

APPLICABLE STATE BUILDING CODES:

MAINE

2009 INTERNATIONAL RESIDENTIAL CODE w/
MAINE AMENDMENTS
2011 NATIONAL ELECTRICAL CODE

MAINE ENERGY EFFICIENCY BUILDING PERFORMANCE
STANDARDS

2009 UNIFORM PLUMBING CODE
MAINE RADON MITIGATION PREPARATION STANDARD

HEAT SYSTEM INFORMATION:

SYSTEM TYPE: HOT WATER
FUEL TYPE: OIL

SPECIAL SYSTEMS:

FIRE ALARM SYSTEM - AC/DC
RADON VENT W/ ELEC. CIRCUIT

BUILDING INFORMATION:

AREA OF 1st FLOOR: 936 Sq. Ft.
AREA OF 2nd FLOOR: 663 Sq. Ft.
VOLUME OF ENCLOSED SPACE: 24,444 Cu. Ft.
HEIGHT ABOVE FOUNDATION: 2 Stories; Height: 24'-4 3/4"
DESIGN OCCUPANCY LOAD: 1 PERSON/ 200 SQ.FT.
BUILDING LOCATION: MUST BE OUTSIDE FIRE LIMITS
LOT LINE MINIMUM SET BACKS: GREATER THAN 5'-0"

EXTERIOR ENVELOPE INFORMATION:

REFER TO RES CHECK CALCULATIONS

CHIMNEY / VENTING SYSTEM TYPE:

MASONRY (ON-SITE) OR ALL-FUEL TYPE CHIMNEY
(UL 103 HIGH TEMP) INSTALLED WITH PROPER
CLEARANCES ON SITE.

THIRD PARTY INSPECTION AGENCY: TRA ASSOC.

LOCATION OF LABELS:

DATA PLATE: (1) PER DWELLING AS INDICATED ON PLAN
TRA LABEL: (1) PER MODULE AS INDICATED ON PLAN
STATE / IBC LABEL: (1) PER DWELLING AS INDICATED ON PLAN
WARRANTY LABEL: (1) PER DWELLING AS INDICATED ON PLAN

DESIGN CRITERIA:

USE GROUP:
R3 IN MAINE
ONE AND TWO FAMILY
DWELLING
CONSTRUCTION
CLASSIFICATION:
VB / WOOD FRAME
(UNPROTECTED)
DESIGN LOADS:
LIVE LOADS
1 ST. FLOOR - 40 PSF
BEDROOM AREA - 30 PSF
ROOF - LIVE LOAD TO BE
DESIGNED FOR 50 PSF
GROUND SNOW LOAD.
ATTIC - 20 PSF
CORRIDORS - 40 PSF
STAIRS - 100 PSF
BALCONY - 60 PSF
DEAD LOADS
10 PSF OR ACTUAL
WIND LOADS, Exposure "B"
90 MPH

GENERAL NOTES:

- IT IS THE BUILDERS RESPONSIBILITY TO INSURE THAT ALL INFORMATION IN THIS PACKAGE COMPLIES WITH LOCAL ORDINANCES.
- BUILDER IS RESPONSIBLE FOR ALL SERVICE ENTRY CONNECTIONS TO MAIN SERVICE PANEL.
- BUILDER IS RESPONSIBLE FOR ALL PLUMBING CONNECTIONS UNDER 1ST FLOOR JOIST AND ALL CONNECTIONS BETWEEN 1ST FLOOR CEILING AND 2ND FLOOR JOIST.
- IF THE HOME IS BEING SHIPPED INTO 110MPH WIND ZONE, ALL FASTENING MUST COMPLY TO 110MPH WIND ZONE CONNECTION SCHEDULE."
- THIS UNIT MUST BE CONNECTED TO A PUBLIC WATER SUPPLY AND SEWER SYSTEM IF THESE SYSTEM ARE AVAILABLE.
- REFER TO CALCULATION MANUAL FOR BEAM AND HEADER DESIGN.
- DRAWINGS IN THIS SUBSET SHOULD NOT BE SCALED FOR DIMENSIONAL REFERENCE. DIMENSION LINES AND NOTES SUPERSEDE ANY SUCH REFERENCE.
- WATER HEATERS IN ENCLOSED COMPARTMENTS ARE TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
- POWER RANGE HOOD AND FANS ARE VENTED TO THE EXTERIOR WHEN APPLICABLE. WHEN NOT APPLICABLE A RECIRCULATION FILTERING HOOD (MIN. 100cfm) MAY BE SUBSTITUTED IF THERE IS A MINIMUM OF 4% NATURAL VENTILATION PROVIDED.
- EACH DWELLING SHALL HAVE AT A PRIMARY LOCATION, A MAIN ENTRANCE DOOR AND THIS DOOR SHALL BE OF A SWING TYPE. MASSACHUSETTS REQUIRES EACH DWELLING SHALL HAVE TWO MEANS OF EGRESS AND ONE DOOR TO HAVE A MINIMUM OPENING OF 36" WIDE x 80" HIGH.
- KITCHEN AND/OR BATH CABINETS AND FIXTURES MAY BE SHIP LOOSE AND/ OR BUILDER FURNISHED AND INSTALLED ON SITE.
- ROOF SHINGLES ARE FACTORY INSTALLED EXCEPT AT THE RIDGE & HINGE POINTS OF THE ROOF WHICH ARE FACTORY FURNISHED BUT FIELD INSTALLED BY BUILDER. BUILDER MAY FURNISH SHINGLES AND FIELD INSTALL.
- ROOF SHINGLES ARE FASTENED WITH 6 FASTENERS PER SHINGLE, WIND ZONE IN THE STATE OF CONNECTICUT.
- HOLES, OPENINGS AND ACCESS PROVISIONS FOR COMPLETION OR INSTALLATION OF EQUIPMENT MAY BE DONE IN FIELD IF DONE IN SUCH A MANNER AS NOT TO AFFECT THE INTEGRITY OF THE STRUCTURE. ALL FLOOR, WALL AND CEILING PENETRATIONS MUST BE FIRESTOPPED PER CODE REQUIREMENTS (IRC SECTION R602.8.1).
- CHIMNEY PIPE AND DUCT PENETRATION THROUGH FLOORS, WALLS AND CEILINGS SHALL HAVE SUCH OPENINGS FIRESTOPPED.
- FOR FIELD CONNECTIONS SEE MODEL CROSS SECTIONS.
- ALL NOTES PERTAINING TO "IN FIELD", "BY BUILDER" OR "" ARE BUILDER / CONTRACTORS RESPONSIBILITY.
- ALL PIPING AND DUCT WORK IN UNHEATED SPACES SHALL BE INSULATED.
- EVERY SLEEPING ROOM SHALL HAVE, IN ADDITION TO PRIMARY EXIT, AN EMERGENCY USE OPENING OF LEGAL OPEN SPACE. WHERE WINDOWS ARE PROVIDED AS MEANS OF EGRESS THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE FLOOR, HAVE A NET CLEAR OPENING OF 5.7 Sq.Ft. AND MIN. NET CLEAR OPENING OF 20" x 24".
- A SMOKE DETECTOR SHALL BE AC/DC TYPE, POWERED FROM A LIGHTING CIRCUIT AND PROVIDED ON EACH FLOOR LEVEL INCLUDING THE BASEMENT, BUT NOT INCLUDING CRAWL SPACES (5313.2.9). SMOKE DETECTORS SHALL BE INSTALLED IN EACH BEDROOM AND IN THE VICINITY OF BEDROOMS. ALL SMOKE DETECTORS MUST BE WIRED IN SUCH A WAY THAT ACTIVATION OF ONE WILL ACTIVATE ALL AND WITH NO INTERVENING SWITCHES. IF BUILDER INSTALLS ADDITIONAL SMOKE DETECTORS THEY MUST BE INTERCONNECTED WITH ONES INSTALLED BY MODULAR MANUFACTURER.
- A CO DETECTOR SHALL BE INSTALLED ON EACH FLOOR AND INTERCONNECTED WITH SMOKE DETECTOR IN THE STATE OF MAINE, RHODE ISLAND, CONNECTICUT, VERMONT, AND MASSACHUSETTS.
- ALL SMOKE DETECTORS SHALL BE PHOTOELECTRIC IN THE STATES OF VERMONT AND MASSACHUSETTS.
- SPACING OF INTERMEDIATE GUARDRAILS AT STAIRWAYS SHALL BE SUCH THAT A 4" SPHERE CANNOT PASS THROUGH.
- ENCLOSED ATTICS AND ROOF SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATION OPENINGS PROTECTED AGAINST RAIN AND SNOW AND COVERED WITH CORROSION RESISTANT MESH NOT $\frac{1}{4}$ OR > $\frac{1}{2}$ IN ANY DIRECTION.
- SAFETY GLAZING SHALL BE IN INGRESS AND MEANS OF EGRESS DOORS, IN FIXED AND SLIDING DOOR ASSEMBLIES, PANELS IN SWINGING DOORS, STORM DOORS, IN ALL UNFRAMED SWINGING DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, BATHTUBS AND SHOWERS, IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF GLAZING IS LESS THAN 60" ABOVE DRAIN OUTLET, IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE NEAREST VERTICAL EDGE IS WITHIN 24" ARC OF A DOOR IN CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE FLOOR, IN AN INDIVIDUAL PANEL OTHER THAN THOSE LISTED ABOVE THAT MEET ALL OF THE FOLLOWING CONDITIONS.
 - EXPOSED AREA IN AN INDIVIDUAL PANE GREATER THAN 9 Sq.Ft.
 - BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR
 - TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR.
 - ONE OR MORE WALKING SURFACE WITHIN 36" HORIZONTALLY OF GLAZING. SAFETY GLAZING SHALL BE IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 60" OF THE TOP OR BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF GLASS IS LESS THAN 60" ABOVE THE WALKING SURFACE.
- PLASTICS (INCLUDING GLAZING, SIDING, AND SKYLIGHTS) AND FOAM PLASTIC (INCLUDING INSULATION) IF USED SHALL BE IN COMPLIANCE WITH STATE CODE.
- EVERY DWELLING UNIT SHALL HAVE AT LEAST ONE ROOM WHICH SHALL NOT HAVE LESS THAN 150 Sq.Ft. OF FLOOR AREA. OTHER HABITABLE ROOMS, EXCEPT KITCHENS, SHALL HAVE AN AREA OF NOT LESS THAN 70 Sq.Ft. A MINIMUM ROOM DIMENSION OF 7'-0" IN ANY DIRECTION.
- ALL STAIRWELLS USED AS A COMMON SET OF STAIRS MUST HAVE A MINIMUM ONE HOUR RATING.
- THE NUMBER OF MODULES MAY VARY.
- IN ATTIC AND ENCLOSED RAFTER SPACES, THE MINIMUM VENTILATION AREA SHALL BE $\frac{1}{300}$ OF THE AREA OF SPACE VENTILATED, PROVIDED A VAPOR RETARDER HAVING A TRANSMISSION RATE NOT EXCEEDING 1 PERM IN ACCORDANCE WITH ASTM 96 IS INSTALLED ON WARM SIDE OF ATTIC INSULATION AND PROVIDED 50% OF THE

