



# Certificate of Occupancy

LOCATION 60 Label Ave (Lot 88) 307-A-018

Issued to Custom Built Homes of Maine

Date of Issue 19 February 1999

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 981423, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Single Family Dwelling  
Use Group: R3 Type: 5B  
BOCA '96

Limiting Conditions: TEMPORARY Expires 15 Jun 99

1. Final landscaping must be completed by 15 June '99 2. As outlined in the condition of approval, submission, review, approval and recording of an easement and construction of the turnaround has not been completed. Completion of this item is specifically connected to obtaining any type of certificate of occupancy.

This certificate supersedes certificate issued

Approved:

2/19/99  
(Date)

*[Signature]*  
Inspector

*[Signature]*  
Inspector of Buildings

M.C.

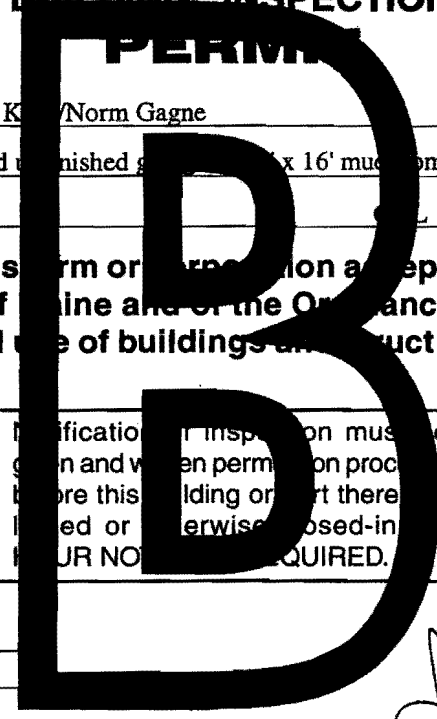
Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED  
MAR 08 2004  
Permit Number: 040209  
CITY OF PORTLAND

BUILDING INSPECTION  
PERMIT



This is to certify that King Matthew M & Holly K / Norm Gagne  
has permission to 24' x 24' two story attached finished garage 16' m room  
AT 60 Label Ave 307 A018001

provided that the person or persons firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procedure before this building or part thereof is started or otherwise closed-in. 4 HOUR NOTIFICATION REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS  
Fire Dept. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name \_\_\_\_\_

*Jamie Bourke* 3/8/04  
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

**Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon**

**Permits expire in 6 months, if the project is not started or ceases for 6 months.**

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

JB **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8692 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

**Footing/Building Location Inspection:** Prior to pouring concrete

NA **Re-Bar Schedule Inspection:** Prior to pouring concrete

**Foundation Inspection:** Prior to placing ANY backfill

**Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling

**Final/~~Certificate of Occupancy~~:** Prior to any occupancy of the structure or use. NOTE: ~~There is a \$75.00 fee per inspection at this point.~~

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

**If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

NA **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

[Signature] Signature of Applicant/Designee Date 3/8/04

[Signature] Signature of Inspections Official Date 3/8/04

CBL: 307-A-18 Building Permit #: 04-0209

**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

**PERMIT ISSUED**

Permit No: 04-0209 Issue Date: MAR 08 2004 BL: 307 A018001

Location of Construction: 60 Label Ave	Owner Name: King Matthew M & Holly K Jts	Owner Address: 60 Label Ave	City of Portland	Phone: 97-4613
Business Name:	Contractor Name: Norm Gagne	Contractor Address: 1 Waterhouse Road Gorham	Phone: 2078396442	
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Attached	Zone: R3 FH	

Past Use: Single Family	Proposed Use: Single Family w/attached garage & mudroom	Permit Fee: \$390.00	Cost of Work: \$40,600.00	CEO District: 5	12,520 SF
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB BOCA 1999 Signature: JMB 3/8/04		

Proposed Project Description:  
24' x 24' two story attached unfinished garage & 12' x 16' mudroom

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)  
 Action:  Approved  Approved w/Conditions  Denied  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: jmb	Date Applied For: 03/08/2004	<b>Zoning Approval</b>	
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: JMB 4/8/04	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: JMB
	<i>approved to remain SF Home</i>		

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

4/21/04 - Footings / setbacks ok  
ok to pour footings

4/23/04 - Foundation pour ok

5/4/04 - Comp roof / gravel / fabric / drains ok  
ok to backfill

5/18/04 for deep tubes - OK

5/18/04 for clear

① Wiring not done yet

② need certification on steel beam

③ Used 3 2x10s I/P 4 2x12s for  
gar. door headers

④ Stairs not in yet - discussed geometry  
w/ contractor, George & Kelleher

Referred owner to G. Banks Re: Header problem -  
No authorization to clear given

5/20/04 Specs for LAM Headers Rec'd

5/21/04 - LAMs installed over garage doors OK

6/8/04 - Elec Rough OK

OK -  
see 5/21/04  
resp.

