GENERAL NOTES:

(1) ACCESS TO BUILDING FOR PERSONS IN WHEELCHAIRS IS DESIGNED BY OTHERS AND FIELD BUILT BY LOCAL CONTRACTOR AND IS SUBJECT TO LOCAL JURISDICTION APPROVAL. THE PRIMARY ENTRANCE MUST BE ACCESSIBLE
(2) 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.
(3) ALL GLAZING WITHIN A 24 INCH ARC OF DOORS AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR, AND ALL GLAZING IN DOORS SHALL BE SAFETY GLAZED, TEMPERED OR ACRYLIC PLASTIC SHEET. IN ADDITION, ALL GLAZING WITH AN EXPOSED BOTTOM EDGE WITHIN 18 INCHES OF THE FLOOR AND WITH AN INDIVIDUAL PANE LARGER THAN 9 SQUARE FEET WITH THE TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR SHALL BE SAFETY GLAZED, TEMPERED OR ACRYLIC PLASTIC SHEET
(4) CONSTRUCTION IS TYPE VB (UNPROTECTED) – EXTERIOR WALLS 0 HOUR FIRE RATING
(5) OCCUPANCY IS BUSINESS
(6) ALL STEEL STRAPS REFERENCED ON THE FLOOR PLAN SHALL BE 1–1/2" X 26 GA MINIMUM WITH 8–15 GA X 1" STAPLES EACH END OF STRAP FROM THE RIDGE BEAM/HEADER TO THE COLUMN/STUD AND FROM THE COLUMN/STUD TO THE FLOOR EDGE JOIST(S) (STEEL Fy=36 KSI MIN)
(7) BUILDING MUST BE LOCATED MINIMUM 30 FEET FROM THE PROPERTY LINE AND/OR THE ASSUMED PROPERTY LINE,
EXCEPTION; THE STRUCTURE MAY BE LOCATED CLOSER TO THE PROPERTY LINE AS PERMITTED BY THE APPLICABLE SECTIONS OF THE BUILDING CODE. THE SUITABILITY OF PLACING THIS STRUCTURE CLOSER MUST BE VERIFIED BY THE SITE DESIGNER AND IS SUBJECT TO THE LOCAL BUILDING OFFICIALS REVIEW AND APPROVAL.

(8) BUILDING DESIGN PARAMETERS:

STRUCTURAL LOAD LIMITATIONS CT, DE, MD, VA, AND WV

FLOOR UNIFORM LIVE LOAD: 50 PSF
FLOOR CONCENTRATED LIVE LOAD: 2000 LBS

ROOF LIVE LOAD: 20 PSF
GROUND SNOW LOAD: (Pg): 60 PSF (Is=1.0)
FLAT–ROOF SNOW LOAD (Pf): 46.2 PSF (Ce=1.0; Ct=1.1

ULTIMATE WIND SPEED: Vult = 150 MPH, EXPC
NOMINAL WIND SPEED: Vasd = 116 MPH, EXPC
BUILDING MEAN ROOF: HEIGHT NOT TO EXCEED 15 FEET ABOVE GRADE
WIND ANALYSIS: SIMPLIFIED ANALYSIS PER ASCE 7 CHAPTER 30, PART 2
(C&C) AND ASCE 7 CHAPTER 28, PART 2 (MWFRS)
BUILDING CATEGORY: ENCLOSED
C&C WIND LOADS (ASD):
WALL ZONE 4: 31.9 PSF
WALL ZONE 5: 39.4 PSF
ROOF ZONE 1: 29.4 PSF
ROOF ZONE 2: 49.3 PSF
ROOF ZONE 3: 74.2 PSF

