

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

190-K-030

Location of Construction:		Owner:		Phone:		Permit No: <b>981439</b>	
Owner Address:		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name:		Address:		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  DEC 23 1998                  CITY OF PORTLAND                  Zone CBL: PORTLAND             </div>	
Past Use:		Proposed Use:		<b>COST OF WORK:</b> \$ _____ <b>PERMIT FEE:</b> \$ _____		<b>INSPECTION:</b> Use Group <i>03</i> Type: <i>53</i> <i>DCA-96</i>	
Proposed Project Description:		<b>FIRE DEPT.</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied		Signature: _____ <b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>		Signature: <i>[Signature]</i>	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature: _____ Date: _____		Zoning Approval: <b>Special Zone or Reviews:</b> <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"/>	
Permit Taken By:		Date Applied For:				<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	

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: \_\_\_\_\_

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT

COMMENTS

1/14/99 Checked <sup>soil</sup> conditions OK to pour footing  
retards OK now

1-19-99 Foundation Wall installed 8" OK checked forms  
moving

1-21-99 Foundation is water proofed and Foundation is in place  
Front Porch Footers are Poured at 4' D. (TR)

1-21-99 Foundation is Being poured For Lot to the left. check on 22 yard  
Back fill

2/10/99 Checked framing 1st 2nd floor OK to close in  
headers & rafters OK moving

4-7-99 Did walk through with Rick Wortley will ~~cover~~ wall leading to  
Basement. and Replace Hand Rail, check on Smoke Det. 14" From ceiling (TR)  
will call when Plumbing is finished

4-9-99 Did walk through all set on Items mentioned above Smoke was moved  
and the wall covered Just needs cleaning (TR)

Inspection Record

Type	Date
Foundation:	
Framing:	
Plumbing:	
Final: T Remick	4-9-99
Other:	



**CITY OF PORTLAND**  
**Planning and Urban Development Department**

MEMORANDUM

CBL 190-K-030

**TO:** Code Enforcement  
**FROM:** Jim Wendel, Development Review Coordinator  
**DATE:** April 9, 1999  
**SUBJECT:** Request for Certificate of Occupancy  
12 Willow Lane (lot 17)

On April 8, 1999 the site was reviewed for compliance with the conditions of approval dated 12-18-98.  
My comment is:

1. The final site work could not be completed due to the time of year. This work must be completed by May 30, 1999.

It is my opinion that a **temporary Certificate of Occupancy could be issued** assuming Code Enforcement has no outstanding issues.

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City of Portland, Maine  
Division of Housing and Neighborhood Services  
Office of Inspection Services

Administrative Policy Re: Smoke Detectors

Effective Date: December 1, 1997

The following policy will be used by this Office when determining the type, number and location of smoke detectors in residential buildings.

**New Construction**

**\*\*IMPORTANT--Including EXISTING DWELLING UNITS with no detectors and battery operated detectors which require Electrical permits to remedy.**

Reference: BOCA Building Code - Adopted by City 1996 and the N.F.P.A. 101 Life Safety Code (See Section 1-4.6 Modernization or Renovation)

**Single Family and Duplex Buildings:**

One (1) smoke detector in each bedroom and one (1) in the vicinity of the bedrooms in each unit minimum of one (1) on each level, including the basement, Hard-wired, interconnected with battery back-up. Each unit's detectors must be interconnected within the unit but independent from other dwelling units within the structure.

**Apartment Buildings of Eleven (11) Units or Less:**

*Three (3) stories or less -*

One (1) smoke detector in each bedroom and one (1) in the vicinity of the bedrooms in each unit, interconnected within the unit with battery back-up. Each unit's detectors must be interconnected within the unit but independent from other dwelling units within the structure.

*Four (4) stories or more -*

One (1) smoke detector in each bedroom and one (1) in the vicinity of the bedrooms in each unit, all interconnected within the unit with battery back-up. Each unit's detectors must be independent from other dwelling units within the structure.

Plus, one (1) smoke detector on each level in the building's common areas, including the basement.

**Buildings of Twelve (12) Units or More:**

One (1) smoke detector in each bedroom and one (1) in the vicinity of the bedrooms in each unit, hardwired, interconnected with battery back-up.

Complete fire alarm system covering all common areas of the building, including the basement.

**Lodging or Rooming Houses**

One (1) single station detector in each sleeping room, hardwired with battery back-up and one detector on each level of the building including the basement, in the common areas, hardwired with battery back-up.

Where there are multiple sleeping rooms (suites) within a unit, smoke detectors are required in each sleeping room and in the vicinity of each sleeping room as well as one detector on each level of the building including the basement in the common areas. Each unit's detectors must be interconnected within the unit but independent from other lodging or rooming units within the structure. All detectors must be hardwired with battery back-up

A complete alarm system may be required depending on the number of units in the building and

**RIC WEINSCHENK/BUILDERS,Inc.**

16 PARK CIRCLE, CAPE ELIZABETH, MAINE 04107  
(207)767-3800 Fax: (207) 797-7703

**TO: Tom Reinsborough**  
**FROM: RIC WEINSCHENK / BUILDERS, INC.**  
**DATE: 4/13/99**  
**SUBJECT: Lot 17 Willow**

Tom,

Per your request, here is a copy of the owner's manual for the gas fireplace in lot 17 Willow.

A handwritten signature in black ink, appearing to read "Rick Wortley". The signature is fluid and cursive, with a long horizontal stroke at the end.

Rick Wortley

### Roof-Ceiling Construction (Chapter 23)

- ~~X~~ Roof rafters - Design (2305.15) spans
- ~~X~~ Roof decking and sheathing (2305.15.1) 5/8" boards and (2307.3) (Table 2307.3.1(2))
- ~~NA~~ Roof trusses (2313.3.1)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Roof Coverings (Chapter 15)

- ~~X~~ Approved materials (1404.1)
- ~~X~~ Performance requirement (1505)
- ~~X~~ Fire classification (1506)
- ~~X~~ Material and installation requirements (1507)
- ~~X~~ Roof structures (1510.0)
- ~~X~~ Type of covering (1507)

### Chimneys and Fireplaces BOCA Mechanical/1993

- ~~SA~~ Masonry (1206.0)
- ~~SA X~~ Factory - built (1205.0)
- ~~SA~~ Masonry fireplaces (1404)
- ~~SA~~ Factory - built fireplace (1403)

### Mechanical 1993 BOCA Mechanical Code

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

State Plumbing Code

Load Design Criteria

Floor live load sleeping	<u>30 PSF</u>	<u>X</u>
Floor live load non sleeping	<u>40 PSF</u>	<u>X</u>
Roof live load	<u>42 PSF</u>	<u>X</u>
Roof snow load	<u>46 PSF</u>	<u>X</u>
Seismic Zone	<u>2</u>	<u>X</u>
Weathering area	<u>S</u>	<u>X</u>
Frost line depth	<u>4' MIN</u>	<u>X</u>

Glazing (Chapter 24)

<u>SA</u>	<input checked="" type="checkbox"/>	Labeling (2402.1)
	<input type="checkbox"/>	Louvered window or jalousies (2402.5)
	<input type="checkbox"/>	Human impact loads (2405.0)
	<input type="checkbox"/>	Specific hazardous locations (2405.2)
	<input type="checkbox"/>	Sloped glazing and skylights (2404)
	<input type="checkbox"/>	

Private Garages (Chapter 4)

<u>NA</u>	<input checked="" type="checkbox"/>	General (407)
	<input type="checkbox"/>	Beneath rooms (407.3)
	<input type="checkbox"/>	Attached to rooms (407.4)
	<input type="checkbox"/>	Door sills (407.5)
	<input type="checkbox"/>	Means of egress (407.8)
	<input type="checkbox"/>	Floor surface (407.9)
	<input type="checkbox"/>	
	<input type="checkbox"/>	
	<input type="checkbox"/>	

**Foundations (Chapter 18)**

**Wood Foundation (1808)**

~~NA~~ Design  
~~NA~~ Installation

**Footings (1807.0)**

~~X~~ Depth below (outside) grade 4' minimum;  
but below frost line except for insulated footings.  
~~NA~~ Insulated footing provided  
~~X~~ Soil bearing value (table 1804.3)  
~~X~~ Footing width  
~~X~~ Concrete footing (1810.0) 3.1, 3.2  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Foundation Walls**

~~SA~~ Design (1812.1)  
~~X~~ Minimum thickness Tables 1812.3.2 (1) & 1812.3.2 (2)  
~~SA~~ Water proofing and damp proofing Section 1813  
~~X~~ Sill plate (2305.17)  
~~SA~~ Anchorage bolting in concrete (2305.17)  
~~X~~ Columns (1912)  
~~NA~~ Crawl space (1210.2) Ventilation  
~~NA~~ Crawl opening size (1210.2.1)  
S  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Floors (Chapter 16-23)**

~~X~~ Joists - Non sleeping area LL40PSF (Table - 1606)  
~~X~~ Joists - Sleeping area LL30PSF (Table - 1606)  
~~X~~ Grade  
~~X~~ Spacing  
~~X~~ Span  
\_\_\_\_\_  
Girder 4" bearing 2305  
Steel Beam proposed

