

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

Location of Construction: 113 Reed Ave, Peaks Island		Owner: Bayman, James & Jeanne		Phone: 970755		Permit No: 970752	
Owner Address: 121 Highland Ave, Ridgewood, NJ 07450		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Golder Construction		Address: 65 Chute Rd Windham, ME 04092		Phone: 892-2232			
Past Use: Vacant Land		Proposed Use: Same		COST OF WORK: \$ 192,000.00		PERMIT FEE: \$ 1,000.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
Proposed Project Description: Construct single family dwelling w/att deck				Signature:		Signature:	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning Approval: Zoning: <input checked="" type="checkbox"/> Zone: 091-P-010 Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: Mary Gresik		Date Applied For: 12 June 1997		Signature:		Date:	

PERMIT ISSUED
Permit Issued:
JUL 17 1997
CITY OF PORTLAND

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..

PERMIT ISSUED WITH LETTER

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

30 June 1997 - Permit Routed
12 June 1997 8/17 2232

SIGNATURE OF APPLICANT: *Lewis Goplar* ADDRESS: 65 Chute Rd Windham DATE: 12 June 1997 PHONE: 892-2232

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: *SAME* PHONE: 5240

- 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: _____

CEO DISTRICT 6

COMMENTS

9-3-97 2 by 2 has put stables house up on post.
Checked lot lines according to surveyor stake.

9-17-97 Spacing & Plumbing

11-4-97 Framing is all completed, rough plumbing

12-4-97 Sheet rock has all been put up. Stair well left to dry

8-20 Cofo should vote that 3 Bed Room only

all Guard Railings with Ladder Effect Throug out Flood Zone?

Shoreland Zoning certf. of velocity was Recived By Marge S. 7-15-97

Inspection Record

	Type	Date
Foundation:	OK MT	9-3-
Framing:	OK MT	11-4-97
Plumbing:	OK MT	11-6-97
Final:		
Other:		

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

Location of Construction: 113 Reed Ave, Peaks Island		Owner: Hayman, James & Jeanne		Phone:		Permit No: 970755
Owner Address: 121 Highland Ave, Ridgewood, NJ 07450		Lessee/Buyer's Name:		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED JUL 17 1997 CITY OF PORTLAND </div>
Contractor Name: Golder Construction		Address: 65 Chute Rd Windham, ME 04062		Phone: 892-2232		
Past Use: Vacant Land		Proposed Use: Same		COST OF WORK: \$ 192,000.00 PERMIT FEE: \$ 1,000.00		Zoning Approval: <i>ok with conditions</i> Special Zone or Reviews: <input checked="" type="checkbox"/> Shoreland <i>yes - 115' from Hwy elz5</i> <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Flood Zone <i>1/2 Panel 9</i> <input type="checkbox"/> Subdivision <i>see Flood permit</i> <input checked="" type="checkbox"/> Site Plan <i>major</i> <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/> <i>7/15/97</i> Zoning Appeal
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: Type:		
Proposed Project Description: Construct single family dwelling w/att deck				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		
Permit Taken By: Mary Gresik		Date Applied For: 12 June 1997				

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<i>Lewis L Golder</i>	<i>65 Chute Windham</i>	30 June 1997 - Permit Routed 12 June 1997	<i>892 2232</i>
SIGNATURE OF APPLICANT Lewis Golder	ADDRESS:	DATE:	PHONE:
<i>SAME</i>			<i>SAME</i>
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

- 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: 6/30/97
KT

CEO DISTRICT 6
M. LeARY



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to CBL: 91-P-10

James & Jeanne Hayman

LOCATION

113 Reed Ave. P.I.

Date of Issue 10/8/98

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. 970755, 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

All

APPROVED OCCUPANCY

Single Family Residence

Limiting Conditions:

Liberties were taken during the design, that makes the hand rails and gard rails non-compliant with the 1996 BOca code. Sec 1021.3, BUT the rails do not effect the stair system structure, or its Fire performance. Therefor, with the understanding, if the stair rail system is redone it will meet present code standards.

This certificate supersedes certificate issued

Approved:

(Date)

Inspector

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.

Applicant: Lewis Golda
Address: 113 Reed Ave. P.I

Date: 6/30/97
C-B-L: 91-P-10

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - IR1

Interior or corner lot - On Josiah's Cove

Proposed Use/Work - Construct New Single Family Dwelling

Sewage Disposal - AHB-200 Needed - private system

Lot Street Frontage - 100' min - 270'+ shown

Front Yard - 30' req towards easement (front door) - 100'+ shown

Rear Yard - 30' req towards water - 270' shown

Side Yard - 20' req toward Road & adjoining lot line 20' & 30' shown

Projections - deck shown

Width of Lot - 100' req - 270' shown

Height - 2 stories - 29' from Ridge to grade (35' max allowed in this zone)

Lot Area - 40,000^{sq} req 40,000^{sq} shown (seasonal water line shown)

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays - N/A

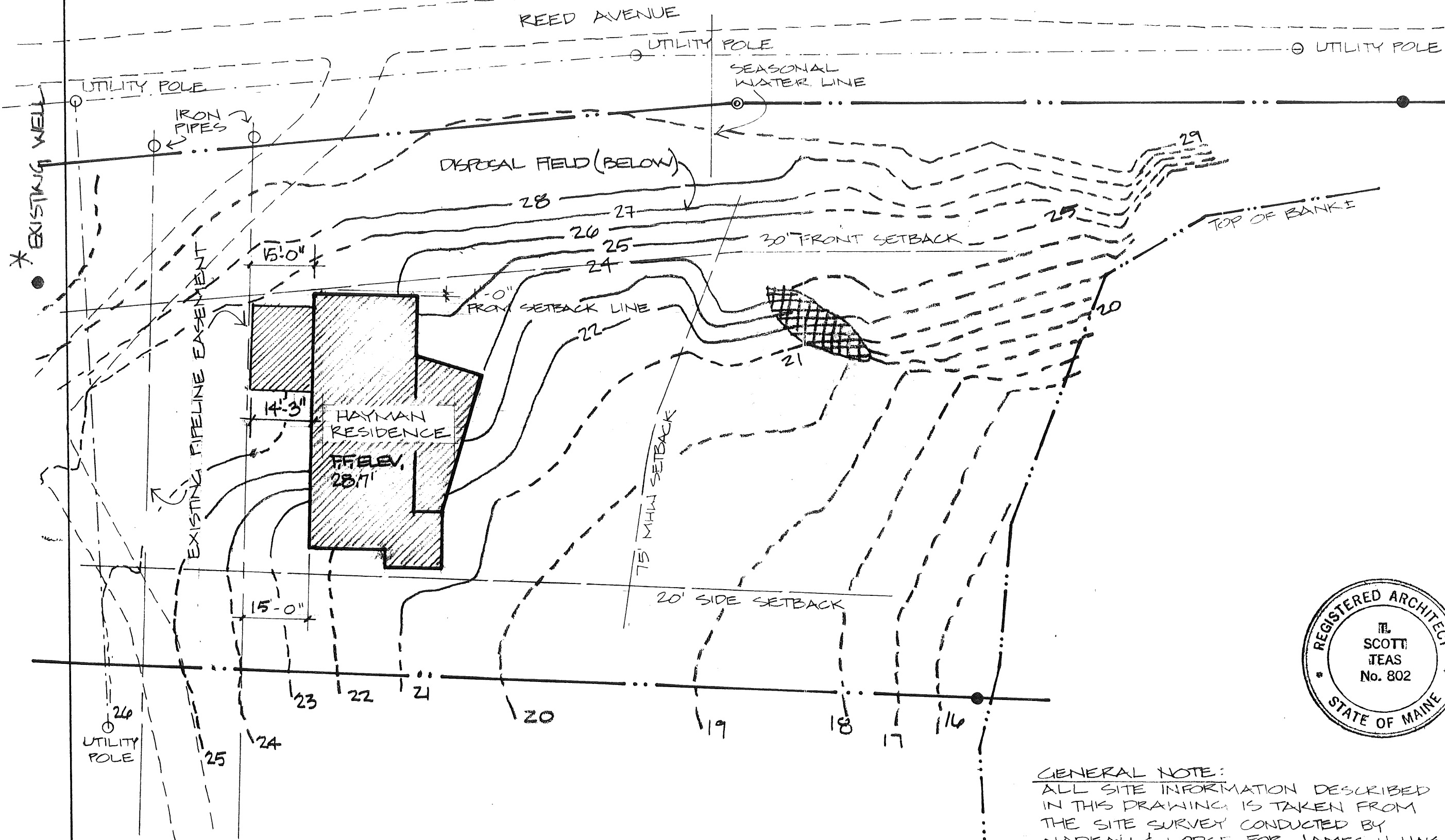
Site Plan -

Shoreland Zoning/ Stream Protection - yes within the 250' range

Flood Plains - 9 of 17 - V2 zone
el 25
13' from pipeline easement

received 7/15/97
pd #50
* PE Certification that construction will be in accordance with Coastal Construction Manual - 2 Part Permit Process

* PROJECT BENCH MARK
TOP OF WELL ELEVATION 30.63 NGVD



HAYMAN RESIDENCE
REED AVENUE
PEAKS ISLAND, MAINE

TFH ARCHITECTS
100 COMMERCIAL STREET
PORTLAND MAINE 04101
TELEPHONE 207 775 6141
ARCHITECTURE PLANNING

REVISIONS

DATE JULY 15, 1997

PROJECT No. 9620

DRAWN BY SPT

CHECKED BY TST

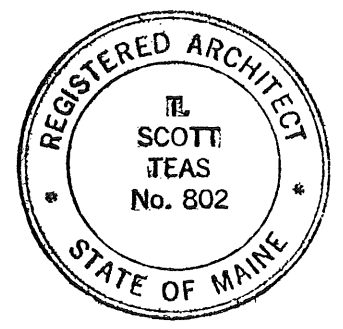
SCALE 1" = 20'

SHEET TITLE

PLOT
PLAN

SHEET

PP-1



GENERAL NOTE:
ALL SITE INFORMATION DESCRIBED
IN THIS DRAWING IS TAKEN FROM
THE SITE SURVEY CONDUCTED BY
NADEAU & LODGE FOR JAMES H. HAYMAN
& JEANNE O. HAYMAN ON DEC. 12, 1995.

