

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that GRAVELLY BEACH LLC

Located At 258 SOUTH RD

Job ID: 2011-10-2546-ALTR

CBL: 109A-C-009-001

has permission to Rebuild a One Story Addition (22 X 32 feet).

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

12/08/2011

**Fire Prevention Officer**

**Code Enforcement Officer / Plan Reviewer**

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD

**BC** POST CAPS



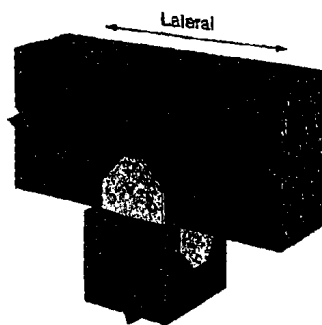
The BCS allows for the connection of 2-2x's to a 4x post or 3-2x's to a 6x post. Double shear nailing between beam and post gives added strength! The BC series offers dual purpose post cap/base for light cap or base connections.

**MATERIAL:** 18 gauge

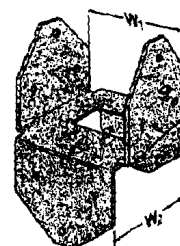
**FINISH:** Galvanized

**INSTALLATION:**

- Use all specified fasteners. See General Notes.
- If 1/4" tooling holes are bolted, no additional load is achieved.
- BCS: install dome nails on beam; drive nails at an angle through the beam into the post below to achieve the table loads
- BC: install with 16d commons or 16dx2 1/2' joist hanger nails.
- Not recommended for non-top-supported installations such as fences when used as a base.

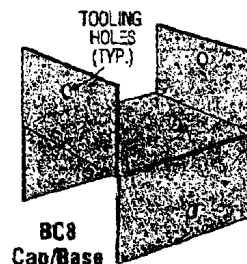
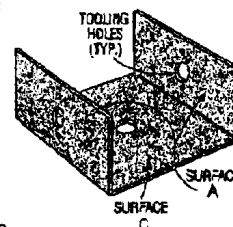


Typical BCS Installation

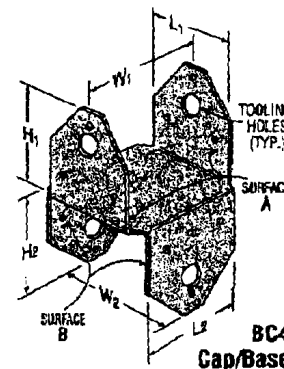


**BCS2-2/4**  
U.S. Patent Nos. 4,480,941 and 5,603,580  
Canada Patent 1,183,418

BC60 Half Base (other similar)



BC8 Cap/Base



BC4 Cap/Base

**CODES:** See page 8 for Code Listing Key Chart.

Model No.	Dimensions						Fasteners (Each Side)			Uplift Avg. UK	Allowable Loads (133 & 160)		Code Ref.
	W <sub>1</sub>	W <sub>2</sub>	L <sub>1</sub>	L <sub>2</sub>	H <sub>1</sub>	H <sub>2</sub>	Surface A	Surface B	Surface C		Uplift	Lateral	
<b>CAPS</b>													
BC4	3 3/8	3 3/8	2 1/2	2 1/2	3	3	3-16d	3-16d	—	3100	980	1000	4, 38, 87, 128
BC4B	3 3/8	5 1/2	4 1/8	2 1/2	3 1/2	2 1/2	6-16d	3-16d	—	3100	980	1000	
BC4R	4	4	4	4	3	3	6-16d	6-16d	—	3100	980	1000	
BC6	5 1/2	5 1/2	4 3/8	4 3/8	3 3/8	3 3/8	6-16d	6-16d	—	4700	1050	2000	
BC6R	6	6	6	6	3	3	6-16c	6-16d	—	4700	1050	2000	
BC8	7 1/2	7 1/2	7 1/2	7 1/2	4	4	6-16d	6-16d	—	5600	1800	2000	
BCS2-2/4	3 3/8	3 3/8	2 1/2	2 1/2	2 3/8	2 3/8	4-10d	3-10d	—	2697	780	1025	33, 70
BCS2-3/6	4 1/2	5 3/8	4 3/8	2 1/2	3 3/8	2 3/8	6-16d	3-16d	—	3000	800	1495	
<b>BASES</b>													
BC40	3 3/8	—	3 3/8	—	2 1/2	—	3-16d	—	4-16d	—	—	535	170
BC40R	4	—	4	—	3	—	4-16d	—	4-18d	—	—	535	
BC460	5 1/2	—	3 3/8	—	3	—	4-16d	—	4-16d	—	—	535	
BC60	5 1/2	—	5 1/2	—	3	—	6-16d	—	4-16d	—	—	535	
BC60R	6	—	6	—	3	—	6-16d	—	4-16d	—	—	535	

1. Allowable loads have been increased 33% and 60% for earthquake or wind loading with no further increase allowed; reduce where other loads govern.

