

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
 Application And
 Notes, If Any,
 Attached

BUILDING INSPECTION

PERMIT

Permit Number: 041462

This is to certify that Adam Robert L /Teal LLC

has permission to 6 unit residential building (3 unit row houses)

AT 300 Allen Ave

344 E006001

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
 given and written permission procured
 before this building or part thereof
 is altered or closed-in.
 HEAVY NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. ASM

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Director - Building & Inspection Services

Denied

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 04-1462	Issue Date:	CBL: 344 E006001
-----------------------	-------------	---------------------

Location of Construction: 300 Allen Ave	Owner Name: Adam Robert L	Owner Address: 662 East Bridge St	Phone:
Business Name:	Contractor Name: Teal LLC	Contractor Address: 286 Falmouth Road Falmouth	Phone: 797-5935 2077813224
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone: RP/R5

Past Use: Vacant Land	Proposed Use: 6 unit residential building (3 two unit rowhouses)	Permit Fee: \$4,836.00	Cost of Work: \$510,000.00	CEO District: 5
Proposed Project Description: 6 unit residential building (3 two unit rowhouses)		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		Signature: <i>WMM</i>		Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: Date:				

Permit Taken By: ldobson	Date Applied For: 09/28/2004	Zoning Approval		
<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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 <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Pamel 7 2004 X</i> <input checked="" type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i># 2003-0124</i> Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	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	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:	Date:	Date:

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



Residential? 54 1462

Commercial 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>300 Allen Ave</u>		
Total Square Footage of Proposed Structure <u>7500</u>	Square Footage of Lot <u>38000 ±</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>344 E 006</u>	Owner: <u>Horlegain LLC</u>	Telephone: <u>7975935</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Horlegain LLC</u> <u>662 East Bridge St</u> <u>Westbrook ME 04092</u>	Cost Of Work: \$ <u>510000</u> Fee: \$ <u>4611.00</u>
Current Specific use: _____		
Proposed Specific use: <u>Residential</u>		
Project description: <u>Row houses (3 Duplexes)</u>		
Contractor's name, address & telephone: <u>Teal LLC</u>		
Who should we contact when the permit is ready: <u>Robert Adam</u>		
Mailing address: <u>662 East Bridge St</u> <u>Westbrook ME 04092</u>		Phone: <u>7975935</u>

Please submit all of the information outlined in the Residential Application Checklist. Failure to do so will result in the automatic denial of your permit.

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections office, room 315 City Hall or call 874-8703.

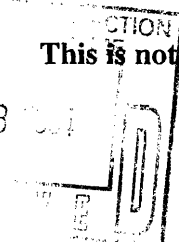
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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>Robert L Adam</u>	Date: <u>9/14/04</u>
--	----------------------

Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

28001



From: Marge Schmuckal
To: Kandi Talbot; Sarah Hopkins
Date: Fri, Nov 12, 2004 4:14 PM
Subject: 300 Allen Ave - 6 unit resid.

I'm hoping someone in planning can let me know whether this project has been approved, and if so whether I can get a stamped approved site plan? We have an application in our office.
Thanks,
Marge

CC: ALEX JAEGERMAN

NO Stamped
Approved
Site
Plan
get

Teal Limited Liability Company
662 East Bridge Street
Westbrook, ME 04092
Tel 797-5935

September 28, 2004

Michael Nugent, Manager
City of Portland

Application for building permit at 300 Allen Ave.

Dear Mr. Nugent,

Please find enclosed building plans for the row houses signed and sealed by Kevin W Freeman, Registered Professional Engineer, State of Maine and built by KBS, foundation plans signed and sealed by Steven R. Grant, Registered Professional Engineer, State of Maine, and a Site and Utility Layout signed and sealed by Alton M. Palmer, Registered Engineer, State of Maine and recorded in the Cumberland County Registry of Deeds on September 7, 2004. Also included are the Permit Application and a check for \$4611 as required.

