

PREPARED BY:  
**BACK BAY BOUNDARY, INC.**  
 PROFESSIONAL LAND SURVEYING  
 65 NEWBURY STREET  
 PORTLAND, MAINE  
 207-774-2855 FAX 207-761-2010

DRAWN BY: RTG  
 CHECKED BY: GAS  
 SCALE: 1" = 50'  
 DATE: 09-13-2002  
 JOB NUMBER:  
 200162-P  
 SHEET: 1 of 1

REVISION: 08/12/03 ~ ADDED 5/8" REBAR STEPS, REVISED FINISHED FLOOR, REVISED CONTOURS  
 REVISION: 07/15/03 ~ ADDED PROPOSED CONTOURS, DRIVEWAY AND SERVICE CONNECTIONS  
**MINOR SITE PLAN**  
 FOR A SINGLE FAMILY HOME  
 ON SEVENTH STREET PORTLAND, MAINE  
 FOR:  
**MARY C. MCCARTHY**

**GENERAL NOTES:**

1. RECORD OWNER OF PARCEL: MARY C. MCCARTHY AS SHOWN IN DEED BOOK 2269, PAGE 457 AND BOOK 3443, 198 RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
2. BEARINGS ARE BASED UPON A MAGNETIC OBERVATION TAKEN AT THE TIME OF THIS SURVEY.
3. AREA OF SUBJECT PARCEL: 10,508 SQUARE FEET
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:  
 a. "PLAN OF HALF ACRE HOMES" SURVEYED BY E.C. JORDAN CO. APRIL 1905 RECORDED IN THE AFOREMENTIONED REGISTRY IN PLAN BOOK 13, PAGE 2.  
 b. CITY OF PORTLAND ASSESSOR'S PLAN #340, LOTS SHOWN ON BLOCK C AS LOTS 3,4,21,22, AND 23.  
 c. CITY OF PORTLAND SEVENTH STREET SANITARY SEWER PLAN, DATED 06-27-1975, BUILT 1985 ON FILE IN THE DEPARTMENT OF PUBLIC WORKS IN DRAWER 495/13.
5. ELEVATIONS BASED UPON AN ASSUMED ELEVATION OF 100 FEET ON THE CITY MONUMENT AT THE CORNER OF BROADWAY AND EIGHTH STREETS.

**LEGEND**

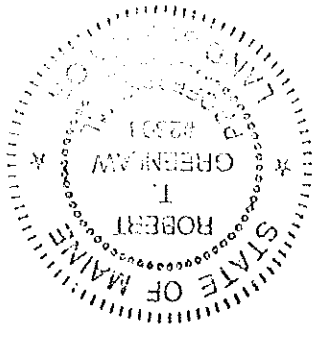
- Capped 5/8" Rebar Set With Registration Number 2303.
- Iron Pipe or Solid Pin Found
- △ Survey Instrument Point
- Abutter Line
- Property Line
- Street Line
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- A.G. Above Grade
- B.G. Below Grade
- Overhead Utility
- Utility Pole
- - - Edge of traveled way
- ▣ Catch Basin
- ⊙ Sewer Manhole
- 95 Proposed Contour
- ☼ Proposed Tree

**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:

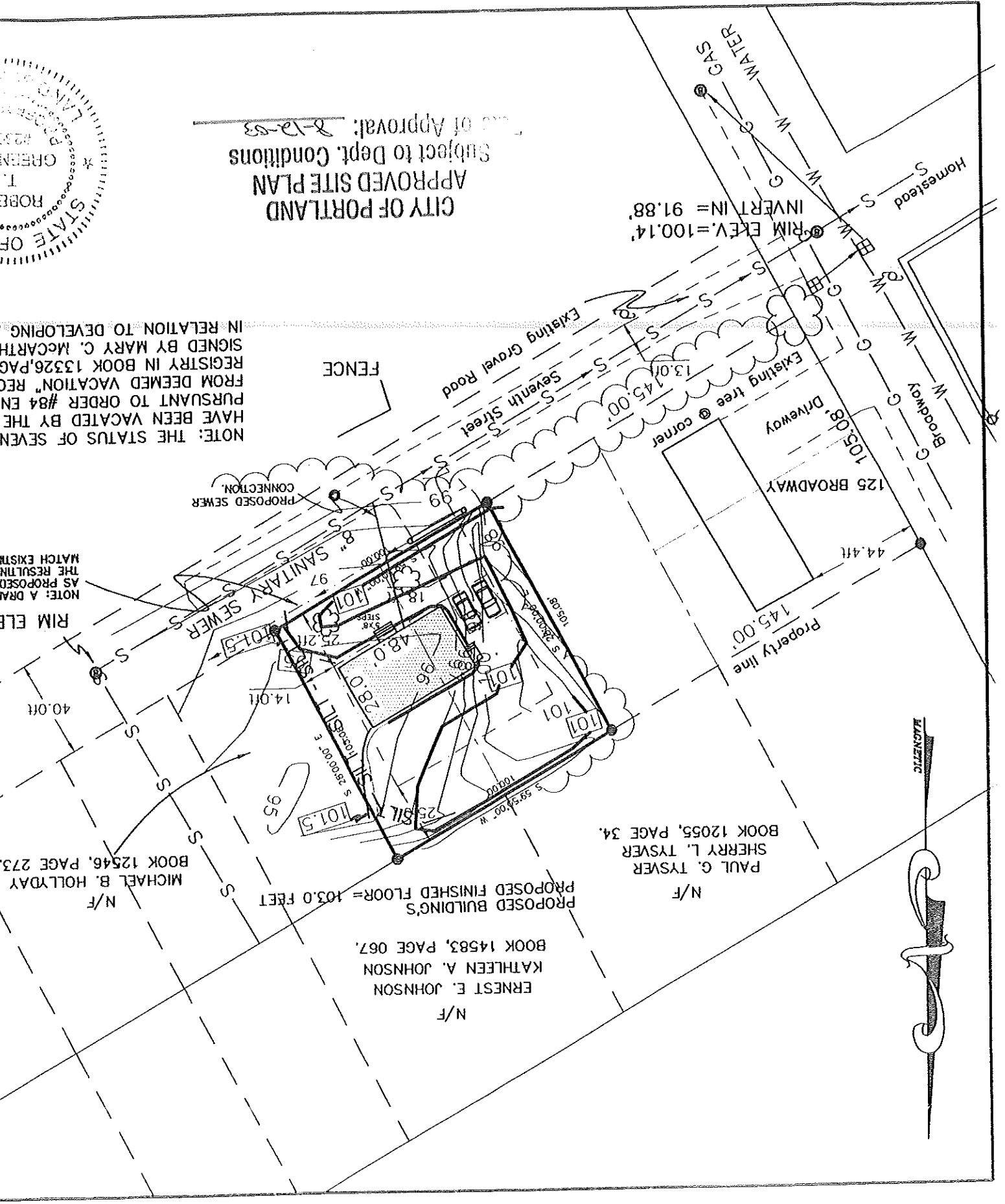
a) NO WRITTEN REPORT  
 b) NO NEW DESCRIPTION

*[Signature]*  
 ROBERT T. GREENLAW P.L.S.  
 PRESIDENT BACK BAY BOUNDARY, INC.  
 DATE: 08-12-2003



NOTE: THE STATUS OF SEVENTH STREET APPEARS TO HAVE HAD BEEN VACATED BY THE CITY OF PORTLAND ON 09-03-1997 PURSUANT TO ORDER #84 ENTITLED "ORDER EXCEPTING STREETS FROM DEEMED VACATION" RECORDED IN THE AFOREMENTIONED REGISTRY IN BOOK 13326, PAGE 019. SEE THE AFFIDAVIT SIGNED BY MARY C. MCCARTHY DATED 08/17/02 IN RELATION TO DEVELOPING ACCESS TO THE PROPOSED SITE.

NOTE: A DRAINAGE SWALE SHALL BE CONSTRUCTED AS PROPOSED ALONG THE FRONT PROPERTY LINE. THE RESULTING CONTOURS WILL BE GRADED TO MATCH EXISTING ROAD ELEVATIONS.



**CITY OF PORTLAND**  
**APPROVED SITE PLAN**  
 Subject to Dept. Conditions  
 Date of Approval: 8-12-03

N/F  
 PAUL G. TYSVER  
 SHERRY L. TYSVER  
 BOOK 12055, PAGE 34.

N/F  
 ERNEST E. JOHNSON  
 KATHLEEN A. JOHNSON  
 BOOK 14583, PAGE 067.

N/F  
 MICHAEL B. HOLLIDAY  
 BOOK 12546, PAGE 273.

340021



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

**CONNECTICUT APPLICABLE STATE BUILDING CODES:**

1999 CONNECTICUT BUILDING CODE	VERMONT
SUPPLEMENT W/ 2000 AMEND.	
1993 BOCA NATIONAL ENERGY CONS. CODE	
OR 1993 CABO MEC (1 & 2 FAMILY)	
1992 CABO 1&2 FAMILY DWELLING CODE	
W/ AMEND.	
1995 CABO 1 & 2 FAMILY DWELLING CODE	
1995 CABO MODEL ENERGY CODE	MAINE
1999 NATIONAL ELECTRICAL CODE	
1993 BOCA NATIONAL BUILDING CODE	
W/ AMENDMENTS	
1997 NFPA 101 LIFE SAFETY CODE	
1999 INTERNATIONAL RESIDENTIAL CODE	
2002 NATIONAL ELECTRICAL CODE	
1996 NATIONAL ELECTRICAL CODE	
1997 NFPA 31 (MECHANICAL)	
1994 NFPA 31 (LIFE SAFETY)	
N.H. STATE PLUMBING CODE	
N.H. STATE ENERGY CODE	
2000 NFPA 101 LIFE SAFETY CODE	

**LOCATION OF LABELS:**

DATA PLATE - (1) PER DWELLING AS INDICATED ON PLAN  
 PFS LABEL - (1) IN EACH MODULE AS INDICATED ON PLAN  
 STATE / IBC LABEL - (1) IN EACH DWELLING/MODULE (AS REQUIRED)  
 INDICATED ON PLAN

**DESIGN CRITERIA:**

USE GROUP:  
 R3 IN MAINE  
 ONE AND TWO FAMILY DWELLING, OTHER STATES  
 CLASSIFICATION:  
 5B / WOOD FRAME (UNPROTECTED)  
 HVAC systems Plumbing and Electrical connections at site Any items marked on included drawings as "BY BUILDER" or with the "..." or "\*\*\*\*\*" symbols

**LIVE LOADS**  
 1 ST. FLOOR - 40 PSF  
 BEDROOM AREA - 30 PSF

**DEAD LOADS**  
 10 PSF OR ACTUAL WIND LOADS 99 MPH

**GENERAL NOTES:**

- IT IS THE BUILDERS RESPONSIBILITY TO INSURE THAT ALL INFORMATION IN THIS PACKAGE COMPLIES TO 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 110 MPH WIND ZONE, ALL FASTENING MUST COMPLY TO 110 MPH WIND ZONE CONNECTION SCHEDULE.
- THIS UNIT MUST BE CONNECTED TO A PUBLIC WATER SUPPLY AND SEWER SYSTEM IF THESE 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.