**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Permit No:</b> 04-0209	<b>Date Applied For:</b> 03/08/2004	<b>CBL:</b> 307 A018001
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<b>Location of Construction:</b> 60 Label Ave	<b>Owner Name:</b> King Matthew M & Holly K Jts	<b>Owner Address:</b> 60 Label Ave	<b>Phone:</b> ( ) 797-4613
<b>Business Name:</b>	<b>Contractor Name:</b> Norm Gagne	<b>Contractor Address:</b> 1 Waterhouse Road Gorham	<b>Phone:</b> (207) 839-6442
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Garages - Attached	

<b>Proposed Use:</b> Single Family w/attached garage & mudroom	<b>Proposed Project Description:</b> 24' x 24' two story attached unfinished garage & 12' x 16' mudroom
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<b>Dept:</b> Zoning	<b>Status:</b> Approved	<b>Reviewer:</b> Jeanine Bourke	<b>Approval Date:</b> 03/08/2004
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.			

<b>Dept:</b> Building	<b>Status:</b> Approved	<b>Reviewer:</b> Jeanine Bourke	<b>Approval Date:</b> 03/08/2004
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) Separate permits are required for any electrical or plumbing work.			
2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			

# All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>60 Label Ave. Portland me 04103</u>		
Total Square Footage of Proposed Structure <u>768 sq/ft</u>	Square Footage of Lot <u>12520</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>307</u> Block# <u>A</u> Lot# <u>18</u>	Owner: <u>Matthew + Holly King</u>	Telephone: <u>7974613</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Matthew King</u> <u>60 Label Ave. Portland.</u> <u>(207) 797 4613</u>	Cost Of Work: \$ <u>40,000</u> Fee: \$ <u>390.00</u>
Current use: <u>Single Family Home</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Mud room, Garage &amp; Future Bedroom &amp; Bath over GARAGE.</u> Project description: <u>garage 24x24 12x16 mudroom</u>		
Contractor's name, address & telephone: <u>Norm Gagne 1 Waterhouse Rd. Gorham Me,</u> <u>839 6442</u>		
Who should we contact when the permit is ready: <u>Matt King</u>		
Mailing address: <u>60 Label Ave Portland me 04103</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>7974613</u>		

**IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.**

*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 Code Official'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.*

Signature of applicant: <u>Matthew King</u>	Date: <u>2/29/04</u>
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**This is NOT a permit, you may not commence ANY work until the permit is issued.  
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4<sup>th</sup> floor of City Hall**

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

3PM  
R3 FH  
E-04-0209

**Current Owner Information**

**Card Number** 1 of 1  
**Parcel ID** 307 A018001  
**Location** 60 LABEL AVE  
**Land Use** SINGLE FAMILY  
  
**Owner Address** KING MATTHEW M & HOLLY K JTS  
 60 LABEL AVE  
 PORTLAND ME 04103  
  
**Book/Page** 14558/203  
**Legal** 307-A-18  
 LABEL AVE 62-66  
 12520 SF

**Valuation Information**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$33,710	\$85,360	\$119,070

**Property Information**

<b>Year Built</b> 1999	<b>Style</b> Cape	<b>Story Height</b> 1.5	<b>Sq. Ft.</b> 1344	<b>Total Acres</b> 0.287		
<b>Bedrooms</b> 3	<b>Full Baths</b> 1	<b>Half Baths</b> 1	<b>Total Rooms</b> 6	<b>Attic</b> None	<b>Basement</b> Full	

**Outbuildings**

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
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**Sales Information**

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
02/22/1999	LAND + BLDING	\$104,280	14558-203
02/22/1999	LAND + BLDING		14558-199
02/22/1999	LAND + BLDING	\$24,000	14558-197
03/14/1997	LAND + BLDING		12987-007

**Picture and Sketch**

[Picture](#)                      [Sketch](#)

[Click here](#) to view Tax Roll Information.

