submitted by John Emerson of the City of Portland Public Works Department and prepared by Steve Weatherhead of Winton Scott Architects (L1.2 Site Layout Plan 11.11.15 and A1 Elevations 11.10.15). The proposal was reviewed for conformance with the standards of Portland's site plan ordinance.

SITE PLAN REVIEW

The Planning Authority found the plan is in conformance with the Site Plan Standards of the Land Use Code subject to the following conditions of approval and the standard conditions of approval:

- i. That the applicant shall ensure that the ramp accessing the modular offices meets all applicable ADA requirements; and
- ii. That a bicycle parking "hitch" shall be installed per the City of Portland Technical Standards, to allow for two bicycles to be parked near the modular offices; and
- iii. That the applicant shall ensure that the 20,000 gallon underground tank, to be used as a sewage holding tank, is regularly pumped in accordance with the "Tank Capacity Analysis" prepared by Ransom Consulting Inc dated 10.21.2015; and
- iv. That the exterior lighting shall be full cut-off and comply with the City of Portland Technical Standards *Section 12 - Site Lighting*; and
- v. That the dimensions of the parking spaces shall comply with the City of Portland Technical Standards *Section 1.14 Parking Lot and Parking Space Design*.

Handwritten note: call Steve w.

Handwritten note: don't worry.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Planning Division at 874-8632. All site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Jean Fraser, Planner at (207) 874- 8728.

Sincerely,

Stuart G. O'Brien
City Planning Director

Electronic Distribution:

cc: Jeff Levine, AICP, Director of Planning and Urban Development
Barbara Barhydt, Development Review Services Manager
Jean Fraser, Planner
Philip DiPierro, Development Review Coordinator, Planning
Ann Machado, Zoning Administrator, Inspections Division
Tammy Munson, Inspections Division Director
Jonathan Rioux, Inspections Division Deputy Director
Jeanie Bourke, Plan Reviewer/CEO, Inspections Division
Brad Saucier, Administration, Inspections Division
Katherine Earley, Engineering Services Manager, Public Services
Bill Clark, Project Engineer, Public Services
David Margolis-Pineo, Deputy City Engineer, Public Services
Doug Roncarati, Stormwater Coordinator, Public Services
Greg Vining, Associate Engineer, Public Services
Michelle Sweeney, Associate Engineer
John Low, Associate Engineer, Public Services
Rhonda Zazzara, Field Inspection Coordinator, Public Services
Mike Farmer, Project Engineer, Public Services
Jane Ward, Administration, Public Services
Jeff Tarling, City Arborist, Public Services
Jeremiah Bartlett, Public Services
Keith Gautreau, Fire Department
Jennifer Thompson, Corporation Counsel
Thomas Errico, P.E., TY Lin Associates
David Senus, P.E., Woodard and Curran
Rick Blackburn, Assessor's Department
Approval Letter File

November 12, 2015

Ms. Barbara Barhydt
City of Portland
Planning Division
Portland City Hall, 4th Floor
389 Congress Street
Portland, ME 04101



RE: Level II Development Review Application: City of Portland Public Services
Department - Water Resources Division Offices at 109 District Road

Dear Ms. Barhydt,

Enclosed please find a completed Level II Development Review Application along with required supporting documents and drawings for the above referenced project.

The project involves the placement of two one story modular office buildings totaling 4,032 s.f. at the City's existing facilities at 109 District Street adjacent to the existing former sludge storage shed building currently being used to store Water Division equipment and trucks as well as sand and gravel. The site is also currently used as a snow dump for City snow removal operations.

This project represents the first phase of a multi-year master plan to move the Water Resources Division which oversees waste water, storm drainage and street maintenance operations, to the site. The modular office buildings are a temporary solution to meet immediate space needs for personnel until a bay of the shed building can be renovated to create permanent office space for the division.

The site is located in the IM Industrial-Moderate Impact Zone. The proposed buildings will be placed on a reinforced paved pad located on an existing paved area so there is no increase to impervious surface area. The structures will be tied to existing utilities at the site and parking for the office use will be provided in the existing paved area.

A more complete project description addressing specific submission requirements of the application is included on the following pages.

Sincerely,

A handwritten signature in black ink that reads "Stephen Weatherhead". The signature is written in a cursive, flowing style.

Stephen Weatherhead, Senior Associate
Winton Scott Architects
City of Portland Public Services

**Water Resources Division
Proposed Office Facilities at 109 District Road**

Level II Development Review Application
November 12, 2015

I. Written Project Description:

A. General Context and Project Intent:

The project involves the placement of two, one story modular wood framed office buildings - one 28' x 68' and the other 28' by 76' totaling 4,032 s.f. on an existing paved area adjacent to the former sludge storage shed at the City of Portland's property at 109 District Road.

As shown on the attached L1.1 Existing Site Context Plan, the site is located off the south side of outer Congress Street at 109 District Road which also serves as the access road to the Turnpike Authority Office Building located on an adjacent parcel. Originally constructed as a sludge storage and dewatering facility constructed circa 1979, the site is currently used as a storage facility for Public Services trucks and equipment and is also a snow dump area in support of City snow removal operations.

The east most bay of the existing storage building is currently leased to Portland Water District for storage of equipment and vehicles as well as offices. The lease agreement will be terminated at the end of this year.

The site is located in the flight path of the main east/west runway of the Portland Jetport. Jetport Director, Paul Bradbury has been informed of the proposed placement of buildings and he indicated that there are no FAA concerns given the small size and low height of the structures.

This project is the first phase of a multi-year master plan to provide permanent administrative facilities for the Water Resources Division which oversees wastewater, stormwater and street maintenance operations for the City. The modular office space is planned as a temporary solution to meet immediate space needs (for approximately 20 people initially with expectations for growing up to 40 people within a year) while funding for renovation of a bay of the existing building to create permanent administrative facilities is secured.

B. Utilities:

The modular buildings are proposed to be located on a reinforced area of existing paving supported on an engineered system of block piers engineered by the modular building supplier. The buildings will tie to existing utilities at the site including water, sanitary and electrical. The site is not served by City sewers due

to its remoteness from Congress Street. However, there is an existing 20,000 gal storage tank on site that was originally used to catch runoff from the stored sludge during the drying process. This system is no longer in use as originally designed and it is proposed to have the new buildings tie into the storage tank that will be monitored and pumped by the City as required. An engineering report has been completed to evaluate anticipated flow rates and the ability of the tank to support those flows with a reasonable frequency of tank pumping. This report and utility connection details are attached to this application. The City has done a complete inspection of the tank and has confirmed it to be in operational condition with no leaks or cracks.

C. Parking:

The site currently includes a large paved area running the length of the existing storage building of approximately 740' x 93' that is used for unstructured truck movement and access to the storage bays. A portion of this paved area adjacent to the new office building structures will be configured for passenger car parking for office workers.

2. Evidence of Right, Title, and Interest:

The parcel is owned by the City of Portland. Existing information and documentation of the property boundaries is limited. The Jetport is near completing a masterplan study that has included inventorying of property parcels and abutting parcels. The attached Exhibit A site plan provides an inventory of parcels including ownership and deed information that lists the property for this project as City owned.

3. Evidence of State and/or Federal Permits:

As the project is minor in nature, occupies previously improved land, does not propose an increase to existing impervious areas, storm drainage, or traffic patterns, it is not anticipated that State or Federal permits are required.

4. Zoning Summary:

- Zone: The project site is within the IM- Industrial Moderate Impact Zone.
- Use: General Business and Professional Offices are included as an allowable use in the zone. The new offices could also be classified as an incidental accessory use to the existing operations already existing on the site.
- Minimum Lot Size: None.
- Max Impervious Surface Ratio: 75% (MET)
- Max. Building Height 45' (MET)

- Setbacks: Side and rear setbacks in this zone are 25' and the front yard setback is set at 1' per 1' of building height. The location of the proposed buildings is over 400' from any property line so setback requirements are not pertinent.
- Parking: Off Street parking is required in accordance with Division 20. Off street parking is required at a rate of 1 car per 400 s.f. for office use. Total sq. ft. proposed is 4,032 so 11 spaces are required. 15 spaces are proposed at an existing paved area.

5. Summary of Easements, Covenants, Rights of Way:

- Exhibit A and sheet L1.1- Existing Site Context provide information on existing burdens on the site.

6. Evidence of Financial and Technical Capacity:

- The project was approved for funding through the City's 2015 CIP budget process.

7. Construction Management Plan:

- The proposed buildings are pre-manufactured by the Schiavi Company. Construction of the support pad and utility connections is being managed directly by Water Resources Division staff.

8. Traffic Study/Transportation Plan:

- The project is very minor and will not result in any significant change to existing trip generation counts at the site.

9. Summary of Natural Features:

- The project site has been previously developed resulting in the existing storage shed, a paved apron and entry drive. The balance of the site used for snow storage is an open field with a tree and brush line along the perimeter. There are no significant natural features on the site. All proposed work will be within the existing impervious area (paved apron) so there will be no impact on any undeveloped areas of the site.

10. Stormwater Management Plan:

The proposed buildings will be installed at the existing paved apron area on raised foundation piers and will therefore not add any impervious area or impact existing stormwater runoff. No change to existing site hydrology is anticipated.

11. Consistency with City Master Plans:

Not applicable.

12. Evidence of Utility Capacity to Serve:

The site is served by an 8" water main and a 250 Amp electrical service. There is no connection to City sewer but the site has a 20,000 gal underground holding tank that was originally used for collection of leachate from the drying sludge in the storage shed. This system is no longer in use but the tank has been inspected and is in working condition without holes or cracks. Expected flow rates from the new buildings have been calculated by the civil engineer and he has determined that the tank has sufficient capacity to handle the load. Water Resources will directly monitor the tank and have it pumped on a regular schedule as required.

The existing electrical service and distribution system has been evaluated by our electrical engineer and it has been determined that sufficient capacity exists to serve the proposed buildings.

13. Summary of Solid Waste Generation:

Solid waste will be stored in an onsite dumpster that will be maintained by the City's Solid Waste Department. See plan for location.

14. Code Summary (NFPA / IBC / PFD Technical Standards):

- Construction Type: 5B - IBC allows Business Use up to 2 stories w/ 9,000 s.f. per floor for non-sprinkled building. (1 story proposed.)
- Occupancy: Business Use
- Occupant Load (NFPA) = 100 s.f. /person - Bldg. 1 = 1,900 s.f. = 19 people
Bldg. 2 = 2,128 s.f. = 22 people
- Protection: Buildings are not protected by sprinkler systems. The buildings will be equipped with a fire alarm system as shown on the drawings. 2 fire extinguishers shall be provided for each proposed building.
- Exiting: Each building is divided into two open office spaces with central bathrooms. Each office space in each building is served by two remote exits leading directly to unenclosed exterior stairs leading to grade.
- Exterior Stairs: Per NFPA 7.2.2.6.3-exception 2, exterior unenclosed exit stairs are not required to be protected from interior of building in buildings 2 stores in height or less.

-Exit Doors: Exterior exit doors are equipped with panic hardware (Not required)

15. Consistency with City of Portland Design Manual:

Not Applicable.

16. Manufacturer's verification that HVAC Equip. Meets applicable State & Federal emissions requirements:

COMCheck Certificates included. HVAC system meets 2009 IMC requirements

LIST OF ATTACHED DOCUMENTS & DRAWINGS

Documents:

Wastewater Storage Tank Capacity Analysis
COMCheck Calculations for 28'x68' Modular Building
COMCheck Calculations for 28'x72' Modular Building

Site Drawings:

Exhibit A

L1.1 Existing Site Context Plan
L1.2 Site Layout Plan
C1 Utility Plan
C2 Utility Details

Modular Building Drawings:

CV1 Cover Sheet and Notes - 28'x68' Unit
A1 Building Elevations - 28'x68' Unit
A2 Floor Plan - 28'x68' Unit
P1 Plumbing Schematics & Fire Rating Details - 28'x68' Unit
E/H1 Elec./HVAC Plan - 28'x68' Unit
X1 Building Section - 28'x68' Unit
FD1C Foundation Plan/Concrete - 28'x68' Unit
FD1A Foundation Plan/ABS - 28'x68' Unit

CV1 Cover Sheet and Notes - 28'x76' Unit
A1 Building Elevations - 28'x76' Unit
A2 Floor Plan - 28'x76' Unit
P1 Plumbing Schematics & Fire Rating Details - 28'x76' Unit
E/H1 Elec./HVAC Plan - 28'x76' Unit
X1 Building Section - 28'x76' Unit
FD1C Foundation Plan/Concrete - 28'x76' Unit
FD1A Foundation Plan/ABS - 28'x76' Unit

Jean Fraser - 109 District road Modular office buildings

From: Stephen Weatherhead <sweatherhead@wintonscott.com>
To: Jean Fraser <JF@portlandmaine.gov>
Date: 12/2/2015 11:58 AM
Subject: 109 District road Modular office buildings

Hi Jean,

Thanks for your message regarding the site plan review for above referenced project. Yes, the intent of the ramps is to meet A.D.A. requirements. I did not detail the exact ramp length because Iâ€™m not certain of the floor elevation above grade but I should have designated in my detail that the ramp slope will be a maximum slope of 1â€ of rise per 12â€ of run.

I will also add a note for a bike rack. You also mentioned the lighting in your message and I presume the issue is that the exterior porch lights at the doors donâ€™t meet the Cityâ€™s cut-off requirements(?). The lights are provided by the modular manufacturer but I can see if an alternate could be provided. Cut off didnâ€™t seem to be a big concern as the whole area is so isolated from abutters and streets and with the equipment traffic they have ongoing at the site there are already building mounted lights on the existing shed that make much more of an impact.

Is this email sufficient for your records or should I follow up with some sketches reflecting the described changes?

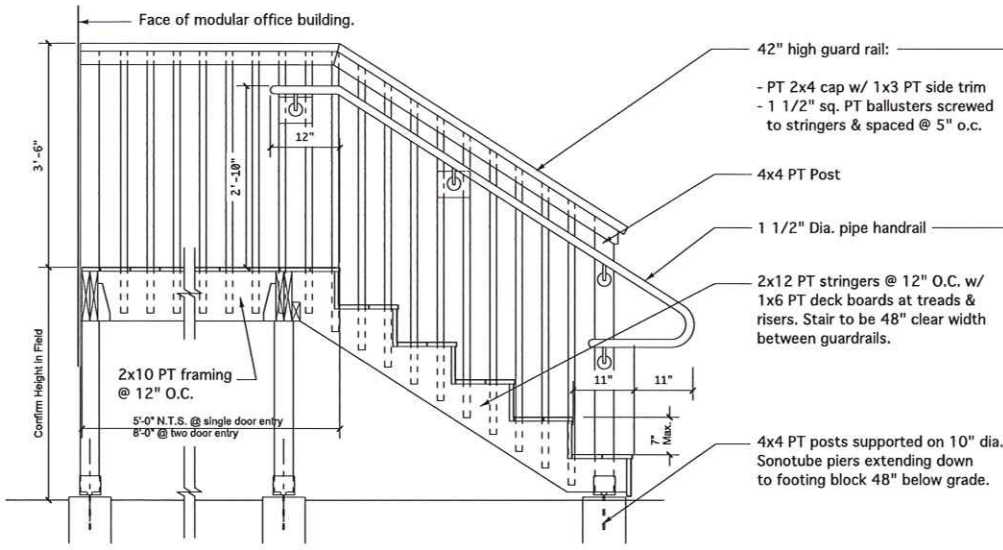
Thanks,
Steve

Stephen Weatherhead
Maine Licensed Architect



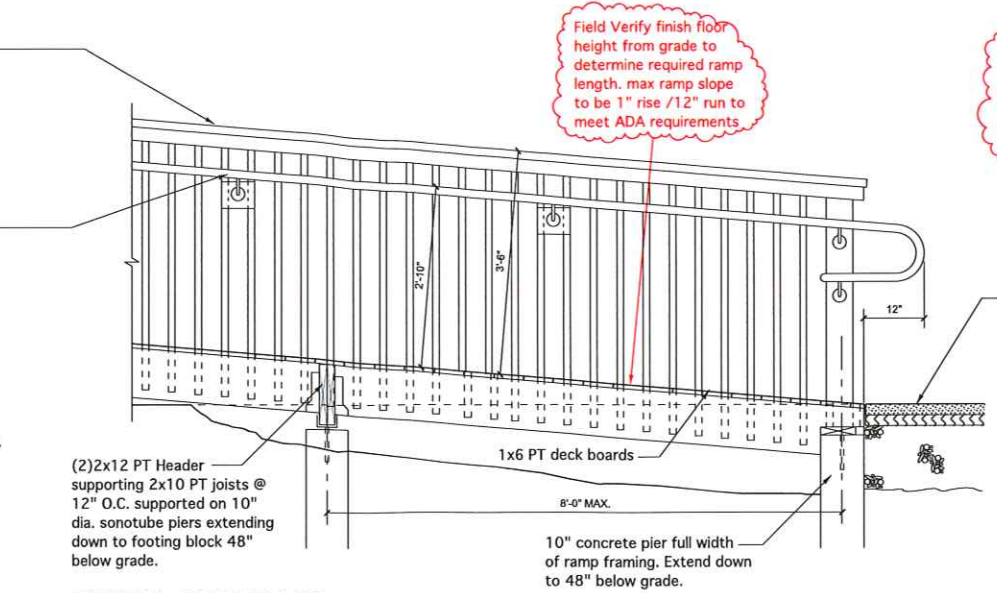
5 Milk Street, Portland, Me 04101
<http://wintonscott.com> T. 207.774.4811 ext. 3

[See our Newsletter here](#)



TYPICAL STAIR DETAIL

Scale: 3/4" = 1'-0"



TYPICAL RAMP DETAIL

Scale: 3/4" = 1'-0"

Field Verify finish floor height from grade to determine required ramp length. max ramp slope to be 1" rise / 12" run to meet ADA requirements

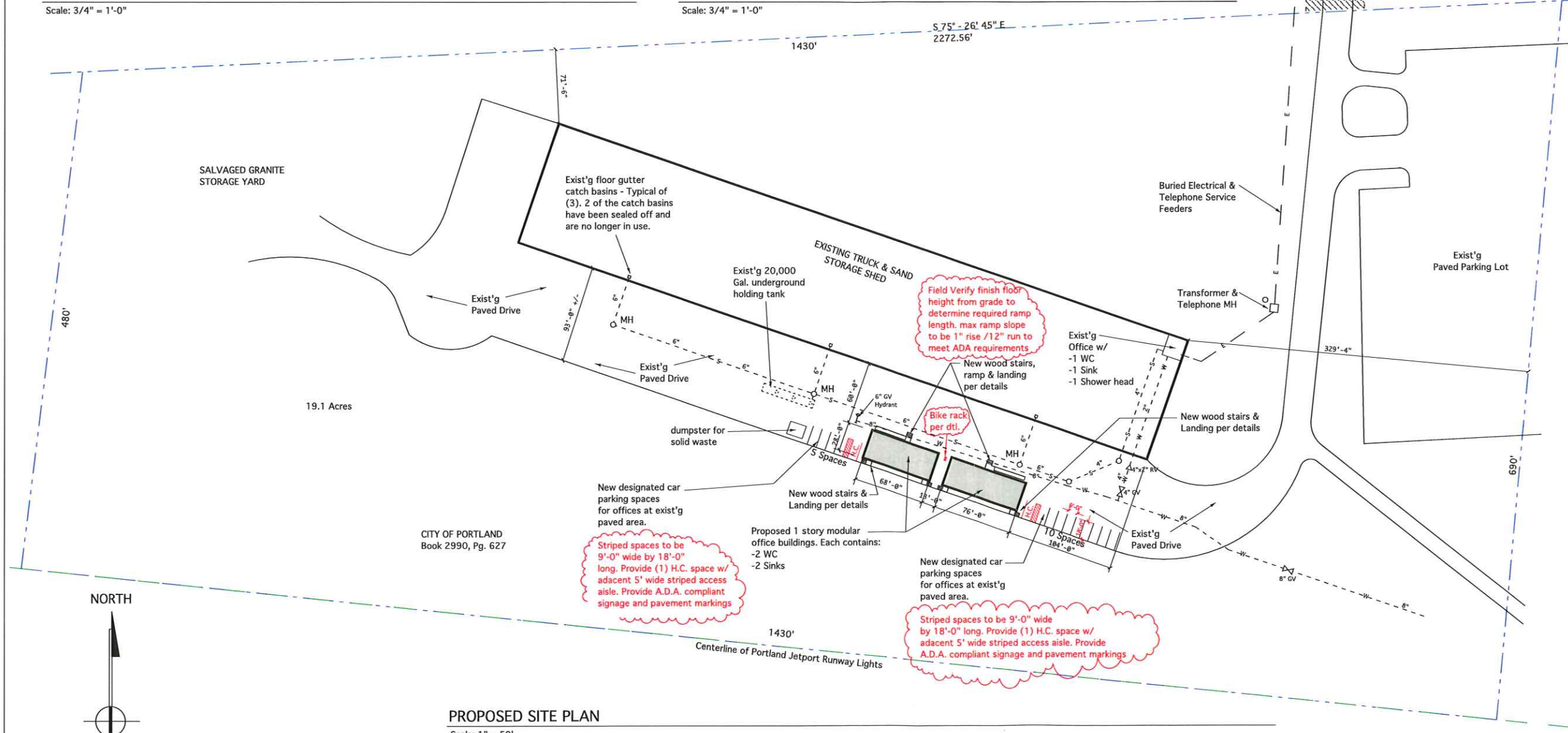
Steel tube bike rack with black factory paint finish set in concrete foundations. Rack to be model # R-B212 as manufactured by Reliance Foundry or approved equal

Adjacent paving - set ramp edge flush w/ finish surface

Set in 8" dia. sonotube foundations extended down to 4' below grade

BIKE RACK DETAIL

Scale: 3/4" = 1'-0"



PROPOSED SITE PLAN

Scale: 1" = 50'

WSA
WINTON SCOTT ARCHITECTS
 5 Milk Street
 Portland, Maine 04101
 207 774 4811
 www.wintonscott.com



Civil Engineering:
RANSOM CONSULTING, INC.
 400 Commercial Street,
 Suite 404
 Portland, ME 04101
 T. 207.772.2891

Electrical Engineering:
SWIFT CURRENT ENGINEERING
 Royal River Center, Unit 4B
 10 Forest Falls Drive
 Yarmouth, ME 04096
 T. 207.847.9280

City of Portland Public Services Department:

Water Resources Division

Facility at
 109 District Rd, Portland

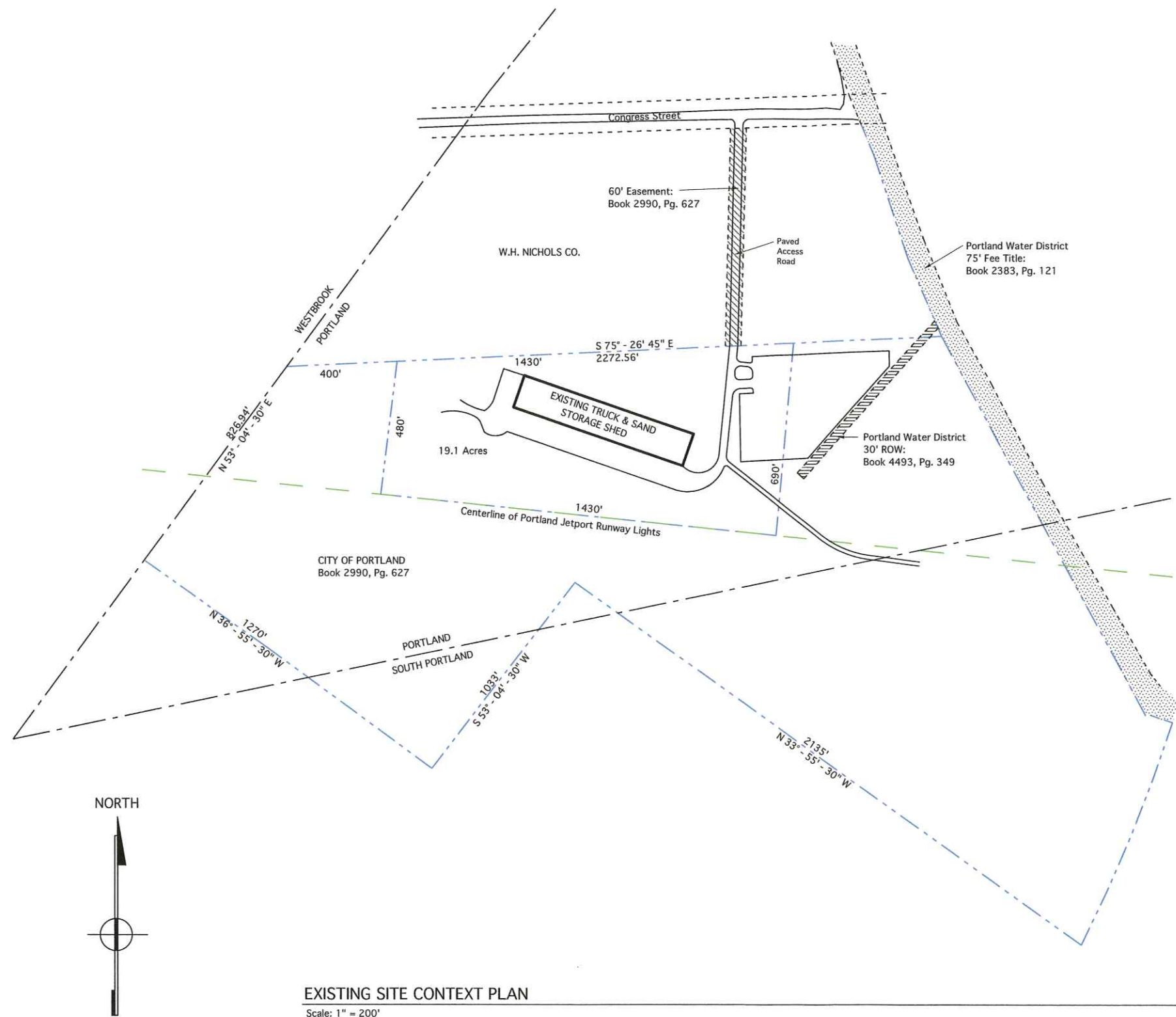
REVISED 12.2.15

PERMIT SET
 NOVEMBER 11, 2015

Site Layout Plan

Scale: As Noted

L1.2



EXISTING SITE CONTEXT PLAN
Scale: 1" = 200'

WINTON SCOTT
ARCHITECTS

5 Milk Street
Portland, Maine 04101
207 774 4811
www.wintonscott.com



Civil Engineering:
RANSOM CONSULTING, INC.

400 Commercial Street,
Suite 404
Portland, ME 04101
T. 207.772.2891

Electrical Engineering:
**SWIFT CURRENT
ENGINEERING**

Royal River Center, Unit 4B
10 Forest Falls Drive
Yarmouth, ME 04096
T. 207.647.9280

**City of Portland
Public Services
Department:**

**Water Resources
Division**

Facility at
109 District Rd, Portland

PERMIT SET

NOVEMBER 11, 2015

Existing Site
Context Plan

Scale: As Noted

L1.1

WINTON SCOTT ARCHITECTS

5 Milk Street
Portland, Maine 04101
207.774.4811
www.wintonscott.com



Civil Engineering:
RANSOM CONSULTING, INC.

400 Commercial Street,
Suite 404
Portland, ME 04101
T. 207.772.2891

Electrical Engineering:
SWIFT CURRENT
ENGINEERING

Royal River Center, Unit 4B
10 Forest Falls Drive
Yarmouth, ME 04096
T. 207.647.9280

City of Portland
Public Services
Department:

Water Resources
Division

Facility at
109 District Rd, Portland

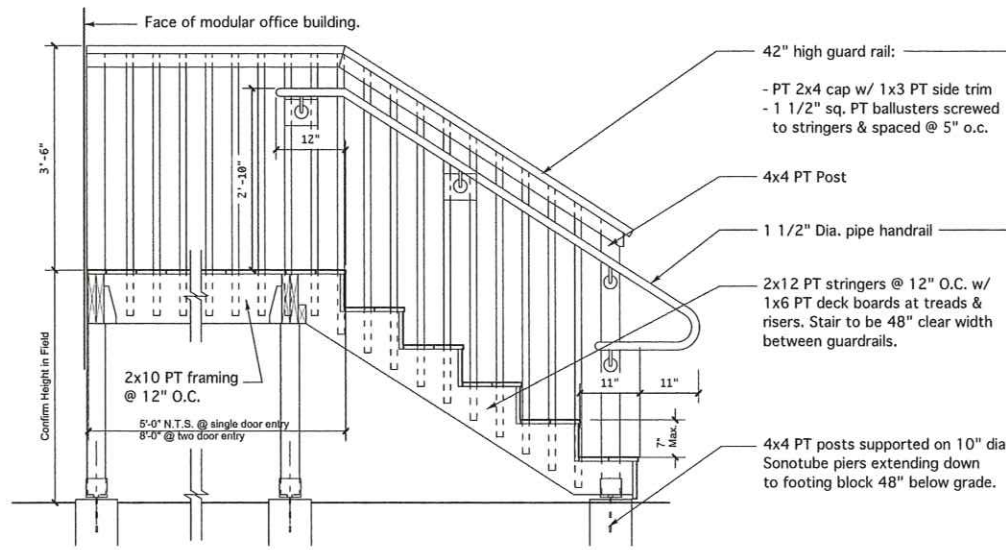
PERMIT SET

NOVEMBER 11, 2015

Site Layout Plan

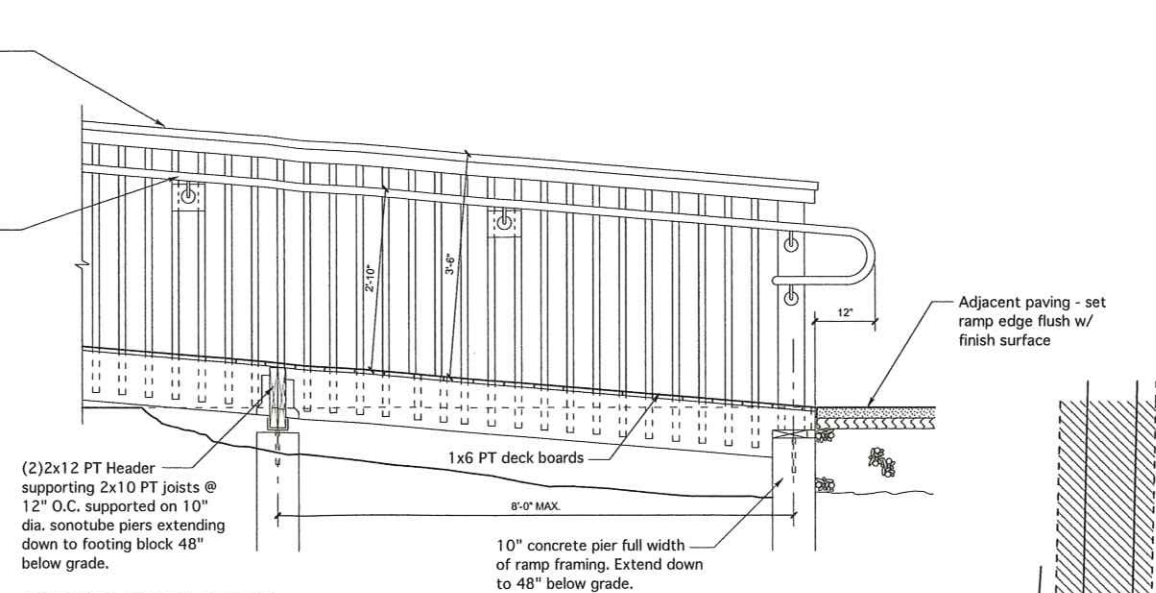
Scale: As Noted

L1.2



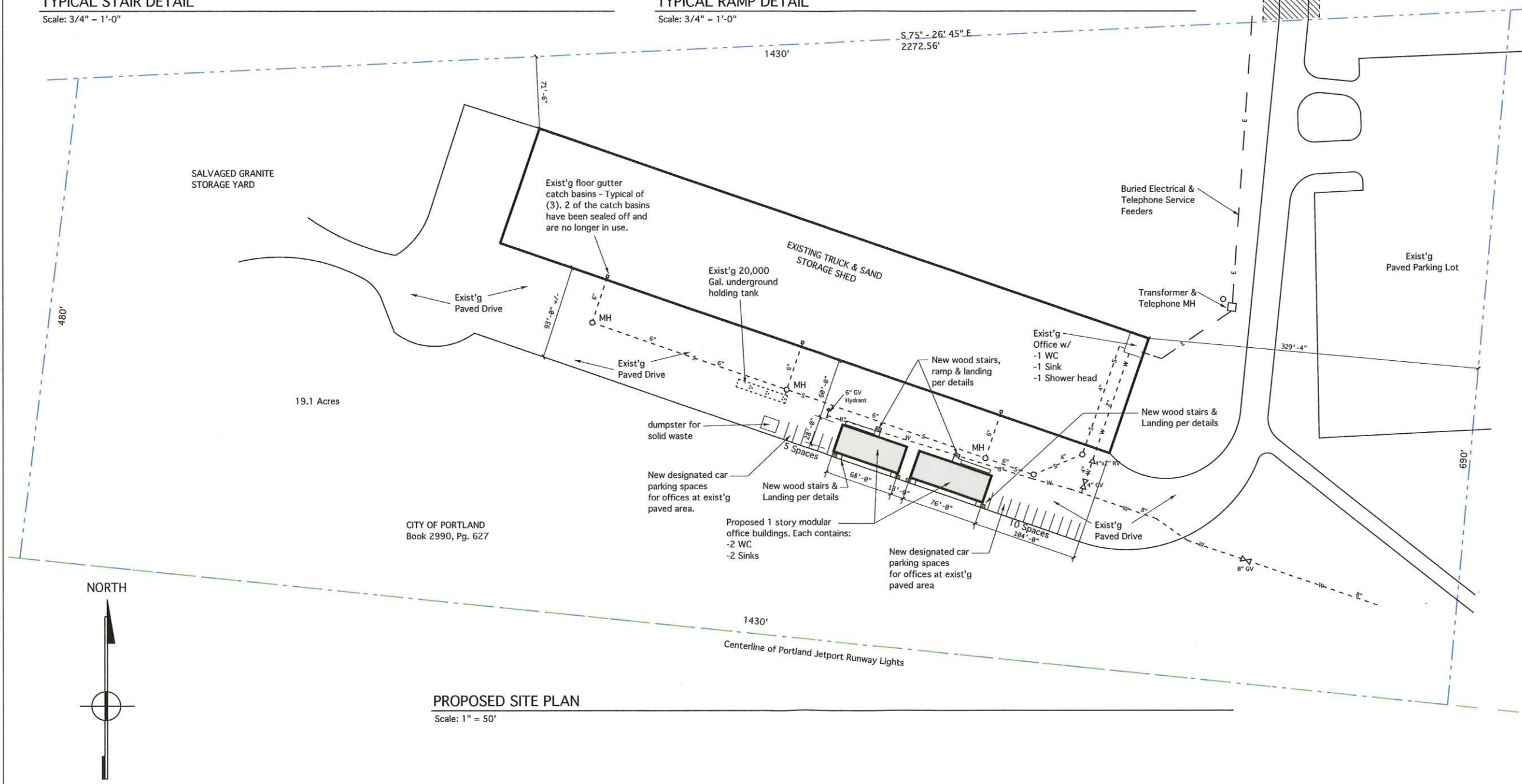
TYPICAL STAIR DETAIL

Scale: 3/4" = 1'-0"