### Floors (contd.)

- ~~SR~~ Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3")
- ~~X~~ Bridging (2305.16)
- ~~SR~~ Boring and notching (2305.5.1)
- ~~SR~~ Cutting and notching (2305.3)
- ~~SR~~ Fastening table (2305.2)
- ~~NA~~ Floor trusses (AFPANDS Chapter 35)
- ~~X~~ Draft stopping (721.7)
- ~~X~~ Framing of openings (2305.11) (2305.12)
- ~~X~~ Flooring - (2304.4) 1" solid - 1/2" particle board
- ~~X~~ Concrete floors (1905) 3 1/2" 6 mil polyethylene vapor retarder
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

### Wall Construction (Chapter 2300)

- ~~X~~ Design (1609) wind loads
- ~~X~~ Load requirements
- ~~X~~ Grade
- ~~SR~~ Fastening schedule (Table 2305.2)
- ~~X~~ Wall framing (2305.4.1)
- ~~X~~ Double top plate (2305.4.2)
- ~~X~~ Bottom plates: (2305.4.3)
- ~~SR~~ Notching and boring: (2305.4.4) studs
- ~~SR~~ Non load bearing walls (2305.5)
- ~~SR~~ Notching and boring (2305.5.1)
- ~~SR~~ Wind bracing (2305.7)
- ~~SR~~ Wall bracing required (2305.8.1)
- ~~X~~ Stud walls (2305.8.3)
- ~~X~~ Sheathing installation (2305.8.4)
- ~~X~~ Minimum thickness of wall sheathing (Table 2305.13)
- ~~NA~~ Metal construction
- ~~NA~~ Masonry construction (Chapter 21)
- ~~X~~ Exterior wall covering (Chapter 14)
- ~~X~~ Performance requirements (1403)
- ~~X~~ Materials (1404)
- ~~NA~~ Veneers (1405)
- ~~X~~ Interior finishes (Chapter 8)
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

### Egress (Chapter 10)

- ~~X~~ One exit from dwelling unit (1010.2)
  - ~~SR~~ Sleeping room window (1010.4)
  - ~~X~~ EXIT DOOR (1017.3) 32" W 80" H
  - ~~X~~ Landings (1014.3.2) stairway
  - ~~N/A~~ Ramp slope (1016.0)
  - ~~SR~~ Stairways (1014.3) 36" W
  - ~~SR~~ Treads (1014.6) 10" min.
  - ~~SR~~ Riser (1014.6) 7 3/4" max.
  - ~~SR~~ Solid riser (1014.6.1)
  - ~~X~~ ~~SR~~ Winders (1014.6.3)
  - ~~N/A~~ Spiral and Circular (1014.6.4)
  - ~~SR~~ Handrails (1022.2.2.) Ht.
  - ~~SR~~ Handrail grip size (1022.2.4) 1 1/4" to 2"
  - ~~SR~~ Guards (1012.0) 36" min.
- \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Smoke Detectors (920.3.2)

- ~~SR~~ Location and interconnection
- ~~SR~~ Power source

### Dwelling Unit Separation Table 602

N/A

**CITY OF PORTLAND, ME  
BOCA 1996 Plan Review Record  
One and Two Family Dwelling**

Valuation: \$98,640 Plan Review # \_\_\_\_\_  
 Fee: \$515.00 Date: 12 Dec. 1998

Building Location: 12 Willow Ln. (Lot #17) CBL: 190-K-030

Building Description: Single Family dwelling / Car Port

Reviewed by: S. Hoffses

Use or Occupancy: R-3 Type of Construction: 5B

\*NR: Not Required NA: Not Applicable SR: See Report X: OK per plan

Correction List		
NO:	Description	Code Section
1.	All site Plan and building Code requirements must be completed before a Certificate of Occupancy can or will be issued.	111.0
2.	Foundation drain	1813.5.2
3.	Foundation anchors	2305.17
4.	Chimneys & Vents BOCA/mech./93 NFPA 211	
5.	Guards & Handrails	1021.0 1022.0
6.	Headroom habitable space	1204.0
7.	Stair Construction	1014.0
8.	Headroom Stairways	1014.4
9.	Sleeping room egress window	1018.6
10.	Smoke detectors	920.3.2
11.	Fastening Schedule	Table 2305.2
12.	Ventilation BOCA Mech. 93	Chapter 7-6
13.	Waterproofing & dampproofing	1813.0



## BUILDING PERMIT REPORT

DATE: 12 Dec, 98 ADDRESS: 12 Willow Ln Cot, #17 CBL 190-K-030  
REASON FOR PERMIT: To Construct a Single Family Dwelling  
BUILDING OWNER: Cottage Park Inc.  
CONTRACTOR: Ric Weinschenk Builders Inc.  
PERMIT APPLICANT: 1  
USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5-B

### CONDITION(S) OF APPROVAL

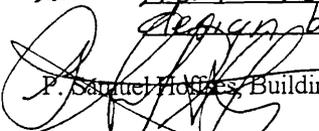
This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: \*1, \*2, \*2.5, \*2.6, \*3, \*6, \*8, \*9, \*10, \*11, \*12, \*16, \*24, \*25, \*26, \*27, \*29, \*30, \*31, \*32, \*33, \*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)
- \*2.5 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
- \*2.6 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 )
- \*3. Precaution must be taken to protect concrete from freezing. Section 1908.0
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 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/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). Chapter 12 & NFPA 211
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. 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)
- \*9. Headroom in habitable space is a minimum of 7'6". ( Section 1204.0 )
- \*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.( Section 1014.0 )
- \*11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4
- \*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. (Section 1018.6)

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. Section 1010.1
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. (Over 3 stories in height requirements for fire rating is two (2) hours.) Section 710.0
15. 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
- \*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 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 basementsIn 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) Section 920.3.2
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. Section 921.0
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. 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".
22. 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.
23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)
- \*24. 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.
- \*25. All requirements must be met before a final Certificate of Occupancy is issued.
- \*26. 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).
- \*27. 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)
28. Please read and implement the attached Land Use-Zoning report requirements.
- \*29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.
- \*30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- \*31. Waterproof and damp proofing shall be done in accordance with section 1813 of the bldg. code
- \*32. Your plans does not show the foundation for a number of overhangs, porches etc. please submit these before work begins.
- \*33. Your plans shows a steel carrying beam, but there is no design statement from the engineer regarding this proposed beam - please submit this design before is started -

  
P. Samuel Higgins, Building Inspector

cc: Lt. McDougall, PFD  
Marge Schmuckal, Zoning Administrator

34, winders shall be constructed as per section 1014.G.3 of the bldg. code.

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

**19980166**

I. D. Number

**Ric Weinschenck Builders, Inc.**

Applicant

**91 Summer Place, Portland, ME 04103**

Applicant's Mailing Address

**Rick Wortley**

Consultant/Agent

**828-3900**

Applicant or Agent Daytime Telephone, Fax

**12/10/98**

Application Date

**Willow Lane Lot 17**

Project Name/Description

**12 Willow Ln**

Address of Proposed Site

**190-K-030**

Assessor's Reference: Chart-Block-Lot

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**DRC Conditions of Approval**

Approved subject to Site Plan Review (Addendum) Conditions of Approval:

Your new street address is now 12 Willow Lane

, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

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.

Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.

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.

The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in

conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide

for positive drainage away from entire footprint of building.

A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor

elevation (FFE), 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 drainage from the property.

The Development Review Coordinator reserves the right to require additional lot grading or other drainage

improvements as necessary due to field conditions.

Eroded soil shall be contained on site. A crushed stone construction entrance shall be

placed in the site drive. Silt fence shall be placed down gradient of disturbed areas to

protect the drainage course.

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**Planning Conditions of Approval**

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**Inspections Conditions of Approval**

1. Separate permits shall be required for future decks, sheds, pools and/or garages.

2. There shall be no fill-in of the drainage easement.

3. There is another 40' CMP easement in the rear.

4. The maximum height of a structure is 35 feet.

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**Fire Conditions of Approval**



CITY OF PORTLAND  
Planning and Urban Development Department

MEMORANDUM

**TO:** Joseph E. Gray, Jr., Director of Planning and Urban Development  
Alexander Jaegerman, Chief Planner

**FROM:** James Seymour, Acting Development Review Coordinator

**DATE:** April 5, 1995

**SUBJECT:** Disclaimer Statement of Existing Poorly Drained Areas

It is the responsibility of the lot owner/homebuilder to assess drainage and provide for appropriate stormwater management design and engineering in an area which has evidence of poor hydrologic soil conditions, and/or a history of poor drainage, ponding, or soils saturation due to topography, fluctuation of seasonal ground water tables creating surface flooding, or as a result from rainfall events or snow/ice melts. The City of Portland is not responsible for resolving the drainage of land areas which could be described in any one of the above conditions.

