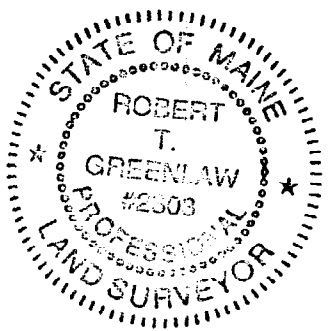


PROPOSED ELEVATIONS:  
 FINISHED FLOOR = 85.00'  
 TWO TREES PER CITY SPECS.  
 WILL BE RETAINED OR INSTALLED.



**GENERAL NOTES:**

1. RECORD OWNER OF PARCEL: RICHARD D. GRANT & AUDREY E. GRANT AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 17884, PAGE 258.
2. THE BOUNDARY LINES ARE BASED UPON PLAN REFERENCE #4a BELOW AND SHOULD BE CONSIDERED AN INTEGRAL PART OF THIS PLAN.
3. AREA OF SUBJECT PARCEL: 40,245 SQUARE FEET.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:  
 a. Plan of Property and Subdivision of Land Peaks Island Portland, Maine made for Richard Grant by Lloyd E. Jones Surveyor dated Dec. 30 1986.  
 b. Streetline plans of Central Av. by The City of Portland, Maine.  
 c. City of Portland Assessors plan #088, lot is shown on said map as Block K, lot # 35.
5. THE BOUNDARY LINES ARE BASED UPON PLAN REF. #4a.

**ZONING:**  
 The subject parcel falls in the City of Portland's IR-1 zone.  
**Setbacks:**  
 Front yard: 30 Feet.  
 Rear yard: 30 feet.  
 Side yard: 20 Feet.

6. THE CONTOURS SHOWN HEREON ARE BASED UPON THE PLAN REFERENCE 4a. SAID PLAN REFERENCES THE BENCHMARK USED AS CITY DATUM ELEVATION 49.317' ON A 3' O/S MONUMENT AND BOLT AT ISLAND AVENUE.
7. THE SITE IS NOT IN A SHORELAND ZONE AS SHOWN ON THE CITY OF PORTLAND'S ZONING MAPS.

**FLOOD NOTE:** BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 230051 -15B, WHICH BEARS AN EFFECTIVE DATE OF 07/17/88 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

- LEGEND**
- 6" x 6" Granite monument found with drill hole.
  - 5/8" Solid pin, no cap found
  - ▲ Survey Instrument Point
  - Abutter Line
  - Property Line
  - Street Line
  - (20.00') Distance from reference plan or deed.
  - N/F Now Or Formerly
  - A.G. Above Grade
  - B.G. Below Grade
  - u- Overhead Utility
  - Utility Pole
  - Edge of traveled way
  - Utility Pole

*Used for Zoning*

**SURVEYORS STATEMENT:**

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- a) NO WRITTEN REPORT
- b) NO NEW DESCRIPTION
- c) NO CORNERS SET.

*Robert T. Greenlaw*  
 ROBERT T. GREENLAW P.L.S.  
 PRESIDENT BACK BAY BOUNDARY, INC.

DATE: 10-16-2003

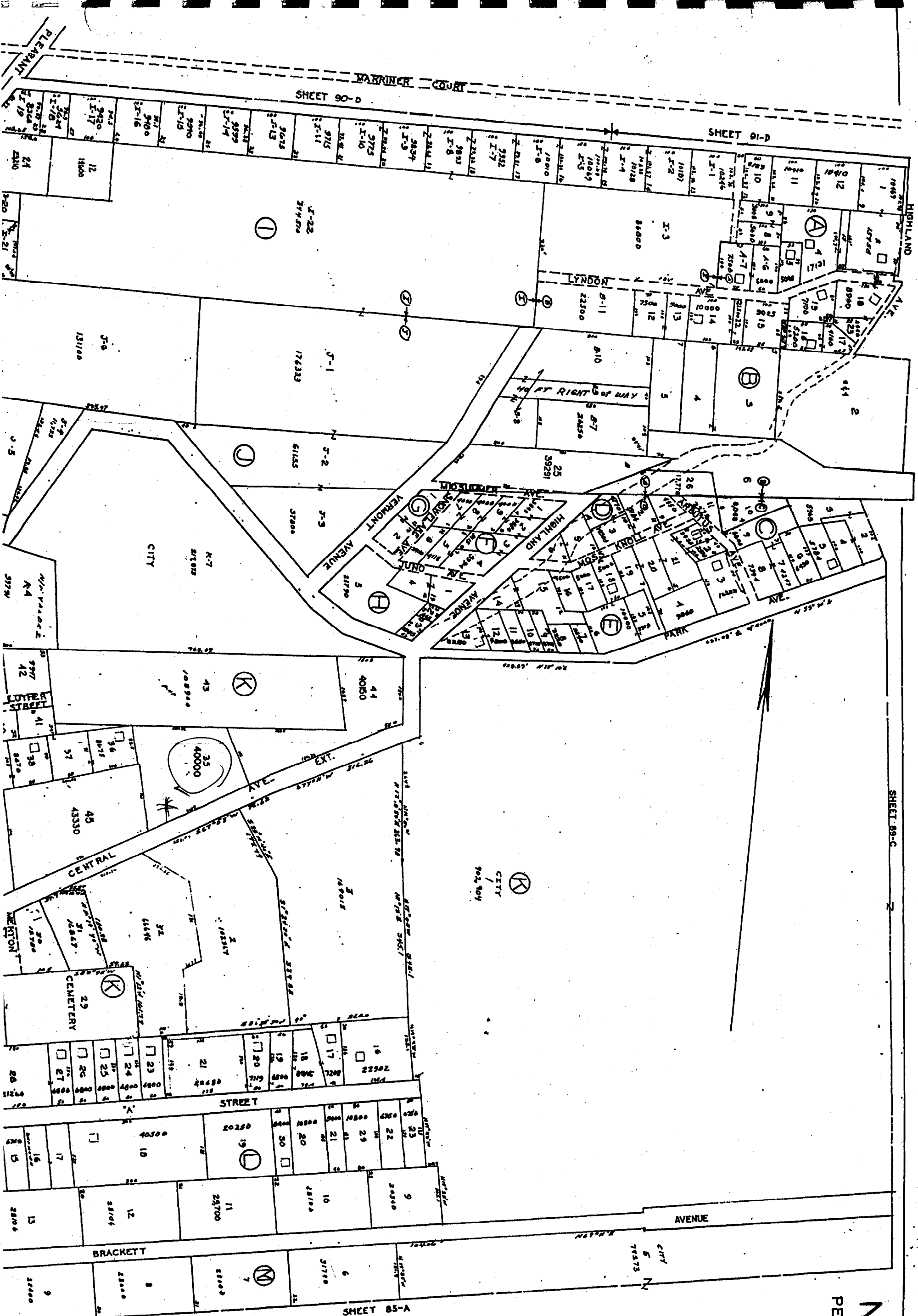
REVISION: 10-16-03~ADDED EROSION CONTROL AND NOTES.  
**SITE PLAN**  
 FOR A PROPOSED SINGLE FAMILY HOME  
 30 CENTRAL AVENUE EXT. PEAKS ISLAND, MAINE  
 FOR: RICHARD D. GRANT

DRAWN BY: RTG  
 CHECKED BY: DMD  
 SCALE: 1"=50'  
 DATE: September 04, 2003  
 JOB NUMBER: 2003134-PI  
 SHEET: 1 of 1.

PREPARED BY:  
 BACK BAY BOUNDARY, INC.  
 DEPT. OF PLANNING & SURVEYING  
 CITY OF PORTLAND, ME  
 65 NEWBURY STREET  
 PORTLAND, MAINE 04101  
 TEL: 774-2855 FAX: 207-761-2010