**GENERAL NOTES:**

- WATER HEATERS IN ENCLOSED COMPARTMENTS ARE TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
- 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.
- 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). EACH DWELLING SHALL HAVE TWO MEANS OF EGRESS IN THE STATE OF MA.
- KITCHEN AND/OR BATH CABINETS AND FIXTURES MAY BE SHIPPED LOOSE AND/OR FURNISHED AND INSTALLED ON SITE BY BUILDER.
- ROOF SHINGLES ARE FACTORY INSTALLED, EXCEPT AT RIDGE AND HINGE POINTS OF ROOF WHICH IS FACTORY FINISHED BUT FIELD INSTALLED BY BUILDER. SHINGLES MAY BE FURNISHED BY BUILDER AND FIELD INSTALLED.
- ROOF SHINGLES ARE FASTENED WITH 6 FASTENERS PER SHINGLE. WIND ZONE 80 MPH IN THE STATE OF CONNECTICUT.
- HOLERS, 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 FIRED STOPPED PER CODE REQUIREMENTS (IRC SECTION R602.8.1).
- CHIMNEY PIPE AND DUCT PENETRATION THROUGH FLOORS, WALLS AND CEILINGS SHALL HAVE SUCH OPENINGS FIRED STOPPED.
- FOR FIELD CONNECTIONS SEE MODEL CROSS SECTIONS.
- ALL NOTES PERTAINING TO "IN FIELD," "BY BUILDER," OR "..." ARE BUILDER/CONTRACTORS RESPONSIBILITY.
10. ALL PIPING AND DUCT WORK IN UNHEATED SPACES SHALL BE INSULATED.
11. 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 NOT MORE THAN 44" ABOVE FLOOR. HAVE A NET CLEAR OPENING OF 5.7 SQ. FT. AND MIN. NET CLEAR OPENING OF 20"x24".
12. A SMOKE DETECTOR SHALL BE AC/DC TYPE, POWERED FROM A LIGHTING CIRCUIT AND PROVIDED 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 MANNER 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. SPACING OF INTERMEDIATE GUARDRAILS AT STAIRWAYS SHALL BE SUCH THAT A 4" SPHERE CANNOT PASS THROUGH.
14. 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 UNBLOCKED RAFTERS.
15. SAFETY 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" HORIZONTAL DISTANCE OF GLAZING.
16. SAFETY GLAZING SHALL BE IN WALLS INCLUDING STAIRWAY LANDINGS OR ABOVE 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.
18. MINIMUM ROOM SIZE TO BE 70 SQ. FT. WITH A MINIMUM ROOM DIMENSION OF 10 FT. (MINIMUM DIMENSION OF 10'-0" IS NOT CODE REQUIRED BUT IT IS A MANUFACTURERS CHOICE)
19. ALL STAIRWELLS USED AS A COMMON SET OF STAIRS MUST HAVE A MIN. OF 1 HOUR RATING.
20. THE NUMBER OF MODULES MAY VARY.
21. 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 RATE NOT EXCEEDING 1 PERM IN ACCORDANCE WITH ASTM 96 IS INSTALLED ON WEATH SIDE OF ATIC INSULATION AND PROVIDED 50% OF THE REQUIRED VENTILATION AREA PROVIDED BY VENTILATORS INSTALLED IN THE UPPER PORTION OF THE VENTILATED SPACE AT LEAST 3 FT. ABOVE EAVE OR CORNER VENTS, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNER VENTS.
22. 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.
23. ALL DOORS ON OCCUPIABLE ROOMS INCLUDING BATHROOMS SHALL BE MINIMUM 28" IN THE STATE OF MA.

SHEET #	SHEET NAME	DATE	REVISION DATE
1	COVER PAGE		
2	FOUNDATION DATA	11/14/03	
2a	FOUNDATION DIAGRAM	11/14/03	
3	1ST FLOOR PLAN	11/14/03	
3a	2ND FLOOR PLAN	11/14/03	
4	WINDOOR SCHEDULE	11/14/03	
5	FRONT ELEVATION	11/14/03	
5a	ELEVATIONS	11/14/03	
6	1ST FLOOR ELECTRICAL	11/14/03	
6a	2ND FLOOR ELECTRICAL	11/14/03	
7	2ND FLOOR HEATING	11/14/03	
7a	2ND FLOOR HEATING	11/14/03	
8	ELECTRICAL NOTES	11/14/03	
9	PLUMBING SCHEMATIC	11/14/03	
10	SECTION MAIN HOUSE	11/14/03	

**STAIR NOTES:**

- BASEMENT STAIRS SHOWN ARE TYPICAL FOR STANDARD PLANS
- ALL STAIR OPENINGS AND HEADERS ARE BASED ON BASEMENT CEILING HEIGHT OF 8'-0" UNLESS SHOWN OTHERWISE
- RISE, RUN AND OPENING FOR STAIRS MAY VARY AS PLAN DESIGN VARIES. MAXIMUM RISER OF 8 1/4" IN VERMONT AND NH, MINIMUM TREAD OF 9" (10" IN VERMONT AND NH) WITH AN 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.
- BUILDER IS RESPONSIBLE TO INSTALL BASEMENT STAIRS, LANDING AND RAILING. RAILING SHALL BE INSTALLED AT 30" TO 36" MEASURED VERTICALLY FROM NOSING
- MAXIMUM VARIATION IN RISER HEIGHT BETWEEN 2 ADJACENT RISERS IS 3/16"
- MINIMUM CLEARANCE FROM WALL TO HANDRAIL IS 1 1/2". HAND RAIL MAY PROJECT INTO THE STAIRWAY MAXIMUM 3 1/2"
- 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 RISER SHALL BE PROTECTED BY A HANDRAIL ON AT LEAST ONE SIDE
- OPEN SIDES OF STAIRS OR LANDINGS, IF OR MORE ABOVE ADJACENT FLOOR AND ADJACENT WINDOWS ON STAIRS OR LANDINGS SHALL HAVE RAILINGS
- 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 A MINIMUM WIDTH LESS THAN 10"

**APPROVED**  
 R. WENNER STAFF ENGINEER  
 NOV 21 2003

**GARAGE NOTES**

- GARAGE SHALL BE PROVIDED WITH AT LEAST ONE RECEPTACLE.
- ALL GARAGE SHALL BE GFCI PROTECTED INCLUDING THE ONE INSTALLED ON CEILING.

**A. ATTACHED GARAGE**

- ATTACHED GARAGE SHALL BE SEPARATED FROM DWELLING AND ITS ATTIC BY MEANS OF 1/2" GYPSUM BOARD OR EQUIVALENT
- A DOOR BETWEEN DWELLING AND GARAGE SHALL BE A MINIMUM 1 3/4" SOLID CORE OR EQUIVALENT.
- GARAGE FLOOR SHALL BE A MINIMUM 4" BELOW THE FLOOR IN A DWELLING.

**B. DWELLING ABOVE GARAGE**

- 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
- A DOOR BETWEEN DWELLING AND GARAGE IN A RATED WALL SHALL BE A MINIMUM 3/4 HOUR RATED AND EQUIPPED WITH SELF CLOSERS.