Received 7/15/97

1/2
1
1/2

RM 17	65.87
RM 18	60.08
RM 19	9.52

west end of Long Island.

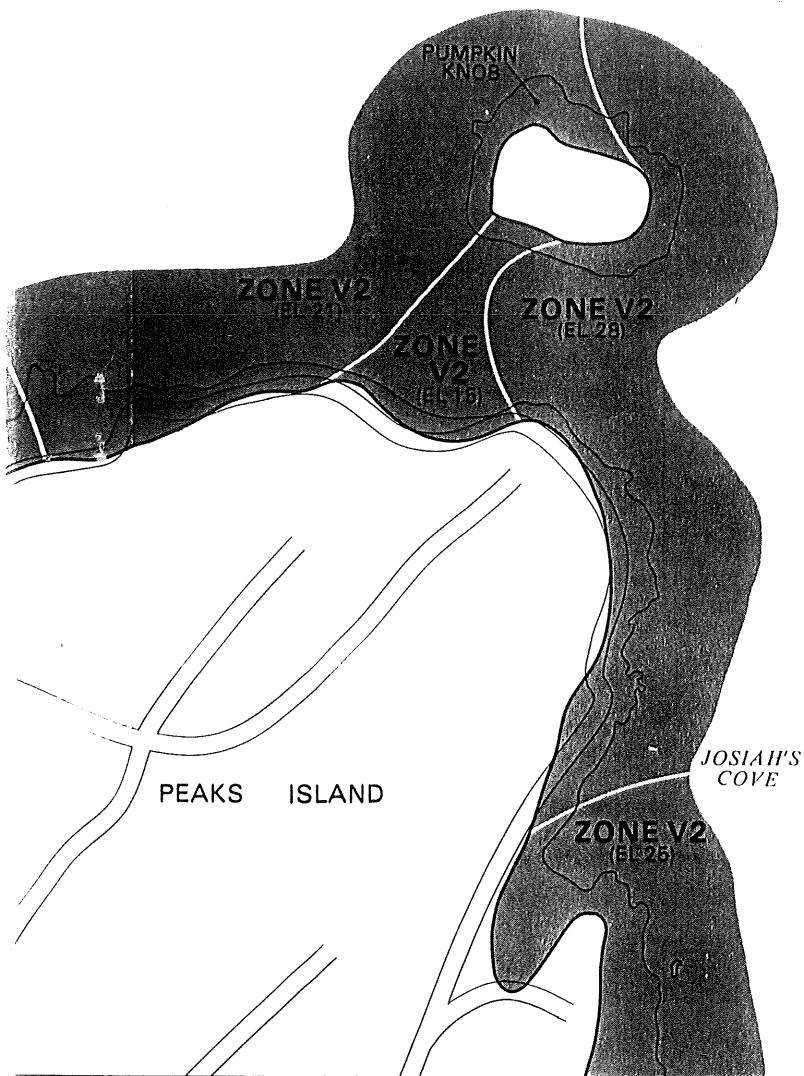
Chiseled square in 6-inch high ledge outcrop, and 26 feet southeast from centerline of road by lamp beside 1½-story house on east side of road on Great Diamond Island.

Disk set in bedrock on southwest end of Long Island near Hunger Hill and Wreck Cove along Fern Avenue, 55 feet west of Battery K, 197 feet southwest of large gun set in concrete, 82.6 feet west of another large gun set in concrete, and 10 foot north of old stone wall.

Chiseled 3-inch square near a quartz vein on a ledge 73.6 feet southwest of the south corner of building near ferry dock on southeast side of Great Diamond Island near Rock Point.

ELEVATIONS
OF 0.0 NGVD

¹National Geodetic Vertical Datum of 1929



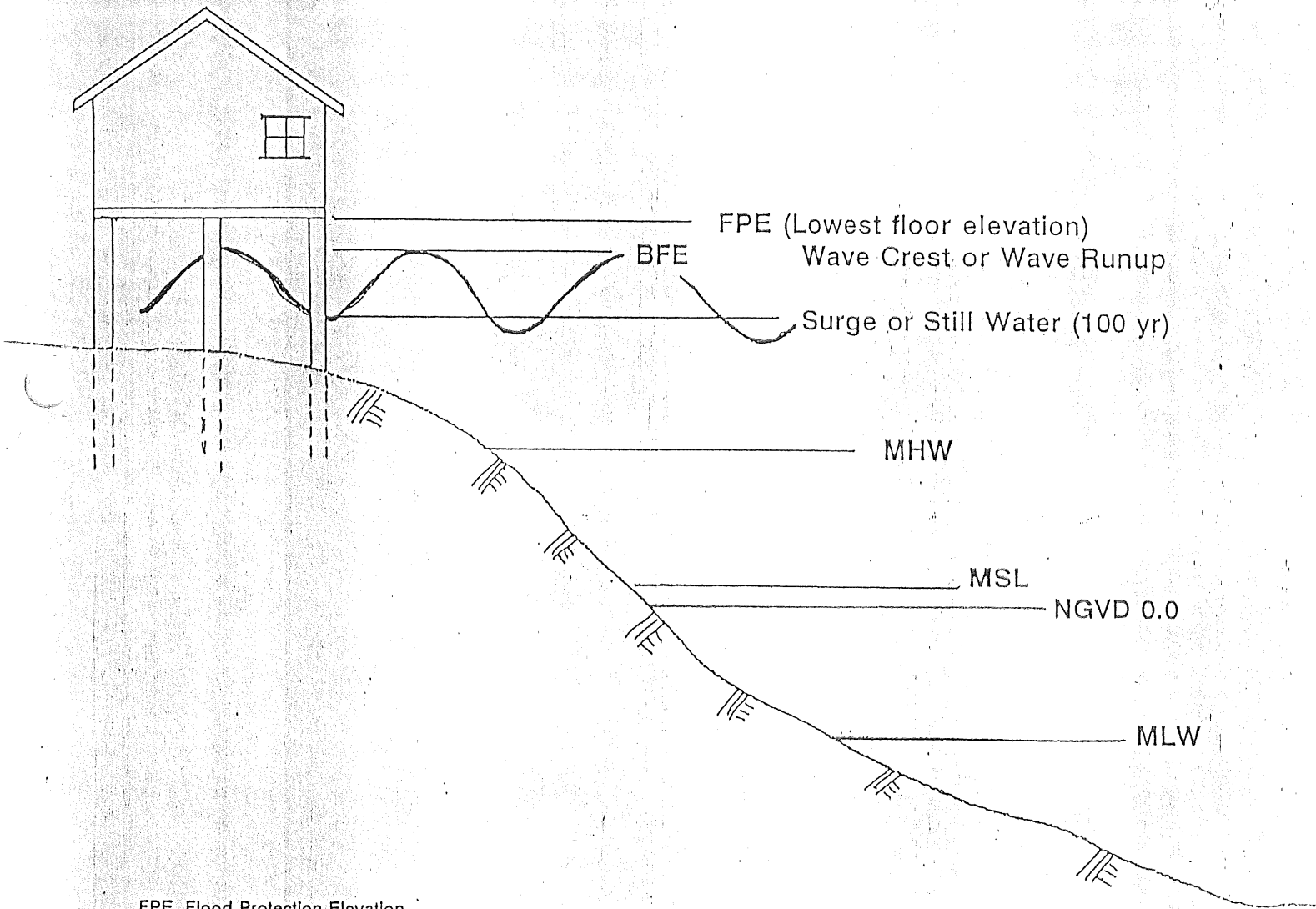
HUSSEY

Panel 9 of 17

2 Sides

TYPICAL PROFILE SHOWING RELATIVE WATER LEVELS

V-ZONE

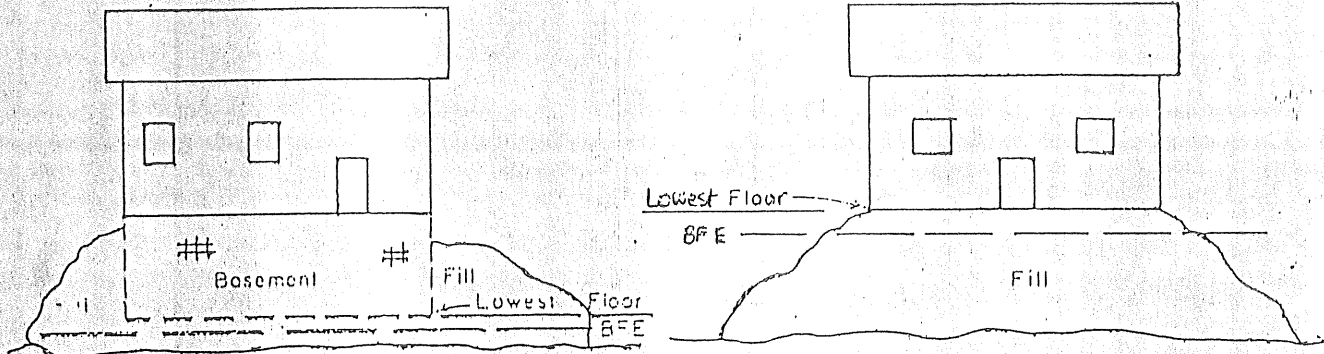


FPE Flood Protection Elevation
BFE Base Flood Elevation
MHW Mean High Water
MSL Mean Sea Level
NGVD National Geodetic Vertical Datum (1929)
MLW Mean Low Water