RECEIVED

DRAWER: 2003 NO: 134



**No 88**  
**PEAKS ISLAND**

SHEET 85-A

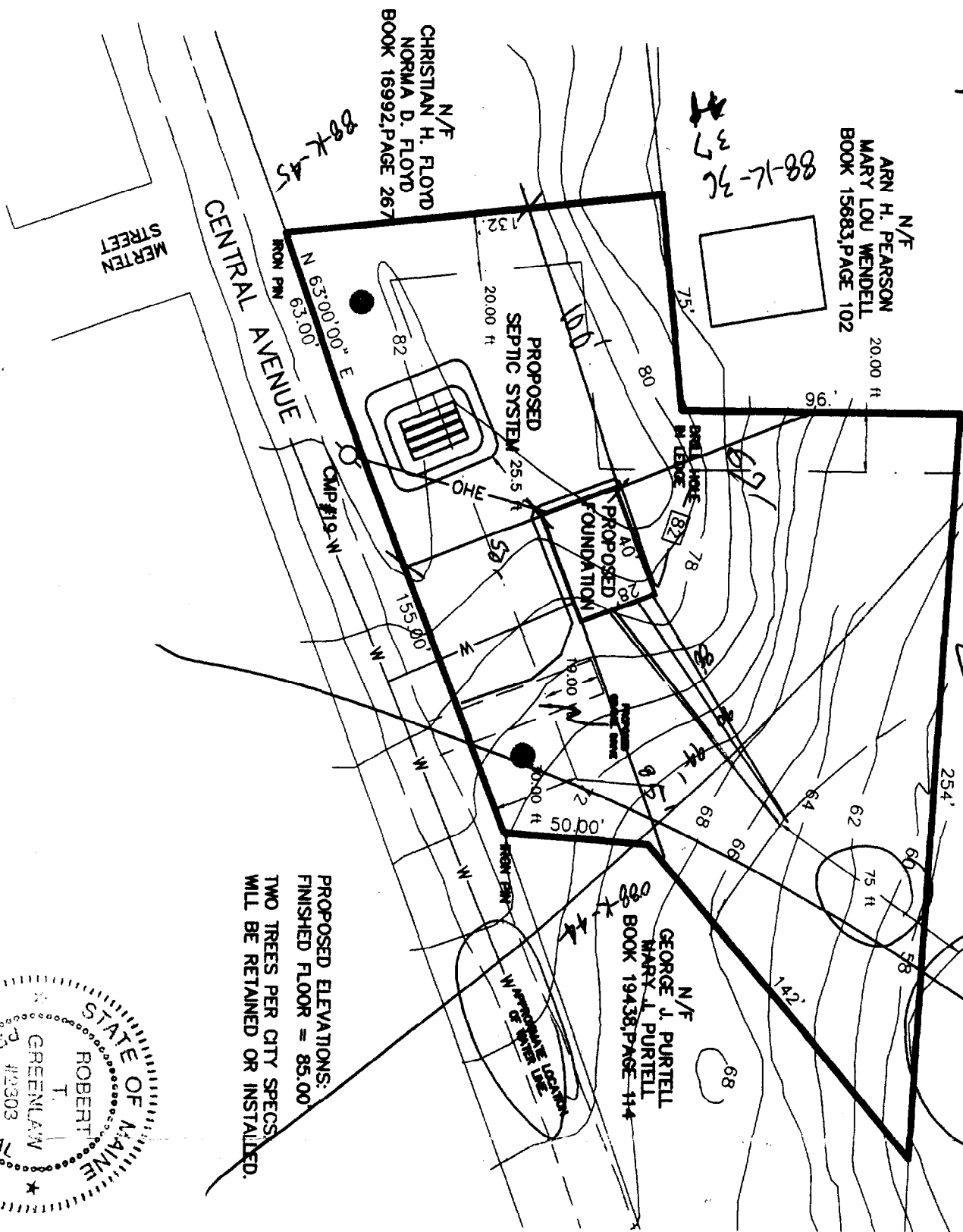
SHEET 88-C

SHEET 90-D

SHEET 91-D

MADE BY JOHN A. BROWN

*Received Approved/Recorded  
Subdivision Plans  
Approved 1991  
Recorded 1992*



PROPOSED ELEVATIONS:  
FINISHED FLOOR = 85.00  
TWO TREES PER CITY SPECS  
WILL BE RETAINED OR INSTALLED.



**GENERAL NOTES:**

1. RECORD OWNER OF PARCEL: RICHARD D. GRANT & AUDREY E. GRANT AS RECORDED IN THE CAMBERLAND COUNTY REGISTER OF DEEDS IN BOOK 17684, PAGE 256.
2. THE BOUNDARY LINES ARE BASED UPON PLAN REFERENCE #40 BELOW AND SHOULD BE CONSIDERED AN INTERGAL PART OF THIS PLAN.
3. AREA OF SUBJECT PARCEL: 40,245 SQUARE FEET.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:  
a. Plan of Property and Subdivision of Land Peaked Island Portland, Maine made for Richard Grant by Lloyd E. Jones Surveyor dated Dec. 30 1986.  
b. Streetline plans of Central Av. by The City of Portland, Maine.  
c. City of Portland Assessors plan #088, lot is shown on said map as Block K, lot # 35.
5. THE BOUNDARY LINES ARE BASED UPON PLAN REF. #1A.

**ZONING:**  
The subject parcel falls in the City of Portland's IR-1 zone.  
Setback:  
Front yard: 30 feet.  
Rear yard: 30 feet.  
Side yard: 20 feet.

6. THE CONTOURS SHOWN HEREON ARE BASED UPON THE PLAN REFERENCE 4a. SAID PLAN REFERENCES THE BENCHMARK USED AS CITY DATUM ELEVATION 49.317' ON A 3' O/S MONUMENT AND BOLT AT ISLAND AVENUE.

**FLOOD NOTE:** BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 230051-15B, WHICH BEARS AN EFFECTIVE DATE OF 07/17/86 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

**LEGEND**

- 6" x 6" Granite monument found with drill hole.
- 5/8" Solid pin, no cap found
- ▲ Survey instrument Point
- Abutment Line
- Property Line
- Street Line
- (radius) Distance from reference plan or deed.
- N/F New Or Formerly
- A.G. Above Grade
- B.G. Below Grade
- Overhead Utility
- Utility Pole
- Edge of traveled way
- Utility Pole

**SURVEYORS STATEMENT:**

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- a) NO WRITTEN REPORT
- b) NO NEW DESCRIPTION
- c) NO CORNERS SET

*Robert T. Greenlaw*

ROBERT T. GREENLAW P.L.S.  
PRESIDENT BACK BAY BOUNDARY, INC.

DATE: 09-04-2003

REVISION:

**SITE PLAN**  
FOR A PROPOSED SINGLE FAMILY HOME  
30 CENTRAL AVENUE EXT. PEAKS ISLAND, MAINE

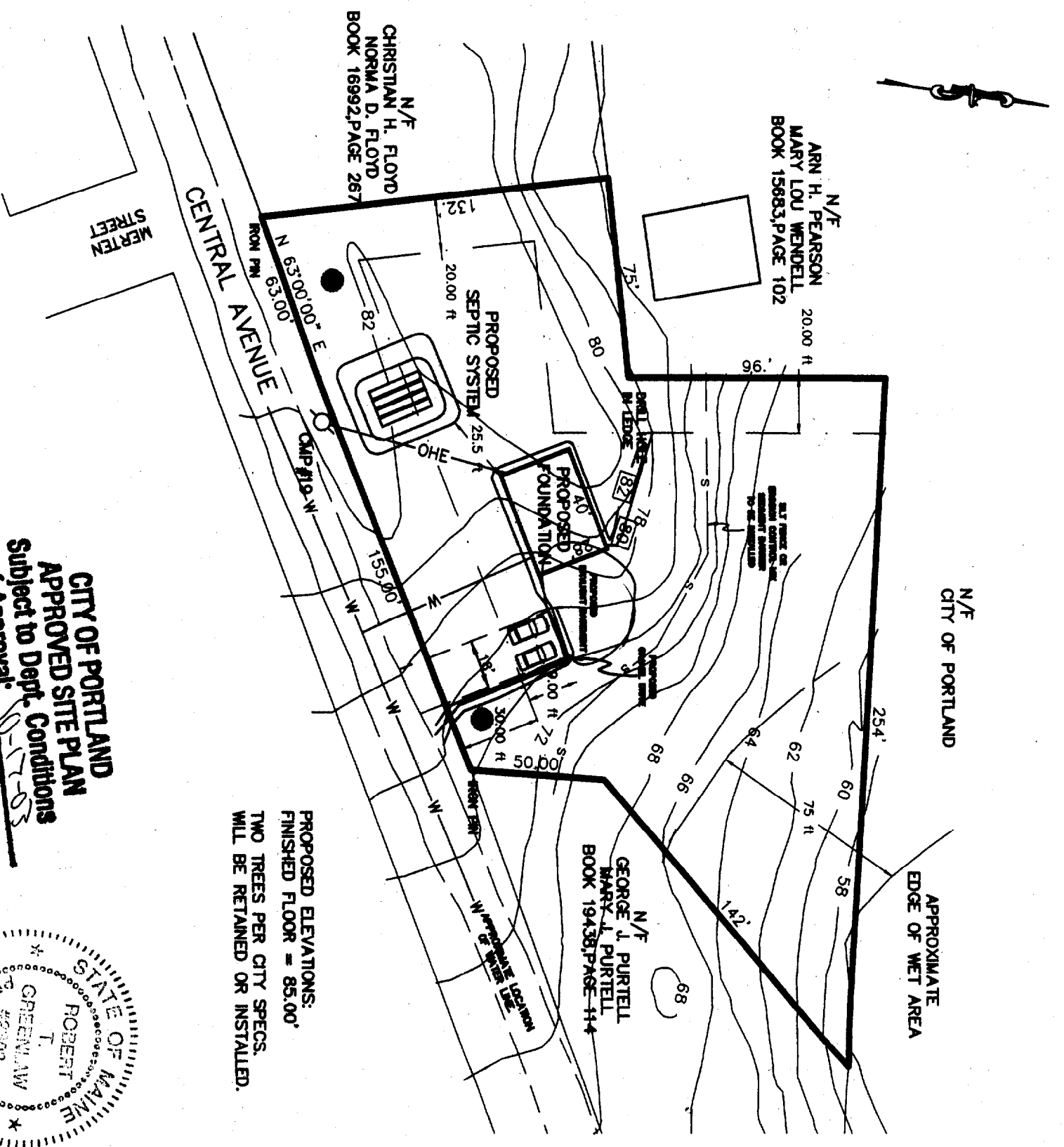
FOR:  
**RICHARD D. GRANT**

DRAWN BY: RTG  
CHECKED BY: DMD  
SCALE: 1"=50'  
DATE: September 04, 2003  
JOB NUMBER:  
2003134-PI  
SHEET: 1 of 1.