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

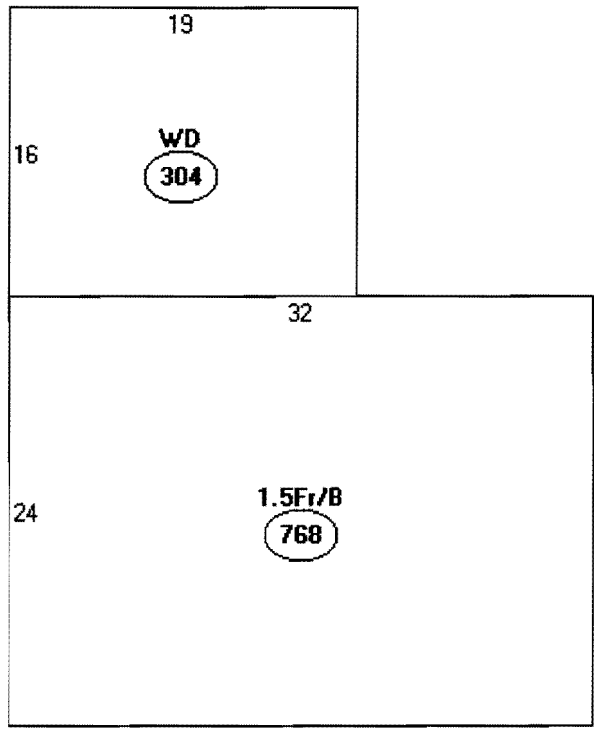
**New Search!**





<http://www.portlandassessor.com/images/pictures/01987701.jpg>

03/08/2004



Descriptor/Area

A: 1.5Fr/B  
768 sqft  
B: WD  
304 sqft

> 1072 SF  
