

PERMIT ISSUED

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

Permit No: 03-1341	Issue Date: NOV 19 2003	CBL: 169 A035001
-----------------------	-----------------------------------	---------------------

Location of Construction: 35 Providence St	Owner Name: Plourde Mark	Owner Address: 29 Providence St CITY OF PORTLAND	Phone: 207-228-5043
Business Name: n/a	Contractor Name: Jim White	Contractor Address: 2 Farwell Court Westbrook	Phone: 2078783361
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Single Family	Zone: R5

Past Use: Vacant	Proposed Use: Build New 26' x 32' Single Family Home, no garage & no deck.	Permit Fee: \$987.00	Cost of Work: \$98,750.00	CEO District: 2
----------------------------	--	--------------------------------	-------------------------------------	---------------------------

Proposed Project Description: Build New 26' x 32' Single Family Home	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B BOCA 1999
--	---	---

Signature: _____ Signature: **XMB 11/19/03**

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: gg	Date Applied For: 10/29/2003	Zoning Approval	
-------------------------------	--	------------------------	--

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Special Zone or Reviews <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone Panel 7 Zone X <input type="checkbox"/> Subdivision No - on Division <input checked="" type="checkbox"/> Site Plan 2003-0232 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> OK w/ conditions Date: 11/16/03	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____
--	---	--

CERTIFICATION

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

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-1341	Date Applied For: 10/29/2003	CBL: 169 A035001
------------------------------	--	----------------------------

Location of Construction: 35 Providence St	Owner Name: Plourde Mark	Owner Address: 29 Providence St	Phone: 207-228-5043
Business Name: n/a	Contractor Name: Jim White	Contractor Address: 2 Farwell Court Westbrook	Phone: (207) 878-3361
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Single Family	

Proposed Use: Build New 26' x 32' Single Family Home, no garage & no deck.	Proposed Project Description: Build New 26' x 32' Single Family Home
--	--

Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 11/06/2003
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) Shall first demolish the existing garage which is straddling the newly proposed property line. 2) There is a rear daylight basement shown on the plans. A daylight basement is approved with this permit 3) Separate permits shall be required for future decks, sheds, pools, and/or garages. No rear nor side decks shown on plans, therefore, none are approved or permitted. 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 			

Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 11/19/2003
Note: 11/13/03 Spoke w/both Jim W. And Mark P. About omissions on plans. Left vm for Revelwood Designs to go over code issues for review process. 11/17 Spoke w/ Revelwood, they will fax an addendum to complete the review			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) Design load specs for all engineered beams must be submitted to this office 2) Separate permits are required for any electrical or plumbing work. 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work. 			

35 Providence 169-A-35
03-1341

Soil type/Presumptive Load Value (Table 401.4.1)	Clay/sand	
STRUCTURAL Footings Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)	8" x 16" Footing	
Foundation Drainage Dampproofing (Section 406)	Drains ? dampproof - filter	OK
Ventilation (Section 409.1) Crawls Space ONLY	Daylight	
Anchor Bolts/Straps (Section 403.1.4)	? spacing • verify bolt	OK
Lally Column Type, Spacing and footing sizes (Table 502.3.4(2))	Lally 3 1/2"	
Built-Up Wood Center Girder Dimension/Type (Table 502.3.4(2))	3-2x12, 5 1/4 x 1 1/4 Paralamin 10'3" span 1 st Floor 2 nd Floor same	max span 10'0" 9'4" will increase to 4-2x12 OK
Sill/Band Joist Type & Dimensions	2x6 PT 2x10	
First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	2x10 16" O.C.	

Specs on all Eng. Beams

Second Floor Joist Species Dimensions and Spacing Table(503.3.1(1) & Table 503.3.2(1))	2x10 16 O.C.	
Attic or additional Floor Joist Species Dimensions and Spacing(Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1))	2x6 @ 16 O.C. 2x6 collar @ 48" O.C.	
Roof Rafter; Pitch, Span, Spacing & Dimension(Table 802.3.2(7))	10:12 2x10 16 O.C. 6 ⁵ / ₈ ":12	
Sheathing; Floor, Wall and roof (Table 503.2.1(1))	3/4 T&G, 1/2" CDX, 1/2" CDX	
Fastener Schedule (Table 602.3(1) & (2))		

Stairs Number of Stairways Interior Exterior Treads and Risers (Section 314) Width Headroom Guardrails and Handrails (Section 315)	3 2 1 7 37/64 x 10 7 1/4 x 10 ? ? Spec.	 6'8" OK BOCA OK
Private Garage Section 309 and Section 407 1999 BOCA) Living Space ? (Above or beside) Fire separation	N/A	
Fire rating of doors to living space Door Sill elevation (407.5 BOCA)		
Egress Windows (Section 310)	DH 3857	OK