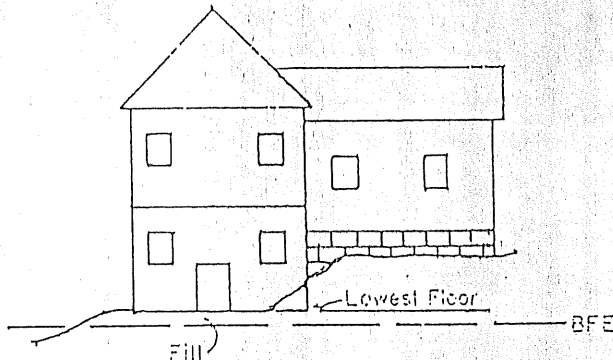
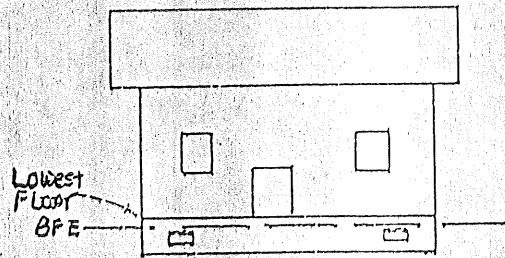
12/17/91

2 Sides

LOWEST FLOOR LEVEL

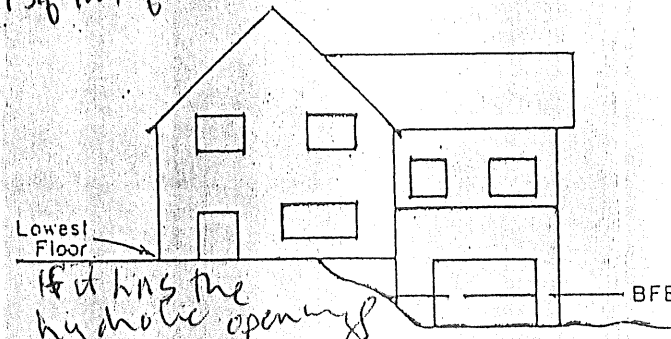


Riverine Areas (A zones)

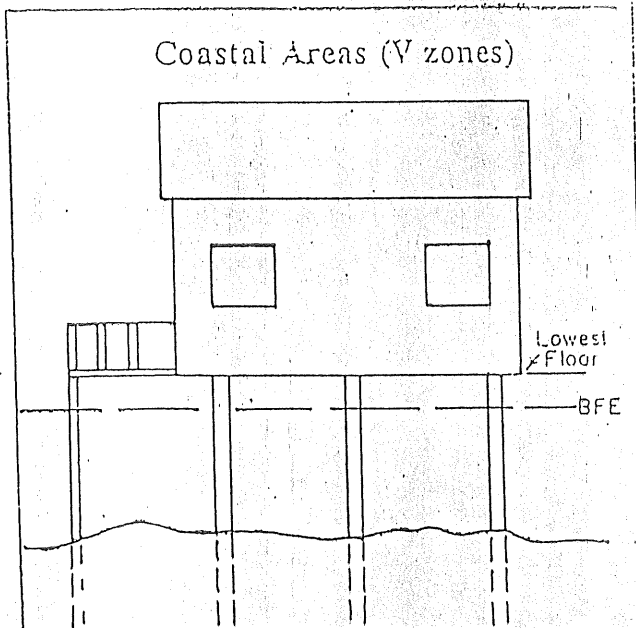


hydraulic openings
 No more than 1 foot
 above grade
 min of 2

1 Sq inch for every 1 Sq foot of footprint minimize wall pressure



Coastal Areas (V zones)



No solid foundation walls

BUILDING PERMIT REPORT

DATE: 15 July 97 ADDRESS: 113 Reed Ave. Peaks Island.
REASON FOR PERMIT: To Construct a single family dwelling.
BUILDING OWNER: Hayman, James & Jeanne
CONTRACTOR: Golder Const.
PERMIT APPLICANT: Lewis Golder APPROVAL: *1 *2 *6 *8 *9 *10 *11 *12 *16 DENIED
*21 *26 *27

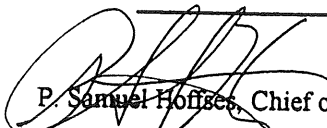
CONDITION(S) OF APPROVAL

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)
3. Precaution must be taken to protect concrete from freezing.
4. 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.
5. 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 ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. 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) U.L. 103.
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. Guardrail & 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" , except Use Group R which is 36". 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.
9. Headroom in habitable space is a minimum of 7'6".
10. 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.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
12. 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.
13. 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.
14. 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.
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
16. 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 19, 920.3.2 (BOCA National Building Code/1996), 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

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and

I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

- 17. 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.
- 18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 19. The Sprinkler System shall maintained to NFPA #13 Standard.
- 20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
- *21. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
- 22. 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".
- 23. 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 to the Division of Inspection Services.
- 24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- 25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- *26. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
- *27. Please read and implement conditions of site plan approval
- 28. The
- 29. _____


P. Samuel Hoffes, Chief of Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

July 15, 1997

Golder Construction
65 Chute Rd.
Windham, Me. 04062

RE: 113 Reed Ave. Peaks Is.

Dear Sir,

Your application to construct a single family dwelling has been reviewed and a permit is herewith issued subject to the following requirements. This permit does not excuse the applicant from meeting applicable State and Federal laws.

NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL REQUIREMENTS OF THIS LETTER ARE MET.


Site Plan Review Requirements

Building Inspection: Approved with conditions (See attached) : M. Schmuckal
Development Review Coordinator: Approved with conditions : (See attached) J. Wendel

Buildng Code Requirements

1. Please read and implement items 1,2 ,6,8,9,10,11,12,16,21,26 and 27 of the attached building permit report.

Sincerely,


P. Samuel Hoffses
Chief of Code Enforcement

c: M. Schmuckal , J.Wendel

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW (ADDENDUM)
CONDITIONS OF APPROVAL

APPLICANT: JAMES & JEANNE HAYMAN
 ADDRESS: 121 HIGHLAND AVE RIDGEWOOD NJ. 07450
 SITE ADDRESS/LOCATION: 113 REED AVE, PEAKS ISLAND
 DATE: 6/24/97

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to: increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW WILL BE ENFORCED FOR YOUR SITE PLAN

1. 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.
2. Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
3. Your new street address is now 113 REED AVE., the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4. The Development Review Coordinator (874-8300 ext. 8722) 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. Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6. A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext. 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
7. A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

8. _____ As-built record information for sewer and stormwater service connections must be submitted to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
9. _____ The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.
10. _____ The site contractor shall establish finish grades at the building 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.
11. _____ A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FEE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for the drainage from the property.
12. _____ The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
13. _____ SILT FENCE SHALL BE LOCATED DOWN
GRADIENT OF THE HOUSE AND ALL DISTURBED
AREAS WHERE EROSION CAN GET TO THE COVE.

cc: Katherine Staples, P.E., City Engineer

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

I. D. Number _____

Hayman, James & Jeanne

Applicant
121 Highland Ave, Ridgewood, NJ 07450

Applicant's Mailing Address
Lewis Golder/Golder Constructi

Consultant/Agent
892-2232 Same

Applicant or Agent Daytime Telephone, Fax

6/12/97

Application Date

Reed Ave, Peaks (1-fam)

Project Name/Description

113 Reed Ave, Peaks Island

Address of Proposed Site

091-P-010

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) _____

Proposed Building square Feet or # of Units **40,000 Sq Ft** 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 **\$50.00** Subdivision _____ Engineer Review **\$100.00** Date: **6/12/97**

DRC Approval Status:

Reviewer Jim WENDT

- Approved **Approved w/Conditions**
see attached Denied

Approval Date 6/24/97 Approval Expiration 6/24/98 Extension to _____ Additional Sheets Attached

Condition Compliance _____
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 | _____ | _____ | |
| | date | signature | |

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

19970021

I. D. Number

Hayman, James & Jeanne
Applicant
121 Highland Ave, Ridgewood, NJ 07450
Applicant's Mailing Address
Lewis Golder/Golder Constructi
Consultant/Agent
892-2232 Same
Applicant or Agent Daytime Telephone, Fax

6/12/97
Application Date
Reed Ave, Peaks (1-fam)
Project Name/Description
113 Reed Ave, Peaks Island
Address of Proposed Site
091-P-010
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) _____
40,000 Sq Ft IR-1
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 *pd 50 toward flood plain permit* Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$100.00 Date: 6/12/97

Inspections Approval Status:

Approved **Approved w/Conditions** Denied
see attached
Approval Date 7/15/97 Approval Expiration _____ Extension to _____ Additional Sheets Attached
 Condition Compliance _____ signature _____ date _____

Reviewer Marge Schmuckal

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		
<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			

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

19970021

I. D. Number

Hayman, James & Jeanne

6/12/97

Applicant

Application Date

121 Highland Ave, Ridgewood, NJ 07450

Reed Ave, Peaks (1-fam)

Applicant's Mailing Address

Project Name/Description

Lewis Golder/Golder Constructi

113 Reed Ave, Peaks Island

Consultant/Agent

Address of Proposed Site

892-2232 Same

091-P-010

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

Inspections Conditions for Approval

1. Construction shall conform to that designed for the V2 Velocity flood zone. The lower area of this structure shall not be used for a living area or storage o
2. The owner shall be aware that this structure is within a velocity flood zone and shall have building conditions placed on it because of this zone.
3. Separate permits shall be required for any future decks and/or garages.