576 garage  
192 mudroom

1,840 SF

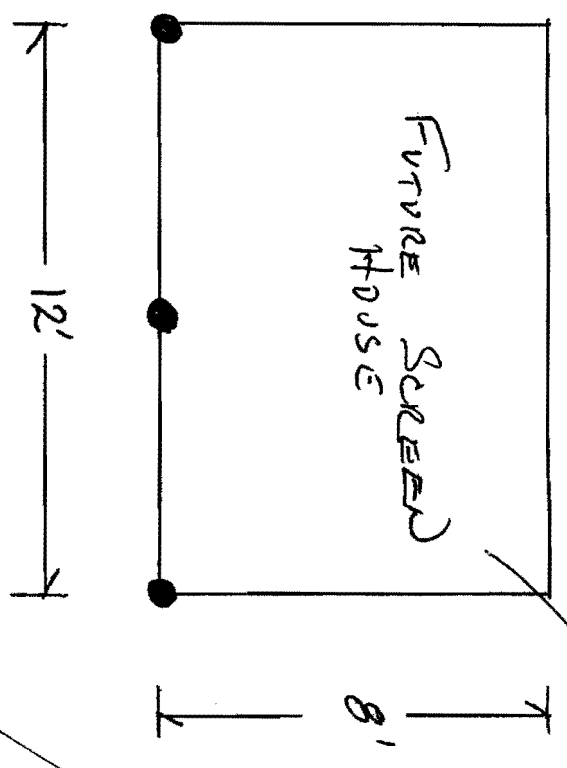
OK

Lot 12,520  
x 25 2/3

3,130 SF

- REAR OF GARAGE -

NOT ON THIS PERMIT

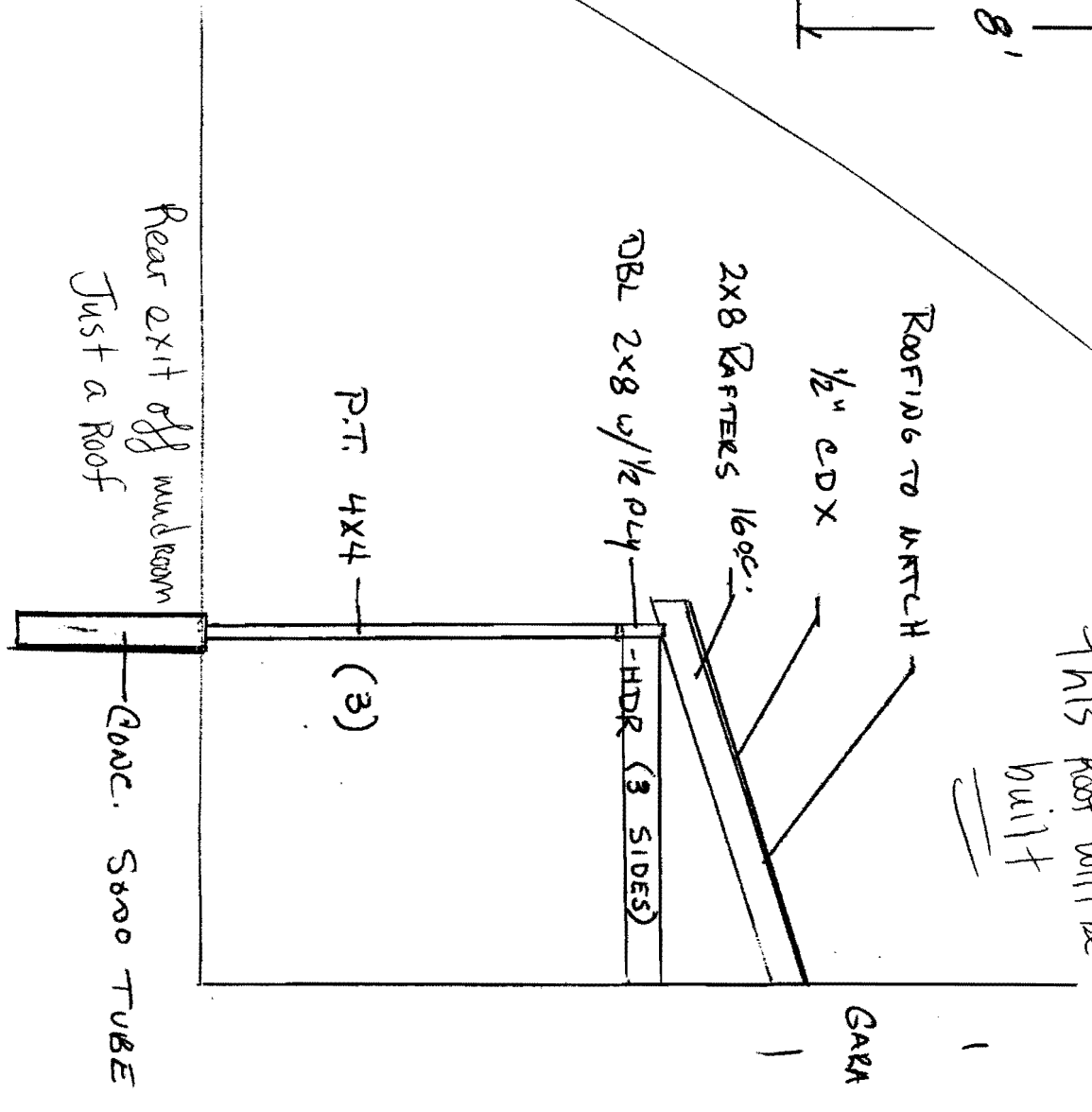


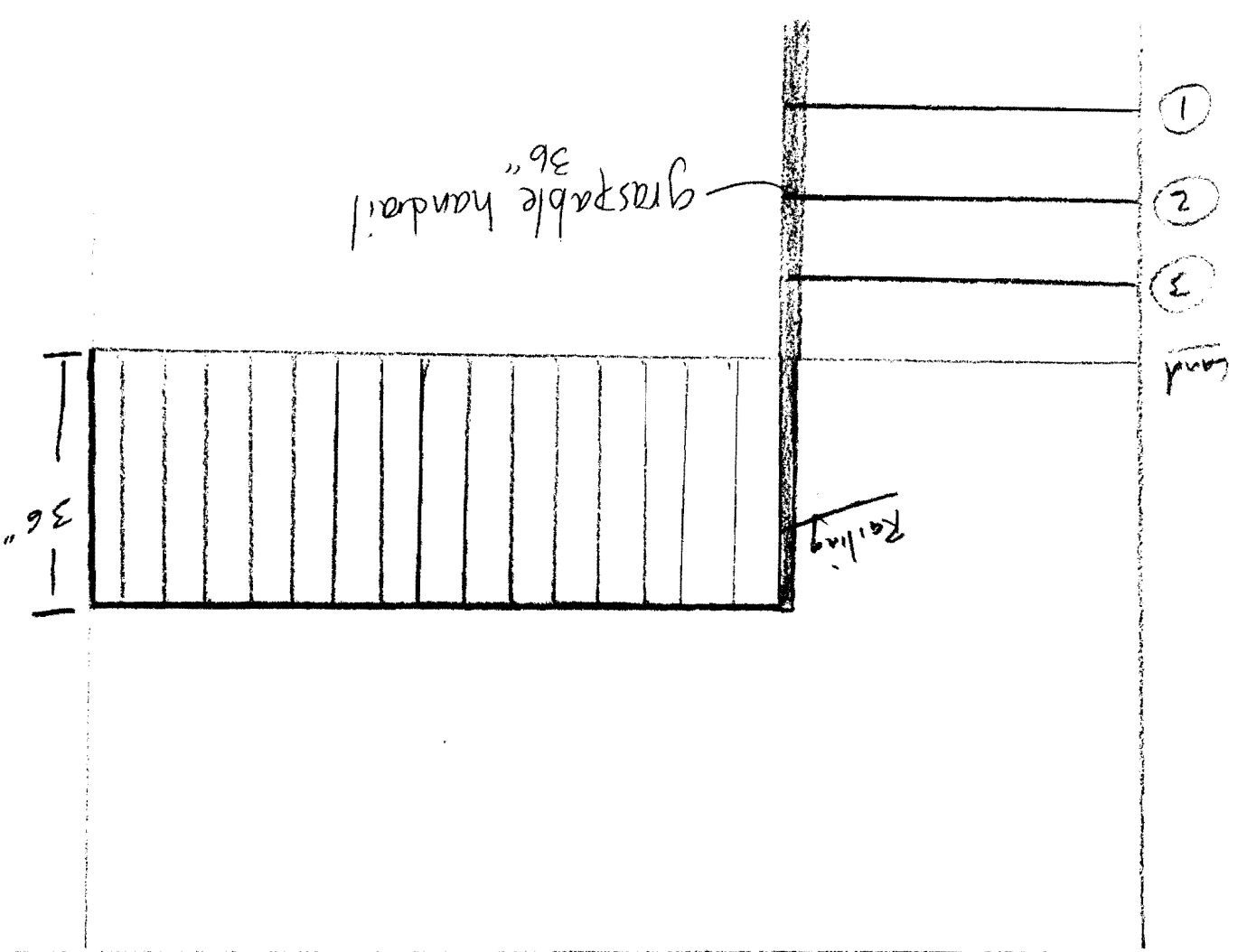
• COND. SOND TUBES

SCALE: 1/4" = 1'