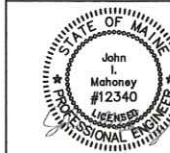
TYPICAL RAMP DETAIL

Scale: 3/4" = 1'-0"



PROPOSED SITE PLAN

Scale: 1" = 50'



City of
Portland
Public Services
Department:

Water
Resources
Division

Facility at
109 District Rd,
Portland

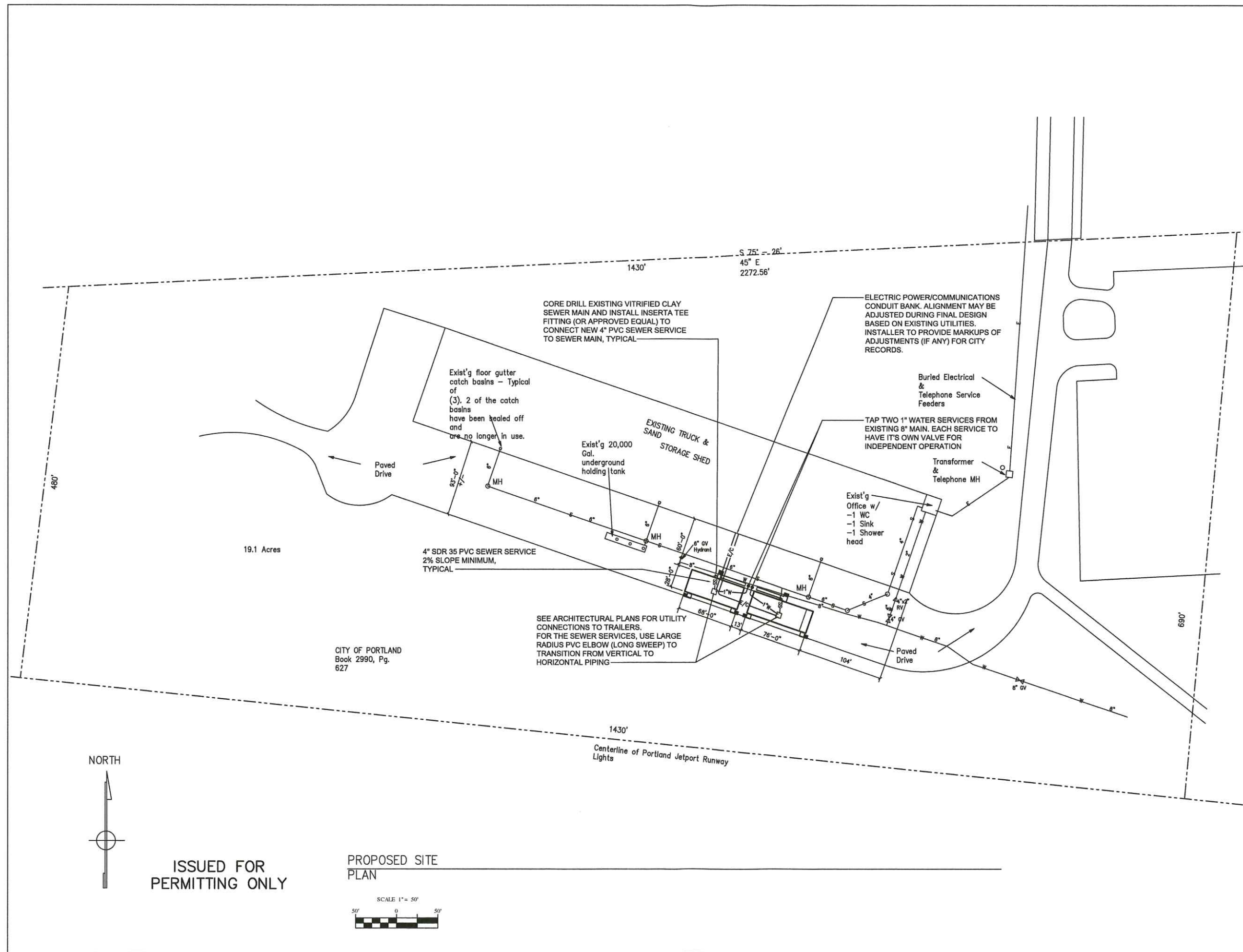
PERMIT SET

OCTOBER 20, 2015

UTILITY PLAN

Scale: As Noted

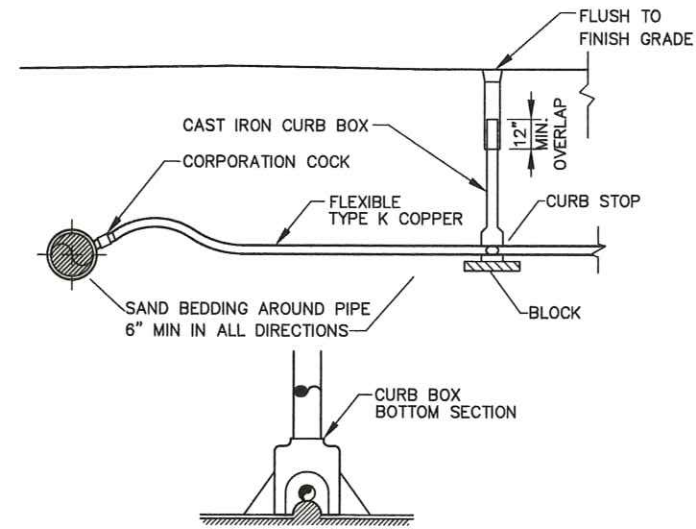
C-1



ISSUED FOR
PERMITTING ONLY

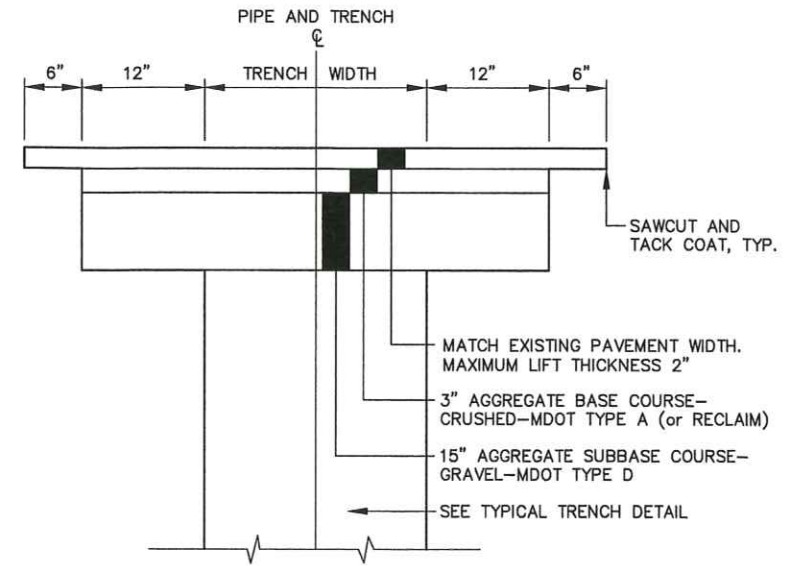
PROPOSED SITE
PLAN



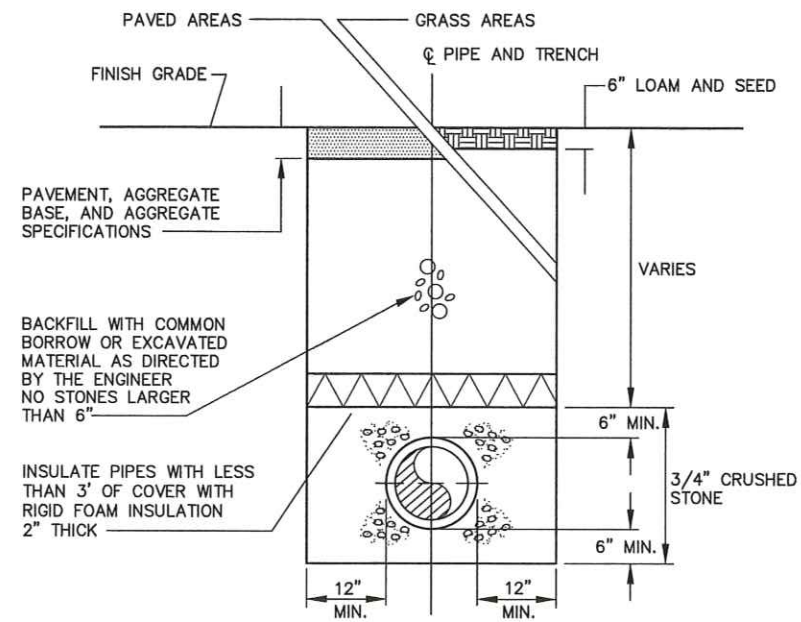


ALL MATERIALS AND WORKMANSHIP SHALL MEET
 PORTLAND WATER DISTRICT STANDARDS
 CONTRACTOR TO COORDINATE WITH PDW FOR SERVICE TAP

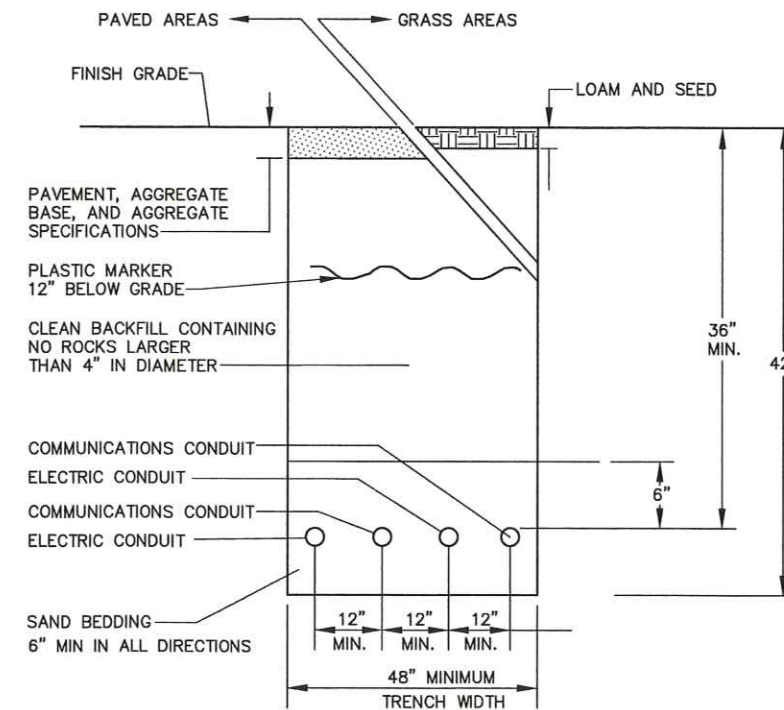
TYPICAL COPPER DOMESTIC SERVICE DETAIL
 NOT TO SCALE



TYPICAL TRENCH PAVING DETAIL
 NOT TO SCALE



TYPICAL TRENCH - STORMDRAIN & SEWER
 NOT TO SCALE



SEE ELECTRICAL PLANS FOR CONDUIT SIZES
UNDERGROUND UTILITY TRENCH DETAIL
 NOT TO SCALE

ISSUED FOR
 PERMITTING ONLY



5 Milk Street
 Portland, Maine 04101
 207 774 4811
 www.wintonscott.com



Civil Engineering:
 RANSOM CONSULTING, INC.
 400 Commercial Street,
 Suite 404
 Portland, ME 04101
 T. 207.772.2891

Electrical Engineering:
 SMFT CURRENT ENGINEERING
 Royal River Center, Unit 4B
 10 Forest Falls Drive
 Yarmouth, ME 04096
 T. 207.847.9280

City of
 Portland
 Public Services
 Department:

Water
 Resources
 Division
 Facility at
 109 District Rd,
 Portland

PERMIT SET
 OCTOBER 20, 2015

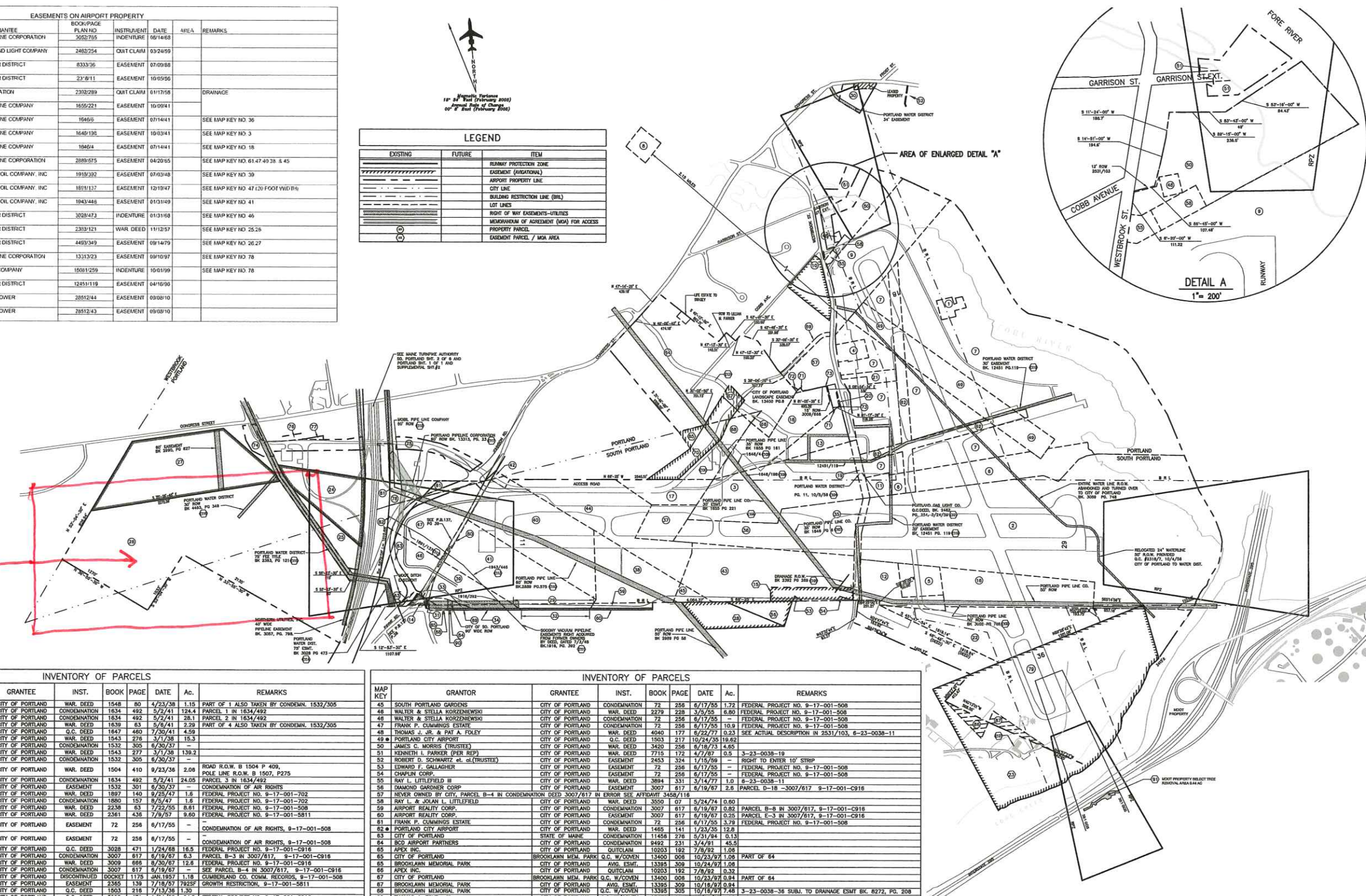
UTILITY DETAILS

Scale: As Noted

C-2

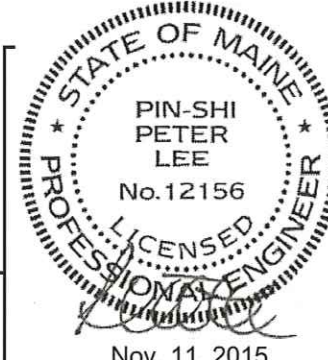
EASEMENTS ON AIRPORT PROPERTY							
MAP KEY	GRANTOR	GRANTEE	BOOK/PAGE	INST. DATE	AREA	REMARKS	
E100	STATE OF MAINE	PORTLAND PIPE LINE CORPORATION	3052/755	INDENTURE 06/14/68			
E101	CITY OF PORTLAND	PORTLAND GAS AND LIGHT COMPANY	2482/254	DMT CLAIM 03/24/59			
E102	CITY OF PORTLAND	PORTLAND WATER DISTRICT	8333/36	EASEMENT 07/09/88			
E104	CITY OF PORTLAND	PORTLAND WATER DISTRICT	23'@11	EASEMENT 10/05/56			
E105	CITY OF PORTLAND	CHAPLIN CORPORATION	2302/289	DMT CLAIM 01/17/58		DRAINAGE	
E106	CITY OF PORTLAND	PORTLAND PIPE LINE COMPANY	1655/221	EASEMENT 10/09/41			
E107	BURTON DENSMORE & GEORGINA L. DENSMORE	PORTLAND PIPE LINE COMPANY	1640/5	EASEMENT 07/14/41		SEE MAP KEY NO 36	
E108	WALTER C. & ELEANOR JOHNSON NELSEN MELLIE R. JOHNSON	PORTLAND PIPE LINE COMPANY	1648/138	EASEMENT 10/03/41		SEE MAP KEY NO 3	
E109	ISSAC FAIRWEATHER	PORTLAND PIPE LINE COMPANY	1840/4	EASEMENT 07/14/41		SEE MAP KEY NO 18	
E110	CITY OF PORTLAND	PORTLAND PIPE LINE CORPORATION	2088/975	EASEMENT 04/20/65		SEE MAP KEY NO. 61.47.40.28. & 45	
E111	WILFRED A. HAY, TRUSTEE OF CLINTON C. PHINNEY	SOCOBY-VACUUM OIL COMPANY, INC.	1918/392	EASEMENT 07/03/48		SEE MAP KEY NO 39	
E112	FRANK P. CUMMINGS, TRUSTEE OF LEON F. CUMMINGS	SOCOBY-VACUUM OIL COMPANY, INC.	1871/137	EASEMENT 12/19/47		SEE MAP KEY NO 47 (20 FOOT WIDTH)	
E113	FRANCIS B. EVANS	SOCOBY-VACUUM OIL COMPANY, INC.	1943/468	EASEMENT 01/31/49		SEE MAP KEY NO 41	
E114	CITY OF PORTLAND	PORTLAND WATER DISTRICT	3028/473	INDENTURE 01/31/68		SEE MAP KEY NO 46	
E115	EDWARD S. FINNS AND DOROTHY L. FINNS	PORTLAND WATER DISTRICT	2303/123	WAR. DEED 11/12/57		SEE MAP KEY NO 25.29	
E116	CITY OF PORTLAND	PORTLAND WATER DISTRICT	4493/349	EASEMENT 08/14/79		SEE MAP KEY NO 26.27	
E117	CITY OF PORTLAND	PORTLAND PIPE LINE CORPORATION	1331/323	EASEMENT 09/10/97		SEE MAP KEY NO 78	
E118	CITY OF PORTLAND	MOBL PIPE LINE COMPANY	1508/259	INDENTURE 10/01/59		SEE MAP KEY NO 78	
E119	CITY OF PORTLAND	PORTLAND WATER DISTRICT	12451/119	EASEMENT 04/16/00			
E120	CITY OF PORTLAND	CENTRAL MAINE POWER	2851/244	EASEMENT 09/08/10			
E121	CITY OF PORTLAND	CENTRAL MAINE POWER	2852/43	EASEMENT 05/03/10			

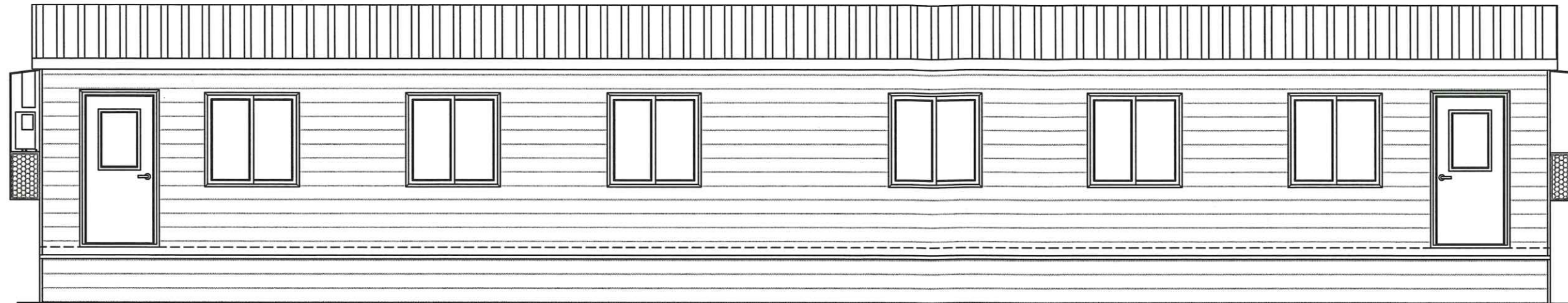
LEGEND		
DISTING.	FUTURE	ITEM
		RUNWAY PROTECTION ZONE
		EASEMENT (INDENTURE)
		ADDITIONAL AIRSPACE
		ADDITIONAL AIRSPACE
		ADDITIONAL AIRSPACE
		ADDITIONAL AIRSPACE
		ADDITIONAL AIRSPACE
		ADDITIONAL AIRSPACE
		ADDITIONAL AIRSPACE
		ADDITIONAL AIRSPACE
		ADDITIONAL AIRSPACE
		ADDITIONAL AIRSPACE



INVENTORY OF PARCELS								
MAP KEY	GRANTOR	GRANTEE	INST.	BOOK	PAGE	DATE	Ac.	REMARKS
1	HAROLD SEIDERS	CITY OF PORTLAND	WAR. DEED	1548	80	4/23/38	1.15	PART OF 1 ALSO TAKEN BY CONDEMN. 1532/305
2	HERBERT JACKSON	CITY OF PORTLAND	CONDEMNATION	1634	492	5/2/41	124.4	PARCEL 1 IN 1634/492
3	FAIRWEATHER, NELSON & LARRABEE	CITY OF PORTLAND	CONDEMNATION	1634	492	5/2/41	28.1	PARCEL 2 IN 1634/492
4	GEORGE W. MILLS	CITY OF PORTLAND	WAR. DEED	1639	63	6/6/41	2.29	PART OF 4 ALSO TAKEN BY CONDEMN. 1532/305
5	STATE OF MAINE	CITY OF PORTLAND	G.C. DEED	1847	490	7/30/41	4.59	
6	CLIFFORD STRANGE	CITY OF PORTLAND	G.C. DEED	1543	276	3/1/38	18.3	
7	CLIFFORD STRANGE	CITY OF PORTLAND	CONDEMNATION	1532	305	6/30/37		
8	PORTLAND CITY AIRPORT	CITY OF PORTLAND	WAR. DEED	1543	277	3/1/38	139.2	
9	PORTLAND CITY AIRPORT	CITY OF PORTLAND	CONDEMNATION	1532	305	6/30/37		
10	FLORELLA A. MAXWELL	CITY OF PORTLAND	WAR. DEED	1504	410	9/23/38	2.06	ROAD R.O.W. B 1504 P 409, POLE LINE R.O.W. B 1507, P275
11	MELLIEN HERS & CUMMINGS ESTATE	CITY OF PORTLAND	CONDEMNATION	1634	492	5/2/41	24.05	PARCEL 3 IN 1634/492
12	ROBERT D. JACKSON	CITY OF PORTLAND	EASEMENT	1532	301	6/25/37		CONDEMNATION OF AIR RIGHTS
13	CLIFFORD STRANGE	CITY OF PORTLAND	WAR. DEED	1897	140	9/25/47	1.8	FEDERAL PROJECT NO. 9-17-001-702
14	CLIFFORD STRANGE	CITY OF PORTLAND	CONDEMNATION	1890	157	8/5/47	1.8	FEDERAL PROJECT NO. 9-17-001-702
15	STATE OF MAINE	CITY OF PORTLAND	WAR. DEED	2238	63	7/22/55	88.0	FEDERAL PROJECT NO. 9-17-001-508
16	ELEANOR J. NIELSON	CITY OF PORTLAND	WAR. DEED	2361	436	7/9/57	9.80	FEDERAL PROJECT NO. 9-17-001-5811
17	EDNA MAXFIELD	CITY OF PORTLAND	EASEMENT	72	256	6/17/55		CONDEMNATION OF AIR RIGHTS, 9-17-001-508
18	MERLE P. CHAPLIN	CITY OF PORTLAND	EASEMENT	72	256	6/17/55		CONDEMNATION OF AIR RIGHTS, 9-17-001-508
19	STATE OF MAINE	CITY OF PORTLAND	G.C. DEED	3028	471	1/24/68	18.5	FEDERAL PROJECT NO. 9-17-001-C916
20	BROOKLAIN MEM. PARK	CITY OF PORTLAND	CONDEMNATION	3007	617	6/19/67	6.3	PARCEL B-3 IN 3007/617, 9-17-001-C916
21	BERTRAM J. FAIRWEATHER	CITY OF PORTLAND	WAR. DEED	3009	686	9/29/67	11.8	FEDERAL PROJECT NO. 9-17-001-C916
22	BERTRAM J. FAIRWEATHER	CITY OF PORTLAND	WAR. DEED	3007	617	6/19/67		SEE PARCEL B-4 IN 3007/617, 9-17-001-C916
23	CUMBERLAND COUNTY COMMISSIONERS	CITY OF PORTLAND	DISCONTINUED	DOCKET	1175	JAN. 1957	1.18	CUMBERLAND CO. COMM. RECORDS, 9-17-001-508
24	LEWELYN FRESLEY	CITY OF PORTLAND	EASEMENT	2365	139	7/18/57	7.9252	GROWTH RESTRICTION, 9-17-001-5811
25	PORTLAND CITY AIRPORT	CITY OF PORTLAND	G.C. DEED	1503	216	7/13/38	1.30	
26	STATE OF MAINE	CITY OF PORTLAND	G.C. DEED	3028	471	1/24/68	24.5	FEDERAL PROJECT NO. 9-17-001-C916
27	STATE OF MAINE	CITY OF PORTLAND	EASEMENT	3028	469	1/24/68	96	EASEMENT FOR UNRESTRICTED AIR SPACE 9-17-001-C916
28	HARRY HARMON & GEORGE HUTCHINS	CITY OF PORTLAND	WAR. DEED	3010	691	8/31/67	9.2	EASEMENT FOR UNRESTRICTED AIR SPACE 9-17-001-C916
29	HARRY HARMON & GEORGE HUTCHINS	CITY OF PORTLAND	EASEMENT	3007	617	6/19/67	9.2	PARCEL D-1 IN 3007/617, 9-17-001-C916
30	EDWARD S. & DOROTHY L. FINNS	CITY OF PORTLAND	WAR. DEED	2467	262	2/13/59	4.30	FEDERAL PROJECT NO. 9-17-001-5912
31	EDWARD S. & DOROTHY L. FINNS	CITY OF PORTLAND	WAR. DEED	2457	262	2/13/59	4.30	FEDERAL PROJECT NO. 9-17-001-5912
32	CITY OF PORTLAND	W.H. NICHOLS CO.	WAR. DEED	2980	827	4/4/67	28.77	PARCEL SOLD-FAA RELEASE 2/27/67 AVG. ESMT. RETAINED
33	BORGEN ASSOCIATES INC.	CITY OF PORTLAND	EASEMENT	3007	617	6/19/67	5.62	PARCEL D-2 IN 3007/617, 9-17-001-C916
34	ADC BUILDING FUND INC. et al.	CITY OF PORTLAND	CONDEMNATION	3007	617	6/19/67	1.01	PARCEL E-1 IN 3007/617, 9-17-001-C916
35	OTIS J. & DOROTHY J. AUGUST	CITY OF PORTLAND	WAR. DEED	3009	308	9/17/76	2.93	9-23-0038-10
36	ADC BUILDING FUND INC.	CITY OF PORTLAND	CONDEMNATION	3007	617	6/17/67	0.11	PARCEL B-8 IN 3007/617, 9-17-001-C916
37	ADC BUILDING FUND INC.	CITY OF PORTLAND	EASEMENT	3007	617	6/17/67	0.28	PARCEL E-2 IN 3007/617, 9-17-001-C916
38	ADC BUILDING FUND INC.	CITY OF PORTLAND	CONDEMNATION	3007	617	6/17/67	1.32	PARCEL E-1 IN 3007/617, 9-17-001-C916
39	ADC BUILDING FUND INC.	CITY OF PORTLAND	EASEMENT	3007	617	6/17/67	0.32	PARCEL E-1 IN 3007/617, 9-17-001-C916
40	CUMBERLAND COUNTY COMMISSIONERS	CITY OF PORTLAND	DISCONTINUED	21	228	1855		FEDERAL PROJECT NO. 9-17-001-508
41	BURTON DENSMORE	CITY OF PORTLAND	WAR. DEED	2238	399	7/12/55	20	FEDERAL PROJECT NO. 9-17-001-508
42	BURTON DENSMORE	CITY OF PORTLAND	CONDEMNATION	72	256	6/17/55		FEDERAL PROJECT NO. 9-17-001-508
43	BROOKLAIN MEM. PARK	CITY OF PORTLAND	WAR. DEED	2287	189	9/13/55	8.22	FEDERAL PROJECT NO. 9-17-001-508
44	BROOKLAIN MEM. PARK	CITY OF PORTLAND	CONDEMNATION	72	256	6/17/55		FEDERAL PROJECT NO. 9-17-001-508
45	CLINTON C. PHINNEY & ROBERT D. SCHWARTZ	CITY OF PORTLAND	G.C. DEED	2288	428/611	11/28/65	18.2	FEDERAL PROJECT NO. 9-17-001-508
46	CLINTON C. PHINNEY & ROBERT D. SCHWARTZ	CITY OF PORTLAND	CONDEMNATION	3007	617	6/17/55		FEDERAL PROJECT NO. 9-17-001-508
47	CLINTON C. PHINNEY & ROBERT D. SCHWARTZ	CITY OF PORTLAND	G.C. DEED	2288	428/611	11/28/65	8.03	FEDERAL PROJECT NO. 9-17-001-508
48	CLINTON C. PHINNEY & ROBERT D. SCHWARTZ	CITY OF PORTLAND	G.C. DEED	2288	428/611	11/28/65	8.03	FEDERAL PROJECT NO. 9-17-001-508
49	CLINTON C. PHINNEY & ROBERT D. SCHWARTZ	CITY OF PORTLAND	CONDEMNATION	72	256	6/17/55		FEDERAL PROJECT NO. 9-17-001-508
50	JOHN W. DENSMORE	CITY OF PORTLAND	WAR. DEED	2287	189	9/13/55	14.1	FEDERAL PROJECT NO. 9-17-001-508
51	JOHN W. DENSMORE	CITY OF PORTLAND	CONDEMNATION	72	256	6/17/55		FEDERAL PROJECT NO. 9-17-001-508
52	JOHN W. DENSMORE	CITY OF PORTLAND	WAR. DEED	2287	371	10/27/55	49	FEDERAL PROJECT NO. 9-17-001-508
53	MOBL PIPE LINE CO.	CITY OF PORTLAND	G.C. DEED	3051	721	8/1/75	21.8	
54	FRANCIS B. EVANS	CITY OF PORTLAND	CONDEMNATION	72	256	6/17/55		FEDERAL PROJECT NO. 9-17-001-508
55	JOHN E. DENSMORE	CITY OF PORTLAND	WAR. DEED	2241	473	6/9/55	0.50	FEDERAL PROJECT NO. 9-17-001-508
56	JOHN E. DENSMORE	CITY OF PORTLAND	CONDEMNATION	72	256	6/17/55	0.50	FEDERAL PROJECT NO. 9-17-001-508
57	WALTER P. CHAPLIN	CITY OF PORTLAND	CONDEMNATION	72	256	6/17/55	12.1	FEDERAL PROJECT NO. 9-17-001-508
58	CHRISTIAN KRAGELUND	CITY OF PORTLAND	CONDEMNATION	72	256	6/17/55	22.9	FEDERAL PROJECT NO. 9-17-001-508