PREPARED BY:  
**BACK BAY BOUNDARY, INC.**  
LAND SURVEYING

65 NEWBURY STREET  
PORTLAND, MAINE  
207-774-2855 FAX 207-761-2010

DRAWER: 2003 NO: 134



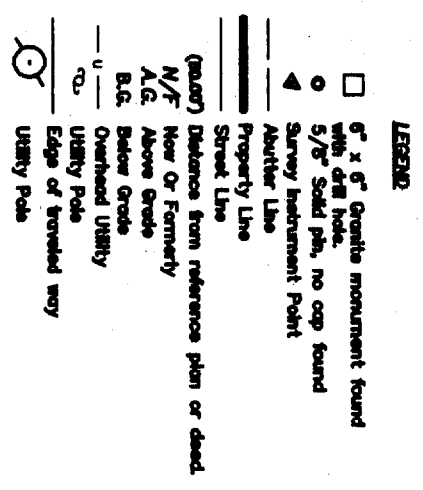
**CITY OF PORTLAND  
APPROVED SITE PLAN  
Subject to Dept. Conditions  
Date of Approval: 10-16-03**



**PROPOSED ELEVATIONS:  
FINISHED FLOOR = 85.00'  
TWO TREES PER CITY SPECS.  
WILL BE RETAINED OR INSTALLED.**

**GENERAL NOTES:**

1. RECORDED OWNER OF PARCEL: RICHARD D. GRANT & ALDREY E. GRANT AS RECORDED IN THE CAMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 17894, PAGE 258.
  2. THE BOUNDARY LINES ARE BASED UPON PLAN REFERENCE #44 BELOW AND SHOULD BE CONSIDERED AN INTERNAL PART OF THIS PLAN.
  3. AREA OF SUBJECT PARCEL: 40,245 SQUARE FEET.
  4. REFERENCE IS MADE TO THE FOLLOWING PLANS:  
a. Plan of Property and Subdivision of Land Peaks Island Portland, Maine made for Richard Grant by Lloyd E. Jones Surveyor dated Dec. 30 1993.  
b. Streetline plans of Central Av. by The City of Portland, Maine.  
c. City of Portland Assessors plan #208, lot 16 shown on said map as Book K, lot # 35.
  5. THE BOUNDARY LINES ARE BASED UPON PLAN REF. #44.
- ZONING:**  
The subject parcel falls in the City of Portland's IR-1 zone.  
Sublot:  
Front yard: 30 Feet.  
Rear yard: 30 feet.  
Side yard: 20 feet.
6. THE CONTOURS SHOWN HEREON ARE BASED UPON THE PLAN REFERENCE 44. SAID PLAN REFERENCES THE BENCHMARK USED AS CITY DATUM ELEVATION 49.317' ON A 3' O/S MONUMENT AND BOLT AT ISLAND AVENUE.
  7. THE SITE IS NOT IN A SHORELAND ZONE AS SHOWN ON THE CITY OF PORTLAND'S ZONING MAPS.
- FLOOD NOTE:** BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 230061-15B, WHICH BEARS AN EFFECTIVE DATE OF 07/17/88 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.



**SURVEYORS STATEMENT:**

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- a) NO WRITTEN REPORT
- b) NO NEW DESCRIPTION
- c) NO CORNERS SET.

*Robert T. Greenlaw*  
ROBERT T. GREENLAW P.L.S.  
PRESIDENT BACK BAY BOUNDARY, INC.  
DATE: 10-16-2003

REVISION: 10-16-03~ADDED EROSION CONTROL AND NOTES.

**SITE PLAN**  
FOR A PROPOSED SINGLE FAMILY HOME  
30 CENTRAL AVENUE EXT. PEAKS ISLAND, MAINE

FOR:  
**RICHARD D. GRANT**

PREPARED BY:  
**BACK BAY BOUNDARY, INC.**  
DEPT. OF LAND SURVEYING  
CITY OF PORTLAND, ME

65 NEWBURY STREET  
PORTLAND, MAINE  
774-2855 FAX 761-2010

DRAWN BY: RTG  
CHECKED BY: DMD  
SCALE: 1"=50'  
DATE: September 04, 2003  
JOB NUMBER:  
2003134-PI  
SHEET: 1 of 1.

DRAWER: 2003 NG-134

**RECEIVE**

# COVER SHEET

**A. MANUFACTURER INFORMATION:**

MAILING ADDRESS: P.O. BOX 9000  
OXFORD, ME. 04270

MANUFACTURING PLANT ADDRESS: RTE 121 OXFORD,  
ME. 04270

EXPIRATION DATE OF CURRENT CERTIFICATION: APRIL 30th, 2004

MANUFACTURER STATE CERTIFICATION NUMBER: MAINE: MF70000112  
NEW HAMPSHIRE: M9308019  
VERMONT: 50171  
CONNECTICUT: N/A  
RHODE ISLAND: Y9588  
MASSACHUSETTS: MCS#137

**B. THIRD PARTY INSPECTION AGENCY INFORMATION:**

3RD PARTY INSPECTION AGENCY: T.R. ARNOLD & ASSOCIATES, INC.

3RD PARTY INSPECTION AGENCY AUTHORIZATION: I.A. #03

AGENCY AUTHORIZATION EXPIRATION DATE: APRIL 30th, 2004

KEISER INDUSTRIES CERTIFIES THAT THIS DOCUMENT CONFORMS WITH THE SYSTEMS APPROVALS AND SPECIFICATIONS APPROVED BY T.R.A. AND IS IN COMPLIANCE WITH THE FOLLOWING STATE CODES: (ME) NH, VT, RI, MA, CT.  
JT

**C. INDEX OF INFORMATION:**

TOTAL NUMBER OF SHEETS IN EACH SET:

DWG/PG#	DESCRIPTION	DWG. DATE	REV. DATE
1	COVER SHEET	9-22-03	
2	1ST FLOOR PLAN	9-22-03	
2A	2ND FLOOR PLAN	9-22-03	
3	ELEVATIONS	9-22-03	
4	FOUNDATION PLAN	9-22-03	
4A	FOUNDATION STAIR PLAN	9-22-03	
5	1ST FLR ELECTRICAL PLAN	9-19-03	
6	1ST FLR HEAT PLAN	9-22-03	
7	CONSTRUCTION DATA & REFERENCE SHEET	9-22-03	
8	CROSS SECTION	9-22-03	
8A	ROOF CROSS SECTION	9-22-03	
9	PLUMBING	9-22-03	

**D. BUILDING INFORMATION:**

BUILDER: HALLMARK HOMES

BUILDER'S ADDRESS: P.O. BOX 113

CITY, STATE, ZIP: TOPSHAM, ME 04086

RHODE ISLAND BUILDER'S LIC. #

PROJECT LOCATION: PORTLAND, ME

MODEL DESIGNATION: 28'x40' REVISED FREEPORT CAPE

USE GROUP: R-4 CONSTRUCTION CLASSIFICATION: 5-B

AREA: 1ST FLOOR: 1096 2ND FLOOR: N/A 3RD FLOOR: N/A

VOLUME OF ENCLOSED SPACE: 8768 CUBIC FEET

HEIGHT ABOVE SILL: 24'-6" STORIES: 1 1/2 UNFINISHED 2ND FLOOR

DESIGN OCCUPANCY LOAD:  
1ST FLOOR: N/A 2ND FLOOR: N/A 3RD FLOOR: N/A

SPECIAL SYSTEMS: FIRE ALARM TYPE: SMOKE DETECTORS U.L. 217-77  
FIRE SUPPRESSION SYSTEM: N/A

(OTHER) : WHEN FLOOR AREA EXCEEDS 1200 S.F.  
(2) U.L. 217-77 SMOKE DETECTORS ARE REQ'D. (RHODE ISLAND ONLY)

DESIGN LIVE LOADS: WALLS: 21PSF ROOF: 40 PSF 1ST FLOOR: 40 PSF  
2ND FLOOR: 30 PSF(CAPE / COLONIAL) N/A (RANCH)  
3RD FLOOR: N/A CORRIDORS: N/A  
STAIRS: 100 PSF(CAPE / COLONIALS) N/A (RANCH)  
WIND HORIZONTAL: 90 MPH  
INTERIOR WALLS: 5 PSF

SEISMIC HAZARD EXPOSURE GROUP #1  
SPECIAL USE PROVISIONS: NOT TO BE BUILT WITHIN FIRE UNIT LIMITS  
MUST BE LOCATED 6' FROM LOT LINE

**E. HEATING SYSTEM INFORMATION:**

SYSTEM TYPE: HYDRONIC BASEBOARD ELECTRIC BASEBOARD, FORCED HOT AIR  
RADIANT HEAT

FUEL: ELECTRIC, NATURAL, LPG, OIL OTHER THAN ELECTRIC HEAT-MASONRY  
CHIMNEY/VENTING SYSTEM TYPE: CHIMNEY BY BUILDER PER STATE & LOCAL  
BUILDING CODE OR AN APPROVED EQUAL.

**BASEMENT:**

IF HOT WATER BOILER AND/OR WATER HEATER ARE INSTALLED IN BASEMENT,  
THEN EITHER BASEMENT FOUNDATION WALLS MUST BE INSTALLED PER  
STATE & LOCAL BUILDING CODE, OR THE BELOW THE FLOOR WATER LINES  
MUST BE INSULATED PER STATE & LOCAL BUILDING CODE.

**F. EXTERIOR ENVELOPE THERMAL PERFORMANCE INFORMATION**

ELEMENT	CODE REQUIREMENT	ACTUALS
WALL	.08	.05
FLOOR	.05	.05+
ROOF/CEILING	.033	.026
DOORS	.6	.40
WINDOWS	.87	.33
FOUNDATIONS	.10	N/A

**G. LOCATIONS OF INFORMATION LABELS:**

DATA PLATE: ONE PER DWELLING (SEE FLOOR PLAN)

STATE LABEL: ONE PER MODULE (SEE FLOOR PLAN) (MA, N.H., CN, R.I.)

TRA LABEL: ONE PER MODULE (SEE FLOOR PLAN) (ME, VT)

**H. ATTIC VENTILATION:**

REQUIRED: (1) SQ. FT. PER (300) SQ. FT. OF CEILING AREA.