MEMORANDUM

TO: Code Enforcement
Kandi Talbot, Planner

FROM: Jim Wendel, P.E., Development Review Coordinator

DATE: August 14, 1998

RE: Certificate of Occupancy
113 Reed Avenue, Peaks Island (091-P-010)

On August 14, 1998 a site visit was made to review the completion of the requirements of the site plan approval dated 6/24/98. My comments are:

1. The street number needs to be placed on the house

It is my opinion that **when item 1 above is completed** all of the conditions of the site plan approval have been satisfactorily completed and a **permanent certificate of occupancy can be issued** assuming code enforcement has no outstanding issues.

JN1350.10disk6/113reed

September 28, 1998

Sam Hoffses, Chief Inspector
Inspection Services
Portland City Hall, Room 315
389 Congress Street
Portland, ME 04101

RE: Rail System at Hayman Residence on Peaks Island


Dear Mr. Hoffses:

Please find enclosed drawings from which the rail system at the Hayman Residence was constructed. As discussed with you and our clients, the architect is aware that liberties were taken during the design that technically make the rails non-compliant with the 1996 BOCA code.

I do however feel that the rails are extremely safe and will serve to protect vertical openings from mishaps by children of all ages as well as adults. The rails are extremely rugged and easily grasped. We feel the close spacing of the horizontals meets the spirit of the code. Given that this project is a private, single family home, the client and architect hereby formally request a waiver of the strict interpretation of the code and further request that a certificate of occupancy be issued.

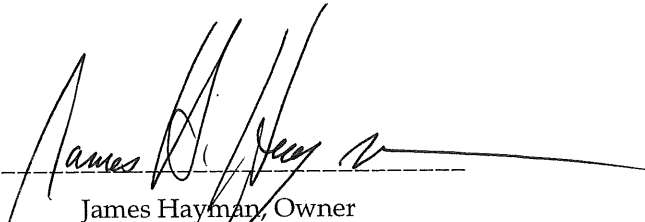
I am available to answer any questions you might have regarding this matter.

Sincerely,



T. Scott Teas, AIA, NCARB
Principal

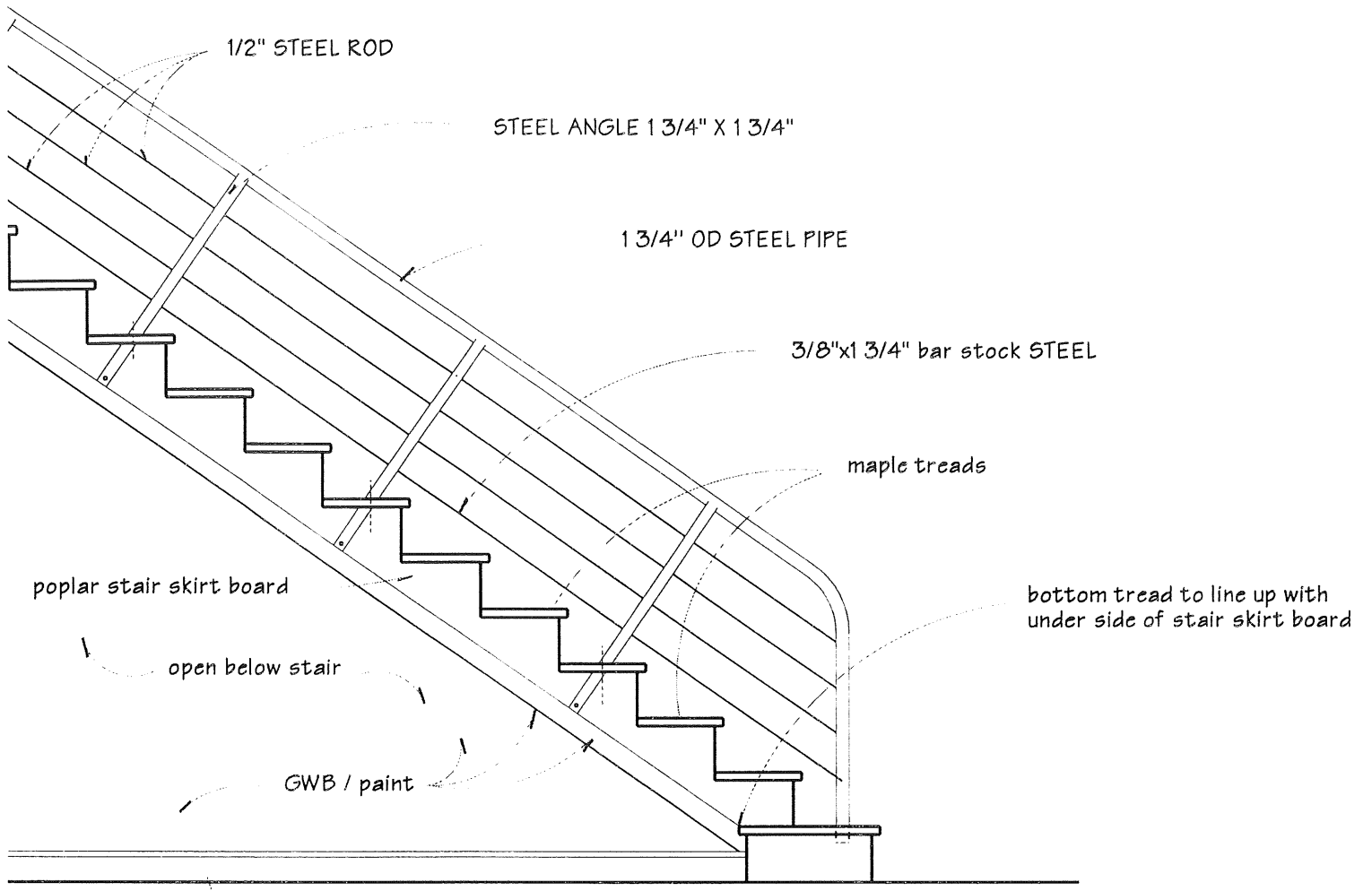
Seen and Agreed To



James Hayman, Owner

Enclosures ^{4/10/98}

I have reviewed, this plus seen the job well after completion. This work did not or does not meet the letter of the code as per section 1021.3, but the handrails does not affect the stair system structural or on its fire performance. Therefore, with the understanding as set forth and if the stair rail system is redone it will meet present code standards.

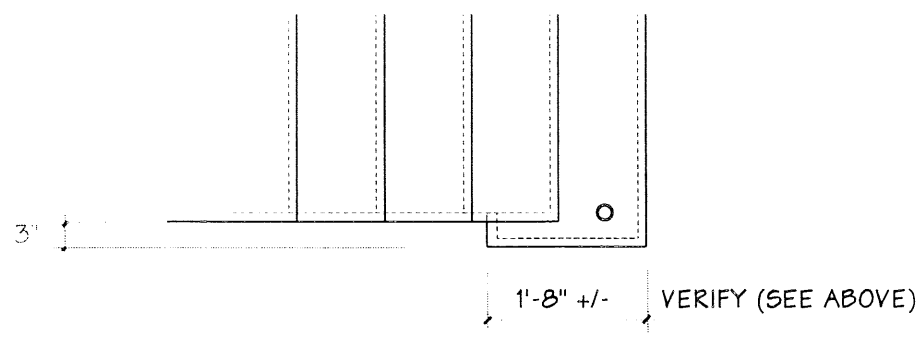


return bottom tread

bottom tread to be 3" wider than run above

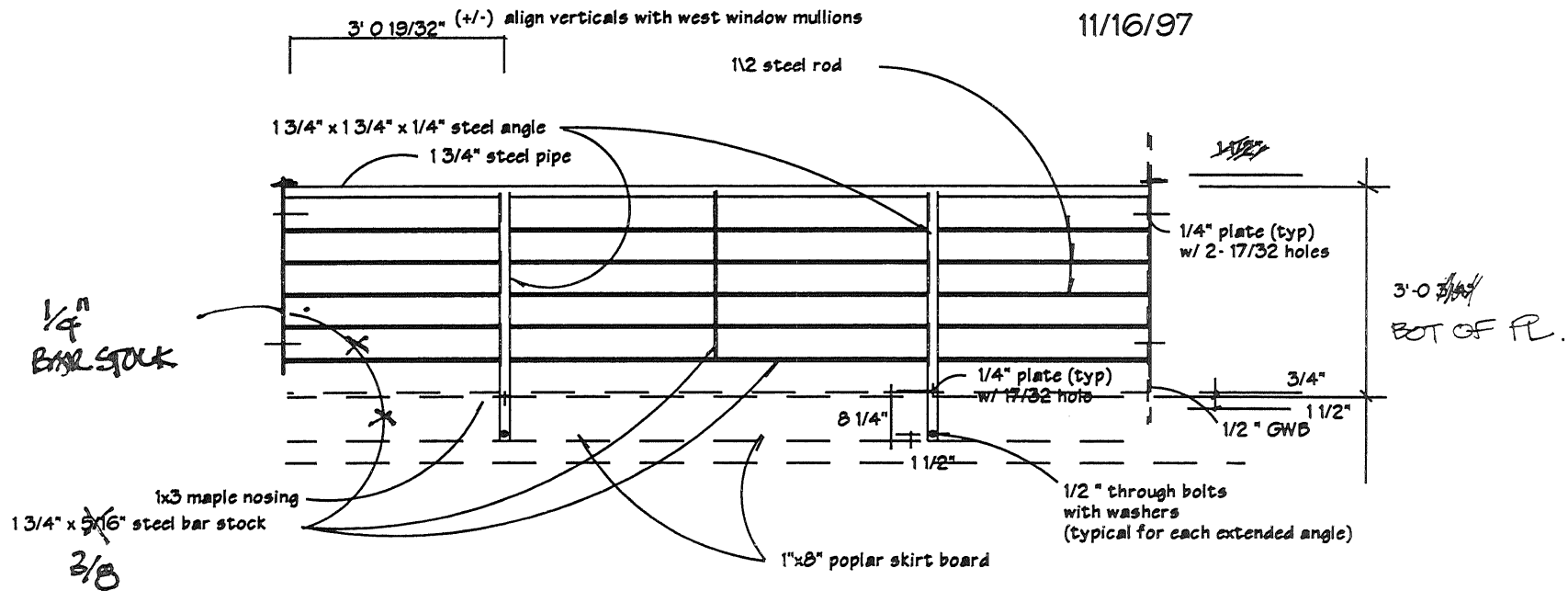
1'-8" +/- VERIFY (SEE ABOVE)