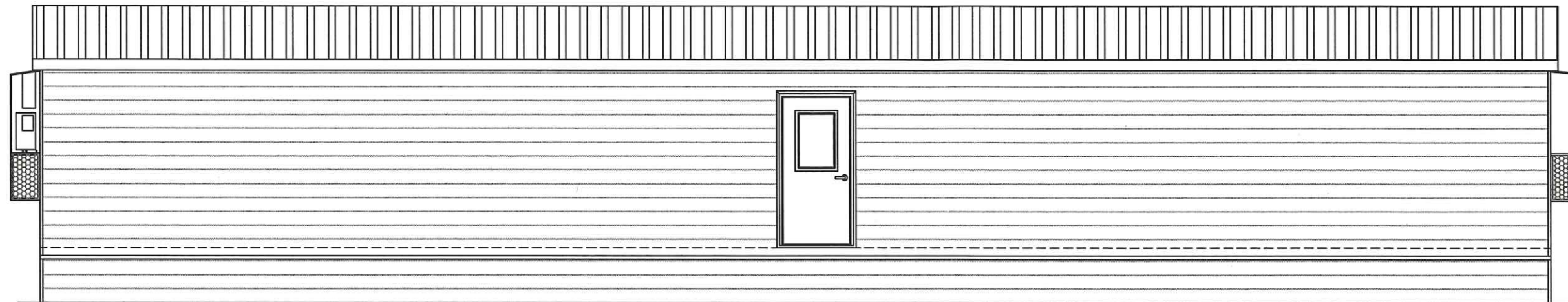
INVENTORY OF PARCELS								
MAP KEY	GRANTOR	GRANTEE	INST.	BOOK	PAGE	DATE	Ac.	REMARKS
45	SOUTH PORTLAND GARDENS	CITY OF PORTLAND	CONDEMNATION	72	256	6/17/55	1.72	FEDERAL PROJECT NO. 9-17-001-508
46	WALTER & STELLA KOZDENEWSKI	CITY OF PORTLAND	WAR. DEED	2279	228	5/2/55	8.80	FEDERAL PROJECT NO. 9-17-001-508
47	WALTER & STELLA KOZDENEWSKI	CITY OF PORTLAND	CONDEMNATION	72	256	6/17/55		FEDERAL PROJECT NO. 9-17-001-508
48	FRANK P. CUMMINGS ESTATE	CITY OF PORTLAND	CONDEMNATION	72	256	6/17/55	10.9	FEDERAL PROJECT NO. 9-17-001-508
49	THOMAS J. JR. & PAT A. FOLEY	CITY OF PORTLAND	WAR. DEED	4640	177	6/22/77	0.23	SEE ACTUAL DESCRIPTION IN 2531/103, 6-23-0038-11
50	PORTLAND CITY AIRPORT	CITY OF PORTLAND	G.C. DEED	1533	217	10/24/38	19.62	
51	JAMES C. MORRIS (TRUSTEE)	CITY OF PORTLAND	WAR. DEED	3420	258	6/18/73	4.65	
52	KENNETH I. PARKER (PER REP)	CITY OF PORTLAND	WAR. DEED	7715	172	4/7/87	0.5	3-23-0038-19
53	ROBERT D. SCHWARTZ, ET AL (TRUSTEE)	CITY OF PORTLAND	EASEMENT	2453	324	7/15/96		RIGHT TO ENTER 'B' STRIP
54	EDWARD F. GALLAGHER	CITY OF PORTLAND	EASEMENT	72	256	6/17/55		FEDERAL PROJECT NO. 9-17-001-508
55	CHAPLIN CORP.	CITY OF PORTLAND	EASEMENT	72	256	6/17/55		FEDERAL PROJECT NO. 9-17-001-508
56	RAY L. LITTLEFIELD III	CITY OF PORTLAND	WAR. DEED	3884	331	3/14/77	1.0	9-23-0038-11
57	DIAMOND GARDEN CORP.	CITY OF PORTLAND	EASEMENT	3007	617	6/19/67	2.8	PARCEL D-18 - 3007/617 9-17-001-C916
58	RAY L. & JOAN L. LITTLEFIELD	CITY OF PORTLAND	WAR. DEED	3550	67	5/24/74	0.60	
59	AIRPORT REALTY CORP.	CITY OF PORTLAND	CONDEMNATION	3007	617	6/19/67	0.82	PARCEL B-8 IN 3007/617, 9-17-001-C916
60	AIRPORT REALTY CORP.	CITY OF PORTLAND	EASEMENT	3007	617	6/19/67	0.25	PARCEL E-3 IN 3007/617, 9-17-001-C916
61	FRANK P. CUMMINGS ESTATE	CITY OF PORTLAND	CONDEMNATION	72	256	6/17/55	3.79	FEDERAL PROJECT NO. 9-17-001-508
62	PORTLAND CITY AIRPORT	CITY OF PORTLAND	WAR. DEED	1485	141	1/23/35	12.8	
63	STATE OF MAINE	CITY OF PORTLAND	CONDEMNATION	11458	278	5/31/94	0.13	
64	SCD AIRPORT PARTNERS	CITY OF PORTLAND	CONDEMNATION	9492	231	3/4/81	45.6	
65	APEX INC.	CITY OF PORTLAND	QUITCLAIM	10203	192	7/8/92	0.32	
66	CITY OF PORTLAND	BROOKLAIN MEM. PARK	G.C. W/COVEN	13400	008	10/23/97	1.06	PART OF 64
67	CITY OF PORTLAND	BROOKLAIN MEM. PARK	ANG. ESMT.	13395	309	9/10/98	1.08	
68	CITY OF PORTLAND	BROOKLAIN MEM. PARK	G.C. W/COVEN	13400	008	10/23/97	0.94	PART OF 64
69	CITY OF PORTLAND	BROOKLAIN MEM. PARK	ANG. ESMT.	13395	309	9/10/98	0.84	
70	THOMAS A. TOYE, III	CITY OF PORTLAND	G.C. W/COVEN					

GENERAL NOTES:	ACCESSIBILITY NOTES:	SITE INSTALLED NOTES:	STATE CODES: MAINE	ELEVATION NOTES (TYP.)																																															
<ol style="list-style-type: none"> ACCESS TO BUILDING FOR PERSONS IN WHEELCHAIRS IS DESIGNED BY AND FIELD BUILT BY OTHERS AND SUBJECT TO LOCAL JURISDICTION. AT LEAST 50% OF PUBLIC ENTRANCES (INCLUDING PRIMARY ENTRANCE) AND ALL REQUIRED EXITS 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. FLOOR DESIGN LIVE LOAD - 40 PSF. MAXIMUM WIND SPEED - 100 MPH - EXP. C. OCCUPANCY IS EDUCATIONAL. OCCUPANT LOAD IS (77) BASED ON 1 PERSON PER 20 SQUARE FEET OF CLASSROOM FLOOR AREA FOR MEANS OF EGRESS PURPOSES. CONSTRUCTION IS TYPE V-B, UNPROTECTED, UNSPRINKLERED. ALL STEEL STRAPS REFERENCED ON FLOOR PLAN SHALL BE 1.5 INCH x 30 GA. w/(6) 16 GA. x 7/16 INCH CROWN x 1 1/4 INCH STAPLES WITH A MINIMUM OF 1" PENETRATION EACH END OF STRAP OR EQUIVALENT FROM RIDGE BEAM TO COLUMN, AND COLUMN TO FLOOR. PLAN REVIEW AND INSPECTION REQUIRED BY CHAPTER 633 F.S. TO BE DONE BY THE LOCAL FIRE SAFETY INSPECTOR. PORTABLE FIRE EXTINGUISHER PER N.F.P.A. - 101 INSTALLED BY OTHERS ON SITE, AND SUBJECT TO LOCAL JURISDICTION AND APPROVAL. THIS BUILDING REQUIRES A FIRE SEPARATION DISTANCE OF GREATER THAN 10 FEET. ANYTHING LESS THAN 10 FT MUST MEET THE CRITERIA IN TABLE 600 OF THE FBC. SUBJECT TO LOCAL JURISDICTION AND APPROVAL. WHEN LOW SIDE OF ROOF PROVIDES LESS THAN 6" OF OVERHANG GUTTERS AND DOWNSPOUTS WILL BE REQUIRED, SITE INSTALLED AND SUBJECT TO LOCAL JURISDICTION. 	<ol style="list-style-type: none"> 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 IN BENDING. WHERE STORAGE FACILITIES SUCH AS CABINETS, SHELVES, CLOSETS, AND DRAWERS ARE PROVIDED AT LEAST ONE OF EACH TYPE PROVIDED SHALL CONTAIN STORAGE SPACE COMPLYING WITH THE FOLLOWING: DOORS, ETC. TO SUCH SPACES SHALL BE ACCESSIBLE (i.e. TOUCH LATCHES, U-SHAPED PULLS); SPACES SHALL BE WITHIN 15 INCHES MINIMUM AND 48 INCHES MAXIMUM OF THE FLOOR FOR FORWARD REACH OR 9 INCHES MINIMUM AND 54 INCHES MAXIMUM, OF THE FLOOR FOR SIDE REACH; CLOTHES RODS SHALL BE A MAXIMUM OF 54 INCHES ABOVE THE FLOOR (48 INCHES MAXIMUM WHEN DISTANCE FROM WHEELCHAIR TO ROD EXCEEDS 10 INCHES). CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE NO HIGHER THAN 45 INCHES ABOVE THE FLOOR FOR FRONT APPROACH OR 54 INCHES ABOVE THE FLOOR FOR SIDE APPROACH. 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. DOORS TO ALL ACCESSIBLE SPACES SHALL HAVE ACCESSIBLE HARDWARE (i.e. LEVER-OPERATED, PUSH-TYPE, U-SHAPED) MOUNTED NO HIGHER THAN 48 INCHES ABOVE THE FLOOR. 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. FLOOR SURFACES SHALL BE STABLE, FIRM, AND SLIP-RESISTANT. CHANGES IN LEVEL BETWEEN 0.25 INCH AND 0.5 INCH SHALL BE REVEALED WITH A SLOPE NO GREATER THAN 1:2. CHANGES IN LEVEL GREATER THAN 0.5 INCH REQUIRE RAMPS. CARPET PILE THICKNESS SHALL BE 0.5 INCH MAX. GRATINGS IN FLOOR SHALL HAVE SPACES NO GREATER THAN 0.5 INCH WIDE IN ONE DIRECTION. DOORWAY THRESHOLDS SHALL NOT EXCEED 0.5 INCH IN HEIGHT. ACCESSIBLE WATER CLOSETS SHALL BE 19 INCHES FROM THE FLOOR TO THE TOP OF THE SEAT. GRAB BARS SHALL BE 36 INCHES LONG MINIMUM WHEN LOCATED BEHIND THE WATER CLOSET AND 42 INCHES MINIMUM WHEN LOCATED ALONG THE SIDE OF THE WATER CLOSET, AND SHALL BE MOUNTED 33 INCHES FROM THE FLOOR TO THE TOP OF THE RAIL WITH 0.5 INCH MAXIMUM VARIATION. ACCESSIBLE URINALS SHALL BE STALL-TYPE OR WALL HUNG WITH ELONGATED RIMS AT A MAXIMUM OF 17 INCHES ABOVE THE FLOOR. ACCESSIBLE LAVATORIES SHALL BE MOUNTED WITH THE RIM NO HIGHER THAN 34 INCHES ABOVE THE FLOOR AND A CLEARANCE OF AT LEAST 29 INCHES ABOVE THE FLOOR TO THE BOTTOM OF THE APRON. ACCESSIBLE SINKS SHALL BE MOUNTED WITH THE RIM NO HIGHER THAN 34 INCHES ABOVE THE FLOOR AND A CLEARANCE OF AT LEAST 27 INCHES HIGH, 30 INCHES WIDE, AND 19 INCHES DEEP UNDERNEATH SINK. THE SINK DEPTH SHALL BE 6.5 INCHES MAXIMUM. HOT WATER AND DRAIN PIPES UNDER ACCESSIBLE LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. INSULATION OR PROTECTION MATERIAL MAY BE SITE INSTALLED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER ACCESSIBLE LAVATORIES AND SINKS. ACCESSIBLE LAVATORIES AND SINKS SHALL HAVE ACCESSIBLE FAUCETS (i.e. LEVER-OPERATED, PUSH-TYPE, ELECTRONICALLY CONTROLLED). WHERE MIRRORS ARE PROVIDED IN RESTROOM, AT LEAST ONE SHALL BE PROVIDED WITH ITS BOTTOM EDGE NO HIGHER THAN 40 INCHES ABOVE THE FLOOR. WHERE MEDICINE CABINETS ARE PROVIDED, AT LEAST ONE SHALL BE LOCATED WITH A USABLE SHELF NO HIGHER THAN 44 INCHES ABOVE THE FLOOR. GRAB BARS REQUIRED FOR ACCESSIBILITY SHALL BE 1.25 INCHES TO 1.5 INCHES IN DIAMETER WITH 1.5 INCHES CLEAR SPACE BETWEEN THE BAR AND THE WALL. TOILET STALL DOORS SHALL BE THE SELF-CLOSING TYPE. A TOWEL DISPENSER SHALL BE LOCATED ADJACENT TO ALL ACCESSIBLE LAVATORIES. WATER CLOSET FLUSH CONTROL SHALL BE MOUNTED ON THE WIDE SIDE OF THE CLOSET. 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 AND 41 INCHES FROM THE REAR WALL. RESTROOM WALLS SHALL BE COVERED WITH NON-ABSORBENT MATERIAL TO A MINIMUM HEIGHT OF 48 INCHES A.F.F. ALL PLUMBING FIXTURES SHALL HAVE SEPARATE SHUT-OFF VALVES. WATER HEATER SHALL HAVE SAFETY PAN WITH 1 INCH DRAIN TO EXTERIOR, T & P RELIEF VALVE WITH DRAIN TO EXTERIOR, AND A SHUT OFF VALVE WITHIN 3 FEET ON A COLD WATER SUPPLY LINE. DWV SYSTEM SHALL BE EITHER ABS OR PVC - DWV. WATER SUPPLY LINES SHALL BE PEX INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS. WATER CLOSETS ARE TANK TYPE AND URINALS ARE FLUSH TANK TYPE UNLESS OTHERWISE SPECIFIED. BUILDING DRAIN AND CLEANOUTS ARE DESIGNED AND SITE INSTALLED BY OTHERS, SUBJECT TO LOCAL JURISDICTION APPROVAL. SHOWERS SHALL BE CONTROLLED BY AN APPROVED MIXING VALVE WITH A MAXIMUM WATER OUTLET TEMPERATURE OF 120° F (48.8° C). 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 AND APPROVAL. 	<p>NOTE THAT THIS LIST DOES NOT NECESSARILY LIMIT THE ITEMS OF WORK AND MATERIALS THAT MAY BE REQUIRED FOR A COMPLETE INSTALLATION. ALL SITE RELATED ITEMS ARE SUBJECT TO LOCAL JURISDICTION AND APPROVAL.</p> <ol style="list-style-type: none"> THE COMPLETE FOUNDATION SUPPORT AND TIE DOWN SYSTEM. RAMPS, STAIRS AND GENERAL ACCESS TO THE BUILDING. PORTABLE FIRE EXTINGUISHER(S). DRINKING FOUNTAIN, SERVICE SINK, BUILDING DRAINS, CLEAN-OUTS, AND HOOK-UP TO PLUMBING SYSTEM. ELECTRICAL SERVICE HOOK-UP (INCLUDING FEEDERS) TO THE BUILDING. THE MAIN ELECTRICAL PANEL AND SUB-FEEDERS (MULTI-UNITS ONLY). CONNECTION OF ELECTRICAL CIRCUITS CROSSING OVER MODULE MATING LINES(S) - (MULTI-UNITS ONLY). STRUCTURAL AND AESTHETIC INTERCONNECTIONS BETWEEN MODULES (MULTI-UNITS ONLY). WINDOW AND DOOR HIGH WIND STORM COVERINGS PER CODE GUTTERS & DOWNSPOUTS (IF APPLICABLE) GAS PIPING DESIGN, SUPPLIED AND SITE INSTALLED BY OTHERS <p>STRUCTURAL LOAD LIMITATIONS:</p> <p>BUILDING OCCUPANCY CATEGORY: II</p> <p>FLOOR LIVE LOAD: A. 40 PSF 1000 LB. (CONCENTRATED)</p> <p>ROOF LIVE LOAD: A. 40 PSF</p> <p>ROOF SNOW LOAD: A. P_g = 70 PSF P_g = 53.9 PSF B. P_f = 46.20 PSF C. C_e = 1.0 D. I_s = 1.0 E. C_t = 1.1</p> <p>GROUND SNOW LOAD GROUND SNOW LOAD @ 300' A.S.L. FLAT ROOF SNOW LOAD SNOW EXPOSURE FACTOR SNOW IMPORTANCE FACTOR SNOW THERMAL FACTOR</p> <p>WIND LOAD: 1. 110 MPH 2. I_w = 1.0 II (ASCE 7-05) 3. C 4. ENCLOSURE CLASSIFICATION: ENCLOSURE G_{Cpi} = 0.18 INTERNAL PRESSURE COEFFICIENT. 5. COMPONENT & CLADDING LOAD: (ROOFS) P_r = -24.30 PSF ZONE 1 P_r = -38.80 PSF ZONE 2 P_r = -57.20 PSF ZONE 3</p> <p>(WALLS / WINDOWS / DOORS): P_w = -26.30 PSF ZONE 4 P_w = -32.50 PSF ZONE 5</p> <p>6. THIS BUILDING IS NOT DESIGNED FOR PLACEMENT ON THE UPPER HALF OF A HILL OR ESCARPMENT EXCEEDING 15 FEET IN HEIGHT.</p> <p>SEISMIC LOAD: A. I_e = 1.0 B. D C. A13 D. C E. EQUIVALENT F. S_s < .35 G. S₁ < .09 H. S_{ds} < .501 I. S_{d1} < .348 J. V = 4.428# K. R = 6.5 L. C_d = 0.08</p> <p>SEISMIC IMPORTANCE FACTOR SITE CLASS SEISMIC FORCE RESISTING SYSTEM. SEISMIC DESIGN CATEGORY. ANALYSIS PROCEDURE. MAPPED SPECTRAL RESPONSE COEFFICIENT MAPPED SPECTRAL RESPONSE COEFFICIENT SPECTRAL RESPONSE COEFFICIENT. SPECTRAL RESPONSE COEFFICIENT. DESIGN BASE SHEAR. RESPONSE MODIFICATION COEFFICIENT SEISMIC RESPONSE COEFFICIENT</p> <p>FLOOD LOAD: THIS BUILDING IS NOT DESIGNED TO BE SUBMERGED OR SUBJECT TO WAVE ACTION WHEN LOCATED IN A FLOOD PRONE OR ZONE AREA. THE FINISH FLOOR ELEVATION MUST BE LOCATED ABOVE THE BUILDING SITE FLOOD PLANE LEVEL FOR THIS BUILDING TO BE LOCATED IN A FLOOD PRONE OR ZONE AREA SUBJECT TO LOCAL JURISDICTION.</p>	<p>PORTLAND, ME</p> <p>BUILDING: IBC 2009 MUBEC (MAINE UNIFORM BUILDING AND ENERGY CODE)</p> <p>PLUMBING: MAINE STATE INTERNATIONAL PLUMBING CODE (2007 UPC w/ME AMENDS)</p> <p>MECHANICAL: 2009 IMC</p> <p>ELECTRICAL: 2011 NEC</p> <p>LIFE SAFETY: NFPA 101</p> <p>ACCESSIBILITY: ADAAG/ICC/ANSI A117.1-2010</p> <p>ENERGY: 2009 Maine Uniform Building and Energy</p>	<ol style="list-style-type: none"> SEE CROSS SECTION FOR METHOD OF ROOF VENTILATION HANDICAP RAM(S), STAIR(S), AND HANDRAILS ARE TO BE DESIGNED AND SITE INSTALLED BY OTHERS, SUBJECT TO LOCAL JURISDICTION AND APPROVAL. 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 AND APPROVAL 																																															
<p>ELECTRICAL NOTES:</p>																																																			
<ol style="list-style-type: none"> 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(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 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. REFERENCE STATE APPROVED PACKAGE FOR ELECTRICAL RISER DIAGRAM. FIRE ALARM PULL STATION OPERABLE DEVICE SHALL BE LOCATED 42 TO 45 INCHES ABOVE THE FLOOR. FIRE ALARM HORN/STROBE DEVICE SHALL BE WALL MOUNTED WITH THE BOTTOM EDGE 80 INCHES ABOVE THE FLOOR. EXTERIOR LIGHTS NOT INTENDED FOR 24 HOUR USE AND SHALL BE CONNECTED TO A PHOTOCELL OR TIMER. ALL RECEPTACLES INSTALLED IN WET LOCATIONS (EXTERIOR) SHALL BE IN WEATHER PROOF (W.P.) ENCLOSURES. THE INTEGRITY OF WHICH IS NOT AFFECTED WHEN AN ATTACHMENT PLUG CAP IS INSERTED OR REMOVED. <p>MECHANICAL NOTES:</p> <ol style="list-style-type: none"> ALL SUPPLY AIR REGISTERS SHALL BE 12 INCHES x 12 INCHES ADJUSTABLE w/10 INCHES x 20 INCHES (INSIDE) OVERHEAD FIBERGLASS DUCT, UNLESS OTHERWISE SPECIFIED. DUCTS LOCATED IN VENTILATED ATTIC SPACES SHALL HAVE AN R-8 INSULATION VALUE. DUCTS LOCATED IN UNCONDITIONED INTERIOR SPACES SHALL HAVE AN R-5 INSULATION VALUE. INTERIOR DOORS SHALL BE UNDERCUT 1.5 INCHES ABOVE FINISHED FLOOR FOR AIR RETURN AND/OR AS NOTED ON FLOOR PLAN. RESTROOM VENT FANS SHALL PROVIDE 75 CFM MINIMUM PER WATER CLOSET AND/OR URINAL. VENT FANS SHALL BE DUCTED TO THE EXTERIOR AND TERMINATE AT AN APPROVED VENT CAP. HVAC EQUIPMENT SHALL BE EQUIPPED WITH OUTSIDE FRESH AIR INTAKES PROVIDING 15 CFM FOR EACH OCCUPANT OR 75 CFM FOR EACH WATER CLOSET AND EACH URINAL, WHICHEVER IS GREATER. MECHANICAL SYSTEM IS DESIGNED FOR AN AVERAGE OCCUPANT LOAD OF <u>57</u> OCCUPANTS OR A PEAK OCCUPANCY OF <u>114</u> OCCUPANTS BASED ON AN INTERMITTENT OCCUPANCY. <p>PLUMBING NOTES:</p> <ol style="list-style-type: none"> THE USE OF THIS BUILDING WITHOUT THE REQUIRED NUMBER OF PLUMBING FACILITIES IS SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL JURISDICTION HAVING AUTHORITY. THE USE OF THIS BUILDING WITHOUT THE REQUIRED NUMBER OF WATER FOUNTAINS AND/OR SERVICE SINKS IS SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL JURISDICTION HAVING AUTHORITY. IF REQUIRED THESE ARE TO BE SUPPLIED AND SITE INSTALLED BY OTHERS. PLUMBING FACILITIES TO BE LOCATED WITHIN 500' BY OTHER IN THE FIELD. TOILETS SHALL BE ELONGATED WITH NON-ABSORBENT OPEN FRONT SEATS. 																																																			
<p>BUILDING DESIGN PARAMETERS</p> <table border="1"> <tr><td>1. USE/OCCUPANCY:</td><td>E</td></tr> <tr><td>2. CONSTRUCTION TYPE:</td><td>V-B (UNSPRINKLD)</td></tr> <tr><td>3. SPRINKLER SYSTEM:</td><td>NO</td></tr> <tr><td>4. BUILDING AREA:</td><td>1870 S.F.</td></tr> <tr><td>5. BUILDING HEIGHT:</td><td>≤ 15 FEET</td></tr> <tr><td>6. NUMBER OF STORIES:</td><td>1</td></tr> <tr><td>7. NUMBER OF MODULES:</td><td>1</td></tr> <tr><td>8. OCCUPANT LOAD <u>77</u> BASED ON <u>20</u> NET SF/PERSON IN CLASSROOM AREAS FOR EGRESS PURPOSES.</td><td></td></tr> <tr><td>9. EXTERIOR WALL FIRE RATING:</td><td>NOT RATED</td></tr> <tr><td>10. THIS BUILDING MUST BE INSTALLED WITH THE FIRE SEPERATION DISTANCES AS REQUIRED BY IBC TABLE 602 AND SECTION 704.3</td><td></td></tr> <tr><td>11. ENGERGY CODE COMPLIANCE:</td><td>SEE ATTACHED ENERGY CALCS</td></tr> <tr><td>12. MANUFACTURER'S DATA PLATE AND STATE LABELS ARE TO BE LOCATED ADJACENT TO THE ELECTRICAL PANEL.</td><td></td></tr> <tr><td>13. MODIFICATIONS TO THIS BUILDING COMPLY WITH ALTERATION LEVEL II REQUIREMENTS.</td><td></td></tr> </table> <p>DRAWING INDEX:</p> <table border="1"> <tr><td>SHEET 1 of 6</td><td>C1</td><td>COVER SHEET</td></tr> <tr><td>SHEET 2 of 6</td><td>A1</td><td>EXTERIOR ELEVATIONS</td></tr> <tr><td>SHEET 3 of 6</td><td>A2</td><td>FLOOR PLAN</td></tr> <tr><td>SHEET 4 of 6</td><td>P1</td><td>PLUMBING RISER / SCHEDULES</td></tr> <tr><td>SHEET 5 of 6</td><td>E1</td><td>ELEC/HVAC PLAN</td></tr> <tr><td>SHEET 6 of 6</td><td>X1</td><td>BUILDING CROSS SECTION</td></tr> <tr><td>SHEET 1 of 1</td><td>FD1</td><td>FOUNDATION PLAN AND DETAILS</td></tr> </table> <p>ENERGY CODE:</p> <p>SOLID DOOR U-FACTOR: .25 WINDOW U-FACTOR: .28 WINDOW SHGC: .50 GLASS DOOR U-FACTOR: .54 GLASS DOOR SHGC: .38</p> <div style="text-align: right;"> <p>PETER LEE, P.E. M.S. ENGINEERING INTERNATIONAL, INC. ENGINEER: PETER LEE, P.E., M.S. CONSULTING ENGINEER 23329 CENTURY DRIVE ELKHART, IN 46514</p>  <p>Nov. 11, 2015</p> </div>					1. USE/OCCUPANCY:	E	2. CONSTRUCTION TYPE:	V-B (UNSPRINKLD)	3. SPRINKLER SYSTEM:	NO	4. BUILDING AREA:	1870 S.F.	5. BUILDING HEIGHT:	≤ 15 FEET	6. NUMBER OF STORIES:	1	7. NUMBER OF MODULES:	1	8. OCCUPANT LOAD <u>77</u> BASED ON <u>20</u> NET SF/PERSON IN CLASSROOM AREAS FOR EGRESS PURPOSES.		9. EXTERIOR WALL FIRE RATING:	NOT RATED	10. THIS BUILDING MUST BE INSTALLED WITH THE FIRE SEPERATION DISTANCES AS REQUIRED BY IBC TABLE 602 AND SECTION 704.3		11. ENGERGY CODE COMPLIANCE:	SEE ATTACHED ENERGY CALCS	12. MANUFACTURER'S DATA PLATE AND STATE LABELS ARE TO BE LOCATED ADJACENT TO THE ELECTRICAL PANEL.		13. MODIFICATIONS TO THIS BUILDING COMPLY WITH ALTERATION LEVEL II REQUIREMENTS.		SHEET 1 of 6	C1	COVER SHEET	SHEET 2 of 6	A1	EXTERIOR ELEVATIONS	SHEET 3 of 6	A2	FLOOR PLAN	SHEET 4 of 6	P1	PLUMBING RISER / SCHEDULES	SHEET 5 of 6	E1	ELEC/HVAC PLAN	SHEET 6 of 6	X1	BUILDING CROSS SECTION	SHEET 1 of 1	FD1	FOUNDATION PLAN AND DETAILS
1. USE/OCCUPANCY:	E																																																		
2. CONSTRUCTION TYPE:	V-B (UNSPRINKLD)																																																		
3. SPRINKLER SYSTEM:	NO																																																		
4. BUILDING AREA:	1870 S.F.																																																		
5. BUILDING HEIGHT:	≤ 15 FEET																																																		
6. NUMBER OF STORIES:	1																																																		
7. NUMBER OF MODULES:	1																																																		
8. OCCUPANT LOAD <u>77</u> BASED ON <u>20</u> NET SF/PERSON IN CLASSROOM AREAS FOR EGRESS PURPOSES.																																																			
9. EXTERIOR WALL FIRE RATING:	NOT RATED																																																		
10. THIS BUILDING MUST BE INSTALLED WITH THE FIRE SEPERATION DISTANCES AS REQUIRED BY IBC TABLE 602 AND SECTION 704.3																																																			
11. ENGERGY CODE COMPLIANCE:	SEE ATTACHED ENERGY CALCS																																																		
12. MANUFACTURER'S DATA PLATE AND STATE LABELS ARE TO BE LOCATED ADJACENT TO THE ELECTRICAL PANEL.																																																			
13. MODIFICATIONS TO THIS BUILDING COMPLY WITH ALTERATION LEVEL II REQUIREMENTS.																																																			
SHEET 1 of 6	C1	COVER SHEET																																																	
SHEET 2 of 6	A1	EXTERIOR ELEVATIONS																																																	
SHEET 3 of 6	A2	FLOOR PLAN																																																	
SHEET 4 of 6	P1	PLUMBING RISER / SCHEDULES																																																	
SHEET 5 of 6	E1	ELEC/HVAC PLAN																																																	
SHEET 6 of 6	X1	BUILDING CROSS SECTION																																																	
SHEET 1 of 1	FD1	FOUNDATION PLAN AND DETAILS																																																	
<p>SCHIABI Smarter Modular Solutions</p> <p>SCHIABI LEASING JENNIFER CURRIER 103 AIRPORT ROAD OXFORD, ME 04270 PH: (207) 539-8211 FAX: WWW.VANGUARDMODULAR.COM</p> <p>SERIAL #: 1386 A-B OCCUP: E DRAWING #: VGM-2015-0027</p>			<p style="text-align: center;">COVER SHEET / NOTES</p> <table border="1"> <tr><td>This document and all information contained herein, are the proprietary data and trade secrets of Vanguard Modular Building Systems (VMBS), and Schiavi Leasing Corporation (Schiavi). This document and the information contained herein may not be reproduced, used, or disclosed in any manner, or to any extent. Written authorization by a current employee of VMBS or Schiavi must be obtained prior to use of this information, in any form, including that which is represented by this complete page.</td><td>Drawing Date: 11-10-2015</td><td>Project: PORTLAND, ME</td></tr> <tr><td></td><td>Drawn By: J.L.B.</td><td>Sheet: CV1</td></tr> <tr><td></td><td>Scale: NONE</td><td>1 of 6</td></tr> </table> <p style="text-align: right;">28' x 68' UNIT</p>		This document and all information contained herein, are the proprietary data and trade secrets of Vanguard Modular Building Systems (VMBS), and Schiavi Leasing Corporation (Schiavi). This document and the information contained herein may not be reproduced, used, or disclosed in any manner, or to any extent. Written authorization by a current employee of VMBS or Schiavi must be obtained prior to use of this information, in any form, including that which is represented by this complete page.	Drawing Date: 11-10-2015	Project: PORTLAND, ME		Drawn By: J.L.B.	Sheet: CV1		Scale: NONE	1 of 6																																						
This document and all information contained herein, are the proprietary data and trade secrets of Vanguard Modular Building Systems (VMBS), and Schiavi Leasing Corporation (Schiavi). This document and the information contained herein may not be reproduced, used, or disclosed in any manner, or to any extent. Written authorization by a current employee of VMBS or Schiavi must be obtained prior to use of this information, in any form, including that which is represented by this complete page.	Drawing Date: 11-10-2015	Project: PORTLAND, ME																																																	
	Drawn By: J.L.B.	Sheet: CV1																																																	
	Scale: NONE	1 of 6																																																	