GENERAL NOTES (CON'T):

- REQUIRED VENTILATION AREA PROVIDED BY VENTILATORS INSTALLED IN THE UPPER PORTION OF THE VENTILATED SPACE AT LEAST 3 FL. ABOVE EAVE OR CORNICE VENTS, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.
- ALL HABITABLE ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA OF NOT LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOM. THE MINIMUM NATURAL VENTILATION AREA SHALL BE 4% OF THE FLOOR AREA VENTILATED.
 - INTERIOR DOORS ON HABITABLE ROOMS SHALL BE 30" MINIMUM NOMINAL WIDTH. DOORS TO BATHROOMS CAN BE 28" IN THE STATE OF MASSACHUSETTS.
 - ALL FLOORING UNDERLAYMENT INSTALLED IN FACTORY SHALL HAVE TEMPORARY FASTENING. THE ON SITE CONTRACTOR SHALL FINISH APPLYING ADEQUATE FASTENING BEFORE APPLYING FINISH FLOORING.
 - ALL BATHROOMS LOCATED ON THE 2nd FLOOR OF A STRUCTURE SHALL HAVE OPEN WEB JOIST TO ALLOW PLUMBING TO RUN HORIZONTAL WITHIN THE FLOOR SYSTEM TO DROP TO 1st PLUMBING WALLS.
 - RADON VENT STUBBED IN ATTIC AND FUTURE VENT FAN WIRING TO BE PROVIDED IN THE STATE OF MAINE.
 - WINDOWS OVER 6' ABOVE THE OUTSIDE GRADE AND HAVING THEIR OPENING UNDER 24" A.F.F. SHALL BE PROTECTED per R612.4
 - THIS BUILDING SHALL NOT BE LOCATED IN A FLOOD PLAN

STAIR NOTES:

- BASEMENT STAIRS SHOWN ARE TYPICAL FOR STANDARD PLANS.
- ALL STAIR OPENINGS AND HEADERS ARE BASED ON BASEMENT CEILING HEIGHT OF 7'-7 1/2" UNLESS NOTED OTHERWISE.
- RISE, RUN AND OPENING FOR STAIRS MAY VARY AS PLAN DESIGNS VARY. MAXIMUM RISER OF 8 1/2" (7 1/2" IN VERMONT). MINIMUM TREAD IS 9" (10" IN VERMONT) WITH A 1 1/2" NOSING. STAIRS WILL HAVE MINIMUM HEAD ROOM OF 6'-8" AND MINIMUM WIDTH OF 3'-0".
- BUILDER IS RESPONSIBLE TO INSTALL BASEMENT STAIRS, LANDING AND RAILING. RAILING SHALL BE INSTALLED AT 34" TO 38" MEASURED VERTICALLY FROM NOSING.
- MAXIMUM VARIATION IN RISER HEIGHT BETWEEN 2 ADJACENT RISERS IS 3/8". THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".
- MINIMUM CLEARANCE FROM WALL TO HANDRAIL IS 1 1/2". HANDRAIL MAY PROJECT INTO THE STAIRWAY 3/4" MAXIMUM.
- LANDINGS SHALL BE AS WIDE AS STAIRS.
- SWING OF A DOOR OPENING ON A STAIRWAY SHALL NOT OVERLAP TOP STEP.
- ALL STAIR RAILINGS AND GUARD RAILS SHALL BE INSTALLED BEFORE DWELLING IS OCCUPIED.
- 3 OR MORE RISERS SHALL BE PROTECTED BY A HANDRAIL ON AT LEAST ONE SIDE
- OPEN SIDES OF STAIRS OR LANDINGS 18" OR MORE ABOVE ADJACENT FLOOR AND AT WINDOWS ON STAIRS OR LANDINGS SHALL HAVE RAILINGS.
- OPEN RAILINGS SHALL HAVE GUARDS BELOW RAILING THROUGH WHICH A 4" SPHERE CANNOT PASS.