The City of Portland Development Review Coordinator reviews lot grading for all single family homes to assure that field elevations will conform to the grades which exist at the abutting property line or to the grades which have been previously approved at the abutting property lines. The construction standards require that final foundation elevations be provided on site plans which are a minimum of 2 1/2 feet higher than street grades established at the frontage of the lot and provide positive drainage away from the entire foundation perimeter, including garage, and all basement accesses (ie. bulkheads, doorways and windows). As long as these standards are strictly enforced, most water problems on single family lots will be avoided. However, in locations with clear evidence of hydric soils, the following note shall be placed on all approved site plans:

"The City of Portland Development Review Coordinator has reviewed and approved this plan. The lot is located in an areas that is subject to seasonal conditions of saturation by surface or groundwater. Approval of this plan does not constitute a guarantee that no water problems will be experienced by the homeowners in this vicinity. Homeowners are advised to exercise care and diligence to ensure that their home and yard is adequately constructed and graded for localized drainage conditions."

**CITY OF PORTLAND, MAINE  
PUBLIC NOTICE**

**To All Building Permit Applicants and/or Contractors:**

Effective immediately all temporary erosion control measures as shown on submitted site plans or as made part of a conditional approval of a site plan shall be installed, maintained, and inspected for proper functioning. Erosion control measures include but are not limited to silt fencing hay bales, stone check dams, earthen berms, stone lined swales, riprap embankments, riprap inlet/outlets of any pipe channel or culvert, sodded or grass strips, hay mulch cover on exposed soils, jute matting or erosion control blanket/matting, geotextile grids or webbing, and any provision approved by the City Engineer or Development Review Coordinator to decrease erosion or sedimentation.

All temporary and permanent erosion control measures shall be in conformance with the Maine Erosion and Sediment Control Handbook for construction: Best Management Practices as published by Cumberland County SWCD and the Maine Department of Environmental Protection. Consistent failure to install, maintain, or construct in an acceptable manner will result in a stop work order on the building permit. All erosion control measures shall be established in proposed areas of disturbed soils resulting from construction activities prior to actual construction unless a specific deadline has been made a condition of approval or agreed to by a Public Works Engineer or the Development Review Coordinator.

Effective immediately any request for Certificate of Occupancy will be denied if the above measures have not been addressed or completed. Only under extreme conditions, due to weather, shall the omission of the erosion control standards be included on the conditions for a Certificate of Occupancy, otherwise the request for a Certificate will be refused.

The City of Portland Planning Department and Public Works Department consider Erosion and Sediment Control Planning to be an absolutely necessary initial construction activity that requires as much attention and enforcement as building construction. For the protection of sensitive waterbodies, undisturbed lands, neighboring properties, established vegetated areas, and municipal drainage systems please pay careful attention to erosion and sediment control measures and conform to the notes, details, and conditions of approval as noted on your approved site plan. These controls must be installed and maintained continuously throughout the construction period. The City may inspect the site at any time to ensure compliance, and violations could result in work stoppage orders as indicated above.

We appreciate your prompt compliance with these requirements.

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

**Minor/Minor Site Review, Building or Use Permit Pre-Application  
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.

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

Location/Address of Construction: <u>LOT 17 WILLOW 12 WILLOW LANE</u>		
Total Square Footage of Proposed Structure <u>2064 (6-room floor, low + 2nd floor)</u>		Square Footage of Lot <u>17,612 ft<sup>2</sup></u>
Tax Assessor's Chart, Block & Lot Number Chart# <u>190</u> Block# <u>K</u> Lot# <u>30</u>	Owner: <u>Cottage Park Inc</u>	Telephone#: <u>828-3900</u>
Lessee/Buyer's Name (If Applicable): <u>Walter + Holly Pelkey</u>	Owner's/Purchaser/Lessee Address: <u>PO Box 66 Gorham Me</u>	Cost Of Work: <u>\$ 98,640</u> Fee: <u>\$ 515</u>
Proposed Project Description:(Please be as specific as possible) <u>Single family home in Willow PRUD</u>		
Contractor's Name, Address & Telephone <u>Ric Weinschenk, Builder, Inc 91 Summer Place Portland Me</u>		Rec'd By: <u>UB</u>

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)

A "minor/minor" site plan review is required prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor (2 copies are required). A complete plot plan (Site Plan) includes:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation ( based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

**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: <u>Ric Weinschenk</u>	Date: <u>12-10-98</u>
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Site Review Fee: \$300.00/Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.



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

**19980166**

I. D. Number

**Ric Weinschenck Builders, Inc.**

Applicant

**91 Summer Place, Portland, ME 04103**

Applicant's Mailing Address

**Rick Wortley**

Consultant/Agent

**828-3900**

Applicant or Agent Daytime Telephone, Fax

**12/10/98**

Application Date

**Willow Lane Lot 17**

Project Name/Description

**12 Willow Ln**

Address of Proposed Site

**190-K-030**

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) **attached garage**

**2064 Sq Ft**

**17,612 Sq. Ft.**

**R-5 PRUD**

Proposed Building square Feet or # of Units

Acreeage of Site

Zoning

**Check Review Required:**

Site Plan (major/minor)  Subdivision # of lots \_\_\_\_\_  PAD Review  14-403 Streets Review  
 Flood Hazard  Shoreland  Historic Preservation  DEP Local Certification  
 Zoning Conditional Use (ZBA/PB)  Zoning Variance  Other \_\_\_\_\_

Fees Paid: Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_ Engineer Review **\$300.00** Date: **12/10/98**

**DRC Approval Status:**

Reviewer **Jim Wendel**

Approved  Approved w/Conditions see attached  Denied

Approval Date **12/18/98** Approval Expiration **12/18/99** Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance **Jim Wendel** **12/18/98**  
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**

19980166  
I. D. Number

**Ric Weinschenck Builders, Inc.**  
Applicant  
**91 Summer Place, Portland, ME 04103**  
Applicant's Mailing Address  
**Rick Wortley**  
Consultant/Agent  
**828-3900**  
Applicant or Agent Daytime Telephone, Fax

**12/10/98**  
Application Date  
**Willow Lane Lot 17**  
Project Name/Description

**12 Willow Ln**  
Address of Proposed Site  
**190-K-030**  
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) **attached garage**  
**2064 Sq Ft** **17,612 Sq. Ft.** **R-5 PRUD**  
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  Shoreland  Historic Preservation  DEP Local Certification  
 Zoning Conditional Use (ZBA/PB)  Zoning Variance  Other \_\_\_\_\_  
Fees Paid: Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_ Engineer Review **\$300.00** Date: **12/10/98**

**Inspections Approval Status:**

Reviewer **Marge Schmuckal**

Approved  Approved w/Conditions see attached  Denied  
Approval Date **12/10/98** Approval Expiration \_\_\_\_\_ 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 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			

Applicant: Rick Watley

Date: 12/10/98

Address: 12 Willow Lane (lot #17) C-B-L: 190-K-30

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - RS PRUD

Interior or corner lot -

Proposed Use/Work - New 1 family dwelling

Sevage Disposal - Pump to City

Lot Street Frontage -

Front Yard - ① min. setback from external subdivision property lines → 25' req. - 25' + shown.

Rear Yard -

Side Yard - ② note - There is no min. distance from other dwelling unit

Projections - ③ recreation areas shall be located at least 25' from dwelling units.

Width of Lot -

Height - 35' max. - 34' to ridge

Lot Area - 17,616 <sup>sq</sup> ft

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking - 2 req - 2 shown

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 13 - Zone C

DRAINAGE easement is, separate 40' Easement

City of Portland, Maine  
Memorandum

To: Marge Schmuckal, Zoning Administrator

From: Mary P. Davis, Loan Officer *MPD*

Subject: **Verification of Legal Number of Units**

Date: 01/12/99

C-B-L- Number: 56-G-8

*File 2*  
We have received an application for housing assistance for the property located at:  
80 Spruce Street

The applicant's name is: Tamara Potter (current owner is Sik Tae Chong)

In completing the application the applicant has indicated that the number of units currently in use at this property is 4.

Please verify that the number of units are legal under the current code.

Yes, the number of units are legal.

No, the number of units do not coincide with City records or the Land Use Code. According to City records the legal number of units for this property is 3. *see last occupancy permit issued*

The property is a single family dwelling.

Verified By:

*Marge Schmuckal*

Title:

*Zoning Admin.*  
*1/12/99*

(COPY)



CITY OF PORTLAND, MAINE  
Department of Building Inspection

## Certificate of Occupancy

LOCATION 400 Spruce St.

Issued to Eugene Gilliam  
62 Irving St.

Date of Issue June 24, 1971

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. 71/656 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

APPROVED OCCUPANCY

Entire

Three family apartment building.

Limiting Conditions:

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.

**721.7.2.1 Use Group R:** In occupancies in Use Group R, in *attics*, mansards, overhangs or other concealed roof spaces, *draftstopping* shall be installed above, and in line with, tenant and *dwelling unit* separation walls that do not extend to the underside of the roof sheathing above.

#### Exceptions

1. Where *corridor* walls provide a tenant or *dwelling unit* separation, *draftstopping* shall only be required above one of the *corridor* walls.
2. Flat roofs with solid joist construction are not required to be provided with *draftstopping* over tenant and *dwelling unit* separation walls if the joists form a *draftstop*.
3. *Draftstopping* is not required in buildings equipped throughout with an *automatic sprinkler system* installed in accordance with Section 906.2.1 or 906.2.2, provided that automatic *sprinklers* are also installed in *attics*, mansards, overhangs and other concealed roof spaces of combustible concealed space.
4. *Draftstopping* is not required in detached *one- and two-family dwellings*.
5. In occupancies in Use Group R-2 which do not exceed four stories in *height*, the *attic* space shall be subdivided by *draftstops* into areas not exceeding 3,000 square feet (279 m<sup>2</sup>) or above every two *dwelling units*, whichever is smaller.