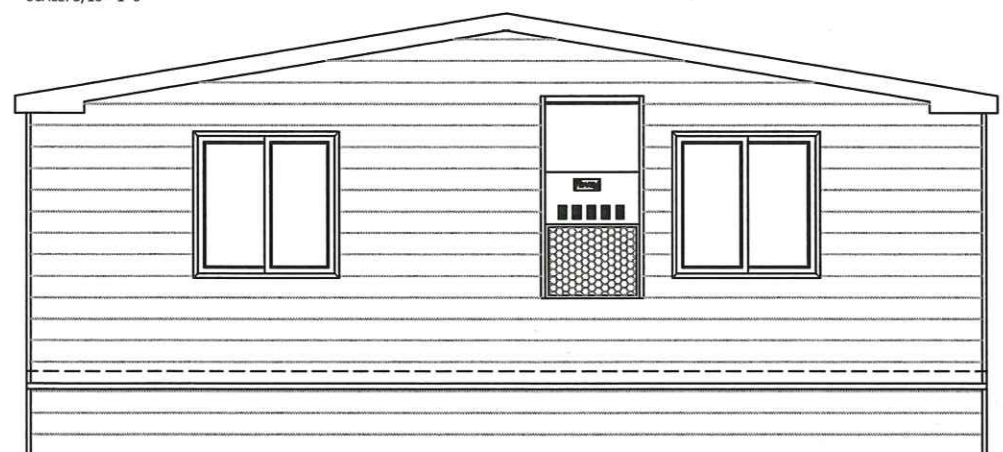
FRONT ELEVATION

SCALE: 3/16"=1'-0"



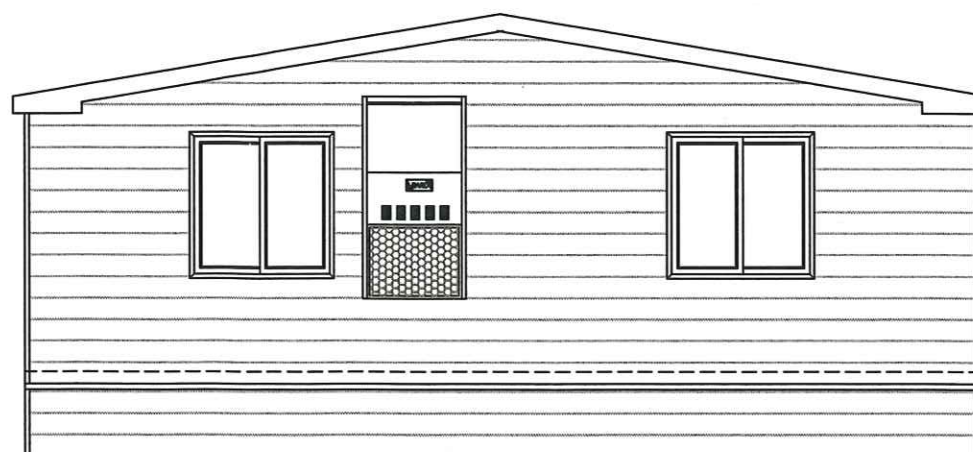
REAR ELEVATION

SCALE: 3/16"=1'-0"



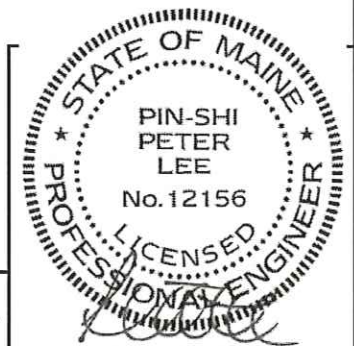
RIGHT SIDE ELEVATION

SCALE: 3/16"=1'-0"



LEFT SIDE ELEVATION

SCALE: 3/16"=1'-0"



PETER LEE, P.E. M.S.
ENGINEERING INTERNATIONAL, INC.
ENGINEER: PETER LEE, P.E., M.S.
CONSULTING ENGINEER
23329 CENTURY DRIVE
ELKHART, IN 46514

Nov. 11, 2015

EXTERIOR ELEVATIONS



Smarter Modular Solutions

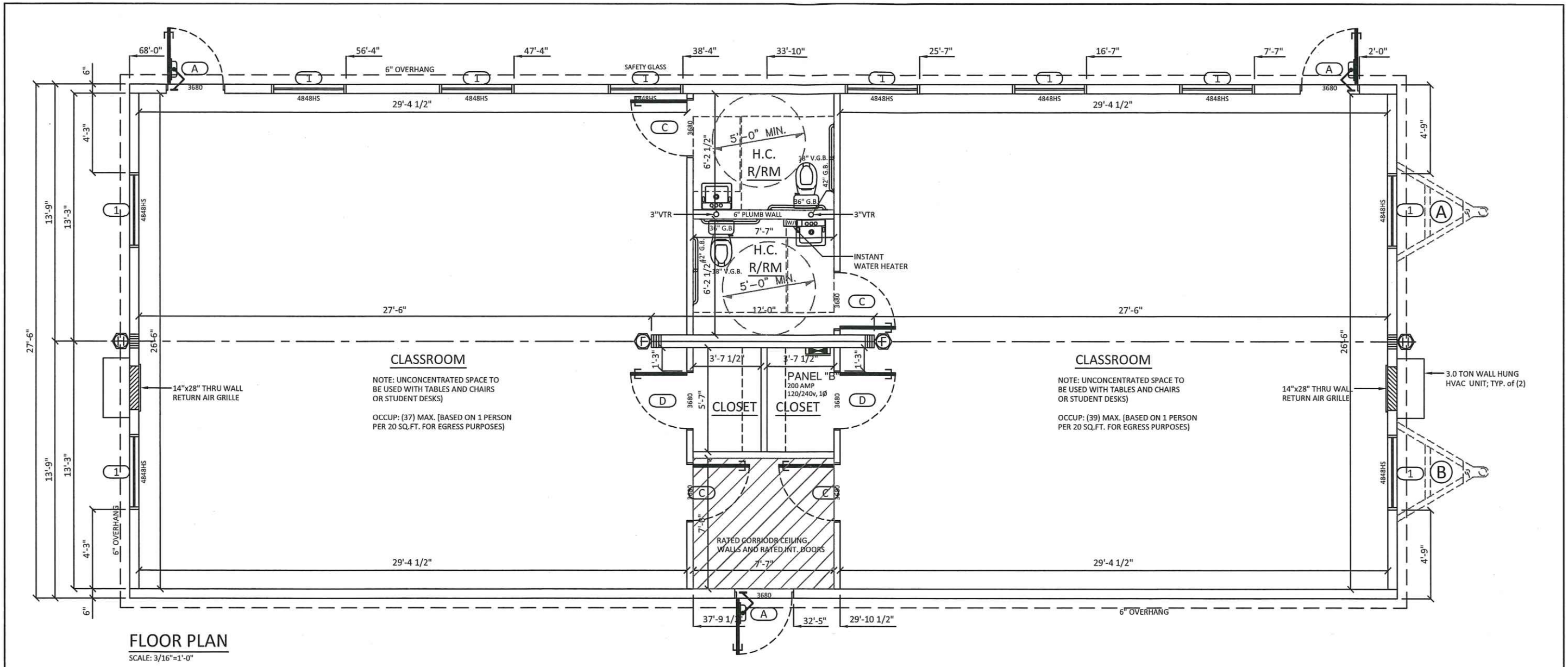
SCHIAVI LEASING
JENNIFER CURRIER
103 AIRPORT ROAD
OXFORD, ME 04270
PH: (207) 539-8211
FAX:
WWW.VANGUARDMODULAR.COM

SERIAL #: 1386 A-B
OCCUP: E
DRAWING #: VGM-2015-0027

This document and all information contained herein, are the proprietary data and trade secrets of Vanguard Modular Building Systems (VMBS), and Schiavi Leasing Corporation (Schiavi). This document and the information contained herein may not be reproduced, used, or disclosed in any manner, or to any extent. Written authorization by a current employee of VMBS or Schiavi must be obtained prior to use of this information, in any form, including that which is represented by this complete page.

Drawing Date: 11-10-2015	Project: PORTLAND, ME
Drawn By: J.L.B.	Sheet: A1
Scale: 3/16"=1'-0"	2 of 6

28'x68' UNIT



FLOOR PLAN
SCALE: 3/16"=1'-0"

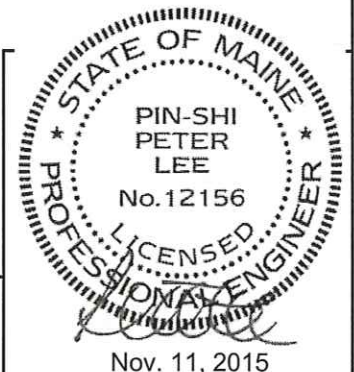
COLUMN STRAPPING SCHEDULE

- (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) (3) 2x6 SPF #2 THIS HALF
- (H) (3) 2x6 SPF #2 EACH HALF

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

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

PETER LEE, P.E. M.S.
ENGINEERING INTERNATIONAL, INC.
ENGINEER: PETER LEE, P.E., M.S.
CONSULTING ENGINEER
23329 CENTURY DRIVE
ELKHART, IN 46514



SCHIAVI LEASING
JENNIFER CURRIER
103 AIRPORT ROAD
OXFORD, ME 04270
PH: (207) 539-8211
FAX:
WWW.VANGUARDMODULAR.COM

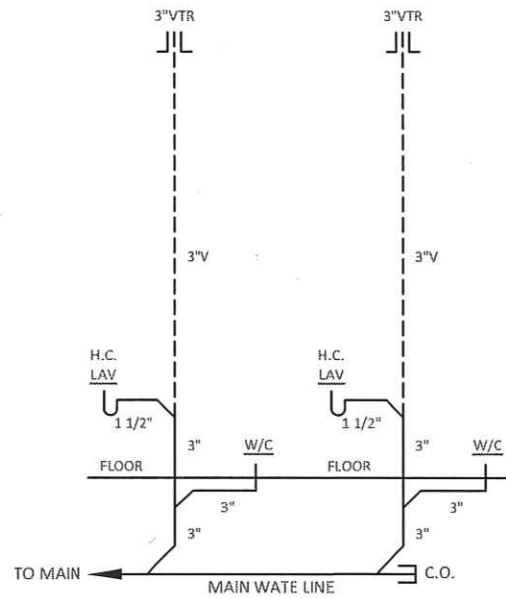
SERIAL #: 1386 A-B
OCCUP: E
DRAWING #: VGM-2015-0027

FLOOR PLAN

This document and all information contained herein, are the proprietary data and trade secrets of Vanguard Modular Building Systems (VMBS), and Schiavi Leasing Corporation (Schiavi). This document and the information contained herein may not be reproduced, used, or disclosed in any manner, or to any extent. Written authorization by a current employee of VMBS or Schiavi must be obtained prior to use of this information, in any form, including that which is represented by this complete page.

Drawing Date: 11-10-2015
Project: PORTLAND, ME
Drawn By: J.L.B.
Scale: 3/16"=1'-0"
Sheet: A2
3 of 6

28'x68' UNIT

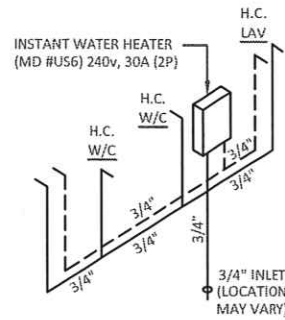


D.W.V. RISER NOTES:

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. RISER

SCALE: N.T.S.



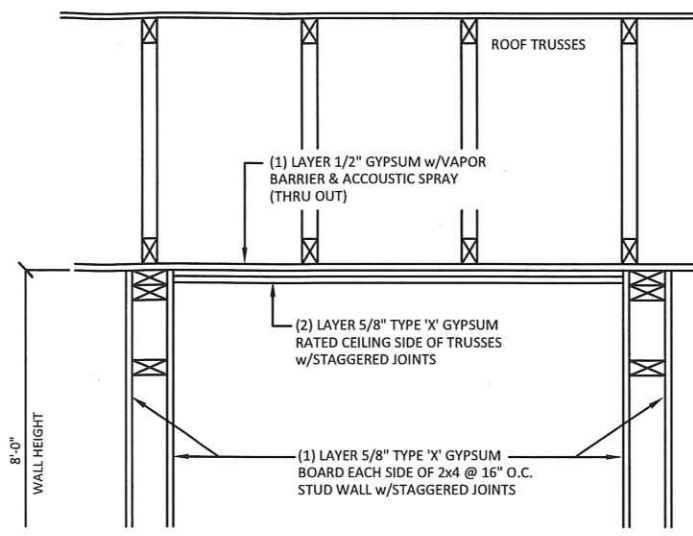
ALL PLUMBING FIXTURES TO HAVE SHUT-OFF VALVES. VALVES NOT SHOWN FOR CLARITY.

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.



**RATED CEILING CONSTRUCTION
RATED WALL CONSTRUCTION**

SCALE: NONE

FIRE ASSEMBLY NOTES:

CEILING: 1 HOUR PER UL NO. FC 5406 - (1) LAYER OF 5/8" TYPE-X GYPSUM BOARD EACH SIDE, WITH BUTT JOINTS STAGGERED

WOOD STUD WALLS: 1 HOUR PER UL NO. WP3520 - (2) LAYER OF 5/8" TYPE-X GYPSUM BOARD EACH SIDE, WITH BUTT JOINTS STAGGERED

EXCEPTION: USE GYPSUM ASSOC. FILE NO. WP3520 ON WALLS WHERE THE 5/8" TYPE-X GYPSUM BOARD HAS PREDECORATED OR VINYL COVERED FINISH AND FASTEN IT WITH 6d COATED NAILS 1 7/8" LONG, 0.0915" SHANK, 1/4" HEADS, 7" O.C AT JOINTS AND TOP AND BOTTOM PLATES AND 3/8" BEAD OF ADHESIVE AT INTERMEDIATE STUDS.

PENETRATION OF FIRE RESISTANT WALLS AND CEILINGS:

1. COMBUSTIBLE CABLES AND WIRES, COMBUSTIBLE PIPES, TUBES, AND CONDUITS SHALL MEET THE TESTING REQUIREMENTS OF ASTM E119 AS PART OF THE FIRE RESISTANT ASSEMBLY OR SHALL HAVE THROUGH-PENETRATION FIRESTOP SYSTEMS LISTED AND TESTED AS PER ASTM E814 AND BE TESTED AT A POSITIVE PRESSURE DIFFERENTIAL BETWEEN THE EXPOSED AND UNEXPOSED SURFACES OF NOT LESS THAN .01 INCH OF WATER AND HAVE AN "F" RATING OF AT LEAST 1 HOUR BUT NOT LESS THAN THE RATED OF THE ASSEMBLY.
2. CABLES AND WIRES WITHOUT COMBUSTIBLE INSULATIONS AND NON-COMBUSTIBLE PIPES, TUBES, AND CONDUITS SHALL BE PROTECTED AS DESCRIBED ABOVE OR SHALL HAVE THE ANNULAR SPACE FILLED WITH A MATERIAL MEETING THE REQUIREMENT OF ASTM E119 TESTED UNDER A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF .01 INCH OF WATER FOR A PERIOD EQUIVALENT TO THE RATING OF THE ASSEMBLY.
3. ELECTRICAL BOXES SHALL BE METAL OR LISTED FOR USE IN FIRE RESISTANT ASSEMBLIES AND SHALL NOT EXCEED 16 SQUARE INCHES. BOXES ON OPPOSITE SIDES OF FIRE RESISTANT WALLS SHALL BE SEPARATED BY A MINIMUM HORIZONTAL DISTANCE OF 24 INCHES.
4. ALL CEILING FIXTURES SHALL BE SURFACE MOUNTED.
5. DUCTS PENETRATING FIRE RESISTANT CEILINGS SHALL HAVE AN ACCESSIBLE LISTED FIRE DAMPER LOCATED AT THE CEILING LINE.
6. ALL FIRE RATED DOORS SHALL HAVE LISTED DOOR, FRAME AND HARDWARE NO LESS THAN THE TIME RATING SPECIFIED ON THE FLOOR PLAN. IN ADDITION FIRE RATED DOORS SHALL BE WITH SELF CLOSERS UNLESS OTHERWISE SPECIFIED.

ALL PLUMBING FIXTURES TO HAVE SHUT-OFF VALVES. VALVES NOT SHOWN FOR CLARITY.

DOOR SCHEDULE

#	SIZE	DESCRIPTION	QTY	HEADER	JACKS	KINGS	COMMENTS
(A)	36"x80"	EXT. DOOR - STEEL - INSULATED w/20"x30" SAFETY GLASS VIEW PANEL, WOOD FRAME, KEYPED LEVER LOCKSET, CLOSER, WEATHERSTRIPPING, H.C. THRESHOLD	2	TRIPL 2x6	1	2	
(B)	36"x80"	INT. DOOR - WOOD - SOLID CORE - 20 MIN. RATED w/5"x20" WIRE GLASS VIEW PANEL, RATED FRAME, KEYPED LEVER LOCKSET, CLOSER, WEATHERSTRIPPING, H.C. THRESHOLD	2	SNGL 2x4	-	1	
(C)	36"x80"	INT. DOOR - WOOD - SOLID CORE w/PRE-HUNG WOOD FRAME, PRIVACY LEVER LOCKSET, CLOSER	2	SNGL 2x4	-	1	
(D)	36"x80"	INT. DOOR - WOOD - HOLLOW CORE w/PRE-HUNG WOOD FRAME, PASSAGE LEVER LOCKSET	2	SNGL 2x4	-	1	

WINDOW SCHEDULE

#	SIZE	DESCRIPTION	QTY	HEADER	JACKS	KINGS	U-VALUE	SHGC	VT	LIGHT SF	VENT SF	DP	COMMENTS
(1)	48"x48"	EXT. WINDOWS - VERT SLIDING VINYL - INSULATED - LowE - WHITE FRAME / CLEAR GLASS w/MINI-BLINDS	16	TRIPL 2x6	1	2	.28	.28	.50	9.10	4.25	+50/-50	



PETER LEE, P.E. M.S.
ENGINEERING INTERNATIONAL, INC.
ENGINEER: PETER LEE, P.E., M.S.
CONSULTING ENGINEER
23329 CENTURY DRIVE
ELKHART, IN 46514



SCHIAVI LEASING
JENNIFER CURRIER
103 AIRPORT ROAD
OXFORD, ME 04270
PH: (207) 539-8211
FAX:
WWW.VANGUARDMODULAR.COM

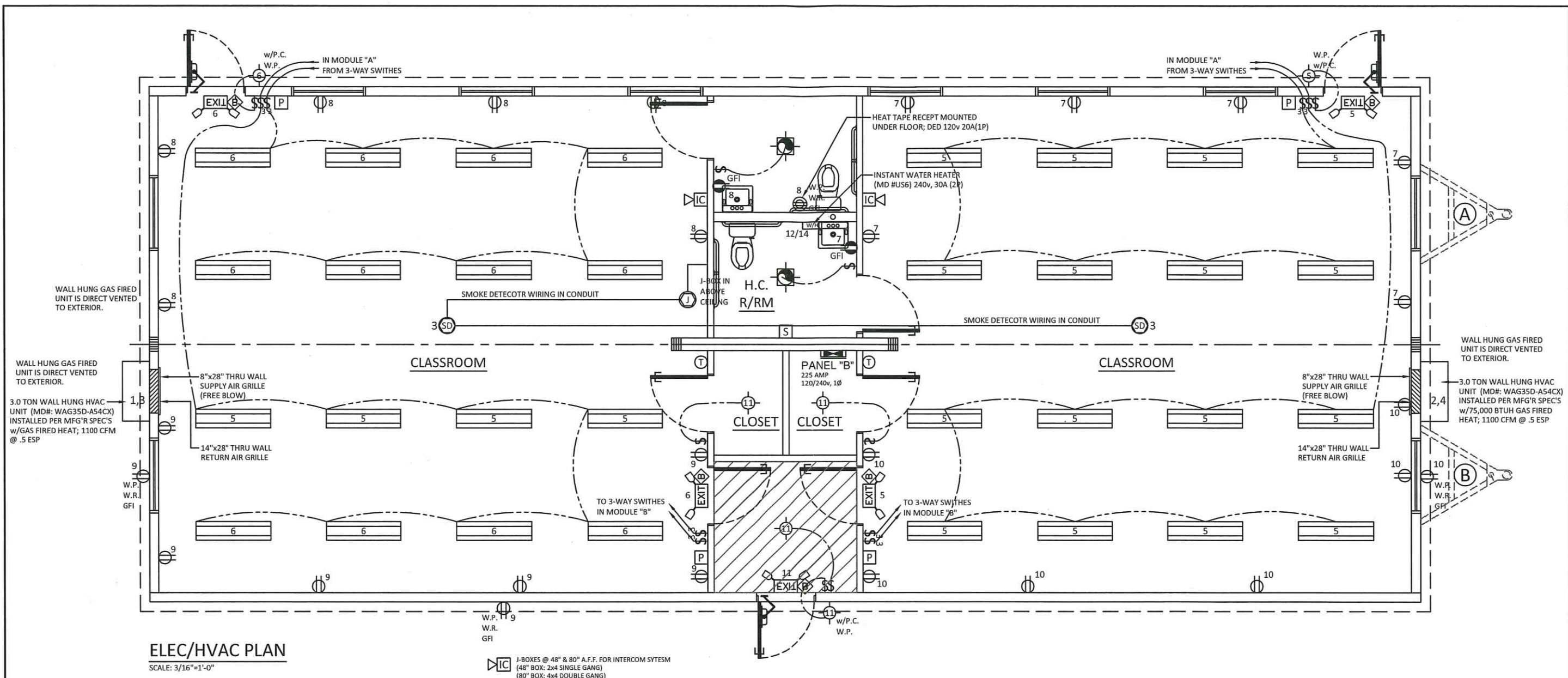
PLUMBING SCHEMATICS & FIRE RATING DETAILS

SERIAL #: 1386 A-B
OCCUP: E
DRAWING #: VGM-2015-0027

This document and all information contained herein, are the proprietary data and trade secrets of Vanguard Modular Building Systems (VMBS), and Schiavi Leasing Corporation (Schiavi). This document and the information contained herein may not be reproduced, used, or disclosed in any manner, or to any extent. Written authorization by a current employee of VMBS or Schiavi must be obtained prior to use of this information, in any form, including that which is represented by this complete page.

Drawing Date: 11-10-2015
Project: PORTLAND, ME
Drawn By: J.L.B.
Sheet: P1
Scale: NONE
4 of 6

28'x68' UNIT



ELEC/HVAC PLAN
SCALE: 3/16"=1'-0"

J-BOXES @ 48" & 80" A.F.F. FOR INTERCOM SYSTEM
(48" BOX: 2x4 SINGLE GANG)
(80" BOX: 4x4 DOUBLE GANG)

ELECTRICAL SYMBOLS

	DUPLEX RECEPTACLE @ 16" A.F.F.		PROGRAMMABLE A/C THERMOSTAT @ 53" A.F.F.
	DUPLEX RECEPTACLE @ 42" A.F.F. (UNLESS NOTED)		J-BOX @ 48" A.F.F. FOR PULL STATION - TO BE WIRED BACK TO HORN/STROBE (2x4 SINGLE GANG)
	QUADPLEX RECEPTACLE @ 16" A.F.F. (UNLESS NOTED)		J-BOXES @ 48" & 80" A.F.F. FOR PULL STATION AND HORN/STROBE (48" BOX: 2x4 SINGLE GANG) (80" BOX: 4x4 DOUBLE GANG)
	RECEPTACLE 240v @ 16" A.F.F.		J-BOX @ 80" A.F.F. FOR STROBE ONLY (4x4 DOUBLE GANG)
	CEILING MOUNTED DUPLEX RECEPTACLE		ILLUMINATED EXIT SIGN AND EMERGENCY LIGHTING COMBO w/BATTERY BACK-UP
	CEILING MOUNTED QUADPLEX RECEPTACLE		EXHAUST FAN-100 CFM (UNLESS NOTED)
	FLOOR DUPLEX RECEPTACLE		EXHAUST FAN & LIGHT COMBO-100 CFM/26W (UNLESS NOTED)
	SWITCH @ 48" A.F.F.		1'x4' FLUORESCENT - DIFFUSED - SURFACE MOUNTED (2 TUBE = 64w MAX.)
	3-WAY SWITCH @ 48" A.F.F.		INCANDESCENT SP FIXTURE (26w)
	ELECTRICAL PANEL BOX 48" TO BOTTOM		RECESSED INCANDESCENT LIGHT FIXTURE (26w)
	TELEPHONE JACK AT 16" A.F.F. (UNLESS NOTED)		WEATHERPROOF LIGHT "PORCH" (W. PER SPEC)
	TELEPHONE FLOOR J-BOX		WEATHERPROOF LIGHT "FLOOD" (W. PER SPEC)
	COMPUTER JACK @ 16" A.F.F. (UNLESS NOTED)		HVAC DISCONNECT
	WEATHERPROOF PHOTOCELL		
	WALL MOUNTED JUNCTION BOX 16" (UNLESS NOTED)		
	CEILING MOUNTED JUNCTION BOX		
	FLOOR MOUNTED JUNCTION BOX		

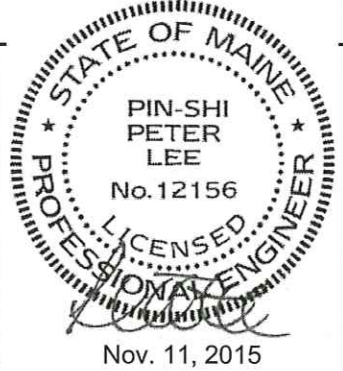
ELECTRICAL PANEL SCHEDULE PANEL "B"

CIRCUIT	NOMENCLATURE	BREAKER (AMPS)	WIRE (CU.)
1/3	HVAC UNIT	60A(2P)	6-3 SE THHN
2/4	LIGHTS	20A	12-2 NM THHN
5,6	RECPTS	20A	12-2 NM THHN
7-10	LIGHTS & FANS	20A	12-2 NM THHN
11	DED RECEPT	30A(2P)	10-3 NM ROMEX

ELECTRICAL PANEL SIZING PANEL "B"

DESCRIPTION	KVA
.0035 KW/SF x 1870 SF x 1.25	= 8.18
30 RECEPTS @ 180 VA / 1000	= 5.40
1 WATER HEATER @ 6.5 KW	= 6.50
2 FANS @ .3 KW x 1.25	= .75
2 HVAC @ 15.50 KW (EA.)	= 31.00
51.83 TOTAL KW	
TOTAL / 240 x 1000	= 215.96 AMPS
INSTALL 225 AMP PANEL 120/240 V, 1Ø PHASE	

PETER LEE, P.E. M.S.
ENGINEERING INTERNATIONAL, INC.
ENGINEER: PETER LEE, P.E., M.S.
CONSULTING ENGINEER
23329 CENTURY DRIVE
ELKHART, IN 46514



SCHIAVI LEASING
JENNIFER CURRIER
103 AIRPORT ROAD
OXFORD, ME 04270
PH: (207) 539-8211
FAX:
WWW.VANGUARDMODULAR.COM

SERIAL #: 1386 A-B
OCCUP: E
DRAWING #: VGM-2015-0027

ELEC / HVAC PLAN

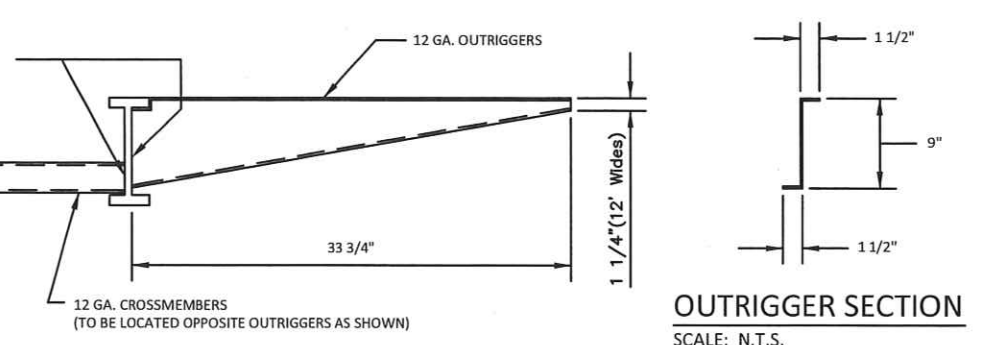
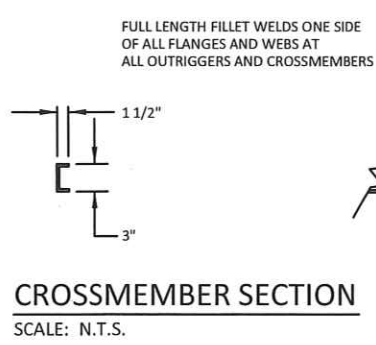
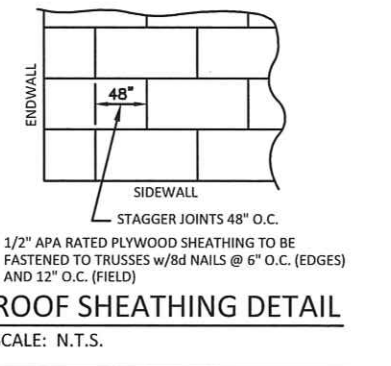
This document and all information contained herein, are the proprietary data and trade secrets of Vanguard Modular Building Systems (VMBS), and Schiavi Leasing Corporation (Schiavi). This document and the information contained herein may not be reproduced, used, or disclosed in any manner, or to any extent. Written authorization by a current employee of VMBS or Schiavi must be obtained prior to use of this information, in any form, including that which is represented by this complete page.

