

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

Location of Construction: 142 Bear Reed Ave Peaks Island		Owner: Joanne Fiore		Phone: 878-2319		Permit No: 000151	
Owner Address: 29 Deepwoods Dr. Portland		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: ** Horizon Builders inc.		Address: ** 12 May Street Portland ME 04101		Phone: 879-9787		Permit Issued: MAR 2	
Past Use: single family		Proposed Use: same		COST OF WORK: \$ 82,715.96		PERMIT FEE: \$ 522.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature:		Signature:	
Proposed Project Description: add second story and covered porch to single story home				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>			
Permit Taken By: K.		Date Applied For: Feb 23 2000 K					

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 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 provisions of the code(s) applicable to such permit

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

Zone:	CBL: 091-U-007
Zoning Approval:	
Special Zone or Reviews:	
<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Zoning Appeal	
<input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Historic Preservation	
<input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review	
Action:	
<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	
Date: _____	

PERMIT ISSUED
WITH REQUIREMENTS
CEO DISTRICT

COMMENTS

3/10/2000 met w/ contractors for pre-con. Some demo work done. Since they have changed their minds re: steps, a lot of other issues, they will need to file for amendment. on 5/19/00 went to site w/ contractor checked framing, plumbing, electrical. one window does not meet egress. Contractor will correct ASAP JF

9/15/00 Did final inspection on work completed
Met w/ contractors DO letter of completion on work. JF

C B L
9/14-7

Permit # 000 151

Inspection Record

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


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

**Building or Use Permit Pre-Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**

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

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

Location/Address of Construction: 142 BEAR NEED AVE., PEAKS ISLAND, PORTLAND, MAINE

Tax Assessor's Chart, Block & Lot Number Chart# <u>91</u> Block# <u>U</u> Lot# <u>7</u>		Owner: <u>JOANNE FLORE</u>	Telephone#: <u>207-878-2319</u>
Owner's Address: <u>29 DEEPWOODS DR., PORTLAND, ME.</u>		Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Cost Of Work: <u>\$82,715.96</u> Fee: <u>\$522.00</u>
Proposed Project Description: (Please be as specific as possible) <u>ADD SECOND STORY AND COVERED PORCH TO EXISTING SINGLE STORY STRUCTURE.</u>			
Contractor's Name, Address & Telephone <u>HORIZON BUILDERS, INC. 12 MAY ST. PORTLAND, MAINE 04101</u>		Rec'd By: 	

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

You must include the following with you application:

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

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- 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 required zoning district setbacks

4) Building Plans (Sample Attached)

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

Certification

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

Signature of applicant: Thomas Childs HORIZON BUILDERS, INC. Date: 2-22-00

Building Permit Fee: \$30.00 for the 1st \$1000 cost plus \$6.00 per \$1,000.00 construction cost thereafter.

LAND USE - ZONING REPORT

ADDRESS: 142 REAR Reed Ave, P.I DATE: 3/1/00

REASON FOR PERMIT: Add Second Story & covered porch - single family

BUILDING OWNER: Joanne Fiore C-B-L: 91-4-7

PERMIT APPLICANT: Horizon Builders

APPROVED: with conditions DENIED: _____

1, 6, 10, 11, 12

CONDITION(S) OF APPROVAL

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
3. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
4. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
5. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the _____ in place and in phases.

6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
7. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
8. Separate permits shall be required for any signage.
9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
10. This is not an approval for an additional dwelling unit. You shall not add any additional kitchen equipment, such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.

* 11. Other requirements of condition If there is a change in either the number of bedrooms with these alterations, or whether this building is being converted from a seasonal cottage to a year round use, this office need a separate permit showing a soil evaluator's approval (Heza Marge Schmuckal, Zoning Administrator) for such changes.

12. The new structure shall not be higher than 35 feet to grade.
Marge Schmuckal

091-U-007

BUILDING PERMIT REPORT

DATE: 23 February 2000 ADDRESS: 142 Rear Reed Ave. P.I. CBL: 091-U-007

REASON FOR PERMIT: Add second story and covered porch to single home.

BUILDING OWNER: Joanne Fiore

PERMIT APPLICANT: _____ CONTRACTOR Horizon Builders Inc

USE GROUP: R-3 CONSTRUCTION TYPE: 5 B CONSTRUCTION COST: \$82,715.90 PERMIT FEES: 522.00

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 are met: *1, *9, *11, *12, *13, 14, 15, *19, *22, *31, *32, *34

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

- *19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
- 20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
- 21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
- 22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
- 23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
- 24. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
- 26. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- *27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- 28. All requirements must be met before a final Certificate of Occupancy is issued.
- 29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
- 30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
- *31. Please read and implement the attached Land Use Zoning report requirements. - *see Attached conditions*
- *32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
- 33. Bridging shall comply with Section 2305.16.
- *34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- 35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