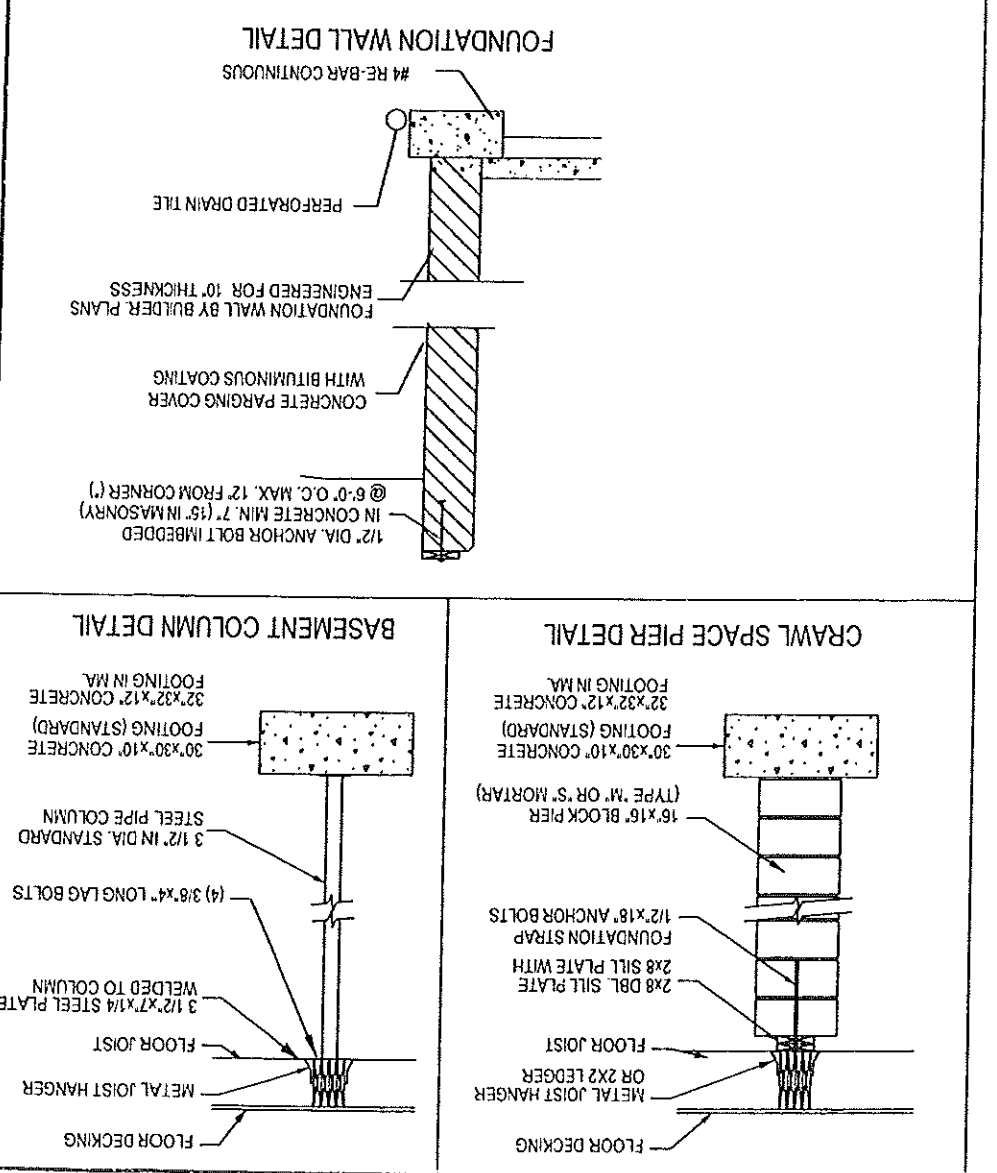
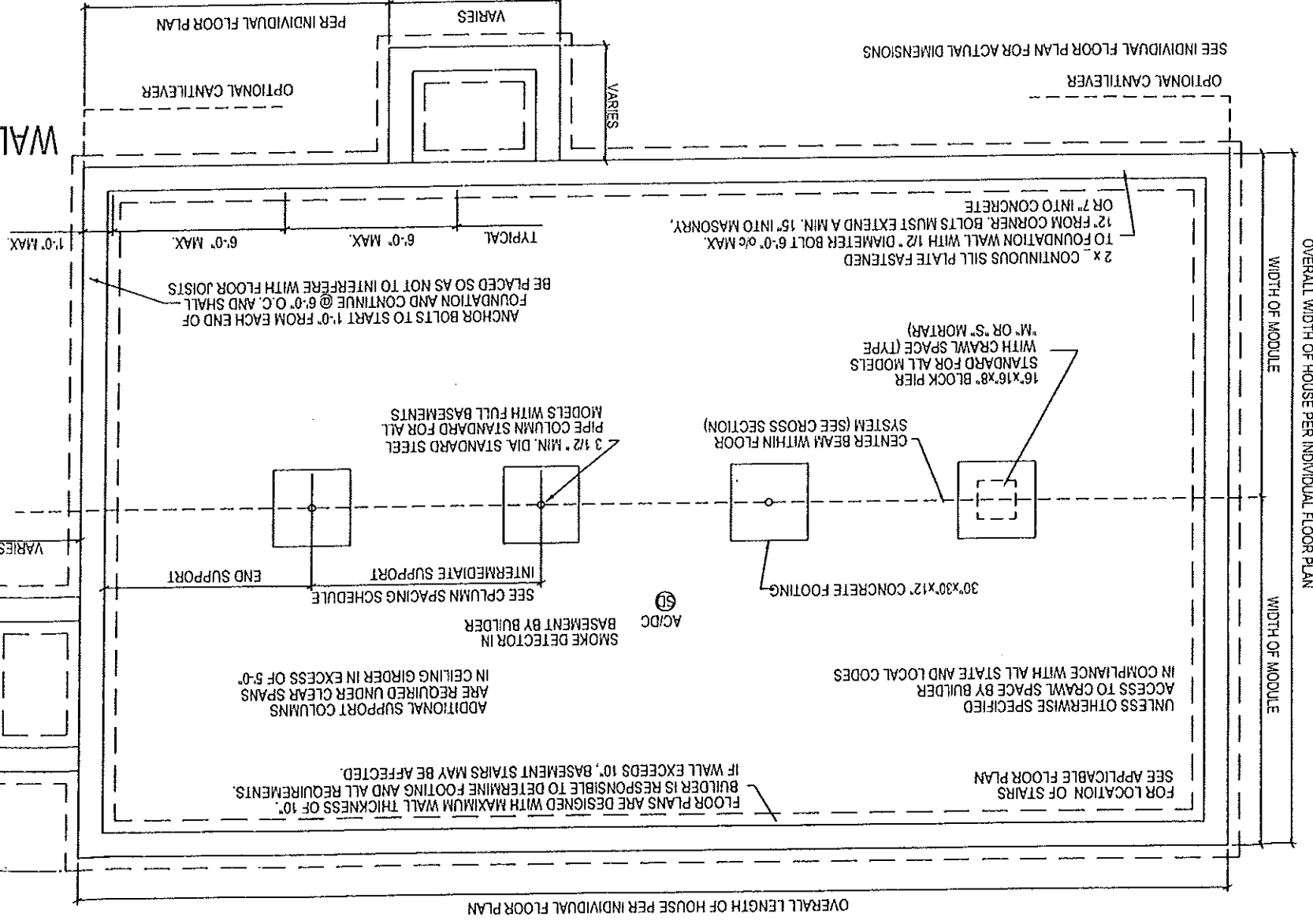


- FOUNDATION NOTES:**
1. ALL CONSTRUCTION AND MATERIAL BELOW THE BOTTOM OF THE FLOOR JOIST IS THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR AND IS TO BE DONE IN ACCORDANCE WITH STATE AND LOCAL CODES.
  2. BASEMENT ENTRANCE, FOUNDATION OR CRAWL SPACE WALLS EXCAVATION AND BACK FILL PILING ETC., MUST COMPLY WITH LATEST EDITION OF BUILDING CODE AND WITH LATEST REVISIONS STATE/LOCAL CODES, LAWS, RULES AND REGULATIONS INCLUDING FEMHA 4241 EXHIBIT D THERMAL TO QUALITY FOR FEDERAL FINANCING.
  3. INSULATION IN FLOORS OR ON FOUNDATION WALLS, AS REQUIRED TO BE THE RESPONSIBILITY OF THE ON-SITE BUILDER AND TO BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES.
  4. WINDOWS OR VENTS (INSTALLED BY BUILDER) ARE REQUIRED TO PROVIDE 1/150 OF FLOOR AREA AS FREE VENTILATION AND SHALL BE LOCATED AS CLOSE TO CORNERS AS POSSIBLE.
  5. IF WINDOWS ARE INSTALLED IN LOWER LEVEL OF RAISED RANCH UNITS, VENTS MAY OR BE REQUIRED. CHECK LOCAL REQUIREMENTS.
  6. THE SILLS OF ALL DOOR OPENINGS BETWEEN THE GARAGE AND DWELLING SHALL BE RAISED NOT LESS THAN 4" ABOVE THE GARAGE FLOOR.
  7. ALL FOUNDATIONS MUST BE DESIGNED BY A LOCAL P.E. OR R.A. FAMILIAR WITH LOCAL SOIL CONDITIONS.
  8. CRAWL SPACE FOUNDATIONS REQUIRE A MIN. OF A 18" X 24" ACCESS OPENING FOR VENTILATION 1/3 OF 1% OF THE FLOOR AREA PROVIDED BY CROSS VENTS MADE INSECT AND RODENT PROOF WITH SCREEN OR LOUVERS. MIN. CLEARANCE BETWEEN WOOD MEMBERS AND INTERIOR GROUND LEVEL IS 18".
  9. THE FLOOR AREA PROVIDED BY CROSS VENTS MADE INSECT AND RODENT PROOF WITH SCREEN OR LOUVERS, MIN. CLEARANCE BETWEEN WOOD MEMBERS AND INTERIOR GROUND LEVEL IS 18".

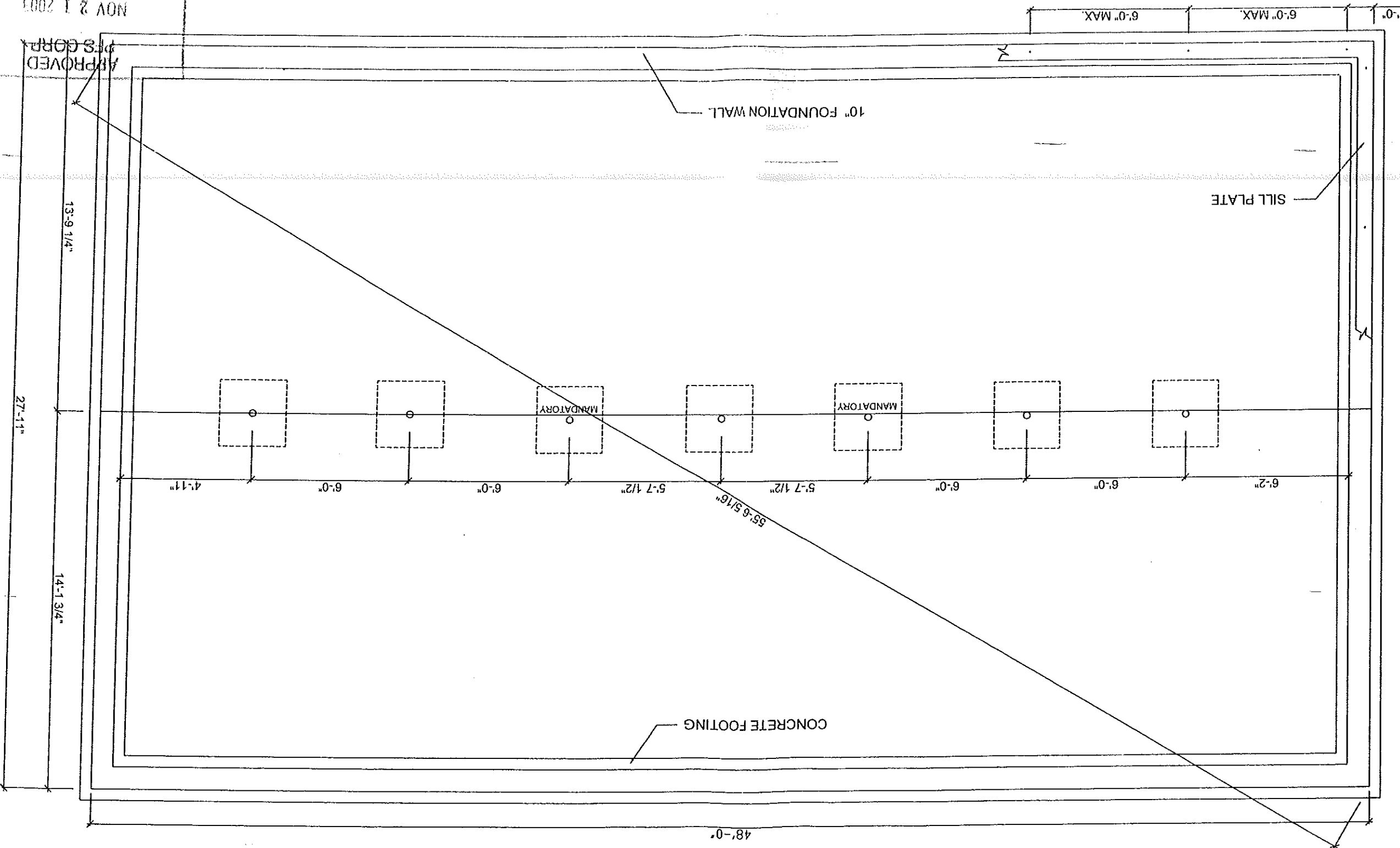
9. FIRE SEPARATION WALLS SHALL BE CONTINUOUS TO BASEMENT FLOOR (SUPPLIED ON-SITE BY BUILDER).
10. PERIMETER RAIL ATTACHED TO SILL WITH 16d NAILS 12" O.C.
11. MANUFACTURER WILL NOT ASSUME ANY RESPONSIBILITY IF COLUMN SPACING BY BUILDER/OWNER EXCEEDS MAX. SPANS SHOWN ON BASEMENT COLUMN SPACING TABLE.
12. LOCATION OF WASHER, DRYER, WATER HEATER AND FURNACE IN BASEMENT TO BE INSTALLED PER STATE AND LOCAL CODES (OWNER/BUILDER RESPONSIBILITY).
13. ANCHOR BOLTS SHALL BE PLACED SO AS TO NOT INTERFERE WITH FLOOR JOIST.
14. SIZES REFLECT WOOD TO WOOD DIMENSIONS OF UNITS ALONG SHEATHING AND SIDING TO OVERHANG FOUNDATION. IF 3/4" FOAM INSULATION IS USED, INCREASE THE FOUNDATION IN LENGTH AND WIDTH BY 1/2" TO MAINTAIN PROPER OVERHANG. THIS APPLIES TO ALL MODELS.
15. FOUNDATION PLAN TO BE SUPPLIED WITH EACH HOUSE.
16. FOUNDATION DRAINAGE AND DAMP PROOFING TO COMPLY WITH ONE AND TWO FAMILY BUILDING CODE.
17. CRAWL SPACE SHALL BE PROVIDED WITH A MINIMUM 18" X 24" ACCESS (BY BUILDER ON SITE).
18. MANUFACTURED UNITS COVERED WITH THIS BUILDING SYSTEM ARE DESIGNED FOR INSTALLATION ON SITE BUILT PERMANENT FOUNDATIONS, AND ARE NOT DESIGNED TO BE MOVED OR RELOCATED ONCE INSTALLED.
19. ARE DESIGNED AND BUILT TO COMPLY WITH A NATIONALIY RECOGNIZED MODEL BUILDING CODE OR AN EQUIVALENT TO BUILDING CODES FOR SITE BUILT HOUSING OR WITH MINIMUM PROPERTY STANDARDS ADAPTED BY THE SECRETARY PURSUANT TO TITLE II OF THE NATIONAL HOUSING ACT.
20. TO THE MANUFACTURERS KNOWLEDGE THESE UNITS ARE NOT TO BE USED FOR OTHER THAN ON PERMANENT SITE BUILT FOUNDATIONS.