Very truly yours,


Robert L. Adam

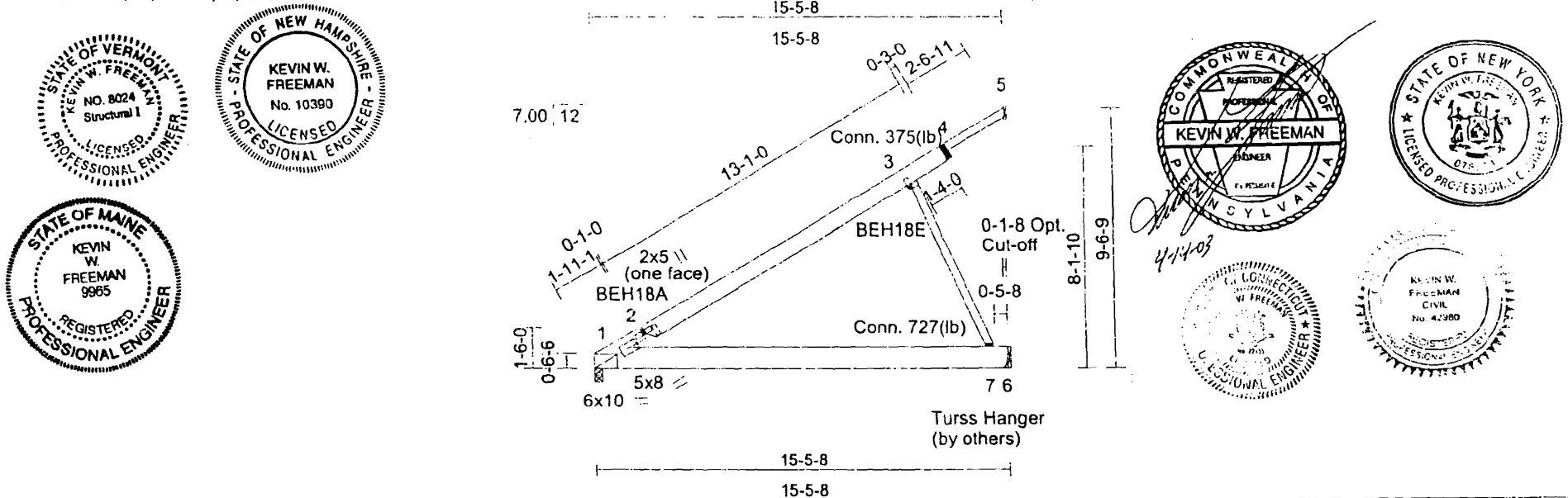


Plate Offsets (X,Y) [1-1-1-13.0-2-8] [2-0-0-5.0-0-14] [3-0-0-11.0-1-2]

PRIMARY	ALTERNATE	CSI	DEFL	PLATES	GRIP
LOADING (psf) PRIMARY SPACINGS 1-4-0	LOADING (psf) SPACING 1-0-0	TC 0.83	Ver(LL) -0.43 1-7 >430	MII20	197/144
TCLL (Pg) 57.5 Plates Increase 1.15	TCLL (Pg) 90.0 Plates Increase 1.15	BC 0.91	Ver(TL) -0.64 1-7 >287	MII18	141/138
TCOL 10.0 Lumber Increase 1.15	TCOL 13.33 Lumber Increase 1.15	WB 0.71	Horz(TL) 0.00 6 n/a		
BCLL 15.0 Rep Stress Incr YES	BCLL 20.0 Rep Stress Incr YES	(Matrix)	1st LC LL Min Vdefl = 240		
BCDL 15.0 Code IBC/IRC 2006	BCDL 20.0 Code IBC/IRC 2006				Weight: 93 lb

LUMBER

TOP CHORD 2 X 6 SPF 2100F 1.8E "Except"
 2-4 2 X 8 SPF No 2, 4-5 2 X 4 SPF No 2

BOT CHORD 2 X 10 SPF No 2

WEBS 2 X 4 SPF Stud

BRACING

TOP CHORD Sheathed or 5-6-0 oc purlins.
 BOT CHORD Rigid ceiling directly applied or 4-5-10 oc bracing.

REACTIONS (lb/size)

1	=	1222/0-3-8	6	=	1024/Mechanical
5	=	0/Mechanical			
Max Horz					
1	=	230(load case 2)	5	=	-168(load case 1)
Max Uplift					
1	=	-77(load case 2)	6	=	-176(load case 2)

TOP CHORD

2-3 = -522 3-4 = -333 4-5 = -203

BOT CHORD

1-7 = 282 6-7 = 0

WEBS

3-7 = -727

NOTES (7-13)

1) This truss has been designed for the loads generated by 90 mph winds at 30 ft above ground level located 1 mi from the hurricane oceanline. ASCE 7-98 components and cladding external pressure coefficients for the exterior (2) zone and 5.0 psf top chord and 6.0 psf bottom chord dead load are being used. The design assumes occupancy category II, terrain exposure C and internal pressure coefficient condition I. The building dimensions are 45 ft by 24 ft. If end verticals exist, they are not exposed to wind. If cantilevers exist, they are exposed to wind. If porches exist, they are not exposed to wind. The lumber DOL increase is 1.60, and the plate grip increase is 1.33.

