

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 01-0652	Issue Date: JUL 25 2001	CBL: 083E E042001
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Location of Construction: 278 Diamond Ave <i>GRTA Isl.</i>	Owner Name: Smith Gary P & <i>083-1513</i>	Owner Address: 44 Whidpering Pines <i>PORTLAND</i>	Phone: 207-767-3177
Business Name: n/a	Contractor Name: Smith & Son Excavating, Inc.	Contractor Address: 86 Pleasant Hill Rd. Scarborough	Phone: 2078831514
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Single Family	Zone: <i>IR-1</i>

Past Use: Vacant Lot	Proposed Use: New 28' X 78' Single Family Home, w/ 18' X 10' Deck. Site Plan # 2001-0133. Call Gary Smith at 767-3177 when ready.	Permit Fee: \$1,074.00	Cost of Work: \$175,000.00	CEO District: 1
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Proposed Project Description:
Construct a 28' X 78' New Single Family w/ a 10' X 18' Attached Deck.

FIRE DEPT: Approved Denied

INSPECTION:
Use Group: *PERMIT ISSUED WITH REQUIREMENTS*

Signature: *[Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: cih	Date Applied For: 06/04/2001	Zoning Approval	
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input checked="" type="checkbox"/> Shoreland <i>with w/over 75' from HWY</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 9 Zone C</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2001-0133</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> Date: <i>OK with conditions 7/24/01</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>has been reviewed</i> Date: _____
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PERMIT ISSUED WITH REQUIREMENTS

CERTIFICATION

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

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

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

01-0652

Minor/Minor Site Review for New Detached Single Family Dwelling, All Purpose Building Permit Application

2001-0133

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

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

Location/Address of Construction: Lot *42, 278 Diamond AVE

Total Square Footage of Proposed Structure 2640 Square Footage of Lot 40549

Tax Assessor's Chart, Block & Lot Number 083E-E 042 - 001 Chart# Block# Lot# Owner: Gary Smith 44 Whispering Pines Dr. South Portland Me. Telephone#: 767-3177 883-1513

Lessee/Buyer's Name (If Applicable) Owner's/Purchaser/Lessee Address: Gary Smith Cost Of Work: \$ 175000.00 Fee: \$ 1374.00

Current use: N.A. Proposed use: Single Family Residence Project description: New Cottage Style Home 28x78 w/ jugs no garage

Contractor's Name, Address & Telephone Smith + Son Inc, 86 Pleasant Hill Rd. Scarborough Me, Rec'd By: W/18x10 duck

A "minor/minor" site plan review is required for New Single Family Homes Only. The Site/Plot plan must be prepared and sealed by a registered land surveyor. The following must be submitted:

- 4 copies of the site/plot plan
1 copy of the building/construction plan on 32" x 48"
1 copy of the site plan/plot plan and construction/building plan on paper no larger than 11" x 17"

On all commercial/Minor & Major projects must submit the following:

- 1 copy of the site/plot plan
2 copy of the building/construction plan on 32" x 48"
1 copy of the site/plot and construction /building plan on paper no larger than 11" X 17"

Please note that single family additions and alterations may be hand drawn on regular paper and only ONE copy of the below details will still need to be submitted.

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

A PLOT PLAN INCLUDES THE FOLLOWING:

- 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

A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDES THE FOLLOWING:


- 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 damp proofing
- 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.

SEPARATE PERMITS ARE REQUIRED FOR INTERNAL & EXTERNAL PLUMBING, HVAC AND ELECTRICAL INSTALLATIONS

- All construction must be conducted in compliance with the 1999 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1999 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.

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: 	Date: 5-31-01
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Minor/Minor Site Review Fee: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED

BUILDING PERMIT REPORT

DATE: 7 June 2001 ADDRESS: 270 Diamond St. CBL: 083E-6-042

REASON FOR PERMIT: To Construct a single family dwelling

BUILDING OWNER: Gary P. Smith

PERMIT APPLICANT: _____ (CONTRACTOR Smith & Son Excavating)

USE GROUP: A-3 CONSTRUCTION TYPE: 5A CONSTRUCTION COST: 475,000.00 PERMIT FEES: 1,074.60

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, *9, *11, *13, *14, *16, *20, 27, 28, 29, 30, 32, 33, 34, 35, 36, *38, *39

- 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 and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
- 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, R, 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". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). 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 3/4" 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. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
- 16. 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)
- 17. 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)
- 18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
- 19. 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)

6/4

- *20. 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
- 21. 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)
- 22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
- 23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
- 24. 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)
- 25. 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".
- * 26. 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.
- * 27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- * 28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- * 29. All requirements must be met before a final Certificate of Occupancy is issued.
- * 30. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
- 31. 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)
- 32. Please read and implement the attached Land Use Zoning report requirements. *All requirements and conditions on the attached Site Development Review Sheets shall be met.*
- * 33. 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.
- * 34. Bridging shall comply with Section 2305.16.
- * 35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- * 36. All flashing shall comply with Section 1406.3.10.
- 37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
- * 38. *Roofing shall comply with section 1502.0*
- * 39. *The report from a structural engineer shall be required on any cantilever over 2' 0" - ALSO ON REPORT FROM A STRUCTURAL ENGINEER SHALL BE REQUIRED FOR THE STEEL BEAM. (SECTION 114.0) THIS REPORT SHALL BE SUBMITTED TO THIS OFFICE AND APPROVED BEFORE WORK IS STARTED.*
- * *This job is Type 5B Construction due to the number of stories (3) see attached requirements for this type of const. (attached)*

P. Samuel Hedges, Building Inspector
 Cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager

PSH 10/1/00

**This permit is herewith issued, on the basis of plans submitted and conditions placed on these 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. (You Shall Call for Inspections)