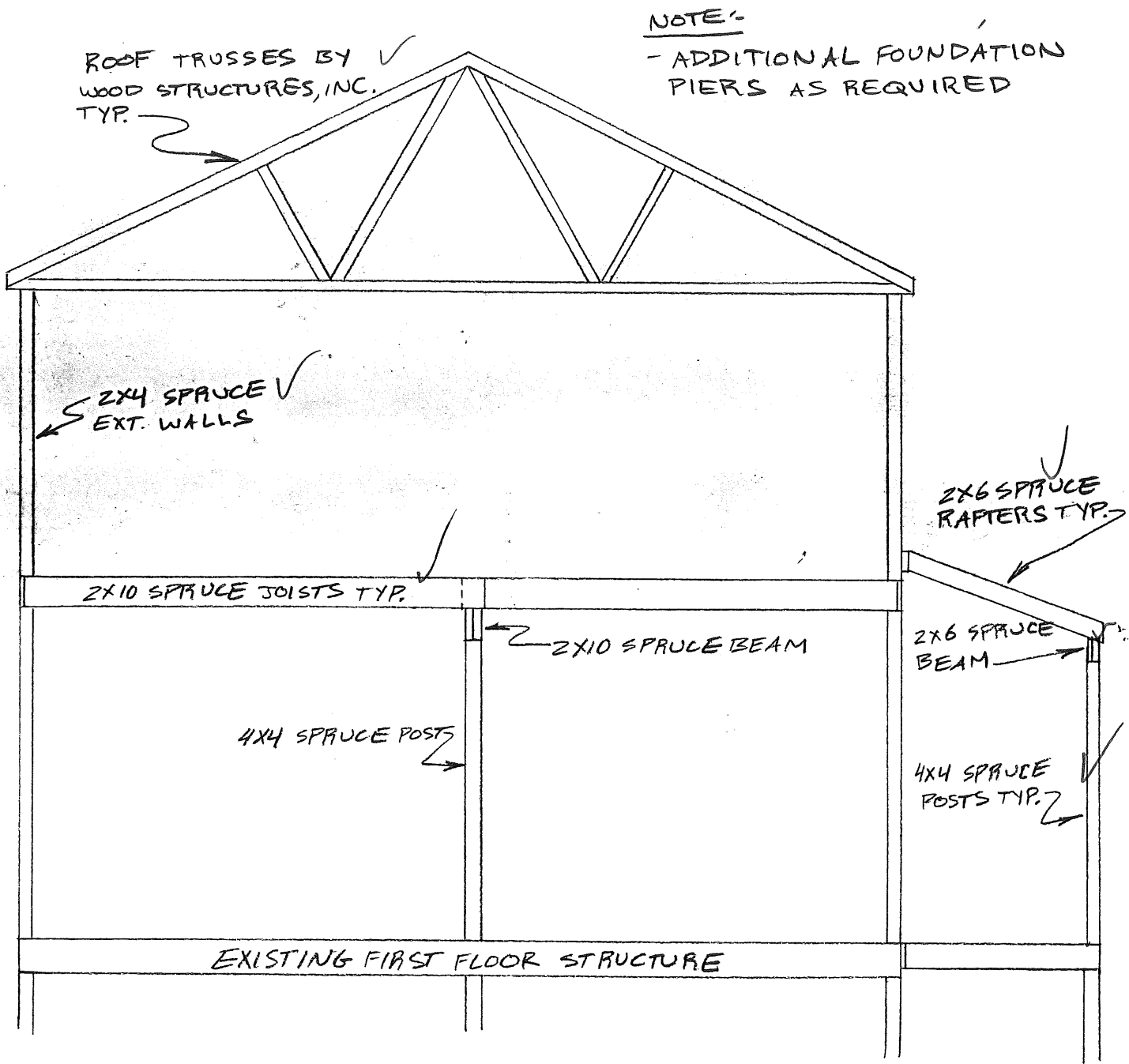
[Signature]
 A. Samuel Hoffses, Building Inspector
 Cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