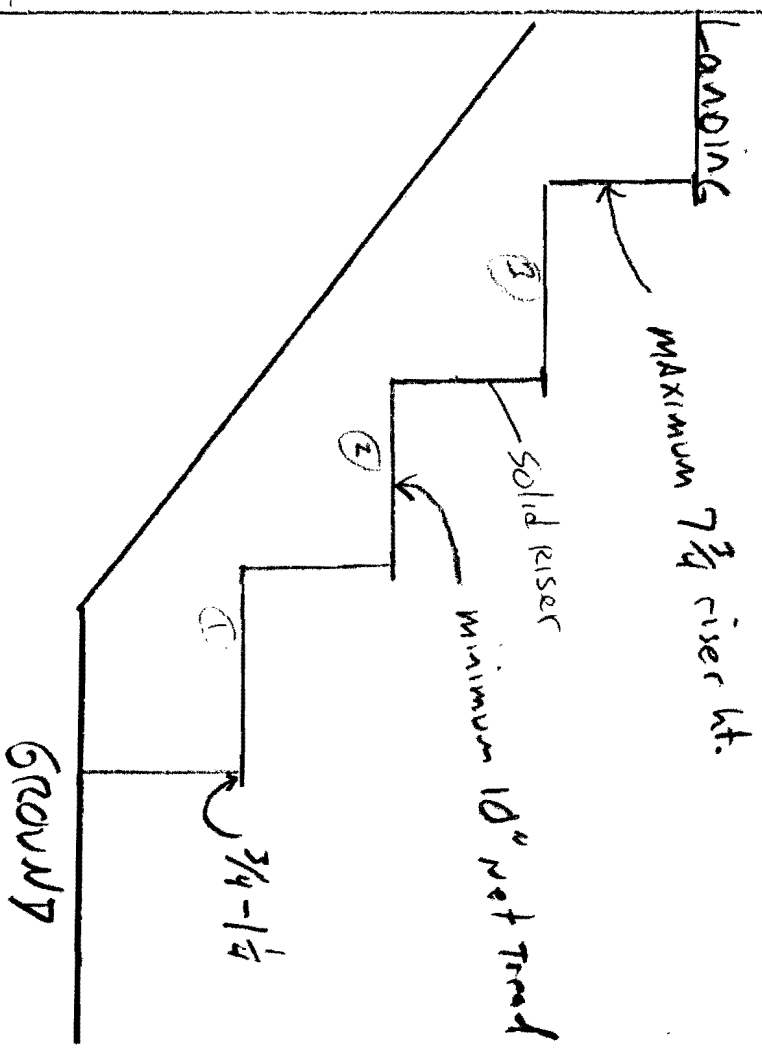
KINGS

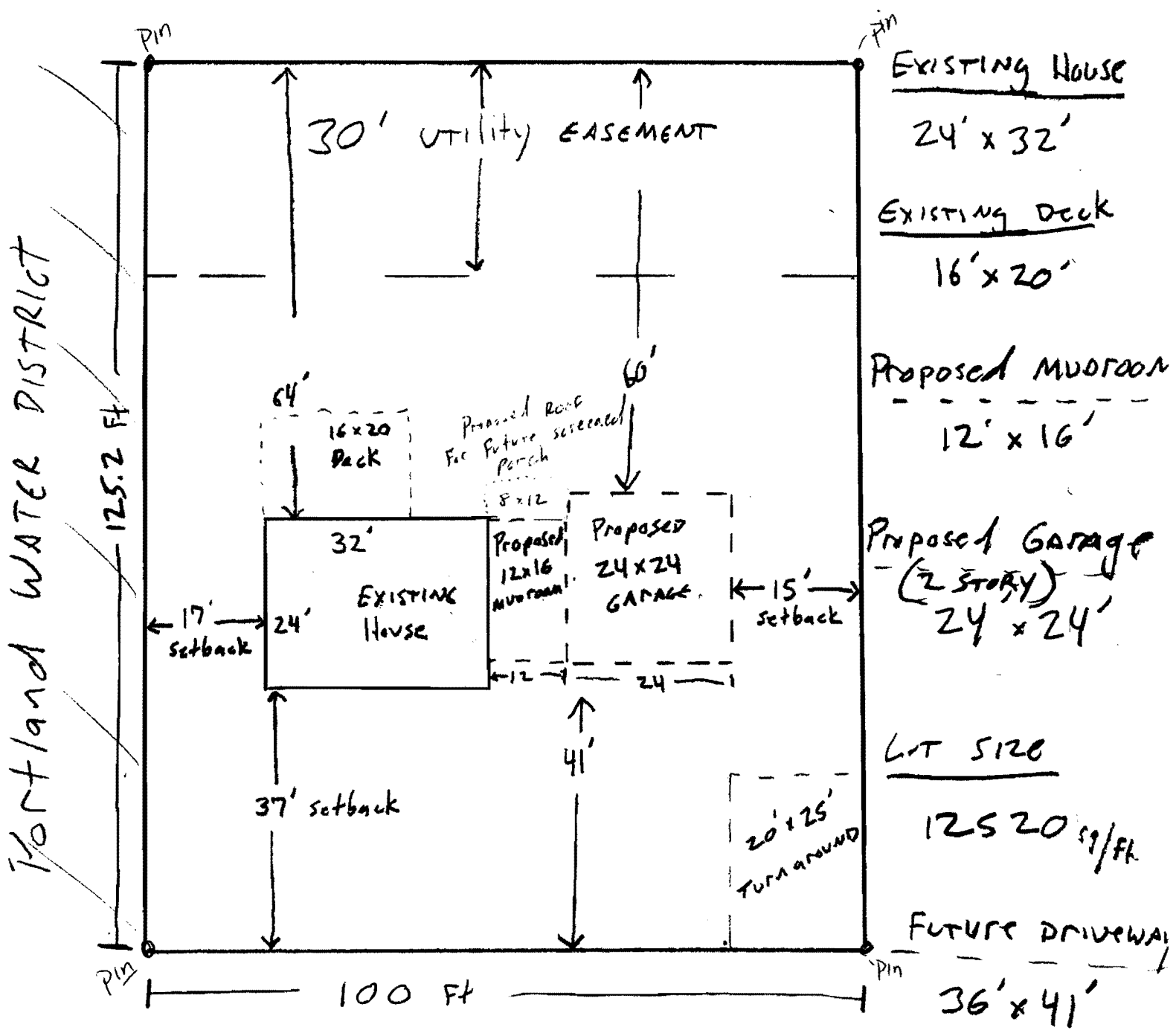
This Roof will be built





# Front Porch





LOT SIZE  
12520 sq/ft

SCALE  
1/4" = 5'