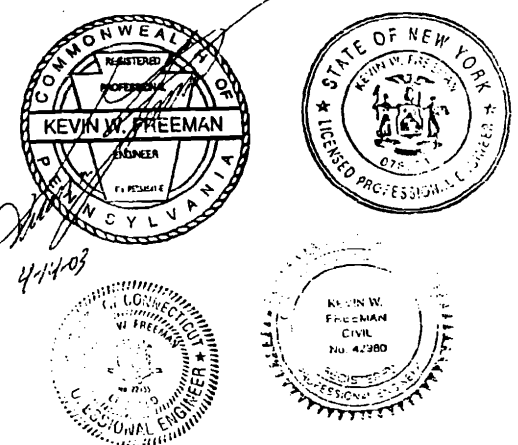
2) All plates are MII20 plates unless otherwise indicated.

3) NA

4) NA

5) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 77 lb uplift at joint 1 and 176 lb uplift at joint 6.

- This truss has been designed with ANSUTPI 1-1995 criteria.
- Truss members shall not be cut, drilled, sliced, notched or otherwise altered without written approval of the design engineer.
- Provisions must be made to prevent lateral movement of the top chord during transportation. Extreme care must be utilized rotating the top chord into place.
- Take precaution to keep the chords in plane, any bending or twisting of the hinge plate must be repaired before the building is put into service.
- This truss has been designed to meet a 67.5 PSF Pg Snow Zone and was checked for an unbalanced load of 70.42 PSF per ASCE 7-98. Ce=1.0 Ci=1.0 I=1.0.
- This truss has been designed to meet 2000 IBC, Section 2308.10.7.1.2000 IRC R802.10.
- This truss has been designed to meet BOCA National Building Code, Sec. 2305.15.
- Added hinge to top of kneewall



APPROVED PFS CORP

JAN 14 2004

APPROVAL LIMITED TO FACTORY BUILT PORTION

WARNING - Verify design parameters and READ NOTES

This design is based only upon parameters shown, and is for an individual building component to be installed and loaded vertically. Applicability of design parameters and proper incorporation of component is responsibility of building designer, not truss designer. Bracing shown is for lateral support of individual web members only. Additional temporary bracing to insure stability during construction is the responsibility of the erector. Additional permanent bracing of the overall structure is the responsibility of the building designer. For general guidance regarding fabrication, quality control, storage, delivery, erection and bracing, consult DST-88 Quality Standard, DST-89 Bracing Specification, and HIB-31 Handling, Installing and Bracing Recommendation available from: Truss Plate Institute, 583 D'Orofino Drive, Madison, WI 53719.

Universal Forest Products, Inc. 2801 EAST BELLEVUE RD. NE
 PHONE (616)-364-6181 FAX (616)-361-7534 GRAND RAPIDS MI 49505

Permit Number

Checked By/Date

MECcheck Compliance Report 1993 MEC

MECcheck Software Version 3.3 Release 1c

Data filename: \\Kbs1\engineering\PRODUCTION\KBS-0228,229,230\KBS-0230\KBS-0230MEC.cck

TITLE: ROW HOUSES

CITY: Portland
STATE: Maine
HDD: 7378
CONSTRUCTION TYPE: Single Family

DATE: 01/13/04
DATE OF PLANS: 12-30-03

PROJECT INFORMATION:
KBS-0230

COMPANY INFORMATION:
KBS BUILDING SYSTEMS

COMPLIANCE: Fails

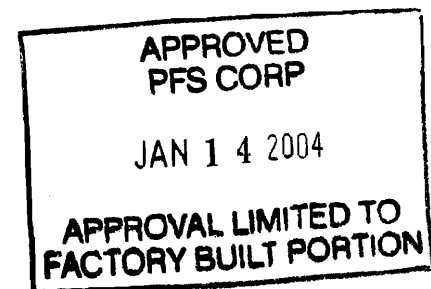
Maximum UA = 271
Your Home = 361
33.2% Worse Than Code