Drawing Date: 11-10-2015	Project: PORTLAND, ME
Drawn By: J.L.B.	Sheet: E/H1
Scale: 3/16"=1'-0"	5 of 6

28' x 68' UNIT

GENERAL CROSS-SECTION NOTES:

- UNLESS OTHERWISE SPECIFIED, ALL STEEL MUST COMPLY w/ASTM A36, YIELD STRENGTH = 36 KSI.
- ALL LAG SCREWS MUST COMPLY WITH ANSI/ASME B18.2.1. Fyb = 60 K.S.I. MIN.



APPROVED TRUSS DESIGN:
TRUSS MFG'R. UNIVERSAL
TRUSS DWG #: M165
(OR AN APPROVED EQUAL)

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 WITH EQUIVALENT FASTENING

- FASTENING SCHEDULE**
- ROOF TRUSSES TO RAILS W/(3) 0.131"x3" NAILS (4 IN TOP RAIL & 4 IN BOTTOM RAIL)
 - STUDS TO PLATES W/(3) 0.131"x3" NAILS
 - (3) 2x6 #2 SPF JAMB STUDS ON EXTERIOR W/(3) 0.131"x3" NAILS TO PLATES & (2) 30GA X 1.5" STRAPS W/(6) 16 GA STAPES EACH END AT TOP & BOTTOM PLATES
 - EXTERIOR BEARING WALL HEADERS (3) 2x4 #2SPF W/(3) 0.131"x3" NAILS EACH END
 - STEEL FRAME TO FLOOR PERIMETER W/5/16"x3" LAGS @ 48" O.C.
 - FRONT & REAR CROSS-MEMBERS TO END JOISTS W/(4) 5/16"x3" LAGS
 - ROOF SHEATHING TO ROOF W/8d NAILS @ 6" O.C. EDGES AND 12" O.C. FIELD
 - WALL SHEATHING W/8d NAILS AT 12" O.C. FIELD AND 6" O.C. EDGES
 - SHEER WALL ANCHORS, SEE 'A1'
 - ROOF TRUSSES TO WALL W/(1) SIMPSON #H5T2 @ 16" O.C.
 - ROOF TRUSSES TO TOP PLATE W/(4) 0.131"x3" NAILS TOE-NAILED
 - EXTERIOR WALL TO FLOOR W/0.131"x3" NAILS @ 12" O.C.
 - WALL TO ROOF & ROOF TO WALL W/(1) 30GA X 1.5" STRAP W/(6) 16 GA STAPLES EACH END @ 32" O.C.

6.35 SQUARE FEET NET FREE AREA OF ATTIC VENTILATION TO BE PROVIDED; 50% BY GABLE AND/OR ROOF VENTS AND 50% FROM THE SOFFITS, PER MODULE

FASTEN RIDGE BEAM TO EACH TRUSS WITH NO LESS THAN (5) #8 x 3" WOOD SCREWS INTO TRUSS KING POST OR OR EQUIVALENT FASTENING

SITE INSTALL 3/8" LAG SCREWS STAGGERED FROM SIDE TO SIDE AT 16" O.C. MAXIMUM LAG SCREWS MUST PENETRATE 1 3/4" MIN. INTO ADJACENT MODULE RIDGEBEAM OR TRUSS (TYP.)

ROOF COVERING OVER DBL LAYER 15# FELT OVER 1/2" APA RATED PLYWOOD SHEATHING MIN. EXP-1, 24/16. SEE ROOF SHEATHING DETAIL AND FINISH MATERIAL CHART THIS SHEET.

PRE-ENGINEERED WOOD TRUSSES @ 16" O.C.

R-38 ROOF INSULATION (UNFACED)

SEE APPROVED PACKAGE FOR CEILING TO WALL FASTENING REQUIREMENTS

SIMPSON #H2.5T TRUSS CONNECTOR @ 32" O.C. FASTENED TO TRUSS W/(8) 8d x 1 1/2" COMMON NAILS AND FASTENED TO DBL TOP PLATE W/(8) 8d x 1 1/2" COMMON NAILS

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

EXTERIOR WALL FINISH

EXTERIOR WALL STRUCTURAL BRACING SIDEWALLS:

BRACING INSTALLATION:
STRUCTURAL SHEATHING SHALL CONSIST OF A 4'-0" MINIMUM WIDTH SHEET EXTENDING CONTINUOUSLY FROM TOP TO BOTTOM PLATE WITH ALL SHEATHING EDGES EXTENDING 3/4" MINIMUM OVER 2" NOMINAL LUMBER OF THE SAME SIZE AND GRADE AS EXTERIOR WALL FRAMING. BRACING SHALL BE LOCATED AS CLOSE TO EACH CORNER OF THE BUILDING AS POSSIBLE AND ENTIRE LENGTH OF BUILDING

BRACING MATERIAL:
7/16" APA RATED O.S.B. SHEATHING, EXP.-1, EXP.-2, EXT., OR 3/8" APA RATED SIDING EXT. FASTENED W/8d COMMON OR GALV. BOX NAILS AT 6" O.C. (EDGES) AND 12" O.C. (FIELD)

ENDWALLS:
BRACING INSTALLATION:
STRUCTURAL SHEATHING SHALL EXTEND CONTINUOUS FROM TOP OF TRUSS TOP CHORD TO 3/4" MIN. 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:
7/16" APA RATED O.S.B. SHEATHING, EXP.-1, EXP.-2, EXT., OR 3/8" APA RATED SIDING EXT. FASTENED W/8d COMMON OR GALV. BOX NAILS AT 6" O.C. (EDGES) AND 12" O.C. (FIELD)

DBL RIM JOIST 2x8 SPF #2 OR BETTER

R-30 FLOOR INSULATION W/KRAFTBACK

NYLON IMPREGNATED BOTTOM BOARD (TYP.)

FLOOR JOIST 2x8 SPF#2 OR BETTER AT 16" O.C.

(2) TOE-NAILED .131"x3" GUN NAILS FROM BOTTOM TRUSS CHORD TO DOUBLE TOP PLATE @ 16" O.C. (FULL PERIMETER)

RIM MEMBER 2x4 SPF #3 FASTENED TO EACH TRUSS W/(3) .131"x3" GUN NAILS

INSTALL CONTINUOUS 3" WIDE PLYWOOD BEARING STRIP OVER TOP PLATE (TYPICAL). (THE SAME THICKNESS AS CEILING FINISH)

CRIPPLE STUDS 2x6 SPF #2 @ 16" O.C.

2x HEADER PER APPROVED STRUCTURAL PACKAGE

SILL PLATE 2x6 SYP#2

CRIPPLE STUDS 2x6 SPF #2 @ 16" O.C.

3/4" PLYWOOD, STURD-I-FLOOR, T&G EXP.-1, 24" O.C. FASTENED WITH 100% PVA GLUE COVERAGE AND APPROVED MECHANICAL FASTENERS

BOTTOM PLATE 2x6 SPF #3

30 GA. x 1 1/2" STEEL STRAP FROM WALL STUD TO FLOOR JOIST @ 1'-4" O.C. (FIRST & LAST 4'-0" FROM ALL CORNERS) AND @ 2'-8" O.C. (IN-BETWEEN) AND AT OPENING STUDS AND AT 16" O.C. W/(6) 15 GA. x 1 1/4" PENETRATION STAPLES PER STRAP END. (TYPICAL SIDEWALLS & ENDWALLS)

(1) 3/8" x 3 1/2" LAG SCREW THRU FLANGE INTO FLOOR JOIST @ EACH OUTRIGGER AND AT EACH I-BEAM (TYP.); IN ADDITION (1) 3/8" x 3 1/2" LAG SCREW W/FLANGE CLIP FROM I-BEAM TO EA. FLOOR JOIST BETWEEN OUTRIGGERS, TYP.

OUTRIGGER AND CROSSMEMBER SPACING 48" O.C. MAXIMUM

30 GA. x 1 1/2" STEEL STRAP FROM TRUSS TO WALL STUD AND/OR FROM RIDGE BEAM TO WALL STUD @ 16" O.C. W/(8) 15 GA. x 1 1/4" SPALTES W/1" MIN. PENETRATION PER STRAP END PLUS STRAPS AND AT OPENING COLUMNS PER FLOOR PLAN (TYPICAL EACH MARRIAGE WALL)

DOUBLE TOP PLATE 2x4 SPF #2

T-GRID CEILING

WALL INTERIOR FINISH

MARRIAGE WALL STUDS 2x4 SPF #2 @ 16" O.C.

30 GA. x 1 1/2" STEEL STRAP FROM WALL STUD TO FLOOR JOIST PERIMETER RAIL AT 16" O.C. FASTENED W/(8) 15 GA. x 1 1/4" STAPLES W/1" MIN. PENETRATION STAPLES PER STRAP END; PLUS STRAPS AT OPENING COLUMNS PER FLOOR PLAN (TYP. EA. MARRIAGE WALL)

2x8 SPF #2 BRACING AT MIDPOINT

I-BEAM: M12x11.8

SITE INSTALL 3/8" LAG SCREWS STAGGERED FROM SIDE TO SIDE @ 48" O.C. MAXIMUM. LAG SCREWS MUST PENETRATE 1 3/4" MINIMUM INTO ADJACENT MODULE RIM JOIST

INSTALL 2x8 SPF #2 OR BETTER MINIMUM BEARING BLOCK BETWEEN FLOOR JOIST UNDER ALL COLUMNS HAVING A TRIBUTARY LOAD DISTANCE OF GREATER THAN 12 FEET MEASURED ALONG MARRIAGE LINE.

CROSS SECTION
SCALE: N.T.S.

RIDGE BEAM CONSTRUCTION:

TWO (2) LAYER OF 1 3/4" x 22" MICRO-LAM, EACH MODULE, EACH HALF EACH HALF CONTINUOUS ENTIRE LENGTH OF BUILDING. MICRO-LAM BEAM MUST BE CONTINUOUSLY BRACED AT TOP EDGE OF BEAM

- NOTES:**
- MICRO-LAM F = 2,800 PSI.
 - MICRO-LAM MUST BE CONTINUOUS OVER CLEARSPAN(S).
 - BEAMS SUPPORT BY ENDWALL COLUMNS MUST EXTEND CONTINUOUS OVER COLUMNS TO EXTERIOR FACE OF ENDWALL.
 - FASTEN ROOF SHEATHING INTO TOP EDGE OF MICRO-LAM TO PROVIDE CONTINUOUS LATERAL SUPPORT OF BEAM.
 - 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. STAPLES WITH 3/4" MINIMUM PENETRATION INTO MICRO-LAM BEAM.
 - WHEN MORE THAN ONE LAYER OF MICRO-LAM IS INSTALLED ON EITHER SIDE OF THE BUILDING MATE LINE, LAYERS ON THAT SIDE OF THE MATE LINE MUST BE FASTENED TOGETHER W/16 GA. STAPLES x 7/16" MINIMUM CROWN (INSTALLED PARALLEL TO BEAM SPAN) x 3/4" MINIMUM PENETRATION INTO CONNECTING LAYER. STAPLES SHALL BE PLACED @ 6" O.C. MAXIMUM VERTICALLY AND HORIZONTALLY WITH FIRST AND LAST ROW OF STAPLES LOCATION 1" FROM TOP AND BOTTOM EDGE OF BEAM RESPECTIVELY.

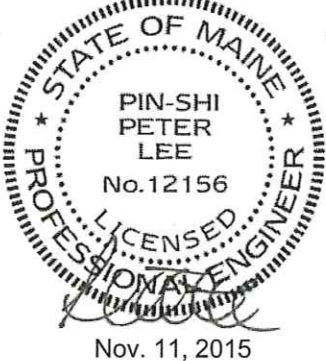
INTERIOR FINISH MATERIAL:

SUB CEILING:	1/2 INCH GYPSUM BOARD INSTALLED PER MANUFACTURER'S SPECIFICATIONS. (RAW, UN-FINISHED)
CEILING:	T-GRID ACOUSTICAL TILE CEILING; INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS. (PRE-FINISHED)
WALL:	1/2" GYPSUM BOARD (SQUARE EDGE) - THRU OUT; INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
FLOOR:	CARPET - CLASSROOMS ONLY; VINYL BLOCK TILE - REMAINDER; INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

EXTERIOR FINISH MATERIAL:

ROOF:	26 GA GALV STEEL METAL ROOF OVER DBL 15# FELT W/36" EAVE ICE GUARD PROTECTION; INSTALLED PER MANUFACTURER'S SPECIFICATIONS OR AN APPROVED EQUAL.
WALL:	VINYL LAP SIDING OVER APPROVED WEATHER RESISTANT MOISTURE BARRIER AND BRACING MATERIAL; FASTEN W/8d x 2 1/2" COMMON NAILS @ 6" O.C. AS PER MANUFACTURER'S SPECIFICATIONS.

PETER LEE, P.E. M.S.
ENGINEERING INTERNATIONAL, INC.
ENGINEER: PETER LEE, P.E., M.S.
CONSULTING ENGINEER
23329 CENTURY DRIVE
ELKHART, IN 46514



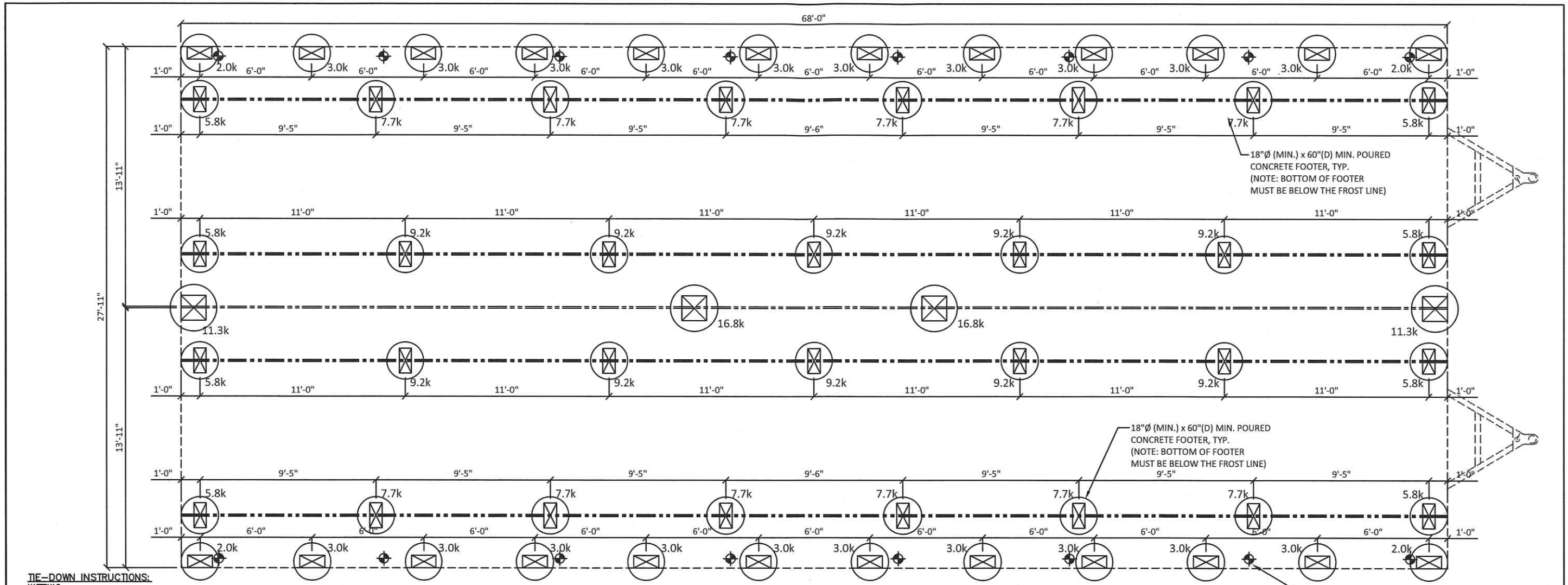
SCHIAVI LEASING
JENNIFER CURRIER
103 AIRPORT ROAD
OXFORD, ME 04270
PH: (207) 539-8211
FAX:
WWW.VANGUARDMODULAR.COM

SERIAL #: 1386 A-B
OCCUP: E
DRAWING #: VGM-2015-0027

BUILDING CROSS SECTION

This document and all information contained herein, are the proprietary data and trade secrets of Vanguard Modular Building Systems (VMBS), and Schiavi Leasing Corporation (Schiavi). This document and the information contained herein may not be reproduced, used, or disclosed in any manner, or to any extent. Written authorization by a current employee of VMBS or Schiavi must be obtained prior to use of this information, in any form, including that which is represented by this complete page.		Drawing Date: 11-10-2015	Project: PORTLAND, ME
Drawn By: J.L.B.	Sheet: X1		
Scale: NONE	6 of 6		

28' x 68' UNIT



TIE-DOWN INSTRUCTIONS:

- MATERIALS**
1. CABLE, CLAMPS OR STRAPS.
 2. TENSIONER SPLIT BOLT OR TURNBUCKLES.
 3. ANCHORS, EYEBOLTS, CROSS DRIVE RODS
 4. STABILIZERS DISC DRIVE OR ZIP CAPS.

PROCEDURE FOR TIEING DOWN BUILDINGS:

1. POSITION AND INSTALL ANCHORING SYSTEMS, MAY BE SITE INSTALLED SONO-TUBES, CROSS DRIVE RODS, OR AUGERS DEPENDING ON SOIL CONDITIONS.
2. INSTALL STRAP, CABLE, TENSIONERS AND CLAMPS PER DETAIL.
3. FOLLOW SPACING DETAILS PER ATTACHED.
4. POSITION AND INSTALL STRAP OR CABLE WITH ANGLE APPROXIMATELY 45 DEGREES, EXCEPT ALTERNATE #3 CABLE IS PERPENDICULAR TO CONCRETE.

GENERAL NOTES:

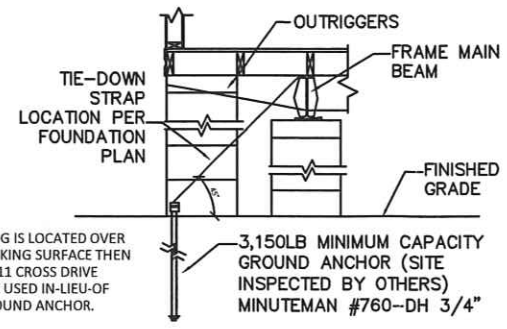
1. ALL FOUNDATION CONSTRUCTION, MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES. THE PIER LOCATIONS PROVIDED ON THIS PLAN ARE FOR THE SOLE PURPOSE OF IDENTIFYING THE LOCATION OF THE REQUIRED BLOCKING POINTS FOR THIS BUILDING. FOUNDATION REQUIREMENTS ARE NOT KNOWN DUE TO VARYING SOIL CONDITIONS. FOUNDATION REVIEW AND INSPECTION IS TO BE PERFORMED BY THE LOCAL OFFICIAL HAVING JURISDICTION.
1. MINIMUM CONCRETE FOOTING DEPTH OF BELOW FROST LINE AND PER LOCAL CONDITIONS - 3,000 PSI @ 28 DAYS.
2. SINGLE STACK CONCRETE BLOCK FOR PIERS UP TO 32" IN HEIGHT WITH TYPE M OR S MORTAR, DOUBLE STACK CONCRETE BLOCK FOR PIERS BETWEEN 32" & 72" WITH TYPE M OR S MORTAR.
3. CORNER PIERS OVER 24" HIGH (THREE BLOCKS) SHALL BE DOUBLE BLOCK CONSTRUCTION WITH TYPE M OR S MORTAR.
4. TIE-DOWN STRAPS TO BE 1-1/4" X .035" TYPE-1, FINISH B, GRADE 1 ZINC COATED STEEL STRAPPING CONFORMING WITH ASTM A3063-91. TIE DOWN STRAPS AND CONNECTING HARDWARE SHALL HAVE A MINIMUM WORKING CAPACITY OF 3,150 LBS.
5. GROUND ANCHORS SHALL HAVE A 3,150# MINIMUM WORKING CAPACITY AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
6. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 150. FT IN 150 SQ. FT OF CRAWL-SPACE AREA.
7. MINIMUM CRAWL SPACE ACCESS AREA TO BE 18" X 24"
8. MINIMUM SOIL BEARING CAPACITY IS 2,000 PSF. TO BE VERIFIED BY BUILDING'S OWNER.

ROUND PIER MAXIMUM LOADS (KIPS)

MINIMUM PIER DIMENSIONS (IN)	ALLOWABLE SOIL BEARING CAPACITY 2000PSF
18	3.5
20	4.4
22	5.3
24	6.3
26	7.4
28	8.6
30	9.8
32	11.1
34	12.6
36	14.1
44	21.1
48	25.1

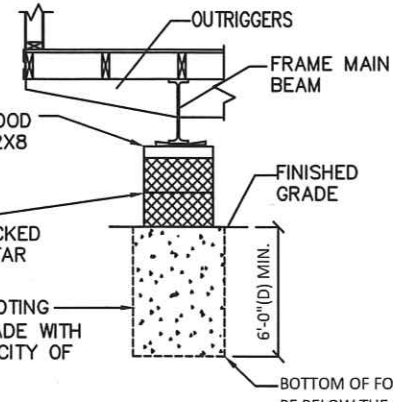
KIP LOAD PLAN

SCALE: 3/16"=1'-0"



SCREW TYPE ANCHORING DETAIL

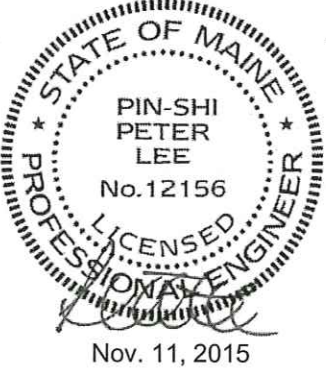
(AT HURRICANE STRAP LOCATIONS)
Scale: NTS



TYPICAL OUTRIGGER BLOCKING DETAIL

MIN. 3000 PSI CONCRETE FOOTING SET 60" MINIMUM BELOW GRADE WITH MINIMUM SOIL BEARING CAPACITY OF 2000 PSF (DIA PER CHART)

PETER LEE, P.E. M.S.
ENGINEERING INTERNATIONAL, INC.
ENGINEER: PETER LEE, P.E., M.S.
CONSULTING ENGINEER
23329 CENTURY DRIVE
ELKHART, IN 46514



TIE-DOWN STRAP (TYPICAL ALL)
MAX SPACING = 9'-4" O.C. OR PER ENGINEERED REQUIREMENTS.
EACH LOCATION 3150LB CAPACITY



SCHIAVI LEASING
JENNIFER CURRIER
103 AIRPORT ROAD
OXFORD, ME 04270
PH: (207) 539-8211
FAX:
WWW.VANGUARDMODULAR.COM

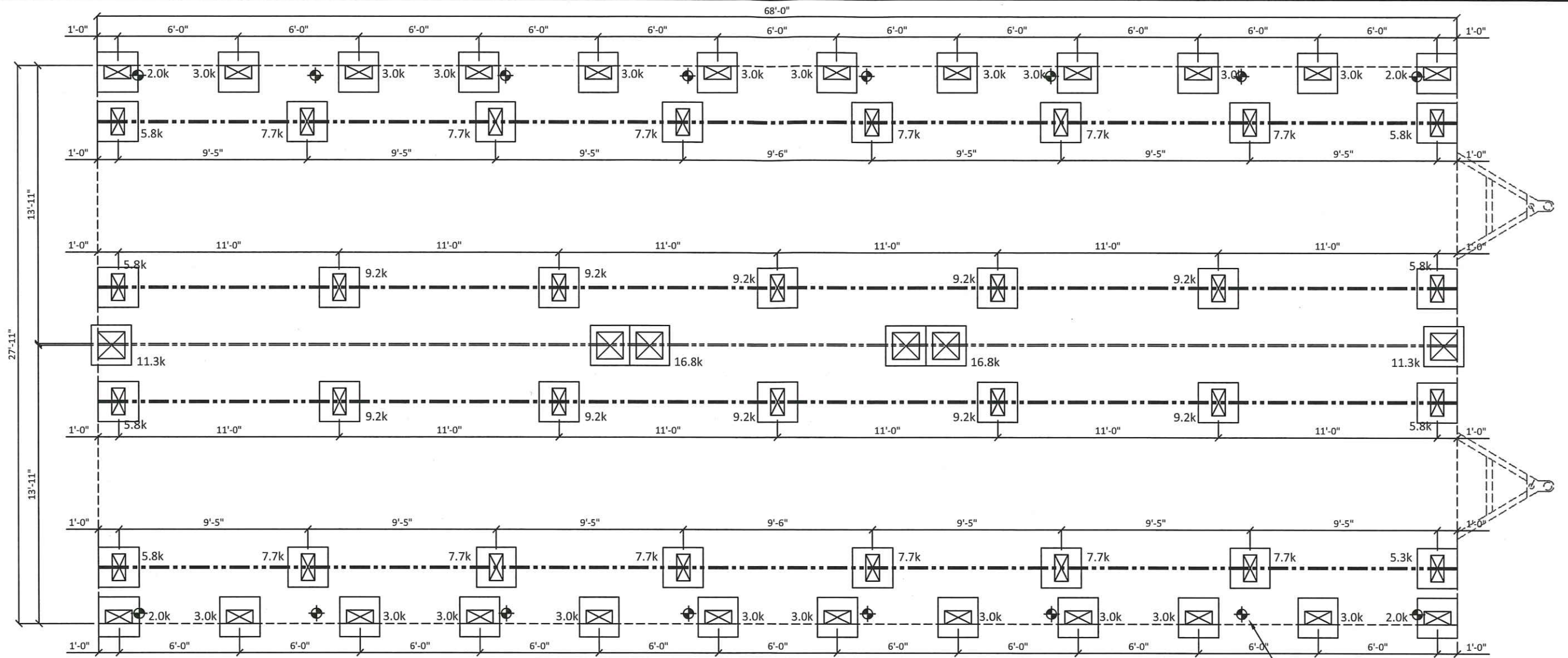
FOUNDATION PLAN - CONCRETE

SERIAL #: 1386 A-B
OCCUP: E
DRAWING #: VGM-2015-0027

This document and all information contained herein, are the proprietary data and trade secrets of Vanguard Modular Building Systems (VMBS), and Schiavi Leasing Corporation (Schiavi). This document and the information contained herein may not be reproduced, used, or disclosed in any manner, or to any extent. Written authorization by a current employee of VMBS or Schiavi must be obtained prior to use of this information, in any form, including that which is represented by this complete page.

Drawing Date: 11-10-2015	Project: PORTLAND, ME
Drawn By: J.L.B.	Sheet: FD1-C
Scale: 3/16"=1'-0"	1 of 1

28'x68' UNIT



ABS PAD LAYOUT PLAN

SCALE: 3/16"=1'-0"

TIE-DOWN INSTRUCTIONS:

- MATERIALS**
1. CABLE, CLAMPS OR STRAPS.
 2. TENSIONER SPLIT BOLT OR TURNBUCKLES.
 3. ANCHORS, EYEBOLTS, CROSS DRIVE RODS
 4. STABILIZERS DISC DRIVE OR ZIP CAPS.

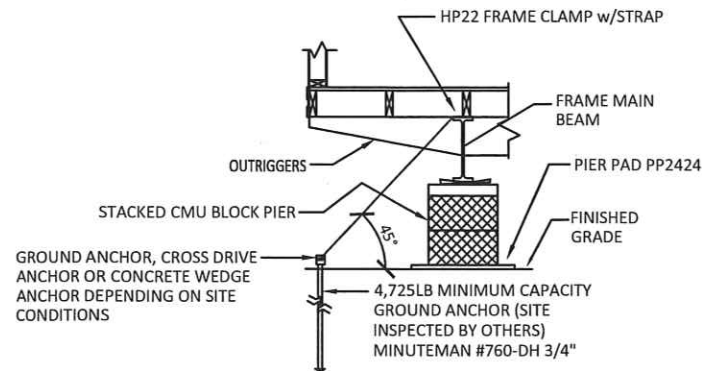
PROCEDURE FOR TIEING DOWN BUILDINGS:

1. POSITION AND INSTALL ANCHORING SYSTEMS, CROSS DRIVE RODS, OR AUGERS DEPENDING ON SOIL CONDITIONS.
2. INSTALL STRAP, CABLE, TENSIONERS AND CLAMPS PER DETAIL.
3. FOLLOW SPACING DETAILS PER ATTACHED.
4. POSITION AND INSTALL STRAP OR CABLE WITH ANGLE APPROXIMATELY 45 DEGREES, EXCEPT ALTERNATE #3 CABLE IS PERPENDICULAR TO CONCRETE.

GENERAL NOTES:

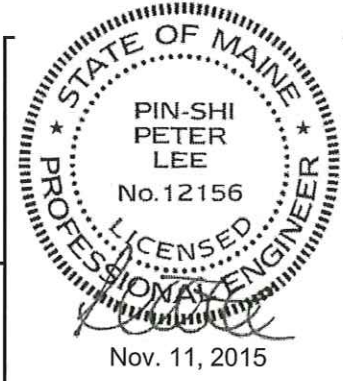
1. ALL FOUNDATION CONSTRUCTION, MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES. THE PIER LOCATIONS PROVIDED ON THIS PLAN ARE FOR THE SOLE PURPOSE OF IDENTIFYING THE LOCATION OF THE REQUIRED BLOCKING POINTS FOR THIS BUILDING. FOUNDATION REQUIREMENTS ARE NOT KNOWN DUE TO VARYING SOIL CONDITIONS. FOUNDATION REVIEW AND INSPECTION IS TO BE PERFORMED BY THE LOCAL OFFICIAL HAVING JURISDICTION.
2. SINGLE STACK CONCRETE BLOCK FOR PIERS UP TO 28" IN HEIGHT MAX. DOUBLE STACK CONCRETE BLOCK FOR PIERS FROM 28" UP TO 48" MAX W/O SURFACE BONDING OR MORTAR. DOUBLE STACK PIERS FROM 48" UP TO 62" MAX. WITH SURFACE BONDING OR MORTAR.
3. CORNER PIERS OVER 26" HIGH (THREE BLOCKS) SHALL BE DOUBLE BLOCK CONSTRUCTION.
4. TIE-DOWN STRAPS TO BE 1-1/4" X .035" TYPE-1, FINISH B, GRADE 1 ZINC COATED STEEL STRAPPING CONFORMING WITH ASTM A593-91. TIE DOWN STRAPS AND CONNECTING HARDWARE SHALL HAVE A MINIMUM WORKING CAPACITY OF 3,150 LBS.
5. GROUND ANCHORS SHALL HAVE A 3,150# MINIMUM WORKING CAPACITY AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
6. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 150. FT IN 150 SQ. FT OF CRAWL-SPACE AREA.
7. MINIMUM CRAWL SPACE ACCESS AREA TO BE 18" X 24"
8. MINIMUM SOIL BEARING CAPACITY IS 3,000 PSF. TO BE VERIFIED BY BUILDING'S OWNER.

NOTE:
THIS BLOCKING DESIGN BY SCHIAVI LEASING, IS ONLY A SUGGESTED DESIGN. FOUNDATION DETAILS, FOUNDATION SIZES & TIE DOWN LOCATIONS SHALL BE SPECIFIED ACCORDING TO LOCAL JURISDICTION. FINAL DESIGN IS SUGGESTED TO BE APPROVED BY A PROFESSIONAL ENGINEER FAMILAR WITH ALL OF THE SITE CONDITIONS.