PSH 1/26/00

****On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**

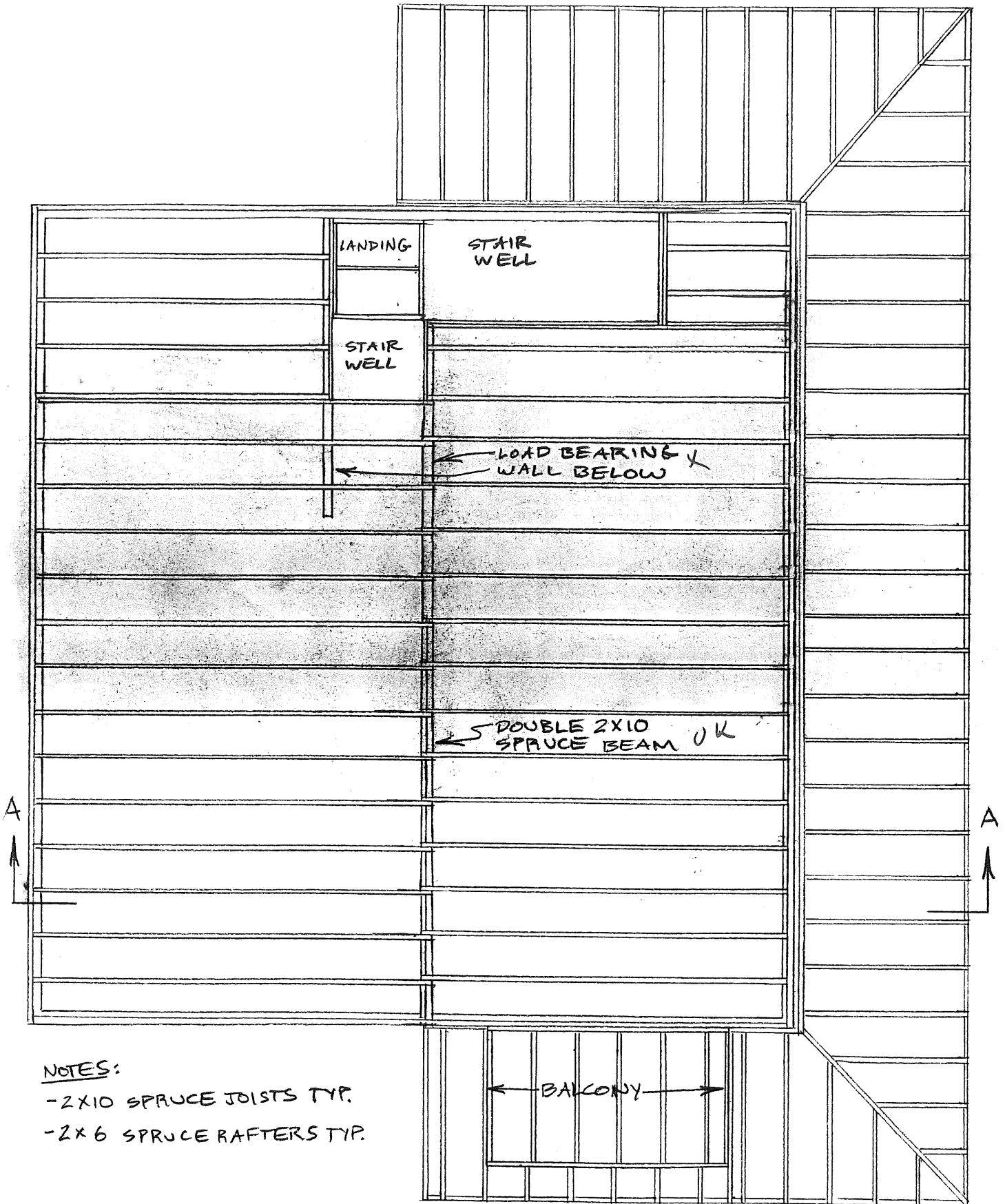
*****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF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