APPROVED  
 P.S. CORP.  
 NOV 21 2003  
 APPROVAL LIMITED TO  
 FACTORY BUILT PORTION

**WALK-A-BAY FOUNDATION  
 MAY BE AT FRONT, REAR OR SIDE  
 OF ANY HOUSE**



APPROVAL LIMITED TO  
FACTORY BUILT PORTION  
NOV 21 2003  
APPROVED  
P.S. CORP.



CONCRETE FOOTING

10" FOUNDATION WALL

SILL PLATE

MANDATORY

MANDATORY

55:6 5/16

48'-0"

27'-11"

13'-9 1/4"

14'-1 3/4"

4'-11"

6'-0"

6'-0"

5'-7 1/2"

5'-7 1/2"

6'-0"

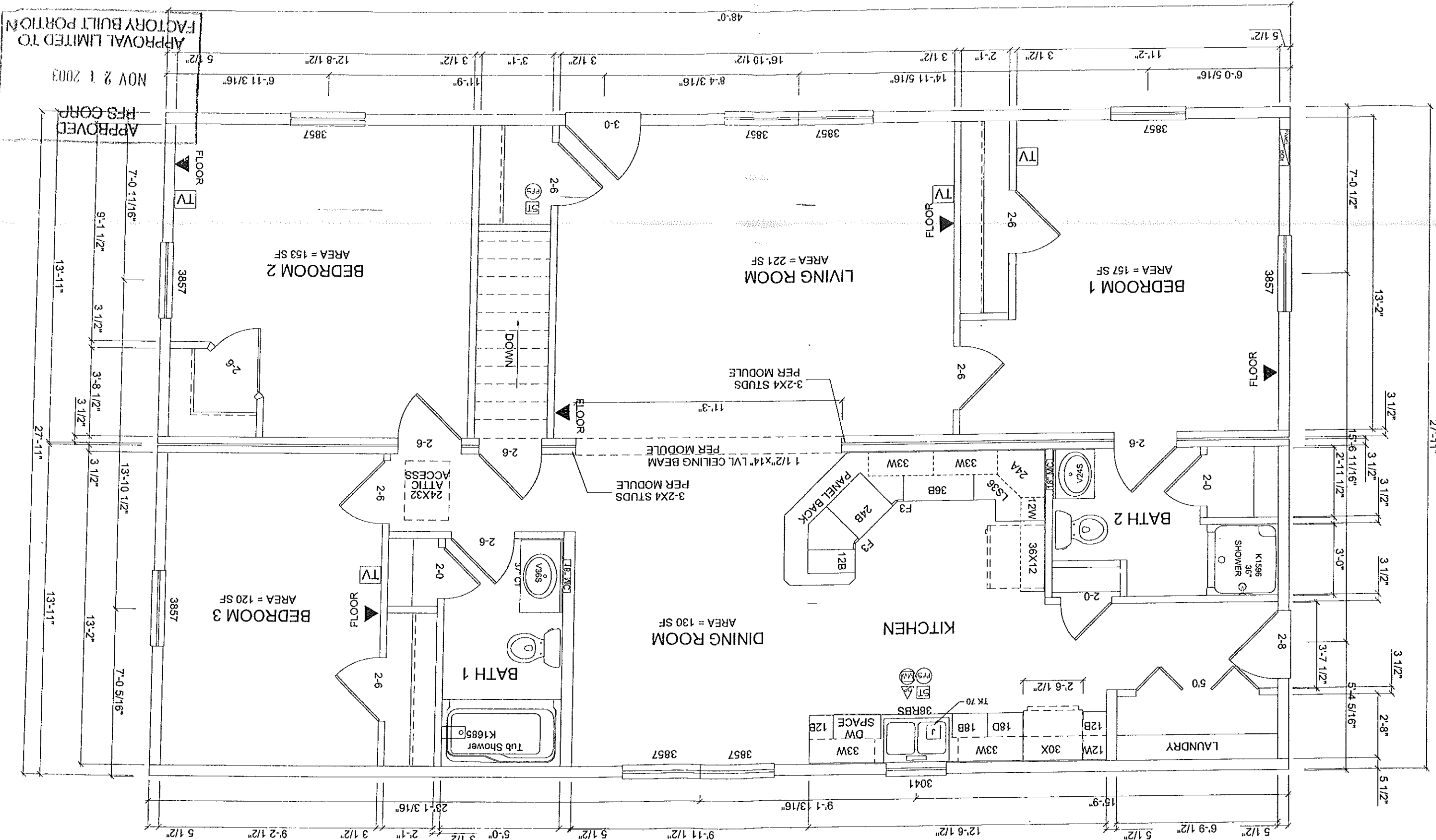
6'-0"

6'-2"

6'-0" MAX.

6'-0" MAX.

1'-0"



APPROVAL LIMITED TO  
FACTORY BUILT PORTION  
NOV 21 2003  
APPROVED  
KBS CORP.

27'-1 1/2"

3 1/2"

5'-4 5/16"

5 1/2"

3'-7 1/2"

3 1/2"

3 1/2"

3 1/2"

3 1/2"

13'-2"

7'-0 1/2"

5 1/2"

5 1/2"

6'-9 1/2"

5 1/2"

12'-6 1/2"

9'-11 1/2"

5 1/2"

5'-0"

3 1/2"

2'-1"

3 1/2"

9'-2 1/2"

5 1/2"

23'-1 3/16"

9'-11 1/2"

9'-1 3/16"

12'-6 1/2"

15'-9"

12'-6 1/2"

3041

33W

DW

SPACE

12B

18B

18D

30X

12W

33W

36RBS

TK 70

2'-6 1/2"

5.0

2-8

LAUNDRY

36X12

12W

2.0

2.0

SHOWER

K1566

36

2-0

3 1/2"

3 1/2"

3 1/2"

3 1/2"

3 1/2"

13'-2"

7'-0 1/2"

5 1/2"

6'-0 5/16"

11'-2"

3 1/2"

2'-1"

3 1/2"

14'-11 5/16"

8'-4 3/16"

16'-10 1/2"

3 1/2"

3-1"

3 1/2"

11'-9"

6-11 3/16"

12-8 1/2"

5 1/2"

48'-0"

5 1/2"

9'-2 1/2"

3 1/2"

27'-1 1/2"

#	R.O. SIZE	LIGHT	VENT	MAX. RM. (SF)	EGRESS SIZE	U-VALUE
A	K3041	30 3/8" X 41 1/4"	5.53	2.39	69	N/A
AA	K3441	34 3/8" X 41 1/4"	6.48	2.81	81.00	N/A
B	K3857	38 3/8" X 57 1/4"	10.93	5.72	136.5	34" X 24 1/2"
C	K3856 **	38 3/8" X 65 1/4"	12.60	6.65	157.4	34" X 26 1/4"
D	K3465	34 3/8" X 65 1/4"	11.00	5.86	137.5	31" X 26 1/4"
						0.36
						0.36
<b>ANDERSEN DOUBLE HUNG</b>						
#	R.O. SIZE	LIGHT	VENT	MAX. RM. (SF)	EGRESS SIZE	U-VALUE
1846	1'-10 1/8" X 4'-9 1/4"	5.47	3.20	68.37	N/A	.33
1852	1'-10 1/8" X 5'-5 1/4"	6.38	3.72	79.75	N/A	.33
1856	1'-10 1/8" X 5'-9 1/4"	6.84	3.20	85.5	N/A	.33
2046	2'-2 1/8" X 4'-9 1/4"	6.80	3.89	85.00	N/A	.33
2052	2'-2 1/8" X 5'-5 1/4"	7.94	4.52	99.25	N/A	.33
2056	2'-2 1/8" X 5'-9 1/4"	8.51	3.89	106.37	N/A	.33
2432	2'-6 1/8" X 3'-5 1/4"	5.42	3.09	67.75	N/A	.33
2832	2'-10 1/8" X 3'-5 1/4"	6.31	3.55	78.87	N/A	.33
28310	2'-10 1/8" X 4'-1 1/4"	7.89	4.41	98.62	N/A	.33
2852	2'-10 1/8" X 5'-5 1/4"	11.05	6.11	138.12	30 1/2" X 28 1/2"	.33
2856 - C*	2'-10 1/8" X 5'-9 1/4"	11.84	5.26	148.0	30 1/2" X 24 1/2"	.33
30310	3'-2 1/8" X 4'-1 1/4"	9.00	4.98	112.5	N/A	.33
3046	3'-2 1/8" X 4'-9 1/4"	10.80	5.95	135.00	34 1/2" X 24 1/2"	.33
3052	3'-2 1/8" X 5'-5 1/4"	12.60	6.91	157.50	34 1/2" X 28 1/2"	.33
3056	3'-2 1/8" X 5'-9 1/4"	13.50	5.95	168.75	34 1/2" X 24 1/2"	.33
<b>ANDERSEN CASEMENT</b>						
#	R.O. SIZE	LIGHT	VENT	MAX. RM. (SF)	EGRESS SIZE	U-VALUE
C13	2'-0 5/8" X 3'-0 1/2"	4.3	4.0	53.75		.32
C23	4'-0 1/2" X 3'-0 1/2"	8.5	7.9	106.25		.32
CW15	2'-4 7/8" X 5'-0 3/8"	9.2	8.6	115.00	22" X 55"	.32
CW25	4'-9" X 5'-0 3/8"	18.3	17.3	228.75	22" X 55"	.32
<b>KOHLER</b>						
#	R.O. SIZE	LIGHT	VENT	MAX. RM. (SF)	EGRESS SIZE	U-VALUE
TCA2436	2'-0" X 3'-0"	4.3	4.0	53.75		.36
TCA2436-2	3'-11 1/2" X 3'-0"	8.5	7.9	106.25		.36
TCA3036	2'-6" X 3'-0"	9.2	8.6	115.00	22" X 55"	.36
TCA3060	2'-6" X 5'-0"	18.3	17.3	228.75	22" X 55"	.36