TYPICAL OUTRIGGER BLOCKING DETAIL

TIE-DOWN STRAP (TYPICAL ALL)
MAX SPACING = 9'-4" O.C. OR PER
ENGINEERED REQUIREMENTS.
EACH LOCATION 3150LB CAPACITY



PETER LEE, P.E. M.S.
ENGINEERING INTERNATIONAL, INC.
ENGINEER: PETER LEE, P.E., M.S.
CONSULTING ENGINEER
23329 CENTURY DRIVE
ELKHART, IN 46514



SCHIAVI LEASING
JENNIFER CURRIER
103 AIRPORT ROAD
OXFORD, ME 04270
PH: (207) 539-8211
FAX:
WWW.VANGUARDMODULAR.COM

FOUNDATION PLAN - ABS

SERIAL #: 1386 A-B
OCCUP: E
DRAWING #: VGM-2015-0027

This document and all information contained herein, are the proprietary data and trade secrets of Vanguard Modular Building Systems (VMBS), and Schiavi Leasing Corporation (Schiavi). This document and the information contained herein may not be reproduced, used, or disclosed in any manner, or to any extent. Written authorization by a current employee of VMBS or Schiavi must be obtained prior to use of this information, in any form, including that which is represented by this complete page.

Drawing Date: 11-10-2015
Project: PORTLAND, ME
Drawn By: J.L.B.
Scale: 3/16"=1'-0"
Sheet: **FD1-A**
1 of 1

28' X 68' UNIT

GENERAL NOTES:

- ACCESS TO BUILDING FOR PERSONS IN WHEELCHAIRS IS DESIGNED BY AND FIELD BUILT BY OTHERS AND SUBJECT TO LOCAL JURISDICTION. AT LEAST 50% OF PUBLIC ENTRANCES (INCLUDING PRIMARY ENTRANCE) AND ALL REQUIRED EXITS 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.
- FLOOR DESIGN LIVE LOAD - 40 PSF.
- MAXIMUM WIND SPEED - 110 MPH - EXP. C.
- OCCUPANCY IS EDUCATIONAL.
- OCCUPANT LOAD IS (94) BASED ON 1 PERSON PER 20 SQUARE FEET OF CLASSROOM FLOOR AREA FOR MEANS OF EGRESS PURPOSES.
- CONSTRUCTION IS TYPE V-B, UNPROTECTED, UNSPRINKLERED.
- ALL STEEL STRAPS REFERENCED ON FLOOR PLAN SHALL BE 1.5 INCH x 30 GA. w/(6) 16 GA. x 7/16 INCH CROWN x 1 1/4 INCH STAPLES WITH A MINIMUM OF 1" PENETRATION EACH END OF STRAP OR EQUIVALENT FROM RIDGE BEAM TO COLUMN, AND COLUMN TO FLOOR.
- PLAN REVIEW AND INSPECTION REQUIRED BY CHAPTER 633 F.S. TO BE DONE BY THE LOCAL FIRE SAFETY INSPECTOR.
- PORTABLE FIRE EXTINGUISHER PER N.F.P.A. - 101 INSTALLED BY OTHERS ON SITE, AND SUBJECT TO LOCAL JURISDICTION AND APPROVAL.
- THIS BUILDING REQUIRES A FIRE SEPARATION DISTANCE OF GREATER THAN 10 FEET. ANYTHING LESS THAN 10 FT MUST MEET THE CRITERIA IN TABLE 600 OF THE FBC. SUBJECT TO LOCAL JURISDICTION AND APPROVAL.
- WHEN LOW SIDE OF ROOF PROVIDES LESS THAN 6" OF OVERHANG GUTTERS AND DOWNSPOUTS WILL BE REQUIRED, SITE INSTALLED AND SUBJECT TO LOCAL JURISDICTION.

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(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 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.
- REFERENCE STATE APPROVED PACKAGE FOR ELECTRICAL RISER DIAGRAM.
- FIRE ALARM PULL STATION OPERABLE DEVICE SHALL BE LOCATED 42 TO 45 INCHES ABOVE THE FLOOR. FIRE ALARM HORN/STROBE DEVICE SHALL BE WALL MOUNTED WITH THE BOTTOM EDGE 80 INCHES ABOVE THE FLOOR.
- EXTERIOR LIGHTS NOT INTENDED FOR 24 HOUR USE AND SHALL BE CONNECTED TO A PHOTOCELL OR TIMER.
- ALL RECEPTACLES INSTALLED IN WET LOCATIONS (EXTERIOR) SHALL BE IN WEATHER PROOF (W.P.) ENCLOSURES. THE INTEGRITY OF WHICH IS NOT AFFECTED WHEN AN ATTACHMENT PLUG CAP IS INSERTED OR REMOVED.

MECHANICAL NOTES:

- ALL SUPPLY AIR REGISTERS SHALL BE 12 INCHES x 12 INCHES ADJUSTABLE w/10 INCHES x 20 INCHES (INSIDE) OVERHEAD FIBERGLASS DUCT, UNLESS OTHERWISE SPECIFIED. DUCTS LOCATED IN VENTILATED ATTIC SPACES SHALL HAVE AN R-8 INSULATION VALUE. DUCTS LOCATED IN UNCONDITIONED INTERIOR SPACES SHALL HAVE AN R-5 INSULATION VALUE.
- INTERIOR DOORS SHALL BE UNDERCUT 1.5 INCHES ABOVE FINISHED FLOOR FOR AIR RETURN AND/OR AS NOTED ON FLOOR PLAN.
- RESTROOM VENT FANS SHALL PROVIDE 75 CFM MINIMUM PER WATER CLOSET AND/OR URINAL.
- VENT FANS SHALL BE DUCTED TO THE EXTERIOR AND TERMINATE AT AN APPROVED VENT CAP.
- HVAC EQUIPMENT SHALL BE EQUIPPED WITH OUTSIDE FRESH AIR INTAKES PROVIDING 15 CFM FOR EACH OCCUPANT OR 75 CFM FOR EACH WATER CLOSET AND EACH URINAL, WHICHEVER IS GREATER.
- MECHANICAL SYSTEM IS DESIGNED FOR AN AVERAGE OCCUPANT LOAD OF 57 OCCUPANTS OR A PEAK OCCUPANCY OF 114 OCCUPANTS BASED ON AN INTERMITTENT OCCUPANCY.

PLUMBING NOTES:

- THE USE OF THE BUILDING WITHOUT THE REQUIRED NUMBER OF PLUMBING FACILITIES IS SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL JURISDICTION HAVING AUTHORITY.
- THE USE OF THIS BUILDING WITHOUT THE REQUIRED NUMBER OF WATER FOUNTAINS AND/OR SERVICE SINKS IS SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL JURISDICTION HAVING AUTHORITY. IF REQUIRED THESE ARE TO BE SUPPLIED AND SITE INSTALLED BY OTHERS.
- PLUMBING FACILITIES TO BE LOCATED WITHIN 500' BY OTHER IN THE FIELD.
- TOILETS SHALL BE ELONGATED WITH NON-ABSORBENT OPEN FRONT SEATS.

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 IN BENDING.
- WHERE STORAGE FACILITIES SUCH AS CABINETS, SHELVES, CLOSETS, AND DRAWERS ARE PROVIDED AT LEAST ONE OF EACH TYPE PROVIDED SHALL CONTAIN STORAGE SPACE COMPLYING WITH THE FOLLOWING: DOORS, ETC. TO SUCH SPACES SHALL BE ACCESSIBLE (ie. TOUCH LATCHES, U-SHAPED PULLS); SPACES SHALL BE WITHIN 15 INCHES MINIMUM AND 48 INCHES MAXIMUM OF THE FLOOR FOR FORWARD REACH OR 9 INCHES MINIMUM AND 54 INCHES MAXIMUM, OF THE FLOOR FOR SIDE REACH; CLOTHES RODS SHALL BE A MAXIMUM OF 54 INCHES ABOVE THE FLOOR (48 INCHES MAXIMUM WHEN DISTANCE FROM WHEELCHAIR TO ROD EXCEEDS 10 INCHES).
- CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE NO HIGHER THAN 45 INCHES ABOVE THE FLOOR FOR FRONT APPROACH OR 54 INCHES ABOVE THE FLOOR FOR SIDE APPROACH. 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.
- 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.
- 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. FLOOR SURFACES SHALL BE STABLE, FIRM, AND SLIP-RESISTANT. CHANGES IN LEVEL BETWEEN 0.25 INCH AND 0.5 INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2. CHANGES IN LEVEL GREATER THAN 0.5 INCH REQUIRE RAMPS. CARPET PILE THICKNESS SHALL BE 0.5 INCH MAX. GRATINGS IN FLOOR SHALL HAVE SPACES NO GREATER THAN 0.5 INCH WIDE IN ONE DIRECTION. DOORWAY THRESHOLDS SHALL NOT EXCEED 0.5 INCH IN HEIGHT.
- ACCESSIBLE WATER CLOSETS SHALL BE 19 INCHES FROM THE FLOOR TO THE TOP OF THE SEAT. GRAB BARS SHALL BE 36 INCHES LONG MINIMUM WHEN LOCATED BEHIND THE WATER CLOSET AND 42 INCHES MINIMUM WHEN LOCATED ALONG THE SIDE OF THE WATER CLOSET, AND SHALL BE MOUNTED 33 INCHES FROM THE FLOOR TO THE TOP OF THE RAIL WITH 0.5 INCH MAXIMUM VARIATION.
- ACCESSIBLE URINALS SHALL BE STALL-TYPE OR WALL HUNG WITH ELONGATED RIMS AT A MAXIMUM OF 17 INCHES ABOVE THE FLOOR.
- ACCESSIBLE LAVATORIES SHALL BE MOUNTED WITH THE RIM NO HIGHER THAN 34 INCHES ABOVE THE FLOOR AND A CLEARANCE OF AT LEAST 29 INCHES ABOVE THE FLOOR TO THE BOTTOM OF THE APRON.
- ACCESSIBLE SINKS SHALL BE MOUNTED WITH THE RIM NO HIGHER THAN 34 INCHES ABOVE THE FLOOR AND A CLEARANCE OF AT LEAST 27 INCHES HIGH, 30 INCHES WIDE, AND 19 INCHES DEEP UNDERNEATH SINK. THE SINK DEPTH SHALL BE 6.5 INCHES MAXIMUM.
- HOT WATER AND DRAIN PIPES UNDER ACCESSIBLE LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. INSULATION OR PROTECTION MATERIAL MAY BE SITE INSTALLED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER ACCESSIBLE LAVATORIES AND SINKS.
- ACCESSIBLE LAVATORIES AND SINKS SHALL HAVE ACCESSIBLE FAUCETS (ie. LEVER-OPERATED, PUSH-TYPE, ELECTRONICALLY CONTROLLED).
- WHERE MIRRORS ARE PROVIDED IN RESTROOM, AT LEAST ONE SHALL BE PROVIDED WITH ITS BOTTOM EDGE NO HIGHER THAN 40 INCHES ABOVE THE FLOOR.
- WHERE MEDICINE CABINETS ARE PROVIDED, AT LEAST ONE SHALL BE LOCATED WITH A USABLE SHELF NO HIGHER THAN 44 INCHES ABOVE THE FLOOR.
- GRAB BARS REQUIRED FOR ACCESSIBILITY SHALL BE 1.25 INCHES TO 1.5 INCHES IN DIAMETER WITH 1.5 INCHES CLEAR SPACE BETWEEN THE BAR AND THE WALL.
- TOILET STALL DOORS SHALL BE THE SELF-CLOSING TYPE.
- A TOWEL DISPENSER SHALL BE LOCATED ADJACENT TO ALL ACCESSIBLE LAVATORIES.
- WATER CLOSET FLUSH CONTROL SHALL BE MOUNTED ON THE WIDE SIDE OF THE CLOSET.
- 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 AND 41 INCHES FROM THE REAR WALL.

- RESTROOM WALLS SHALL BE COVERED WITH NON-ABSORBENT MATERIAL TO A MINIMUM HEIGHT OF 48 INCHES A.F.F.
- ALL PLUMBING FIXTURES SHALL HAVE SEPARATE SHUT-OFF VALVES.
- WATER HEATER SHALL HAVE SAFETY PAN WITH 1 INCH DRAIN TO EXTERIOR, T & P RELIEF VALVE WITH DRAIN TO EXTERIOR, AND A SHUT OFF VALVE WITHIN 3 FEET ON A COLD WATER SUPPLY LINE.
- DWV SYSTEM SHALL BE EITHER ABS OR PVC - DWV.
- WATER SUPPLY LINES SHALL BE PEX INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
- WATER CLOSETS ARE TANK TYPE AND URINALS ARE FLUSH TANK TYPE UNLESS OTHERWISE SPECIFIED.
- BUILDING DRAIN AND CLEANOUTS ARE DESIGNED AND SITE INSTALLED BY OTHERS, SUBJECT TO LOCAL JURISDICTION APPROVAL.
- SHOWERS SHALL BE CONTROLLED BY AN APPROVED MIXING VALVE WITH A MAXIMUM WATER OUTLET TEMPERATURE OF 120° F (48.8° C).
- 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 AND APPROVAL.

SITE INSTALLED NOTES:

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

- THE COMPLETE FOUNDATION SUPPORT AND TIE DOWN SYSTEM.
- RAMPS, STAIRS AND GENERAL ACCESS TO THE BUILDING.
- PORTABLE FIRE EXTINGUISHER(S).
- DRINKING FOUNTAIN, SERVICE SINK, BUILDING DRAINS, CLEAN-OUTS, AND HOOK-UP TO PLUMBING SYSTEM.
- ELECTRICAL SERVICE HOOK-UP (INCLUDING FEEDERS) TO THE BUILDING.
- THE MAIN ELECTRICAL PANEL AND SUB-FEEDERS (MULTI-UNITS ONLY).
- CONNECTION OF ELECTRICAL CIRCUITS CROSSING OVER MODULE MATING LINES(S) - (MULTI-UNITS ONLY).
- STRUCTURAL AND AESTHETIC INTERCONNECTIONS BETWEEN MODULES (MULTI-UNITS ONLY).
- WINDOW AND DOOR HIGH WIND STORM COVERINGS PER CODE
- GUTTERS & DOWNSPOUTS (IF APPLICABLE)
- GAS PIPING DESIGN, SUPPLIED AND SITE INSTALLED BY OTHERS

STRUCTURAL LOAD LIMITATIONS:

BUILDING OCCUPANCY CATEGORY: II

FLOOR LIVE LOAD:
A. 40 PSF
1000 LB. (CONCENTRATED)

ROOF LIVE LOAD:
A. 40 PSF.

ROOF SNOW LOAD:
A. $P_g = 70$ PSF GROUND SNOW LOAD
 $P_g = 53.9$ PSF GROUND SNOW LOAD @ 300' A.S.L.
B. $P_f = 46.20$ PSF FLAT ROOF SNOW LOAD
C. $C_e = 1.0$ SNOW EXPOSURE FACTOR
D. $I_s = 1.0$ SNOW IMPORTANCE FACTOR
E. $C_t = 1.1$ SNOW THERMAL FACTOR

WIND LOAD:
1. 110 MPH WIND SPEED
2. $I_w = 1.0$ WIND IMPORTANCE FACTOR
3. C BUILDING CATEGORY
4. C WIND EXPOSURE CATEGORY.
5. ENCLOSURE CLASSIFICATION: ENCLOSED
GCPI = 0.18 INTERNAL PRESSURE COEFFICIENT.

COMPONENT & CLADDING LOAD:
(ROOFS)
Pr = -24.30 PSF ZONE 1
Pr = -38.80 PSF ZONE 2
Pr = -57.20 PSF ZONE 3
(WALLS / WINDOWS / DOORS):
Pw = -26.30 PSF ZONE 4
Pw = -32.50 PSF ZONE 5

6. THIS BUILDING IS NOT DESIGNED FOR PLACEMENT ON THE UPPER HALF OF A HILL OR ESCARPMENT EXCEEDING 15 FEET IN HEIGHT.

SEISMIC LOAD:
A. $I_e = 1.0$ SEISMIC IMPORTANCE FACTOR
B. D SITE CLASS
C. A13 SEISMIC FORCE RESISTING SYSTEM.
D. C SEISMIC DESIGN CATEGORY.
E. EQUIVALENT ANALYSIS PROCEDURE.
F. $S_s = <.35$ MAPPED SPECTRAL RESPONSE COEFFICIENT
G. $S_1 = <.09$ MAPPED SPECTRAL RESPONSE COEFFICIENT
H. $S_d5 = <.501$ SPECTRAL RESPONSE COEFFICIENT.
I. $S_d1 = <.348$ SPECTRAL RESPONSE COEFFICIENT.
J. $V = 4.428\#$ DESIGN BASE SHEAR.
K. R = 6.5 RESPONSE MODIFICATION COEFFICIENT
L. $C_d = 0.08$ SEISMIC RESPONSE COEFFICIENT

FLOOD LOAD:
THIS BUILDING IS NOT DESIGNED TO BE SUBMERGED OR SUBJECT TO WAVE ACTION WHEN LOCATED IN A FLOOD PRONE OR ZONE AREA. THE FINISH FLOOR ELEVATION MUST BE LOCATED ABOVE THE BUILDING SITE FLOOD PLANE LEVEL FOR THIS BUILDING TO BE LOCATED IN A FLOOD PRONE OR ZONE AREA SUBJECT TO LOCAL JURISDICTION.

STATE CODES: MAINE

BUILDING: PORTLAND, ME
IBC 2009 MUBEC (MAINE UNIFORM BUILDING AND ENERGY CODE)

PLUMBING: MAINE STATE INTERNATIONAL PLUMBING CODE (2007 UPC w/ME AMENDS)

MECHANICAL: 2009 IMC
ELECTRICAL: 2011 NEC
LIFE SAFETY: NFPA 101
ACCESSIBILITY: ADAAG/ICC/ANSI A117.1-2010
ENERGY: 2009 Maine Uniform Building and Energy

BUILDING DESIGN PARAMETERS

	E
1. USE/OCCUPANCY:	V-B (UNSPRINKLD)
2. CONSTRUCTION TYPE:	NO
3. SPRINKLER SYSTEM:	NO
4. BUILDING AREA:	2128 S.F.
5. BUILDING HEIGHT:	≤ 15 FEET
6. NUMBER OF STORIES:	1
7. NUMBER OF MODULES:	1
8. OCCUPANT LOAD <u>94</u> BASED ON <u>20</u> NET SF/PERSON IN CLASSROOM AREAS FOR EGRESS PURPOSES.	
9. EXTERIOR WALL FIRE RATING:	NOT RATED
10. THIS BUILDING MUST BE INSTALLED WITH THE FIRE SEPARATION DISTANCES AS REQUIRED BY IBC TABLE 602 AND SECTION 704.3	
11. ENGERGY CODE COMPLIANCE:	SEE ATTACHED ENERGY CALCS
12. MANUFACTURER'S DATA PLATE AND STATE LABELS ARE TO BE LOCATED ADJACENT TO THE ELECTRICAL PANEL.	
13. MODIFICATIONS TO THIS BUILDING COMPLY WITH ALTERATION LEVEL II REQUIREMENTS.	

DRAWING INDEX:

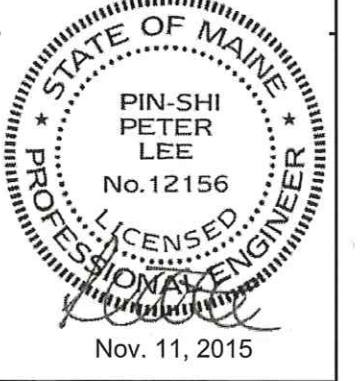
SHEET 1 of 6	C1	COVER SHEET
SHEET 2 of 6	A1	EXTERIOR ELEVATIONS
SHEET 3 of 6	A2	FLOOR PLAN
SHEET 4 of 6	P1	PLUMBING RISER / SCHEDULES
SHEET 5 of 6	E1	ELEC/HVAC PLAN
SHEET 6 of 6	X1	BUILDING CROSS SECTION
SHEET 1 of 1	FD1	FOUNDATION PLAN AND DETAILS

ENERGY CODE:

SOLID DOOR U-FACTOR: .25
WINDOW U-FACTOR: .28
WINDOW SHGC: .50
GLASS DOOR U-FACTOR: .54
GLASS DOOR SHGC: .38

ELEVATION NOTES (TYP.)

- SEE CROSS SECTION FOR METHOD OF ROOF VENTILATION
- HANDICAP RAM(S), STAIR(S), AND HANDRAILS ARE TO BE DESIGNED AND SITE INSTALLED BY OTHERS, SUBJECT TO LOCAL JURISDICTION AND APPROVAL.
- 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 AND APPROVAL



PETER LEE, P.E. M.S.
ENGINEERING INTERNATIONAL, INC.
ENGINEER: PETER LEE, P.E., M.S.
CONSULTING ENGINEER
23329 CENTURY DRIVE
ELKHART, IN 46514



SCHIAVI LEASING
JENNIFER CURRIER
103 AIRPORT ROAD
OXFORD, ME 04270
PH: (207) 539-8211
FAX:
WWW.VANGUARDMODULAR.COM

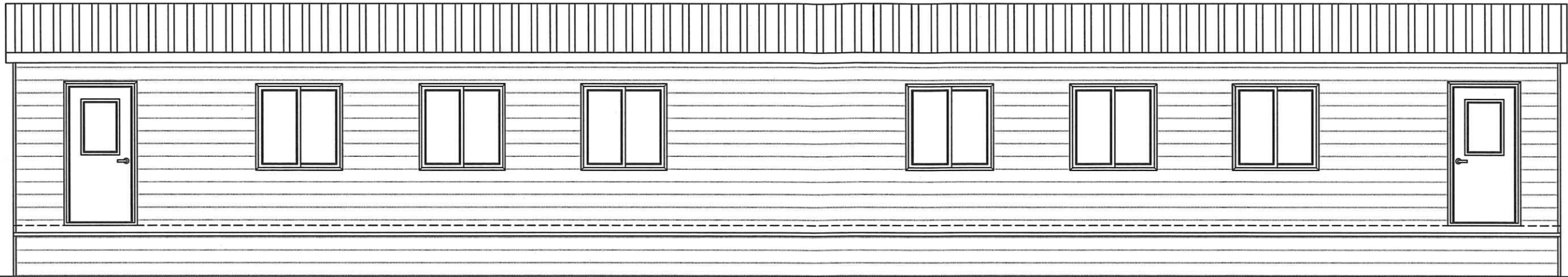
SERIAL #: 351-B
OCCUP: E
DRAWING #: VGM-2015-0028

COVER SHEET / NOTES

This document and all information contained herein, are the proprietary data and trade secrets of Vanguard Modular Building Systems (VMBS), and Schiavi Leasing Corporation (Schiavi).
This document and the information contained herein may not be reproduced, used, or disclosed in any manner, or to any extent. Written authorization by a current employee of VMBS or Schiavi must be obtained prior to use of this information, in any form, including that which is represented by this complete page.

Drawing Date: 11-10-2015
Project: PORTLAND, ME
Drawn By: J.L.B.
Scale: NONE
Sheet: CV1
1 of 6

28'x76' UNIT



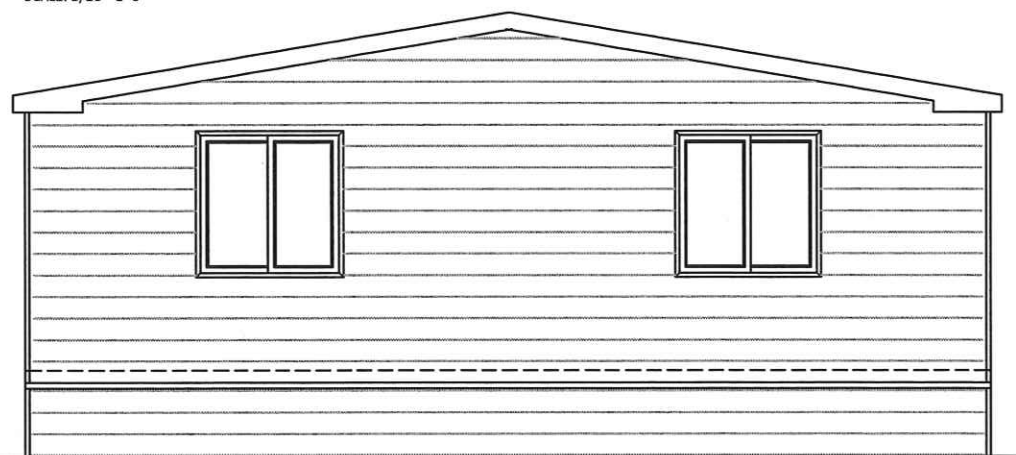
FRONT ELEVATION

SCALE: 3/16"=1'-0"



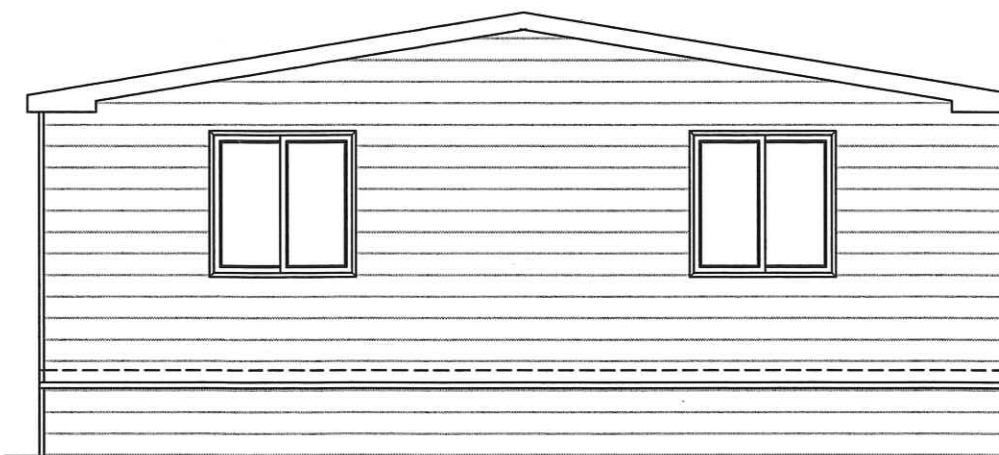
REAR ELEVATION

SCALE: 3/16"=1'-0"



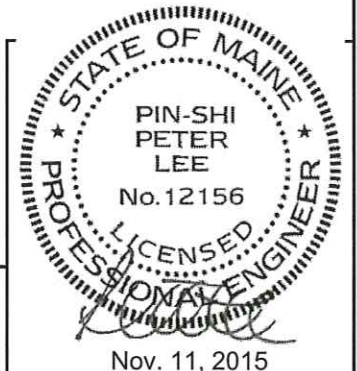
RIGHT SIDE ELEVATION

SCALE: 3/16"=1'-0"



LEFT SIDE ELEVATION

SCALE: 3/16"=1'-0"



PETER LEE, P.E. M.S.
ENGINEERING INTERNATIONAL, INC.
ENGINEER: PETER LEE, P.E., M.S.
CONSULTING ENGINEER
23329 CENTURY DRIVE
ELKHART, IN 46514

Nov. 11, 2015



SCHIAVI LEASING
JENNIFER CURRIER
103 AIRPORT ROAD
OXFORD, ME 04270
PH: (207) 539-8211
FAX:
WWW.VANGUARDMODULAR.COM

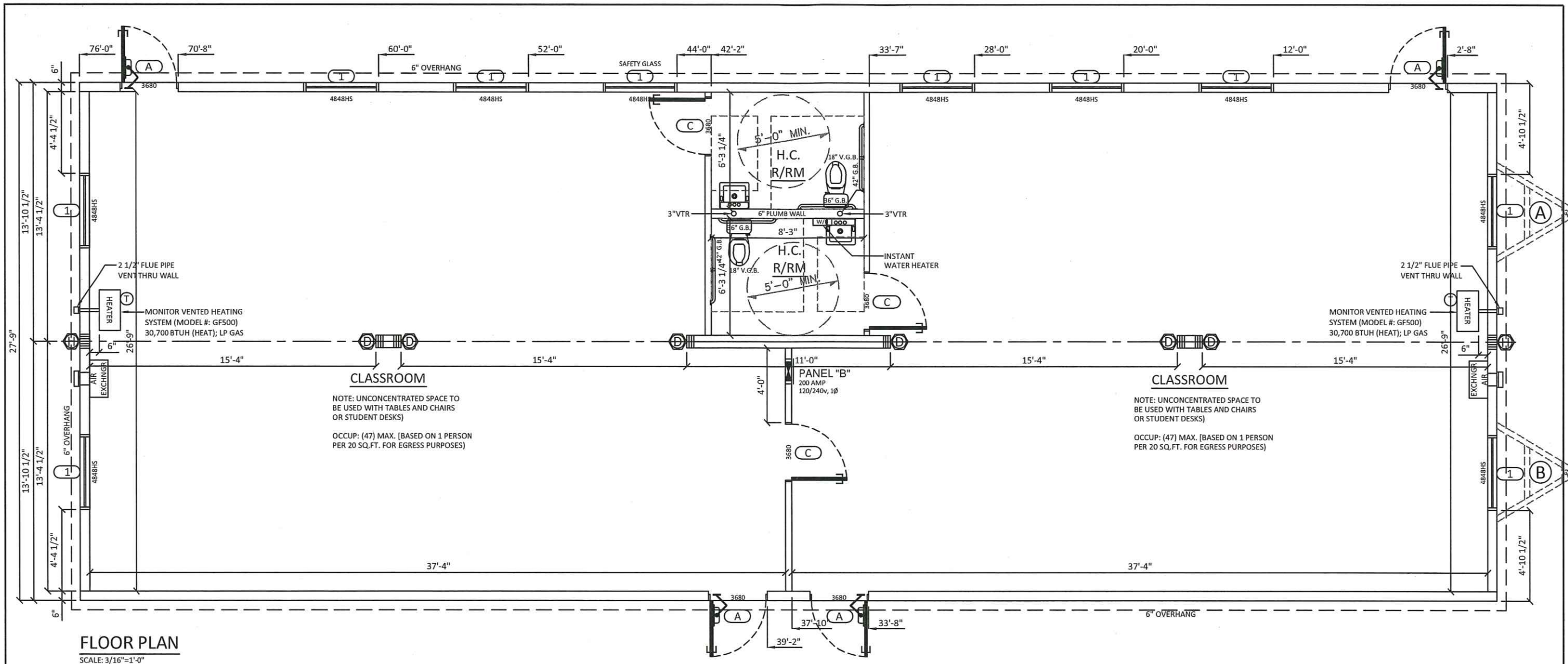
SERIAL #: 351-B
OCCUP: E
DRAWING #: VGM-2015-0028

EXTERIOR ELEVATIONS

This document and all information contained herein, are the proprietary data and trade secrets of Vanguard Modular Building Systems (VMBS), and Schiavi Leasing Corporation (Schiavi). This document and the information contained herein may not be reproduced, used, or disclosed in any manner, or to any extent. Written authorization by a current employee of VMBS or Schiavi must be obtained prior to use of this information, in any form, including that which is represented by this complete page.

Drawing Date: 11-10-2015	Project: PORTLAND, ME
Drawn By: J.L.B.	Sheet: A1
Scale: 3/16"=1'-0"	2 of 6

28'x76' UNIT

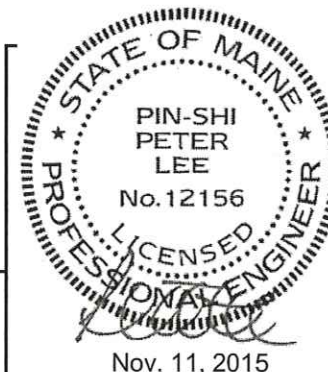


COLUMN STRAPPING SCHEDULE

- | | |
|-----------------------------------|-----------------------------------|
| 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 (3) 2x6 SPF #2 THIS HALF | H (3) 2x6 SPF #2 EACH HALF |

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

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



PETER LEE, P.E. M.S.
ENGINEERING INTERNATIONAL, INC.
ENGINEER: PETER LEE, P.E., M.S.
CONSULTING ENGINEER
23329 CENTURY DRIVE
ELKHART, IN 46514



SCHIAVI LEASING
JENNIFER CURRIER
103 AIRPORT ROAD
OXFORD, ME 04270
PH: (207) 539-8211
FAX:
WWW.VANGUARDMODULAR.COM

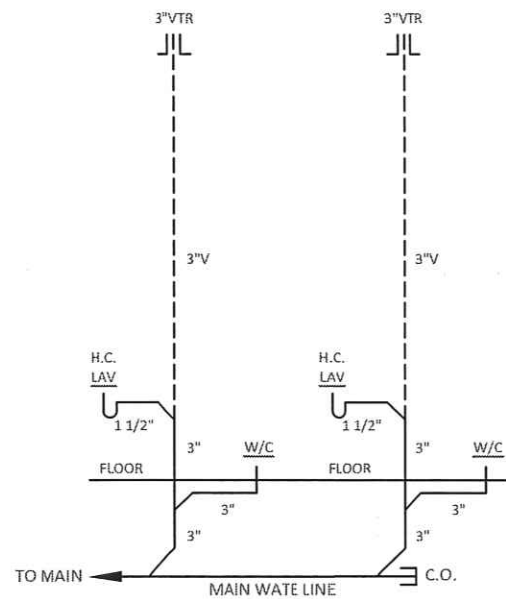
SERIAL #: 351-B
OCCUP: E
DRAWING #: VGM-2015-0028

FLOOR PLAN

This document and all information contained herein, are the proprietary data and trade secrets of Vanguard Modular Building Systems (VMBS), and Schiavi Leasing Corporation (Schiavi). This document and the information contained herein may not be reproduced, used, or disclosed in any manner, or to any extent. Written authorization by a current employee of VMBS or Schiavi must be obtained prior to use of this information, in any form, including that which is represented by this complete page.