15e rim



FOOT OF STAIR PLAN AND ELEVATION

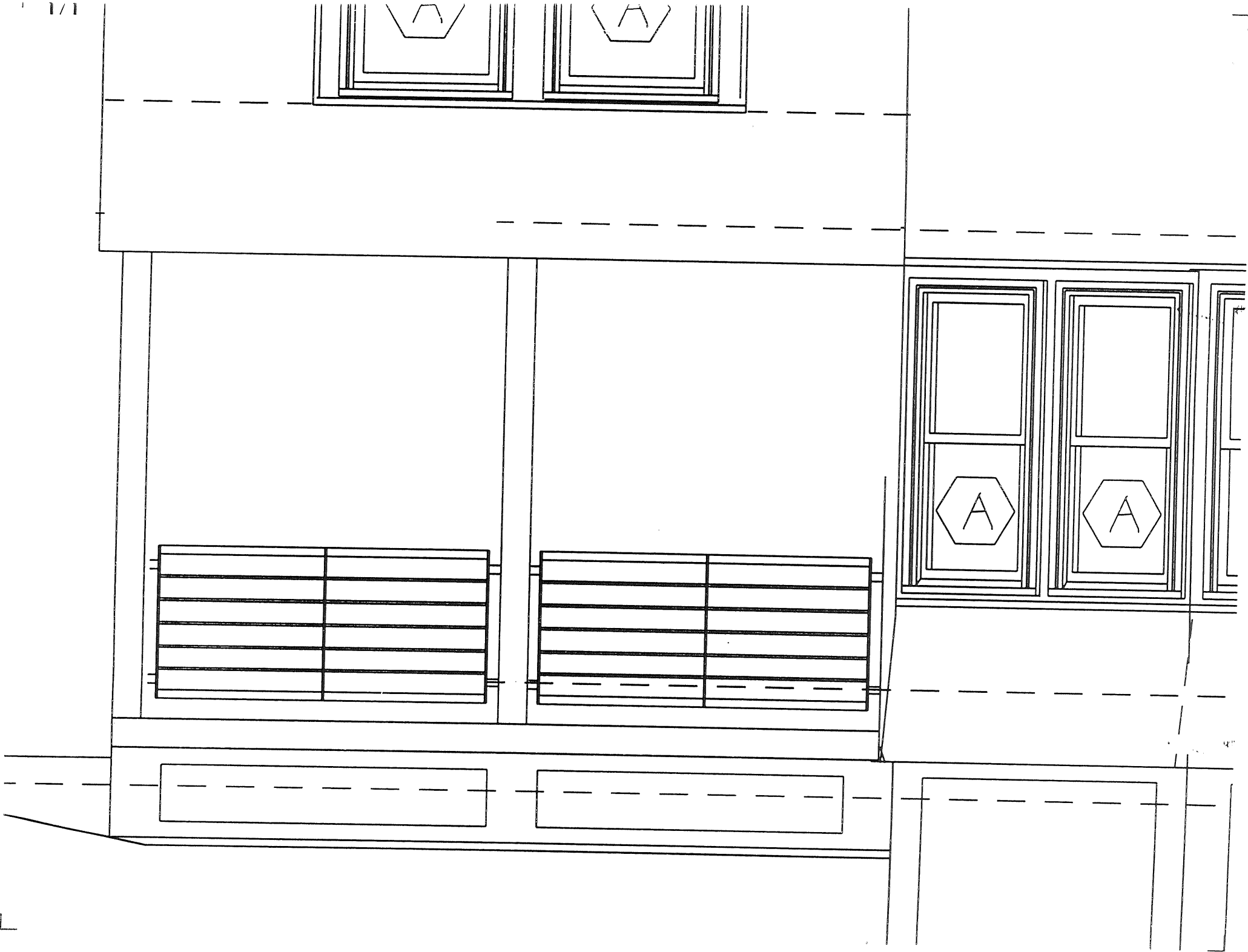
11/16/97

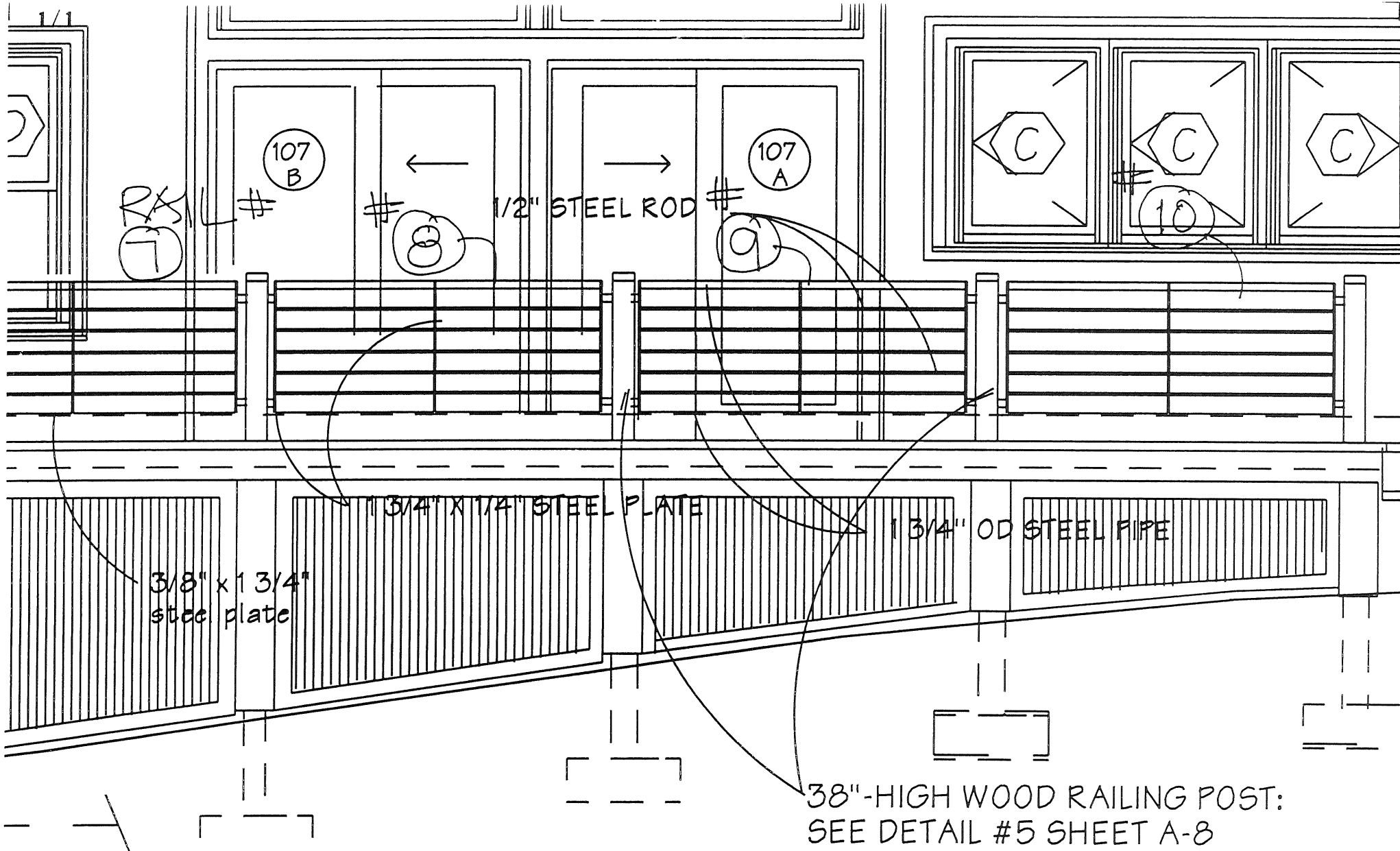


BRIDGE RAIL

(east side as seen from dining room)

3





RAILS ⑦ ⑧ ⑨ & ⑩



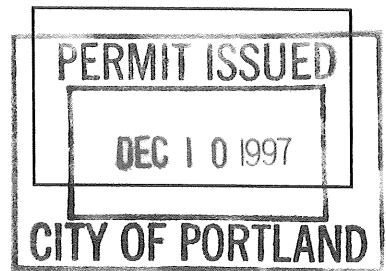
SPACERS TO BE 2" ϕ OD \pm PIPE WITH WELTERS WELDED ON BOTH ENDS



FILL IN AND SIGN WITH INK

971298

APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT



91-P-010

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 113 Reed Ave, Peaks Island, ME Use of Building 1-fam Date 08 Dec 97
 Name and address of owner of appliance Hayman, James & Jeanne 121 Highalnd Ave, Ridgewood, NH 07450
 Installer's name and address Vincent Heating & Air 50 Hawthorne St Ptld, ME 04103
 Telephone 774-4762

Location of appliance:

- Basement
- Floor
- Attic
- Roof

Type of Fuel:

- Gas
- Oil
- Solid

Appliance Name: WERR-Roof

U.L. Approved Yes No

Will appliance be installed in accordance with the manufacture's installation instructions? Yes No

IF NO Explain: _____

The Type of License of Installer:

- Master Plumber # _____
- Solid Fuel # _____
- Oil # MS3000 2699
- Gas # _____
- Other _____

Type of Chimney:

- Masonry Lined
Factory built _____
- Metal
Factory Built U.L. Listing # _____
- Direct Vent
Type WERR UL# _____

Type of Fuel Tank

- Oil
- Gas

Size of Tank 275

Number of Tanks ONE

Distance from Tank to Center of Flame OUTSIDE feet.

