

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

Location of Construction: <i>124 W. Shore Drive Lot 12 Diamond Cove CD</i>		Owner: <i>Edward Vinhel</i>		Phone: <i>207-874-4305</i>		Permit No: 001103	
Owner Address:		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: <i>442 North Atlantic Custom Builders</i>		Address: <i>442 North Atlantic Custom Builders 1973 Portland ME 04101</i>		Phone: <i>284-0824</i>		Permit Issued: SEP 28 2000	
Past Use: <i>vacant</i>		Proposed Use: <i>single family</i>		COST OF WORK: \$ <i>500,000</i>		PERMIT FEE: \$ <i>2,024</i>	
Proposed Project Description: <i>NEW single family</i> <i>Kevin Tracy</i> <i>831-39470</i>		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group <i>A-3</i> Type <i>5B</i> <i>BOC 199</i>		Zone: <i>RE-1</i> CBL: <i>0438-1-012</i>	
		Signature:		Signature: <i>[Signature]</i>		Zoning Approval: <i>[Signature]</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature: _____ Date: _____		Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>- outside 75' from</i> <input type="checkbox"/> Wetland <i>11W/11</i> <input type="checkbox"/> Flood Zone <i>panel 9 zone C</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input checked="" type="checkbox"/> X	
Permit Taken By: <i>K</i>		Date Applied For: <i>Sept 6 2000 K</i>					

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..

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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: *Sept 6 2000* PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

**PERMIT ISSUED
WITH REQUIREMENTS**

- Zoning Appeal**
- ☐ Variance
 - ☐ Miscellaneous
 - ☐ Conditional Use
 - ☐ Interpretation
 - ☐ Approved
 - ☐ Denied

- Historic Preservation**
- ☐ Not in District or Landmark
 - ☐ Does Not Require Review
 - ☐ Requires Review

- Action:**
- ☐ Approved
 - ☐ Approved with Conditions
 - ☐ Denied

Date: _____

**PERMIT ISSUED
WITH REQUIREMENTS
CEO DISTRICT**

Private Disposal System issued 9/6/2K.

COMMENTS

11/7/00 No pins! Mr Tracy instructed to have a surveyor set pins. AK

5/9/01 Framing, Plumbing, electric. Stair stringers 9" cut. Explained that they must be 10" net tread. Egress windows only 5'4" (30.5 x 25.75) Need specs on 1st Floor Beams. Does not have 2" clearance around chimney

5/15/01 - Called contractor to check status of above. Left message. Stating that if surveyor's letter regarding foundation placement is not rec'd by 5/17/01, a Stop Work Order will be issued. JK

5/16/01 - Spoke w/ Kevin Tracy (7:50 A.M.) Rec'd letter, but not enough information. I explained that we must have proper documentation today, or job will be stopped tomorrow. JK

5/17/01 All documentation rec'd except specs on beams. JK

4/22/02 OK for C/O.

$$\begin{array}{r} 2625 \\ 30.50 \\ \hline 2 \end{array}$$

$$\begin{array}{r} 2625 \\ 30.50 \\ \hline 2625 \end{array}$$

Inspection Record

Type	Date
Foundation:	
Framing:	
Plumbing:	
Final:	
Other:	

ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of Portland Electrical Ordinance, National Electrical Code and the following specifications:

Date 3/21/01

Permit # 1347

CBL# 083 E A 012

LOCATION: 124 WEST SHORE DRIVE

METER MAKE & #

CMP ACCOUNT #

OWNER HOWARD FINKEE

TENANT HOWARD FINKEE

PHONE #

TOTAL EACH FEE 20.00

OUTLETS	Receptacles	Switches	Smoke Detector					
	<u>68</u>	<u>26</u>	<u>7</u>	<u>101</u>	<u>.20</u>	<u>23.60</u>		
FIXTURES	Incandescent	Fluorescent	Strips					
	<u>84</u>			<u>74</u>	<u>.20</u>	<u>14.80</u>		
SERVICES	Overhead	Underground	TTL AMPS	<800	15.00			
	Overhead	Underground	<u>X 200 AMPS</u>	<u>>800</u>	<u>25.00</u>	<u>25.00</u>		
Temporary Service	Overhead	Underground	TTL AMPS		25.00			
					25.00			
METERS	(number of)				1.00	<u>1.00</u>		
MOTORS	(number of)				2.00			
RESID/COM	Electric units				1.00			
HEATING	oil/gas units	<u>1</u>	Interior	Exterior	5.00	<u>5.00</u>		
APPLIANCES	Ranges		Cook Tops	Wall Ovens	2.00			
	Insta-Hot		Water heaters	Fans	2.00			
	Dryers	<u>1</u>	Disposals	Dishwasher	2.00	<u>4.00</u>		
	Compactors		Spa	Washing Machine	2.00			
	Others (denote)				2.00			
MISC. (number of)	Air Cond/win				3.00			
	Air Cond/cent			Pools	10.00			
	HVAC		EMS	Thermostat	5.00			
	Signs				10.00			
	Alarms/res				5.00			
	Alarms/com				15.00			
	Heavy Duty(CRKT)				2.00			
	Circus/Carnv				25.00			
	Alterations				5.00			
	Fire Repairs				15.00			
	E Lights				1.00			
	E Generators				20.00			
PANELS	Service	Remote	Main		4.00			
TRANSFORMER	0-25 Kva				5.00			
	25-200 Kva				8.00			
	Over 200 Kva				10.00			
TOTAL AMOUNT DUE								
MINIMUM FEE/COMMERCIAL 45.00					MINIMUM FEE	35.00		<u>85.00</u>

INSPECTION: Will be ready _____

or will call _____

CONTRACTORS NAME SEACAST ELECTRIC CO

MASTER LIC. # MS03088

ADDRESS 74 GREENWOOD LAKE

LIMITED LIC. # _____

TELEPHONE 797-4452

SIGNATURE OF CONTRACTOR

Wang G Poplar

ELECTRICAL INSTALLATIONS—

Permit Number _____

Location _____

Owner _____

Date of Permit _____

Final Inspection 4/22/02

By Inspector gh

_____	/	_____	/	_____
_____	/	_____	/	_____
_____	/	_____	/	_____
_____	/	_____	/	_____
_____	/	_____	/	_____
_____	/	_____	/	_____

INSPECTION: Service _____ by _____
 Service called in _____ by 5/9/01 Li Need
 Closing-in _____

PROGRESS INSPECTIONS:

DATE: _____
 REMARKS: _____

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE
PERMIT IS ISSUED**

**Minor/Minor Site Review, Building or Use Permit Pre-Application
Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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>Lot 12 Diamond Cove Great Diamond Isle.</u> <i>(124 W. Shore Dr.)</i>		
Total Square Footage of Proposed Structure <u>3000</u>	Square Footage of Lot <u>44,654</u>	
Tax Assessor's Chart, Block & Lot Number Chart# <u>83-E</u> Block# <u>A</u> Lot# <u>012</u>	Owner: <u>Howard Finkle</u>	Telephone#: <u>303-526-4205</u>
Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address: <u>768 Chimney Creek Drive</u>	Cost Of Work: <u>\$500,000</u> Fee: <u>\$3,024.00</u>
Proposed Project Description: (Please be as specific as possible) <u>New Single Family Dwelling</u>		<u>300</u> <u>3324.00</u>
Contractor's Name, Address & Telephone <u>North Atlantic Custom Builders Inc Po Box 1973 Phil ME</u>		Rec'd By: <u>284 0224</u>

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II. **(K)**
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with your application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

A "minor/minor" site plan review is required prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor (**2 copies are required**). A complete plot plan (Site Plan) includes:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

4) Building Plans (Sample Attached)

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/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>[Signature]</u>	Date: <u>Sept 6 2020</u>
--	--------------------------

Site Review Fee: \$300.00/Building Permit Fee: \$25.00 for the 1st \$1000. cost plus \$5.00 per \$1,000.00 construction cost thereafter.

30.00

6.00

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP)
PERMIT BY RULE NOTIFICATION FORM
 (For use with DEP Regulation, Chapter 305)

PLEASE TYPE OR PRINT IN BLACK INK ONLY (3 COPIES, PLEASE BEAR DOWN)

Name of Applicant: North Atlantic Coast Builders Inc.		Name of Owner: Howard F. Kie	
Mailing Address: 20 Box 1973 Portland		Town/City: Golden Colorado	
State: ME	Zip Code: 04104	Daytime Telephone No: (Include area code) 303-503-4593	
Name of Wetland, Water Body or Stream: Casco Bay			
Detailed Directions to Site: Great Diamond Isle			
Town/City: Portland		Map #: 023 F -	Lot #: 12
Description of Project: Building new single family home on lot 12 on Diamond Isle at Great Diamond Isle.		County: Cumberland	
		Part of a larger project?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

(CHECK ONE) This project: does ☐ does not ☐ involve work below mean low water.

I am filing notice of my intent to carry out work which meets the requirements for Permit By Rule (PBR) under DEP Regulation, Chapter 305. I have a copy of PBR Sections checked below. I have read and will comply with all of the standards.

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Sec. (2) Soil Disturbance | <input type="checkbox"/> Sec. (8) Shoreline stabilization | <input type="checkbox"/> Sec. (14) Piers, Wharves & Pilings |
| <input type="checkbox"/> Sec. (3) Intake Pipes | <input type="checkbox"/> Sec. (9) Utility Crossing | <input type="checkbox"/> Sec. (15) Public Boat Ramps |
| <input type="checkbox"/> Sec. (4) Replacement of Structures | <input type="checkbox"/> Sec. (10) Stream Crossing | <input type="checkbox"/> Sec. (16) Coastal Sand Dune Projects |
| <input type="checkbox"/> Sec. (5) REPEALED | <input type="checkbox"/> Sec. (11) State Transportation Facilities | <input type="checkbox"/> Sec. (17) Transfers/Permit Extension |
| <input type="checkbox"/> Sec. (6) Movement of Rocks or Vegetation | <input type="checkbox"/> Sec. (12) Restoration of Natural Areas | <input type="checkbox"/> Sec. (18) Maintenance Dredging |
| <input type="checkbox"/> Sec. (7) Outfall Pipes | <input type="checkbox"/> Sec. (13) F&W Creation/Enhance/Water Quality Improvement | |

I authorize staff of the Departments of Environmental Protection, Inland Fisheries & Wildlife, and Marine Resources to access the project site for the purpose of determining compliance with the rules. I also understand that **this permit is not valid until approved by the Department or 14 days after receipt by the Department, whichever is less.**

I have attached all of the following required submittals. **NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE NECESSARY ATTACHMENTS:**

- ☐ Attach a check for \$50 (non-refundable) made payable to: "Treasurer, State of Maine".
- ☐ Attach a U.S.G.S. topo map or Maine Atlas & Gazetteer map with the project site clearly marked.
- ☐ Attach photographs showing existing site conditions (unless not required under standards).