<b>MISC. WINDOWS</b>						
	R.O. SIZE	LIGHT	VENT	MAX. RM. (SF)	EGRESS SIZE	U-VALUE
C45 BOW	8'-1 3/8" X 5'-1 7/8"	30.00	13.80	345.00		.32
18-4246-18	7'-11 1/2" X 4'-9 1/4"	22.28	10.94	273.50		.32
30-P4050-20	7'-9" X 5'-1 7/8"	35.00	16.80	420.00		.32
45-P4050-20	7'-2 1/2" X 5'-1 7/8"	35.00	16.80	420.00		.32
<b>DOORS</b>						
	R.O. SIZE	LIGHT	VENT	MAX. RM. (SF)	EGRESS SIZE	U-VALUE
2-8 DOOR	2'-10 3/8" X 6'-10 1/2"	17.77	---	---		.16
2-8 9-LITE	2'-10 3/8" X 6'-10 1/2"	4.91	17.77	61		.28
3-0 DOOR	3'-2 3/8" X 6'-10 1/2"	---	20.0	---		.16
3-0 (1SL)	4'-3 1/4" X 6'-10 1/2"	5.00	20.0	62		.28
3-0 (2SL)	5'-4 1/4" X 6'-10 1/2"	10.0	20.0	125		.28
PS-6	6'-0 3/4" X 6'-10 7/8"	32.4	15.56	405		.34
FWG6068	6'-0" X 6'-8"	23.78	14.72	297		.34
FWH6068	6'-0" X 6'-8"	21.92	16.11	274		.34

**NOTES:**

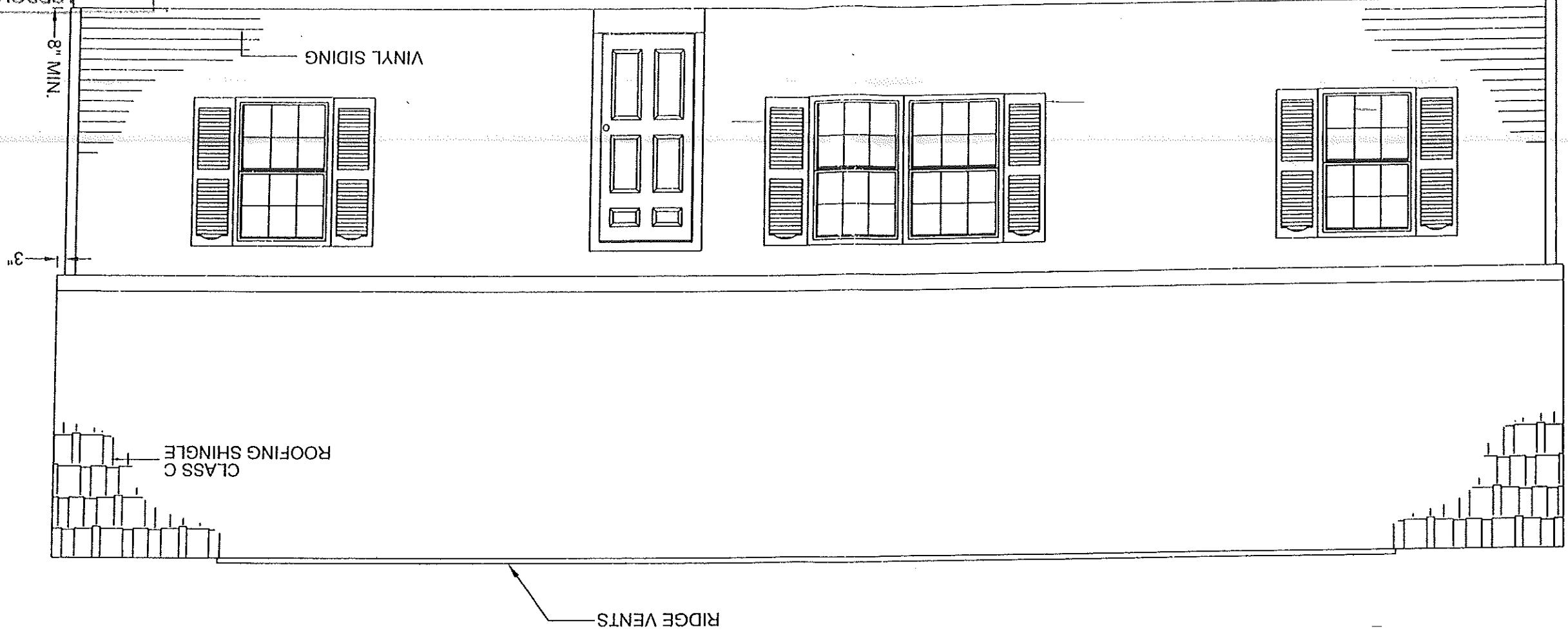
- WINDOWS, DOORS AND SKYLIGHTS OF EQUAL OR BETTER PERFORMANCE AND MANUFACTURED BY OTHER THAN SHOWN MAY BE SUBSTITUTED
- WINDOW AREA OF HABITABLE SPACE (LIVING, DINING, INCLUDING KITCHEN/DINING IF NO OTHER DINING OR SLEEPING SPACE) SHALL BE 8% OF FLOOR AREA FOR NATURAL LIGHT, AND 4% OF FLOOR AREA FOR NATURAL VENTILATION, IF NOT VENTED TO EXTERIOR BATHROOMS AND TOILET ROOMS SHALL HAVE A MIN. OPENABLE AREA OF 1 1/2 FT. FOR 3 SQ. FT OF AREA.
- WINDOWS, SKYLIGHTS AND GLASS DOORS USED SHALL BE NFRC RATED EACH PLAN DESIGNED FROM BUILDING SYSTEMS WILL COMPLY WITH ENERGY REQUIREMENTS OF BUILDING ENVELOPE OF EACH COUNTY OF SPECIFIC STATE (ME-CHECK WILL BE DONE FOR EACH)
- 

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# FRONT ELEVATION

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JOB NAME:  
TEAL LLC

BUILDER:  
TEAL LLC

HOUSE TYPE

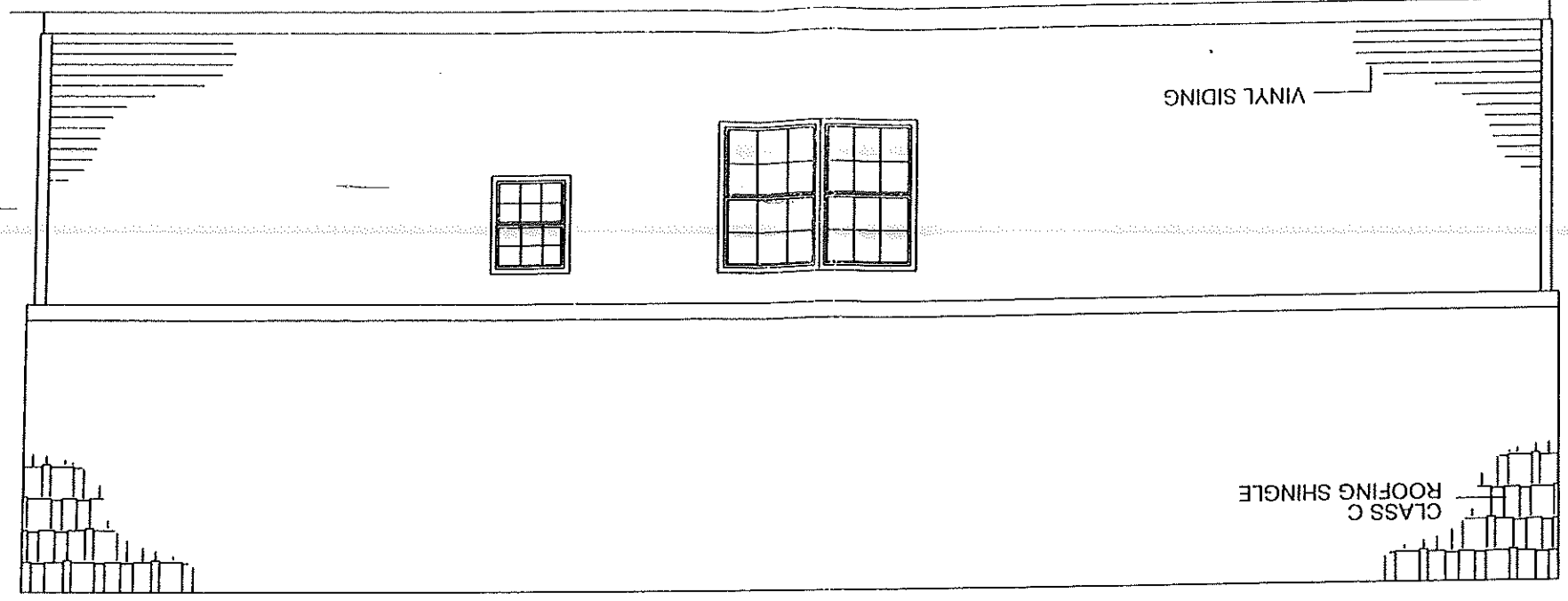
ELEVATIONS ALL

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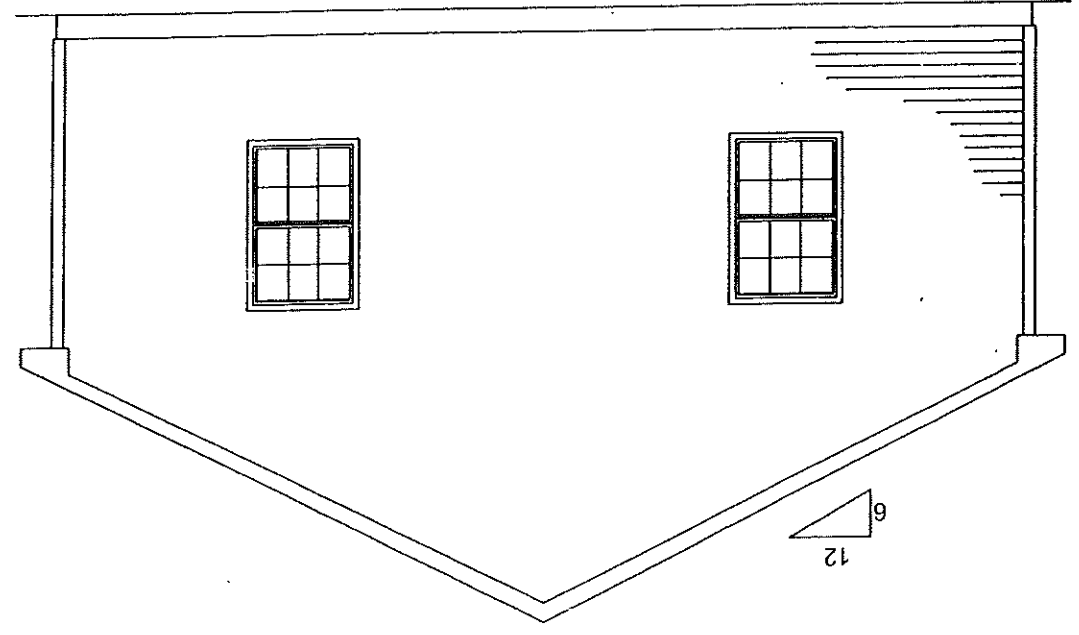