ACTUAL:	1096	SQ. FT. CEILING AREA
	3.65	SQ. FT. VENTILATION REQUIRED
	3.44	SQ. FT. PROVIDED AT EAVES. (6.2 SQ IN. PER LIN. FT.)
	N/A	SQ. FT. PROVIDED AT GABLE ENDS (54 SQ. IN. PER END)
	5.00	SQ. FT. PROVIDED AT RIDGE. (18 SQ. IN. PER LIN. FT.)
TOTAL:	8.44	SQ. FT. PROVIDED

**KEISER INDUSTRIES INC.**

P.O. BOX 9000 RTE. 121  
OXFORD, ME 04270

TEL: (207) 539-8883  
FAX: (207) 539-4446

DWG NO.:  
KIM2676

LAYER NAME:  
COVER SHEET

STYLE:  
28'x40' REVISED  
FREEPORT CAPE

DEALER:  
HALLMARK HOMES

CUSTOMER:  
GRANT

DATE:  
9-22-03

DRAWN BY:  
JT

CHECKED BY:

CODES:  
1992 CABO  
1&2 FAMILY DWELLING

REVISIONS  
ITEM

**T. R. ARNOLD & ASSOCIATES, INC.**  
P. O. BOX 1081  
ELKHART, IN 46515

State(s) MAINE  
Accredited Evaluation and  
Inspection Agency  
This document is certified as being in conformance  
with STATE BUILDING CODES

Approved By [Signature] SCALE  
Date SEP 24 2003 NO. SCALE  
Approval of this document does not authorize or approve any omissions or deviation from the requirements of applicable State Laws. SHEET NO. 1

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME

**RECEIVED**  
OCT - 2 2003

DWG NO.  
KIM2676

LAYER NAME:  
SUBMITL

DATE:  
9-22-03

1st FLOOR  
SUBMITTAL PLAN

DRAWN BY:  
JT

FOR HELP CALL:  
ext. 152

REVISIONS

DATE ITEM

**T. R. ARNOLD & ASSOCIATES, INC.**

P. O. BOX 1081  
 ELKHART, IN 46515

State(s) MAINE

Accredited Evaluation and  
 Inspection Agency

This document is certified as being in conformance

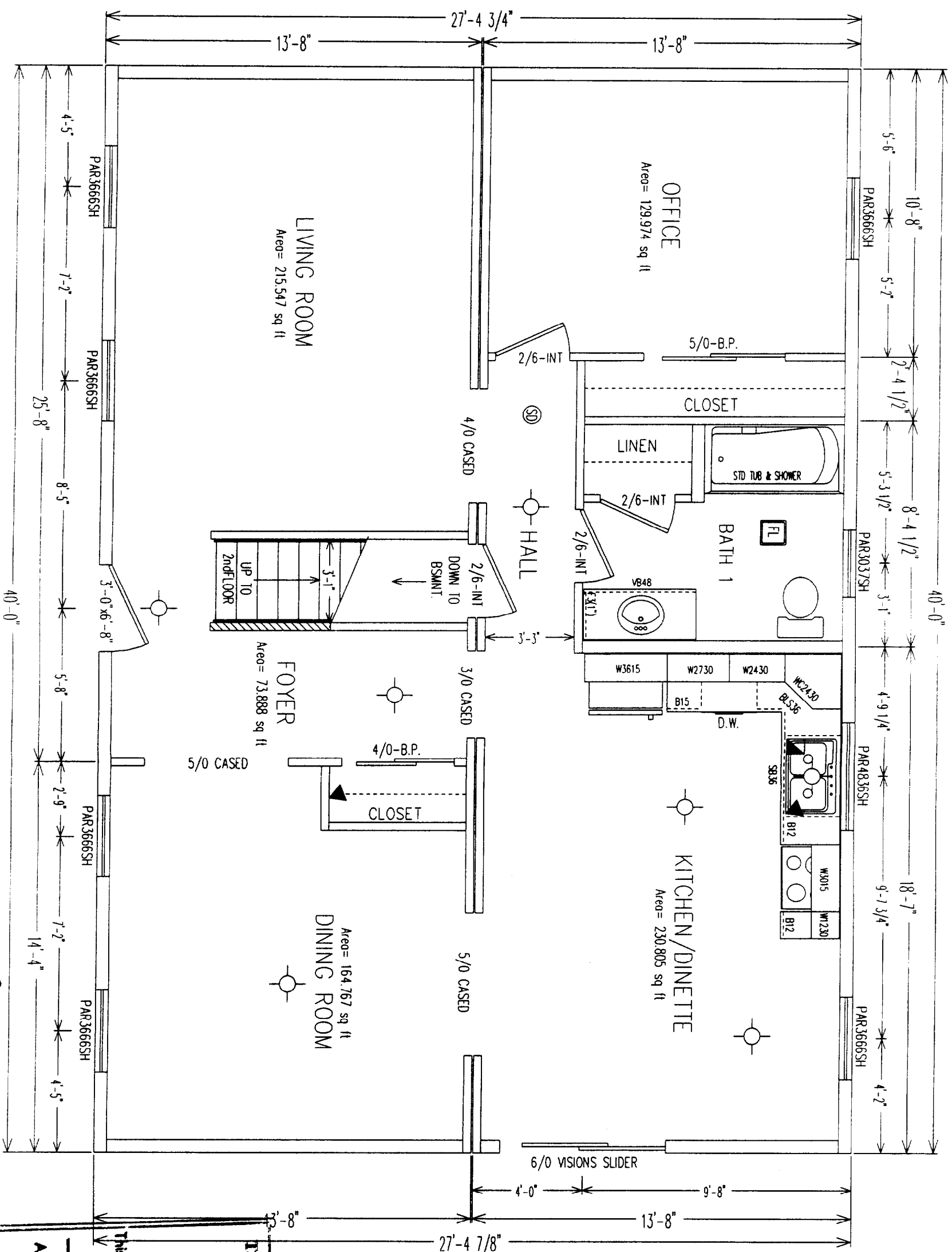
with STATE

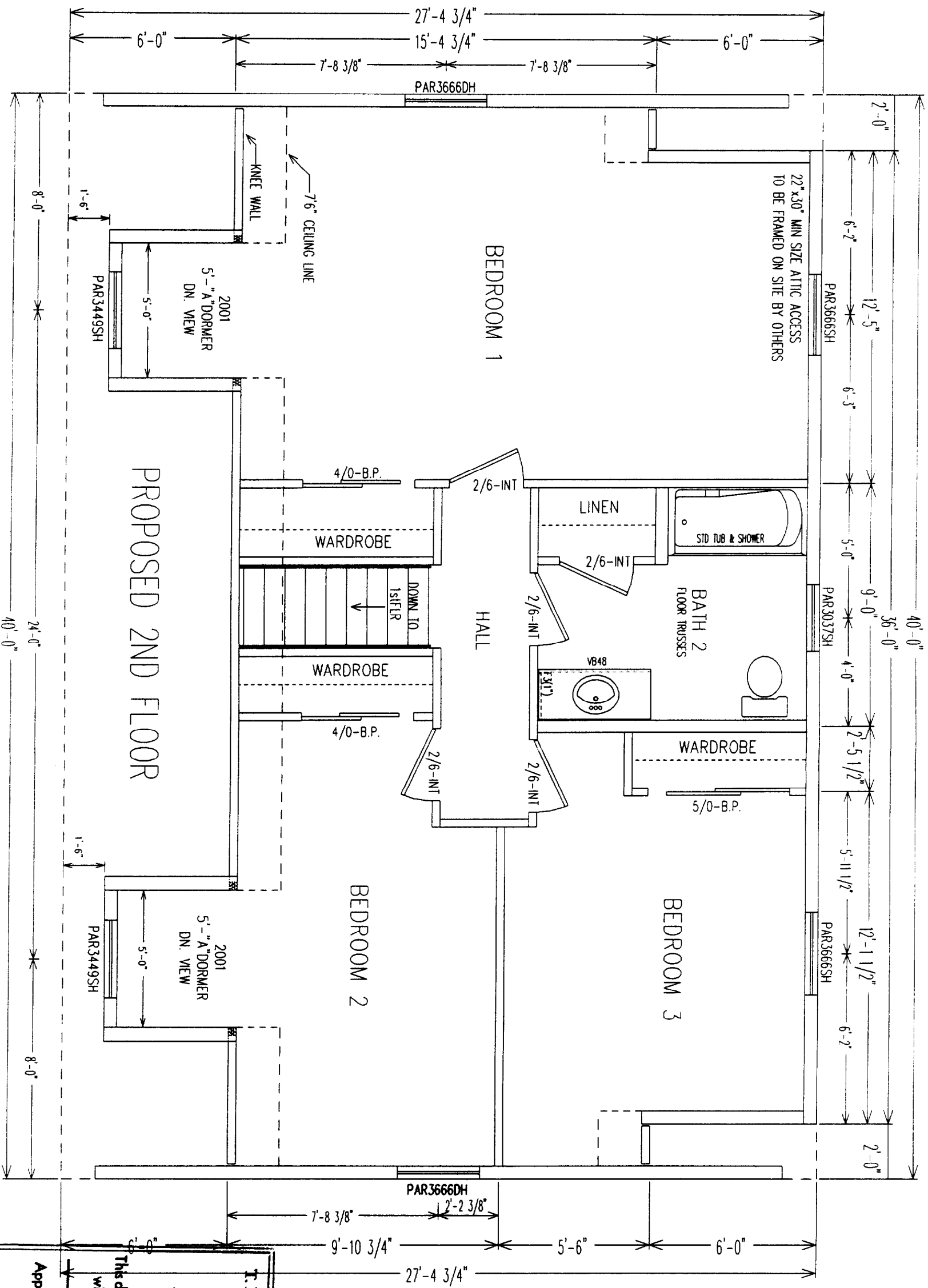
BOLLORE CONSULTANTS

Approved By [Signature] SCALE: 1/4" = 1'-0"

Date SEP 24 2003 SHEET NO. [Blank]

Approval of this document does not authorize or approve any omissions or deviation from the requirements of applicable State Laws.





**REISER**  
 INDUSTRIES, INC.  
 P.O. BOX 9000 Rte. 121  
 OXFORD, ME 04270  
 TELE: (207) 539-8883  
 FAX: (207) 539-4446

DWG NO.  
 KM2676

LAYER NAME:  
 2NDFLR

DATE:  
 9-22-03

2nd FLOOR  
 SUBMITTAL PLAN

DRAWN BY:  
 JT

FOR HELP CALL:  
 ext. 152

DATE	ITEM

**T. R. ARNOLD & ASSOCIATES, INC.**  
 P. O. BOX 1081  
 ELKHART, IN 46515

State(s) MA  
 Accredited Evaluation and  
 Inspection Agency

This document is certified as being in conformance  
 with STATE

Approved By STARR  
 Date SEP 24 2003  
 SCALE: 1/8" = 1'-0"

SHEET NO. 2  
 Approval of this document does not authorize or approve  
 any omissions or deviation from the requirements of  
 applicable State Laws.