	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Glazing or Door U-Factor	UA
Ceiling 1: Raised or Energy Truss	663	38.0	0.0		17
Wall 1: Wood Frame, 16" o.c.	1860	19.0	0.0		91
Window 1: Vinyl Frame, Double Pane with Low-E	113			0.360	41
Door 1: Solid	31			0.280	9
Door 2: Glass	40			0.340	14
Floor 1: All-Wood Joist/Truss, Over Unconditioned Space	655	0.0	0.0		163
Crawl 1: Solid Concrete or Masonry, 4.0' ht/3.0' bg/4.0' insul	419	11.0	0.0		26
Boiler 1: Other (Except Gas-Fired Steam), 80 AFUE					

Builder/Designer

Jason Clough

Date 1-13-04



From: Marge Schmuckal
To: Kandi Talbot
Date: Tue, Oct 12, 2004 11:30 AM
Subject: 300 Allen Avenue - Bob Adams

Kandi,

What is the status of this site plan? We have a couple applications. Can I get a copy of the approved site plan? I believe that they added a unit or two for the rear development.

Please give that information to me so that I can do whatever with the permits.

Thanks,
Marge

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Planning Copy**

2003-0124

Application I. D. Number

6/24/03

Application Date

Building Addition

Project Name/Description

Northgate Plaza Associates Llc

Applicant

400 Allen Ave , Portland , ME 04103

Applicant's Mailing Address

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

300 - 300 Allen Ave, Portland, Maine

Address of Proposed Site

344 E006001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

4,510 s.f.

R-P/R-5

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan \$500.00 Subdivision _____ Engineer Review \$3,800.18 Date: 8/18/04

Planning Approval Status:

Reviewer Kandi Talbot

- Approved Approved w/Conditions See Attached Denied

Approval Date 10/28/03 Approval Expiration 10/28/04 Extension to _____ Additional Sheets Attached

OK to Issue Building Permit

signature

date

Performance Guarantee

Required*

Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	8/16/04	\$191,009.00	8/31/05
	date	amount	expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	8/19/04	\$3,820.18	
	date	amount	
<input type="checkbox"/> Building Permit Issued	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	remaining balance	signature
	date		
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	expiration date
	date		
<input type="checkbox"/> Final Inspection	_____	signature	
	date		
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	signature	
	date		
<input type="checkbox"/> Defect Guarantee Submitted	_____	amount	expiration date
	submitted date		

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM**

2003-0124

Application I. D. Number

6/24/03

Application Date

Building Addition

Project Name/Description

Northgate Plaza Associates Llc

Applicant

400 Allen Ave , Portland , ME 04103

Applicant's Mailing Address

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

300 - 300 Allen Ave, Portland, Maine

Address of Proposed Site

344 E006001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

- 1 1. That the applicant submit a sewer capacity letter from the Portland Sewer Division prior to issuance of a building permit.
- 2 2. That the applicant submit sewer easement language to staff to be reviewed and approved by Corporation Counsel.
- 3 3. That the applicant revise the plans to address the Development Review Coordinator's comments dated October 17, 2003.
- 4 4. That the City Arborist review and approve the landscaping plan as to the restoration of the area of the water line after the utility line is in place.
- 5 5. That the applicant reduce the pole heights of the parking lot poles to 14 - 16 ft. High and submit a photometric plan that shows the foot candles to the property line to determine that there is no spillover onto abutting properties.
- 6 6. That the applicant shall submit a stockade fence detail regarding materials and style of fencing for review and approval by staff.

Approval Conditions of DRC

- 1 see Planning conditions

Applicant: Bob Adam
Address: 300 Allen Avenue

Date: 1/18/04
C-B-L: 344-E-006

CHECK-LIST AGAINST ZONING ORDINANCE

Date - existing building in front permit # 04-1462
Zone Location - R-P along Allen Ave; R-5 in the interior

Interior of corner lot -

Proposed Use/Work - to construct 6 residential D.U.