KBS BUILDING SYSTEMS, INC.  
300 PARK STREET, SOUTH PARIS, ME 04281

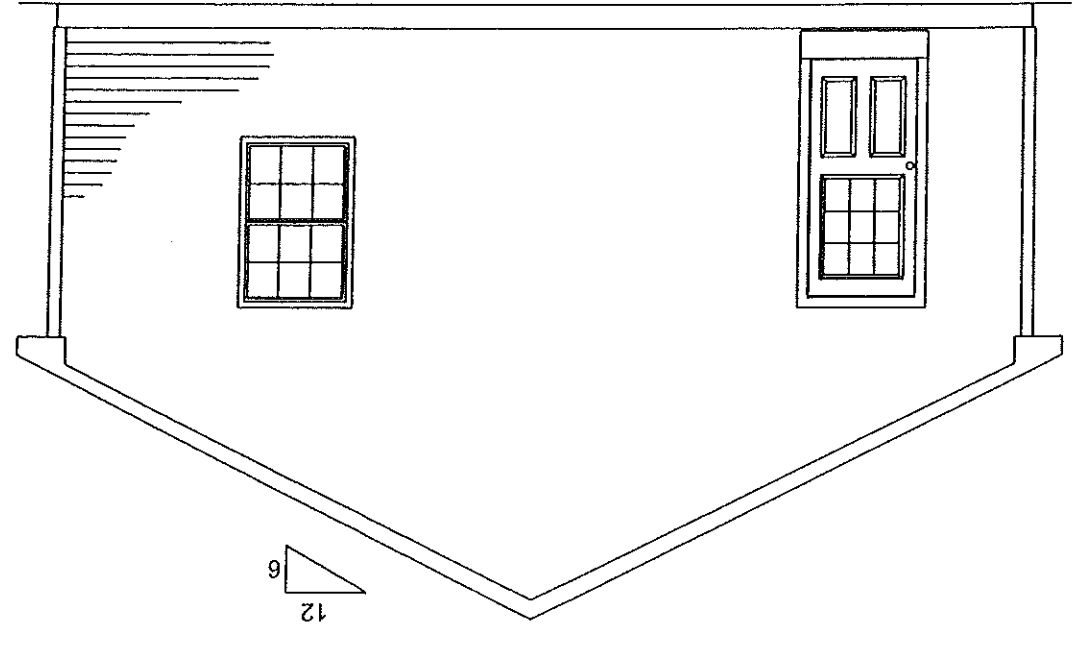
REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

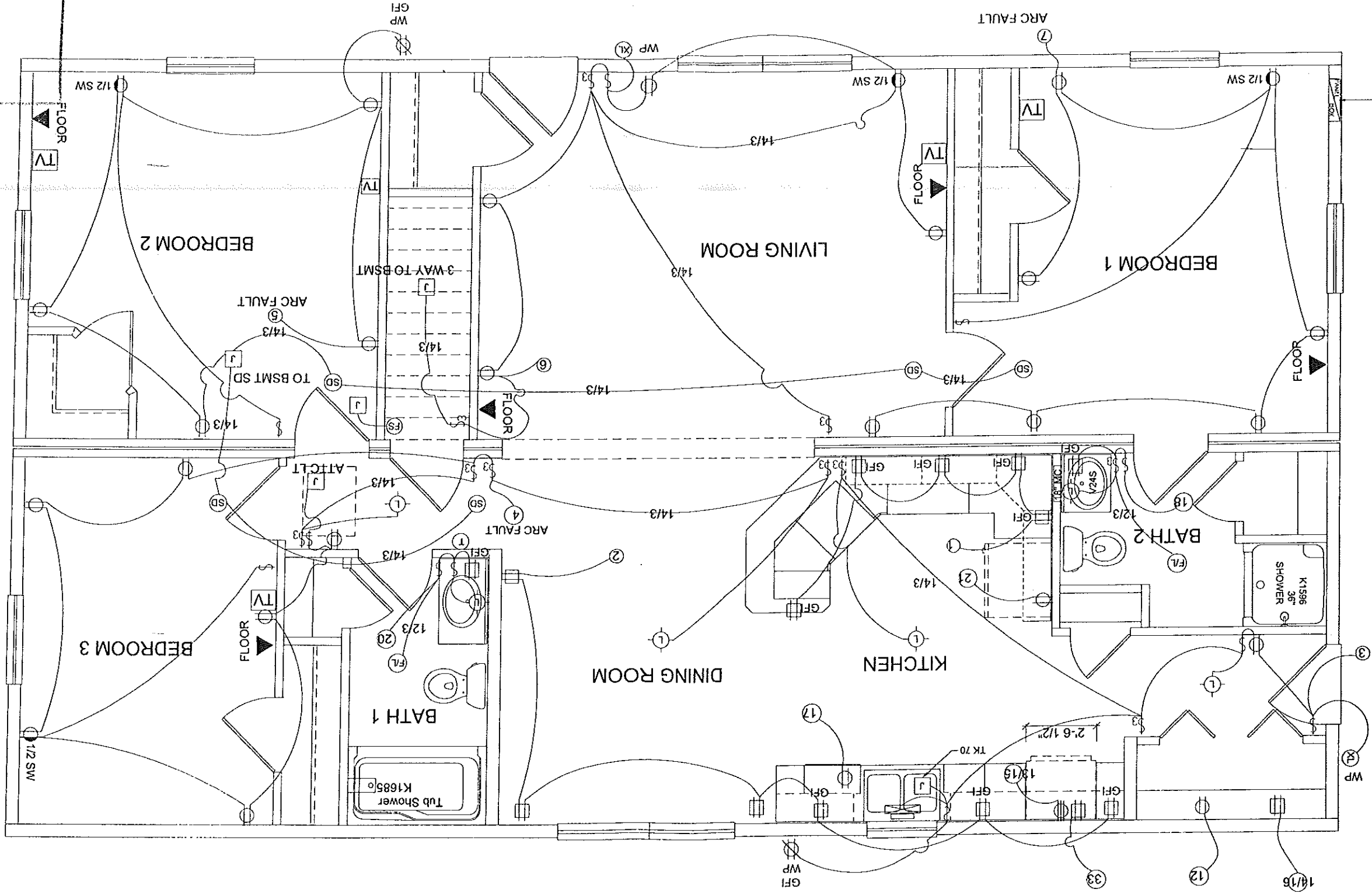


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200 AMP  
ELECTRICAL PANEL  
IN BASEMENT

**ELECTRICAL NOTES:**

1. ALL ELECTRICAL WIRING AND DEVICES INSTALLED BY MANUFACTURER SHALL BE DETERMINED NECESSARY AND PLACED IN ACCORDANCE WITH THE APPLICABLE VERSION OF THE NATIONAL ELECTRICAL CODE. ACTUAL LOCATIONS OF ELECTRICAL DEVICES IN THE MODULES MAY VARY FROM THOSE DEPICTED ON THESE PLANS, BUT IN ALL CASES SHALL CONFORM TO THE APPLICABLE VERSION OF THE NATIONAL ELECTRICAL CODE.
2. WALL SWITCHES TO BE 48" RECEPTACLES TO BE 14", AND COUNTERTOP RECEPTACLES TO BE 48" (38" VANITY) TO THE BOTTOM OF THE BOX FROM THE FINISHED FLOOR (HEIGHTS ARE APPROXIMATE).
3. ANY WALL 2'-0" IN LENGTH OR GREATER WILL HAVE A RECEPTACLE (HABITABLE SPACE ONLY).
4. KITCHEN COUNTERTOP RECEPTACLES SHALL BE INSTALLED IN SUCH A WAY SO THAT NO SPACE OF COUNTERTOP MEASURED ALONG THE WALL WILL EXCEED 4'-0", AND NO COUNTERTOP SPACE GREATER THAN 12" WILL BE WITHOUT A RECEPTACLE. ALL RECEPTACLES WILL BE GFCI PROTECTED.
5. RECEPTACLES WILL BE ARRANGED SO THAT NO POINT ALONG THE WALL SHALL BE MORE THAN 6'-0" FROM A RECEPTACLE.
6. ALL SMOKE DETECTORS TO BE AC/DC (PHOTOELECTRIC IN MA), ALL SMOKE DETECTORS (INCLUDING THOSE SUPPLIED BY BUILDER) SHALL BE INTERCONNECTED. SMOKE DETECTORS TO BE DIRECTLY CONNECTED TO LIGHTING CIRCUIT WITH NO INTERVENING SWITCH AND POWERED ON SITE BY BUILDER. RED WIRE IS FOR INTERCONNECTED. BLACK WIRE IS FOR POWER.
7. IGNORING SMOKE DETECTORS INSTALLED IN BEDROOMS, IN THE STATES OF MASS. AND RI, THERE SHALL BE A ONE SMOKE DETECTOR INSTALLED PER 1200 SQ. FT. PER FLOOR. IN THE STATES OF RI, SMOKE DETECTOR IS INSTALLED BY BUILDER AT A LOCATION DETERMINED BY THE FIRE MARSHAL.
8. IN THE STATES OF RI, SMOKE DETECTOR IS INSTALLED BY MANUFACTURER.
9. NONMETALLIC-SHEATHED CABLE SHALL BE TYPE NM-B.
10. CONDUCTORS AND ELECTRICAL EQUIPMENT SHALL BE LABELED OR LISTED BY A NATIONALLY RECOGNIZED TESTING LABORATORY. THE EQUIPMENT SHALL BE SUITABLE FOR LOCATION AND USE AND IN COMPLIANCE WITH ITS LABEL AND LISTING.
11. ALL RECEPTACLES TO BE GROUNDED TYPE.
12. STEEL PROTECTORS TO BE USED AT INTERIOR PARTITIONS, AND EXTERIOR WALLS AS REQUIRED.
13. ADDITIONAL CIRCUITS FOR OPTIONAL MODULE WILL BE ADDED PER NEC AS NEEDED.
14. AT LEAST ONE RECEPTACLE SHALL BE INSTALLED IN HALLWAYS OF 10'-0" OR MORE IN LENGTH.
15. CIRCUITS 32", 33" & 35" ARE DEDICATED FOR CRAWL SPACE OR BASEMENT WIRING OR EQUIPMENT INSTALLATION, AND ARE INSTALLED BY BUILDER ON SITE (GFCI PROTECTED).