**KEISER**  
 INDUSTRIES INC.  
 P.O. BOX 5000 RTE. 121  
 ORFORD, ME 04270  
 TELE: (207) 539-8883  
 FAX: (207) 539-4446

28x40  
 CUSTOM  
 CAPE

SPEC. NUMBER:

03-264

BUILDER:

HALLMARK  
 HOMES

PLANS PREPARED FOR:

GRANT

ELEVATIONS

NOTE: ANY DEVIATIONS FROM  
 THE PLAN TO THE ORDER  
 CONTRACT ARE THE FULL  
 RESPONSIBILITY OF THE  
 BUILDER.

DATE:  
 8/26/03

DRAWN BY:  
 MM

CHECKED BY:

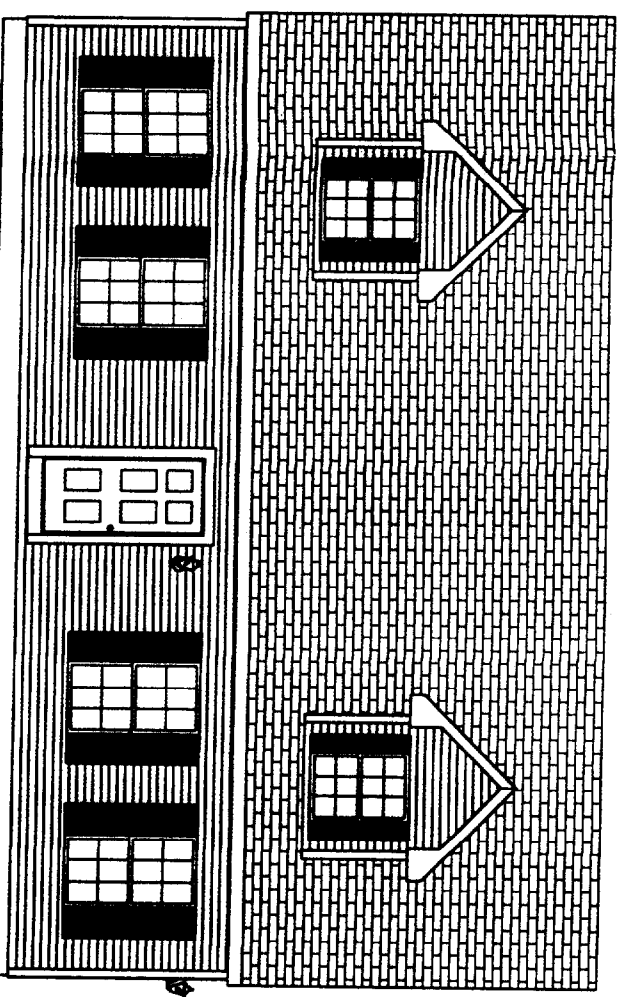
REVISIONS DATES

NO.	DATE	DESCRIPTION

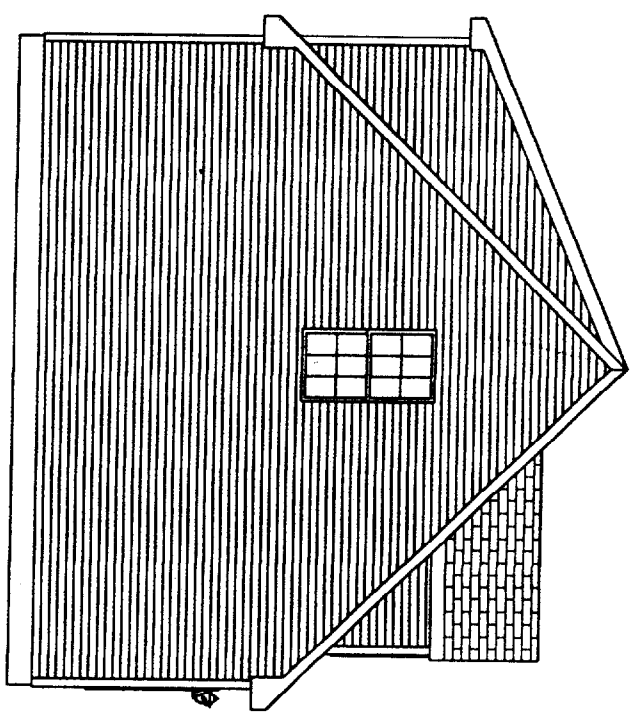
SCALE:  
 1/8" = 1'-0"

SHEET NO.

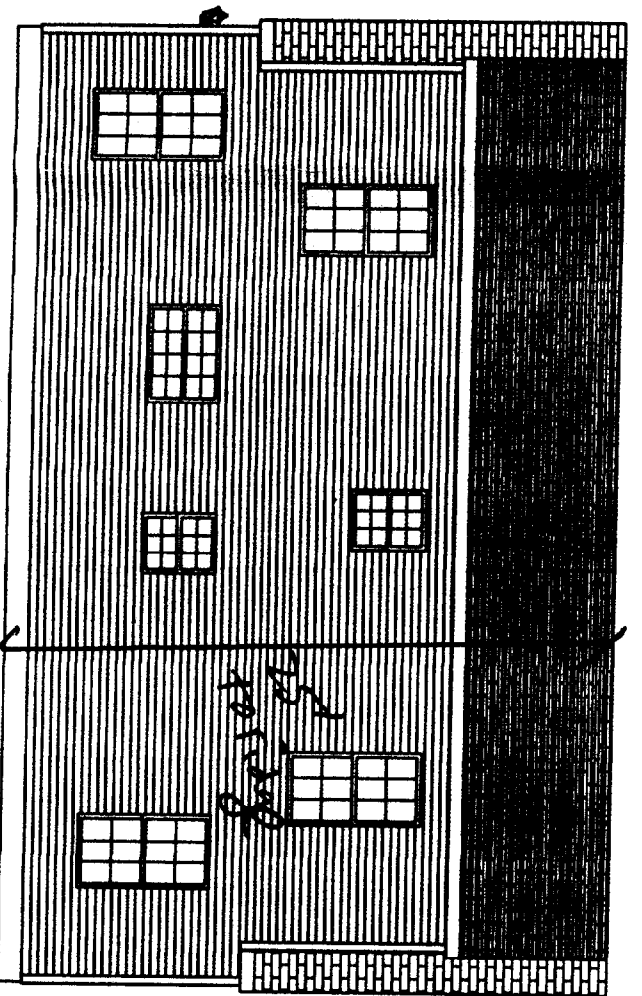
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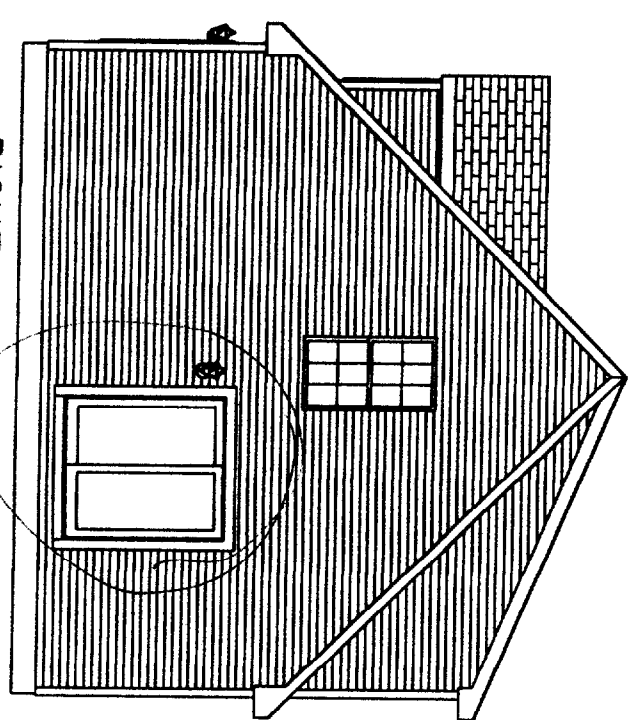
FRONT ELEVATION