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

*****CERTIFICATE OF OCCUPANCY FEE \$50.00

Subsurface issued -

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

Valuation: \$175,000.00 Plan Review # 699/01
 Fee: \$1,074.60 Date: 7 June 2001
 Building Location: 278 Diamond St. CBL: 083E-E-042
 Building Description: Single Family dwelling
 Reviewed By: S. Noffse

Use or Occupancy: B-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	111.0 118.0
2.	A report from a structural engineer shall be required for the cantilever over 26" and for the proposed steel beam. This shall be submitted to this office for approval before work is started	114.0
3.	Before placing concrete for foundation you shall call this office for a setback inspection	111.0
4.	Foundation drain shall comply with section 1813.5.2	1813.5.2
5.	Waterproofing & damp proofing shall comply with section 1813.0	1813.0
6.	Chimney & vents shall comply with NFPA 211 also fireplaces	NFPA 211
7.	Stair construction shall comply with section 1014.0	1014.0
8.	Guardrails & handrails shall comply with sections 1021.0 & 1021.0	1021.0 1021.0
9.	Sleeping room egress or rescue shall comply with section 1010.4	1010.4

REV: PSH 4-7-00

Floors (contd.)

- ~~X~~ Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3")
- ~~SA~~ Bridging (2305.16)
- ~~SA~~ Boring and notching (2305.5.1)
- ~~SA~~ Cutting and notching (2305.3)
- ~~SA~~ Fastening table (2305.2)
- ~~MA~~ 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
- ~~X~~ 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
- ~~SA~~ Fastening schedule (Table 2305.2)
- ~~X~~ Wall framing (2305.4.1)
- ~~X~~ Double top plate (2305.4.2)
- ~~X~~ Bottom plates: (2305.4.3)
- ~~SA~~ Notching and boring: (2305.4.4) studs
- ~~X~~ Non load bearing walls (2305.5)
- ~~SA~~ Notching and boring (2305.5.1)
- ~~X~~ 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)
- ~~MA~~ Metal construction *Steel/beam*
- ~~MA~~ Masonry construction (Chapter 21)
- ~~X~~ Exterior wall covering (Chapter 14)
- ~~X~~ Performance requirements (1403)
- ~~X~~ Materials (1404)
- ~~MA~~ 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**

*NFPA
 211*

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

**Mechanical
 1993 BOCA Mechanical Code**

State Plumbing Code

*Private Sewer - have HHE-200
 public water
 Page 5*

have HHE-200

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>48 PSF</u>	<u>X</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)

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

Private Garages (Chapter 4)

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

Egress (Chapter 10)

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

Smoke Detectors (920.3.2)

- ~~SA~~ Location and interconnection
- ~~SA~~ Power source

**Dwelling Unit Separation
Table 602**

N/A

Applicant: Gary Smith

Date: 7/24/01 received full set of plans
7/3/01

Address: 278 Diamond St - GRT Island C-B-L: 83E-E-042

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - IR-1

Interior or corner lot - on The Water

Proposed Use/Work - Construct New Single family 28' x 78' with

Sewage Disposal - Private System for the whole parcel 10' x 18' Deck

Lot Street Frontage - 100' req - 250' + shown

Front Yard - 30' req - 64' shown

Rear Yard - 30' req - 37' shown

Side Yard - 20' req - 120' & 111' shown

Projections - Deck

Width of Lot - 100' min - 250' +

Height - 35' MAX - 27.5' Scaled

Lot Area - Part of an Approach - 40,000 sq ft
Subdivision 40,549 sq ft

Lot Coverage Impervious Surface - 20% of 8,000 sq ft MAX

10' x 18' = 180
28' x 78' = 2184
2364

Area per Family - 40,000 sq ft

Off-street Parking - 2 required - 2 shown by Diamond Ave

Loading Bays - N/A

Site Plan - minor/minor # 2001-0133

Shoreland Zoning/Stream Protection - Yes - within 250' - but well over 75'

Flood Plains - Panel 9 Zone C from HWM

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

2001-0133
Application I. D. Number

06/04/2001
Application Date

Smith Gary P &
Applicant
44 Whidpering Pines , South Portland , ME 04106
Applicant's Mailing Address
Smith Gary P
Consultant/Agent
Applicant Ph: (207) 767-3177 Agent Fax: (207) 883-3668
Applicant or Agent Daytime Telephone, Fax

Diamond Ave Lot #42.
Project Name/Description
278 - 278 Diamond Ave, Portland, Maine
Address of Proposed Site
083E E042001
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) w/ Attached 10' X 18' Deck

2640
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan _____ Subdivision _____ Engineer Review _____ Date _____

DRC Approval Status:

Reviewer Jay Reynolds

- Approved **Approved w/Conditions**
See Attached Denied

Approval Date 07/20/2001 Approval Expiration 07/20/2002 Extension to _____ Additional Sheets Attached

Condition Compliance Jay Reynolds 07/20/2001
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 Issue	_____		
	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		expiration 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	_____	_____	
	date	signature	

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

Smith Gary P &
Applicant
44 Whidpering Pines , South Portland , ME 04106
Applicant's Mailing Address
Smith Gary P
Consultant/Agent
Applicant Ph: (207) 767-3177 Agent Fax: 2078833668
Applicant or Agent Daytime Telephone, Fax

2001-0133
Application I. D. Number
06/04/2001
Application Date
Diamond Ave Lot #42.
Project Name/Description
278 - 278 Diamond Ave, Portland, Maine
Address of Proposed Site
083E E042001
Assessor's Reference: Chart-Block-Lot

Approval Conditions of DRC

- 1 NEW SIDE SLOPES IN EXCESS OF 3 TO 1 (33%) SHALL HAVE RIP-RAP OR OTHER APPROVED METHOD OF SLOPE STABILIZATION.
- 2 All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.
- 3 Your new street address is now 278 Diamond Ave., the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
- 5 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 6 The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
- 7 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

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

Insp Copy

2001-0133

Application I. D. Number

06/04/2001

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Diamond Ave Lot #42.