Signature of Applicant: <i>[Signature]</i>	Date: Sept 14 2002
--	--------------------

Keep the bottom copy as a record of permit. Send the form with attachments via certified mail to the Maine Dept. of Environmental Protection at the appropriate regional office listed below. The DEP will send a copy to the Town Office as evidence of the DEP's receipt of notification. No further authorization by DEP will be issued after receipt of notice. Permits are valid for two years. **Work carried out in violation of any standard is subject to enforcement action.**

AUGUSTA DEP
 STATE HOUSE STATION 17
 AUGUSTA, ME 04333-0017
 (207)287-2111

PORTLAND DEP
 312 CANCO ROAD
 PORTLAND, ME 04103
 (207)822-6300

BANGOR DEP
 106 HOGAN ROAD
 BANGOR, ME 04401
 (207)941-4570

PRESQUE ISLE DEP
 1235 CENTRAL DRIVE
 PRESQUE ISLE, ME 04769
 (207)764-0477

OFFICE USE ONLY	Ck.#	Date	Staff <i>MR</i>	Staff	After Photos
PR #	FP		Acc. Date 9.15.00	Def. Date	

Applicant: North Atlantic Custom Builders Date: 10/13/00
Address: 124 W. Shore Dr. (lot #12) C-B-L: 003E-A-12
DIAMOND COVE, GDI
CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - IR-1

Interior or corner lot -

Proposed Use/Work - Construct A New single family Dwelling

Sewage Disposal - private

Lot Street Frontage - 100' req - 331' shown

Front Yard - 30' req - 35' scaled

Rear Yard - 30' req - 75' + shown

Side Yard - 20' req - 45' + shown

Projections -

Width of Lot - 100' - 331' shown

Height - 35' max - 21' scaled 2 story

Lot Area - ~~44,654~~ Approved by The Planning Board as a Subdivision ^{See} 14-433

Lot Coverage/ Impervious Surface - 20%

Area per Family -

Off-street Parking -

Loading Bays - N/A

Site Plan - minor/minor
#20000169

Shoreland Zoning/ Stream Protection -

has DEP approval within footprint

Flood Plains - panel 9 - Zone C

have them
string
75'

yes - 75' front W/M

BUILDING PERMIT REPORT

DATE: 6 Sept. 2000 ADDRESS: 124 N. Shore Dr. Lot 12 G.D.I. CBL: 083E-A-012

REASON FOR PERMIT: To Construct a Single Family dwelling

BUILDING OWNER: Howard Finkel

PERMIT APPLICANT: CONTRACTOR North Atlantic Custom Bldg

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: \$500,000 PERMIT FEES: \$3,024

The City's Adopted Building Code (The BOCA National Building code/1999 with City Amendments)

The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions Shall be met: *1, *2, *3, *4, *5, *8, *9, *11, *13, *15, *19, *22, *28, *29, *32, *33, *34, #31

- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- *2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) "ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."
- *3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- *4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
- *5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- *8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
- *9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- *11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", In occupancies in Use Group A,B,H-4, I-1, I-2, M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38"). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- *13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- *15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

- *19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
- In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall installed and maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
24. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- *27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- *28. All requirements must be met before a final Certificate of Occupancy is issued.
- *29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1999).
30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements. *All conditions on the Attached Site Development Review Sheets shall be met*
- *32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
- *33. Bridging shall comply with Section 2305.16.
- *34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2405.0)
35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

P. Samuel Hoffses, Building Inspector
Cc: J. L. McDougall, PFD
Marge Schmuckal, Zoning Administrator

PSH 11/25/99

****This Permit is herewith issued, on the basis of plans submitted and conditions placed the plans, any deviations shall require a separate approval.**

*****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.**

****** Certificate of Occupancy Fees: \$50.00 each**

******* ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGN'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000 OR REQUIVALENT.**

CITY OF PORTLAND, ME
BOCA 1999 Plan Review Record
One and Two Family Dwelling

Valuation: \$500,000.00 Plan Review # 1378/2K.

Fee: \$3,024. Date: 6 Sept. 2000

Building Location: 124N Shore Dr. G.D.T. CBL: 083E-A-012

Building Description: Single Family Dwelling.

Reviewed By: S. Noffes

Use or Occupancy: R-3 Type of Construction: 5B.

*NR: Not Required NA: Not Applicable SR: See Report X: OK per plan

Correction List		
NO:	Description	Code Section
1.	All Site plan and building Code requirements shall be Completed before a Certificate of occupancy can or will be issued	111.4 118.4
2.	Foundation drains shall comply with section 1813.4	1813.4
3.	Foundation anchors shall comply with section 2305.12	2305.12
4.	Waterproofing & damp proofing shall comply with section 1813.4	1813.4
5.	Private garages shall comply with section 407.4	407.4
6.	Concrete Floors shall comply with section 1905.4	1905.4
7.	All Fastening shall comply with Table 2305.2	2305.2
8.	Crawl spaces & attic space Ventilation shall comply with section 1210.2	1210.2
9.	Access to attic & Crawl spaces shall comply with section 1211.4	1211.4
10.	Bridging shall comply with section 2305.16	2305.16
11.	Boring, cutting and Notching shall	

REV: PSH 4-7-00

Foundations (Chapter 18)

Wood Foundation (1808)

NA Design
NA Installation

Footings (1807.0)

X Depth below (outside) grade 4' minimum;
but below frost line except for insulated footings.
NA Insulated footing provided
X Soil bearing value (table 1804.3)
X Footing width
X Concrete footing (1810.0) .3.1, 3.2

Foundation Walls

X Design (1812.1)
X Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)
X Water proofing and damp proofing Section 1813
X Sill plate (2305.17)
SA Anchorage bolting in concrete (2305.17)
X Columns (1912)
SR Crawl space (1210.2) Ventilation
SR Crawl opening size (1210.2.1)
SR Access to crawl and attic space (1211.0)

Floors (Chapter 16-23)

X Joists - Non sleeping area LL40PSF (Table - 1606)
X Joists - Sleeping area LL30PSF (Table - 1606)
X Grade
X Spacing
X Span
X Girder 4" bearing 2305.6.1

Floors (contd.)

- ~~X~~ Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3") 2305.2
- ~~SR~~ Bridging (2305.16)
- ~~SA~~ Boring and notching (2305.5.1)
- ~~SUL~~ Cutting and notching (2305.3)
- ~~SR~~ Fastening table (2305.2)
- ~~NA~~ Floor trusses (AFPANDS Chapter 35)
- ~~X~~ Draft stopping (721.7)
- ~~X~~ Framing of openings (2305.11) (2305.12)
- ~~X~~ Flooring - (2304.4) 1" solid - 1/2" particle board
- ~~SR~~ Concrete floors (1905) 3 1/2" 6 mil polyethylene vapor retarder
- _____
- _____
- _____
- _____
- _____

Wall Construction (Chapter 2300)

- ~~X~~ Design (1609) wind loads
- ~~X~~ Load requirements
- ~~X~~ Grade
- ~~SR~~ Fastening schedule (Table 2305.2)
- ~~A~~ Wall framing (2305.4.1)
- ~~X~~ Double top plate (2305.4.2)
- ~~X~~ Bottom plates: (2305.4.3)
- ~~SUL~~ Notching and boring: (2305.4.4) studs
- ~~A~~ Non load bearing walls (2305.5)
- ~~SR~~ Notching and boring (2305.5.1)
- ~~A~~ Wind bracing (2305.7)
- ~~X~~ Wall bracing required (2305.8.1)
- ~~X~~ Stud walls (2305.8.3)
- ~~X~~ Sheathing installation (2305.8.4)
- ~~X~~ Minimum thickness of wall sheathing (Table 2305.13)
- ~~NA~~ Metal construction
- ~~SR~~ Masonry construction (Chapter 21)
- ~~X~~ Exterior wall covering (Chapter 14)
- ~~X~~ Performance requirements (1403)
- ~~X~~ Materials (1404)
- ~~NA~~ Veneers (1405)
- ~~X~~ Interior finishes (Chapter 8)

Roof-Ceiling Construction (Chapter 23)

- ~~X~~ Roof rafters - Design (2305.15) spans
- ~~X~~ Roof decking and sheathing (2305.15.1) 5/8" boards and (2307.3) (Table 2307.3.1(2))
- ~~NA~~ Roof trusses (2313.3.1)

Roof Coverings (Chapter 15)

- SA Approved materials (1404.1)
- Performance requirement (1505)
- Fire classification (1506)
- Material and installation requirements (1507)
- Roof structures (1510.0)
- Type of covering (1507)

Chimneys and Fireplaces BOCA Mechanical/1993

- SA Masonry (1206.0)
- ~~NA~~ Factory - built (1205.0)
- SA Masonry fireplaces (1404)
- NA Factory - built fireplace (1403)
- SA NFPA 211

Mechanical 1993 BOCA Mechanical Code

State Plumbing Code
 Public water
 Private sewer

Load Design Criteria

Floor live load sleeping	<u>30 PSF</u>	<u>X</u>
Floor live load non sleeping	<u>40 PSF</u>	<u>X</u>
Roof live load	<u>42 PSF</u>	<u>X</u>
Roof snow load	<u>50 PSF</u>	<u>/</u>
Seismic Zone	<u>2</u>	<u>X</u>
Weathering area	<u>S</u>	<u>X</u>
Frost line depth	<u>4' MIN</u>	<u>X</u>

Glazing (Chapter 24)