60  
Label Ave.

R3/FH  
Front 25' Req 41' shown  
Rear 25' Req 60' shown  
Side 2 story 14' Req 15' shown

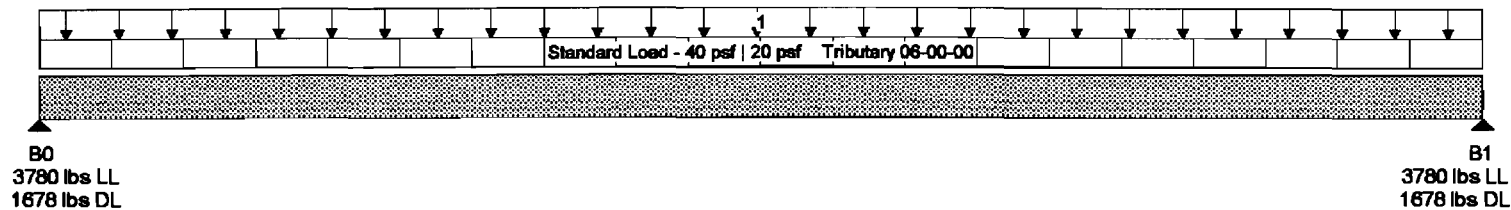




**Single 5 1/4" x 9 1/2" VERSA-LAM® 3080 DF**

Job Name: KING RES  
 Address: 60 LABEL AVE  
 City, State, Zip: PORTLAND, ME  
 Customer:  
 Code reports: ICBO 5663, NER 442

File Name: BC CALC Project : FB03  
 Description:  
 Specifier: JOE HALL @ WICKES  
 Designer: CHRISTOPHER  
 Company: WOOD STRUCTURES  
 Misc:



Total Horizontal Length - 09-00-00

**General Data**

Version: US Imperial  
 Member Type: Floor Beam  
 Number of Spans: 1  
 Left Cantilever: No  
 Right Cantilever: No  
 Slope: 0/12  
 Tributary: 06-00-00

Live Load: 40 psf  
 Dead Load: 20 psf  
 Partition Load: 0 psf  
 Duration: 100

**Disclosure**

The completeness and accuracy of the input must be verified by anyone who would rely on the output as evidence of suitability for a particular application. The output above is based upon building code-accepted design properties and analysis methods. Installation of BOISE engineered wood products must be in accordance with the current Installation Guide and the applicable building codes. To obtain an Installation Guide or if you have any questions, please call (800)232-0788 before beginning product installation.

BC CALC®, BC FRAMER®, BCI®, BC RIM BOARD™, BC OSB RIM BOARD™, BOISE GLULAM™, VERSA-LAM®, VERSA-RIM®, VERSA-RIM PLUS®, VERSA-STRAND™, VERSA-STUD®, ALLJOIST® and AJS™ are trademarks of Boise Cascade Corporation.

**Load Summary**

ID	Description	Load Type	Ref.	Start	End	Type	Value	Trib.	Dur.
S	Standard Load	Unf. Area	Left	00-00-00	09-00-00	Live	40 psf	06-00-00	100%
						Dead	20 psf	06-00-00	90%
1		Unf. Area	Left	00-00-00	09-00-00	Live	50 psf	12-00-00	115%
						Dead	20 psf	12-00-00	90%

**Controls Summary**

Control Type	Value	% Allowable	Duration	Load Case	Span Location
Moment	12260 ft-lbs	51.3%	115%	3	1 - Internal
Neg. Moment	0 ft-lbs	n/a	100%		
End Shear	4498 lbs	41.3%	115%	3	1 - Left
Total Load Defl.	L/453 (0.239")	53.0%		3	1
Live Load Defl.	L/653 (0.165")	73.5%		3	1
Max Defl.	0.239"	23.9%		3	1

**Notes**

Design meets Code minimum (L/240) Total load deflection criteria.  
 Design meets User specified (L/480) Live load deflection criteria.  
 Design meets arbitrary (1") Maximum load deflection criteria.  
 Minimum bearing length for B0 is 1-1/2".  
 Minimum bearing length for B1 is 1-1/2".  
 Entered/Displayed Horizontal Span Length(s) = Clear Span + 1/2 min. end bearing + 1/2 intermediate bearing

*Joe Hall  
 Just got this  
 to the shop  
 for review  
 5/19/04*

36 ksi

**BEAMS**  
**W Shapes**  
 Allowable uniform loads in kips  
 for beams laterally supported  
 For beams laterally unsupported, see page 2-146