**721.7.2.2 Other use groups:** *Draftstopping* shall be installed in *attics* and concealed roof spaces, such that any horizontal area does not exceed 3,000 square feet (279 m<sup>2</sup>).

#### Exceptions

1. Flat roofs with solid joist construction are not required to be provided with *draftstopping* over tenant separation walls if the joists form a *draftstop*.
2. *Draftstopping* is not required in buildings equipped throughout with an *automatic sprinkler system* installed in accordance with Section 906.2.1 or 906.2.2, provided that automatic *sprinklers* are also installed in *attics* and other concealed roof spaces of combustible construction.

**721.8 Ventilation:** *Ventilation* of concealed roof spaces shall be maintained in accordance with Section 1210.0.

### SECTION 722.0 FIRERESISTIVE REQUIREMENTS FOR PLASTER

**722.1 Thickness of plaster:** The required thickness of fire-resistance rated plaster protection shall be determined by the prescribed fire tests for the specified use group and type of construction and in accordance with the provisions of Section 2505.0 for interior plastering and Section 2506.0 for exterior plastering. The thickness in all cases shall be measured from the face of the lath where applied to gypsum lath or metal lath.

**722.2 Plaster equivalents:** For fire-resistive purposes, 1/2 inch (13 mm) of unsanded gypsum plaster shall be deemed equivalent to 3/4 inch (19 mm) of one-to-three sanded gypsum or 1 inch (25 mm) of portland cement sand plaster.

**722.3 Noncombustible furring:** In buildings of Types 1 and 2 construction, plaster shall be applied directly on concrete or masonry or on approved noncombustible plastering base and furring.

**722.4 Double reinforcement:** Except in solid plaster partitions, or where otherwise determined by the prescribed fire tests, plaster protection more than 1 inch (25 mm) in thickness shall be reinforced with an additional layer of approved lath embedded at least 3/4 inch (19 mm) from the outer surface and fixed securely in place.

**722.5 Plaster alternatives for concrete:** In reinforced concrete construction, gypsum or portland cement plaster is permitted to be substituted for 1/2 inch (13 mm) of the required poured concrete protection, except that a minimum thickness of 3/8 inch (10 mm) of poured concrete shall be provided in all reinforced concrete floors and 1 inch (25 mm) in reinforced concrete columns in addition to the plaster finish. The concrete base shall be prepared in accordance with Section 2506.0.

### SECTION 723.0 THERMAL- AND SOUND-INSULATING MATERIALS

**723.1 General:** Insulating batts, blankets, fills or similar types of materials — other than fiberboard, cellulosic and foam plastic insulation — including *vapor retarders* and breather papers or other coverings which are incorporated in construction elements, shall be installed as required by this section. Fiberboard insulation shall be installed as required by Section 2309.0, cellulosic insulation shall comply with Section 723.5, and foam plastic insulation shall be installed as required by Section 2603.0.

**723.2 Exposed installations:** Such materials, where exposed as installed in rooms or spaces, including *attics* and crawl spaces of buildings of any type construction, shall have a flame spread rating of 25 or less and a smoke-developed rating of 450 or less when tested in accordance with ASTM E84 listed in Chapter 35. Plenum installations shall comply with the requirements of Section 2805.0 and the mechanical code listed in Chapter 35.

**723.3 Concealed installations:** Insulating materials, where concealed as installed in buildings of any type of construction, shall have a flame spread rating of 75 or less and a smoke-developed rating of 450 or less when tested in accordance with ASTM E84 listed in Chapter 35.

**723.3.1 Facings:** All *vapor retarders*, whether integral or applied separately, shall be installed on the warm side of the building element, and shall have a permeance not exceeding 1 perm. Where insulation materials are installed in concealed spaces (such as wall, floor or ceiling cavities), *attics* or crawl spaces in buildings of Types 3, 4 and 5 construction, the flame spread and smoke-developed rating limitations do not apply to facings, provided that the facing is installed behind and in substantial contact with the unexposed surface of the ceiling, floor or wall finish.

**723.4 Loose-fill insulation testing:** Loose-fill insulation which requires a screen or artificial support for the test arrangement required in the test tunnel of ASTM E84, listed in Chapter 35, shall be tested in the following mounting method. Loose-fill insulation shall be placed on the floor of the ASTM E84 test tunnel in a thickness of 57 mm ± 6 mm for the length of the tunnel. A specimen, including density, shall be representative of the



## GENERAL NOTES

- Values shown are the maximum uniform loads in pounds per lineal foot (plf) that can be applied to the beam in addition to its own weight.
- Tables are based on uniform loads and the most restrictive of simple or continuous spans.
- Total load values are limited to deflection of L/240. Live load values are based on deflection of L/360. All members 7¼" and less in depth are restricted to a maximum deflection of 9/16". Check local code for other deflection criteria.
- For deflection limits of L/240 and L/480, multiply live load values by 1.5 and 0.75 respectively. The resulting live load shall not exceed the total load shown.

Also see General Assumptions on Page 3.



e beam or header in pounds per lineal

needs the required beam or header span

until you find a cell where both the maximum meet or exceed the required loads. In cells will control.

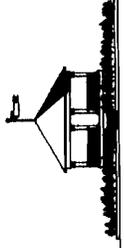
top of the column of the selected cell.

END/INT. BEARING length is too long, r beam that may require less depth and less

	1525	2055	2125
	1253		
5	1.7/4.3	2.3/5.9	2.4/6.1
	651	1391	1462
	561	1110	1195
5	1.5/3.5	2.1/5.3	2.2/5.6
	270	883	932
		595	642
5	1.5/3.5	1.7/4.2	1.8/4.5
	128	521	563
		353	381
5	1.5/3.5	1.5/3.5	1.5/3.5
	66	329	357
		226	244
	1.5/3.5	1.5/3.5	1.5/3.5
		220	238
		153	165
		1.5/3.5	1.5/3.5
		153	166
		108	117
		1.5/3.5	1.5/3.5
		109	119
		79	85
		1.5/3.5	1.5/3.5
		60	65
		46	50
		1.5/3.5	1.5/3.5

														15'	18'	SPAN	
	2648	2848	3589	4386	5301	1297	2287	3083	3188	3972	4273	5384	6579	7952			
						870	1879										6'
	3.0/7.6	3.2/8.2	4.1/10.3	5.0/12.6	6.1/15.2	1.5/3.5	1.7/4.3	2.3/5.9	2.4/6.1	3.0/7.6	3.2/8.2	4.1/10.3	5.0/12.6	6.1/15.2			
	1830	1957	2414	2885	3401	438	976	2086	2193	2745	2935	3621	4328	5102			
						380	842	1666	1792								8'
	2.8/7.0	3.0/7.5	3.7/9.3	4.4/11.1	5.2/13.0	1.5/3.5	1.5/3.5	2.1/5.3	2.2/5.6	2.8/7.0	3.0/7.5	3.7/9.3	4.4/11.1	5.2/13.0			
	1279	1415	1817	2147	2501	177	405	1325	1398	1919	2123	2725	3221	3752			
								893	963	1544	1792						10'
	1029	1195															
	2.4/6.2	2.7/6.8	3.5/8.7	4.1/10.3	4.8/12.0	1.5/3.5	1.5/3.5	1.7/4.2	1.8/4.5	2.4/6.2	2.7/6.8	3.5/8.7	4.1/10.3	4.8/12.0			
	885	979	1333	1709	1976	82	193	781	844	1327	1469	2000	2563	2965			
								530	572	927	1080	1707	2453				12'
	618	720	1138	1635													
	2.0/5.1	2.2/5.7	3.1/7.7	3.9/9.9	4.6/11.5	1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	2.0/5.1	2.2/5.7	3.1/7.7	3.9/9.9	4.6/11.5			
	586	685	975	1253	1563		100	494	535	879	1028	1463	1880	2345			
								339	366	597	697	1112	1613	2225			14'
	398	465	741	1075	1483												
	1.6/4.0	1.8/4.7	2.6/6.6	3.4/8.5	4.2/10.6		1.5/3.5	1.5/3.5	1.5/3.5	1.6/4.0	1.8/4.7	2.6/6.6	3.4/8.5	4.2/10.6			
	395	463	743	956	1192		54	330	358	592	695	1115	1434	1789			
								229	248	406	475	762	1112	1544			16'
	271	317	508	741	1029												
	1.5/3.5	1.5/3.7	2.3/5.8	3.0/7.5	3.7/9.3		1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.7	2.3/5.8	3.0/7.5	3.7/9.3		
	277	325	530	752	938			229	249	415	488	795	1128	1407			18'
	192	225	362	531	741			162	175	288	337	544	797	1112			
	1.5/3.5	1.5/3.5	1.9/4.7	2.6/6.7	3.3/8.3			1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	1.9/4.7	2.6/6.7	3.3/8.3			
	200	236	387	574	756			164	178	300	354	580	861	1135			20'
	141	165	267	393	550			119	128	212	248	401	590	826			
	1.5/3.5	1.5/3.5	1.5/3.9	2.3/5.7	3.0/7.5			1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.9	2.3/5.7	3.0/7.5			
	112	133	221	332	471			90	98	168	200	332	498	707			24'
	82	96	157	232	326			69	75	123	145	235	348	490			
	1.5/3.5	1.5/3.5	1.5/3.5	1.6/4.1	2.3/5.8			1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	1.6/4.1	2.3/5.8			
	67	80	135	205	295			51	56	100	120	203	308	442			28'
	52	61	99	148	208			43	47	78	92	149	222	313			
	1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	1.7/4.4			1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	1.7/4.4			