SA

<u>Labeling (2402.1)</u>
<u>Louvered window or jalousies (2402.5)</u>
<u>Human impact loads (2405.0)</u>
<u>Specific hazardous locations (2405.2)</u>
<u>Sloped glazing and skylights (2404)</u>
<u>_____</u>
<u>_____</u>
<u>_____</u>
<u>_____</u>
<u>_____</u>

Private Garages (Chapter 4)

SA

<u>General (407)</u>
<u>Beneath rooms (407.3)</u>
<u>Attached to rooms (407.4)</u>
<u>Door sills (407.5)</u>
<u>Means of egress (407.8)</u>
<u>Floor surface (407.9)</u>
<u>_____</u>
<u>_____</u>
<u>_____</u>

Egress (Chapter 10)

- ~~SL~~ One exit from dwelling unit (1010.2)
- ~~SL~~ Sleeping room window (1010.4)
- ~~X~~ EXIT DOOR (1017.3) 32" W 80" H
- ~~X~~ Landings (1014.3.2) stairway
- ~~SL~~ Ramp slope (1016.0)
- ~~SL~~ Stairways (1014.3) 36" W
- ~~SL~~ Treads (1014.6) 10" min.
- ~~SL~~ Riser (1014.6) 7 3/4" max.
- ~~SL~~ Solid riser (1014.6.1)
- ~~X~~ Winders (1014.6.3)
- ~~X~~ Spiral and Circular (1014.6.4)
- ~~SL~~ Handrails (1022.2.2.) Ht.
- ~~SL~~ Handrail grip size (1022.2.4) 1 1/4" to 2"
- ~~SL~~ Guards (1012.0) 36" min.
- ~~SL~~
- ~~SL~~
- ~~SL~~

Smoke Detectors (920.3.2)

- ~~SL~~ Location and interconnection
- ~~SL~~ Power source

Dwelling Unit Separation

Table 602
~~1017~~

Electrical
NFPA # 70

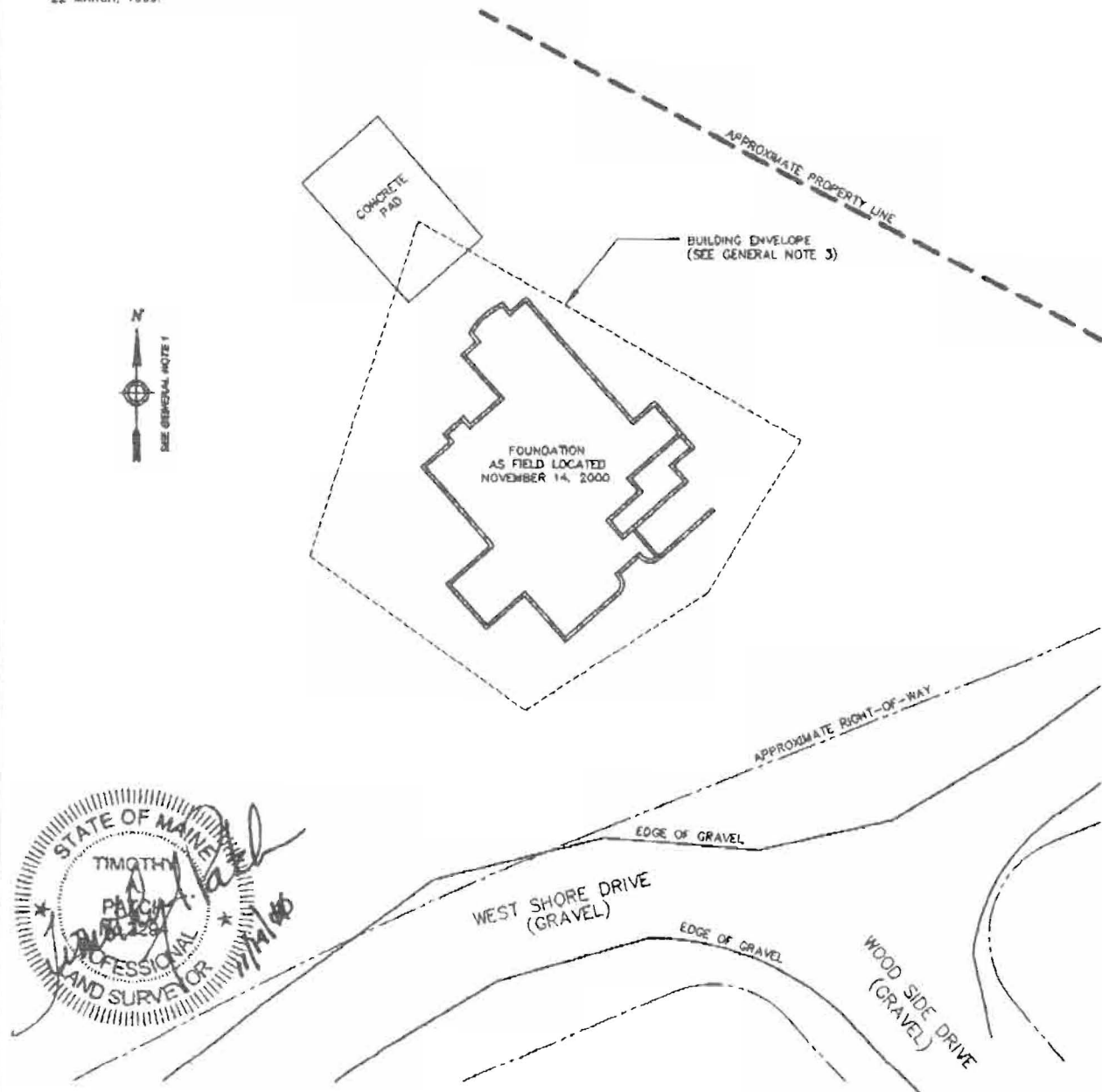
ATW - John Keed

MAP REFERENCES:

- 1) "2ND AMENDED RECORDING PLAT, DIAMOND COVE PHASE II, GREAT DIAMOND ISLAND, PORTLAND, MAINE", SHEET 2 OF 3, PREPARED BY LAND USE CONSULTANTS, INC., PREPARED FOR MCKINLEY PARTNERS, LIMITED PARTNERSHIP, DATED 15 DECEMBER 1998
- 2) LIMITED EXISTING CONDITIONS SURVEY, DIAMOND COVE LOT 12 GREAT DIAMOND ISLAND, PORTLAND, MAINE, CUMBERLAND COUNTY, PREPARED BY LAND USE CONSULTANTS, INC., PREPARED FOR BOYES-WATSON AND WINNY ARCHITECTS, DATED 22 MARCH, 1999.

MAP REFERENCES:

- 1) NORTH AS SHOWN HEREON IS BASED ON MAP REFERENCE NUMBER 1.
- 2) PROPERTY LINES SHOWN HEREON ARE APPROXIMATE AND DO NOT REPRESENT THE RESULT OF A STANDARD BOUNDARY SURVEY
- 3) THE BUILDING ENVELOPE SHOWN HEREON IS COMPILED FROM PLAN REFERENCE NO. 1.



JOB NO.: 1-000105.00

TITLE:

SKETCH DEPICTING FOUNDATION AS-BUILT
LOT 12 DIAMOND COVE
WEST SHORE DRIVE
GREAT DIAMOND ISLAND-PORTLAND, MAINE
CUMBERLAND COUNTY

PREPARED FOR:

NORTH ATLANTIC CUSTOM BUILDERS
SCARBOROUGH, MAINE

DWG NO.: 1-000105.DWG

DATE: 11/14/00

DRAWN: MPP

SCALE: 1" = 30'



12 Westbrook Commons, 2nd floor
Westbrook, Maine 04092
Phone: 207-856-0006 • Fax: 207-856-0007
E-Mail: sgc@sigtel.net



May 16, 2000

Mr. Kevin Tracy
North Atlantic Custom Builders
Scarborough, Maine

RE: Zoning Setbacks
Diamond Cove Lot 12
Great Diamond Island-Portland, Maine

Dear Mr. Tracy:


Please find with this cover letter the original exhibit entitled, "SKETCH DEPICTING FOUNDATION AS-BUILT, LOT 12 DIAMOND COVE, WEST SHORE DRIVE, GREAT DIAMOND ISLAND-PORTLAND, MAINE, CUMBERLAND COUNTY" that we submitted to you on November 14, 2000.

Please be advised that, in addition to the foundation depicted thereon fitting within the building window, the foundation depicted thereon does not encroach into the following zoning setbacks (as provided to us by you via telephone today).

Front Setback	30 Feet
Side Setback	20 Feet
Back Setback	30 Feet

Please contact me directly if you have any questions regarding this submittal.

Sincerely,
Survey & Geodetic Consultants, Inc.


Timothy A. Patch
President



TAP/tap

Enclosures: 1 Print
1 Invoice

12 Westbrook Commons, 2nd Floor • Westbrook, Maine • 04092
Phone: 207-856-0006 • Fax: 207-856-0007 • E-Mail: sgc@sgcinc.net

ATTN John Read



November 14, 2000

Mr. Kevin Tracy
North Atlantic Custom Builders
Scarborough, Maine

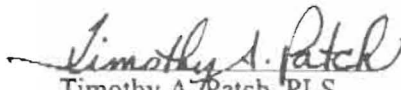
RE: Foundation As-Built
Diamond Cove Lot 12
Great Diamond Island-Portland, Maine

Dear Mr. Tracy:

Please find with this cover letter an exhibit entitled, "SKETCH DEPICTING FOUNDATION AS-BUILT, LOT 12 DIAMOND COVE, WEST SHORE DRIVE, GREAT DIAMOND ISLAND-PORTLAND, MAINE, CUMBERLAND COUNTY". The above referenced exhibit depicts the relationship between the As-Built location of the foundation in relationship to the record building window.

Please contact me directly if you have any questions regarding this submittal.

Sincerely,
Survey & Geodetic Consultants, Inc.