Project Name/Description

Smith Gary P &

Applicant

44 Whidpering Pines , South Portland , ME 04106

Applicant's Mailing Address

Smith Gary P

Consultant/Agent

Applicant Ph: (207) 767-3177 Agent Fax: (207) 883-3668

Applicant or Agent Daytime Telephone, Fax

278 - 278 Diamond Ave, Portland, Maine

Address of Proposed Site

083E E042001

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) w/ Attached 10' X 18' Deck

2640

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan _____ Subdivision _____ Engineer Review _____ Date: _____

Insp Approval Status:

Reviewer Marge Schmuckal

- Approved **Approved w/Conditions See Attached** Denied

Approval Date 07/24/2001 Approval Expiration 07/24/2002 Extension to _____ Additional Sheets Attached

Condition Compliance Marge Schmuckal 07/24/2001
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 Issued	_____		
	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		expiration 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

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

2001-0133
Application I. D. Number
6/4/01
Application Date
Lot# 42 Diamond Ave.
Project Name/Description

Smith Gary P &
Applicant

44 Whidpering Pines , South Portland , ME 04106
Applicant's Mailing Address

Smith Gary P
Consultant/Agent

Applicant Ph: (207) 767-3177 Agent Fax: (207) 883-3668
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278 - 278 Diamond Ave, Portland, Maine
Address of Proposed Site

083E E042001
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) **w/ Attached 10' X 18' Deck**

2640
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan _____ Subdivision _____ Engineer Review _____ Date _____

Insp Approval Status:

Reviewer _____

- Approved Approved w/Conditions
See Attached Denied
- Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets
Attached
- Condition Compliance _____ _____
signature date

Performance Guarantee Required* Not Required

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- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issue | _____ | | |
| | 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 | | expiration 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 | _____ | _____ | |
| | date | signature | |

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

2001-0133

Application I. D. Number

06/04/2001

Application Date

Diamond Ave Lot #42.

Project Name/Description

Smith Gary P &

Applicant

44 Whidpering Pines , South Portland , ME 04106

Applicant's Mailing Address

Smith Gary P

Consultant/Agent

Applicant Ph: (207) 767-3177 Agent Fax: 2078833668

Applicant or Agent Daytime Telephone, Fax

278 - 278 Diamond Ave, Portland, Maine

Address of Proposed Site

083E E042001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Insp

- 1 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2 Separate permits shall be required for future deck sheds, pools, and/or garage.
- 3 Please review the attached information on shoreland zoning and restrictions in cutting. There are severe penalties for illegal cutting within the shoreland zone protected area.

Approval Conditions of DRC

- 1 NEW SIDE SLOPES IN EXCESS OF 3 TO 1 (33%) SHALL HAVE RIP-RAP OR OTHER APPROVED METHOD OF SLOPE STABILIZATION.
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Zoning Division
Marge Schmuckal
Zoning Administrator



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

SHORELAND ZONING REQUIREMENTS

Shoreland zoning requirements apply to all designated shoreland zoning areas shown on the Official City of Portland Zoning Maps. Generally speaking it is an area enclosed within 250 feet of the High Water Mark.

WITHIN 75 FEET OF NORMAL HIGH WATER LINE:

- No new building construction allowed.
- There shall be no newly cleared openings.
- A well-distributed stand of trees and other vegetation, including existing ground cover, shall be maintained.
- Clearing of vegetation for development is NOT allowed, except to remove safety hazards.
- No newly cleared opening greater than 250 sq. ft. in the forest canopy as measured from the outer limits of the tree crown is allowable. However a footpath not to exceed 10 feet in width as measured between tree trunks is permitted provided that a clear line of sight to the water through the buffer strip is NOT created (to be "meandering" in nature).
- There shall be no accessory structures constructed, such as piers, docks, wharves, bridges, stairways, parking areas, and retaining walls without permits, review, and approvals.

BEYOND THE 75 FOOT SETBACK, STILL WITHIN SHORELAND ZONE:

- There shall be permitted on any lot in any 10 year period, selective cutting of not more than 40% of the volume of trees 4" or more in diameter, measured 4.5 feet above ground level. Tree removal in conjunction with the development of permitted uses shall be included in the 40% calculations. Pruning of tree branches on the bottom 1/3 of the tree is permitted.
- In no event shall cleared openings for development, including but not limited to, principal and accessory structures, driveways, and sewage disposal areas, exceed in the aggregate, 25% of the lot area or 10,000 sq. ft. which ever is greater.

RE: TIMBER HARVESTING:

- There can be no single clear cut openings greater than 10,000 sq. ft. in the forest canopy (measured from the edge of the crown of trees).
- Clear cut openings greater than 5,000 sq. feet must be 100 feet apart.
- Clear cut openings must be included in the calculations of total volume removal.

RE: shorreg.

Warranty Deed

(Maine Statutory Short Form)

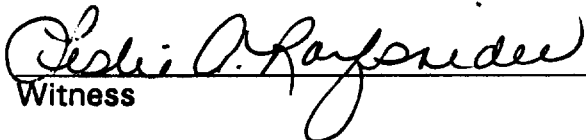
Christopher DiMillo of Portland, Maine, for consideration paid, grants to **Gary P. Smith and Vicki A. Caraccioli**, as joint tenants, with a mailing address of 44 Whispering Pines, South Portland, Maine 04106 with WARRANTY COVENANTS, the following described real property situated at **Lot 42 Diamond Cove, Portland, Cumberland County, Maine**

A certain lot or parcel of land with the buildings thereon, situated in said Portland, and being more particularly described on Exhibit A attached hereto and made a part hereof.