LEFT END ELEVATION



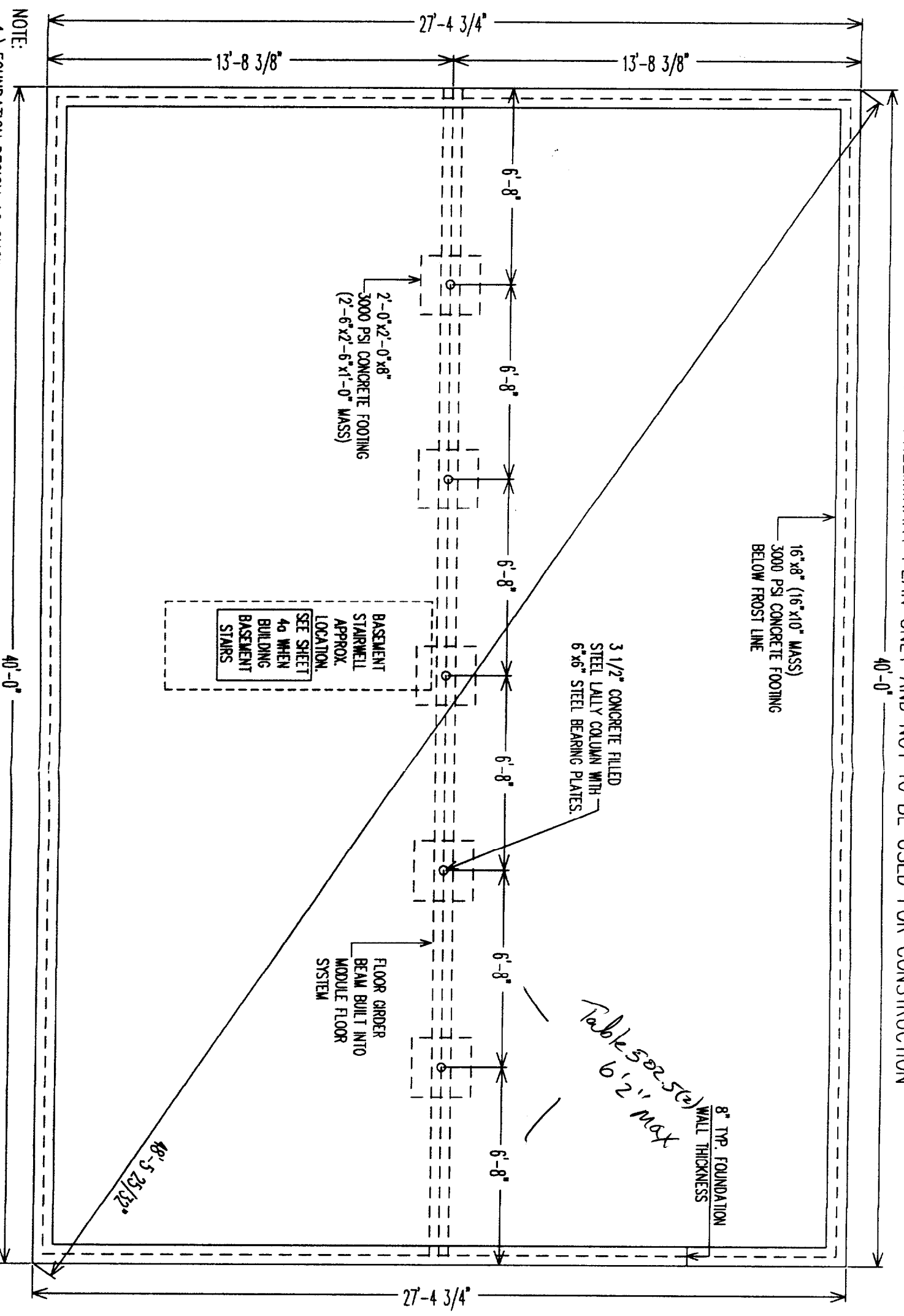
REAR ELEVATION



RIGHT END ELEVATION



THIS IS A PRELIMINARY PLAN ONLY AND NOT TO BE USED FOR CONSTRUCTION



NOTE:  
1.) FOUNDATION DESIGN AS SHOWN ONLY SUGGESTIVE, ACTUAL FOUNDATION DESIGN SHALL BE BASED ON LOCAL SOIL CONDITIONS AND IN ACCORDANCE WITH LOCAL REQUIREMENTS.

2.) FOUNDATION HAS BEEN APPROVED FOR SUPPORT PLACEMENT ONLY. TIE DOWN, VENTILATION, ACCESS, AND FOUNDATION DESIGN SUBJECT TO LOCAL CODE OFFICIAL INSPECTION.

3.) FIREPLACE C.C. TO BE SIZED BY GENERAL CONTRACTOR.  
4.) 3000 PSF. SOIL BEARING CAPACITY.  
5.) CONCRETE COMPRESSIVE STRENGTH 3000 PSI. CAPACITY.

**RESBER**  
INDUSTRIES INC.  
P.O. BOX 9000 RTE. 121  
ONEFORD, ME 04270  
TEL: (207) 536-8963  
FAX: (207) 536-4448

28x40  
CUSTOM  
CAPE

SPEC. NUMBER:  
03-264

BUILDER:  
HALLMARK  
HOMES

PLANS PREPARED FOR:  
GRANT

FOUNDATION

NOTE: ANY DEVIATIONS FROM THE PLAN TO THE ORDER CONTRACT ARE THE FULL RESPONSIBILITY OF THE BUILDER.

DATE:  
8/26/03

DRAWN BY:  
MM

CHECKED BY:

REVISIONS DATES

NO.	DATE	DESCRIPTION

SCALE:  
1/4"=1'-0"

SHEET NO.  
4

MATERIALS FIGURED FOR STRINGERS

- STRINGERS 2x12 SPF #1/2
- TREADS 2x12 SPF #1/2
- RISERS 1/2 PLY

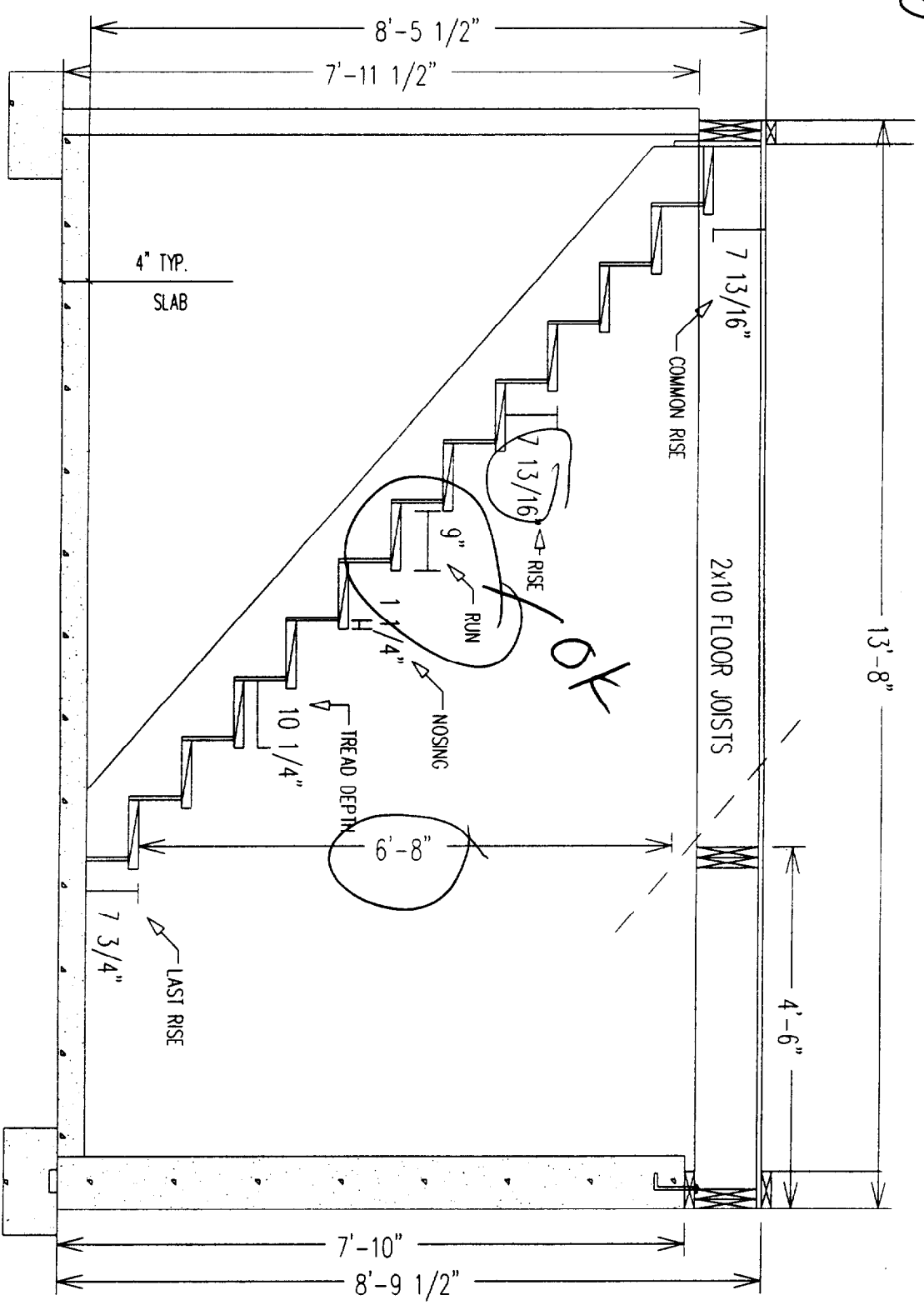
TOTAL RISE = 101 1/2"

12 RISERS @ 7 13/16"

1 RISERS @ 7 3/4"

*OK per Mr. Howard Cole*

FOUNDATION PRINT  
FLOOR FRAMING  
REFERENCE ONLY  
FOR TYP. BASEMENT STAIRS



NOTE: ALL DIMENSIONS ARE CRITICAL TO HGT OF FND FLOOR

**KEISER**  
INDUSTRIES INC.  
P.O. BOX 9000 RTE. 121  
OXFORD, ME 04270  
TEL: (207) 539-6803  
FAX: (207) 539-4446

DWG NO.  
KIM2676

GOTO VIEW:  
FOUND

DATE:  
9-22-03

27'-4 3/4" WIDE  
BASEMENT STAIRS

DRAWN BY:  
JT

CHECKED BY:

REVISIONS

DATE ITEM

SCALE:  
1/2" = 1'-0"

SHEET NO.