Timothy A. Patch, PLS
President

MPP/mpp
Enclosures: 1 Print
1 Invoice

12 Westbrook Commons, 2nd Floor • Westbrook, Maine • 04092
Phone: 207-856-0006 • Fax: 207-856-0007 • E-Mail: sgc@gwi.net



Boyes-Watson & Winny Architects

17 Tudor Street
Cambridge, MA
02139

Tel: 617 441-0141
Fax: 617 441-0142
E-mail: bwwa@gis.net

FAX TRANSMITTAL

DATE: May 16, 2001

RE: Finkel Residence

TO: John Reed
City of Portland Building Department

FROM: Stephen Hiserodt

FAX #: 207-284-0224 / 207-874-8716

OF PAGES: 4
(Incl. Cover Sheet)

COMMENTS:

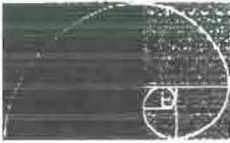
John,

Enclosed

- 1 Letter explaining Stair modifications.
- 2 SK-3 (First Floor Stair Plan)
- 3 SK-4 (Second Floor Stair Plan)

If you have any questions give me a call.

Steve Hiserodt
Boyes-Watson and Winny Architects



Boyes-Watson & Winny Architects

17 Tudor Street
Cambridge, MA
02139-4514

Tel: 617 441-0141
Fax: 617 441-0142
Mail: bwwa@gis.net

Mr John Reed
City of Portland Building Department
Portland, Maine

Job: Finkel Residence
Diamond Cove - Lot 12

17 Dec 1999.

Dear John,

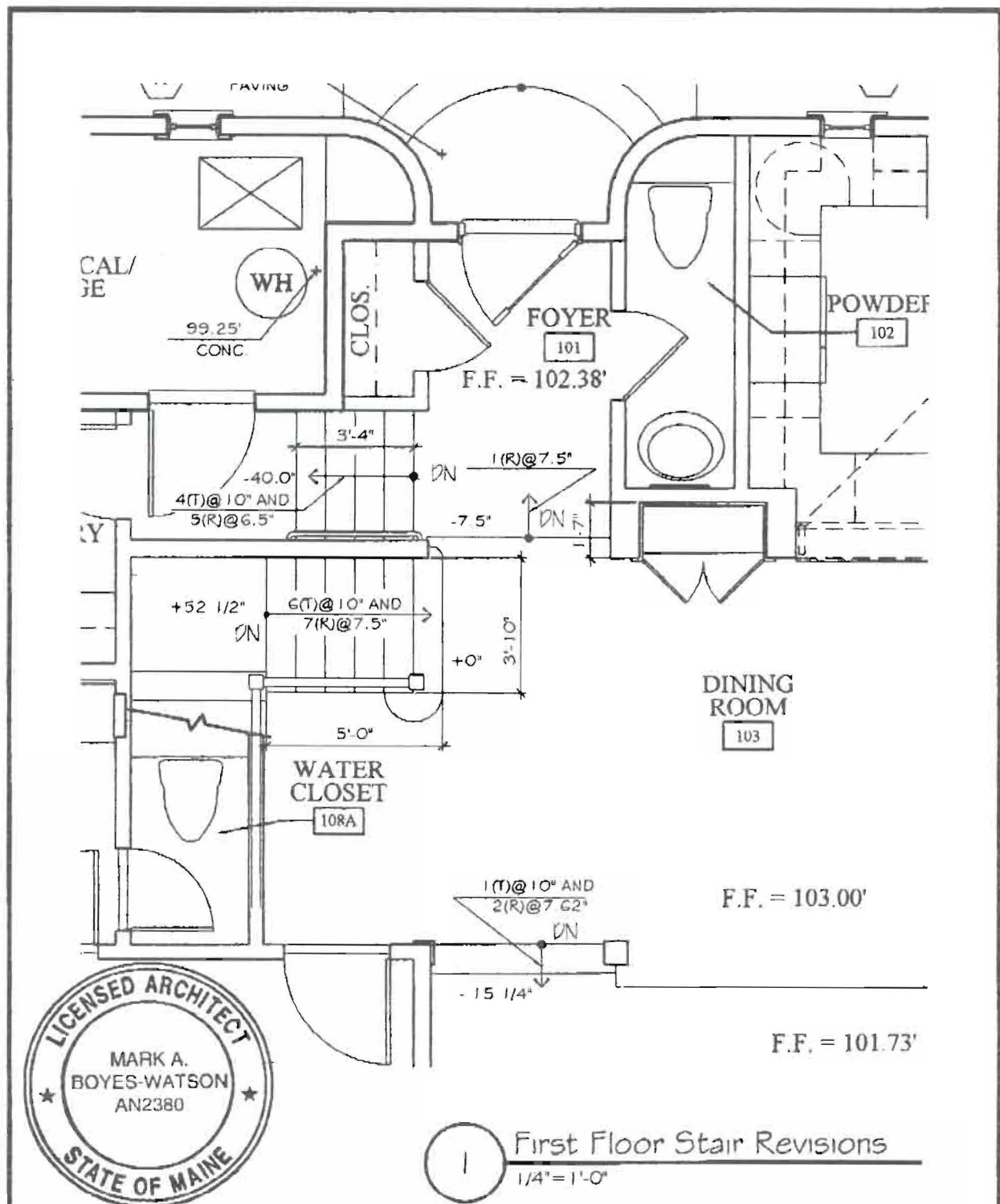
Please find attached revised drawings for the Main Stair in the Finkel Residence at Lot 12 Diamond Cove.

Per your request the stair will be revised as indicated in our sketches to meet B.O.C.A. National Building Code Standards.

Please feel free to contact us if you have any questions regarding this matter.

Yours Sincerely,

Mark Boyes-Watson,
Principal,
Boyes-Watson & Winny Architects



job #:
12910

project: **Finkel Residence**

issue date:
01-25-01



BOYES-WATSON & WINNY ARCHITECTS

17 Tudor Street
Cambridge, Ma
02139

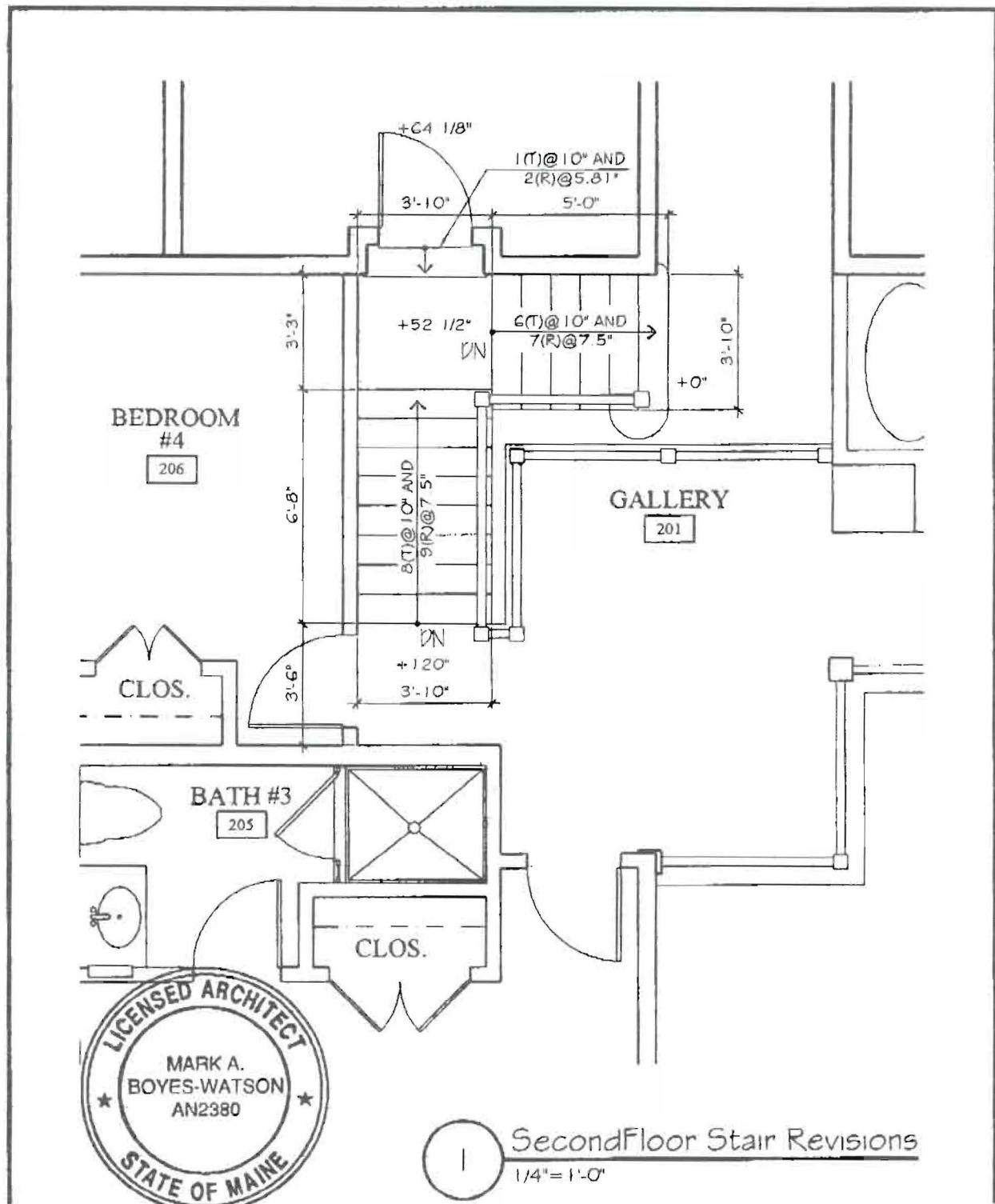
Tel. (617) 441-0141
Fax. (617) 441-0142
E-mail: bwwa@gis.net

client:

Howard Finkel
Lot 12 West Shore Drive
Diamond Cove

sk #:

SK-3



job #:
12910

project: **Finkel Residence**

issue date:
01-25-01



BOYES-WATSON & WINNY ARCHITECTS

17 Tudor Street
Cambridge, Ma
02139

Tel. (617) 441-0141
Fax. (617) 441-0142
E-mail: bwwa@isa.net

client:

Howard Finkel
Lot 12 West Shore Drive
Diamond Cove

sk #:

SK-4

ATT: MICHAEL NUGENT

Versa-Lam Columns

29

The same properties that make Versa-Lam beams great, also make them highly suitable for wood columns. In Versa-Lam columns, you'll find none of the deep checks, cracks or twists that can plague solid wood columns and there's no need to box in Versa-Lam's good looks.