Meaning and intending to convey the same premises described in a deed from McKinley Partners Limited Partnership, dated June 22, 1999, and recorded in the Cumberland County Registry of Deeds in Book 14927, Page 105.

MAINE REAL ESTATE TAX PAID

Witness my hand this 5th day of June, 2000.



Witness



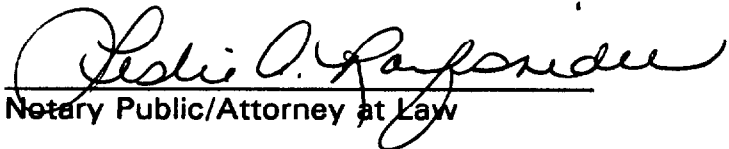
Christopher DiMillo

State of Maine
County of Cumberland, ss

June 5, 2000

Personally appeared the above named Christopher DiMillo and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public/Attorney at Law

Printed Name:

LESLIE A. RAIFSNIDER
Notary Public

Comm. Exp:

My Commission Expires May 9, 2002

SEAL

EXHIBIT A

A certain lot or parcel of land, together with the buildings and improvements thereon, situated on Great Diamond Island in the City of Portland, County of Cumberland and State of Maine, and being Lot No. 42 (which includes both Lot 42A and Lot 42B) as shown on Sheet 1 of a plan entitled "Amended Recording Plat, Diamond Cove Phase II, Great Diamond Island, Portland, Maine, dated July 9, 1991, and recorded in the Cumberland County Registry of Deeds in Plan Book 191, Pages 143 through 145, as amended by plan dated December 15, 1998 and recorded in said registry of deeds at Plan Book 198, Pages 389 and 290 (the "Plan"), to which Plan and the record thereof reference can be made for a more particular description of the within conveyed premises.

The above described premises are conveyed together with and subject to the covenants, conditions, restrictions, rights, easements, charges, liens and other matters set forth or referred to in an Amended and Restated General Declaration of Covenants and Restrictions dated December 17, 1993, and recorded in said Registry of Deeds in book 11277, Page 322, including Exhibit A thereto, as amended by First Supplement to Amended and Restated General Declaration of Covenants and Restrictions by McKinley Partners Limited Partnership, dated February 25, 1994 and recorded in said Registry of Deeds in Book 11307, Page 200, as supplemented by Second Supplement to Amended and Restated General Declaration of Covenants and Restrictions dated June 30, 1999, recorded in Book 14882, Page 70 as amended and corrected August 1999 and recorded in Book 15011, Page 88.

For additional covenants affecting the within described premises, see Schedule A attached hereto.

Also hereby conveying with Quitclaim Covenants to the with grantee, all of McKinley Partners Limited Partnership's right, title and interest in and to the adjacent intertidal zone, defined as that area lying between the sidelines of the above-described premises extended seaward to the mean low water mark; said intertidal area being subject, however, to the use Restrictions appearing in Article 4 and 5 of the Declaration, and to the rights of the United States of America, and the public generally in and to that portion of the premises lying below the mean high water mark of Diamond Cove, Casco Bay and/or the Atlantic Ocean.

Also hereby conveying an easement for access to and utilities servicing the premises, said easements to be over and/or under the roads to the premises as shown on plans of Diamond Cove recorded in Cumberland County Registry of Deeds. The road to the premises is said to be now known as Sunrise Lane and is depicted (but not named) as running to the premises on the Plan of Diamond Cove, dated September 27, 1989 and

recorded in the Cumberland County Registry of Deeds in Plan Book 181, Page 36, and extending through and including an area in the shape of a seven that is depicted on Amended Recording Plat, Diamond Cove Phase II, recorded in said Registry at Plan Book 191, Page 143 and which abuts Lots 41, 42A and 42B on said Plan. Also hereby conveying an easement to install, maintain, repair and access pipes under said area in the shape of a seven to service a septic disposal area (such area being located on that portion of Lot 42 labeled Lot 42B on the Plan.

Also hereby conveying an easement ten feet in width across Lot 40 for the purpose of installing and maintaining a water pipeline for the benefit of Lot 41 and Lot 42A. Said pipeline shall be located as shown on the Exhibit A attached to deed from McKinley Partners Limited Partnership to Christopher DiMillo dated June 22, 1999, recorded in Book 14927, Page 105, which is entitled "Proposed Setback window, Lot 40, Great Diamond Island, Portland, Maine, November 1997." Also hereby conveying an easement ten feet in width across Lot 41 for the purpose of installing and maintaining a water pipeline, as depicted on the Plan, as affected by Agreement Regarding Easement Location dated September 17, 1999, recorded in Book 15066, Page 112.

The above described premises are further conveyed subject to all other matters of record, including easements depicted on a plan recorded in said Registry of Deeds in Plan Book 191, Page 143, including but not limited to, a twenty foot wide Access Easement shown on the Plan for the benefit of all homeowners at Diamond Cove.