Drawing Date: 11-10-2015	Project: PORTLAND, ME
Drawn By: J.L.B.	Sheet: A2
Scale: 3/16"=1'-0"	3 of 6

28'x76' UNIT

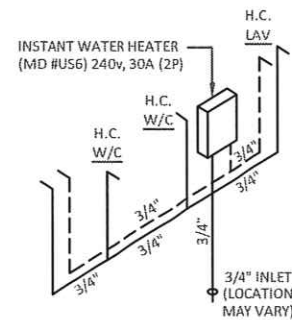


D.W.V. RISER NOTES:

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. RISER

SCALE: N.T.S.



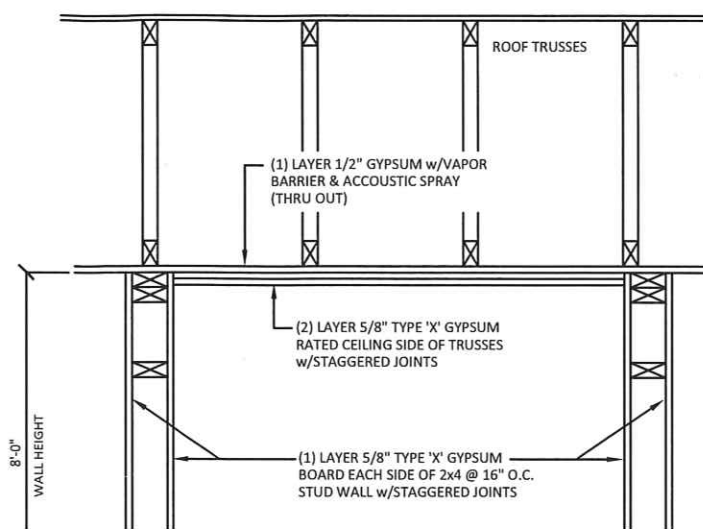
ALL PLUMBING FIXTURES TO HAVE SHUT-OFF VALVES. VALVES NOT SHOWN FOR CLARITY.

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.



**RATED CEILING CONSTRUCTION
RATED WALL CONSTRUCTION**

SCALE: NONE

FIRE ASSEMBLY NOTES:

CEILING: 1 HOUR PER UL NO. FC 5406 - (1) LAYER OF 5/8" TYPE-X GYPSUM BOARD EACH SIDE, WITH BUTT JOINTS STAGGERED

WOOD STUD WALLS: 1 HOUR PER UL NO. WP3520 - (2) LAYER OF 5/8" TYPE-X GYPSUM BOARD EACH SIDE, WITH BUTT JOINTS STAGGERED

EXCEPTION: USE GYPSUM ASSOC. FILE NO. WP3520 ON WALLS WHERE THE 5/8" TYPE-X GYPSUM BOARD HAS PREDECORATED OR VINYL COVERED FINISH AND FASTEN IT WITH 6d COATED NAILS 1 7/8" LONG, 0.0915" SHANK, 1/4" HEADS, 7" O.C. AT JOINTS AND TOP AND BOTTOM PLATES AND 3/8" BEAD OF ADHESIVE AT INTERMEDIATE STUDS.

PENETRATION OF FIRE RESISTANT WALLS AND CEILINGS:

1. COMBUSTIBLE CABLES AND WIRES, COMBUSTIBLE PIPES, TUBES, AND CONDUITS SHALL MEET THE TESTING REQUIREMENTS OF ASTM E119 AS PART OF THE FIRE RESISTANT ASSEMBLY OR SHALL HAVE THROUGH-PENETRATION FIRESTOP SYSTEMS LISTED AND TESTED AS PER ASTM E814 AND BE TESTED AT A POSITIVE PRESSURE DIFFERENTIAL BETWEEN THE EXPOSED AND UNEXPOSED SURFACES OF NOT LESS THAN .01 INCH OF WATER AND HAVE AN "F" RATING OF AT LEAST 1 HOUR BUT NOT LESS THAN THE RATED OF THE ASSEMBLY.
2. CABLES AND WIRES WITHOUT COMBUSTIBLE INSULATIONS AND NON-COMBUSTIBLE PIPES, TUBES, AND CONDUITS SHALL BE PROTECTED AS DESCRIBED ABOVE OR SHALL HAVE THE ANNULAR SPACE FILLED WITH A MATERIAL MEETING THE REQUIREMENT OF ASTM E119 TESTED UNDER A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF .01 INCH OF WATER FOR A PERIOD EQUIVALENT TO THE RATING OF THE ASSEMBLY.
3. ELECTRICAL BOXES SHALL BE METAL OR LISTED FOR USE IN FIRE RESISTANT ASSEMBLIES AND SHALL NOT EXCEED 16 SQUARE INCHES. BOXES ON OPPOSITE SIDES OF FIRE RESISTANT WALLS SHALL BE SEPARATED BY A MINIMUM HORIZONTAL DISTANCE OF 24 INCHES.
4. ALL CEILING FIXTURES SHALL BE SURFACE MOUNTED.
5. DUCTS PENETRATING FIRE RESISTANT CEILINGS SHALL HAVE AN ACCESSIBLE LISTED FIRE DAMPER LOCATED AT THE CEILING LINE.
6. ALL FIRE RATED DOORS SHALL HAVE LISTED DOOR, FRAME AND HARDWARE NO LESS THAN THE TIME RATING SPECIFIED ON THE FLOOR PLAN. IN ADDITION FIRE RATED DOORS SHALL BE WITH SELF CLOSERS UNLESS OTHERWISE SPECIFIED.

DOOR SCHEDULE

#	SIZE	DESCRIPTION	QTY	HEADER	JACKS	KINGS	COMMENTS
A	36"x80"	EXT. DOOR - STEEL - INSULATED w/20"x30" SAFETY GLASS VIEW PANEL, WOOD FRAME, KEYED LEVER LOCKSET, CLOSER, WEATHERSTRIPPING, H.C. THRESHOLD	4	TRIPL 2x6	1	2	
B	36"x80"	INT. DOOR - WOOD - SOLID CORE w/PRE-HUNG WOOD FRAME, PRIVACY LEVER LOCKSET, CLOSER	2	SNGL 2x4	-	1	
C	36"x80"	INT. DOOR - WOOD - SOLID CORE w/PRE-HUNG WOOD FRAME, PASSAGE LEVER LOCKSET, CLOSER	1	SNGL 2x4	-	1	
D	-	-	-	-	-	-	

WINDOW SCHEDULE

#	SIZE	DESCRIPTION	QTY	HEADER	JACKS	KINGS	U-VALUE	SHGC	VT	LIGHT SF	VENT SF	DP	COMMENTS
1	48"x48"	EXT. WINDOWS - VERT SLIDING VINYL - INSULATED - Low-E - WHITE FRAME / CLEAR GLASS w/MINI-BLINDS	16	TRIPL 2x6	1	2	.28	.28	.50	9.10	4.25	+50/-50	



PETER LEE, P.E. M.S.
ENGINEERING INTERNATIONAL, INC.
ENGINEER: PETER LEE, P.E., M.S.
CONSULTING ENGINEER
23329 CENTURY DRIVE
ELKHART, IN 46514



SCHIAVI LEASING
JENNIFER CURRIER
103 AIRPORT ROAD
OXFORD, ME 04270
PH: (207) 539-8211
FAX:
WWW.VANGUARDMODULAR.COM

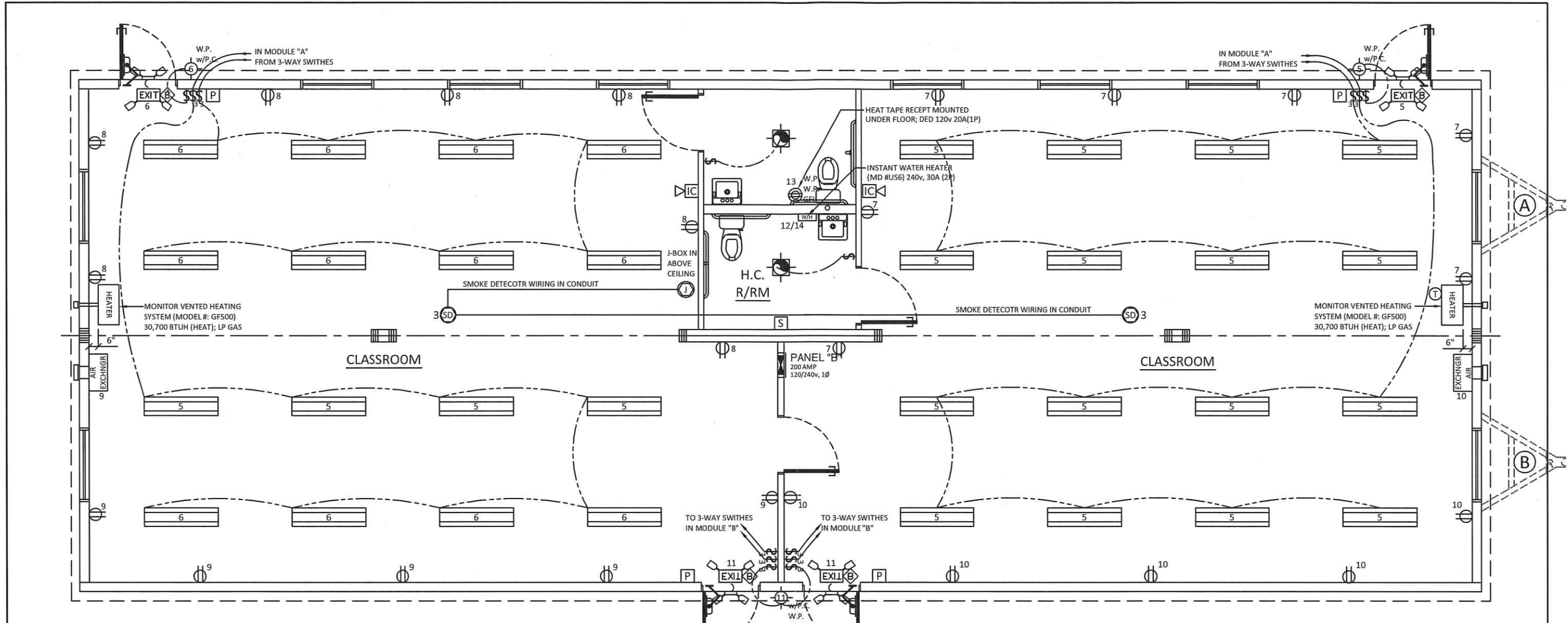
PLUMBING SCHEMATICS & FIRE RATING DETAILS

SERIAL #: 351-B
OCCUP: E
DRAWING #: VGM-2015-0028

This document and all information contained herein, are the proprietary data and trade secrets of Vanguard Modular Building Systems (VMBS), and Schiavi Leasing Corporation (Schiavi). This document and the information contained herein may not be reproduced, used, or disclosed in any manner, or to any extent. Written authorization by a current employee of VMBS or Schiavi must be obtained prior to use of this information, in any form, including that which is represented by this complete page.

Drawing Date: 11-10-2015
Project: PORTLAND, ME
Drawn By: J.L.B.
Scale: NONE
Sheet: P1
4 of 6

28' x 76' UNIT



ELEC/HVAC PLAN
SCALE: 3/16"=1'-0"

J-BOXES @ 48" & 80" A.F.F. FOR INTERCOM SYSTEM
(48" BOX: 2x4 SINGLE GANG)
(80" BOX: 4x4 DOUBLE GANG)

ELECTRICAL SYMBOLS

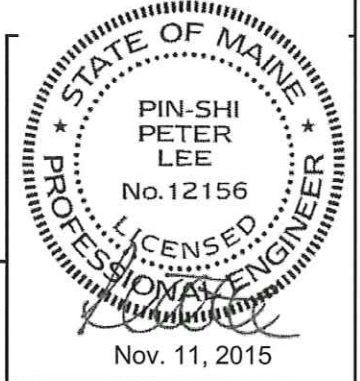
	DUPLEX RECEPTACLE @ 16" A.F.F.		PROGRAMMABLE A/C THERMOSTAT @ 53" A.F.F.
	DUPLEX RECEPTACLE @ 42" A.F.F. (UNLESS NOTED)		J-BOX @ 48" A.F.F. FOR PULL STATION - TO BE WIRED BACK TO HORN/STROBE (2x4 SINGLE GANG)
	QUADPLEX RECEPTACLE @ 16" A.F.F. (UNLESS NOTED)		J-BOXES @ 48" & 80" A.F.F. FOR PULL STATION AND HORN/STROBE (48" BOX: 2x4 SINGLE GANG) (80" BOX: 4x4 DOUBLE GANG)
	RECEPTACLE 240v @ 16" A.F.F.		J-BOX @ 80" A.F.F. FOR STROBE ONLY (4x4 DOUBLE GANG)
	CEILING MOUNTED DUPLEX RECEPTACLE		ILLUMINATED EXIT SIGN AND EMERGENCY LIGHTING COMBO w/BATTERY BACK-UP
	FLOOR DUPLEX RECEPTACLE		EXHAUST FAN-100 CFM (UNLESS NOTED)
	SWITCH @ 48" A.F.F.		EXHAUST FAN & LIGHT COMBO-100 CFM/26W (UNLESS NOTED)
	ELECTRICAL PANEL BOX 48" TO BOTTOM		1"x4" FLUORESCENT - DIFFUSED - SURFACE MOUNTED (2 TUBE = 64w MAX.)
	TELEPHONE JACK AT 16" A.F.F. (UNLESS NOTED)		INCANDESCENT SP FIXTURE (26w)
	TELEPHONE FLOOR J-BOX		WEATHERPROOF LIGHT "PORCH" (W. PER SPEC)
	COMPUTER JACK @ 16" A.F.F. (UNLESS NOTED)		RECESSED INCANDESCENT LIGHT FIXTURE (26w)
	WEATHERPROOF PHOTOCCELL		WEATHERPROOF LIGHT "FLOOD" (W. PER SPEC)
	WALL MOUNTED JUNCTION BOX 16" (UNLESS NOTED)		HVAC DISCONNECT
	CEILING MOUNTED JUNCTION BOX		
	FLOOR MOUNTED JUNCTION BOX		

**ELECTRICAL PANEL SCHEDULE
PANEL "B"**

CIRCUIT	NOMENCLATURE	BREAKER (AMPS)	WIRE (CU.)
1/3	-	-	-
2/4	-	-	-
5,6	LIGHTS	20A	12-2 NM THHN
7-10	RECPTS	20A	12-2 NM THHN
11	LIGHTS & FANS	20A	12-2 NM THHN
12/14	WATER HEATER	30A(2P)	10-3 NM ROMEX
13	DED RECEPT	20A(1P)	12-2 NM ROMEX

**ELECTRICAL PANEL SIZING
PANEL "B"**

DESCRIPTION	KVA
.0035 KW/SF x 2128 SF x 1.25 =	9.31
24 RECPTS @ 180 VA / 1000 =	4.32
1 DED RECP(T) @ 1.9 KW x 1.25 =	2.38
2 FANS @ 3 KW x 1.25 =	.75
HVAC UNITS @ 10.5 KW =	-
2 AIR EXCHANGER @ 1.9 KW x 1.25 =	4.75
21.51 TOTAL KW	
TOTAL / 240 x 1000 =	89.63 AMPS
INSTALL 200 AMP PANEL 120/240 V, 1Ø PHASE	



PETER LEE, P.E. M.S.
ENGINEERING INTERNATIONAL, INC.
ENGINEER: PETER LEE, P.E., M.S.
CONSULTING ENGINEER
23329 CENTURY DRIVE
ELKHART, IN 46514

Nov. 11, 2015



SCHIAVI LEASING
JENNIFER CURRIER
103 AIRPORT ROAD
OXFORD, ME 04270
PH: (207) 539-8211
FAX:
WWW.VANGUARDMODULAR.COM

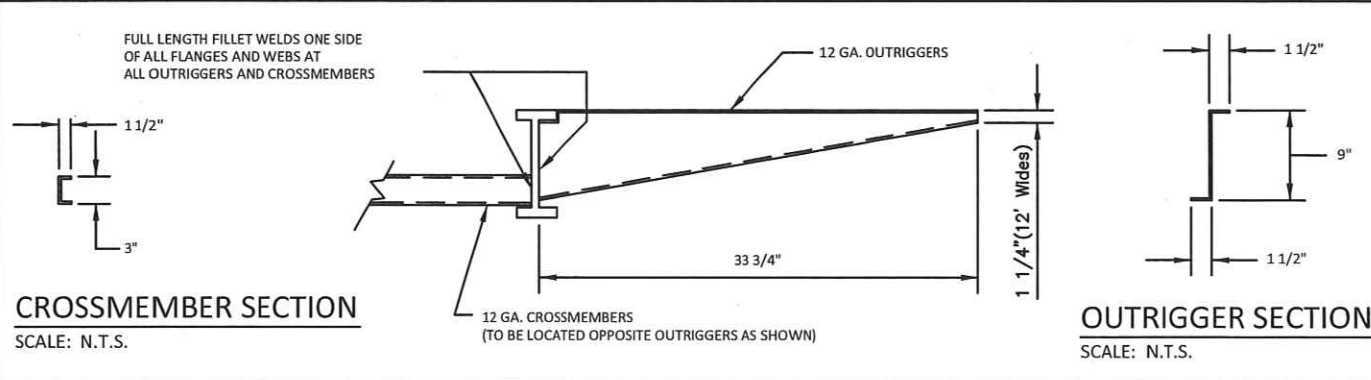
SERIAL #: 351-B
OCCUP: E
DRAWING #: VGM-2015-0028

ELEC/HVAC PLAN

This document and all information contained herein, are the proprietary data and trade secrets of Vanguard Modular Building Systems (VMBS), and Schiavi Leasing Corporation (Schiavi). This document and the information contained herein may not be reproduced, used, or disclosed in any manner, or to any extent. Written authorization by a current employee of VMBS or Schiavi must be obtained prior to use of this information, in any form, including that which is represented by this complete page.

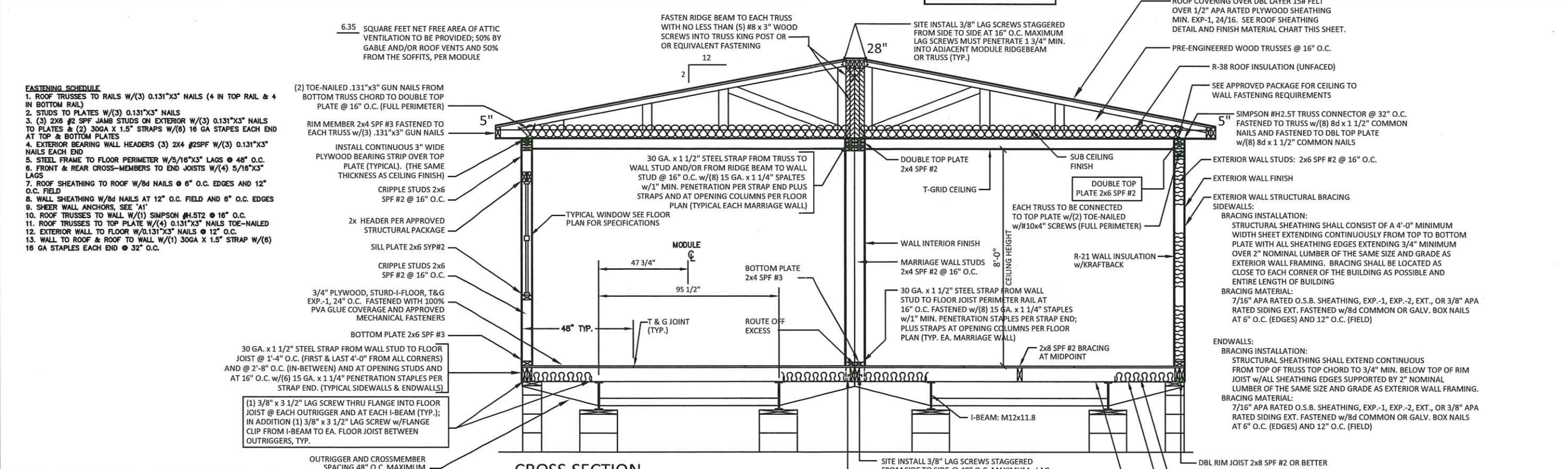
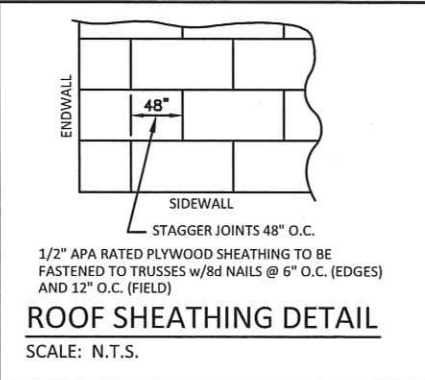
Drawing Date: 11-10-2015	Project: PORTLAND, ME
Drawn By: J.L.B.	Sheet: EH1
Scale: 3/16"=1'-0"	5 of 6

28' x 76' UNIT



GENERAL CROSS-SECTION NOTES:

- UNLESS OTHERWISE SPECIFIED, ALL STEEL MUST COMPLY w/ASTM A36, YIELD STRENGTH = 36 KSI.
- ALL LAG SCREWS MUST COMPLY WITH ANSI/ASME B18.2.1. Fyb = 60 K.S.I. MIN.



RIDGE BEAM CONSTRUCTION:

TWO (2) LAYER OF 1 3/4" x 22" MICRO-LAM, EACH MODULE, EACH HALF EACH HALF CONTINUOUS ENTIRE LENGTH OF BUILDING. MICRO-LAM BEAM MUST BE CONTINUOUSLY BRACED AT TOP EDGE OF BEAM

NOTES:

- MICRO-LAM F = 2,800 PSI.
- MICRO-LAM MUST BE CONTINUOUS OVER CLEARSPAN(S).
- BEAMS SUPPORT BY ENDWALL COLUMNS MUST EXTEND CONTINUOUS OVER COLUMNS TO EXTERIOR FACE OF ENDWALL.
- FASTEN ROOF SHEATHING INTO TOP EDGE OF MICRO-LAM TO PROVIDE CONTINUOUS LATERAL SUPPORT OF BEAM.
- 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. STAPLES WITH 3/4" MINIMUM PENETRATION INTO MICRO-LAM BEAM.
- WHEN MORE THAN ONE LAYER OF MICRO-LAM IS INSTALLED ON EITHER SIDE OF THE BUILDING MATE LINE, LAYERS ON THAT SIDE OF THE MATE LINE MUST BE FASTENED TOGETHER w/16 GA. STAPLES x 7/16" MINIMUM CROWN (INSTALLED PARALLEL TO BEAM SPAN) x 3/4" MINIMUM PENETRATION INTO CONNECTING LAYER. STAPLES SHALL BE PLACED @ 6" O.C. MAXIMUM VERTICALLY AND HORIZONTALLY WITH FIRST AND LAST ROW OF STAPLES LOCATION 1" FROM TOP AND BOTTOM EDGE OF BEAM RESPECTIVELY.

INTERIOR FINISH MATERIAL:

SUB CEILING: 1/2 INCH GYPSUM BOARD INSTALLED PER MANUFACTURER'S SPECIFICATIONS. (RAW, UN-FINISHED)

CEILING: T-GRID ACOUSTICAL TILE CEILING; INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS. (PRE-FINISHED)

WALL: 1/2" GYPSUM BOARD (SQUARE EDGE) - THRU OUT; INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

FLOOR: CARPET - CLASSROOMS ONLY; VINYL BLOCK TILE - REMAINDER; INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

EXTERIOR FINISH MATERIAL:

ROOF: 26 GA GALV STEEL METAL ROOF OVER DBL 15# FELT w/36" EAVE ICE GUARD PROTECTION; INSTALLED PER MANUFACTURER'S SPECIFICATIONS OR AN APPROVED EQUAL.

WALL: VINYL LAP SIDING OVER APPROVED WEATHER RESISTANT MOISTURE BARRIER AND BRACING MATERIAL; FASTEN w/8d x 1 1/2" COMMON NAILS @ 6" O.C. AS PER MANUFACTURER'S SPECIFICATIONS.

PETER LEE, P.E. M.S.
ENGINEERING INTERNATIONAL, INC.
ENGINEER: PETER LEE, P.E., M.S.
CONSULTING ENGINEER
23329 CENTURY DRIVE
ELKHART, IN 46514



SCHIAVI LEASING
JENNIFER CURRIER
103 AIRPORT ROAD
OXFORD, ME 04270
PH: (207) 539-8211
FAX:
WWW.VANGUARDMODULAR.COM

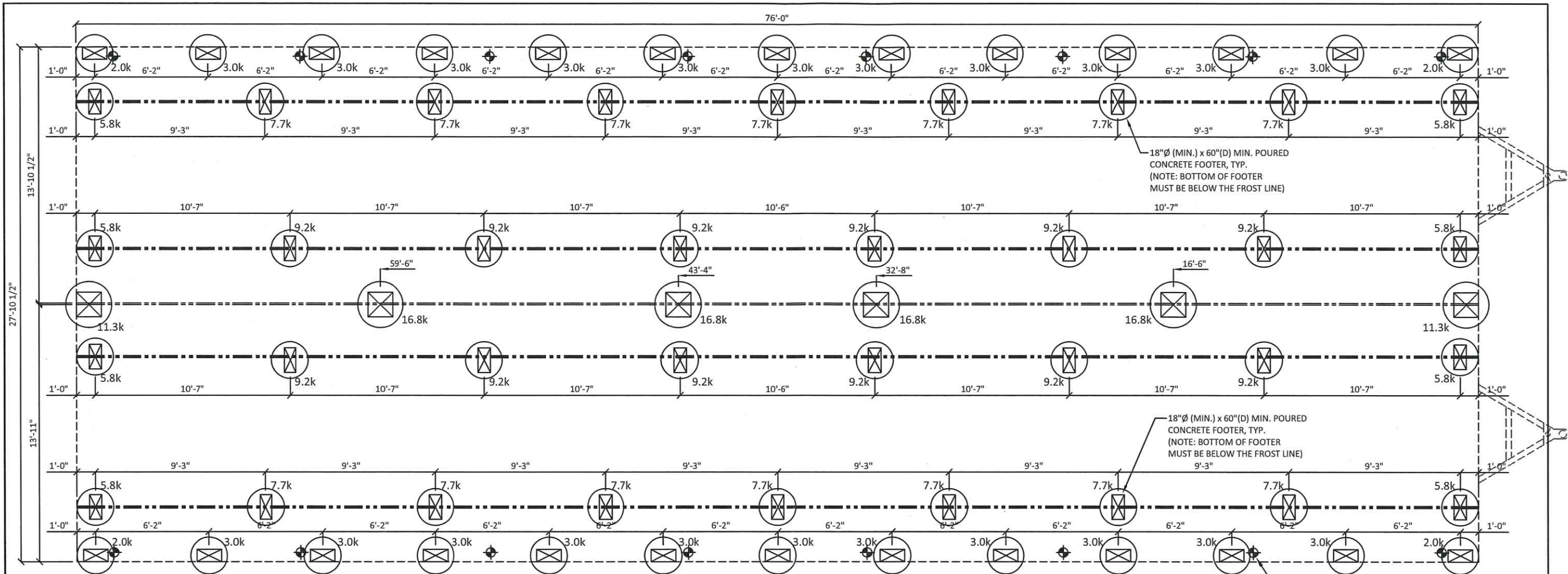
SERIAL #: 351-B
OCCUP: E
DRAWING #: VGM-2015-0028

BUILDING CROSS SECTION

This document and all information contained herein, are the proprietary data and trade secrets of Vanguard Modular Building Systems (VMBS), and Schiavi Leasing Corporation (Schiavi). This document and the information contained herein may not be reproduced, used, or disclosed in any manner, or to any extent. Written authorization by a current employee of VMBS or Schiavi must be obtained prior to use of this information, in any form, including that which is represented by this complete page.

Drawing Date: 11-10-2015
Project: PORTLAND, ME
Drawn By: J.L.B.
Scale: NONE
Sheet: X1
6 of 6

28'x76' UNIT



KIP LOAD PLAN

SCALE: 3/16"=1'-0"

ROUND PIER MAXIMUM LOADS (KIPS)

MINIMUM PIER DIMENSIONS (IN)	ALLOWABLE SOIL BEARING CAPACITY 2000PSF
18	3.5
20	4.4
22	5.3
24	6.3
26	7.4
28	8.6
30	9.8
32	11.1
34	12.6
36	14.1
44	21.1
48	25.1

PROCEDURE FOR TIEING DOWN BUILDINGS:

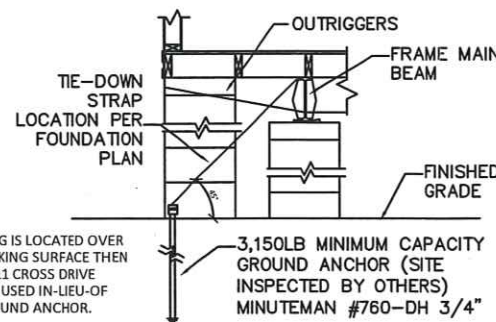
1. POSITION AND INSTALL ANCHORING SYSTEMS, MAY BE SITE INSTALLED SONO-TUBES, CROSS DRIVE RODS, OR AUGERS DEPENDING ON SOIL CONDITIONS.
2. INSTALL STRAP, CABLE, TENSIONERS AND CLAMPS PER DETAIL.
3. FOLLOW SPACING DETAILS PER ATTACHED.
4. POSITION AND INSTALL STRAP OR CABLE WITH ANGLE APPROXIMATELY 45 DEGREES, EXCEPT ALTERNATE #3 CABLE IS PERPENDICULAR TO CONCRETE.

TIE-DOWN INSTRUCTIONS:

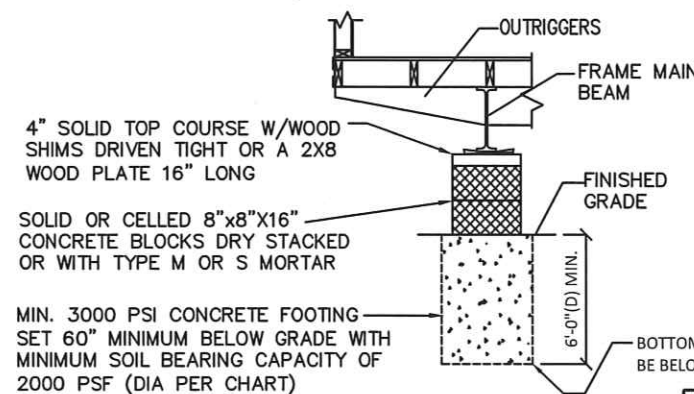
- MATERIALS**
1. CABLE, CLAMPS OR STRAPS.
 2. TENSIONER SPLIT BOLT OR TURNBUCKLES.
 3. ANCHORS, EYEBOLTS, CROSS DRIVE RODS
 4. STABILIZERS DISC DRIVE OR ZIP CAPS.