RISK CATEGORY: II
SEISMIC DESIGN CATEGORY: C (WORST CASE CATEGORY)
SEISMIC SITE CLASS(ES): A, B, C, OR D
SEISMIC IMPORTANCE FACTOR: Ie=1.0
RESPONSE MODIFICATION COEFFICIENT: TRANS: R=6.5; LONG: R=6.5
SEISMIC RESPONSE COEFFICIENT: Cs=N/A
SPECTRAL RESPONSE COEFFICIENTS: Sds=0.338g & Sdl=N/A
DESIGN BASE SHEAR: TRANSV: 1500 LBS; LONG: 1500 LBS.
SEISMIC SYSTEM: LIGHT FRAME BEARING WALLS WITH SHEAR PANELS
SEISMIC ANALYSIS: SIMPLIFIED ANALYSIS PER ASCE 7–10 SECT. 12.14
(BUILDING SITE MUST HAVE SPECTRAL RESPONSE ACCELERATIONS Ss NOT EXCEEDING .33g AND SI NOT EXCEEDING .10g PER FIGURES 22–1 AND 22–2 IN THE ASCE 7–10)

STRUCTURAL LOAD LIMITATIONS PA

FLOOR UNIFORM LIVE LOAD: 50 PSF
FLOOR CONCENTRATED LIVE LOAD: 2000 LBS

ROOF LIVE LOAD: 20 PSF
GROUND SNOW LOAD (Pg): 60 PSF (Is=1.0)
FLAT–ROOF SNOW LOAD (Pf): 46.2 PSF (Ce=1.0; Ct=1.1

BASIC WIND SPEED: (3 SEC. GUST); 120 MPH, EXPC (Iw=1.0)
BUILDING MEAN ROOF HEIGHT: NOT TO EXCEED 15 FEET ABOVE GRADE
WIND ANALYSIS: SIMPLIFIED ANALYSIS PER ASCE 7–05 SECT. 6.4

BUILDING CATEGORY: ENCLOSED
C&C WIND LOADS:
WALL ZONE 4: 34.0 PSF
WALL ZONE 5: 42.0 PSF
ROOF ZONE 1: 31.3 PSF
ROOF ZONE 2: 52.6 PSF
ROOF ZONE 3: 79.1 PSF

OCCUPANCY CATEGORY: II
SEISMIC DESIGN CATEGORY: C (WORST CASE CATEGORY)
SEISMIC SITE CLASS(ES): A, B, C, OR D
SEISMIC IMPORTANCE FACTOR: Ie=1.0
RESPONSE MODIFICATION COEFFICIENT: R=6.5
SEISMIC RESPONSE COEFFICIENT: Cs=N/A
SPECTRAL RESPONSE COEFFICIENTS: Sds=0.355g & Sdl=N/A
DESIGN BASE SHEAR: 1575 LBS
SEISMIC SYSTEM: LIGHT FRAME BEARING WALLS WITH SHEAR PANELS
SEISMIC ANALYSIS: SIMPLIFIED ANALYSIS PER ASCE 7–05 SECT. 12.14
(BUILDING SITE MUST HAVE SPECTRAL RESPONSE ACCELERATIONS Ss NOT EXCEEDING .35g AND SI NOT EXCEEDING N/A PER FIGURES 22–1 AND 22–2 IN THE ASCE 7–05)

(9) THIS BUILDING HAS NOT BEEN DESIGNED FOR FLOOD HAZARD AREAS, OCEAN HAZARD AREAS OR REGULATORY FLOOD PLAIN AREAS.

(10) THIS STRUCTURE CANNOT BE LOCATED ON THE UPPER HALF OF AN 'ISOLATED HILL, RIDGE OR ESCARPMENT' WHICH SATISFIES ALL OF THE FOLLOWING:
(i) HILL, RIDGE OR ESCARPMENT IS HIGHER THAN 15 FEET IN EXPC AND EXPD LOCATIONS AND 60 FEET IN EXPB LOCATIONS
(ii) THE HILL OR ESCARPMENT HAS NO OBSTRUCTIONS TO WIND MOVEMENT BY TOPOGRAPHICAL FEATURES FOR A DISTANCE FROM THE HIGH POINT OF THE HILL, RIDGE OR ESCARPMENT EQUAL TO 100 TIMES THE HEIGHT OF THE HILL, RIDGE OR ESCARPMENT OR TWO MILES, WHICHEVER IS LESS.