Particular reference is also made to the terms and conditions of State of Maine Department of Environmental Protection Orders dated December 10, 1986 and recorded in said Registry of Deeds in Book 7585, Page 112, dated December 9, 1987 and recorded in said Registry of Deeds in Book 8848, Page 314, dated May 10, 1989, recorded in said Registry of Deeds in Book 8772, Page 161, dated July 5, 1989 and recorded in said Registry of Deeds in Book 8833, Page 12, re-recorded in said Registry of Deeds in Book 8902, Page 118, dated October 12, 1989 and recorded in said Registry of Deeds in Book 8964, Page 155, dated February 8, 1990 and recorded in said Registry of Deeds in Book 9109, Page 292, dated June 25, 1991 and recorded in said Registry of Deeds in Book 9641, Page 287, dated January 31, 1994, recorded in said Registry of Deeds in Book 11280, Page 312, dated March 28, 1994 and recorded in Book 11385, Page 5, dated June 4, 1997 and recorded in said Registry of Deeds in Book 13131, Page 332, and dated March 26, 1999 and recorded in said Registry of Deeds in Book 14686, Page 280.

Further reference is made to an Assignment of Declarant Rights from Diamond Cove Associates to McKinley Partners Limited Partnership, dated December 17, 1993 and recorded in said Registry of Deeds in Book 11199, Page 247.

SCHEDULE A

Lot 42, Phase II, Great Diamond Island, Portland, Maine

The following restrictive covenant shall apply to and be binding upon the within described Lot 42, and shall further be a covenant imposed by McKinley Partners Limited Partnership upon all subsequent conveyances of single-family house lots on said plan entitled "Amended Recording Plat, Diamond Cove Phase II, Great Diamond Island, Portland, Maine, dated July 9, 1991 and recorded in the Cumberland County Registry of Deeds in Plan Book 191, Pages 143 through 145 (the "Plan").

All residences erected on the conveyed premises shall contain at least 1,400 square feet of living area as defined in said Amended and Restated General Declaration of Covenants and Restrictions.

The within covenant is imposed for the mutual benefit of McKinley Partners Limited Partnership and the Grantee herein and shall be a continuing covenant running with the land, enforceable by either McKinley Partners Limited Partnership or Grantee, his successors, heirs or assigns, or by other owners of lots subject to the same covenant and located on the Plan.

RECEIVED
RECORDED REGISTRY OF DEEDS

2000 JUN -6 PM 3: 10

CUMBERLAND COUNTY

John B. O'Brien

**Table 602
FIRERESISTANCE RATINGS OF STRUCTURE ELEMENTS^k**

Structure element Note a		Type of construction Section 602.0									
		Noncombustible					Noncombustible/Combustible			Combustible	
		Type 1 Section 603.0		Type 2 Section 603.0			Type 3 Section 604.0		Type 4 Section 605.0	Type 5 Section 606.0	
		Protected		Protected	Unprotected		Protected	Unprotected	Heavy timber Note c	Protected	Unprotected
1A 1B		2A	2B	2C		3A	3B	4	5A	5B	
1 Exterior walls	Loadbearing	4	3	2	1	0	2	2	2	2	0
	Nonloadbearing	Not less than the fireresistance rating based on fire separation distance (see Section 705.2)									
2 Fire walls and party walls (Section 707.0)		4	3	2	2	2	2	2	2	2	2
		Not less than the fireresistance rating required by Table 707.1									
3 Fire separation assemblies (Section 709.0)	Fire enclosure of exits (Sections 1014.11, 709.0 and Note b)	2	2	2	2	2	2	2	2	2	2
	Shafts (other than exits) and elevator hoistways (Sections 709.0, 710.0 and Note b)	2	2	2	2	2	2	2	1	1	
	Mixed use and fire area separations (Section 313.0)	Not less than the fireresistance rating required by Table 313.1.2									
	Other separation assemblies (Note i)	1	1	1	1	1	1	1	1	1	1
4 Fire partitions (Section 711.0)	Exit access corridors (Note g)	Not less than the fireresistance rating required by Section 1011.4									
	Tenant spaces separations (Note f)	1	1	1	1	0	1	0	1	1	0
5 Dwelling unit and guestroom separations (Sections 711.0, 713.0 and Notes f and j)		1	1	1	1	1	1	1	1	1	1
6 Smoke barriers (Section 712.0 and Note g)		1	1	1	1	1	1	1	1	1	1
7 Other nonloadbearing partitions		0	0	0	0	0	0	0	0	0	0
8 Interior loadbearing walls, loadbearing partitions, columns, girders, trusses (other than roof trusses) and framing (Section 716.0)	Supporting more than one floor	4	3	2	1	0	1	0	see Sec. 605.0	1	0
	Supporting one floor only or a roof only	3	2	1½	1	0	1	0	see Sec. 605.0	1	0
9 Structural members supporting wall (Section 716.0 and Note g)		3	2	1½	1	0	1	0	1	1	0
		Not less than fireresistance rating of wall supported									
10 Floor construction including beams (Section 713.0 and Note h)		3	2	1½	1	0	1	0	see Sec. 605.0 Note c	1	0
11 Roof construction, including beams, trusses and framing, arches and roof deck (Section 715.0 and Notes e, m)	15' or less in height to lowest member	2	1½	1	1	0	1	0	see Sec. 605.0 Note c	1	0
	More than 15' but less than 20' in height to lowest member	1	1	1	0	0	0	0	see Sec. 605.0	1	0
	20' or more in height to lowest member	0	0	0	0	0	0	0	see Sec. 605.0	0	0

Note a. For fireresistance rating requirements for structural members and assemblies which support other fireresistance rated members or assemblies, see Section 716.1.

Note b. For reductions in the required fireresistance rating of exit and shaft enclosures, see Sections 1014.11 and 710.3.

Note c. For substitution of other structural materials for timber in Type 4 construction, see Section 2304.2.

Note d. For fireretardant-treated wood permitted in roof construction and nonloadbearing walls where the required fireresistance rating is 1 hour or less, see Sections 603.2 and 2310.0.

Note e. For permitted uses of heavy timber in roof construction in buildings of Types 1 and 2 construction, see Section 715.4.