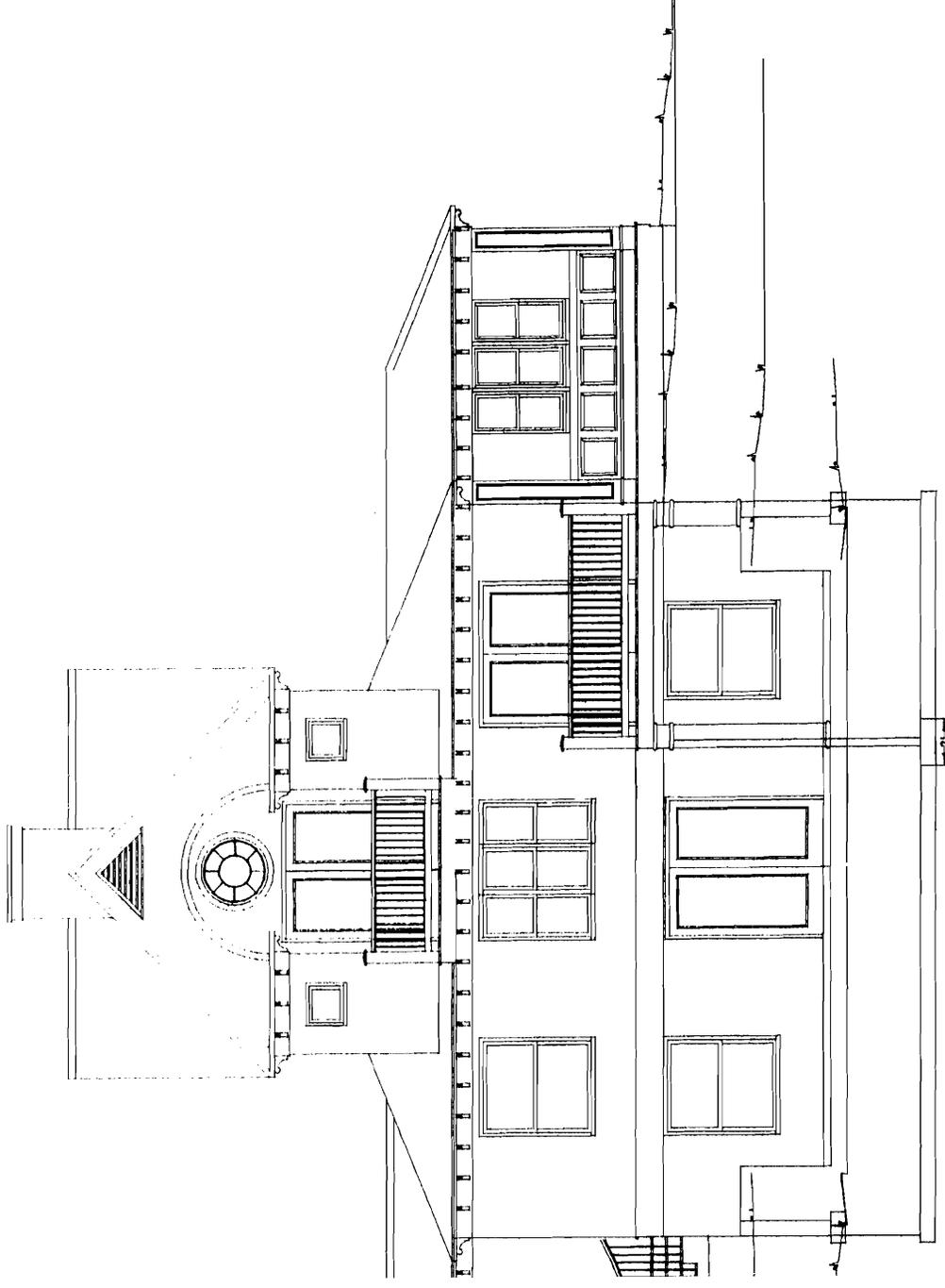
Lot 17 Window  
 500# Total  
 400# Live  
 (4x40 x 40)  
 (10x40)



WILLOW

LOT #17 WILLOW LANE

KEY RESIDENCE



REAR ELEVATION

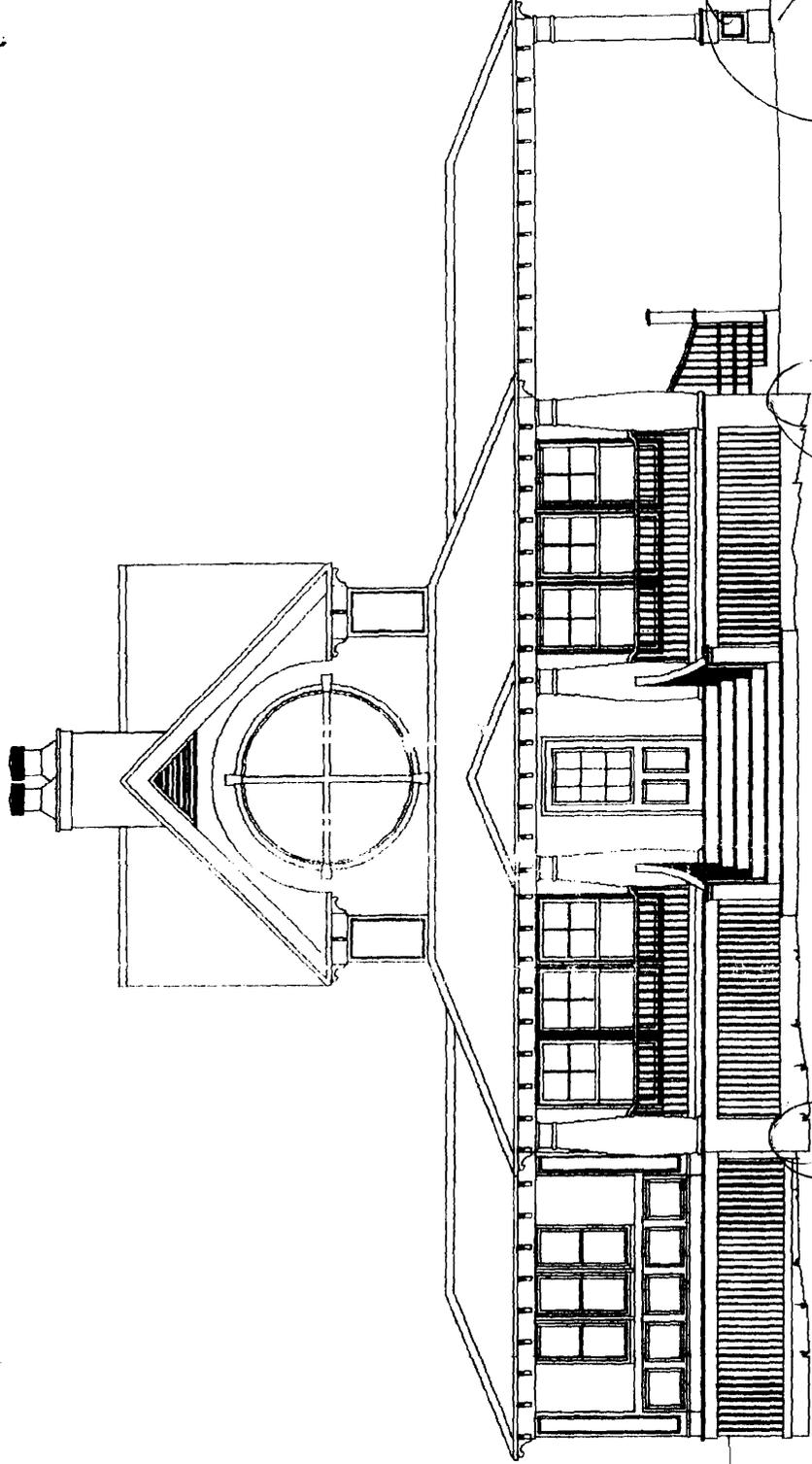
revised 1-14-99



WILLOW

LOT #17 WILLOW LANE

ELKEY RESIDENCE



FRONT ELEVATION

Foundation?