GENERAL NOTES:

1. ALL FOUNDATION CONSTRUCTION, MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES. THE PIER LOCATIONS PROVIDED ON THIS PLAN ARE FOR THE SOLE PURPOSE OF IDENTIFYING THE LOCATION OF THE REQUIRED BLOCKING POINTS FOR THIS BUILDING. FOUNDATION REQUIREMENTS ARE NOT KNOWN DUE TO VARYING SOIL CONDITIONS. FOUNDATION REVIEW AND INSPECTION IS TO BE PERFORMED BY THE LOCAL OFFICIAL HAVING JURISDICTION.
1. MINIMUM CONCRETE FOOTING DEPTH OF BELOW FROST LINE AND PER LOCAL CONDITIONS - 3,000 PSI @ 28 DAYS.
2. SINGLE STACK CONCRETE BLOCK FOR PIERS UP TO 32" IN HEIGHT WITH TYPE M OR S MORTAR. DOUBLE STACK CONCRETE BLOCK FOR PIERS BETWEEN 32" & 72" WITH TYPE M OR S MORTAR.
3. CORNER PIERS OVER 24" HIGH (THREE BLOCKS) SHALL BE DOUBLE BLOCK CONSTRUCTION WITH TYPE M OR S MORTAR.
4. TIE-DOWN STRAPS TO BE 1-1/4" X .035" TYPE-1, FINISH B, GRADE 1 ZINC COATED STEEL STRAPPING CONFORMING WITH ASTM A3953-91. TIE DOWN STRAPS AND CONNECTING HARDWARE SHALL HAVE A MINIMUM WORKING CAPACITY OF 3,150 LBS.
5. GROUND ANCHORS SHALL HAVE A 3,150# MINIMUM WORKING CAPACITY AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
6. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 150 SQ. FT IN 150 SQ. FT OF CRAWL-SPACE AREA.
7. MINIMUM CRAWL SPACE ACCESS AREA TO BE 18" X 24"
8. MINIMUM SOIL BEARING CAPACITY IS 2,000 PSF. TO BE VERIFIED BY BUILDING'S OWNER.



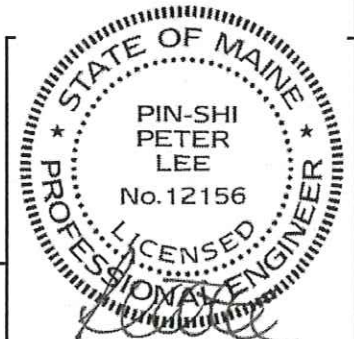
SCREW TYPE ANCHORING DETAIL
(AT HURRICANE STRAP LOCATIONS)
Scale: NTS



TYPICAL OUTRIGGER BLOCKING DETAIL

TIE-DOWN STRAP (TYPICAL ALL)
MAX SPACING = 10'-3" O.C. OR PER
ENGINEERED REQUIREMENTS.
EACH LOCATION 3150LB CAPACITY

PETER LEE, P.E. M.S.
ENGINEERING INTERNATIONAL, INC.
ENGINEER: PETER LEE, P.E., M.S.
CONSULTING ENGINEER
23329 CENTURY DRIVE
ELKHART, IN 46514



SCHIAVI LEASING
JENNIFER CURRIER
103 AIRPORT ROAD
OXFORD, ME 04270
PH: (207) 539-8211
FAX:
WWW.VANGUARDMODULAR.COM

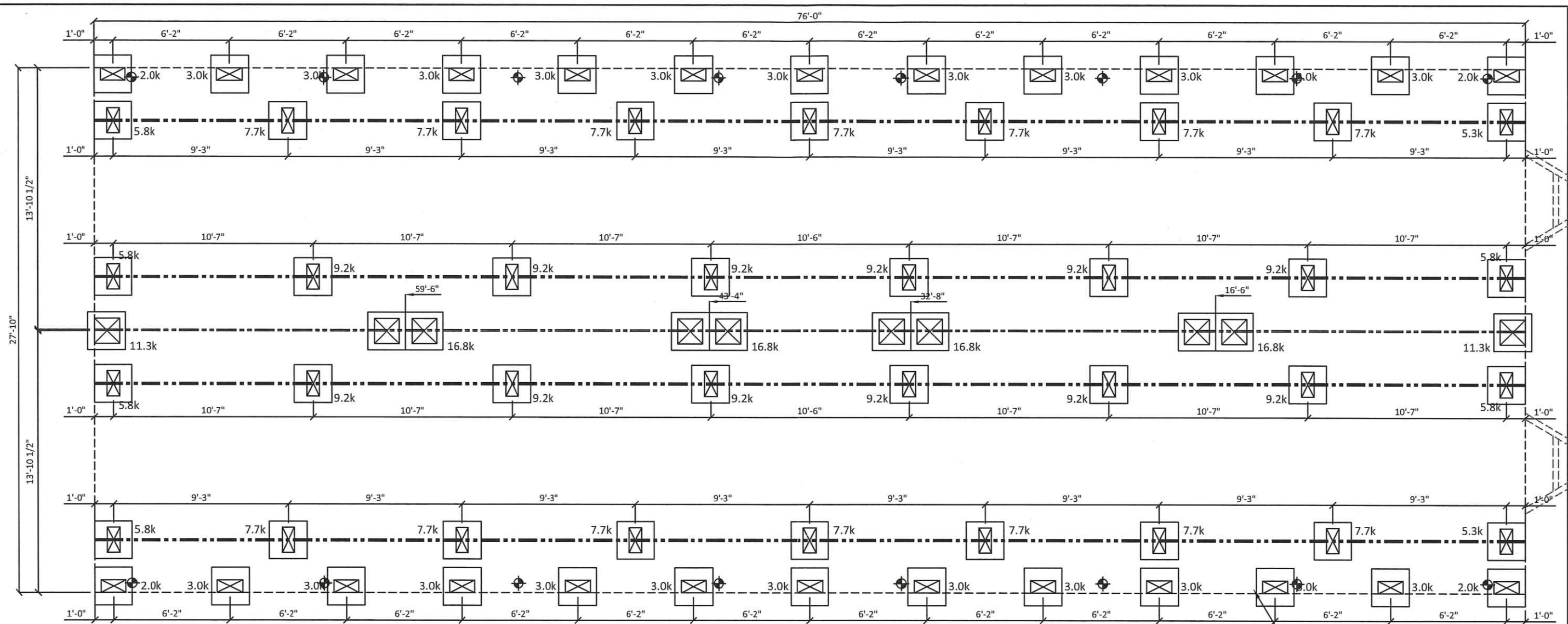
FOUNDATION PLAN - CONCRETE

SERIAL #: 351-B
OCCUP: E
DRAWING #: VGM-2015-0028

This document and all information contained herein, are the proprietary data and trade secrets of Vanguard Modular Building Systems (VMBS), and Schiavi Leasing Corporation (Schiavi). This document and the information contained herein may not be reproduced, used, or disclosed in any manner, or to any extent. Written authorization by a current employee of VMBS or Schiavi must be obtained prior to use of this information, in any form, including that which is represented by this complete page.

Drawing Date: 11-10-2015
Project: PORTLAND, ME
Drawn By: J.L.B.
Scale: 3/16"=1'-0"
Sheet: FD1-C
1 of 1

28 x 76' UNIT



ABS PAD LAYOUT PLAN
SCALE: 3/16"=1'-0"

TIE-DOWN STRAP (TYPICAL ALL) MAX SPACING = 9'-4" O.C. OR PER ENGINEERED REQUIREMENTS. EACH LOCATION 3150LB CAPACITY

TIE-DOWN INSTRUCTIONS:

- MATERIALS**
1. CABLE, CLAMPS OR STRAPS.
 2. TENSIONER SPLIT BOLT OR TURNBUCKLES.
 3. ANCHORS, EYEBOLTS, CROSS DRIVE RODS
 4. STABILIZERS DISC DRIVE OR ZIP CAPS.

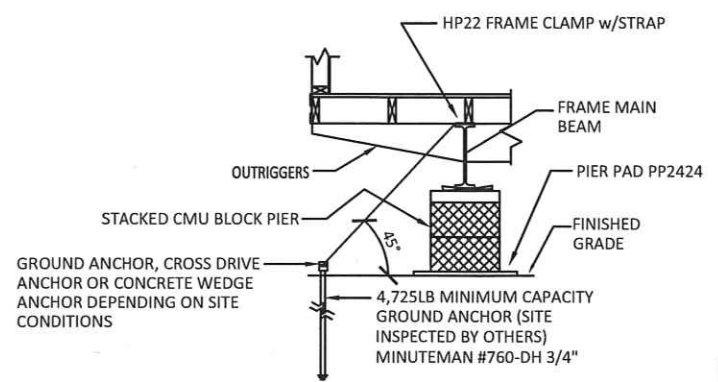
PROCEDURE FOR TIEING DOWN BUILDINGS:

1. POSITION AND INSTALL ANCHORING SYSTEMS, CROSS DRIVE RODS, OR AUGERS DEPENDING ON SOIL CONDITIONS.
2. INSTALL STRAP, CABLE, TENSIONERS AND CLAMPS PER DETAIL.
3. FOLLOW SPACING DETAILS PER ATTACHED.
4. POSITION AND INSTALL STRAP OR CABLE WITH ANGLE APPROXIMATELY 45 DEGREES, EXCEPT ALTERNATE #3 CABLE IS PERPENDICULAR TO CONCRETE.

GENERAL NOTES:

1. ALL FOUNDATION CONSTRUCTION, MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES. THE PIER LOCATIONS PROVIDED ON THIS PLAN ARE FOR THE SOLE PURPOSE OF IDENTIFYING THE LOCATION OF THE REQUIRED BLOCKING POINTS FOR THIS BUILDING. FOUNDATION REQUIREMENTS ARE NOT KNOWN DUE TO VARYING SOIL CONDITIONS. FOUNDATION REVIEW AND INSPECTION IS TO BE PERFORMED BY THE LOCAL OFFICIAL HAVING JURISDICTION.
2. SINGLE STACK CONCRETE BLOCK FOR PIERS UP TO 28" IN HEIGHT MAX. DOUBLE STACK CONCRETE BLOCK FOR PIERS FROM 28" UP TO 48" MAX W/O SURFACE BONDING OR MORTAR. DOUBLE STACK PIERS FROM 48" UP TO 82" MAX. WITH SURFACE BONDING OR MORTAR.
3. CORNER PIERS OVER 28" HIGH (THREE BLOCKS) SHALL BE DOUBLE BLOCK CONSTRUCTION.
4. TIE-DOWN STRAPS TO BE 1-1/4" X .035" TYPE-1, FINISH B, GRADE 1 ZINC COATED STEEL STRAPPING CONFORMING WITH ASTM A583-91. TIE DOWN STRAPS AND CONNECTING HARDWARE SHALL HAVE A MINIMUM WORKING CAPACITY OF 3,150 LBS.
5. GROUND ANCHORS SHALL HAVE A 3,150# MINIMUM WORKING CAPACITY AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
6. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 150. FT IN 150 SQ. FT OF CRAWL-SPACE AREA.
7. MINIMUM CRAWL SPACE ACCESS AREA TO BE 18" X 24"
8. MINIMUM SOIL BEARING CAPACITY IS 3,000 PSF. TO BE VERIFIED BY BUILDING'S OWNER.

NOTE:
THIS BLOCKING DESIGN BY SCHIIVI LEASING, IS ONLY A SUGGESTED DESIGN. FOUNDATION DETAILS, FOUNDATION SIZES & TIE DOWN LOCATIONS SHALL BE SPECIFIED ACCORDING TO LOCAL JURISDICTION. FINAL DESIGN IS SUGGESTED TO BE APPROVED BY A PROFESSIONAL ENGINEER FAMILIAR WITH ALL OF THE SITE CONDITIONS.



TYPICAL OUTRIGGER BLOCKING DETAIL

PETER LEE, P.E. M.S.
ENGINEERING INTERNATIONAL, INC.
ENGINEER: PETER LEE, P.E., M.S.
CONSULTING ENGINEER
23329 CENTURY DRIVE
ELKHART, IN 46514



SCHIIVI LEASING
JENNIFER CURRIER
103 AIRPORT ROAD
OXFORD, ME 04270
PH: (207) 539-8211
FAX:
WWW.VANGUARDMODULAR.COM

SERIAL #: 351-B
OCCUP: E
DRAWING #: VGM-2015-0028

FOUNDATION PLAN - ABS

This document and all information contained herein, are the proprietary data and trade secrets of Vanguard Modular Building Systems (VMBS), and Schiavi Leasing Corporation (Schiavi). This document and the information contained herein may not be reproduced, used, or disclosed in any manner, or to any extent. Written authorization by a current employee of VMBS or Schiavi must be obtained prior to use of this information, in any form, including that which is represented by this complete page.

Drawing Date: 11-10-2015
Project: PORTLAND, ME
Drawn By: J.L.B.
Scale: 3/16"=1'-0"
Sheet: **FD1-A**
1 of 1

28' x 76' UNIT

109 District Road: Sewer Holding Tank Capacity Analysis

Date: October 21, 2015

To: John Emerson
Utility Coordinator, Portland Public Services
55 Portland Street, Portland, Maine 04101

From: John Mahoney, P.E.

Subject: Capacity Analysis to support the Location of Two Office Trailers at 109 District Road

PROJECT UNDERSTANDING

Winton Scott Architects is assisting the City of Portland with the installation of two portable office trailers within the City's stock yard and storage facility at 109 District Road off of Outer Congress Street. Ransom has been retained to provide utility design for the installation of these trailers. The trailers will provide office space for the City's Department of Public Services (DPS) staff. Each trailer will have two bathrooms for a total of 4 bathrooms.

The existing large storage shed on this site also contains a single bathroom, which will remain active. The storage shed was formally a sludge storage facility and contains a leachate collection system which drains to a 20,000 gallon underground holding tank. The leachate collection system consists of 3 catch basins and a piping network to capture leachate runoff from sewer sludge and convey it to the holding tank.

Based on conversations with John Emerson onsite on Monday October, 2 of the 3 catch basins that connect to the lechate system are currently plugged. The third catch basin is used periodically to capture runoff from catch basin sediment that is stored in the shed for dewatering. This third catch basin is plugged when not in use so that rain water is not conveyed to the holding tank. The City currently monitors the water level in the holding tank and pumps the tank when needed using City equipment.

John also indicated that the City's *longer* term plan is to pump wastewater from this site to a point where it could flow by gravity into the City's sanitary sewer system. This could be accomplished by installing a pump in the holding tank or installing a separate-small pump station/grinder pump.

The plan is to install the two new trailers onsite and pipe the wastewater from the bathrooms by gravity into the 20,000 gallon storage tank. Each trailer is proposed to have its own 4" sewer service that connects to a 6" sewer, which is part of the leachate collection system and drains to the 20,000-gallon holding tank (see Sheet C-1). The existing bathroom in the storage shed is currently and will remain connected to the storage tank.

Capacity of Holding Tank at former
Sludge Storage Facility 109 District Road

Tank listed as 20,000 gallons on Record Drawings
Assume that tank must be pumped when 95% full
and that tank remains 10% full after pumping

$$20,000 \times 80\% = 16,000 \text{ gallons}$$

Assume 50 employees at 12 gal/day/employee
= 600 gal/day

$$\frac{16,000}{600} = 26.7 \text{ days} = \text{maximum time between pumping}$$

Say 26

28'x68' UNIT



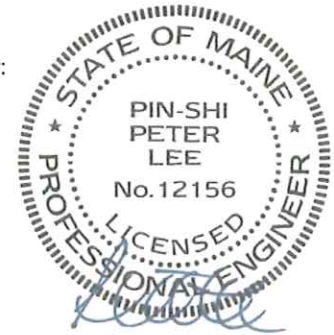
COMcheck Software Version 4.0.1
Envelope Compliance Certificate

Section 1: Project Information

Energy Code: **2009 IECC**
 Project Title: VGM-2015-0027
 Project Type: New Construction

Construction Site: 28'x68' CLASSROOM BLDG
 Portland, ME
 Owner/Agent:
 Building Location (for weather data): Portland, Maine
 Climate Zone: 6a
 Vertical Glazing / Wall Area Pct.: 8%

Designer/Contractor:
 Psi-Peter Lee, P.E.
 Elkhart, IN



Building Use: Activity Type(s) **Floor Area**
 1-School/University : Nonresidential 1904

Nov. 11, 2015

Section 2: Envelope Assemblies and Requirements Checklist

Envelope PASSES: Design 1% better than code.

Envelope Assemblies:

Component Name/Description	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor ^(a)
Roof 1: Attic Roof with Wood Joists, [Bldg. Use 1 - School/University]	1904	38.0	0.0	0.027	0.027
Exterior Wall 1: Wood-Framed, 16" o.c., [Bldg. Use 1 - School/University]	224	19.0	0.0	0.067	0.051
Window 1: Vinyl Frame:Double Pane with Low-E, Perf. Specs.: Product ID ****, SHGC 0.28, [Bldg. Use 1 - School/University] (b)	16	---	---	0.280	0.350
Exterior Wall 2: Wood-Framed, 16" o.c., [Bldg. Use 1 - School/University]	224	19.0	0.0	0.067	0.051
Window 2: Vinyl Frame:Double Pane with Low-E, Perf. Specs.: Product ID ****, SHGC 0.28, [Bldg. Use 1 - School/University] (b)	16	---	---	0.280	0.350
Exterior Wall 3: Wood-Framed, 16" o.c., [Bldg. Use 1 - School/University]	544	19.0	0.0	0.067	0.051
Window 3: Vinyl Frame:Double Pane with Low-E, Perf. Specs.: Product ID ****, SHGC 0.28, [Bldg. Use 1 - School/University] (b)	96	---	---	0.280	0.350
Door 1: Insulated Metal, Swinging, [Bldg. Use 1 - School/University]	40	---	---	0.350	0.700
Exterior Wall 4: Wood-Framed, 16" o.c., [Bldg. Use 1 - School/University]	544	19.0	0.0	0.067	0.051
Door 2: Insulated Metal, Swinging, [Bldg. Use 1 - School/University]	20	---	---	0.350	0.700
Floor 1: Wood-Framed, [Bldg. Use 1 - School/University]	1904	30.0	0.0	0.033	0.033

(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.

Air Leakage, Component Certification, and Vapor Retarder Requirements:

- 1. All joints and penetrations are caulked, gasketed or covered with a moisture vapor-permeable wrapping material installed in accordance with the manufacturer's installation instructions.
- 2. Windows, doors, and skylights certified as meeting leakage requirements.
- 3. Component R-values & U-factors labeled as certified.
- 4. No roof insulation is installed on a suspended ceiling with removable ceiling panels.
- 5. 'Other' components have supporting documentation for proposed U-Factors.

- 6. Insulation installed according to manufacturer's instructions, in substantial contact with the surface being insulated, and in a manner that achieves the rated R-value without compressing the insulation.
- 7. Stair, elevator shaft vents, and other outdoor air intake and exhaust openings in the building envelope are equipped with motorized dampers.
- 8. Cargo doors and loading dock doors are weather sealed.
- 9. Recessed lighting fixtures installed in the building envelope are Type IC rated as meeting ASTM E283, are sealed with gasket or caulk.
- 10. Building entrance doors have a vestibule equipped with self-closing devices.

Exceptions:

- Building entrances with revolving doors.
- Doors not intended to be used as a building entrance.
- Doors that open directly from a space less than 3000 sq. ft. in area.
- Doors used primarily to facilitate vehicular movement or materials handling and adjacent personnel doors.
- Doors opening directly from a sleeping/dwelling unit.

Section 3: 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 system has been designed to meet the 2009 IECC requirements in COMcheck Version 4.0.1 and to comply with the mandatory requirements in the Requirements Checklist.

Name - Title

Signature

Date

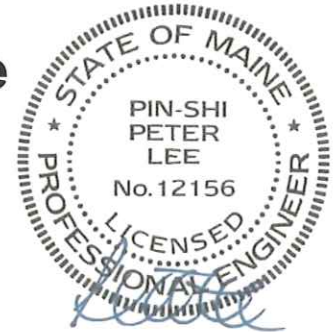


Nov. 11, 2015



COMcheck Software Version 4.0.1

Interior Lighting Compliance Certificate



Nov. 11, 2015

Section 1: Project Information

Energy Code: 2009 IECC
Project Title: VGM-2015-0027
Project Type: New Construction

Construction Site:
28'x68' CLASSROOM BLDG
Portland, ME

Owner/Agent:

Designer/Contractor:
Psi-Peter Lee, P.E.
Elkhart, IN

Section 2: Interior Lighting and Power Calculation

A Area Category	B Floor Area (ft ²)	C Allowed Watts / ft ²	D Allowed Watts (B x C)
School/University	1904	1.2	2285
Total Allowed Watts =			2285

Section 3: Interior Lighting Fixture Schedule

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
School/University (1904 sq.ft.)				
Linear Fluorescent 1: 48" T8 32W (Super T8): Electronic:	2	32	54	1728
Compact Fluorescent 1: Spiral 27W: Electronic:	1	5	28	140
Total Proposed Watts =				1868

Section 4: Requirements Checklist

Interior Lighting PASSES: Design 18% better than code.

Lighting Wattage:

1. Total proposed watts must be less than or equal to total allowed watts.

Allowed Watts	Proposed Watts	Complies
2285	1868	YES

Controls, Switching, and Wiring:

2. Daylight zones under skylights more than 15 feet from the perimeter have lighting controls separate from daylight zones adjacent to vertical fenestration.
3. Daylight zones have individual lighting controls independent from that of the general area lighting.

Exceptions:

- Contiguous daylight zones spanning no more than two orientations are allowed to be controlled by a single controlling device.
- Daylight spaces enclosed by walls or ceiling height partitions and containing two or fewer light fixtures are not required to have a separate switch for general area lighting.

4. Independent controls for each space (switch/occupancy sensor).

Exceptions:

- Areas designated as security or emergency areas that must be continuously illuminated.
- Lighting in stairways or corridors that are elements of the means of egress.

5. Master switch at entry to hotel/motel guest room.

- 6. Individual dwelling units separately metered.
- 7. Medical task lighting or art/history display lighting claimed to be exempt from compliance has a control device independent of the control of the nonexempt lighting.
- 8. Each space required to have a manual control also allows for reducing the connected lighting load by at least 50 percent by either controlling all luminaires, dual switching of alternate rows of luminaires, alternate luminaires, or alternate lamps, switching the middle lamp luminaires independently of other lamps, or switching each luminaire or each lamp.

Exceptions:

- Only one luminaire in space.
- An occupant-sensing device controls the area.
- The area is a corridor, storeroom, restroom, public lobby or sleeping unit.
- Areas that use less than 0.6 Watts/sq.ft.
- 9. Automatic lighting shutoff control in buildings larger than 5,000 sq.ft.

Exceptions:

- Sleeping units, patient care areas; and spaces where automatic shutoff would endanger safety or security.
- 10. Photocell/astronomical time switch on exterior lights.

Exceptions:

- Lighting intended for 24 hour use.
- 11. Tandem wired one-lamp and three-lamp ballasted luminaires (No single-lamp ballasts).

Exceptions:

- Electronic high-frequency ballasts; Luminaires on emergency circuits or with no available pair.

Section 5: Compliance Statement

Compliance Statement: The proposed lighting design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed lighting system has been designed to meet the 2009 IECC requirements in COMcheck Version 4.0.1 and to comply with the mandatory requirements in the Requirements Checklist.

Name - Title

Signature

Date





COMcheck Software Version 4.0.1

Exterior Lighting Compliance Certificate

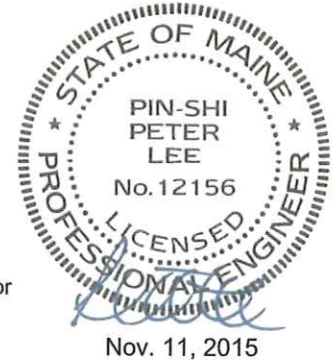
Section 1: Project Information

Energy Code: **2009 IECC**
 Project Title: VGM-2015-0027
 Project Type: New Construction
 Exterior Lighting Zone: 2 (Neighborhood business district)

Construction Site:
 28'x68' CLASSROOM BLDG
 Portland, ME

Owner/Agent:

Designer/Contractor
 Psi-Peter Lee, P.E.
 Elkhart, IN



Section 2: Exterior Lighting Area/Surface Power Calculation

A Exterior Area/Surface	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B x C)	F Proposed Watts
Main entry	3 ft of door width	20	Yes	60	28
Other door (not main entry)	3 ft of door width	20	Yes	60	28
Main entry	3 ft of door width	20	Yes	60	28
Total Tradable Watts* =				180	84
Total Allowed Watts =				180	
Total Allowed Supplemental Watts** =				600	

* Wattage tradeoffs are only allowed between tradable areas/surfaces.

** A supplemental allowance equal to 600 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Section 3: Exterior Lighting Fixture Schedule

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Main entry (3 ft of door width): Tradable Wattage Compact Fluorescent 1: Spiral 27W: Electronic:	1	1	28	28
Other door (not main entry) (3 ft of door width): Tradable Wattage Compact Fluorescent 2: Spiral 27W: Electronic:	1	1	28	28
Main entry (3 ft of door width): Tradable Wattage Compact Fluorescent 3: Spiral 27W: Electronic:	1	1	28	28
Total Tradable Proposed Watts =				84

Section 4: Requirements Checklist

Lighting Wattage:

1. Within each non-tradable area/surface, total proposed watts must be less than or equal to total allowed watts. Across all tradable areas/surfaces, total proposed watts must be less than or equal to total allowed watts.

Compliance: Passes.

Controls, Switching, and Wiring:

2. All exemption claims are associated with fixtures that have a control device independent of the control of the nonexempt lighting.
3. Lighting not designated for dusk-to-dawn operation is controlled by either a photosensor (with time switch), or an astronomical time switch.

- 4. Lighting designated for dusk-to-dawn operation is controlled by an astronomical time switch or photosensor.
- 5. All time switches are capable of retaining programming and the time setting during loss of power for a period of at least 10 hours.

Exterior Lighting Efficacy:

- 6. All exterior building grounds luminaires that operate at greater than 100W have minimum efficacy of 60 lumen/watt.

Exceptions:

- Lighting that has been claimed as exempt and is identified as such in Section 3 table above.
- Lighting that is specifically designated as required by a health or life safety statute, ordinance, or regulation.
- Emergency lighting that is automatically off during normal building operation.
- Lighting that is controlled by motion sensor.

Section 5: 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 lighting system has been designed to meet the 2009 IECC requirements in COMcheck Version 4.0.1 and to comply with the mandatory requirements in the Requirements Checklist.

Name - Title

Signature

Date



Nov. 11, 2015



COMcheck Software Version 4.0.1

Mechanical Compliance Certificate

Section 1: Project Information

Energy Code: **2009 IECC**
Project Title: VGM-2015-0027
Project Type: New Construction

Construction Site:
28'x68' CLASSROOM BLDG
Portland, ME

Owner/Agent:

Designer/Contractor:
Psi-Peter Lee, P.E.
Elkhart, IN

Section 2: General Information

Building Location (for weather data): Portland, Maine
Climate Zone: 6a

Section 3: Mechanical Systems List

Quantity System Type & Description

- | Quantity | System Type & Description |
|----------|--|
| 1 | HVAC System 1 (Single Zone) :
Heating: 1 each - Other, Gas, Capacity = 50 kBtu/h
No minimum efficiency requirement applies
Cooling: 1 each - Other, Capacity = 36 kBtu/h, Evaporatively Cooled Condenser, Unknown Economizer
No minimum efficiency requirement applies
Fan System: None |



Section 4: Requirements Checklist

Requirements Specific To: HVAC System 1 :

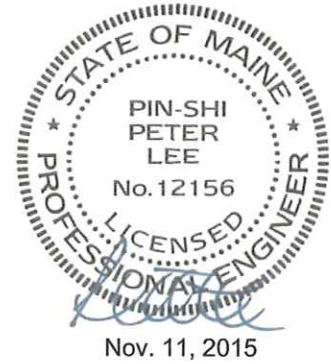
None

Generic Requirements: Must be met by all systems to which the requirement is applicable:

- 1. Plant equipment and system capacity no greater than needed to meet loads
Exception(s):
 - Standby equipment automatically off when primary system is operating
 - Multiple units controlled to sequence operation as a function of load
- 2. Minimum one temperature control device per system
- 3. Minimum one humidity control device per installed humidification/dehumidification system
- 4. Load calculations per ASHRAE/ACCA Standard 183.
- 5. Automatic Controls: Setback to 55°F (heat) and 85°F (cool); 7-day clock, 2-hour occupant override, 10-hour backup
Exception(s):
 - Continuously operating zones
- 6. Outside-air source for ventilation; system capable of reducing OSA to required minimum
- 7. R-5 supply and return air duct insulation in unconditioned spaces
R-8 supply and return air duct insulation outside the building
R-8 insulation between ducts and the building exterior when ducts are part of a building assembly
Exception(s):
 - Ducts located within equipment
 - Ducts with interior and exterior temperature difference not exceeding 15°F.
- 8. Mechanical fasteners and sealants used to connect ducts and air distribution equipment
- 9. Ducts sealed - longitudinal seams on rigid ducts; transverse seams on all ducts; UL 181A or 181B tapes and mastics
- 10. Hot water pipe insulation: 1.5 in. for pipes <=1.5 in. and 2 in. for pipes >1.5 in.
Chilled water/refrigerant/brine pipe insulation: 1.5 in. for pipes <=1.5 in. and 1.5 in. for pipes >1.5 in.

Steam pipe insulation: 1.5 in. for pipes <=1.5 in. and 3 in. for pipes >1.5 in.
Exception(s):

- Piping within HVAC equipment.
 - Fluid temperatures between 55 and 105°F.
 - Fluid not heated or cooled with renewable energy.
 - Piping within room fan-coil (with AHRI440 rating) and unit ventilators (with AHRI840 rating).
 - Runouts <4 ft in length.
11. Operation and maintenance manual provided to building owner
12. Thermostatic controls have 5°F deadband
Exception(s):
- Thermostats requiring manual changeover between heating and cooling
 - Special occupancy or special applications where wide temperature ranges are not acceptable and are approved by the authority having jurisdiction.
13. Balancing devices provided in accordance with IMC 603.17
14. Demand control ventilation (DCV) present for high design occupancy areas (>40 person/1000 ft² in spaces >500 ft²) and served by systems with any one of 1) an air-side economizer, 2) automatic modulating control of the outdoor air damper, or 3) a design outdoor airflow greater than 3000 cfm.
Exception(s):
- Systems with heat recovery.
 - Multiple-zone systems without DDC of individual zones communicating with a central control panel.
 - Systems with a design outdoor airflow less than 1200 cfm.
 - Spaces where the supply airflow rate minus any makeup or outgoing transfer air requirement is less than 1200 cfm.
15. Motorized, automatic shutoff dampers required on exhaust and outdoor air supply openings
Exception(s):
- Gravity dampers acceptable in buildings <3 stories
16. Automatic controls for freeze protection systems present
17. Exhaust air heat recovery included for systems 5,000 cfm or greater with more than 70% outside air fraction or specifically exempted
Exception(s):
- Hazardous exhaust systems, commercial kitchen and clothes dryer exhaust systems that the International Mechanical Code prohibits the use of energy recovery systems.
 - Systems serving spaces that are heated and not cooled to less than 60°F.
 - Where more than 60 percent of the outdoor heating energy is provided from site-recovered or site solar energy.
 - Heating systems in climates with less than 3600 HDD.
 - Cooling systems in climates with a 1 percent cooling design wet-bulb temperature less than 64°F.
 - Systems requiring dehumidification that employ energy recovery in series with the cooling coil.
 - Laboratory fume hood exhaust systems that have either a variable air volume system capable of reducing exhaust and makeup air volume to 50 percent or less of design values or, a separate make up air supply meeting the following makeup air requirements:
a) at least 75 percent of exhaust flow rate, b) heated to no more than 2°F below room setpoint temperature, c) cooled to no lower than 3°F above room setpoint temperature, d) no humidification added, e) no simultaneous heating and cooling.



Section 5: 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 2009 IECC requirements in COMcheck Version 4.0.1 and to comply with the mandatory requirements in the Requirements Checklist.

Name - Title

Signature

Date

Section 6: Post Construction Compliance Statement

- HVAC record drawings of the actual installation, system capacities, calibration information, and performance data for each equipment provided to the owner.
- HVAC O&M documents for all mechanical equipment and system provided to the owner by the mechanical contractor.
- Written HVAC balancing and operations report provided to the owner.

The above post construction requirements have been completed.

Principal Mechanical Designer-Name

Signature

Date