Caps & Bases

**LCC** LALLY COLUMN CAPS

Lally column caps provide adequate bearing length for larger girder reactions.

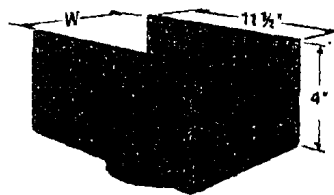
**MATERIAL:** 12 gauge

**FINISH:** Simpson gray paint

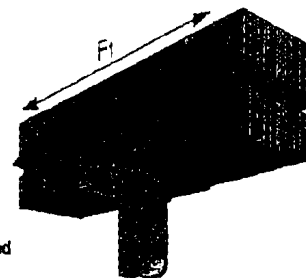
**INSTALLATION:** • Use all specified fasteners. See General Notes.

• Fit the lally column cap over the lally column and attach to the girder.

**CODES:** See page 8 for Code Listing Key Chart.



LCC5.25-3.5



Typical LCC5.25-3.5 installation connecting a 3 ply LVL and a 3 1/2" diameter steel column

Model No.	W	Girder	Nails	Lally Column Outside Dia	Allowable Loads			Code Ref.	
					Download		F <sub>t</sub>		
					DF/SP/SPF	LVL/PSL			(133)
LCC4.5-3.5	4 1/2	Triple 2x10/12	8-16d	3 1/2	15820	—	1345	1615	170
LCC4.5-4	4 1/2	Triple 2x10/12	8-16d	4	20670	—	1345	1615	
LCC6-3.5	6 1/2	Quad 2x10/12	8-16d	3 1/2	15820	—	1345	1615	
LCC6-4	6 1/2	Quad 2x10/12	8-16d	4	20670	—	1345	1615	
LCC3.5-3.5	3 1/2	3.5 LVL/PSL	8-16d	3 1/2	—	15820	1345	1615	
LCC3.5-4	3 1/2	3.5 LVL/PSL	8-16d	4	—	20670	1345	1615	
LCC5.25-3.5	5 1/2	6.25 LVL/PSL	8-16d	3 1/2	—	15820	1345	1615	
LCC5.25-4	5 1/2	5.25 LVL/PSL	8-16d	4	—	20670	1345	1615	
LCC7-3.5	7 1/2	7 LVL/PSL	8-16d	3 1/2	—	15820	1345	1615	
LCC7-4	7 1/2	7 LVL/PSL	8-16d	4	—	20670	1345	1615	

1. Loads may not be increased for short-term loading.
2. Allowable loads are determined using the lowest of the bearing loads using F<sub>c</sub> actual to 425 psi for SPF, 625 psi for DF and 700 for LVL/PSL, or the 8" lally column capacity.
3. Loads are for a continuous beam.
4. Spliced conditions must be detailed by the specifier to transfer tension loads between spliced members by means other than the lally column. The splice condition load is 6750 the per beam side and the lally cap must be evenly loaded.
5. To achieve lateral loads, LCC pipe must be welded to the column with an 1/4" fillet weld around the entire pipe.

# AB/ABA/ABE/ABU/PBS ADJUSTABLE AND STANDOFF POST BASES



The AB is a fully-adjustable post base which offers moisture protection and finished hardware appearance.

Post Bases provide tested capacity. They feature 1" standoff height above concrete floors, code-required when supporting permanent structures that are exposed to the weather or water splash, or in basements. They reduce the potential for decay at post and column ends.