W 12



Span in Feet	W 12			W 12			W 12				Deflection in.
	50	45	40	35	30	26	22	19	16	14	
8	8.50	8.50	9.40	6.90	6.90	6.90	4.30	4.20	4.10	3.50	22
10	19.5	17.7	16.0	12.6	13.8	9.40	6.40	5.30	4.30	4.20	28
12							92	92	76	69	32
14							92	92	68	59	36
16							92	92	60	47	40
18							92	92	52	35	44
20							92	92	44	24	48
22							92	92	36	13	52
24							92	92	28	2	56
26							92	92	20	1	60
28							92	92	12	1	64
30							92	92	4	1	68
32							92	92	0	1	72
34							92	92	0	1	76
36							92	92	0	1	80
38							92	92	0	1	84
40							92	92	0	1	88
42							92	92	0	1	92
44							92	92	0	1	96
46							92	92	0	1	100
48							92	92	0	1	104
50							92	92	0	1	108

JUN 08 '04 (WED) 15:13  
 COMMUNICATION No. 11  
 PAGE 1

**Properties and Reaction Values**

Span in Feet	W 12	W 12	W 12	W 12	W 12	W 12	W 12	W 12	W 12	W 12	W 12
8	128	115	101	88	88	88	76	68	59	50	42
10	174	152	131	115	115	115	92	82	70	60	50
12	220	192	165	145	145	145	115	102	88	76	64
14	266	232	197	175	175	175	138	122	105	92	78
16	312	272	231	205	205	205	162	142	122	105	90
18	358	312	265	235	235	235	186	162	138	122	105
20	404	352	299	265	265	265	210	182	152	132	115
22	450	392	333	295	295	295	234	202	168	148	125
24	496	432	367	325	325	325	258	222	188	162	140
26	542	472	401	355	355	355	282	242	202	178	155
28	588	512	435	385	385	385	306	262	218	192	170
30	634	552	469	415	415	415	330	282	238	208	185
32	680	592	503	445	445	445	354	302	258	228	200
34	726	632	537	475	475	475	378	322	278	248	215
36	772	672	571	505	505	505	402	342	298	268	230
38	818	712	605	535	535	535	426	362	318	288	245
40	864	752	639	565	565	565	450	382	338	308	260
42	910	792	673	595	595	595	474	402	358	328	275
44	956	832	707	625	625	625	498	422	378	348	290
46	1002	872	741	655	655	655	522	442	398	368	305
48	1048	912	775	685	685	685	546	462	418	388	320
50	1094	952	809	715	715	715	570	482	438	408	335

MATT K...  
 607 LARUE AVE.  
 PORTLAND ME

**W Shapes**  
 Allowable uniform loads in kips  
 for beams laterally supported  
 For beams laterally unsupported, see page 2-146



Designation	W 10								Deflect in.
	Wt. lb	112	100	88	77	68	60	54	
Flange Width	10%	10%	10%	10%	10%	10%	10%	10	10
$L_c$	11.0	10.9	10.8	10.8	10.7	10.6	10.6	10.5	10.6
$L_u$	53.2	48.2	43.3	38.6	34.8	31.1	28.2	26.9	26.9
Span in Feet	8	9	10	11	12	13	14	15	16
	247	222	197	173	151	133	117	106	96
	200	177	156	136	120	106	95	86	79
	181	161	142	124	109	96	86	79	72
	166	146	130	113	100	88	79	72	66
	154	136	120	105	92	81	73	66	61
	143	127	111	97	85	75	68	61	56
	133	118	104	91	80	70	63	56	51
	125	111	98	85	75	66	59	52	47
	117	104	92	80	71	62	56	49	44
	111	99	87	76	67	59	53	46	41
	105	93	82	72	63	56	50	43	38
	100	89	78	68	60	53	48	41	36
	95	84	74	65	57	50	45	38	33
	91	81	71	62	55	48	43	36	31
	87	77	68	59	52	46	41	34	29
	83	74	65	57	50	44	40	33	28

**Properties and Reaction Values**

Span in Feet	W 10	W 10	W 10	W 10	W 10	W 10	W 10	W 10	W 10
8	126	112	98.5	85.9	75.7	66.7	60.0	54.0	49.0
10	124	109	94	81	70	62	54	49	45
12	84.1	70.7	58.4	47.2	38.4	32.7	27.5	24.0	21.0
14	17.9	16.2	14.4	12.6	11.2	9.86	8.75	8.06	7.50
16	150	127	109	93	79	68	60	54	49
18	18.5	15.5	12.5	9.88	7.93	6.52	5.00	4.30	3.80
20	147	127	109	93	78	68	60	54	49

Load above heavy line is limited by maximum allowable web shear. Values of R in bold face exceed maximum web shear.