(11) BUILDING HEIGHT IS NOT TO EXCEED 15 FEET ABOVE GRADE.

(12) BUILDING IS NOT TO BE LOCATED IN – SEE LIMITING SPECS ABOVE.

(13) THE 'END ZONE' FOR THIS STRUCTURE EXTENDS 3.0 FEET FROM EACH CORNER FOR EACH WALL CONSTRUCTION AND UPLIFT STRAPS SPECIFICATIONS AND 3.0 FEET FROM THE GABLES, SIDEWALLS, SIDEWALL EAVES AND RIDGES FOR ROOF CONSTRUCTION SPECIFICATIONS. ('END ZONE') FOR MWFRS WIND LOADS = 2 X 'a" DIMENSION: THE MAXIMUM "a" DIMENSION IS REFERENCED ON THE WALL CONSTRUCTION, UPLIFT STRAP AND ROOF CONSTRUCTION DOCUMENTS APPROVED FOR FACTORY PRODUCTION; THE 'a' DIMENSION FOR THIS BUILDING = 3').

(14) IN WIND–BORNE DEBRIS REGIONS, EXCEPT FOR IMPACT RESISTANT GLAZING, STORM PROTECTION IMPACT–RESISTANT COVERS COMPLYING WITH ASTM E1996 AND ASTM E1886 OR AN APPROVED IMPACT–RESISTANT STANDARD ACCEPTABLE TO THE LOCAL BUILDING OFFICIAL MUST BE PROVIDED BY THE INSTALLATION CONTRACTOR FOR ALL OPENINGS. (WIND–BORNE DEBRIS REGIONS ARE DEFINED IN SECTION 1609 OF THE IBC).

(15) EXTERIOR WINDOWS AND DOORS MUST BE TESTED TO RESIST THE SPECIFIED DESIGN WIND LOADS. ALL EXTERIOR WINDOWS AND DOORS MUST BEAR A LABEL INDICATING COMPLIANCE WITH AAMA/WDMA/CSA101/I.S.2/A440.ALL IMPACT RESISTANT GLAZING MUST ALSO BE CERTIFIED TO COMPLY WITH THE REQUIREMENTS OF ASTM E1886 AND ASTM E1996

(16) PROVISIONS FOR EXIT DISCHARGE LIGHTING (INCLUDING EMERGENCY LIGHTING) ARE THE RESPONSIBILITY OF THE BUILDING OWNER AND ARE SUBJECT TO LOCAL JURISDICTION APPROVAL.

GENERAL NOTES CONTINUED:

(17) PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED BY THE LOCAL CONTRACTOR AND/OR OWNER IN ACCORDANCE WITH THE IFC, NFPA 101 AND/OR OTHER APPLICABLE CODES AS REQUIRED BY THE LOCAL CODE JURISDICTION.
(18) WHEN REQUIRED PLUMBING FACILITIES ARE NOT PROVIDED WITHIN THE BUILDING THEY SHALL BE LOCATED IN AN ADJACENT BUILDING WITHIN 500 FEET, SUBJECT TO LOCAL JURISDICTION APPROVAL, OR WILL BE SITE INSTALLED AND SUBJECT TO LOCAL INSPECTION. THIS SHALL BE NOTED ON THE BUILDING DATA PLATE. THE REQUIREMENT FOR A SITE INSTALLED DRINKING FOUNTAIN MUST ALSO BE NOTED ON THE BUILDING DATA PLATE.
(19) THE BUILDING HAS BEEN DESIGNED FOR AN OCCUPANT LOAD OF ONE PERSON PER 100 SQUARE FEET FOR THE EGRESS OF THE STRUCTURE (TOTAL EGRESS OCCUPANT LOAD FOR STRUCTURE = 5 WITH BUILDING AREA = 431 SQ. FT.,)