Versa-Lam Column Table

Length (ft)	Allowable Axial Load (Lb) 100% Load Duration					
	3 1/2" x 3 1/2"	3 1/2" x 5 1/4"	3 1/2" x 7"	5 1/4" x 5 1/4"	5 1/4" x 7"	7" x 7"
4	15,160					
5	12,655	18,990				
6	10,385	15,590	20,790			
7	8,555	12,840	17,125	29,745		
8	7,125	10,690	14,260	26,200	34,950	
9	6,000	9,005	12,010	22,995	30,675	
10	5,110	7,675	10,235	20,220	26,970	
11	4,400	6,605	8,810	17,850	23,810	
12	3,825	5,740	7,660	15,835	21,120	
13	3,355	5,035	6,715	14,115	18,830	
14	2,960	4,445	5,930	12,650	16,875	33,415
15				11,390	15,195	30,490
16				10,305	13,745	27,900
17				9,360	12,490	25,600
18				8,540	11,390	23,560
19				7,820	10,430	21,740
20				7,185	9,580	20,110
21				6,620	8,830	18,655
22						17,345
23						16,160
24						15,095

Table assumes that the column is braced at column ends only. Effective column length is equal to actual column length.

NOTES

- Allowable loads are based on solid, one piece column members used in dry service conditions.
- Allowable loads incorporate an eccentricity value of 0.167 of column thickness (least dimension).
- Allowable loads are based on axial loaded columns using the design provisions of the National Design Specification for Wood Construction (NDS), 1991 edition.
- For side loading or other combined bending and axial loads, see provisions of NDS, 1991 edition.

Versa-Stud

Allowable Design Values

Product	Bending F_b [psi]	Compression Parallel to Grain F_c [psi]	Horizontal Shear F_v [psi]	Modulus of Elasticity E [psi]
2400F _v Versa-Stud [®]	2496	8000		
No. 2 SPF 2x6	1121	1100	70	1100000
No. 2 Hem Fir 2x6	1271	1250	75	1300000
No. 2 D Fir-L 2x6	1308	1300	95	1600000

1) Versa-Stud wall framing measures 1 1/2"x3 1/2", 1 1/2"x5 1/2", 1 1/2"x7 1/4". Design values are for loads applied to the narrow face of the framing members.

2) Repetitive member and size factors have been applied to all F_b values.

3) For 10" depths. For other depths, multiply by $(12/d)^{1/3}$.

32

Versa-Lam Roof Beams

2900F_b SP (125%) Non-Snow Load

KEY TO TABLE: Top figure = Allowable Total Load (plf) Middle figure = Allowable Live Load (plf)
Bottom figures = Minimum Required Bearing Length at End/Intermediate Supports (inches)

Design Span (ft)	1 3/4" Width - 2900 Fb SP						3 1/2" Width - 2800 Fb DF					5 1/4" Width - 2800 Fb DF				
	7 1/4"	9 1/2"	11 7/8"	14"	16" ^(M)	18" ^(M)	9 1/2"	11 7/8"	14"	16"	18"	9 1/2"	11 7/8"	14"	16"	18"
6	971	1353	1814	2285	2792	3374	2661	3565	4492	5489	6634	3991	5348	6738	8234	9951
	2 / 3	2.7 / 3.4	3.7 / 4.6	4.6 / 5.8	5.6 / 7.1	6.8 / 8.5	2.5 / 3.2	3.4 / 4.3	4.3 / 5.4	5.2 / 6.8	6.3 / 7.9	2.5 / 3.2	3.4 / 4.3	4.3 / 5.4	5.2 / 6.6	6.3 / 7.9
8	609 482	950	1246	1538	1838	2166	1868	2451	3023	3613	4259	2802	3676	4535	5419	6388
	1.6 / 3	2.6 / 3.2	3.4 / 4.2	4.2 / 5.2	5 / 6.2	5.8 / 7.3	2.4 / 3	3.1 / 3.9	3.9 / 4.8	4.6 / 5.8	5.4 / 6.8	2.4 / 3	3.1 / 3.9	3.9 / 4.8	4.6 / 5.8	5.4 / 6.8
10	326 247	648 556	949	1158	1368	1594	1252 1111	1866	2277	2691	3134	1878 1667	2799	3415	4036	4701
	1.5 / 3	2.2 / 3	3.2 / 4	3.9 / 4.9	4.6 / 5.8	5.4 / 6.7	2 / 3	3 / 3.7	3.6 / 4.5	4.3 / 5.4	5 / 6.3	2 / 3	3 / 3.7	3.6 / 4.5	4.3 / 5.4	5 / 6.3
11	244 186	535 418	817 815	1030	1213	1407	1033 835	1577	2026	2386	2768	1550 1253	2366	3039	3578	4151
	1.5 / 3	2 / 3	3 / 3.8	3.8 / 4.8	4.5 / 5.6	5.2 / 6.5	1.8 / 3	2.8 / 3.5	3.6 / 4.4	4.2 / 5.2	4.9 / 6.1	1.8 / 3	2.8 / 3.5	3.6 / 4.4	4.2 / 5.2	4.9 / 6.1
12	187 143	424 322	685 628	928	1089	1260	849 643	1324 1256	1809	2142	2478	1274 965	1986 1884	2713	3214	3716
	1.5 / 3	1.7 / 3	2.8 / 3.5	3.8 / 4.7	4.4 / 5.5	5.1 / 6.4	1.6 / 3	2.5 / 3.2	3.5 / 4.3	4.1 / 5.1	4.8 / 5.9	1.6 / 3	2.5 / 3.2	3.5 / 4.3	4.1 / 5.1	4.8 / 5.9
13	146 112	333 253	583 494	797	988	1140	666 506	1126 988	1539	1944	2242	999 759	1690 1482	2309	2916	3363
	1.5 / 3	1.5 / 3	2.6 / 3.2	3.5 / 4.4	4.4 / 5.4	5 / 6.3	1.5 / 3	2.3 / 3	3.2 / 4	4 / 5.1	4.7 / 5.8	1.5 / 3	2.3 / 3	3.2 / 4	4 / 5.1	4.7 / 5.8
14	116 90	265 203	502 396	686 648	884	1041	532 405	970 791	1325 1296	1707	2048	797 608	1455 1187	1988 1944	2561	3071
	1.5 / 3	1.5 / 3	2.4 / 3	3.3 / 4.1	4.2 / 5.2	4.9 / 6.2	1.5 / 3	2.2 / 3	3 / 3.7	3.8 / 4.8	4.6 / 5.7	1.5 / 3	2.2 / 3	3 / 3.7	3.8 / 4.8	4.6 / 5.7
15	94 73	215 165	423 322	597 527	769	956	431 329	843 643	1153 1054	1486	1857	646 494	1265 965	1729 1581	2228	2786
	1.5 / 3	1.5 / 3	2.2 / 3	3 / 3.8	3.9 / 4.9	4.9 / 6.1	1.5 / 3	2 / 3	2.8 / 3.5	3.6 / 4.5	4.5 / 5.6	1.5 / 3	2 / 3	2.8 / 3.5	3.6 / 4.5	4.5 / 5.6
16	77 60	176 136	347 265	524 434	675 648	844	353 271	696 530	1012 868	1304 1296	1631	530 407	1044 795	1518 1303	1956 1944	2446
	1.5 / 3	1.5 / 3	1.9 / 3	2.9 / 3.6	3.7 / 4.6	4.6 / 5.7	1.5 / 3	1.8 / 3	2.6 / 3.3	3.3 / 4.2	4.2 / 5.2	1.5 / 3	1.8 / 3	2.6 / 3.3	3.3 / 4.2	4.2 / 5.2
17	63 50	146 113	289 221	463 362	597 540	747	293 226	578 442	895 724	1153 1081	1443	440 339	868 663	1342 1086	1730 1621	2164
	1.5 / 3	1.5 / 3	1.7 / 3	2.7 / 3.4	3.5 / 4.3	4.3 / 5.4	1.5 / 3	1.6 / 3	2.4 / 3.1	3.2 / 3.9	3.9 / 4.9	1.5 / 3	1.6 / 3	2.4 / 3.1	3.2 / 3.9	3.9 / 4.9
18	53 42	122 95	242 186	400 305	532 455	665 648	246 191	486 372	797 610	1027 910	1285 1296	368 286	728 558	1195 915	1541 1366	1927 1944
	1.5 / 3	1.5 / 3	1.5 / 3	2.5 / 3.1	3.3 / 4.1	4.1 / 5.1	1.5 / 3	1.5 / 3	2.3 / 3	3 / 3.7	3.7 / 4.6	1.5 / 3	1.5 / 3	2.3 / 3	3 / 3.7	3.7 / 4.6
19	44 36	103 81	205 158	339 259	476 387	556 551	208 162	411 316	679 519	920 774	1152 1102	311 243	617 475	1018 778	1381 1181	1727 1653
	1.5 / 3	1.5 / 3	1.5 / 3	2.2 / 3	3.1 / 3.9	3.9 / 4.8	1.5 / 3	1.5 / 3	2.1 / 3	2.8 / 3.5	3.5 / 4.4	1.5 / 3	1.5 / 3	2.1 / 3	2.8 / 3.5	3.5 / 4.4
20	38 31	88 69	175 136	290 222	429 332	537 473	177 139	351 271	580 445	829 664	1038 945	265 208	527 407	870 667	1244 998	1557 1418
	1.5 / 3	1.5 / 3	1.5 / 3	2 / 3	2.9 / 3.7	3.7 / 4.6	1.5 / 3	1.5 / 3	1.9 / 3	2.7 / 3.3	3.3 / 4.2	1.5 / 3	1.5 / 3	1.9 / 3	2.7 / 3.3	3.3 / 4.2
22	27 23	65 52	130 102	216 167	325 249	442 355	131 104	261 204	433 334	650 499	855 710	196 157	392 306	649 501	976 748	1282 1065
	1.5 / 3	1.5 / 3	1.5 / 3	1.6 / 3	2.5 / 3.1	3.3 / 4.2	1.5 / 3	1.5 / 3	1.6 / 3	2.3 / 3	3 / 3.8	1.5 / 3	1.5 / 3	1.6 / 3	2.3 / 3	3 / 3.8
24	20 18	49 40	99 79	165 129	248 192	356 273	99 80	199 157	330 257	498 384	713 547	148 121	298 236	496 386	747 576	1069 820
	1.5 / 3	1.5 / 3	1.5 / 3	1.5 / 3	2.1 / 3	2.9 / 3.7	1.5 / 3	1.5 / 3	1.5 / 3	2 / 3	2.8 / 3.5	1.5 / 3	1.5 / 3	1.5 / 3	2 / 3	2.8 / 3.5
26	15 14	37 32	77 62	128 101	194 151	278 215	76 63	154 124	257 202	388 302	557 430	114 95	231 185	386 304	583 453	836 645
	1.5 / 3	1.5 / 3	1.5 / 3	1.5 / 3	1.8 / 3	2.5 / 3.1	1.5 / 3	1.5 / 3	1.5 / 3	1.7 / 3	2.4 / 3	1.5 / 3	1.5 / 3	1.5 / 3	1.7 / 3	2.4 / 3
28	11 11	29 26	60 49	101 81	153 121	221 172	59 51	121 99	203 162	308 242	443 344	88 76	182 148	305 243	462 363	684 517
	1.5 / 3	1.5 / 3	1.5 / 3	1.5 / 3	1.5 / 3	2.2 / 3	1.5 / 3	1.5 / 3	1.5 / 3	1.5 / 3	2 / 3	1.5 / 3	1.5 / 3	1.5 / 3	1.5 / 3	2 / 3
30	9 9	23 21	48 40	81 66	123 98	178 140	46 41	97 80	163 132	248 197	357 280	70 62	145 121	245 198	372 295	536 420
	1.5 / 3	1.5 / 3	1.5 / 3	1.5 / 3	1.5 / 3	1.9 / 3	1.5 / 3	1.5 / 3	1.5 / 3	1.5 / 3	1.8 / 3	1.5 / 3	1.5 / 3	1.5 / 3	1.5 / 3	1.8 / 3