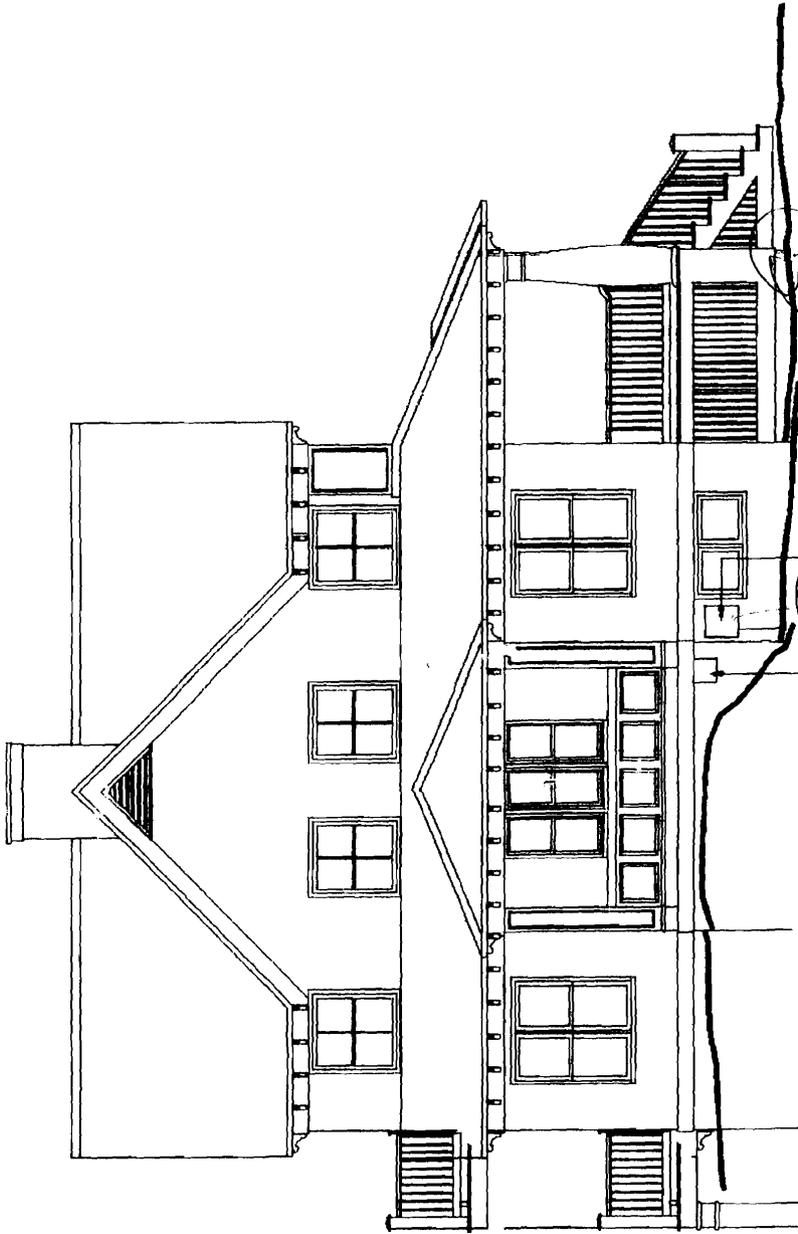
Foundation?