CODE SUMMARY

STATE	BUILDING CODE	ELECTRICAL CODE	MECHANICAL CODE	PLUMBING CODE	ACCESSIBILITY CODE	ENERGY CODE
CONNECTICUT	2016 CT STATE BLD. CODE (2012 IBC W/ AMEND.) 2016 CT FIRE SAFETY CODE (2012 IFC W/ AMEND. 2012 NFPA 101 W/ AMEND.	2014 NEC W/ AMEND.	2012 IMC W/ AMEND.	2012 IPC W/ AMEND.	2009 ANSI 117.1–2009 W/ AMEND.	2012 IECC W/ AMEND. OR ASHRAE 90.1–2010
DELAWARE	2015 IBC DE STATE FIRE PREVENTION REGS (2015 NFPA 101 W/ AMEND.)	2014 NEC W/ AMEND.	2015 IMC	2015 STATE OF DE PLUMBING CODE (2015 IPC W/AMEND.)	2009 ICC/ANSI A117.1	2012 IECC OR ASHRAE 90.1–2010 W/ AMEND.
MARYLAND	2015 IBC W/ MD AMEND. 2015 NFPA 101	2014 NEC W/ MD AMEND.	2015 IMC	2015 IPC W/ MD AMEND.	MD ACC CODE 2012 2010 ADA	2015 IECC OR ASHRAE 90.1–2013
PENNSYLVANIA	PA UCC W/ 12–31–15 AMEND. (2009 IBC W/ AMEND.)	NEC 2008	2009 IMC. W/ AMEND.	2009 IPC	2009 ANSI A117.1 AND 2015 IBC, CH. 11 AND APPEX. E	2009 IECC OR ASHRAE 90.1–2007
VIRGINIA	2012 VSBC (2012 IBC W/ VA AMEND.)	NEC 2011	2012 IMC	2012 IPC	2009 ICC/ANSI A117.1	2012 IECC OR ASHRAE 90.1–2010
WEST VIRGINIA	2015 IBC W/ AMEND. 2015 IFC W/ AMEND. 2015 NFPA 101 W/ AMEND.	NEC 2014	2015 IMC	2015 IPC	2009 ICC/ANSI A117.1 2010 ADA	ASHRAE 90.1–2007

NOTE:
A SIGN READING "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" ON A CONTRASTING BACKGROUND WITH 1" HIGH (MIN) LETTERS SHALL BE PLACED AT EACH EXTERIOR DOOR (TO BE SITE INSTALLED SUBJECT TO LOCAL BUILDING OFFICIAL APPROVAL.)

STATE OF MARYLAND NOTES

THE FOLLOWING NOTE SHALL BE ON THE BUILDING DATA PLATE:

THIS BUILDING HAS NOT BEEN DEISIGNED FOR AND IS NOT APPROVED FOR INSTALLATION IN THE FOLLOWING MARYLAND COUNTIES:

N/A (APPROVED FOR ALL MARYLAND COUNTIES)

NOTES TO LOCAL BUILDER AND/OR DEVELOPER:

(1) ALL SITE WORK, INCLUDING THE LOCATION OF THE BUILDING IS REQUIRED TBE REVIEWED AND APPROVED BY A MARYLAND REGISTERED ARCHITECT OR ENGINEER TO VERIFY CODE COMPLIANCE INCLUDING, BUT NOT LIMITED TO, FIRE RESISTANCE RATINGS FOR EXTERIOR PROTECTION, MEANS OF EGRESS, HEIGHT AND AREA LIMITATIONS AND OTHER PERTINENT SITE RELATED MATTERS.

(2) WHEN APPLICABLE, CONSTRUCTION DOCUMENTS, INCLUDING SITE AND DEVELOPMENT DRAWINGS, SHALL BE SUBMITTED TO LOCAL GOVERNMENT AGENCY FOR REVIEW AND APPROVAL BY THEM VIA NORMAL INSPECTION AND PERMIT PROCESS.