4A



DWG NO.  
 KIM2676

LAYER NAME:  
 HEAT

DATE:  
 9-22-03

HEAT PLAN

DRAWN BY:  
 JT

FOR HELP CALL:  
 ext. 152

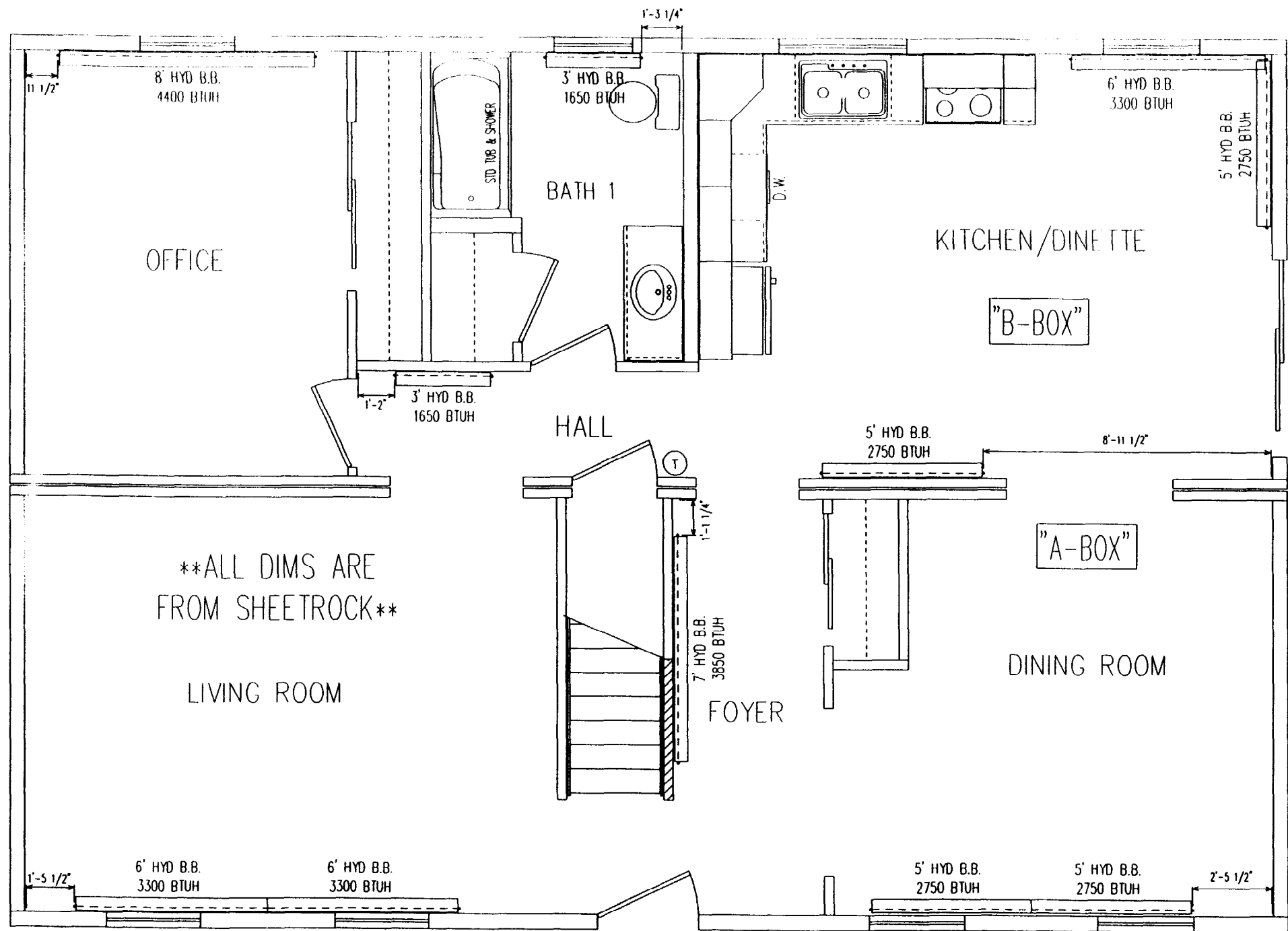
REVISIONS

DATE	ITEM

SCALE:  
 1/4" = 1'-0"

SHEET NO.

6



NOTES:

The Model Energy Codes referenced by the State Building Codes require either; 1st floor insulation be site installed or foundation spaces be conditioned. This Heat Loss calculation has assumed that R-19 1st floor insulation is used, provided and installed by others. Without the floor insulation or equivalent foundation wall insulation and heat source the home will not heat properly per the Model Energy Code requirements per the home design.

NOTES:

- 1.) ALL H.W.B.B. PROVIDED BY MANUFACTURER ARE STUBBED THRU FLOOR TO BASEMENT.
- 2.) TWO 3/4" TYPE "L" HARD COPPER PIPES STUBBED FROM 2nd FLR. TO BASEMENT ARE PROVIDED & INSTALLED BY MANUFACTURER
- 3.) ANY ADDITIONAL H.W.B.B. FOR EXPANDABLE 2nd FLOORS, TO BE FURNISHED & INSTALLED ON-SITE BY OTHERS.
- 4.) BOILER AND ALL HEAT LOOP CONNECTIONS AT BASEMENT FURNISHED & INSTALLED ON-SITE BY OTHERS.
- 5.) TOTAL HEAT OUTPUT AS SHOWN = 32,450 BTU/HR. @ 1st FLOOR.

FEEDER & NEUTRAL LOAD

LIGHTING AND SMALL APPLIANCE HOT WATER BASEBOARD

- 1) LIGHTING: TOTAL FLOOR AREA = 1955 X 3 = 5865 VA
- 2) SMALL APPLIANCE: 5 CIRCUITS X 1500 = 7500 VA
- 3) LAUNDRY: 1 CIRCUIT X 1500 = 1500VA

1st 3000VA @ 100% = 3000 VA  
 REMAINDER @ 35% = 4153 VA  
 TOTAL = 7153 VA

	LINE A	NEUTRAL	LINE B
LIGHTING AND SMALL APPLIANCE: VA + 240 = AMPERES =	29.8	29.8	29.8
HEATING AND COOLING	7.1	7.1	0
1) FURNACE BLOWER	0	0	0
2) HEATING ELEMENT	0	0	0
3) AIR CONDITIONER	0	0	0
LARGEST FAN(S) - ADD 25% APPLIANCE LOADING	0	2.4	2.4
1) EXHAUST FAN	1.6	1.6	0
2) WATER HEATER	18.8	0	18.8
3) DISHWASHER	9.0	9.0	0
4) DISPOSAL	0	5.0	5.0
4) MICROWAVE	0	6.0	6.0
TOTAL APPLIANCE - AMP X .75 WITH APPLIANCES CLOTHING DRYER RANGE	22.1	16.2	22.4
	23.3	16.3	23.3
	33.3	23.3	33.3
SERVICE CONDUCTOR AMPACITY (TOTAL)=	115.6	95.1	111.2
USING 200 AMP SERVICE			

NO.	SERVING	VOLT	WIRE	AMP
1	LIV RM; LTS; REC	120	14-2	15
2	FOYER; DINING; LTS	120	14-2	15
3	OFFICE; LTS; REC	120	14-2	15
4	KITCHEN; BATH; HALL; LTS	120	14-2	15
5	KITCHEN; REC	120	12-2	20
6	KITCHEN; REC	120	12-2	20
7	BOILER	120	14-2	15
10	RANGE	240	8-3	40
12	DISHWASHER	120	12-2	20
13	REFER.	120	12-2	20
14	SMOKE DETECTORS (AFCI)	120	14-2	15
15	DINING; REC	120	12-2	20
20	MICROWAVE	120	12-2	20
21	BATH; REC (GFI)	120	12-2	20

ELECTRICAL SYMBOL LEGEND

	DUPLEX RECEPTACLES		JUNCTION BOX		FOUR WAY SWITCH
	GROUND FAULT RECEPTACLE		THERMOSTAT		DOUBLE GANG 4-WAY/SINGLE SWITCH
	GROUND FAULT PROTECTED REC.		PADDLE FAN		TRIPLE GANG 3-WAY/SINGLE/SWITCH
	SWITCHED RECEPTACLE		RECESSED LIGHT		FIRE SAFETY SWITCH
	RANGE / DRYER RECEPTACLE		HEAT/FAN/LIGHT		PHONE JACK
	WATERPROOF GFI RECEPTACLE		FLUORESCENT		TELEVISION JACK
	U.L. APPROVED SMOKE DETECTOR		70 CFM. FAN/LIGHT COMBO EXT. EXH.		PANEL BOX
	COMPACTABLE PHOTO. ELEC. DETECTOR (MASS.)		SINGLE POLE SWITCH		WIRE IN WALL OR PARTITION
	RANGE HOOD 160 CFM. EXH. TO EXT.		DOUBLE GANG SWITCHES		WIRE IN CEILING OR FLOOR
	WALL MOUNTED INCANDESCENT LIGHT		DOUBLE GANG 3-WAY/SINGLE SWITCH		THREE WIRE
	SURFACE MOUNTED INCANDESCENT LIGHT		THREE WAY SWITCH		HOME RUN TO PANEL BOX

CODES	WIDTH	HEIGHT	THK.	TYPE	MFG.	REMARK
1	3'-0"	6'-8"	1 3/4"	INSUL. CORE	THERMA TRU	EXTERIOR
2	2'-8"	6'-8"	1 3/4"	INSUL. CORE	THERMA TRU	EXTERIOR
3	3'-0"	6'-8"	1 3/4"	INSUL. CORE	THERMA TRU	EXT. SINGLE S/A
4	3'-0"	6'-8"	1 3/4"	INSUL. CORE	THERMA TRU	EXT. DBL. S/A
5	3'-0"	6'-8"	1 3/4"	STEEL	THERMA TRU	FIREDOOR
6	2'-8"	6'-8"	1 3/4"	STEEL	THERMA TRU	FIREDOOR
7	3'-0"	6'-8"	1 3/8"	HOLLOW CORE	WOODGRAIN	PASSAGE
8	2'-8"	6'-8"	1 3/8"	HOLLOW CORE	WOODGRAIN	PASSAGE
9	2'-6"	6'-8"	1 3/8"	HOLLOW CORE	WOODGRAIN	PASSAGE
10	1'-10"	6'-8"	1 3/8"	HOLLOW CORE	WOODGRAIN	PASSAGE
11	1'-4"	6'-8"	1 3/8"	HOLLOW CORE	WOODGRAIN	PASSAGE
12	3'-0"	6'-8"	1 3/8"	FLUSH/SO	WOODGRAIN	PASSAGE
13	2'-8"	6'-8"	1 3/8"	FLUSH/SO	WOODGRAIN	PASSAGE
14	2'-6"	6'-8"	1 3/8"	FLUSH/SO	WOODGRAIN	PASSAGE
15	1'-10"	6'-8"	1 3/8"	FLUSH/SO	WOODGRAIN	PASSAGE
16	1'-4"	6'-8"	1 3/8"	FLUSH/SO	PEACHTREE	INSUL. GLASS
17	6'-0"	6'-8"	1 3/4"	SLIDER	PEACHTREE	INSUL. GLASS
18	6'-0"	6'-8"	1 3/4"	SLIDER	PEACHTREE	INSUL. CORE
19	6'-0"	6'-8"	1 3/4"	PATIO SWINGER	THERMA-TRU F108	INSUL. CORE
20	6'-0"	6'-8"	1 3/4"	SWINGER	THERMA-TRU #118	INSUL. CORE
21	6'-0"	6'-8"	1 3/4"	SWINGER	WOODGRAIN	BI-FOLD
22	5'-0"	6'-8"	1 3/8"	6 PANEL PINE	WOODGRAIN	BI-FOLD
23	5'-0"	6'-8"	1 3/8"	6 PAN MASONITE	WOODGRAIN	SLIDER
24	5'-0"	6'-8"	1 3/8"	6 PANEL PINE	WOODGRAIN	SLIDER
25	5'-0"	6'-8"	1 3/8"	6 PAN MASONITE	WOODGRAIN	BI-FOLD
26	4'-0"	6'-8"	1 3/8"	6 PANEL PINE	WOODGRAIN	BI-FOLD
27	4'-0"	6'-8"	1 3/8"	6 PAN MASONITE	WOODGRAIN	BI-FOLD
28	4'-0"	6'-8"	1 3/8"	6 PANEL PINE	WOODGRAIN	SLIDER
29	4'-0"	6'-8"	1 3/8"	6 PAN MASONITE	WOODGRAIN	SLIDER