JUN-08-2004 03:16 PM

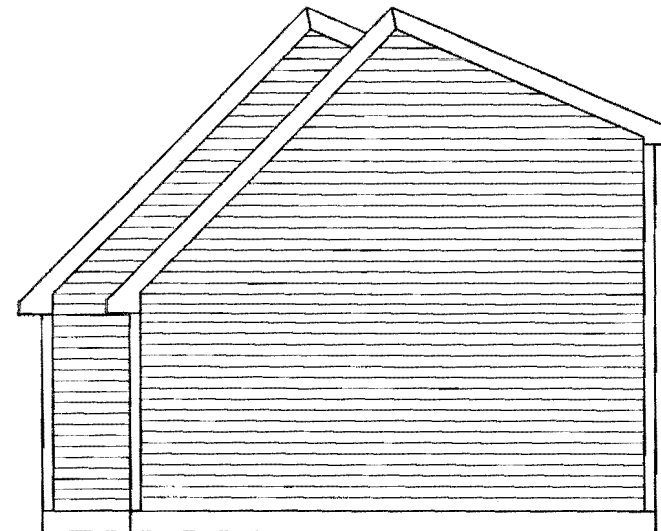
P.01



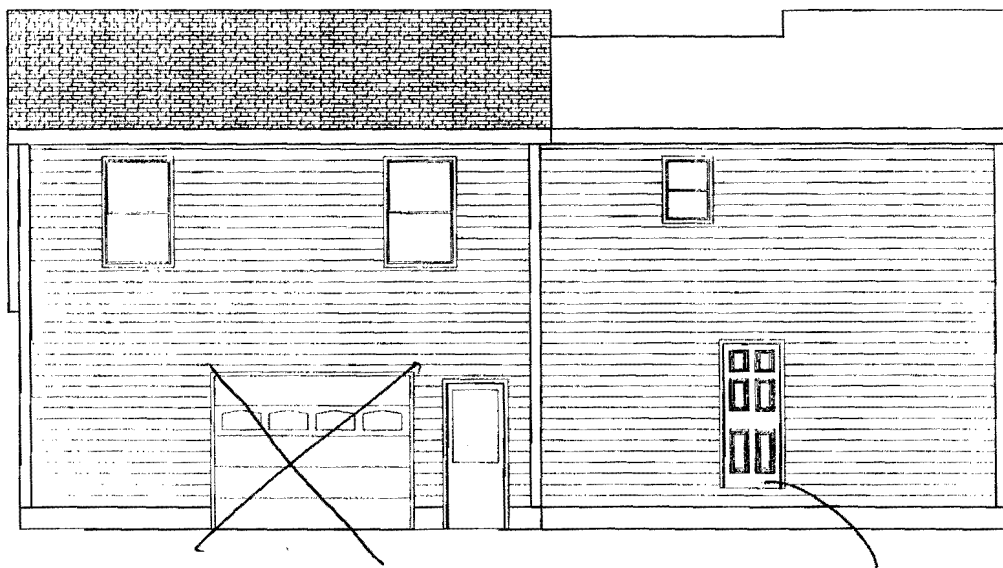
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**FRONT ELEVATION**

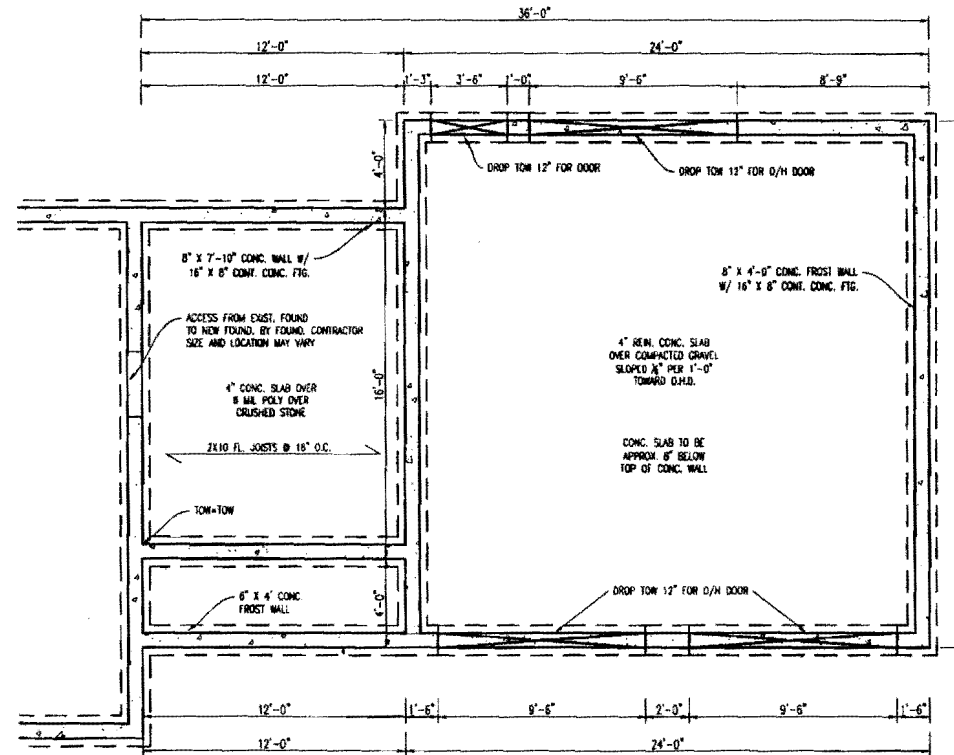


**RIGHT ELEVATION**



**REAR ELEVATION**

*future steps  
will secure access*



**FOUNDATION PLAN**



SCALE: 1/4" = 1'-0"	DRAWN BY: TMS
DATE: 1/7/04	REVISED:
KING ADDITION	DRAWING NUMBER: A-1103G
ELEVATIONS & FOUND. PLAN	PAGE NUMBER: 1 of 2