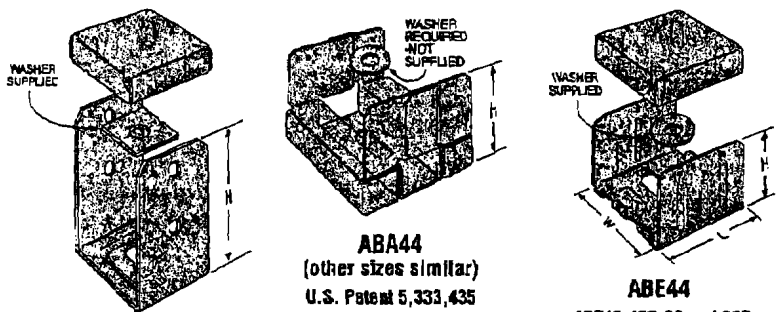
**MATERIAL:** AB—12 ga plates; 16 ga base cover; all others—see table.

**FINISH:** Galvanized. Some products available in Z-MAX; see Corrosion-Resistance, page 7.

**INSTALLATION:** • Use all specified fasteners. See General Notes.

- Not recommended for non-top-supported installations such as fences.
- PBS embed into wet concrete up to the bottom of the 1" standoff base plate. A 2" minimum side cover is required to obtain the full load for PBS. Holes in the bottom of the PBS straps allow for free concrete flow.
- AB—Post nail holes are sized for 10d commons. Rectangular adjustment plate assumes 1/2" dia anchorage. Supplied as shown; position the post, secure the easy-access nut, then bend up the fourth side.
- AB, ABA, ABE and ABU—for pre-pour installed anchors. For epoxy or wedge anchors, select and install according to anchor manufacturer's recommendations; anchor diameter shown in table. Install required washer, which is not included for ABAs.
- See Simpson Anchor Systems for tested, load-rated anchors and request T-Anchorspec for more information.

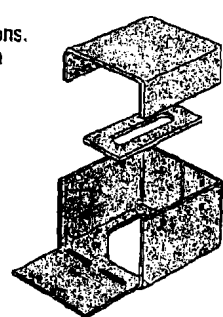
**CODES:** See page 8 for Code Listing Key Chart.



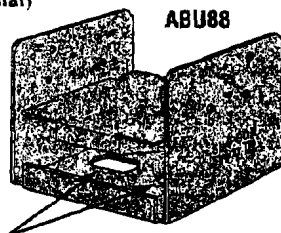
**ABA44**  
(other sizes similar)  
U.S. Patent 5,333,435

**ABE44**  
ABE46, 46R, 66 and 66R  
supplied with rectangular washer.

**ABU44**  
(other sizes similar)

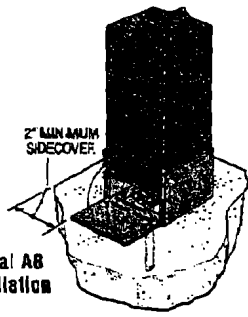


**AB**  
Can be installed on existing slab

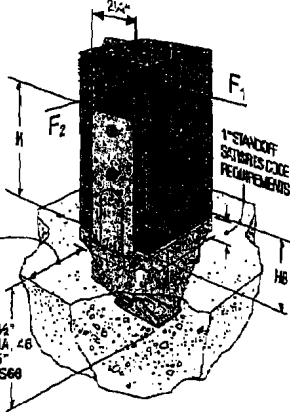


**ABU88**

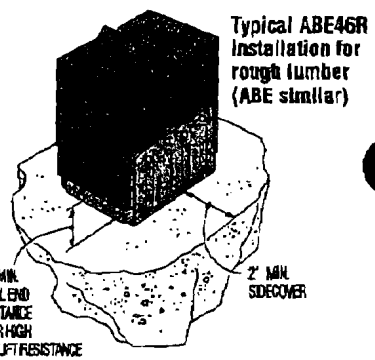
2 load transfer plates supplied



Typical AB Installation



Typical PBS44A Installation



Typical ABE46R Installation for rough lumber (ABE similar)

1. Loads may not be increased for short-term loading.

Model No.	Dimensions		Allowable Downloads (100)	Code Ref.
	W	L		
AB44	3 1/2	3 1/2	4065	2, 43, 82
AB44R	4	4 1/2	4065	
AB46	3 1/2	5 1/2	4165	
AB46R	4	6	4165	
AB66	5 1/2	5 1/2	5335	
AB66R	6	6	5335	