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



SECTION A-A

FIORÉ CAMP
PEAKS ISLAND, MAIN
SCALE: 1/4" = 1'-0"
BY: TWC DATE: 2-12-00

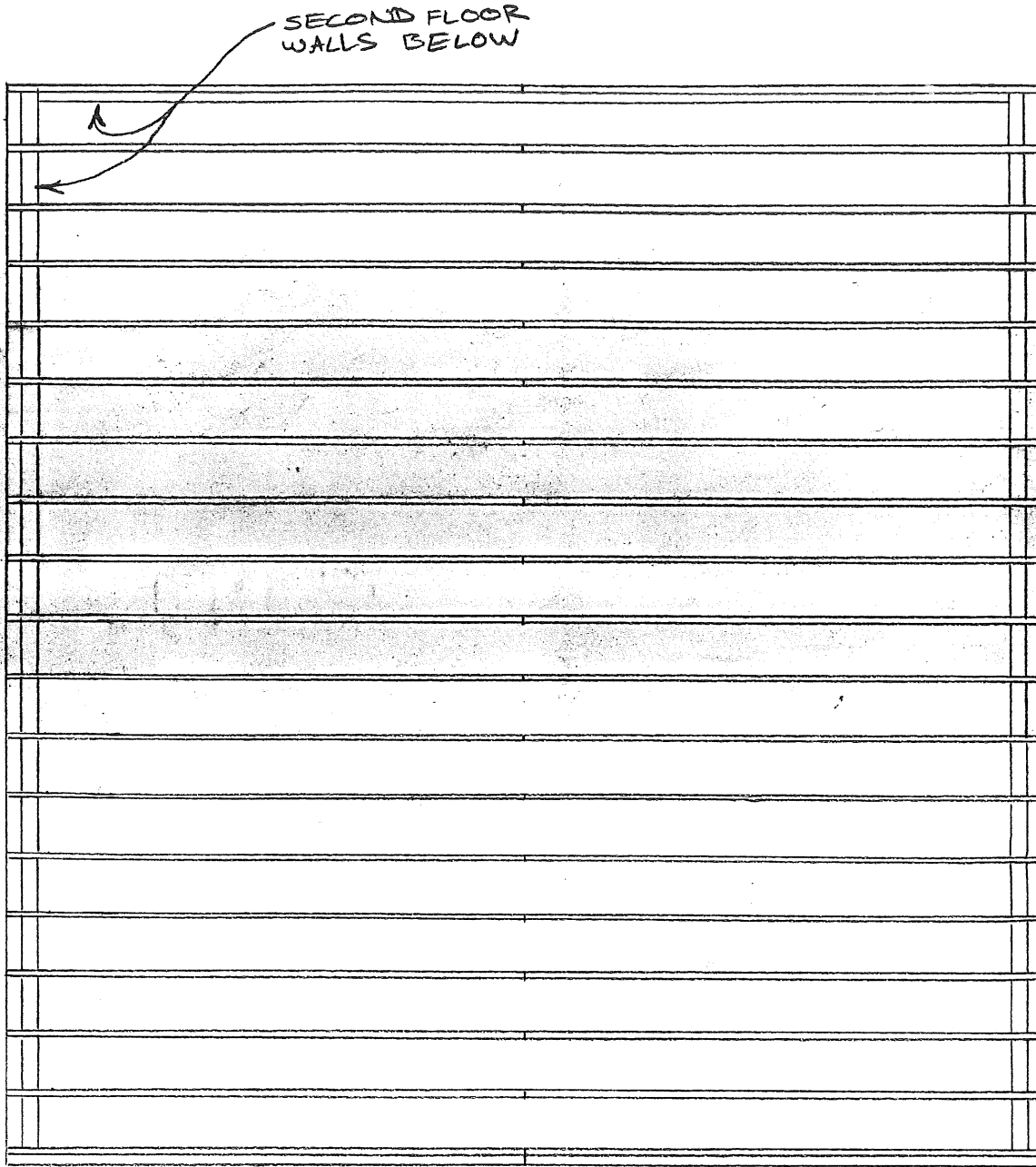


NOTES:

- 2X10 SPRUCE JOISTS TYP.
- 2X6 SPRUCE RAFTERS TYP.

SECOND FLOOR AND PORCH ROOF
FRAMING PLAN

FIJORE CAMP
PEAKS ISLAND, MAINE
SCALE: 1/4" = 1'-0"
BY: TWC DATE: 2-12-0



ROOF FRAMING PLAN

NOTES:

- ROOF TRUSSES BY WOOD STRUCTURES, INC. TYP.
- TRUSSES BRACED PER MFG. REQUIREMENTS

FIORE CAMP
PEAKS ISLAND, MAINE
SCALE: 1/4" = 1'-0"
BY: TWC DATE: 2-12-01

PROPOSED OPENING SCHEDULE				
Fiore Camp				
Peaks Island, Maine				
Room	Type	Size(ft/in)	Qty	Notes
Kitchen	Window	2-8 X 3-6	1	Double-hung, Insulated
Kitchen	Door	3-0 X 6-8	1	Existing/relocated
Kitchen	Door	2-8 X 6-6	1	Hollow core wood
Dining	Window	2-9 X 4-8	1	Existing/relocated
Dining	Window	2-8 X 3-6	2	Double-hung, Insulated
Family	Window	2-8 X 3-6	4	Double-hung, Insulated
Family	Door	6-0 X 6-8	1	Atrium, Insulated
Back Entry	Door	3-0 X 6-8	1	Full vision, Insulated
Back Entry	Door	2-6 X 6-6	2	Bi-fold, Frameless
Back Entry	Window	N.A.	1	Existing to remain
3/4 Bath	Window	N.A.	1	Existing to remain
3/4 Bath	Door	2-4 X 6-6	1	Hollow core wood
Full Bath	Window	3-4 X 3-0	1	Existing/relocated
Full Bath	Door	2-6 X 6-6	1	Hollow core wood
Master B.R.	Door	2-6 X 6-6	1	Hollow core wood
Master B.R.	Door	4-0 X 6-6	1	Double Bi-fold, Frameless
Master B.R.	Door	6-0 X 6-8	1	Atrium, Insulated
Master B.R.	Window	2-8 X 3-6	1	Double-hung, Insulated
Master B.R.	Window	3-0 X 3-6	2	Double-hung, Insulated
Bedroom	Window	3-0 X 3-6	1	Double-hung, Insulated
Bedroom	Door	2-10 X 6-6	1	Hollow core wood
Bedroom	Door	2-6 X 6-6	1	Hollow core wood