- 16. BATH FANS ARE VENTED TO EXTERIOR.
- 17. IF KITCHEN IS PROVIDED WITH 4% OF FLOOR AREA WITH NATURAL VENTILATION, NON VENTED RANGE HOODS MAY BE USED.
- 18. ALL HOLES THROUGH PLATES IN WALL MUST BE FIRESTOPPED.
- 19. ANY CIRCUITS IN MODULES NOT CONTAINING ELECTRICAL PANEL MUST HAVE CIRCUITS WIRED INTO ELECTRICAL PANEL ON-SITE.
- 20. LOCATION OF ELECTRICAL PANEL IN CRAWL SPACE MODELS IS TO COMPLY WITH SECTION 11-16 OF THE NATIONAL ELECTRICAL CODE.
- 21. CARBON MONOXIDE DETECTOR, ONE PER FLOOR IN THE STATE OF RI ALL BEDROOM OUTLETS SHALL BE ARC FAULT PROTECTED, INCLUDING SMOKE DETECTOR.
- 22. SMOKE DETECTOR.
- ⊕ EXTERIOR LIGHT
- ⊕ CEILING LIGHT
- ⊕ FLOURESCENT LIGHT
- ⊕ WALL LIGHT
- ⊕ SINGLE POLE SWITCH
- ⊕ THREE WAY SWITCH
- ⊕ FOUR WAY SWITCH
- ⊕ SOFFIT LIGHT
- ⊕ FAN LIGHT COMBO
- ⊕ AC/DC SMOKE DETECTOR
- ⊕ CO DETECTOR
- ⊕ SAFETY SWITCH (DISCONNECT) AT 60" AFF
- ⊕ GROUND FAULT PROTECTED
- ⊕ JUNCTION BOX
- ⊕ THERMOSTAT @ 60" AFF
- ⊕ X CAT. V. JACK
- ⊕ GFCI RECEPTACLE
- ⊕ WEATHER PROOF
- ⊕ DOOR CHIMES
- ⊕ PHONE JACK
- ⊕ TV JACK
- ⊕ OR TV JACK
- ⊕ MALE/FEMALE CONNECTOR
- ⊕ WALL LIGHT
- ⊕ FLOURESCENT LIGHT
- ⊕ CEILING LIGHT
- ⊕ EXTERIOR LIGHT
- ⊕ DUPLEX RECEPTACLE
- ⊕ 220 V RECEPTACLE
- ⊕ SWITCHED RECEPTACLE
- ⊕ FLOURESCENT LIGHT
- ⊕ WALL LIGHT
- ⊕ SINGLE POLE SWITCH
- ⊕ THREE WAY SWITCH
- ⊕ FOUR WAY SWITCH
- ⊕ SOFFIT LIGHT
- ⊕ FAN LIGHT COMBO
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- ⊕ JUNCTION BOX
- ⊕ THERMOSTAT @ 60" AFF
- ⊕ X CAT. V. JACK
- ⊕ GFCI RECEPTACLE

**200 AMP SERVICE PANEL**

CIRCUIT IDENTIF.	DESCRIPTION	BREAKER SIZE	WIRE SIZE	WIRE SIZE	BREAKER SIZE		VOLT
					AMP	VOLT	
1	SMALL APPLIANCE	20A	110	12-2	12-2	20A	110
3	GENERAL LIGHTING	15A	110	14-2	14-2	15A	110
5	GENERAL LIGHTING	15A	110	14-2	14-2	15A	110
7	GENERAL LIGHTING	15A	110	14-2	14-2	15A	110
9	GENERAL LIGHTING	15A	110	14-2	14-2	15A	110
11	GENERAL LIGHTING	15A	110	14-2	14-2	15A	110
13	RANGEWALL OVEN	40A	220	8-3	10-3	30A	220
15	DRYER	30A	220	10-3	10-3	30A	220
17	DISHWASHER	15A	110	14-2	12-2	20A	110
19	GARBAGE DISPOSAL ...	20A	110	12-2	12-2	20A	110
21	REFRIGERATOR	15A	110	14-2	12-2	20A	110
23	BATH GFI	20A	110	12-2	10-2	25A	220
25	ELECTRIC HEAT ...	20A	220	12-2	12-2	20A	220
27	ELECTRIC HEAT ...	20A	220	12-2	12-2	20A	220
29	ELECTRIC HEAT ...	20A	220	12-2	12-2	20A	220
31	ELECTRIC HEAT ...	20A	220	12-2	12-2	20A	220
33	SPACE MKR MICRO	20A	110	12-2	12-2	20A	110
35	SPARE (CRAWL OR BSMT)						
37	COOKTOP ...	30A	220	10-3	12-2	20A	220
39	COOKTOP ...	30A	220	10-3	12-2	20A	220
38	ELECTRIC HEAT ...						
36	ELECTRIC HEAT ...						
34	ELECTRIC HEAT ...						
32	SPARE (CRAWL OR BSMT)						
30	ELECTRIC HEAT ...						
28	ELECTRIC HEAT ...						
26	ELECTRIC HEAT ...						
24	WATER HEATER ...						
22	TUB GFI ...						
20	BATH GFI						
18	BATH GFI						
16	DRYER						
14	DRYER						
12	WASHER						
10	GENERAL LIGHTING						
8	GENERAL LIGHTING						
6	GENERAL LIGHTING						
4	GENERAL LIGHTING						
2	SMALL APPLIANCE						

NOTE: ADDITIONAL CIRCUITS MAY BE ADDED OR DELETED AS FLOOR PLAN OR SALES CONTRACT DICTATE

... IF DEDICATED SPACE IS NOT USED IT MAY BE REASSIGNED TO AN OPTIONAL CIRCUIT

WATER HEATER MAY BE OMITTED WHEN ALTERNATIVE SOURCE OF HEAT FOR WATER SUPPLY IS PROVIDED BY BUILDER

- DWV NOTES:
1. ALL PLUMBING NOT PROVIDED BY KRS BUILDING SYSTEMS, INC. TO BE SUPPLIED AND INSTALLED ON SITE BY LICENSED PLUMBER.
  2. ALL WASTE AND VENT LINES IN MODULE ARE PVC PIPE.
  3. PITCH ON HORIZONTAL WASTE LINE IS 1/8" PER FOOT FOR 3" DIAMETER PIPES AND LARGER. FOR PIPES SMALLER THAN 3" DIAMETER THE PITCH IS 1/4" PER FOOT.
  4. ALL PLASTIC DWV PIPE MUST BE SUPPORTED AT INTERVALS OF NOT MORE THAN 4'-0" HORIZONTALLY OR VERTICALLY. PLASTIC DWV PIPE UNDER 2" SHALL BE SUPPORTED AT 3'-0" INTERVALS.
  5. EACH DWELLING UNIT SHALL HAVE ONE MAIN 3" MINIMUM STACK FROM BUILDING DRAIN TO ABOVE ROOF.
  6. BASEMENT MODELS SHALL BE PROVIDED IN FACTORY WITH A 2" VENT TO BASEMENT STUBBED BELOW FIRST FLOOR, CAPPED AND LABELED FOR BASEMENT VENT.
  7. HORIZONTAL TO HORIZONTAL AND VERTICAL TO HORIZONTAL DRAIN CHANGES IN DIRECTION SHALL BE APPROVED COMBINATIONS OF THESE OR EQUIVALENT LONG SWEEP FITTINGS, SHORT SWEEPS 45° WYES, LONG SWEEP ELBOWS, LONG TURN TEES, WYES, 6TH, 8TH OR 16 TH BENDS.
  8. APPROVED COMBINATIONS OF THESE OR EQUIVALENT LONG SWEEP FITTINGS, SHORT SWEEPS PERMITTED IN SINGLE BRANCH HORIZONTAL TO VERTICAL CHANGES IN DIRECTION AND ON 3" OR LARGER PIPE.
  9. DISHWASHERS CANNOT DISCHARGE INTO GARBAGE DISPOSALS.
  10. TRAPS SHALL BE PLACED AS CLOSE AS POSSIBLE TO FIXTURE OUTLET. MAXIMUM LENGTH FROM FIXTURE OUTLET TO TRAP WEIR IS 24".
  11. INACCESSIBLE TRAPS SHALL NOT HAVE UNIONS, CLEANOUTS, OR SLIP JOINTS. ACCESSIBLE TRAPS SHALL BE REMOVABLE WITH UNION IN TRAP SEAL OR HAVE CLEANOUT OPENINGS THE SAME SIZE AS TRAP (IN THE STATE OF MASS ON HOUSE SIDE OF TRAP).
  12. ALL HORIZONTAL VENT BRANCH PIPING SHALL BE LOCATED A MINIMUM OF 6" ABOVE THE FLOOR LEVEL OF THE HIGHEST FIXTURE IN THAT BRANCH.
  13. MAXIMUM DISTANCE OF FIXTURE TRAP WEIR TO VENT SHALL BE 1'-1/2" PIPE = 3'-6", 2" PIPE = 5'-0", 3" PIPE = 6'-0".
  14. PLASTIC PIPING SHALL BE PROTECTED WITH 0.062 THICK STEEL PLATE AND SHALL COVER THE PIPE AREA WHEN THE PIPE PASSES THROUGH WOOD MEMBERS LESS THAN 1-1/2" FROM EDGE OF MEMBER AND SHALL EXTEND A MINIMUM OF 2" ABOVE SOLE PLATE AND BELOW TOP PLATES.