Note f. For reductions in required fireresistance ratings of tenant separations and dwelling unit separations, see Sections 1011.4 and 1011.4.1.

Note g. For exceptions to the required fireresistance rating of construction supporting exit access corridor walls, tenant separation walls in covered mall buildings, and smoke barriers, see Sections 711.4 and 712.2.

Note h. For buildings having habitable or occupiable stories or basements below grade, see Section 1006.3.1.

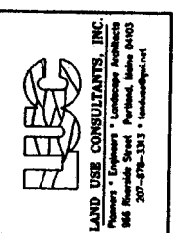
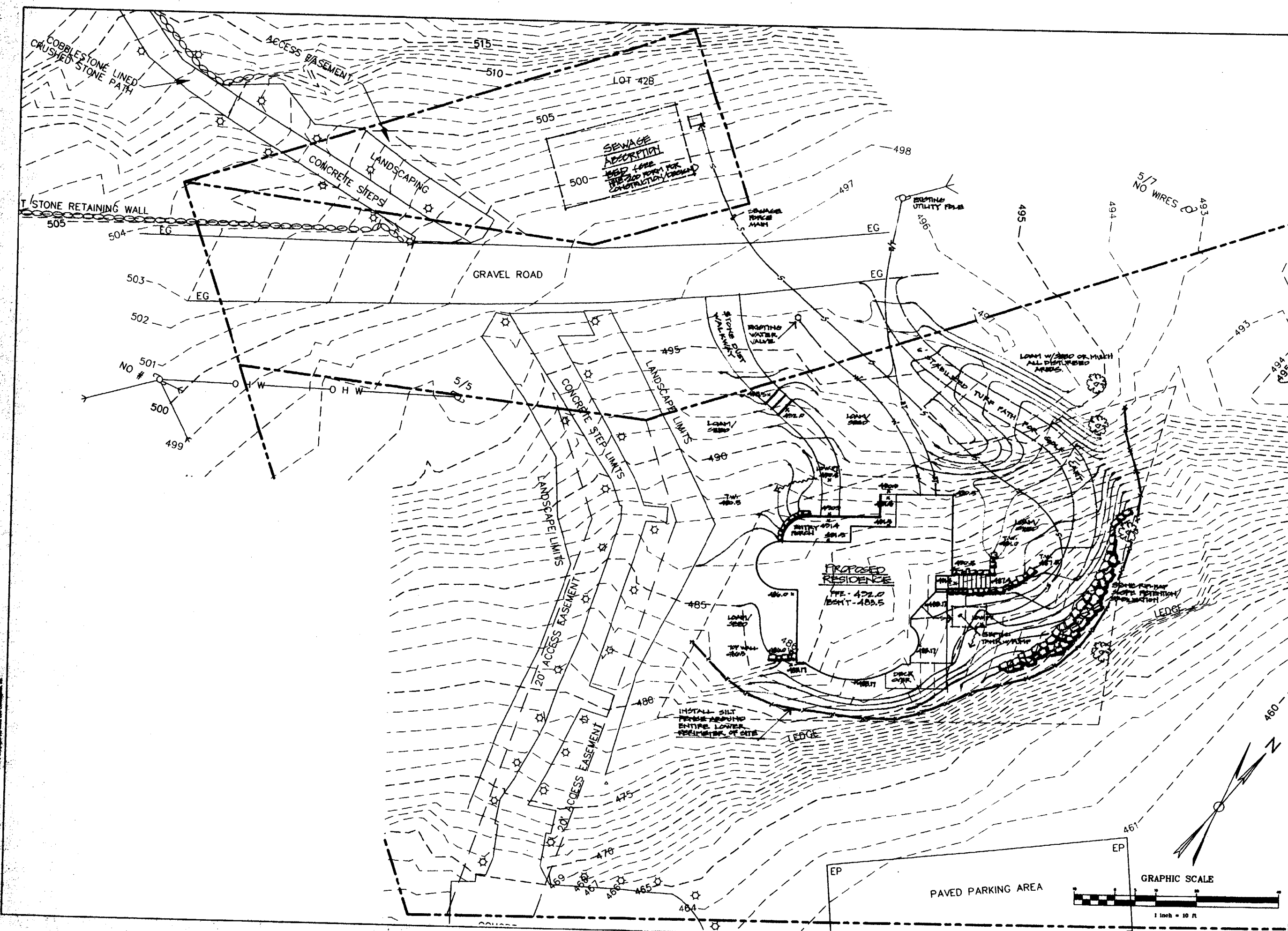
Note i. Not less than the rating required by this code.

Note j. For Use Group R-3, see Section 310.5.

Note k. Fireresistance ratings are expressed in hours.

Note l. In buildings which are required to comply with the provisions of Section 403.3, the required fireresistance rating for floor construction, including beams, shall be 2 hours (see Section 403.3.3.1).

Note m. 1 foot = 304.8 mm.