Egress windows - section 1 & 4



142 REAR ROAD AVE.
PEAKS

P.O. Box 802, Portland, Maine 04104
Phone (207) 879-9787
Fax (207) 879-9797

091-U-007

Fax

To: Jonathan Reed From: Bill CHUDS

Fax: 874-8716 Pages (inc. cover): 2

Phone: 874-8702 Date: 5/22/00

Re: WL Tables CC:

- Urgent For Review Please Comment Please Reply Please Recycle

● **Comments:** THIS COMMUNICATION IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL TO WHOM, OR ENTITY TO WHICH, IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. If the recipient of this message is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that ANY DISSEMINATION, DISTRIBUTION, COPYING, OR OTHER USE OF THIS COMMUNICATION IS PROHIBITED. If you have received this communication in error, please notify us immediately by telephone (collect), and return the original message to us at the above address via the U.S. Postal Service. Thank You.

FOR YOUR FILE.

NEVER GOT YOUR FAX RE: Egress Wnds

Versa-Lam Floor Load Tables

2900 Fb SP and 2800 Fb DF (100%)

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

Design Span #	14' Width - 2900 Fb SP						3 1/2' Width - 2800 Fb DF					5 1/4' Width - 2800 Fb DF				
	7 1/2"	9 1/4"	11 3/8"	14"	16 1/8"	18 1/8"	9 1/2"	11 7/8"	14"	16"	18"	9 1/2"	11 7/8"	14"	16"	18"
	6	770 703 1.8/3	1089 784 2.2/3	1490 980 2.9/3.7	1837 1222 3.7/4.6	2222 1468 4.5/5.8	2836 1791 5.5/6.8	2127 1465 2/3	2950 1958 2.7/3.4	3691 2416 3.4/4.3	4388 2887 4.2/5.2	6304 3404 5.1/6.3	9190 2229 2/3	4675 2839 2.7/3.4	5587 3624 3.4/4.6	6959 4331 4.2/5.2
8	476 322 1.5/3	769 784 2.1/3	980 724 2.7/3.4	1222 644 3.3/4.2	1468 544 4/5	1791 475 4.7/5.8	1465 741 1.8/3	1958 1447 2.9/3.1	2416 1447 3.1/3.9	2887 1447 3.7/4.5	3404 1447 4.3/5.4	2229 1711 1.8/3	2839 2728 2.5/3.1	3624 2225 2.1/3.8	4331 3225 3.7/4.6	5106 3752 4.3/5.4
10	243 189 1.8/3	515 370 1.8/3	784 724 2.6/3.2	985 724 3.1/3.9	1222 644 3.7/4.6	1468 544 4.3/5.4	1222 741 1.8/3	1491 1447 2.4/3	1918 1447 2.9/3.8	2150 1447 3.4/4.5	2554 1447 4/5	1503 1111 1.8/3	2229 2728 2.4/3	2839 2728 2.8/3.5	3774.6 3225 3.4/4.3	4313.4 3752 4/5
11	168 124 1.5/3	413 278 1.5/3	652 544 2.4/3	829 644 3.1/3.9	989 644 3.8/4.8	1124 644 4.2/5.2	825 557 1.8/3	1288 1087 2.2/3	1518 1087 2.4/3.5	1906 1087 3.4/4.8	2211 1087 3.6/4.9	1297 835 1.5/3	1860 1801 2.2/3	2426 2259 2.8/3.6	3444.2 2859 3.4/4.2	3916 2996 3.9/4.6
12	139 96 1.5/3	217 214 1.5/3	347 419 2.2/3	491 690 3/3.8	570 833 3.5/4.4	650 1178 4.1/5.1	635 428 1.8/3	1057 687 2/3	1444 1372 2.6/3.5	1711 1372 3.3/4.1	1978 1372 3.8/4.8	932 649 1.8/3	1682 1258 2/3	2167 2063 2.8/3.6	2567 1836 3.4/4.1	2964 2264 3.8/4.8
13	109 78 1.5/3	248 180 1.5/3	463 529 2.1/3	632 580 2.8/3.5	789 810 3.5/4.4	910 810 4/5	397 357 1.5/3	696 666 1.8/3	1028 1078 2.6/3.8	1552 1078 3.2/4.4	1791 1078 3.7/4.7	749 606 1.5/3	1348 989 1.9/3	1843 1815 2.6/3.2	2328 1815 3.2/4.1	2988 2452 3.8/4.7