WILLOW

LOT #17 WILLOW LANE

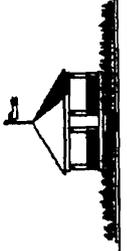
BLKBY RESIDENCE



LEFT ELEVATION

Foundation 3, d

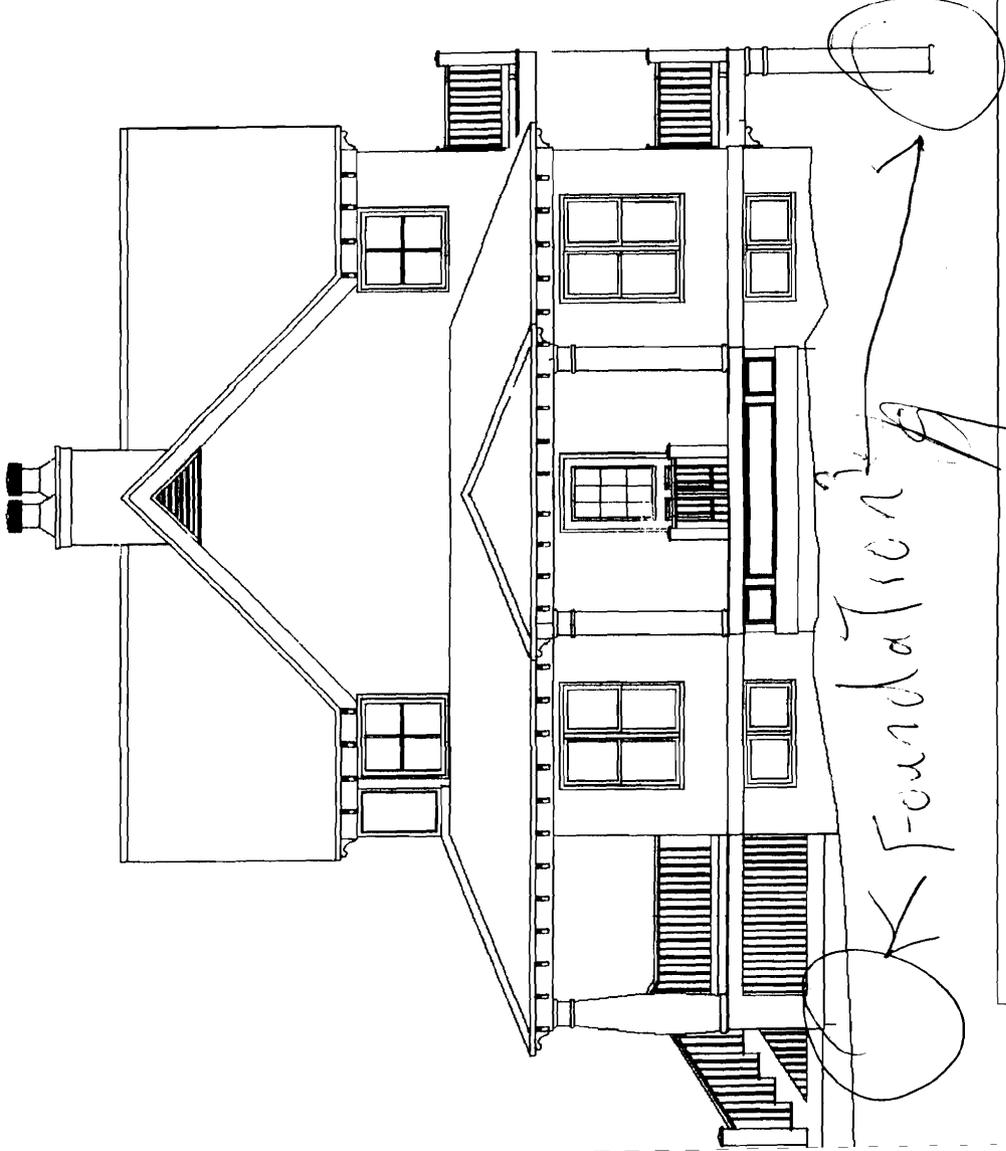
Foundation 3, b



WILLOW

LOT #17 WILLOW LANE

KEY RESIDENCE



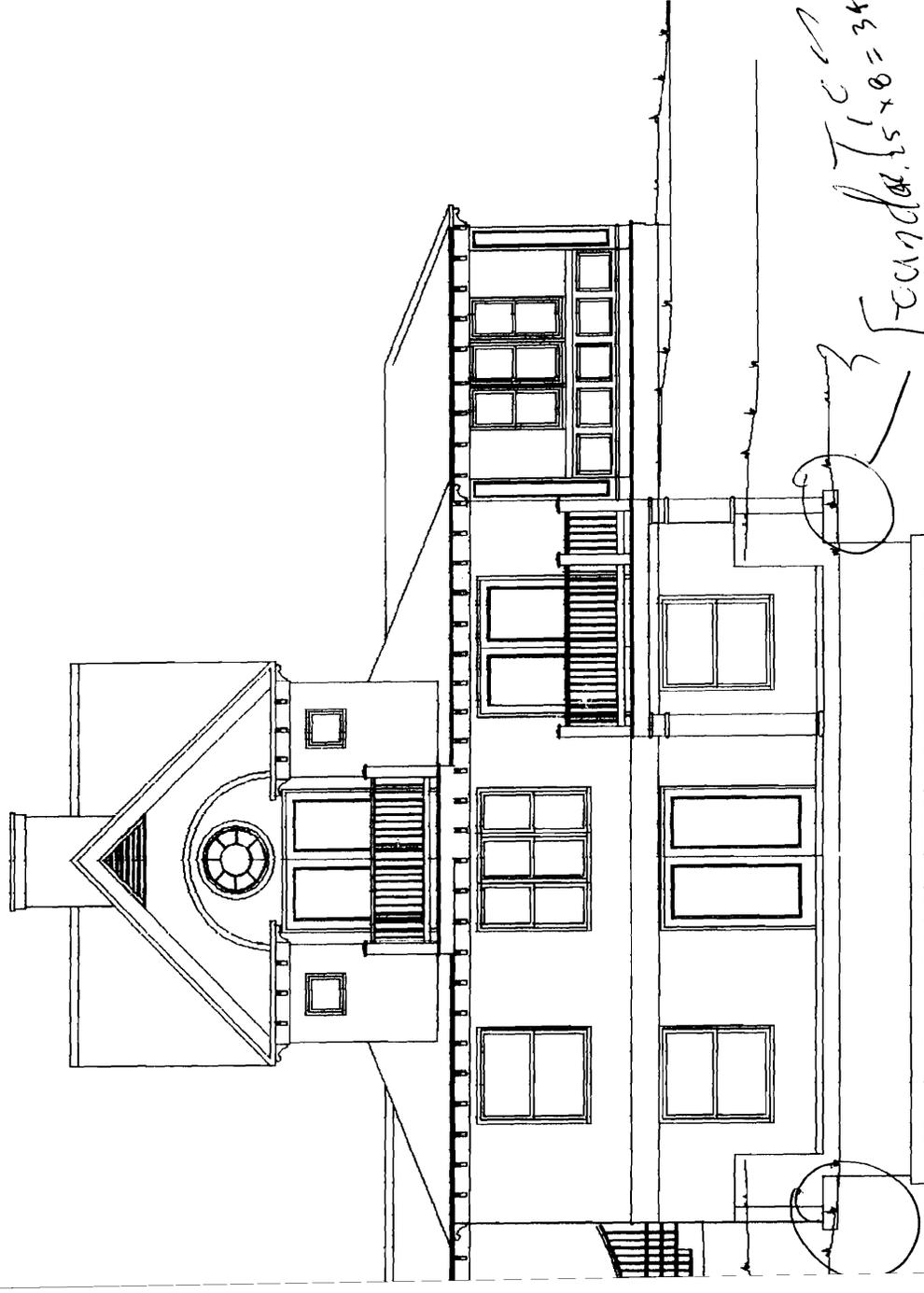
RIGHT ELEVATION



WILLOW

LOT #17 WILLOW LANE

KEY RESIDENCE

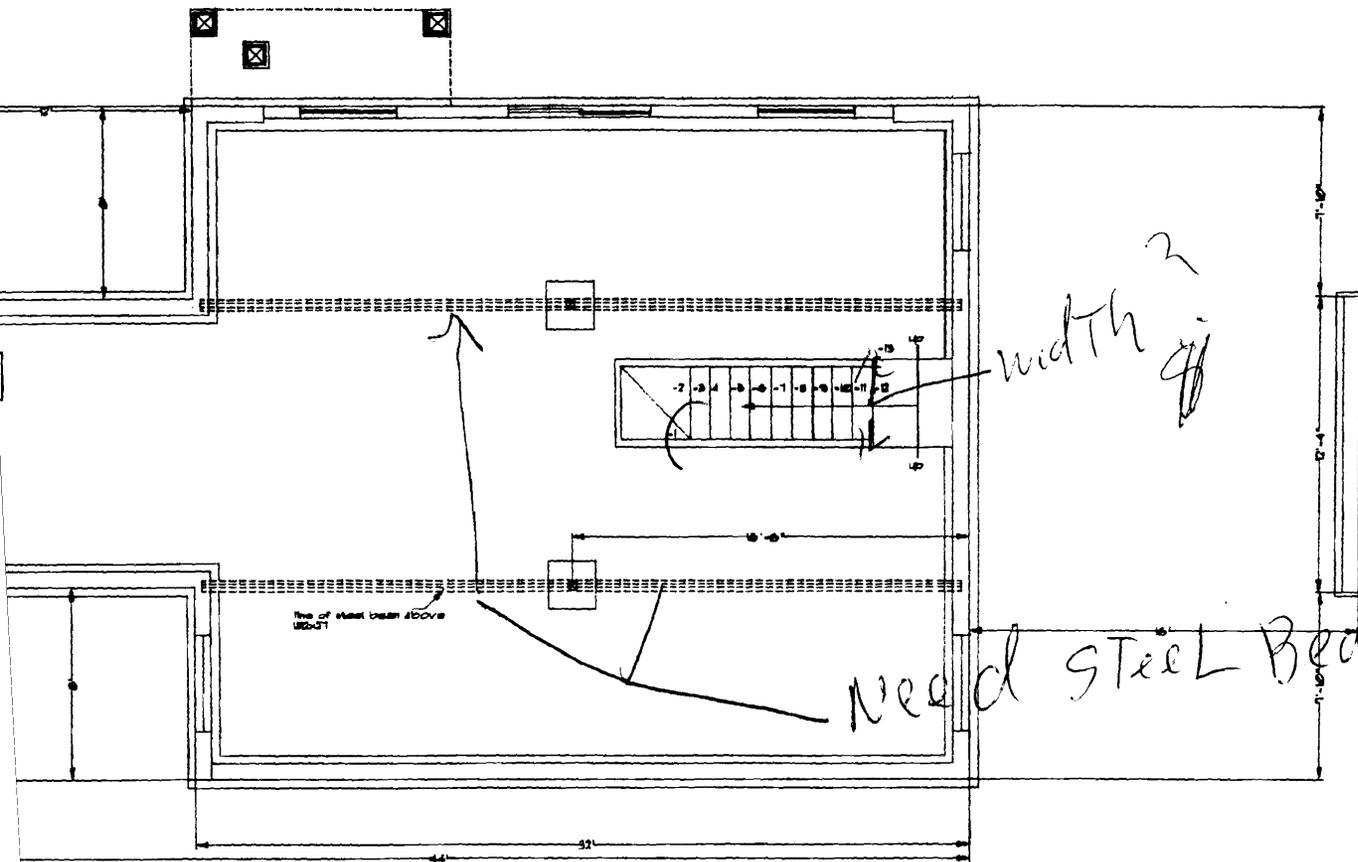


REAR ELEVATION



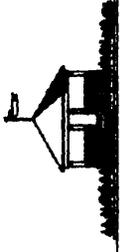
WILLOW

LOT #17 WILLOW LANE



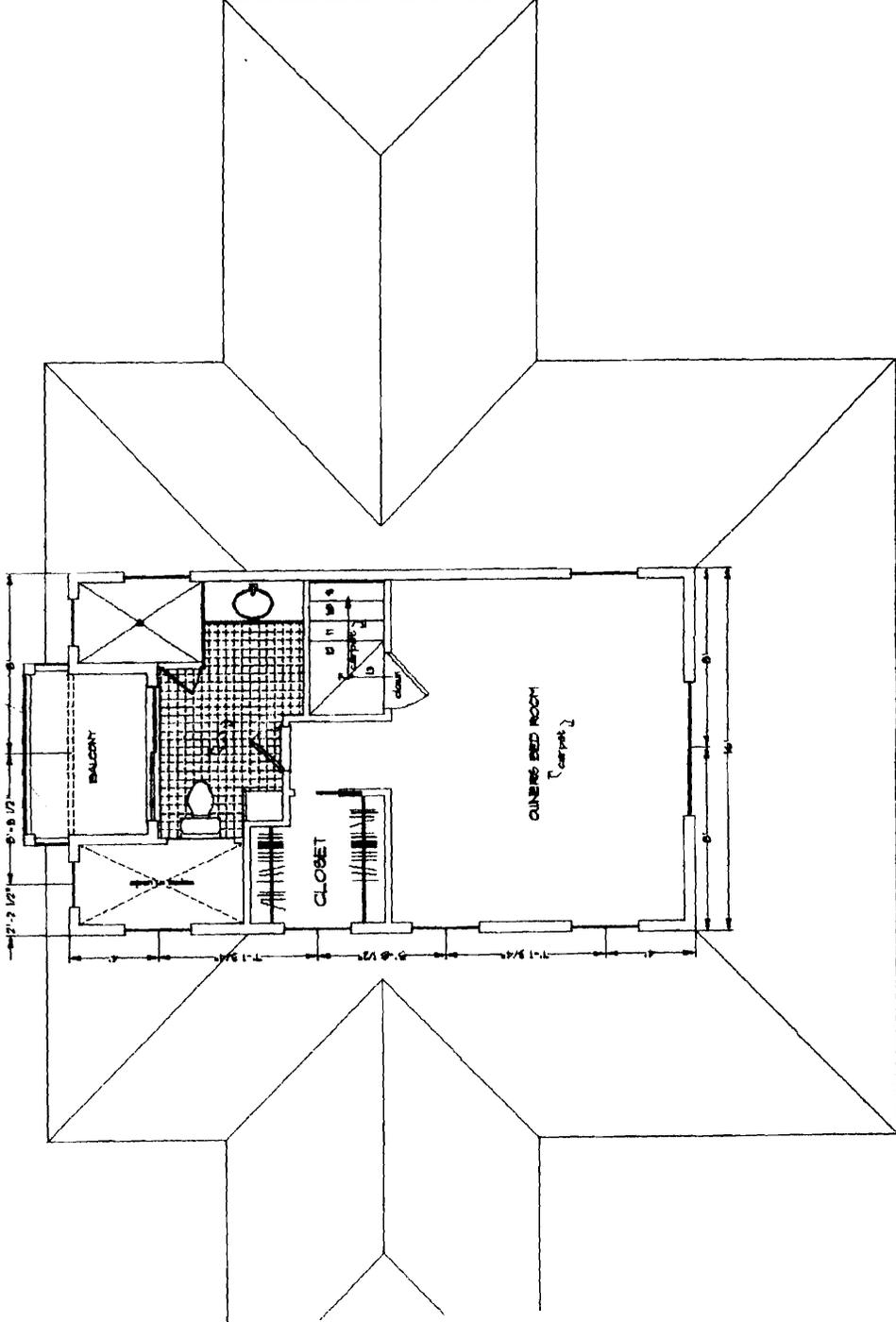
width 3'  
Need Steel Beam design by MANUF.