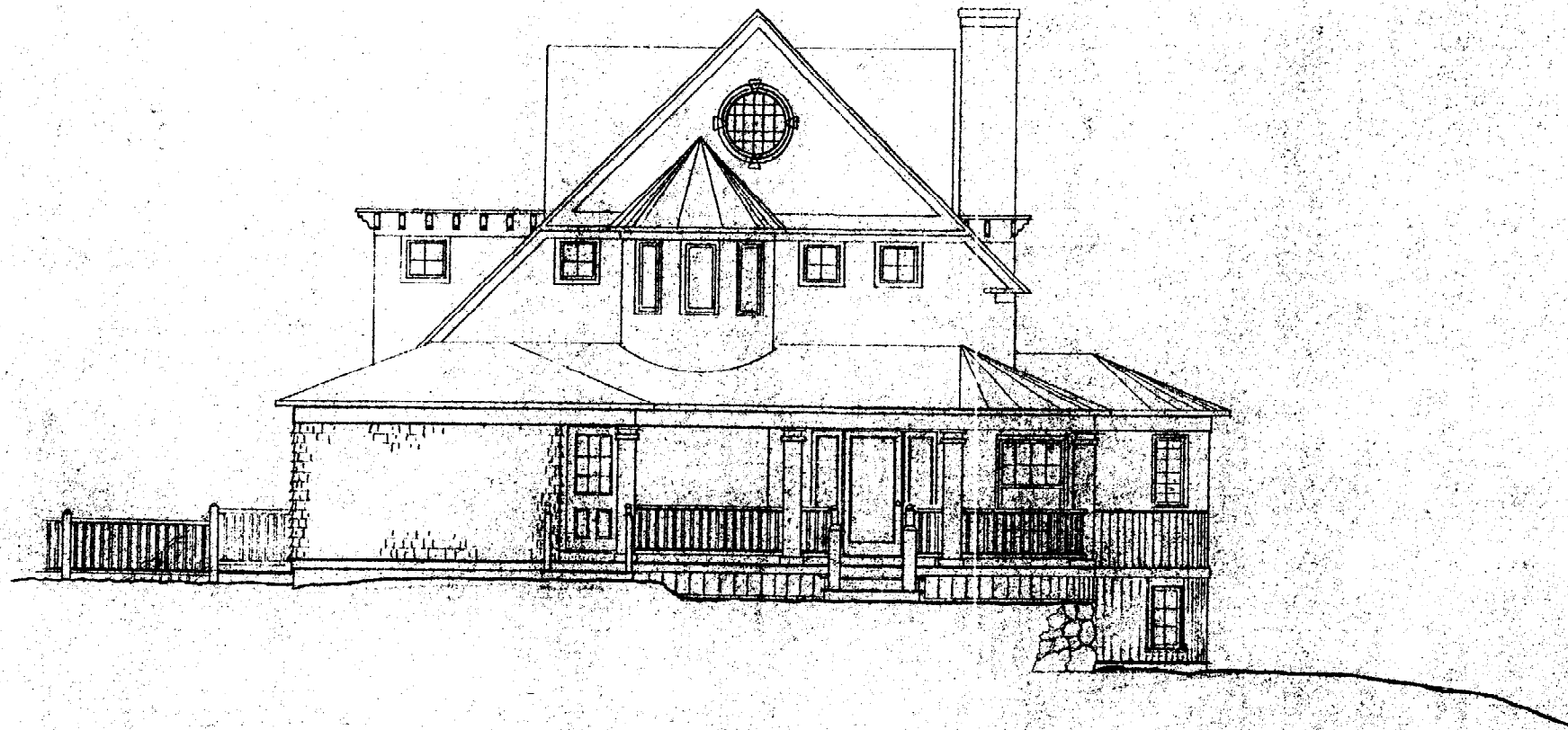
DIAMOND COVE / LOT 42
 GREAT DIAMOND ISLAND, PORTLAND, ME
 FOR
 GARY SMITH
 86 PLEASANT HILL RD
 SCARBOROUGH, ME 04074

Revision	I.S. Date

Designed	CAM	I.S.
Drawn	CAM	I.S.
Checked	CAM	I.S.
Scale	1" = 10'	I.S.
Date	05-10-01	I.S.

SITE DEVELOPMENT
 PLAN

Job No. 1420-lot42a
 Sheet



7/June/01
Plans reviewed on
Langer set of plans.
+

FRONT ELEVATION 4'-10"

SMITHSONIAN
20-11-01



REAR ELEVATION 4'-10"

SMITH & SMITH

06.12.01



LEFT SIDE ELEVATION 1/2"