14	85 58 1.5/3	188 135 1.5/3	360 394 1.9/3	547 432 2.6/3.5	705 642 3.4/4.2	831 642 4/4.9	388 327 1.5/3	774 627 1.7/3	1058 884 2.4/3	1388 1280 3.1/3.8	1683 1280 3.7/4.6	585 405 1.5/3	1180 791 1.7/3	1627 1268 2.4/3	2045 1626 3.1/3.8	2452 1826 3.7/4.8
15	70 48 1.5/3	169 110 1.5/3	319 214 1.8/3	478 327 2.4/3	614 524 3.1/3.9	764 747 3.8/4.8	321 225 1.5/3	632 428 1.6/3	820 703 2.7/3	1189 1049 2.9/3.8	1489 1049 3.6/4.6	481 329 1.8/3	846 1054 1.5/3	1359 1084 2.2/3	1778 1873 2.9/3.6	2234 1873 3.5/4.5
16	57 40 1.5/3	131 90 1.5/3	259 177 1.5/3	418 288 2.3/3	558 432 2.9/3.7	673 615 3.7/4.6	283 181 1.8/3	619 363 1.5/3	807 579 2.1/3	1040 684 2.7/3.8	1331 1290 3.3/4.3	384 271 1.5/3	984 770 1.5/3	1210 888 2.1/3	1660 1266 2.8/3.6	1952 1648 3.5/4.5
17	47 34 1.5/3	108 76 1.5/3	216 147 1.5/3	325 241 2.1/3	425 360 2.8/3.6	525 453 3.5/4.3	218 151 1.6/3	451 295 1.6/3	711 483 2/3	920 726 3.0/3.8	1181 1028 3.1/3.9	327 246 1.5/3	647 442 1.5/3	1067 724 2/3	1350 1001 2.8/3.2	1728 1330 3.1/3.8
18	38 23 1.5/3	81 54 1.5/3	160 124 1.8/3	238 203 1.8/3	324 309 3.3/4.1	423 432 4.1/5.1	252 127 1.5/3	322 248 1.7/3	507 407 2.4/3	677 607 3.1/3.7	818 1085 3.7/4.6	1181 979 1.8/3	644 644 1.5/3	981 872 1.5/3	1228 910 1.7/3	1587 1296 2.4/3
19	32 24 1.5/3	76 54 1.5/3	152 105 1.9/3	222 172 1.7/3	299 258 2.5/3.1	379 367 3.1/3.8	189 108 1.8/3	305 211 1.5/3	409 348 2.3/3	506 738 2.8/3.6	616 738 3.5/4.5	230 162 1.5/3	459 318 1.5/3	789 518 1.5/3	1100 774 2.3/3	1377 1102 2.8/3.6
20	27 21 1.5/3	65 46 1.5/3	130 90 1.5/3	215 149 2.2/3	294 221 2.8/3.7	383 315 3.6/4.7	180 93 1.5/3	261 181 1.6/3	332 266 1.5/3	422 348 2.1/3	548 448 2.7/3.3	188 188 1.5/3	361 271 1.5/3	548 448 1.5/3	748 684 2.1/3	1240 846 2.7/3.8
22	23 15 1.5/3	48 35 1.5/3	99 66 1.5/3	160 111 1.5/3	221 169 2.5/3.3	287 207 3.5/4.5	153 70 1.5/3	199 169 1.8/3	321 223 1.5/3	424 332 1.7/3	521 473 2.5/3	144 104 1.5/3	260 204 1.5/3	422 334 1.5/3	738 489 1.7/3	1021 719 2.4/3
24	14 12 1.5/3	36 27 1.5/3	72 52 1.5/3	122 86 1.5/3	164 128 2.2/3	205 180 3.1/3.8	72 42 1.5/3	145 105 1.6/3	248 172 1.6/3	320 236 1.8/3	414 322 2.5/3	108 88 1.5/3	220 187 1.5/3	327 257 1.5/3	525 384 1.5/3	798 547 2.1/3
26	10 9 1.5/3	27 21 1.5/3	56 41 1.5/3	84 67 1.5/3	113 101 1.9/3	143 143 2.6/3.6	65 42 1.5/3	118 82 1.5/3	160 135 1.5/3	208 201 1.6/3	274 237 1.8/3	89 68 1.5/3	169 134 1.5/3	256 206 1.5/3	432 302 1.5/3	621 459 1.6/3
28	8 6 1.8/3	21 17 1.8/3	44 33 1.8/3	74 66 1.8/3	111 81 1.8/3	143 118 2.5/3.3	52 42 1.5/3	66 54 1.5/3	109 101 1.5/3	141 101 1.5/3	188 180 1.5/3	68 51 1.5/3	132 99 1.5/3	224 162 1.5/3	341 242 1.5/3	482 344 1.5/3
30	6 5 1.8/3	18 14 1.5/3	36 27 1.5/3	69 44 1.5/3	93 66 1.5/3	121 93 1.5/3	32 27 1.5/3	40 34 1.5/3	78 68 1.5/3	119 88 1.5/3	162 127 1.5/3	48 41 1.5/3	105 86 1.5/3	178 137 1.5/3	273 187 1.5/3	398 285 1.5/3