(permit does not cover construction of an office bldg at this time)

Sewage Disposal - city

Lot Street Frontage - 60' min (R-P) 50' min (R-5) - 132' shown

	R-P	R-5
Front Yard -	20' min - N/A	front 20' min - 20' shown
Rear Yard -	20' min - 100' + shown	rear 20' min - 21.7' shown
Side Yard -	12' min - 34' & 51'	side 12' min - 16' & 79' shown

Projections - 5' x 5' rear stone patios only on residential

NO wooded structures
Width of Lot - 60' req (R-P) 90' req (R-5)

Height - 45' MAX (in R-P) 35' MAX (in R-5) - less than 35' shown

Lot Area - 36,000[#] min for res. 36,443[#] given

Lot Coverage/ Impervious Surface - 80% max imperv next to R-5 or 29154.4[#] max - 45.2% given
40% max lot coverage (R-5) - 16.6% given

Area per Family - 6,000[#] / DU or 36,000[#] min - OK

Off-street Parking - Resid: - 2/DU + 1 car = 13 pkg sp.
office - 4093[#] ÷ 100 = 10 pkg sp.

Loading Bays - N/A

23 req pkg sp. - 29 pkg spaces shown

Site Plan - major

Subdivision # 2003-0124

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 7 Zone X

F.A.R. $\frac{\text{TOTAL floor area}}{\text{Land Area}} = \frac{5106 + 5832}{36,443} = \frac{10938}{36443} = .30 / .65 \text{ MAX}$

(18 x 27) x 2 x 6 = 5832

GENERAL NOTES:

1. WATER HEATERS IN ENCLOSED COMPARTMENTS ARE TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
2. POWER RANGE HOOD AND FANS ARE VENTED TO EXTERIOR WHEN APPLICABLE. WHEN NOT APPLICABLE OR ABLE, A RECIRCULATION FILTERING HOOD (MIN. 100 CFM) MAY BE SUBSTITUTED IF THERE IS A MIN. OF 4% NATURAL VENTILATION IS PROVIDED.
3. EACH DWELLING SHALL HAVE AT THE PRIMARY LOCATION A MAIN ENTRANCE DOOR. THIS DOOR SHALL BE BOTH SWING TYPE AND 36"W x 80"H. (MINIMUM).
4. KITCHEN AND/OR BATH CABINETS AND FIXTURES MAY BE SHIPPED LOOSE AND/OR FURNISHED AND INSTALLED ON SITE BY BUILDER.
5. ROOF SHINGLES ARE FACTORY INSTALLED. EXCEPT AT RIDGE AND HINGE POINTS OF ROOF WHICH IS FACTORY FURNISHED BUT FIELD INSTALLED BY BUILDER. SHINGLES MAY BE FURNISHED BY BUILDER AND FIELD INSTALLED.
6. ROOF SHINGLES ARE FASTENED WITH 6 FASTENERS PER SHINGLE, WIND ZONE 80 MPH IN THE STATE OF CONNECTICUT.
7. 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
8. CHIMNEY PIPE AND DUCT PENETRATION THROUGH FLOORS, WALLS AND CEILINGS SHALL HAVE SUCH OPENINGS FIRESTOPPED.
9. FOR FIELD CONNECTIONS SEE MODEL CROSS SECTIONS.
10. ALL NOTES PERTAINING TO "IN FIELD", "BY BUILDER" OR "" ARE BUILDER/CONTRACTORS RESPONSIBILITY.
11. ALL PIPING AND DUCT WORK IN UNHEATED SPACES SHALL BE INSULATED.
12. 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"x24". DURING NORMAL WINDOW OPERATION
13. A SMOKE DETECTOR SHALL BE AC/DC TYPE, POWERED FROM A LIGHTING CIRCUIT AND PROVIDED ON ON EACH FLOOR LEVEL INCLUDING BASEMENT. SMOKE DETECTOR SHALL BE INSTALLED IN EACH BEDROOM AND IN THE VICINITY OF BEDROOMS, AND WIRED IN SUCH A WAY THAT ACTIVATION OF ONE WILL ACTIVATE ALL, AND WITH NO INTERVENING SWITCHES. IF ADDITIONAL SMOKE DETECTORS ARE INSTALLED BY BUILDER THEY MUST BE INTERCONNECTED WITH ONES INSTALLED BY MODULAR MANUFACTURER.
- 13a. A CO DETECTOR SHALL BE INSTALLED ON EACH FLOOR AND INTERCONNECTED WITH SMOKE DETECTOR IN THE STATE OF RI.
- 13b. A PHOTOELECTRIC SMOKE DETECTOR SHALL BE INSTALLED ON EACH FLOOR IN THE STATE OF MA.
14. SPACING OF INTERMEDIATE GUARDRAILS AT STAIRWAYS SHALL BE SUCH THAT A 4" SPHERE CANNOT PASS THROUGH.
15. 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 < 1/4" NOR > 1/2" IN ANY DIRECTION.
16. SAFTY GLAZING SHALL BE IN INGRESS AND MEANS OF EGRESS DOORS, IN FIXED AND SLIDING DOOR ASSEMBLIES, AND PANELS IN SWINGING DOORS, STORM DOORS, IN ALL UNFRAMED SWINGING DOORS IN 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.
 - a. EXPOSED AREA IN AN INDIVIDUAL PANE GREATER THAN 9 SQ.FT.
 - b. BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR.
 - c. TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR.
 - d. ONE OR MORE WALKING SURFACE WITHIN 36" HORIZONTALITY OF GLAZING.
 SAFTY GLAZING SHALL BE IN WALLS INCLOSING 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.
17. PLASTICS (INCLUDING GLAZING, SIDING AND SKYLIGHTS) AND FOAM PLASTIC (INCLUDING INSULATION) IF USED SHALL BE IN COMPLIANCE WITH STATE CODE
8. MINIMUM ROOM SIZE TO BE 70 SQ. FT. WITH A MINIMUM ROOM DIMENSION OF 7'-0". ONE ROOM A MIN. OF 120 SQ.FT. AND A MIN DIMENSION OF 10 FT. (MINIMUM DIMENSION OF 10'-0" IS NOT CODE REQUIRED BUT IT IS A MANUFACTURERS CHOICE)
9. ALL STAIRWELLS USED AS A COMMON SET OF STAIRS MUST HAVE A MIN. OF 1 HOUR RATING.
10. THE NUMBER OF MODULES MAY VARY.
11. IN ATTIC & ENCLOSED RAFTER SPACES, THE MINIMUM VENTILATION AREA SHALL BE 1/300 OF THE AREA OF SPACE VENTILATED, PROVIDED A VAPOR RETARDER HAVING A TRANSMISSION COEFFICIENT NOT EXCEEDING 1 PERM IN ACCORDANCE WITH ASTM 96 IS INSTALLED ON WARM SIDE OF ATTIC FLOOR AND PROVIDED 50% OF THE REQUIRED VENTILATION AREA PROVIDED BY VENTILATORS IS PROVIDED IN THE UPPER PORTION OF THE VENTILATED SPACE AT LEAST 3 FT. ABOVE EAVE OR CORNICE VENTS. THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS
2. 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.