1. Total Load values limited by shear, moment or deflection equal to L/180. Total Load values are the capacity of the beam in addition to its own weight.
2. Live Load values are limited by deflection equal to L/240. Check the local building code for other deflection limits that may apply.
3. Where a Live Load value is not shown, the Total Load value will control.
4. Table values represent the most restrictive of simple or multiple span applications. Span is measured center to center of the supports. Analyze multiple span beams with the BC Calc software if the length of any span is less than half the length of an adjacent span.
5. Tables values assume that the lateral support is provided at each support and continuously along the compression edge of the beam.

6. Tables values for Minimum Required Bearing Lengths are based on the allowable compression design value perpendicular to grain for the beam and the Total Load value shown. Other design considerations, such as a weaker support material, may warrant longer bearing lengths. Table values assume that the support is provided across the full width of the beam.
7. For 2-ply, 3-ply or 4-ply beams; double, triple or quadruple Total Load and Live Load values. Minimum Required Bearing Lengths remain the same for any number of plies.
8. 1 3/4" members deeper than 14 inches are to be used as multiple-ply beams only.
9. This table was designed to apply to a broad range of applications. It may be possible to exceed the limitations of this table by analyzing a specific application with the BC Calc software.

2900Fb SP (115%) Snow Load

KEY TO TABLE: Top figure = Allowable Total Load (plf) Middle figure = Allowable Live Load (plf)
Bottom figures = Minimum Required Bearing Length at End/Intermediate Supports (inches)

Design Span (ft)	1 1/4" Width - 2900 Fb SP						3 1/2" Width - 2800 Fb DF					5 1/4" Width - 2800 Fb DF				
	7 1/4"	9 1/2"	11 7/8"	14"	16" ⁽¹⁰⁾	18" ⁽¹⁰⁾	9 1/2"	11 7/8"	14"	16"	18"	9 1/2"	11 7/8"	14"	16"	18"
6	893 - 1.8 / 3	1245 - 2.5 / 3.1	1668 - 3.4 / 4.2	2102 - 4.3 / 5.3	2568 - 5.2 / 6.5	3104 - 6.3 / 7.8	2447 - 2.3 / 3	3279 - 3.1 / 3.9	4132 - 3.9 / 4.9	5049 - 4.8 / 6	6102 - 5.8 / 7.3	3671 - 2.3 / 3	4819 - 3.1 / 3.9	6198 - 3.9 / 4.9	7573 - 4.8 / 6	9122 - 5.8 / 7.3
8	560 482 1.5 / 3	874 - 2.4 / 3	1146 - 3.1 / 3.9	1414 - 3.8 / 4.8	1690 - 4.6 / 5.7	1992 - 5.4 / 6.7	1718 - 2.2 / 3	2254 - 2.9 / 3.6	2780 - 3.5 / 4.4	3323 - 4.2 / 5.3	3917 - 5 / 6.2	2577 - 2.2 / 3	3381 - 2.9 / 3.6	4171 - 3.5 / 4.4	4984 - 4.2 / 5.3	5875 - 5 / 6.2
10	326 247 1.5 / 3	596 556 2 / 3	872 - 3 / 3.7	1065 - 3.6 / 4.5	1258 - 4.3 / 5.3	1466 - 5 / 6.2	1151 1111 1.8 / 3	1716 - 2.7 / 3.4	2094 - 3.3 / 4.2	2474 - 4 / 4.9	2882 - 4.8 / 5.8	1727 1667 1.8 / 3	2574 - 2.7 / 3.4	3140 - 3.3 / 4.2	3711 - 4 / 4.9	4323 - 4.8 / 5.8
11	244 186 1.5 / 3	492 418 1.8 / 3	751 - 2.8 / 3.5	947 - 3.5 / 4.4	1116 - 4.2 / 5.2	1294 - 4.8 / 6	950 835 1.7 / 3	1450 - 2.6 / 3.2	1863 - 3.3 / 4.1	2194 - 3.9 / 4.8	2545 - 4.5 / 5.6	1425 1253 1.7 / 3	2176 - 2.6 / 3.2	2795 - 3.3 / 4.1	3290 - 3.9 / 4.8	3817 - 4.5 / 5.6
12	187 143 1.5 / 3	412 322 1.7 / 3	630 628 2.6 / 3.2	853 - 3.5 / 4.3	1002 - 4.1 / 5.1	1158 - 4.7 / 5.9	797 643 1.5 / 3	1217 - 2.3 / 3	1663 - 3.2 / 4	1970 - 3.8 / 4.7	2278 - 4.4 / 5.5	1195 965 1.5 / 3	1826 - 2.3 / 3	2494 - 3.2 / 4	2955 - 3.8 / 4.7	3417 - 4.4 / 5.5
13	146 112 1.5 / 3	333 253 1.5 / 3	538 494 2.4 / 3	732 - 3.2 / 4	909 - 4 / 5	1048 - 4.6 / 5.8	866 506 1.5 / 3	1035 988 2.2 / 3	1415 - 2.9 / 3.7	1787 - 3.7 / 4.6	2062 - 4.3 / 5.4	999 759 1.5 / 3	1553 1482 2.2 / 3	2123 - 2.9 / 3.7	2681 - 3.7 / 4.6	3237 - 4.3 / 5.4
14	116 90 1.5 / 3	265 203 1.5 / 3	461 396 2.2 / 3	631 - 3 / 3.7	812 - 3.9 / 4.8	957 - 4.5 / 5.7	532 405 1.5 / 3	891 791 2 / 3	1218 - 2.7 / 3.4	1570 - 3.5 / 4.4	1883 - 4.2 / 5.3	797 608 1.5 / 3	1337 1187 2 / 3	1826 - 2.7 / 3.4	2355 - 3.5 / 4.4	2834 - 4.2 / 5.3
15	94 73 1.5 / 3	215 165 1.5 / 3	401 322 2.1 / 3	548 527 2.8 / 3.5	707 - 3.6 / 4.5	880 - 4.5 / 5.6	431 329 1.5 / 3	775 643 1.9 / 3	1060 1054 2.6 / 3.2	1366 - 3.3 / 4.1	1708 - 4.1 / 5.1	646 494 1.5 / 3	1163 965 1.9 / 3	1590 1581 2.6 / 3.2	2048 - 3.3 / 4.1	2561 - 4.1 / 5.1
16	77 60 1.5 / 3	176 136 1.5 / 3	347 285 1.8 / 3	481 434 2.6 / 3.3	620 - 3.4 / 4.2	776 - 4.2 / 5.3	353 271 1.5 / 3	680 530 1.8 / 3	930 868 2.4 / 3	1198 - 3.1 / 3.9	1499 - 3.8 / 4.8	530 407 1.5 / 3	1020 795 1.8 / 3	1395 1303 2.4 / 3	1798 - 3.1 / 3.9	2248 - 3.8 / 4.8
17	63 50 1.5 / 3	146 113 1.5 / 3	289 221 1.7 / 3	425 362 2.5 / 3.1	548 540 3.2 / 4	686 - 4 / 5	293 226 1.5 / 3	578 442 1.6 / 3	822 724 2.3 / 3	1060 - 2.9 / 3.6	1326 - 3.6 / 4.5	440 339 1.5 / 3	868 663 1.6 / 3	1233 1086 2.3 / 3	1590 - 2.9 / 3.6	1989 - 3.6 / 4.5
18	53 42 1.5 / 3	122 95 1.5 / 3	242 186 1.5 / 3	379 305 2.3 / 3	488 455 3 / 3.8	611 - 3.8 / 4.7	246 191 1.5 / 3	486 372 1.5 / 3	732 610 2.1 / 3	944 910 2.7 / 3.4	1181 - 3.4 / 4.3	368 286 1.5 / 3	728 558 1.5 / 3	1098 915 2.1 / 3	1416 1366 2.7 / 3.4	1771 - 3.4 / 4.3
19	44 36 1.5 / 3	103 81 1.5 / 3	205 158 1.5 / 3	339 259 2.2 / 3	438 387 2.8 / 3.6	548 551 3.6 / 4.4	208 162 1.5 / 3	411 316 1.5 / 3	656 519 2 / 3	846 774 2.6 / 3.2	1058 - 3.2 / 4.1	311 243 1.5 / 3	617 475 1.5 / 3	984 778 2 / 3	1259 1161 2.6 / 3.2	1587 - 3.2 / 4.1
20	38 31 1.5 / 3	88 69 1.5 / 3	175 136 1.5 / 3	290 222 2 / 3	394 332 2.7 / 3.4	493 473 3.4 / 4.2	177 139 1.8 / 3	351 271 1.5 / 3	580 445 1.9 / 3	762 664 2.5 / 3.1	953 945 3.1 / 3.8	265 208 1.5 / 3	527 407 1.5 / 3	870 667 1.9 / 3	1143 996 2.5 / 3.1	1430 1418 3.1 / 3.8
22	27 23 1.5 / 3	65 52 1.5 / 3	130 102 1.5 / 3	216 167 1.6 / 3	324 249 2.5 / 3.1	406 355 3.1 / 3.8	131 104 1.5 / 3	261 204 1.5 / 3	433 334 1.6 / 3	627 499 2.2 / 3	785 710 2.8 / 3.5	196 157 1.5 / 3	392 306 1.5 / 3	649 501 1.6 / 3	941 748 2.2 / 3	1178 1065 2.8 / 3.5
24	20 18 1.5 / 3	49 40 1.5 / 3	99 79 1.5 / 3	165 129 1.5 / 3	248 192 2.1 / 3	340 273 2.8 / 3.5	99 80 1.5 / 3	199 157 1.5 / 3	330 257 2 / 3	498 384 2.6 / 3.2	657 547 - 1.5 / 3	148 121 1.5 / 3	298 236 1.5 / 3	496 386 1.5 / 3	747 576 2 / 3	986 820 2.6 / 3.2
26	15 14 1.5 / 3	37 32 1.5 / 3	77 62 1.5 / 3	128 101 1.5 / 3	194 151 1.8 / 3	276 215 2.5 / 3.1	76 63 1.5 / 3	154 124 1.5 / 3	257 202 1.5 / 3	388 302 1.7 / 3	557 430 2.4 / 3	114 95 1.5 / 3	231 185 1.5 / 3	386 304 1.5 / 3	583 453 1.7 / 3	836 645 2.4 / 3
28	11 11 1.5 / 3	29 25 1.5 / 3	60 49 1.5 / 3	101 81 1.5 / 3	153 121 1.5 / 3	221 172 2.2 / 3	59 51 1.5 / 3	121 99 1.5 / 3	203 162 1.5 / 3	308 242 1.5 / 3	443 344 2 / 3	88 76 1.5 / 3	182 148 1.5 / 3	305 243 1.5 / 3	482 363 1.5 / 3	644 517 2 / 3
30	9 8 1.5 / 3	23 21 1.5 / 3	48 40 1.5 / 3	81 66 1.5 / 3	123 98 1.5 / 3	178 140 1.9 / 3	46 41 1.5 / 3	97 80 1.5 / 3	163 132 1.5 / 3	248 197 1.5 / 3	357 280 1.8 / 3	70 62 1.5 / 3	145 121 1.5 / 3	245 198 1.5 / 3	372 295 1.5 / 3	494 420 1.8 / 3