- Total Load values are limited by shear, moment or deflection equal to L/240. Total Load values are the capacity of the beam in addition to its own weight.
- Live Load values are limited by deflection equal to L/360.
- Both the Total Load and Live Load values must be checked. Where a Live Load value is not shown the Total Load value will control.
- Table values apply to either simple or multiple span beams. Span is measured center to center of supports. Analyze multiple span beams with the BG Calc software if the length of any span is less than half the length of an adjacent span.
- Table values assume that lateral support is provided at each support and continuously along the compression edge of the beam.
- Table values for Minimum Required Bearing Lengths are based on the allowable compression design value perpendicular to grain for the beam and the Total Load value shown. Other design considerations, such as a weaker support material, may warrant longer bearing lengths. Table values assume that support is provided across the full width of the beam.
- Double triple or quadruple the Total Load and Live Load values to size 2-ply, 3-ply or 4-ply joists. Double the 3 1/2" width values to size 7 inch wide, single-ply beams. Minimum Required Bearing Lengths remain the same for any number of plies.
- 1 1/2 inch members deeper than 18 inches are to be used as multiple-ply beams only.
- This table was designed to apply to a broad range of applications. It may be possible to expand the limitations of this table by analyzing a specific application with the BG Calc software.

(Other terms may be set forth on addition sheets of this contract.)

WARRANTY: In addition to any additional warranties agreed to by the parties, Horizon Builders, Inc. warrants that the work will be free from faulty materials; constructed according to the standards of the building code applicable for the locations; and constructed in a skillful manner and fit for habitation. The warranty rights and remedies set forth in the Maine Uniform Commercial Code apply to this contract.

RESOLUTION OF DISPUTES: If a dispute arises concerning the provisions of this contract or the performance by the parties, then the parties agree to settle this dispute by jointly paying for one of the following (check only one):



- Binding arbitration as regulated by the Maine Uniform Arbitration Act, with the parties agreeing to accept as final the arbitrator's decision.
- Nonbinding arbitration, with the parties free to not accept the arbitrator's decision and to seek satisfaction through other means, including lawsuit.
- Mediation, with the parties agreeing to enter into good faith negotiations through a neutral mediator in order to attempt to resolve their differences.

By agreeing to the above, Horizon Builders, Inc. is not waiving its rights to a mechanic's lien and, should it prevail in a lawsuit filed to enforce its claim under a lien or this contract, it shall also be entitled to all of its attorney's fees and costs.

LIMITATIONS: If Horizon Builders, Inc. is delayed at anytime in the progress of the work by an act or neglect of the owner, his agents or employees, or by change ordered in the work, or by labor disputes, unusual delay in deliveries, subsurface conditions, existing structural conditions, unavoidable casualties or other causes beyond the control of Horizon Builders, Inc., then the completion date shall be extended by change order for a reasonable time and the contract price shall be increased by change order for extra costs.

INSURANCE: Homeowner/Lessee shall carry all necessary Builders Risk insurance/ Hazard endorsements to insure the work location as improved hereunder.

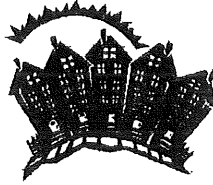
CHANGE ORDERS: Any alteration or deviation from the above contractual specifications that involve extra costs will be executed only upon the parties entering into a written change order. All work shall be performed under the same terms and conditions as specified in the original contract unless otherwise stipulated. The change order must detail all changes to the original contract that result in a revision of the contract price. The previous contract price must be stated and the revised price shall also be stated.

RESIDENTIAL INSULATION: If this contract includes installation of insulation in an existing residence, the disclosures required by 10 M.R.S.A. §1481 et seq. shall be provided.