Cost of Work: 10,000.00

Permit Fee: 70.00

Approved

Fire: [Signature]

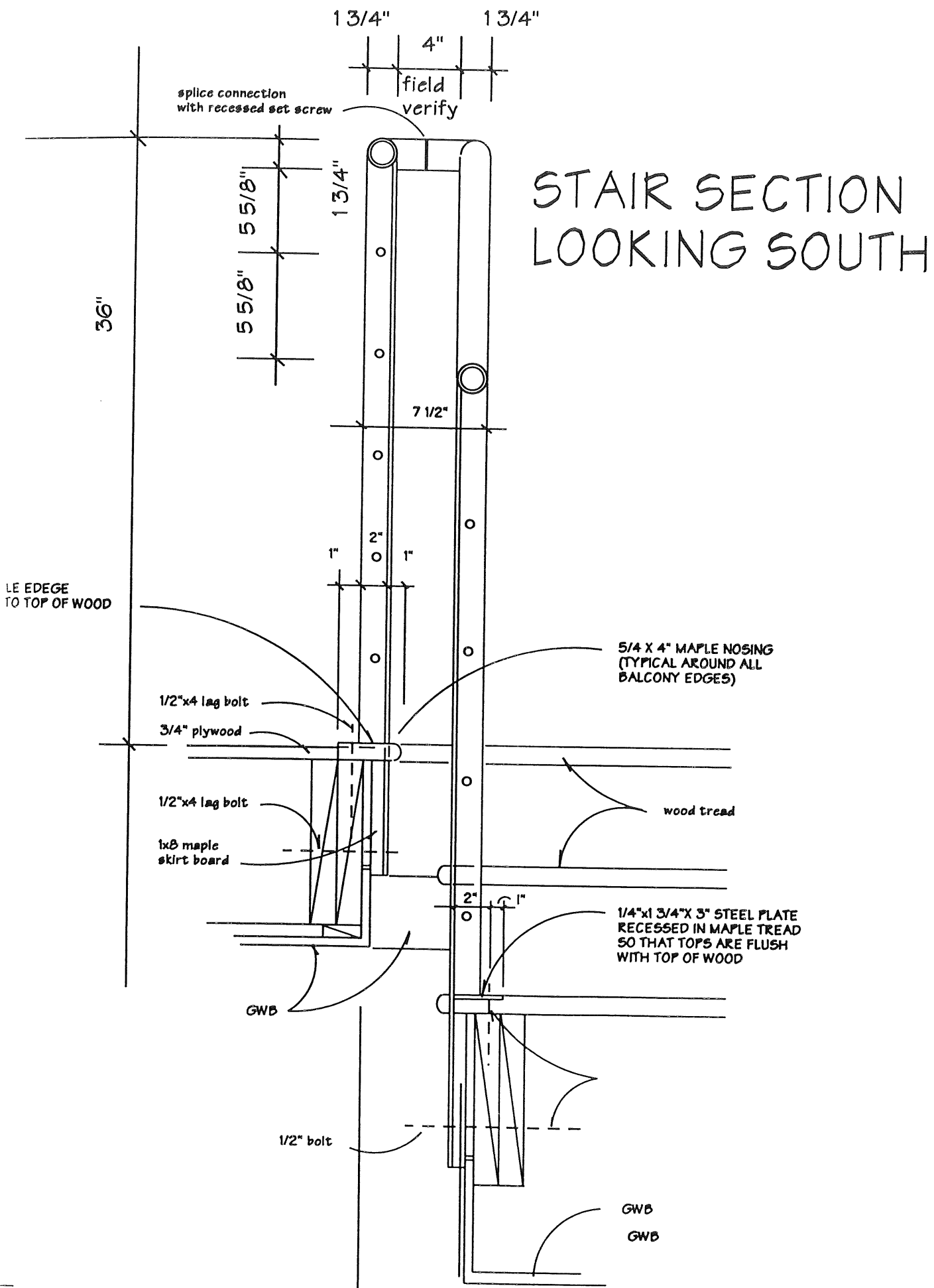
Ele.: [Signature]

Bldg.: _____

Approved with Conditions

- See attached letter or requirement

Signature of Installer [Signature]



STAIR SECTION LOOKING SOUTH

Outline Specifications, Door and Window Schedules

for

Hayman Residence

Peaks Island, Maine

May 14, 1997

TFH Architects
100 Commercial Street
Portland, ME 04101
207-775-6141

113 Reed Dr

91-P-010

#97-0755

HAYMAN RESIDENCE PEAKS ISLAND, MAINE

OUTLINE SPECIFICATIONS

May 14, 1997

Note: This Outline Specification is not intended as a Construction Specification, but rather as a guide to building systems, materials and finishes, to the extent that these items can be defined at this point. This Specification is not definite or comprehensive.

The Haymans are referred to herein as "Owner," and TFH Architects, P.A. is referred to herein as "Architect." Engineering and other consultants are:

Landscape _____ Mohr and Seredin
Structural _____ Swift Engineering
Contractor _____ Golder Construction

DIVISION 1—GENERAL REQUIREMENTS

01010 SUMMARY OF THE WORK

Project Description:

Quality: Good Custom New Construction
Size: Ground Floor: 1125 sf
Second Floor: 892 sf
TOTAL AREA: 2017 SF
1st floor: floor to ceiling height: 9' -0"
2nd floor: floor to ceiling height 8' -0"

Building Codes: BOCA and Life Safety.

Zoning - Peaks Island, Portland, Maine.

Structural framing: Wood platform framing with 2x6 studs 16" OC. 2 x 10 floor joists. Prefabricated wood trusses. Microlam composite beams shall be as noted.

Contractor may only use designated areas on premises in addition to respecting wetlands and ocean frontage.

Owner occupancy - Fall 1997

Contract for Construction: AIA A101

General Conditions: AIA A201

DIVISION 1—GENERAL REQUIREMENTS, cont.

- 01010 SUMMARY OF THE WORK, cont.
Supplementary Conditions
- 01027 APPLICATIONS FOR PAYMENT
Requisition schedule - To be monthly.
Special requirements - 5% withholding.
- 01040 PROJECT COORDINATION
To be the responsibility of the General Contractor.
- 01090 DEFINITIONS AND STANDARDS
Industry standards and office of TFH. (Residential construction)
- 01200 PROJECT MEETINGS
Meeting schedule - Bi-weekly during construction.
Agenda and minutes by - Architect .
- 01300 SUBMITTALS
Submittal schedule - As per specification.
Distribution network - Architect and Owner.
- 01400 QUALITY CONTROL SERVICES
Tests required include:
Soils testing, if required, will be paid for by Owner.
- 01500 TEMPORARY SERVICES
Temporary utilities: By General Contractor from existing conditions.
Water: existing well may be used after installation of submersible pump.
Power and light.
Telephone and fax.
Sanitary toilet units.
Field office may be set up on site.
Temporary sanitary facilities.
Dewatering facilities and drains.
Temporary enclosures.
Waste disposal.
Construction aids and miscellaneous services.
Temporary fire protection.
Barricades, warning signs.
- 01500 TEMPORARY SERVICES, cont.
Temporary support and construction facilities, cont.:
Environmental protection including any barricades or other protection as may be required to protect existing landscaping

DIVISION 1—GENERAL REQUIREMENTS, cont.

01700 PROJECT CLOSEOUT

Contractor is responsible for record drawings and specifications, record submittals, and maintenance manuals. Architect will review for completeness, and transmit to Owner.

01740 WARRANTIES AND BONDS

As per General Conditions. Minimum of one year from substantial completion.

DIVISION 2—SITework

02110 SITE CLEARING

All clearing will be done by others with coordination provided by Tanya Seredin of Mohr and Seredin, Landscape Architect.

Protection of existing trees and vegetation as indicated.

Topsoil stripping to be stockpiled by others.

Do not alter or perform work on adjacent property without Owner's having obtained permission.

Salvage topsoil and other items where practical.

02150 SHORING AND BRACING

As required.

02200 EARTHWORK

Ledge removal: None anticipated.

Soil type: Irregular fill/Granular.

Off-site disposal anticipated.

Borrow anticipated: Allowance.

Backfill type and depth: Suitable material.

02200 EARTHWORK, cont.

Landscaped areas: By Owner.

Building areas - Gravel: 6" in crawl space and under slab.

02666 POTABLE WATER SYSTEMS

From existing well.

02710 FOUNDATION DRAINAGE

Material - 4" PVC slotted with cleanouts.

Location - Inside and perimeter outside of the foundation. Provide cleanouts at four corners.

02740 SEPTIC SYSTEMS

New septic tank/leach field.

02900 LANDSCAPE WORK - N.I.C.

DIVISION 3—CONCRETE

03200 CONCRETE REINFORCEMENT

Two #5 bars, top and bottom of 8" foundation walls.

03310 CONCRETE WORK

All concrete work shall be in accordance with ACI 301 and ACI 318.

Typical design mix, unless noted otherwise:

Compressive Strength: 3000 psi at 28 days.