ENERGY CODE NOTES

SOLID DOOR U–FACTOR: .14 MAX
WINDOW U–FACTOR: .32
WINDOW SHGC: .24
WINDOW VT: .45
FLOOR INSULATION = R–26 (2 LAYERS R–13 UNFACED)
WALL INSULATION = R–21 HD
ROOF INSULATION = R–42 (2 LAYERS R–21)

HVAC EER RATING: 10.0

DRAWING INDEX:

DRAWING #1 COVER PAGE
DRAWING #2 NOTES
DRAWING #3 ELEVATIONS
DRAWING #4 DIMENSIONAL STANDARD FLOOR PLAN W/ REMOVED BATHROOM OPTION
DRAWING #5 ELECTRICAL/MECHANICAL PLAN W/ REMOVED BATHROOM OPTION
DRAWING #6 DIMENSIONAL STANDARD FLOOR PLAN – INT. OPEN UNIT
DRAWING #7 ELECTRICAL/MECHANICAL PLAN – INT. OPEN UNIT
DRAWING #8 PLUMBING SUPPLY AND DWV ISOMETRICS AND INTERIOR ELEVATION
DRAWING #9 CROSS SECTION – OUTRIGGER FRAME
DRAWING #10 REFERENCE FOUNDATION – OUTRIGGER FRAME

BUILDING SITE INSTALLATION REQUIREMENTS ATTENTION LOCAL INSPECTION DEPARTMENTS:

The following items have not been completed by the building manufacture, have not been in third party inspection agency and are not certified by the state modular label and/or certifica compliance for these items must be determined at the local level.

THE LIST OF REQUIRED SITE WORK LISTED BELOW DOES NOT NECESSARILY LIMIT THE ITEMS OF W MATERIALS THAT MAY BE REQUIRED FOR A COMPLETED INSTALLATION. ALL SITE RELATED ITEMS AR LOCAL JURISDICTION APPROVAL CODE COMPLIANCE MUST BE DETERMINED AT THE LOCAL LEVEL.

(1) The completed foundation support system and tiedown and/or anchorage system
(2) Ramps, stairs, and general access to the building.
(3) Building drains, cleanouts, and hook–ups to plumbing system, and finish plumbing
(4) Electrical service hook–up (including feeders, and the main Electrical Panel)
(5) Connection of electrical circuits crossing over modular mating lines (multi–wide units only)
(6) Structural and aesthetic interconnections between modules (multi–wide units only)
(7) Installation of insulation at floor, ceiling and endwalls at mating lines (multi–wide units only); Installation of weatherstripping, sealants, and/or caulking at floor, ceiling and endwalls to minimize air infiltration.
(8) Install R6.5 insulation on all piping installed in unconditioned spaces
(9) Install firestopping at all module mate lines at the marriage wall ceiling height and at the floor system.
(10) Storm Protection Panels Required For Glazing Openings
(11) Gutter and Downspouts.
(12) Foundation Design (see the reference foundation)
(13) Portable Fire Extinguishers
(14) Install 'Door To Remain Unlock...." Signs
(15) Availability of Plumbing Facilities Including the Drinking Fountain and Service Sink

CITY OF PORTLAND MAINE
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 03/12/18

EMC APPROVED
09 09 2016

STATE OF CONNECTICUT
ARTHUR L. KAY
9-09-16
ARI.0013243
LICENSED ARCHITECT

JAMES E. BRADLEY
REGISTERED
6405
STATE OF WEST VIRGINIA
PROFESSIONAL ENGINEER

COMMONWEALTH OF VIRGINIA
JAMES E. BRADLEY
Lic. No. 006856
PROFESSIONAL ENGINEER
VALID
September 08, 2016

STATE OF MARYLAND
JAMES E. BRADLEY
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No. 4520
DELAWARE
PROFESSIONAL ENGINEER

FOR CONNECTICUT

ARTHUR L. KAY, R.A.
5521 TERRAIN DE GOLF DRIVE
LUTZ, FL 33558

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 8588
EXPIRATION DATE: 6–6–18

ModSpace

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LABELS:			
SCALE: NTS			
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JAMES E. BRADLEY, P.E. CONSULTING ENGINEER 1765 CARNEGIE AVENUE CLEARWATER, FL 33756		REVISIONS:	1 OF 10