ENERGY STANDARDS: 10 M.R.S.A. §1411 et seq. establishes minimum energy efficiency building standards for new residential construction. If this contract covers a new building, or an addition to an existing building, such new building or addition will either meet or exceed those standards as indicated below. (Check only one)



- A. Meet; or



HORIZON BUILDERS, INC.
PO Box 802
Portland, Maine 04104
Tel: (207) 879-9787

Home Construction Contract

Date 02/15/2000
 Contract No. 1000

Name: Joanne Fiore
 (Homeowner or Lessee)

Phone: (207) 878-2319

Address: 29 Deepwoods Drive, Portland, Maine 04103

Work Location: Rear Reed Avenue, Peaks Island, Maine 04108

Estimated Work Dates: Commencement: Friday, 02/25/00
 Substantial Completion: Thursday 05/25/00

Contract Price: (Use Only One)

A. Total Contract Price **A. \$ 82,715.96**

OR

B. "Cost-Plus" Formula:

Estimated Cost of Labor \$

Estimated Cost of Materials \$

B. \$

Payments:

A. Down Payment (not more than 1/3 of contract price) \$ 0.00

AND

B. Balance of Contract Price to be paid as follows:

1. \$16,540 - Demolition Complete (first floor)
 Temporary footings installed
 Frame: First floor walls, Second floor deck and walls; Stairs

2. \$16,540 - Frame: primary roof
 Sheathing: Second story & roof
 Windows / Exterior Doors installed.
 Exterior trim installed
 Interior partitions

- | | | | |
|----|--------------------------------|---|---|
| 3. | \$16,540 | - | Siding Installed
Roofing installed.
Insulation installed.
Plumbing / Electrical rough in. |
| 4. | \$16,540 | - | Interior walls finished.
Interior trim finished.
Interior flooring installed.
Heating installed (monitor/ wood stove) |
| 5. | \$16,555.96
(Final Payment) | - | Extra footings installed.
Plumbing finish
Electrical finish
Paint (interior/ exterior)
Frame first floor deck and roof
Certificate of Occupancy issued |

Description of work and materials:

General:

Down Stairs: Close in deck to make a living space, remove partitions, and add a covered porch, renovate existing bedroom to 3/4 bath. Up Stairs: add second story with one bath and two bedrooms and one balcony.

Materials:

Exterior walls 2x4 spruce with 1/2" OSB, pine clapboards & trim

Roof: Truss framing with 1/2" CDX Ice & Water Shield, Owens Corning 25 year Fiberglass shingles

Interior partitions: first floor 2x4 frame with 1/4" edge & center bead to chair rail and 1/2" Gypsum above

Second floor 1/2" Gypsum.

Ceilings: 1/2" gypsum

Thermal/ moisture: walls, R11 craft faced. Roof, R30. Floor, R19

Doors/Windows: Reuse 2 Anderson insulated windows and 1 BROSCO insulated entry door

Install 13 BROSCO insulated windows, 2 Anderson atrium doors and 1 Thurmatrue

Steel entry door.

Interior doors, Hollow core Birch veneer, Closet doors Bi-fold frameless

Footings: as required per local code

Finishes: exterior, primed with one coat California latex paint (color to be selected by owner)

Interior, Primed with one finish coat (to be selected by owner)

Floors: second floor, Carpet: Bathrooms sheet vinyl, KITCHEN SHEET VINYL

Casework: custom built pine.

Decks: Pressure treated framing with 5/4" x 6" Cedar deck and pressure treated rails & posts

Plumbing / Electrical: minimum standards as required by local code

Fixtures: Fiberglass tub with surround, fiberglass corner shower, reuse existing kitchen sink, standard quality bathroom sinks, standard quality water closets, standard quality trim.

Water heater: reuse existing.

(Septic system by owner; waste line to meet at building perimeter:

Water source by owner; supply to meet at building perimeter or tie to existing well)

ALL MATERIALS AS SET FORTH HEREIN AND AS REPRESENTED ON PLANS DATED 02/16/00; CONTINGENT UPON APPROVAL OF LOCAL BUILDING CODES.

B. Exceed

CHOICE OF LAW AND FORUM: This contract is to be construed according to the laws of the State of Maine, and any legal proceeding related to this contract or to the work described in this contract will be commenced and held in the county in which the subject property is located.

ACCEPTANCE OF CONTRACT BY BOTH PARTIES

DATED: 02/16/00

Joanne Fiore
(HOMEOWNER/LESSEE)

Joanne Fiore
(print)

(HOMEOWNER/LESSEE)

(print)

DATED: 02/16/00

William C. Chudis
HORIZON BUILDERS, INC.

BY: William C. Chudis/President
Authorized Representative & Title (print)

Thomas W. Chudis
HORIZON BUILDERS, INC.

BY: THOMAS W. CHUDIS, TREASURER
Authorized Representative & Title (print)

I acknowledge receipt of a copy of this executed contract.

Joanne Fiore
(HOMEOWNER/LESSEE)

Inspection Services
Michael J. Nugent
Manager

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



CITY OF PORTLAND

September 26, 2000

Joanne Fiore
142 Rear Read Ave
Peaks Island, Maine 04108

Re: 142 Rear Read Ave
CBL: 091-U-007

Dear Ms. Fiore,

Construction activity prescribed in Building Permit # 000151 for 142 Rear Read Ave has been completed in substantial compliance with the approval conditions.

Sincerely,

Marland Wing
Code Enforcement Officer

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