Caps & Bases

Model No.	Nominal Post Size	Material		Dimensions				Anch. Dia	Fasteners		Uplift Avg U/L	Allowable Loads (DF/SP)								Code Ref.			
		Base (Ga)	Strap (Ga)	W	L	H	HR		Post			Uplift (133)				Uplift (160)					Down (100)		
									Nails	Machine Bolts		Nails	Bolts	Nails	Bolts	Nails	Bolts	Nails	Bolts				
ABA44	4x4	16	16	3 1/8	3 1/8	3 1/8	—	1/2	6-10d	—	2120	555	—	555	—	—	—	—	—	—	—	6000	5, 44, 128
ABE44	4x4	16	16	3 1/8	3 1/8	2 1/2	—	1/2	6-10d	—	1893	520	—	520	—	—	—	—	—	—	—	6665	6, 39, 128
ABU44	4x4	16	12	3 1/8	3	5 1/2	1 1/2	3/8	12-16d	2	7833	2200	1800	2200	2160	—	—	—	—	—	—	6665	8, 37, 91, 123
PBS44A	4x4	12	14	3 1/8	3 1/2	6 1/2	3 1/8	—	14-16d	2	7733	2400	2400	2400	2400	1165	230	885	885	6665	5, 44, 85		
ABA44R	RGH 4x4	16	16	4 1/8	3 1/2	2 1/8	—	1/2	6-10d	—	2120	555	—	555	—	—	—	—	—	—	—	8090	5
ABE44R	RGH 4x4	16	16	4	3 1/2	2 1/8	—	1/2	6-10d	—	1893	400	—	400	—	—	—	—	—	—	—	6665	128
ABE46	4x6	12	16	3 1/8	5 1/8	4 1/8	—	1/2	8-16d	—	5167	810	—	810	—	—	—	—	—	—	—	7335	9, 42, 128
PBS46	4x6	12	14	3 1/8	5 1/8	6 1/8	3 1/8	—	14-16d	2	7733	2400	2400	2400	2400	1165	360	885	885	9335	5, 44, 85		
ABA46	4x6	14	14	3 1/8	5 1/8	3 1/8	—	1/2	8-16d	—	2967	700	—	700	—	—	—	—	—	—	—	9435	5, 44, 128
ABU46	4x6	12	12	3 1/8	5	7	2 1/2	3/8	12-16d	2	8633	2255	2300	2300	2300	—	—	—	—	—	—	10335	8, 37, 91, 123
ABE46R	RGH 4x6	12	16	4 1/8	5 1/8	3 1/8	—	1/2	8-16d	—	5167	810	—	810	—	—	—	—	—	—	—	7335	128
ABA46R	RGH 4x6	14	14	4 1/8	5 1/8	2 1/8	—	1/2	8-16d	—	2967	700	—	700	—	—	—	—	—	—	—	12000	5, 44
PBS66	6x6	12	12	5 1/2	5 1/2	6 1/2	3 1/8	—	14-18d	2	13100	2630	3560	3160	4000	1865	570	1700	1700	9335	5, 44, 85		
ABE66	6x6	14	14	5 1/2	5 1/2	3 1/8	—	1/2	8-16d	—	3050	720	—	720	—	—	—	—	—	—	—	10665	5, 44, 128
ABE66	6x6	12	14	5 1/2	5 1/2	3 1/8	—	1/2	8-16d	2	4833	900	—	900	—	—	—	—	—	—	—	12000	9, 128
ABU66	6x6	12	10	5 1/2	5	6 1/2	1 1/2	3/8	12-16d	2	8900	2300	2300	2300	2300	—	—	—	—	—	—	12000	8, 37, 91, 123
ABA66R	RGH 6x6	14	14	6	5 1/2	2 1/8	—	1/2	8-16d	—	3050	720	—	720	—	—	—	—	—	—	—	12665	5, 44
ABE66R	RGH 6x6	12	14	6 1/8	5 1/8	2 1/8	—	1/2	8-16d	—	4833	900	—	900	—	—	—	—	—	—	—	12000	128
ABU88	8x8	14	12	7 1/2	7	7	—	2-3/8	18-16d	—	12893	2320	—	2320	—	—	—	—	—	—	—	24335	170
ABU88R	RGH 8x8	14	12	8	7	7	—	2-3/8	18-16d	—	12893	2320	—	2320	—	—	—	—	—	—	—	24335	170

- Uplift and lateral loads have been increased 33% and 60% for earthquake or wind loading; no further increase allowed; reduce where other loads govern.
- Downloads may not be increased for short-term loading.
- Spacer to design concrete for shear capacity.
- ABU88 and ABU88R may be installed with 8-SDSxX3 wood screws for the same table load.
- For higher downloads, solidly pack grout under 1" standoff plate before installing into concrete. Base download on column or concrete, according to the code.