PELKEY RESIDENCE  
foundation plan



WILLOW

LOT #17 WILLOW LANE

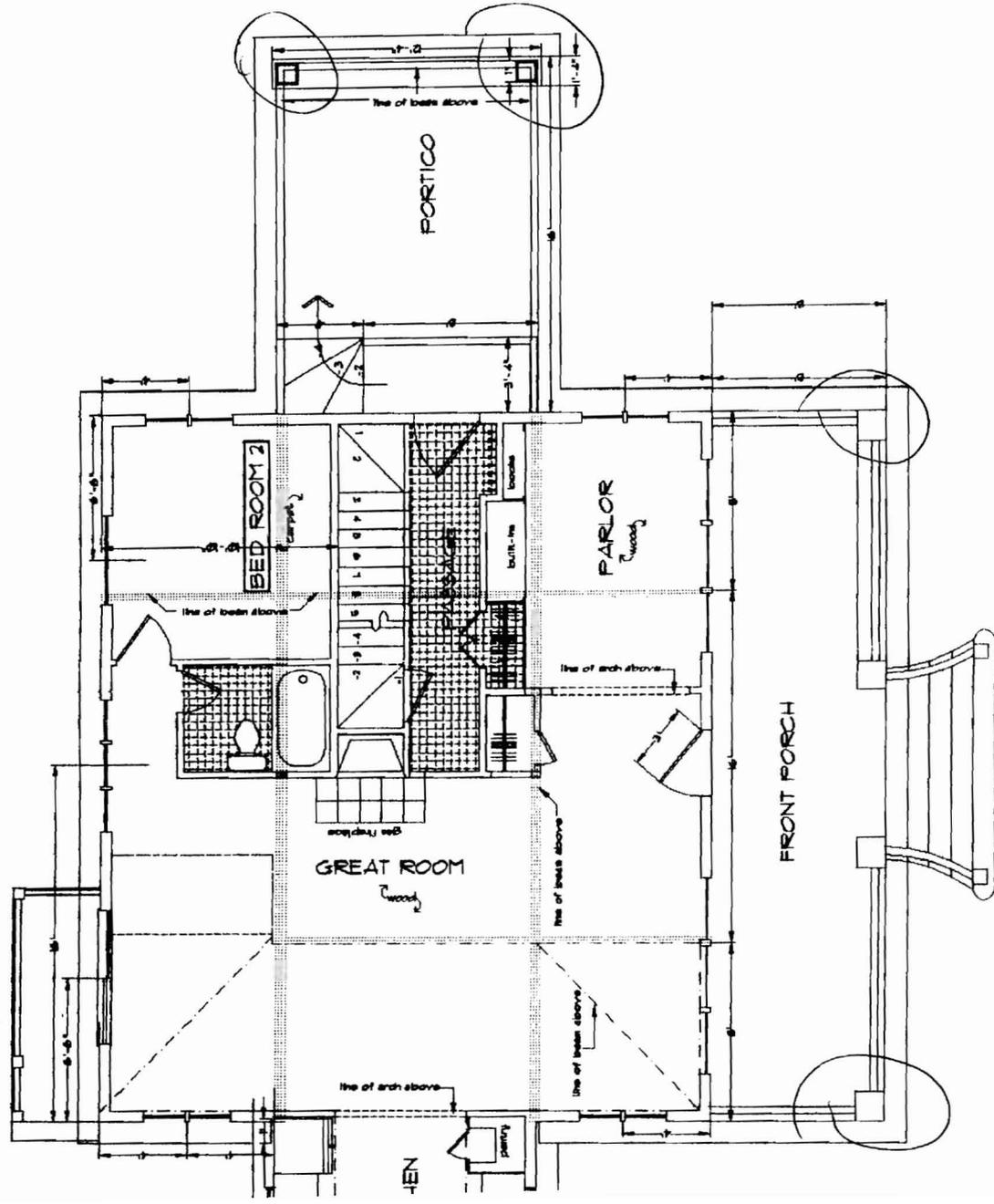


PELKEY RESIDENCE  
second floor plan



WILLOW

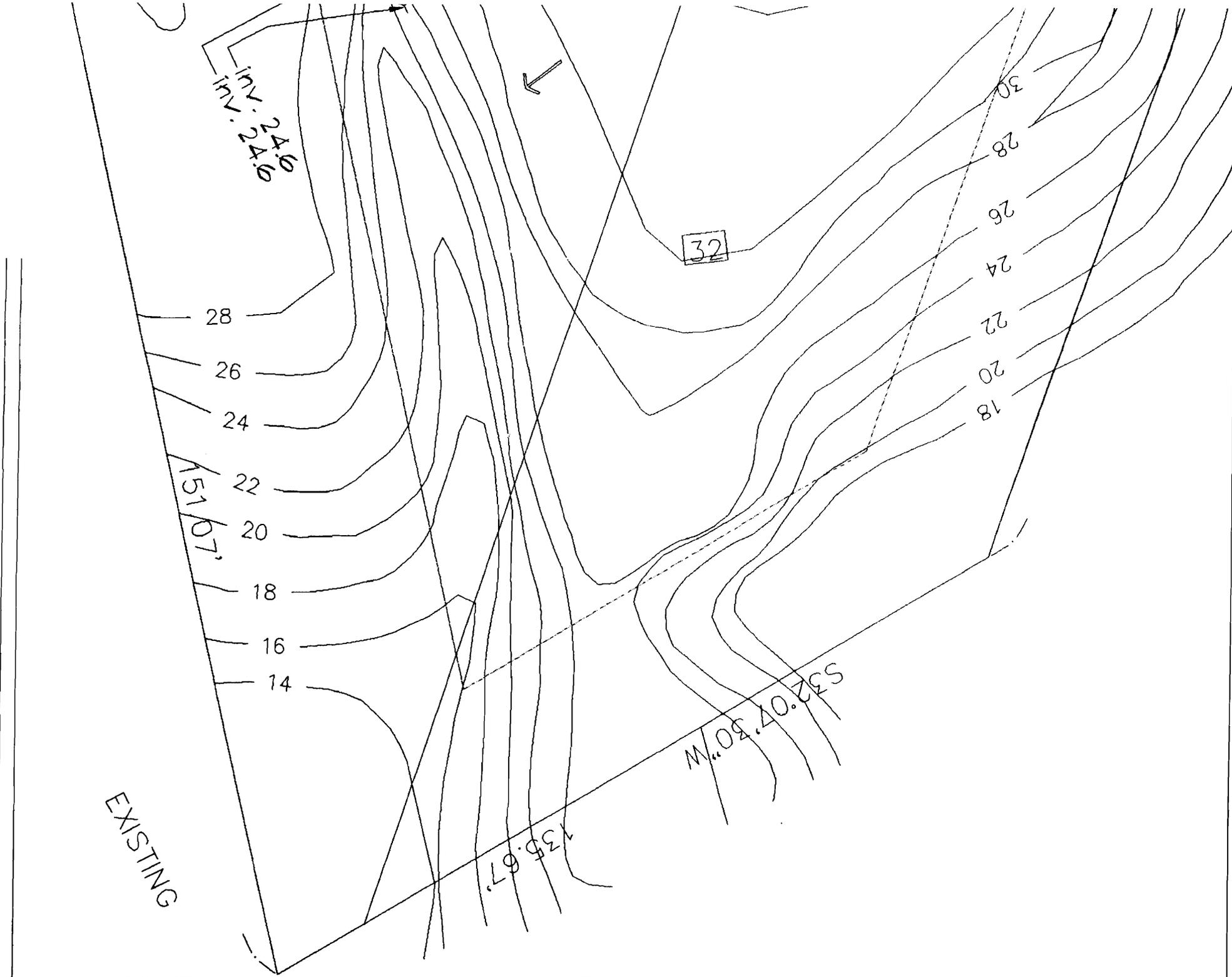
LOT #17 WILLOW LANE



Foundations?  
H

KEY RESIDENCE  
first floor





Owner: WALTER & HOLLY PELKEY

date: 12-10-98

scale: 1" = 15'

\_\_\_\_\_ sewer line  
 \_\_\_\_\_ water line  
 \_\_\_\_\_ electric, tv, phone  
 \_\_\_\_\_ perm. drain

### NOTES

1. Finish grade to pitch away from foundation at 2% min.
2. Paved surfaces to grade away at 1.5% min
3. Arrows indicate general drainage direction

ELEVATIONS	finish first floor	37.8
	top of garage slab	NA
	top of basement slab	31.4
	top of foundation	24.6

### NOTES:

1. Max. side slope with grass 3:1
2. Min. slope along swale 1%
3. See plan for non-typical conditions

TYPICAL LOT LINE SWALE

NT.S.

### SITE PLAN LOT NUMBER



Willow

A RIC WEINSCHENK NEIGHBORHOOD  
 the Cottage Design Company  
 PORTLAND - MAINE