Load values are the capacity of the beam in addition to its own weight.

2. Live load values are limited by deflection equal to L/240. Check the design for deflection limits that may apply.

3. Where a Live Load value is not shown, the Total Load value will control.

4. Table values represent the most restrictive of simple or multiple span applications. Table values are based on center of the supports. Analyze multiple span beams with the BC Calc software if the length of any span is less than half the length of an adjacent span.

5. Table values are based on a 2" x 12" beam. A beam is provided at each support and end of the beam.

Table values for Minimum Required Bearing Lengths are based on the allowable end reaction design value perpendicular to grain for the beam and the Total Load value shown. Check the design for bearing length requirements.

6. Table values are based on a 2" x 12" beam. A beam is provided at each support and end of the beam.

7. For 2-ply, 3-ply or 4-ply beams, bearing length requirements are based on the Total Load value. Minimum Required Bearing Lengths remain the same for any number of plies.

8. 1 1/4" members deeper than 14 inches are to be used as examples are shown.

9. This table was designed to apply to a broad range of applications. It may be possible to exceed the limitations of this table by analyzing a specific application with the BC Calc software.

30

2700Fb SP (100%)

KEY TO TABLE: Top figure = Allowable Total Load (plf) Middle figure = Allowable Live Load (plf)
Bottom figures = Minimum Required Bearing Length at End/Intermediate Supports (inches)

Design Span (ft)	1 1/4" Width - 2900 Fb SP						3 1/2" Width - 2800 Fb DF					5 1/4" Width - 2800 Fb DF				
	7 1/2"	9 1/2"	11 7/8"	14"	16"	18"	9 1/2"	11 7/8"	14"	16"	18"	9 1/2"	11 7/8"	14"	16"	18"
6	762 322 1.5/3	1002 322 1.5/3	1430 322 1.5/3	1827 322 1.5/3	2232 322 1.5/3	2698 322 1.5/3	2127 2/3 1.5/3	2850 2.7/3.4 1.5/3	3591 3.4/4.3 1.5/3	4388 4.2/5.2 1.5/3	5304 5.1/6.3 1.5/3	3190 2/3 1.5/3	4275 2.7/3.4 1.5/3	5387 3.4/4.3 1.5/3	6583 4.2/5.2 1.5/3	7956 5.1/6.3 1.5/3
8	479 322 1.5/3	759 724 1.5/3	996 724 1.5/3	1229 724 1.5/3	1469 724 1.5/3	1731 724 1.5/3	1493 1447 1.5/3	1958 2.5/3.1 1.5/3	2416 3.1/3.9 1.5/3	2887 3.7/4.6 1.5/3	3404 4.3/5.4 1.5/3	2239 2171 1.5/3	2938 2.5/3.1 1.5/3	3624 3.1/3.9 1.5/3	4331 3.7/4.6 1.5/3	5106 4.3/5.4 1.5/3
10	243 165 1.5/3	518 370 1.5/3	758 724 1.5/3	925 724 1.5/3	1093 724 1.5/3	1273 724 1.5/3	1000 741 1.5/3	1491 1447 1.5/3	1819 1447 1.5/3	2150 1447 1.5/3	2504 1447 1.5/3	1500 1111 1.5/3	2236 2171 1.5/3	2728 2171 1.5/3	3225 2171 1.5/3	3756 2171 1.5/3
11	182 124 1.5/3	413 278 1.5/3	652 544 1.5/3	823 544 1.5/3	969 544 1.5/3	1124 544 1.5/3	825 557 1.5/3	1260 1087 1.5/3	1618 1087 1.5/3	1906 1087 1.5/3	2211 1087 1.5/3	1237 835 1.5/3	1890 1631 1.5/3	2428 1631 1.5/3	2858 1631 1.5/3	3316 1631 1.5/3
12	138 95 1.5/3	317 214 1.5/3	547 419 1.5/3	741 586 1.5/3	870 586 1.5/3	1006 586 1.5/3	635 429 1.5/3	1057 837 1.5/3	1444 1372 1.5/3	1711 1372 1.5/3	1979 1372 1.5/3	952 643 1.5/3	1585 1256 1.5/3	2167 2058 1.5/3	2567 2058 1.5/3	2967 2058 1.5/3
13	100 75 1.5/3	222 169 1.5/3	355 329 1.5/3	488 540 1.5/3	621 540 1.5/3	754 540 1.5/3	497 337 1.5/3	889 659 1.5/3	1229 1079 1.5/3	1552 1079 1.5/3	1791 1079 1.5/3	746 506 1.5/3	1348 988 1.5/3	1843 1019 1.5/3	2328 1019 1.5/3	2686 1019 1.5/3
14	70 60 1.5/3	160 135 1.5/3	316 264 1.5/3	476 432 1.5/3	614 645 1.5/3	764 747 1.5/3	321 270 1.5/3	632 527 1.5/3	920 864 1.5/3	1186 1290 1.5/3	1483 1493 1.5/3	481 405 1.5/3	848 791 1.5/3	1308 1296 1.5/3	1778 1935 1.5/3	2224 2452 1.5/3
15	49 49 1.5/3	110 110 1.5/3	214 214 1.5/3	351 351 1.5/3	524 524 1.5/3	747 747 1.5/3	220 220 1.5/3	429 429 1.5/3	703 703 1.5/3	1049 1049 1.5/3	1493 1493 1.5/3	329 329 1.5/3	610 610 1.5/3	1024 1024 1.5/3	1575 1575 1.5/3	2240 2240 1.5/3
16	57 50 1.5/3	131 90 1.5/3	259 177 1.5/3	418 293 1.5/3	538 432 1.5/3	673 615 1.5/3	263 181 1.5/3	519 353 1.5/3	807 579 1.5/3	1040 864 1.5/3	1301 1230 1.5/3	394 271 1.5/3	778 590 1.5/3	1210 888 1.5/3	1560 1296 1.5/3	1952 1846 1.5/3
17	47 34 1.5/3	108 75 1.5/3	215 147 1.5/3	355 241 1.5/3	476 360 1.5/3	595 513 1.5/3	218 151 1.5/3	431 295 1.5/3	711 483 1.5/3	926 720 1.5/3	1151 1026 1.5/3	226 226 1.5/3	442 442 1.5/3	724 724 1.5/3	1081 1081 1.5/3	1530 1530 1.5/3
18	39 23 1.5/3	91 64 1.5/3	180 124 1.5/3	298 203 1.5/3	424 303 1.5/3	530 432 1.5/3	282 127 1.5/3	362 248 1.5/3	587 407 1.5/3	819 607 1.5/3	1025 864 1.5/3	273 191 1.5/3	542 372 1.5/3	896 610 1.5/3	1228 910 1.5/3	1537 1296 1.5/3
19	32 24 1.5/3	84 54 1.5/3	168 105 1.5/3	252 173 1.5/3	336 258 1.5/3	420 367 1.5/3	153 108 1.5/3	308 211 1.5/3	506 346 1.5/3	733 516 1.5/3	918 735 1.5/3	230 163 1.5/3	459 316 1.5/3	759 519 1.5/3	1100 774 1.5/3	1377 1010 1.5/3
20	27 21 1.5/3	66 46 1.5/3	132 90 1.5/3	210 148 1.5/3	288 221 1.5/3	366 315 1.5/3	130 93 1.5/3	261 181 1.5/3	432 296 1.5/3	649 442 1.5/3	827 630 1.5/3	196 139 1.5/3	391 271 1.5/3	648 445 1.5/3	974 664 1.5/3	1240 845 1.5/3
22	20 15 1.5/3	48 35 1.5/3	96 68 1.5/3	160 111 1.5/3	241 166 1.5/3	346 237 1.5/3	96 70 1.5/3	193 136 1.5/3	321 223 1.5/3	484 332 1.5/3	651 473 1.5/3	144 104 1.5/3	290 204 1.5/3	482 334 1.5/3	726 499 1.5/3	1061 710 1.5/3
24	14 12 1.5/3	36 27 1.5/3	73 52 1.5/3	122 86 1.5/3	184 128 1.5/3	265 182 1.5/3	72 54 1.5/3	146 105 1.5/3	245 172 1.5/3	370 256 1.5/3	531 385 1.5/3	122 80 1.5/3	240 157 1.5/3	367 257 1.5/3	540 364 1.5/3	760 547 1.5/3
26	10 8 1.5/3	27 21 1.5/3	56 41 1.5/3	94 67 1.5/3	143 101 1.5/3	206 149 1.5/3	55 40 1.5/3	113 82 1.5/3	190 136 1.5/3	288 201 1.5/3	414 287 1.5/3	102 69 1.5/3	194 124 1.5/3	283 202 1.5/3	402 302 1.5/3	561 420 1.5/3
28	8 6 1.5/3	21 17 1.5/3	44 33 1.5/3	74 54 1.5/3	113 81 1.5/3	163 115 1.5/3	42 34 1.5/3	88 66 1.5/3	140 103 1.5/3	227 161 1.5/3	328 230 1.5/3	63 51 1.5/3	132 99 1.5/3	224 162 1.5/3	341 242 1.5/3	496 341 1.5/3
30	6 5 1.5/3	14 11 1.5/3	27 20 1.5/3	44 33 1.5/3	66 49 1.5/3	93 69 1.5/3	27 20 1.5/3	54 40 1.5/3	88 66 1.5/3	131 103 1.5/3	187 131 1.5/3	49 37 1.5/3	105 80 1.5/3	179 132 1.5/3	273 202 1.5/3	396 296 1.5/3