GARAGE NOTES

1. GARAGE SHALL BE PROVIDED WITH AT LEAST ONE RECEPTACLE.
 2. ALL GARAGE SHALL BE GFCI PROTECTED INCLUDING THE ONE INSTALLED ON CEILING.
- A. ATTACHED GARAGE**
1. ATTACHED GARAGE SHALL BE SEPARATED FROM DWELLING AND ITS ATTIC BY MEANS OF 1/2" GYPSUM BOARD OR EQUIVALENT
 2. A DOOR BETWEEN DWELLING AND GARAGE SHALL BE A MINIMUM 1 3/4" SOLID CORE OR EQUIVALENT.
 3. GARAGE FLOOR SHALL BE A MINIMUM 4" BELOW THE FLOOR IN A DWELLING.
- B. DWELLING ABOVE GARAGE**
1. GARAGE MAY HAVE HABITABLE SPACE ABOVE, AND IF IT DOES GARAGE SHALL BE SEPARATED FROM DWELLING BY A RATED FLOOR / CEILING ASSEMBLY RATED FOR ONE HOUR. WALLS SUPPORTING RATED ASSEMBLY SHALL HAVE EQUAL RATING AS THE ASSEMBLY BEING SUPPORTED
 2. A DOOR BETWEEN DWELLING AND GARAGE IN A RATED WALL SHALL BE A MINIMUM 3/4 HOUR RATED AND EQUIPPED WITH SELF CLOSERS.