GARAGE NOTES:

- GARAGES SHALL BE PROVIDED WITH AT LEAST ONE RECEPTACLE.
 - ALL GARAGES SHALL BE GFCI PROTECTED INCLUDING ONE INSTALLED ON CEILING.
- ATTACHED GARAGES**
- ATTACHED GARAGE SHALL BE SEPARATED FROM DWELLING AND ITS ATTIC WITH 5/8" TYPE "X" GYPSUM BOARD.
 - A DOOR BETWEEN DWELLING AND GARAGE SHALL HAVE A MINIMUM 20 MINUTE RATING.
- DWELLING ABOVE GARAGES:**
- GARAGE MAY HAVE HABITABLE SPACE ABOVE. GARAGE SHALL BE SEPARATED FROM DWELLING ABOVE WITH 5/8" TYPE "X" GYPSUM BOARD ON CEILING. THE STRUCTURE SUPPORTING THE SEPARATION ABOVE SHALL BE PROTECTED BY NOT LESS THAN 1/2" GYP BOARD (5/8" IN MASS. & CONN.)
 - A DOOR BETWEEN DWELLING AND GARAGE SHALL HAVE A MINIMUM 20 MINUTE RATING.

ATTENTION LOCAL INSPECTION DEPARTMENTS:

The following items have not been completed by the Modular Homes Manufacturer, have not been inspected by TRA Associates, and are not certified by state modular label. Code compliance must be determined at the local level: Foundations, Porches, decks and steps, HVAC systems Plumbing and Electrical connections at site. Any items marked on included drawings as "BY BUILDER" or with the "" or "" symbols

ATTENTION BUILDERS: THERE NEEDS TO BE A 48 HOUR NOTICE TO THE LOCAL AUTHORITY HAVING JURISDICTION PRIOR TO MA BUILDINGS BEING SET

SHEET #	SHEET NAME	DATE	REVISION DATE
P1	COVER PAGE	06/22/16	07/01/16
P1a	DATA PLATE	06/22/16	07/01/16
P2a	EXTERIOR ELEVATIONS	06/22/16	NA
P3	1st FLOOR PLAN	06/22/16	07/01/16
P4	2nd FLOOR PLAN	06/22/16	NA
P7	1st FLOOR ELECTRIC	06/22/16	NA
P7a	2nd FLOOR ELECTRIC	06/22/16	NA
P8	ELEC/PLUMB NOTES	06/22/16	NA
P10	WINDOW/DOOR SCHEDULE	06/22/16	NA
P12	1st FLOOR HEATING	06/22/16	NA
P12a	2nd FLOOR HEATING	06/22/16	NA
P12b	HEAT LOSS CALCULATIONS	06/22/16	NA
P13	PLUMBING SCHEMATIC	06/22/16	NA
P16	SECTION MAIN HOUSE	06/22/16	NA
P16a	SECTION MAIN HOUSE	06/22/16	07/01/16
P19a	FOUNDATION LAYOUT	06/22/16	NA

16 TOTAL PAGES

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T.R. ARNOLD & ASSOCIATES, INC. PO Box 1051 Ektahart, IN 46515
State(s) **MAINE**
Accredited Evaluation and Inspection Agency
with LISTED CODES

Jul 5, 2016
Approved By: *Kerstin White*
Approval of this document does not authorize or approve any omission or deviation from the requirements of applicable State Laws.
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Purtell
Peaks Island, ME 04108
50# GSL / 90 MPH WIND

Hallmark Homes Corp
619 Lewiston Road
Topsham, ME 04086

4-Box Cape
FILE NAME: Q-16-0117-JML
SERIAL #: KBS-2735

COVER PAGE
SHEET # P1
SCALE: NONE
DWN BY: SAT/ETW
DATE: 06/22/16

REVISIONS



KBS BUILDERS, INC.
300 PARK STREET, SOUTH PARIS, ME 04281
PHONE: 207-739-2400 FAX: 207-739-2223