1. Total Load values limited by shear, moment or deflection equal to L/240. Total Load values for the majority of the beam are assumed to be conservative.
2. Live Load values are limited by deflection equal to L/360.
3. Where a Live Load value is not shown, the Total Load value will control.

with the BC Calc software if the length of any span is less than half the length of the beam.

continuously along the compression edge of the beam.

compression design value perpendicular to grain for the beam and the Total Load values shown are based on the assumption of a weaker support material, may require higher design values. These values assume that the support is provided across the full width of the beam.

double, triple or quadruple Total Load and Live Bearing Lengths remain the same for any

number of pieces.

These limitations apply to a broad range of applications. It may be possible to exceed the limitations of this table by analyzing a specific application.

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

20000169

I. D. Number

Howard Finkel

Applicant

768 Chimney Creek Drive, Great Diamond I, ME

Applicant's Mailing Address

North Atlantic Custom Builders

Consultant/Agent

284-0224

Applicant or Agent Daytime Telephone, Fax

9/6/00

Application Date

West Shore Drive lot 12

Project Name/Description

124 West Shore Dr, Great Diamond Island, Great Diamond Island

Address of Proposed Site

083E-A-012

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)

3,000

44,654

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 \$200.00 Subdivision Engineer Review \$100.00 Date: 9/6/00

DRC Approval Status:

Reviewer Chris Earl

☐ Approved ☒ Approved w/Conditions see attached ☐ Denied

Approval Date 9/14/00 Approval Expiration 9/14/01 Extension to ☒ Additional Sheets Attached

☒ Condition Compliance Chris Earl 9/14/00
signature date

Performance Guarantee

☐ Required*

☐ Not Required

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

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate Of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released			

INSPECTIONS

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

20000169

I. D. Number

Howard Finkel

Applicant

768 Chimney Creek Drive, Great Diamond I, ME

Applicant's Mailing Address

North Atlantic Custom Builders

Consultant/Agent

284-0224

Applicant or Agent Daytime Telephone, Fax

9/6/00

Application Date

West Shore Drive lot 12

Project Name/Description

124 West Shore Dr, Great Diamond Island, Great Diamond Island

Address of Proposed Site

083E-A-012

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)

3,000

44,654

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



Zoning Variance



Other

Use (ZBA/PB)

Fees Paid:

Site Plan

\$200.00

Subdivision

Engineer Review

\$100.00

Date:

9/6/00

Inspections Approval Status:

Reviewer



Approved



Approved w/Conditions
see attached



Denied

Approval Date

Approval Expiration

Extension to



Additional Sheets



Condition Compliance

Attached

signature

date

Performance Guarantee



Required*



Not Required

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



Performance Guarantee Accepted

date

amount

expiration date



Inspection Fee Paid

date

amount



Building Permit Issued

date



Performance Guarantee Reduced

date

remaining balance

signature



Temporary Certificate of Occupancy

date



Conditions (See Attached)



Final Inspection

date

signature



Certificate Of Occupancy

date



Performance Guarantee Released

date

signature



Defect Guarantee Submitted

submitted date

amount

expiration date

Floors (contd.)

- ~~X~~ Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3") 2305.2
- ~~SR~~ Bridging (2305.16)
- ~~SA~~ Boring and notching (2305.5.1)
- ~~SUL~~ Cutting and notching (2305.3)
- ~~SR~~ Fastening table (2305.2)
- ~~NA~~ Floor trusses (AFPANDS Chapter 35)
- ~~X~~ Draft stopping (721.7)
- ~~X~~ Framing of openings (2305.11) (2305.12)
- ~~X~~ Flooring - (2304.4) 1" solid - 1/2" particle board
- ~~SR~~ Concrete floors (1905) 3 1/2" 6 mil polyethylene vapor retarder
- _____
- _____
- _____
- _____
- _____

Wall Construction (Chapter 2300)

- ~~X~~ Design (1609) wind loads
- ~~X~~ Load requirements
- ~~X~~ Grade
- ~~SR~~ Fastening schedule (Table 2305.2)
- ~~A~~ Wall framing (2305.4.1)
- ~~X~~ Double top plate (2305.4.2)
- ~~X~~ Bottom plates: (2305.4.3)
- ~~SUL~~ Notching and boring: (2305.4.4) studs
- ~~A~~ Non load bearing walls (2305.5)
- ~~SR~~ Notching and boring (2305.5.1)
- ~~A~~ Wind bracing (2305.7)
- ~~X~~ Wall bracing required (2305.8.1)
- ~~X~~ Stud walls (2305.8.3)
- ~~X~~ Sheathing installation (2305.8.4)
- ~~X~~ Minimum thickness of wall sheathing (Table 2305.13)
- ~~NA~~ Metal construction
- ~~SR~~ Masonry construction (Chapter 21)
- ~~X~~ Exterior wall covering (Chapter 14)
- ~~X~~ Performance requirements (1403)
- ~~X~~ Materials (1404)
- ~~NA~~ Veneers (1405)
- ~~X~~ Interior finishes (Chapter 8)

Roof-Ceiling Construction (Chapter 23)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 124 West Shore Dr

CBL 083E A0120010

Issued to Finkel, Howard/North Atlantic Custom Builders

Date of Issue 05/05/2006

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. 00-1103, 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

entire

APPROVED OCCUPANCY

single family dwelling
use group: A3
type: 5B
BOCA 99

Limiting Conditions:

none

This certificate supersedes
certificate issued

Approved:

5/5/06 *A. Rowe*

(Date)

Inspector

Al August 5/5/06

Inspector of Buildings

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.

PLUMBING APPLICATION

083 EA 012

Department of Human Sciences
Division of Health Engineering

PROPERTY ADDRESS

Town or Plantation	City of Portland
Street	Lot #12 / 124 West Shore Dr.
Subdivision Lot #	Diamond Cove

PROPERTY OWNERS NAME

Last:	Finkel	First:	Howard
Applicant Name:	Salevsky & Son's Plg & Htg Inc.		
Mailing Address of Owner/Applicant (If Different)	P.O. Box 242 Cape Cottage Br. Cape Elizabeth ME 04107		

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

Signature of Owner/Applicant

Date

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

Date Approved

PERMIT INFORMATION

This Application is for

- ☒ NEW PLUMBING
- ☐ RELOCATED PLUMBING

Type of Structure To Be Served:

- ☒ SINGLE FAMILY DWELLING
- ☐ MODULAR OR MOBILE HOME
- ☐ MULTIPLE FAMILY DWELLING
- ☐ OTHER - SPECIFY _____

Plumbing To Be Installed By:

- ☒ MASTER PLUMBER
- ☐ OIL BURNERMAN
- ☐ MFG'D. HOUSING DEALER/MECHANIC
- ☐ PUBLIC UTILITY EMPLOYEE
- ☐ PROPERTY OWNER

LICENSE # 23091

Hook-Up & Piping Relocation Maximum of 1 Hook-Up

HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.

OR

HOOK-UP: to an existing subsurface wastewater disposal system.

PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.

OR

TRANSFER FEE
[\$6.00]

Column 2 Number Type of Fixture

- | | |
|---|--|
| 2 | Hosebibb / Sillcock |
| | Floor Drain |
| | Urinal |
| | Drinking Fountain |
| | Indirect Waste |
| | Water Treatment Softener, Filter, etc. |
| | Grease / Oil Separator |
| | Dental Cuspidor |
| | Bidet |
| | Other: _____ |

Fixtures (Subtotal)
Column 2

Column 1 Number Type of Fixture

- | | |
|---|-----------------------|
| 2 | Bathtub (and Shower) |
| 1 | Shower (Separate) |
| 1 | Sink |
| 5 | Wash Basin |
| 4 | Water Closet (Toilet) |
| 1 | Clothes Washer |
| 1 | Dish Washer |
| | Garbage Disposal |
| 1 | Laundry Tub |
| | Water Heater |

Fixtures (Subtotal)
Column 1

SEE PERMIT FEE SCHEDULE
FOR CALCULATING FEE

Fixtures (Subtotal)
Column 2

Total Fixtures

Fixture Fee

Transfer Fee

Hook-Up & Relocation Fee

Permit Fee
(Total)