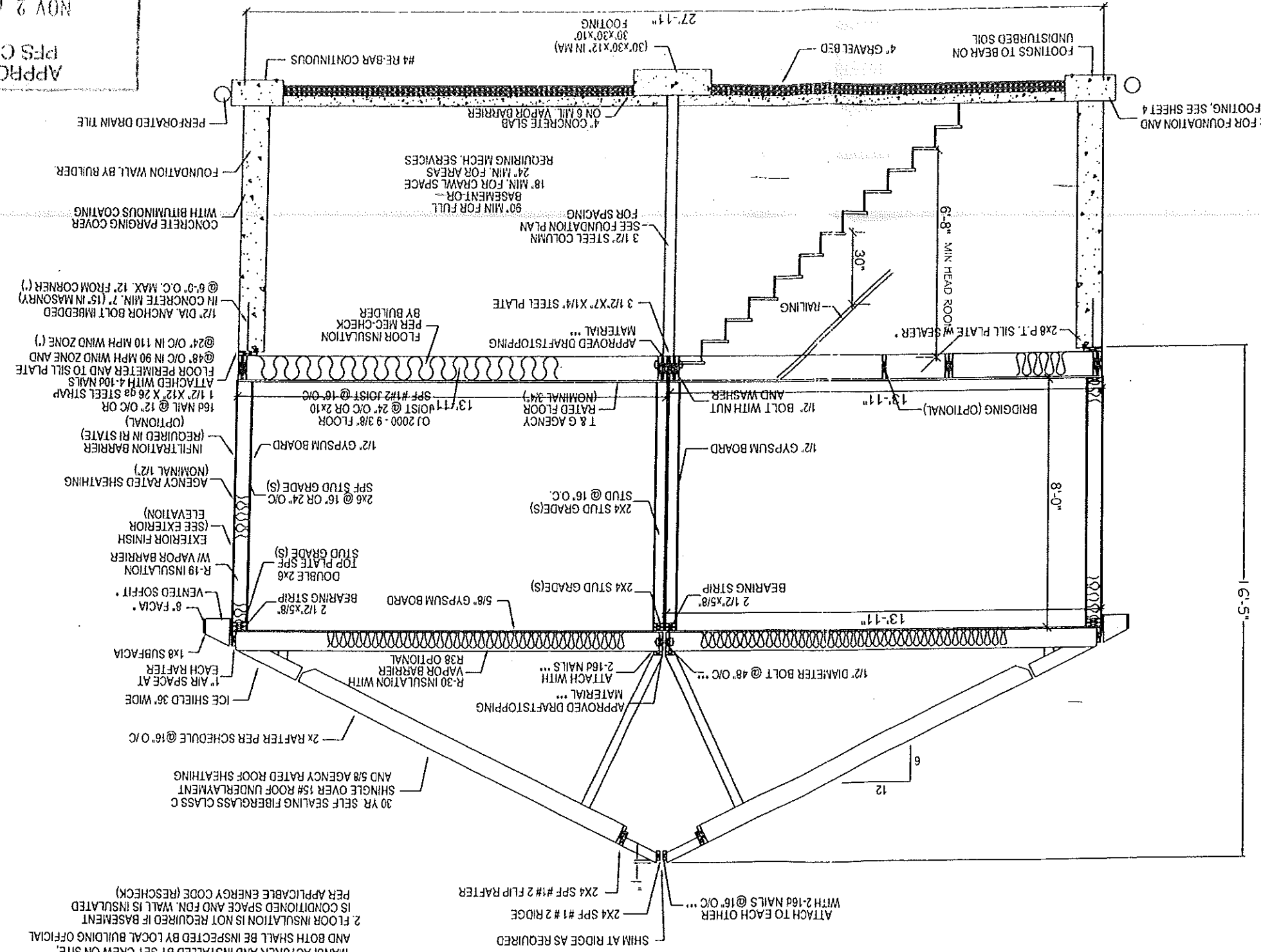
- SUPPLY NOTES:
1. ALL WATER AND DRAIN LINES ARE STUBBED THROUGH FLOOR ONLY, FOR FIELD COMPLETION. ALL HORIZONTAL PIPING IS IN FIELD INSTALLATION IS OPTIONAL.
  2. ALL PORTABLE WATER LINES ARE TYPE 1/2" COPPER (PLASTIC PIPE IS OPTIONAL).
  3. RODENT PROTECTION SHOULD BE APPLIED IN FIELD AT WATER INLET WALL PENETRATIONS.
  4. ALL VALVES ARE GATE OR ANGLE TYPE.
  5. ALL HOSE BIBS ARE 3/4" NON-FREEZING OR DRAIN VALVE TYPE.
  6. WATER HEATER IS SHIPPED LOOSE AND INSTALLED BY BUILDER FOR FULL BASEMENT, WATER HEATER MAY BE INSTALLED IN FACTORY FOR CRAWL SPACE MODELS (WHEN REQUESTED BY BUILDER).
  7. NO PLUMBING IS DONE IN FACTORY BELOW 1ST FLOOR, CONNECTIONS BELOW FIRST FLOOR ARE BY BUILDER.
  8. PLUMBING INSTALLED ON SITE TO BE APPROVED LOCALLY AND FIELD TESTED.
  9. PLUMBING WALLS ARE NOTCHED OR DRILLED (NOT EXCESSIVE) TO SUPPORT HORIZONTAL PIPING WHEN REQUIRED.

10. EQUIPMENT FIXTURES AND MECHANICAL EQUIPMENT MAY BE SUBSTITUTED IF NORMALLY FURNISHED OR SPECIFIED EQUIPMENT IS NOT AVAILABLE.
11. ANY VERTICAL COPPER TUBING TO BE SUPPORTED 4'-0" O.C. BY STRAPPING.
12. COPPER DISTRIBUTION SUPPORTS, AT THE BASE AND AT EACH FLOOR NOT EXCEEDING 10'-0" ON CENTER (VERTICAL), MAXIMUM EVERY 6'-0" (HORIZONTAL).
13. WHERE CODE PERMITS, SHUTOFF VALVES MAY BE INSTALLED BELOW FLOOR WITH ACCESS.
14. 3/4" MINIMUM HOT AND COLD MAIN SUPPLY LINE TO BE USED (1" FOR 20 CFUS AND OVER) WITH 1/2" SUPPLY FROM MAIN SERVICE TO INDIVIDUAL FIXTURES.
15. FLOOR PENETRATIONS FOR SUPPLY LINES ARE TO BE FIRESTOPPED AND BLOCKED IN FIELD WITH MATERIALS EQUIVALENT TO CONSTRUCTION MEMBERS IF PENETRATES AND BE SUITABLE TO PIPE MATERIAL.
16. ANTI-SCALD AND/OR THERMAL SHOCK PREVENTING DEVICES SHALL BE INSTALLED IN THE WATER SUPPLY TO ALL SHOWERS AND SHOWERBATHING FIXTURES.
17. HORIZONTAL COPPER PIPING SHALL NOT BE SOFT COPPER.
18. SUPPLY PIPING IN UNHEATED AREAS (OUTSIDE WALLS AND CRAWL SPACES) SHALL BE INSULATED. PIPING SHALL BE KEPT OUT OF UNHEATED AREAS WHERE POSSIBLE. PLUMBING FIXTURE ACCESS PANELS WILL BE PROVIDED PER APPLICABLE CODES.
19. FLOOR JOIST NOTCHES MAY NOT EXCEED 1/6 OF JOIST NOTCH DEPTH AND MAY NOT OCCUR IN MIDDLE 1/3 OF SPAN. HOLES MAY NOT EXCEED 1/3 DEPTH OF JOIST AND MUST OCCUR 2" IN FROM EITHER EDGE.
20. SILL COCKS AND HOSE BIBS SHALL BE EQUIPPED WITH PERMANENT VACUUM BREAKERS.
21. FUTURE VENT FOR BASEMENT MODELS, WHEN INSTALLED, TO BE CAPPED AND LABELED.
22. FACTORY INSTALLED WATER HEATERS, WHEN ENCLOSED AN ACCESS PANEL IS SUPPLIED.
23. ALL MATERIALS AND FIXTURES ARE IN COMPLIANCE WITH ACCEPTABLE STANDARDS IN PLANT PLUMBING TO BE PLUGGED OR CAPPED FOR PROTECTION DURING TRAVEL.
24. ENVIRONMENTAL CONSERVATION: ALL FIXTURES ARE TO BE WATER CONSERVING. MAXIMUM FLOW RATE FOR FAUCETS AND SHOWERS TO BE 3 GALLONS PER MINUTE, FOR TOWELS 1.6 GALLONS PER FLUSH. LEAD CONTENT IN SOLDER AND FLUX FOR COPPER TUBE JOINTS SHALL BE LEAD FREE.
25. HOSE SUPPLIED (IF SUPPLIED) FOR SHOWER OR BATH SHALL HAVE A DIVERTER THAT WHEN WATER IS SHUT OFF REVERTS TO TUB POSITION AND PROVIDES A VACUUM BREAKER WHEN UNDER VACUUM (E.G. BATH SPOUT DIVERTER) OR SHALL BE PROVIDED WITH VACUUM BREAKER.
27. BATH TUBS AND SHOWERS ARE TO BE LISTED BY AN APPROVED AGENCY.

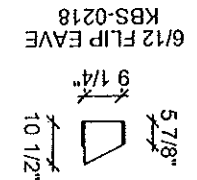
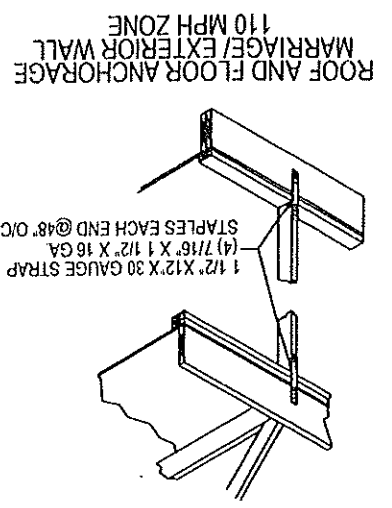
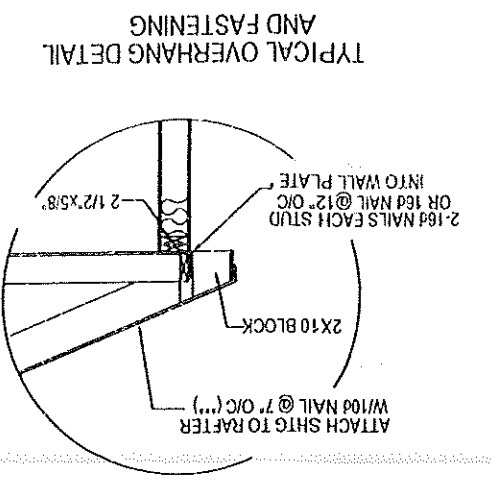
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NOTES:  
 1 ITEMS NOTED WITH A ( ) SHALL BE PROVIDED BY MANUFACTURER AND INSTALLED BY BUILDER ON SITE.  
 2 FLOOR INSULATION IS NOT REQUIRED IF BASEMENT MANUFACTURER AND INSTALLED BY SET CREW ON SITE. AND BOTH SHALL BE INSPECTED BY LOCAL BUILDING OFFICIAL.  
 IS CONDITIONED SPACE AND FDN. WALL IS INSULATED PER APPLICABLE ENERGY CODE (RESCHECK).



NOTE: FOR FOUNDATION AND FOOTING, SEE SHEET 4

6'-5"