Air Entrainment: 4% ±1% for exterior concrete.

Water/Cement Ratio: 0.49 maximum.

Slump: General: not less than 1"; not more than 4".

Foundation and Slabs: not less than 1"; not more than 3".

Aggregate Size: 3/4" maximum.

Concrete slabs shall have rough float finish. Other exposed concrete shall have standard smooth form finish, unless otherwise indicated on the drawings.

Soil bearing capacity known to have suspect fill material.

Foundations: 4'6" below finished grade.

Footings:

Spread footings - 24" wide 12" deep.

Anchor bolts - Not more than 72" O.C.

Perimeter insulation:

Type and thickness - 1 -1/2" Styrofoam SM board with 1/2" GWB adhered outside surface.

Locate inside of concrete foundation and knockout panels sandwiched between fill and 3" gravel topping.

Vapor barrier under slab and between 2-3" gravel placements to be 6 mil polystyrene.

Slabs on grade:

Strength - 3,000 psi Thickness - 3 in.

Reinforcement - none Finish - Rough float

Expansion joints - As shown on drawings.

Walls (including foundation walls):

Strength - 3,000 psi Size - 8" thick

Reinforcement - 2 #5 T&B Special - Locate bondouts and knock out panel openings.

DIVISION 4—MASONRY

04200 UNIT MASONRY

Concrete masonry:

Size - As required.

Strength - Standard.

Reinforcing - As required.

Face brick: None.

Fire brick: None.

Accessories include: None

04400 STONework

None.

DIVISION 5—METALS

05120 STRUCTURAL STEEL

None.

05500 METAL FABRICATIONS

Chimney specialties: Double-insulated 6" boiler and woodstove flue.

Steel stair and bar stock handrail.

DIVISION 6—WOOD AND PLASTICS

06100 ROUGH CARPENTRY

Pressure-treat all wood in contact with concrete, masonry, and roofing materials.

All sheathing materials shall be APA-rated for applicable uses and spans.

All sheathing materials shall be power-nailed to framing (staples will not be accepted).

All floor plywood shall be glued and power-nailed to framing.

Typical framing lumber:

Species - Spruce /Hemlock Grade - Construction.

Fiber stress - 1200.

Use pressure-treated lumber where indicated (PT) on drawings and where there is direct contact with foundation, flashing and all exposed decking.

Typical framing:

Exterior bearing walls - 2x6 - 16' O.C.

Interior bearing walls - 2x4 - 16" O.C.

Non-bearing walls: 2 x 4 wood framing.

Floor framing:

Loading - 50 PSF

Framing - 2 x 10 joists.

DIVISION 6—WOOD AND PLASTICS, cont.

06100 ROUGH CARPENTRY, cont.

Roof framing	Pre-manufactured trusses- 24" O.C.
Wall sheathing	1/2" CDX plywood.
Floor deck	3/4" T&G plywood.
Roof deck	5/8" CDX plywood with clips.

Beams - Built-up or microlam as required.

Blocking - Spruce, hemlock, fir at midspan or as per local code.

Bracing - Spruce, hemlock, fir.

Bridging - Spruce, hemlock, fir

Furring and grounds - Spruce, hemlock, fir.

Nailers - Spruce, hemlock, fir.

Plates - Spruce, hemlock, fir.

Roof curbs - To be pressure treated around any flat roof.

Roof purlins - Spruce, hemlock, fir.

MDO plywood to be pre-primed.

06170 STRUCTURAL GLUED LAMINATED UNITS

Microlam not to be used without DIFFERENTIAL SHRINKAGE CONSIDERATIONS. Set 1/2" minimum below adjacent framing.

06192 PRE-ASSEMBLED WOOD TRUSSES

Species: Spruce, Hemlock, Fir, or Southern Yellow Pine

Trusses shall be engineered by manufacturer with extreme exposure conditions in mind.

06200 FINISH CARPENTRY

Interior:

Species - Poplar or Clear Pine.	Grade - Clear Select.
Fasteners	Finish nails.
Finish	Paint.
Base	1/2 x 5 clear strip.
Casings	1/2 x 4.
Door moldings and trim	1/2 x 4.
Shelving edge band.	3/4" Mahogany plywood with 5/4" x 2-1/2"
Thresholds	Maple.
Window trim	1 x 4.
Crown Molding	none.

DIVISION 6—WOOD AND PLASTICS, cont.

06200 FINISH CARPENTRY, cont.

Exterior:

Species - #2 Pine or Better Grade - Clear Select.
 Fasteners _____ Galvanized finish nails.
 Finish _____ Paint/Stain (back prime).
 Door moldings and trim _____ 3/4" #2 Pine or better, with 5/4" edge band.
 Window moldings and trim _____ 3/4" #2 Pine or better, with 5/4" edge band.
 Eave and rake trim _____ #2 Pine or better.
 Plywood soffits and panels _____ To be 1/2" MDO.
 Railings _____ Galvanized steel by Owner.
 Decking _____ 5/4 x 6 Pressure-Treated.
 Lattice _____ Clear Fir.

06402 INTERIOR ARCHITECTURAL WOODWORK

Work includes:

Factory-fabricated wood items.
 Wood cabinets and casework - Poplar.
 Bookshelves - NIC
 Kitchen countertops - Corian or equal.
 Bathroom vanities - Poplar/Plastic Laminate.
 Interior miscellaneous ornamental items - None.

DIVISION 7—THERMAL AND MOISTURE PROTECTION

07160 BITUMINOUS DAMP-PROOFING

Brushed/Sprayed/Trowelled.
 No. of coats - 2.

07200 INSULATION

4-mil polyethylene vapor barrier on warm side of all wall insulation.
 Moisture barrier (Tyvek) membrane over exterior sheathing.
 Plastic insulation barrier ("Propa-Vent") where required to maintain ventilation path.

Foundation:

Material - Styrofoam (SM) Thickness - 1-1/2 "
 R-value - 9

Walls:

Material - Fiberglass/Kraft Paper. Thickness - 5-1/2 "
 R-value - 19

DIVISION 7—THERMAL AND MOISTURE PROTECTION, cont.

07200 INSULATION, cont.

Sloped roof:

Material - Fiberglass/Kraft Paper Thickness - 10"
 R-value - 30

Flat roof:

Material - Polycyanurate Thickness - 3-1/2" between top chords of
 R-value - 30± trusses or joists; 1" over framing

07311 ASPHALT SHINGLES

Underlayment: 60# asphalt-saturated fiberglass felt/Other

Location: tight to decking. Fill remaining void with fiberglass.

Roof shingles:

Asphalt: 25 year minimum warranty
 Rating: Class A Weight: 430 lb./square
 Style: Architectural Color: Green
 Exposure: 6 inch

Bituthane ice dam system.....36" up all sloped eaves

Special requirements..... EPDM to mate with bituthane at flat/slope intersection

07317 WOOD SHINGLES AND SHAKES

Wall shingles:

Species: White Cedar Grade - Extra Clear
 Exposure 5 inches Other
 Prefinish: Dip Coat, Bleaching Oil - Cabots or approved equal.

Fasteners: Galvanized nails

Other: Alternate Lap Corners.

Review coursing with architect prior to beginning shingling.

07530 SINGLE PLY MEMBRANE ROOFING

Work includes:

Single ply membrane roofing and roof insulation.

Listing: UL Class B external fire exposure, and Class 60 wind uplift.

Membrane Roofing Warranty: Manufacturer's 10 year warranty.

Products, Membrane Roofing:

Type: Totally adhered.

Membrane: EPDM, 60 mils, ASTM D 4637, Type 1.

DIVISION 7—THERMAL AND MOISTURE PROTECTION, cont.

Auxiliary Materials:

Gypsum Board Base: ASTM C 36, Type X.

Insulation: Below decking.

Sheet Metal Accessories: SMACNA and NRCA recommendations.

07600 FLASHING AND SHEET METAL

Gutters and downspouts: None.

Roof Drains: None.

Expansion joints: None.

Exposed flashing:

Material: Lead Coated Copper

Hidden flashing:

Material: Lead Coated Copper

07900 JOINT SEALERS

Exterior Sealant: Polyurethane SikaFlex or equal

Interior Sealant: Modified Silicone Acrylic

DIVISION 8—DOORS AND WINDOWS

08210 WOOD DOORS

Work includes furnishing and installing wood doors.

New 1-3/8" four-panel solid core wood doors.

Wood French sliding doors, aluminum clad.

08390 SCREEN AND STORM DOORS

Screen and storm doors for exterior exposure by window/door manufacturer.

08610 WOOD WINDOWS

Work includes Grade 60 Eagle or equal wood windows with aluminum cladding and high performance painted finish, including fixed muntin grilles and screens. Units may have double-hung, awning function.

1/2" or 5/8" insulating glass typical in doors and windows throughout, tempered where required.

Low-emissivity glass for all doors and windows.

Tinted glass for Sunroom double-hung windows on all sides.

08710 FINISH HARDWARE

Work includes:

Hinges.

Pivots.

Lock and latch sets and cylinders.

Bolts.

Weatherstripping and soundstripping.

DIVISION 8—DOORS AND WINDOWS, cont.

08710 FINISH HARDWARE, cont.

Thresholds.

Bright brass finish on all hardware: "Plymouth" design by Schlage or equal.

DIVISION 9—FINISHES

09250 GYPSUM DRYWALL

Work includes:

Drywall and accessories.

1/2" or 5/8" GWB at Contractor's option typical throughout, fire-rated where required. 5/8" GWB is required at all locations where supporting members are over 16" O.C.

Fire-rated GWB ceilings above garage and on common house wall, taped and finished as required for rating.

Type MR GWB at all wet locations, baths, laundry room and garage.