— SMITH & SMITH —

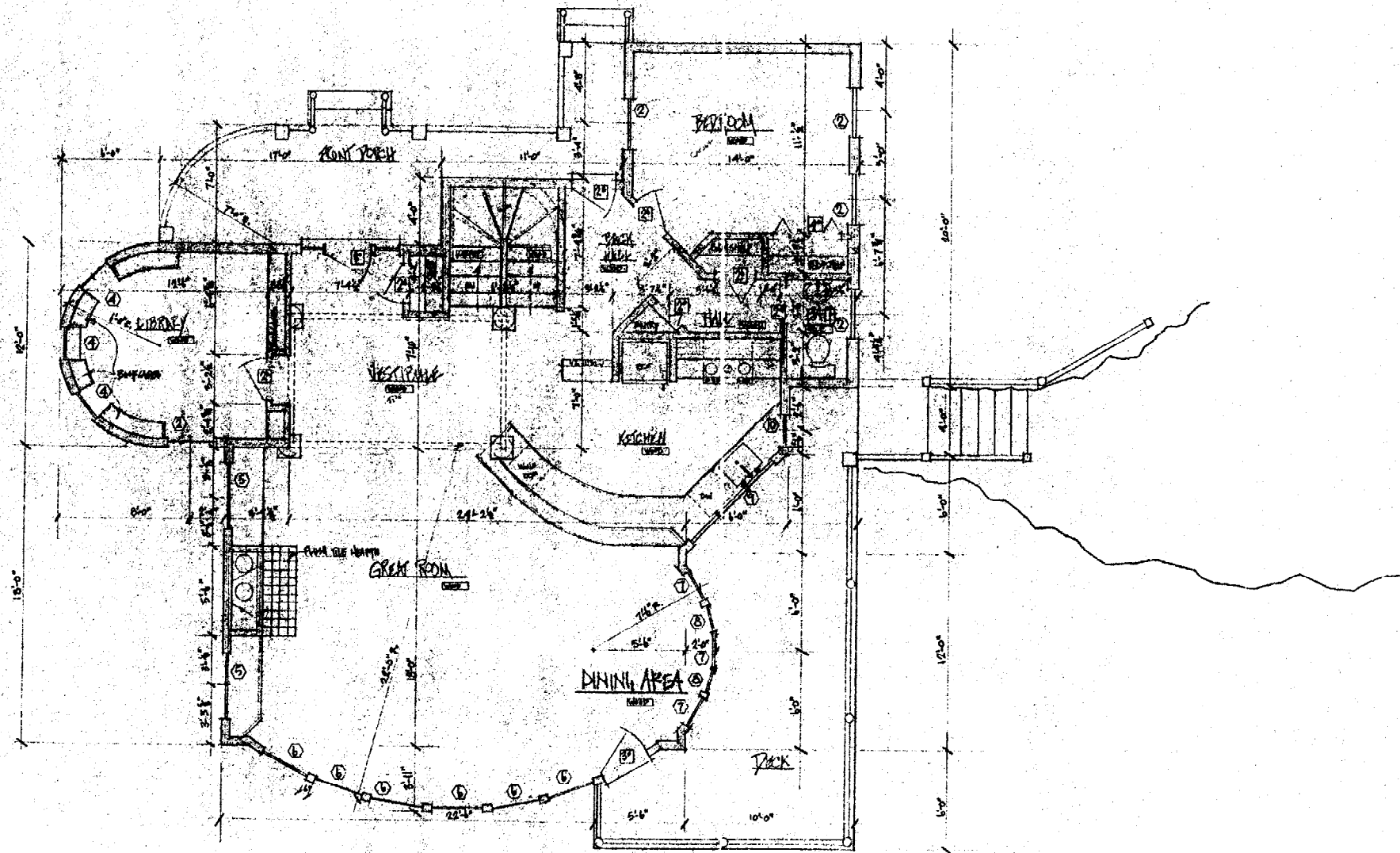
02-11-01



RIGHT SIDE ELEVATION 4"=1'-0"

— SMITH & SMITH —

02-19-01

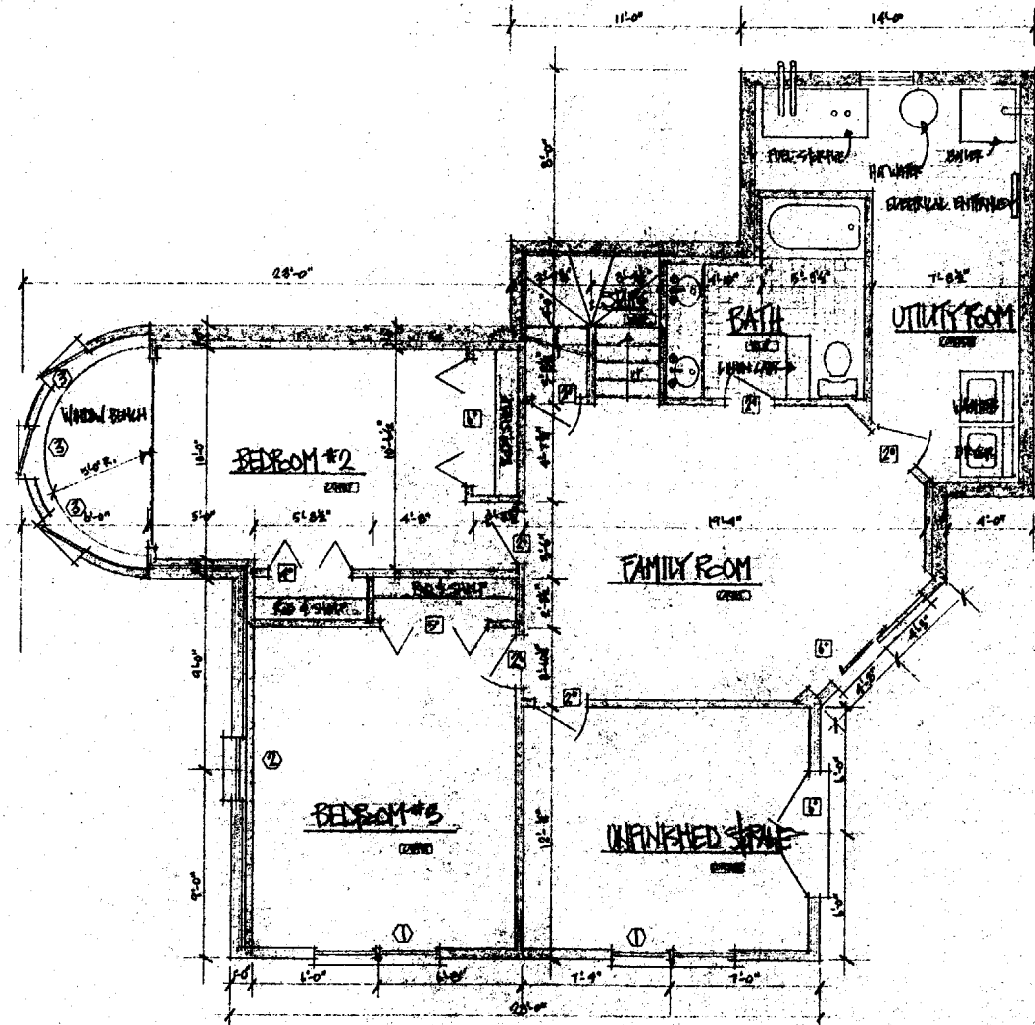


FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

— SMITH • SMITH —

02-11-01



78
 75
 44
 79
 54

BASEMENT FLOOR PLAN 1/4" = 1'-0"

— SMITH & SMITH —

02216-01