Catalog C-2003 © Copyright 2002 SIMPSON STRONG-TIE CO., INC.

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
  1. Footings/Setbacks prior to pouring concrete
  2. Close In Elec/Plmb/Frame prior to insulate or gypsum
  3. Insulation prior to Close-In
  4. Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

**IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.**

**City of Portland, Maine - Building or Use Permit Application**

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

Job No: 2011-10-2546-ALTR	Date Applied: 10/25/2011	CBL: 109A- C-009-001	
Location of Construction: 258 SOUTH RD, Cliff Island	Owner Name: GRAVELLY BEACH LLC	Owner Address: 7 PROSPECT LANE SCARBOROUGH, ME 04074	Phone: 207-883-8001
Business Name:	Contractor Name: Goduti Building Co., Inc.	Contractor Address: 9 Deering St., Portland, ME 04101	Phone: 207-774-2753 Call 776-3768
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: IR- 1
Past Use: Single family	Proposed Use: Same - Single family - remove one story addition & rebuild larger one story addition (22' x 32')	Cost of Work: 100000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: Capt Paine 11/15/11	Inspection: Use Group: RS Type: SB MUDEC Signature: [Signature]
Proposed Project Description: 1 story removal and rebl. larger addition		Pedestrian Activities District (P.A.D.)	

Permit Taken By:	<b>Zoning Approval</b>		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<b>Special Zone or Reviews</b> <input checked="" type="checkbox"/> Shoreland property w/in 200' - structure beyond <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: OK w/ conditions 11/8/11 [Signature]	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: ASBA
	<b>CERTIFICATION</b>		

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 appication is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

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



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

Director of Planning and Urban Development

Job ID: 2011-10-2546-ALTR

Located At: 258 SOUTH RD

CBL: 109A- C-009-001

## **Conditions of Approval:**

### **Zoning**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
3. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

### **Fire**

1. All construction shall comply with City Code Chapter 10.
2. A separate no fee One- or Two-family Fire Sprinkler Permit is required.
3. All smoke detectors and smoke alarms shall be photoelectric.
4. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.
  - a. Contractor states renovation of the existing structure plus addition will not exceed 50% of the completed structure per phone discussion on 11/11/11.
  - b. Per phone discussion with owner, Holly Benoit, she states renovation of the existing structure plus addition will not exceed 50% of the completed structure.
  - c. Capt. Pirone did make it clear to the owner and GC that anytime upon inspection if renovation of the existing structure plus addition does exceed 50% a sprinkler system will be required.

### **Building**

1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
  2. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.
  3. A code compliant emergency escape shall be provided in the bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2 Operation for emergency escape.
-

4. A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection (36 inches) from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.
5. R312.3 Opening limitations. Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches in diameter.
6. A Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
7. Hardwired photoelectric interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level.
8. Note: Contractor is sending specifications on energy requirements and a typical cross section of the footing/ ledge connection(s).

Applicant: Gravelly Beach LLC

Date: 11/8/11

Address: 258 South Rd,

C-B-L: 109A-C-009

Permit # 2011-10-2546

CHECK-LIST AGAINST ZONING ORDINANCE

Date - cottage built 1890

Zone Location - IR-1

Interior or corner lot

Proposed Use/Work - remove 1 story addition & rebuild larger one story addition (22'x32')

Sevage Disposal -

Lot Street Frontage - 39' ~~min~~

Front Yard - 30' min - 167' scaled OK

Rear Yard - 30' min - 55' scaled OK

Side Yard - 20' ~~min~~ min - right - 980' scaled OK  
- left - 85' scaled OK

Projections -

Width of Lot -

Height - 35' max - 13.5 scaled OK

Lot Area - 92,785  $\phi$

Lot Coverage/Impervious Surface - 20% = 18,557  $\phi$

Area per Family -  $\sqrt{1/A}$

addition 22 x 32 = 704  
existing 980

1684  $\phi$  OK

Off-street Parking -

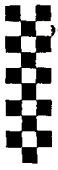
Loading Bays -

Site Plan -

Shoreland Zoning/Stream Protection - property in shoreland but structure is outside of it.

Flood Plains -





**GODUTI BUILDING CO., INC**

Attn: John Rioux 874-8702 874-8716 F

Benoit Cottage, 258 South Road, Clark Island