Three-coat joint treatment where exposed.

Direct suspension system at suspended GWB ceilings.

Trim shapes by Beadex as follows:

90-degree outside corners: B-1-W

90-degree inside corners: B-2

Non-90-degree corners: B-1 Flex-Bead

Exposed edges with reveal: Moldex

No non-mud edge treatment (J-Bead or L- Bead) will be permitted in exposed locations.

Vinyl trim may be used at the Contractor's option.

09300 TILE

Work includes:

4" x 4" ceramic floors in bathrooms with 4" ceramic cove base and marble thresholds.

09550 WOOD FLOORING

Work includes:

Wood flooring and accessories.

Clear Maple standard strip flooring on first floor (except in Bath and Study), #1 or better.

09650 RESILIENT FLOORING

Work includes:

Rubber stair treads.

Stair treads shall be Nora or Roppe orbital design.

09680 CARPETING

Work includes:

Carpeting and accessories.

Carpeting in upstairs corridor, bedrooms, closets and first floor Study.

DIVISION 9—FINISHES, cont.

09800 SPECIAL COATINGS

Work includes:

Pre-stained hand dipped shingles.

09900 PAINTING

Work includes all painting.

3-coat exterior enamel paint system on all fascia.

3-coat acrylic latex paint system on all interior GWB.

3-coat water base polyurethane finish on hardwood floors.

DIVISION 10—SPECIALTIES

10800 TOILET AND BATH ACCESSORIES

Contractor to provide blocking for accessories provided by Owner.

Accessories include: mirrors, toilet paper dispenser, towel bars, soap trays, glass holders, etc.

DIVISION 11—EQUIPMENT

11450 RESIDENTIAL EQUIPMENT

Work includes:

Gas Range: Jenn-Air with vent or equal.

Gas Oven/Microwave combination.

Refrigerator: by Owner.

Dishwasher: Maytag DW V7400 BAE.

Disposer: Kitchen Aid.

DIVISION 12—FURNISHINGS

12390 KITCHEN AND BATH CABINETS

Custom grade residential kitchen cabinets and countertop.

Vanities/ sink bases:

Corian countertops typical for all above cabinets.

12500 WINDOW TREATMENT (N.I.C.)

Work includes window shades for windows.

Drapes and curtains by Owner.

DIVISION 13—SPECIAL CONSTRUCTION (NONE)

DIVISION 14—CONVEYING SYSTEMS (NONE)

DIVISION 15—MECHANICAL

15050 BASIC MATERIALS AND METHODS

Mechanical contractor is responsible for:

Engineering and coordination of mechanical systems.

Outline Specifications.

15050 BASIC MATERIALS AND METHODS, cont.

Compact gas or oil-fired cast iron boiler with domestic hot water heating capabilities. If propane is used, new propane tank serving boiler and kitchen appliances shall be pad mounted; if oil, locate tank in Basement space. Duct from under porch to provide combustion air to burner sheet metal cowl. Three zones with reverse return piping. Use standard 7" slant fin residential aluminum-copper fin tube radiation. Special fin tube radiation above and below Dining Room sliders.

Provision of shop drawings and manufacturers' literature to Architect, for information and coordination purposes only.

Bleeding and balancing of all systems.

Compliance with all applicable codes and requirements of utilities.

Sizing of water and sewer lines to well and disposal system.

Mechanical contractor to deliver to the Owner set of complete operating manuals.

Mechanical design shall be developed in close coordination with Architect's plans, elevations, sections, and reflected ceiling plan. Layout to be submitted to Architect for approval prior to installation.

Mechanical contractor is responsible for hangers, channels, and other support devices for mechanical equipment.

Mechanical contractor is responsible for labeling of pipes, ducts, and equipment.

15400 PLUMBING SYSTEM

Roof drains from flat roof to storm drainage.

1-1/2" supply tap from well.

Type L copper supply lines throughout building; cast iron and/or PVC waste piping as required by code.

Cleanouts and traps in all waste lines as required by code and good design practice.

All vent stacks shall run into vented gable space.

Stub-outs for kitchen and laundry appliances and fixtures as shown on drawings.

Provide and install four (4) freeze-proof sill cocks.

15450 PLUMBING FIXTURES AND TRIM

Refer to section 01020 Allowances

The following are at this point assumed to be building standards for plumbing fixtures:

Toilets: Vitreous china water-saving insulated tank type

Lavatories: Vitreous china

Bathtubs: Fiberglass single-piece unit.

Showers: One piece gel-coat fiberglass.

DIVISION 15—MECHANICAL, cont.

Fixtures shall be Kohler or approved equal.

15600 HEAT GENERATION

Zone 1 for first level of house.

Zones 2 and 3 for second level.

15900 CONTROLS AND INSTRUMENTATION

3-zone hydronic heating system to be controlled with low setting programmable thermostats.

DIVISION 16—ELECTRICAL

16400 SERVICE AND DISTRIBUTION

Provide overhead service, entrance equipment and basic distribution as required by NEC and local codes. Main breaker and panel shall be located at foot of Basement stairs.

Underground service from existing overhead power line to house.

3-phase 200 amp service.

16500 LIGHTING

Lighting design and switching as shown. Light sources generally will be incandescent.

Carry \$2,000. (contractor's cost) for a fixtures allowance.

Provide two circuits for site lighting by others.

16700 COMMUNICATIONS

Security system, audio, and cable television shall be furnished and installed by Owner and/or his representatives. Provide backboard and power supply as required in Basement; notify Owner of close-in schedule in time to arrange for rewiring.

END

HAYMAN RESIDENCE

DOOR SCHEDULE

DOOR NUMBER	SIZE	DOOR				FRAME						ASSEMBLY LABEL	HW SET	NOTES	
		THICK	TYPE	MATERIAL	FINISH	TYPE	MATERIAL	FINISH	HEAD	JAMB	THRESHOLD				
101	3'-0" x 7'-0"	1 3/4"	A	CLAD/GLASS	PAINT		METAL	PAINT							
102	2'-4" x 6'-8"	1 3/8"	B	WOOD	PAINT		WOOD	PAINT							RAISED PANEL
103	1'-4" x 6'-8"	1 3/8"	C	WOOD	PAINT		WOOD	PAINT							RAISED PANEL
104	2'-8" x 6'-8"	1 3/8"	D	WOOD	PAINT		WOOD	PAINT							RAISED PANEL
105	2'-8" x 6'-8"	1 3/8"	D	WOOD	PAINT		WOOD	PAINT							RAISED PANEL
106	2'-8" x 6'-8"	1 3/8"	D	WOOD	PAINT		WOOD	PAINT							RAISED PANEL
107A	6'-0" x 6'-8"	1 3/4"	E	CLAD/GLASS	PAINT		METAL	PAINT							EAGLE CLAD SLIDING FRENCH DOOR
107B	6'-0" x 6'-8"	1 3/4"	E	CLAD/GLASS	PAINT		METAL	PAINT							EAGLE CLAD SLIDING FRENCH DOOR
108	2'-8" x 6'-8"	1 3/8"	F	CLAD	PAINT		WOOD	PAINT							BASEMENT DOOR; RAISED PANEL
201	2'-4" x 6'-8"	1 3/8"	B	WOOD	PAINT		WOOD	PAINT							RAISED PANEL
202	2'-4" x 6'-8"	1 3/8"	G	WOOD	PAINT		WOOD	PAINT							BI-FOLD DOOR; RAISED PANEL
203	2'-8" x 6'-8"	1 3/8"	D	WOOD	PAINT		WOOD	PAINT							RAISED PANEL
204	2'-8" x 6'-8"	1 3/8"	D	WOOD	PAINT		WOOD	PAINT							RAISED PANEL
205	2'-8" x 6'-8"	1 3/8"	D	WOOD	PAINT		WOOD	PAINT							RAISED PANEL
206	2'-8" x 6'-8"	1 3/8"	D	WOOD	PAINT		WOOD	PAINT							RAISED PANEL
207	2'-2" x 6'-8"	1 3/8"	H	WOOD	PAINT		WOOD	PAINT							RAISED PANEL
208	2'-4" x 6'-8"	1 3/8"	B	WOOD	PAINT		WOOD	PAINT							RAISED PANEL
209	2'-8" x 6'-8"	1 3/8"	D	WOOD	PAINT		WOOD	PAINT							RAISED PANEL
210	2'-6" x 6'-8"	1 3/4"	A	CLAD/GLASS	PAINT		METAL	PAINT							

HAYMAN RESIDENCE

WINDOW SCHEDULE

TYPE	DESCRIPTION	MATERIAL	GLAZING	R.O. DIMENSION	HEAD HEIGHT
A	DOUBLE HUNG #3056	CLAD	5/8" OA EAGLE MAXIMIZER PLUS	3'-0 1/2" X 5'-6 1/2"	7'-2 1/2" AFF
B	PICTURE	CLAD	5/8" OA EAGLE MAXIMIZER PLUS	3'-0 1/2" X 5'-0 1/2"	7'-0" AFF
C	CASEMENT #3040	CLAD	5/8" OA EAGLE MAXIMIZER PLUS	3'-0 1/2" X 4'-0 1/2"	7'-2 1/2" AFF
D	DOUBLE HUNG #2456	CLAD	5/8" OA EAGLE MAXIMIZER PLUS	2'-4 1/2" X 5'-6 1/2"	7'-2 1/2" AFF
E	PICTURE #3030	CLAD	5/8" OA EAGLE MAXIMIZER PLUS	3'-0 1/2" X 3'-0 1/2"	VARIES
F	AWNING #3030	CLAD	5/8" OA EAGLE MAXIMIZER PLUS	3'-0 1/2" X 3'-0 1/2"	VARIES