1410 FOREST AVENUE
EXISTING 2 FAMILY RENOVATION
located at
1410 FOREST AVE, PORTLAND, MAINE

1 PROJECT SITE PLAN
SCALE: 1" = 20'-0"

2 PROJECT IMAGE
SCALE: NTS

Current Owner Information:

CBL	294 C034001
Land Use Type	TWO FAMILY
Verify legal use with Inspections Division	
Property Location	1410 FOREST AVE
Owner Information	RUSH SAMUEL D & CATHERINE RUSH 16 TRAILSIDE DR ARUNDEL ME 04046
Book and Page	31797/331
Legal Description	294-C-34 FOREST AVE 1410
	9400 SF
Acres	0.2158

Current Assessed Valuation:

TAX ACCT NO.	32736	**OWNER OF RECORD AS OF APRIL 2016**
LAND VALUE	$64,700.00	RUSH SAMUEL D & CATHERINE RUSH 16 TRAILSIDE DR ARUNDEL ME 04046
BUILDING VALUE	$125,700.00	
NET TAXABLE - REAL ESTATE	$190,400.00	
TAX AMOUNT	$4,019.34	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

Building Information:

	Building 1
Year Built	1900
Style/Structure Type	OLD STYLE
# Stories	1.5
# Units	2
Bedrooms	4
Full Baths	2
Total Rooms	8
Attic	NONE
Basement	FULL
Square Feet	1862

View Sketch View Map View Picture

3 ASSESSMENT DATA
SCALE: NTS

Code Requirements

R101.2 Scope
Single Family Residence

R301.2.3 Snow Loads
The ground and roof snow load for this region is 60#/sf&42#/sf.

R301.2.4 floodplain Construction
The site of this building is not located in a floodplain

R301.5 Live Load
The building has been designed to support the live loads from table 301.5

R301.6 Roof Load
This building has been designed to support the snow loads of 42#/sf

R309 Garage and Carports
The garage will be sheathed in min ½" GWB all walls. The ceiling will be sheathed in min ⅝" TYPE-X GWB. The door from the garage to the residence will be minimum 20 min.

R310 Emergency Escape and Rescue Openings
Every living room and sleeping room in this residence has been designed with an emergency escape window or door as required.

R311 Means of Egress
The means of egress for this residence have been designed to meet the requirements of this section

R311.2.2 Under Stair Protection
The accessible space beneath the stairs will be sheathed with min ½" GWB.

R311.3 Hallways
Hallways area a min. 36" wide

R311.5 Stairways
Stairways are a min. 36" wide
Headroom is a min. 6'-8"
Riser heights are a max. 7-3/4"
Treads are a min. 10" wide
The landing width is at least as wide as the stairway and is a min. 36" wide in the direction of travel.

R311.3.6 Handrails
Handrails will be installed on a least one wall of each stairway and shall be 34" to 38" high as measured above the nosing.

R312 Guards
Guards at porches, open sides of stairs and balconies shall be 42" high and no opening in the rail are more than 4"

R502 Wood Girders
Refer to table 502.5 for wood girders

R603 Headers
Refer to table R603.6 for the required size of opening headers

R602 Wood Fastening
Refer to table R602.3 for wood fastener requirements

R313 Smoke Alarms
Smoke alarms shall be installed:
in each sleeping room
outside each sleeping area
On each additional story, including the basement
Alarms shall be installed per NFPA 72

R315 Flame Spread and Smoke Density
Finishes shall have a flame spread classification of no greater than 200 and a smoke-developed index of no greater than 450.

Chapter 10 Chimneys and Fireplaces
The chimneys and fireplaces shall be constructed to meet the requirements of this section.

Chapter 11 Energy Efficiency
Roofs shall have a min. rating of R-38
Exterior walls shall have a min. rating of R-21
Floors above garage spaces shall have a min. rating of R-21
Floors above basement spaces shall have a min. rating of R-21
Windows shall have a U-facor of 0.35

A0-01 COVER SHEET
A1-01 FLOOR PLANS
A1-02 FRAMING NEW PLANS

	Finished	Un-finished
Basement		1075
First		
Living	1091	
Garage		
Porch		68
Screen Room		
Second		
Living	1075	
Storage Rooms		
Totals	2166	1143

PLAN NORTH

PROPERTY OF
cd-de-tech
235 Riverside Industrial Parkway
Portland, ME 04102

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EXISTING 2 FAMILY
RENOVATION
located at
1410 FOREST AVE, PORTLAND, MAINE

DATE	NO	REMARKS	BY
03/25/17	A	ISSUED FOR PERMIT	JJO

CODE: RBC 2009
TOWN: PORTLAND
DATE: 03-25-2017
SCALE: As Noted
DRAWN: JJO
TITLE: COVER
FILE:
SHEET: A0-01