? Exterior Stairs - 2x8
 2 Footings
 Steps and Rails as typ stair dimensions
 OK

See Chimney Summary Checklist

Roof Covering (Chapter 9)		fiberglass	
Safety Glazing (Section 308)		skylight over tub? 60"	skylight tempered OK
Attic Access (BOCA 1211.1)		22x30 per JM white	OK
Draft Stopping around chimney	?		2" / Flash OK
Header Schedule		OK	discuss
Type of Heating System		Chimney Furnace	
Smoke Detectors Location and type/Interconnected	?		OK

**TABLE 1003.1
SUMMARY OF REQUIREMENTS FOR MASONRY FIREPLACES AND CHIMNEYS**

NOTE: This table provides a summary of major requirements for the construction of masonry chimneys and fireplaces. Letter references are to Figure 1003.1, which shows examples of typical construction. This table does not cover all requirements, nor does it cover all aspects of the indicated requirements. For the actual mandatory requirements of the code, see the indicated section of text.

ITEM	LETTER	REQUIREMENTS	
		Summary	See Section
Hearth and hearth extension thickness	A	4-inch minimum thickness for hearth.	1003.9.1
		2-inch minimum thickness for hearth extension.	1003.9.2
Hearth extension (each side of opening)	B	8 inches for fireplace opening less than 6 square feet.	1003.10
		12 inches for fireplace opening greater than or equal to 6 square feet.	
Hearth extension (front of opening)	C	16 inches for fireplace opening less than 6 square feet.	1003.10
		20 inches for fireplace opening greater than or equal to 6 square feet.	
Hearth and hearth extension reinforcing	D	Reinforced to carry its own weight and all imposed loads.	1603.9
Firebox dimensions	E	20-inch minimum firebox depth.	1003.11
		12-inch minimum firebox depth for Rumford fireplaces.	
Thickness of wall of firebox	F	10 inches solid masonry or 8 inches where firebrick lining is used.	1003.5
Distance from top of opening to throat	G	8 inches minimum.	1003.7
Smoke chamber	H	Wall thickness 6 inches lined; 8 inches unlined.	1003.8
		Dimensions Not taller than opening width; walls not inclined more than 45 degrees from vertical for prefabricated smoke chamber linings or 30 degrees from vertical for corbeled masonry.	1003.8.1
Chimney vertical reinforcing ^a	I	Four No. 4 full-length bars for chimney up to 40 inches wide. Add two No. 4 bars for each additional 40 inches or fraction of width, or for each additional flue.	1003.3.1
Chimney horizontal reinforcing ^a	J	1/2-inch ties at each 18 inches, and two ties at each bend in vertical steel.	1003.3.2
Fireplace lintel	K	Noncombustible material with 4-inch load-bearing length of each side of opening.	1003.7
Chimney walls with flue lining	L	4-inch-thick solid masonry with liner.	1001.7;
		1/2-inch grout or airspace between liner and wall.	1001.9
Effective flue area (based on area of fireplace opening and chimney)	M	See Section 1001.12.	1001.12
Clearances	N	From chimney 2 inches interior, 1 inch exterior.	1001.15
		From fireplace 2 inches front, back or sides.	1003.12
		Combustible trim or materials 6 inches from opening.	1003.13
		Above roof 3 feet above roof penetration, 2 feet above part of structure within 10 feet.	1001.6
Anchorage ^a	O	Strap 3/16 inch by 1 inch.	1003.4
		Number Two.	
		Embedment into chimney 12 inches hooked around outer bar with 6-inch extension.	
		Fasten to Four joists.	
		Bolts Two 1/2-inch diameter.	
Footing	P	Thickness 12-inch minimum.	1003.2
		Width 6 inches each side of fireplace wall.	

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 square foot = 0.0929 m², 1 degree = 0.01745 rad.

^a Required only in Seismic Zones 3 and 4.

18 Charles Street
Lewiston, Maine 04240
www.revelwood-designs.com
Phone & Fax (207) 783-7021

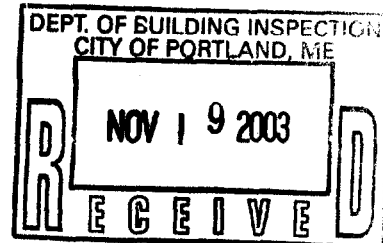


Fax

To: Jeanie Bourke	From: Kathryn Joiner, CPBD
Fax: 874-8716	Date: 11/18/03
Phone:	Pages: 2 inc. cover
Re: Plourde residence	CC: Mark & Kathy Plourde

Urgent For Review Please Comment Please Reply Please Recycle

-Comments:



18 CHARLES STREET
LEWISTON, ME 04240
WWW.REVELWOOD-DESIGNS.COM

KATHRYN JOINER, CPBD, DESIGNER
JEFF JOINER, BUSINESS MANAGER

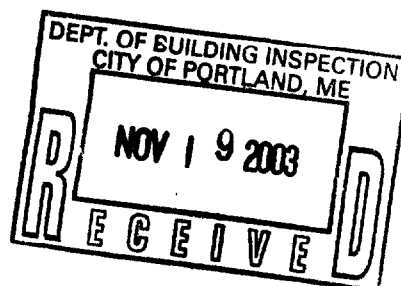
REVELWOOD *Designs*

CUSTOM HOME PLANS
PHONE & FAX: (207) 783-7021
AMERICAN INSTITUTE OF BUILDING DESIGN • CERTIFIED & INSURED

To: Jeanie Bourke
From: Kathryn M. Joiner, A.I.B.D.
Certified Professional Building Designer
Date: November 18, 2003
Re: Plourde Residence

The following items are to be included as part of the construction documents for Job #C-466, the Plourde residence, on Providence Street in Portland.

- 1) Exterior surface of foundation walls below finish grade will be treated with a bituminous coating.
- 2) Drainpipes around exterior footings to be covered with filter fabric.
- 3) Foundation anchor bolts spaced at 6' o. c. and 12" from corners.
- 4) Increase size of girder beam below kitchen to (4) 2x12's.
- 5) Framing connections per Boca fastening schedule Table 2305.2.
- 6) Headroom clearance at stairs to be minimum 6'-8" finish.
- 7) Half walls, rails balusters to be installed per BOCA 1014.7 and 1021.0.
- 8) Chimney to have 2" air space and metal flashing at all floors and roof.
- 9) Smoke detectors to be installed in all bedrooms and at every level. Detectors to be hardwired in series with battery backup.
- 10) Front step to be built with 2x8 pressure treated framing supported by min. 8" diameter concrete sonotubes.



Applicant: Mark Ploude

Date: 11/6/03

Address: 35 Providence St

C-B-L: 169-A-35

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Newly created lot from 29 Providence St - ^{not a} subdivision

Zone Location - R-5 # 03-1341

Interior or corner lot - cor of Pawtucket (Paper St)

Proposed Use/Work - construct a new 26' x 32' single family with rear daylight basement

Sevage Disposal - city

Lot Street Frontage - 50' min req - 50' shown

Front Yard - 20' min req \approx 76' scaled

Rear Yard - 20' min req \approx 58' scaled

Side Yard - side yd on side street: 15' min req - 15' shown
side a building a neighbor: 14' req - 15' shown ok
2 1/2 stories

Projections - front steps 5' x 5' - rear ~~steps~~ entry roof 3' x 9.5'

Width of Lot - 60' min req - 61.5' scaled

Height - 35' MAX Allowed - 33.5' to ridge in rear

Lot Area - 6,000 - 12,137.66 Φ given

Lot Coverage/Impervious Surface - 40% max = 4854.9 Φ MAX

Area per Family - 3000 Φ / fam.

Off-street Parking - 2 parking spaces req - 2 shown beyond the 20' front yard setback

Loading Bays - N/A

Site Plan - minor/ minor 2003-0232

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 7 zone X

26 x 32 = 832 Φ
3 x 9.5 = 28.5
5 x 5 = 25
ok 885.5 Φ

shall first demolish the existing garage which is straddling the property line

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

2003-0232

Application I. D. Number

10/29/2003

Application Date

35 Providence

Project Name/Description

Plourde Mark

Applicant

29 Providence St, Portland, ME 04103

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 228-5043

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

35 - 35 Providence St, Portland, Maine

Address of Proposed Site

169 A035001

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) _____

1,664 sq. Ft.

12,137 sq. Ft.

Proposed Building square Feet or # of Units

Acreeage 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 \$250.00 Date 10/30/2003

Status:

Approved

Reviewer Jay Reynolds

Denied

Approval Date 11/07/2003

Approval Expiration 11/07/2004

Extension to _____

Additional Sheets
Attached

Condition Compliance

Jay Reynolds
signature

11/07/2003
date

Performance Guarantee

Required*

Not Required

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

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

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

2003-0232

Application I. D. Number

10/29/2003

Application Date

35 Providence

Project Name/Description

Plourde Mark

Applicant

29 Providence St, Portland, ME 04103

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 228-5043 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

35 - 35 Providence St, Portland, Maine

Address of Proposed Site

169 A035001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of DRC

- 1 A CLEANOUT WILL BE REQUIRED ON THE SEWER LEAD.
- 2 All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.
- 3 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.
- 4 Your new street address is now #33 Providence Avenue, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 5 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8822. 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.
- 6 A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 7 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 8 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.