ROOM	FLOOR AREA	GLASS AREA	% OF FLOOR	ARTIF-LIGHT	VENT AREA	% OF FLOOR	ARTIF-VENT
LIVING ROOM	216	27	12		13	6	
KITCHEN/DINETTE	231	55	24	240 W	26	11	160 CFM
DINING ROOM	165	27	16		13	8	
BREAKFAST	XX	XX	XX		XX	XX	
BEDROOM #1	XX	XX	XX		XX	XX	
BEDROOM #2	XX	XX	XX		XX	XX	
BEDROOM #3	XX	XX	XX		XX	XX	
BEDROOM #4	XX	XX	XX		XX	XX	
BATH #1	----			120 W			70 CFM
BATH #2	----			120 W			70 CFM
BATH #3	----			120 W			70 CFM
OFFICE	130	13	10		6	5	
DEN/STUDY	XX	XX	XX		XX	XX	
FOYER	74	0	0		21	28	
FAMILY ROOM	XX	XX	XX		XX	XX	
EXERCISE ROOM	XX	XX	XX		XX	XX	

WINDOW CALL SIZE	UNIT SIZE	ROUGH OPENING	TYPE	LIGHT SQ. FT.	VENT SQ. FT.	SQ. FT.
PAR2637	25 1/2" X 36 1/2"	26" X 37"	SINGLE HUNG	4.73	2.19	6.68
PAR3037	29 1/2" X 36 1/2"	30" X 37"	SINGLE HUNG	5.60	2.59	7.71
PAR3662	35 1/2" X 65 1/2"	36" X 66"	SINGLE HUNG	13.29	6.42	16.50
PAR3266	31 1/2" X 65 1/2"	32" X 66"	SINGLE HUNG	11.61	5.63	14.66
PAR3441	33 1/2" X 40 1/2"	34" X 41"	SINGLE HUNG	7.30	3.40	9.68
PAR3636	35 1/2" X 35 1/2"	36" X 36"	SINGLE HUNG	6.70	3.07	9.00
PAR3449	33 1/2" X 48 1/2"	34" X 49"	SINGLE HUNG	8.95	4.24	11.56
PAR3672	35 1/2" X 71 1/2"	36" X 72"	SINGLE HUNG	14.60	7.10	18.00
C1832-2	35" X 35 1/2"	35 1/2" X 36"	CASEMENT	6.12	5.98	9.00
PAR3652	35 1/2" X 51 1/2"	36" X 52"	DBL HUNG	9.0	4.37	13.00
PAR2637	25 1/2" X 36 1/2"	26" X 37"	DBL HUNG	3.92	1.87	6.68
PAR3037	29 1/2" X 36 1/2"	30" X 37"	DBL HUNG	4.74	2.24	7.71
PAR3666	35 1/2" X 65 1/2"	36" X 66"	DBL HUNG	11.83	5.87	16.50
PAR3266	31 1/2" X 65 1/2"	32" X 66"	DBL HUNG	10.20	5.10	14.66
PAR3441	33 1/2" X 40 1/2"	34" X 41"	DBL HUNG	6.32	2.10	9.68
PAR3636	35 1/2" X 35 1/2"	36" X 36"	DBL HUNG	5.78	2.88	9.00
PAR3449	33 1/2" X 48 1/2"	34" X 49"	DBL HUNG	7.82	3.79	11.57
PAR3672	35 1/2" X 71 1/2"	36" X 72"	DBL HUNG	13.04	6.50	18.00
E436E	35 1/2" X 53 3/4"	36" X 54 1/4"	EXTENDED ARCH	9.8	---	13.68
A4824	47 1/2" X 23 1/2"	48" X 24"	AWNING	5.12	5.17	8.00
C3024	29 1/2" X 23 1/2"	30" X 24"	CASEMENT	2.9	2.86	5.00
HR3015	29 1/2" X 14 3/4"	30" X 15 1/4"	1/2 ROUND	1.47	---	3.175

NOTE: SAFETY GLAZING TO BE PROVIDED FOR WINDOWS IN HAZARDOUS LOCATIONS  
 NOTE: WINDOWS ARE NFRC RATED

FLOOR PLAN SYMBOL LEGEND

- C.C. - CHIMNEY CHASE LOCATION. 2" MIN. CLEARANCE TO COMBUSTIBLES FOR CHIMNEY. FIRE STOPPING MUST BE INSTALLED ON SITE BY OTHERS SUBJECT TO LOCAL CODE OFFICAL, HAVING JURISDICTION, INSPECTIONS.
- C. - CLOSET WITH SHELF AND ROD
- L. - LINEN CLOSET WITH (3) SHELVES
- S.W. - STAIRWELL
- W.C. - WATER CLOSET - DEMAND LIMIT MAX. 1.6 GALLONS PER FLUSH (MASS.)
- ⊙ - SMOKE DETECTOR LOCATION
- ◀ - STATE AND TRA INSIGNIA LOCATIONS
- ◆ - DATA PLATE LOCATION

BUILDER REFERANCE MANUAL PAGE INFORMATION

SECTION 6	PAGE
A. FOUNDATION-	25-27
B. RANCH-	28-30
C. RAISED RANCH-	31-34
D. CAPE (AND DORMERS)-	35-41
E. GAMBREL (AND DORMERS)-	42-46
F. SALT-BOX (AND DORMERS)-	40-41, 47-50
G. EXPANDABLE COLONIAL-	51-54
H. 4-BOX COLONIAL-	51-54
I. OPTIONAL ROOF PITCHES-	55-59
J. ELECTRICAL-	60-63
K. PLUMBING	64-71

**KEISER INDUSTRIES INC.**  
 P.O. BOX 9000 RTE. 121  
 OXFORD, ME 04270  
 TELE: (207) 538-8883  
 FAX: (207)538-4446

DWG NO. KIM2676

LAYER NAME: DATA

DATE: 9-22-03

DATA SHEET

DRAWN BY: JT

CHECKED BY:

REVISIONS

DATE	ITEM

SCALE: NO SCALE

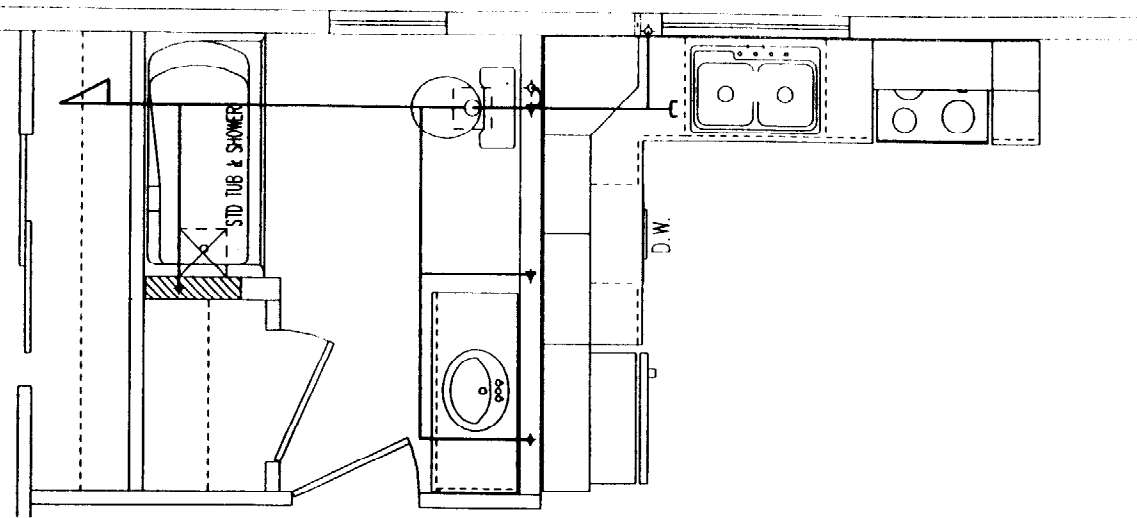
SHEET NO.

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➤ LEGEND

- |     |                         |      |                       |
|-----|-------------------------|------|-----------------------|
| BD  | BIDET                   | PS   | PEDESTAL SINK         |
| BT  | BATH TUB                | RL   | ROOF LINE             |
| CL  | CEILING LINE            | S.C. | SITE CONNECTION       |
| CO  | CLEAN OUT               | SHWR | SHOWER                |
| D/W | DISHWASHER              | VTR  | VENT THROUGH ROOF     |
| FL  | FLOOR LINE              | WB   | WASHER BOX STAND PIPE |
| FV  | 2" BASEMENT FUTURE VENT | WC   | WATER CLOSET          |
| KS  | KITCHEN SINK            | WOP  | WASHER OVERFLOW PAN   |
| LAV | LAVATORY                | WP   | WHIRLPOOL TUB         |

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FAX: (207) 539-4446

DWG NO.  
KIM2676

LAYER NAME:  
PLUMB

DATE:  
9-22-03

DRAIN / VENT  
LINE SCHEMATIC

DRAWN BY:  
JT

FOR HELP CALL:  
ext. 152

REVISIONS

DATE	ITEM

SCALE:  
NOT TO SCALE

SHEET NO.

9