STAIR NOTES:

1. BASEMENT STAIRS SHOWN ARE TYPICAL FOR STANDARD PLANS
2. ALL STAIR OPENINGS AND HEADERS ARE BASED ON BASEMENT CEILING HEIGHT OF 8'-0" UNLESS SHOWN OTHERWISE
3. RISE, RUN AND OPENING FOR STAIRS MAY VARY AS PLAN DESIGN VARIES. MAXIMUM RISER OF 8 1/4" (7 3/4" IN VERMONT AND NH.), MINIMUM TREAD OF 9" (10" IN VERMONT AND NH.) WITH AN 1 1/4" NOSING. STAIRS WILL HAVE MINIMUM HEAD ROOM OF 6'-8", MINIMUM WIDTH OF 3'-0" IN THE STATE OF VERMONT IF DWELLING IS OWNER OCCUPIED STAIRS CAN HAVE 8 1/4" MAX. RISE AND 9" MIN. TREAD.
4. BUILDER IS RESPONSIBLE TO INSTALL BASEMENT STAIRS, LANDING AND RAILING. RAILING SHALL BE INSTALLED AT 30" TO 36" MEASURED VERTICALLY FROM NOSING
5. MAXIMUM VARIATION IN RISER HEIGHT BETWEEN 2 ADJACENT RISER IS 3/16"
6. MINIMUM CLEARANCE FROM WALL TO HANDRAIL IS 1 1/2", HAND RAIL MAY PROJECT INTO THE STAIRWAY MAXIMUM 3 1/2"
7. LANDINGS SHALL BE AS WIDE AS STAIRS
8. SWING OF A DOOR OPENING ON A STAIRWAY SHALL NOT OVERLAP TOP STEP.
9. ALL STAIR RAILINGS AND GUARD RAILS SHALL BE INSTALLED BEFORE DWELLING IS OCCUPIED RAILING SUPPLIED BY KBS AND INSTALLED ON SITE BY BUILDER
10. 3 OR MORE RISER SHALL BE PROTECTED BY A HANDRAIL ON AT LEAST ONE SIDE
11. OPEN SIDES OF STAIRS OR LANDINGS 18" OR MORE ABOVE ADJACENT FLOOR AND AT WINDOWS ON STAIRS OR LANDINGS SHALL HAVE RAILINGS.
12. OPEN RAILING SHALL HAVE GUARDS BELOW RAILING THROUGH WHICH A 4" SPHERE CANNOT PASS

MAINE BASEMENT REQUIREMENTS

FOR BASEMENT STAIRS FROM 7'-3" TO 8'-0"
BASEMENT STAIRS ARE A COMPONENT OF THIS DESIGN WITH A MAXIMUM RISER HEIGHT OF 8 1/4"; A MINIMUM TREAD DEPTH OF 9" AND A 1" NOSING WILL BE PROVIDED ON ALL TREADS WITH TREAD WIDTH LESS THAN 10"

SHEET #	SHEET NAME	DATE	REVISION DATE
P1	COVER PAGE	12-23-03	---
P2	FRONT ELEVATION	12-23-03	---
P2a	EXTERIOR ELEVATIONS	12-23-03	---
P3	1st FLOOR PLAN	12-19-03	---
P3A	1st FLOOR PLANS COMBINED	12-23-03	---
P4	2nd FLOOR PLAN	12-19-03	---
P4A	2nd FLOOR PLAN COMBINED	12-23-03	---
P7	1st FLOOR ELECTRIC	12-29-03	---
P7a	2nd FLOOR ELECTRIC	12-29-03	---
P8	ELEC/PLUMB NOTES	12-23-03	---
P9	WINDOW/DOOR SCHEDULE	12-23-03	---
P10	1st FLOOR HEATING	12-23-03	---
P11	2nd FLOOR HEATING	12-23-03	---
P13	PLUMBING SCHEMATIC	12-29-03	---
P14	SECTION MAIN HOUSE	12-19-03	---
P15	FOUNDATION DETAILS	12-23-03	---
P16	FOUNDATION LAYOUT	12-23-03	---

Plans certified to comply with all applicable codes and regulations of

MAINE

17 TOTAL PAGES

1-14-04

JLTI UNIT COLONIAL

COVER PAGE

SHEET # P1
DWN. BY: JAC
SCALE: NONE
DATE: 12-23-03

Signature

R. WENNER



KBS BUILDING SYSTEMS, INC.

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

NAME: QEMT03-342
IAL #: KBS-0230

APPROVAL LIMITED TO FACTORY BUILT PORTION