

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING INSPECTION

Permit Number: 061269

PERMIT ISSUED

SEP 29 2006

This is to certify that Casco Bay Development, LLC Casco Bay Development  
has permission to Split lot from 82 Belfort to build single family dormer type w/ one story garage  
AT 82 BELFORT ST (88-90)) 298-A032001  
300 C 002

provided that the person or persons who receive 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 buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or otherwise closed-in. 4  
YOUR NOTICE REQUIRED

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

## OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Scanned

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

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

<b>Location of Construction:</b> 82 BELFORT ST (88-90))		<b>Owner Name:</b> Casco Bay Development, LLC	<b>Owner Address:</b> 440 Forest Avenue	<b>Permit No:</b> 06-1269	<b>Issue Date:</b> SEP 29 2006	<b>CBL:</b> 300-C-002	<b>Phone:</b> 298-A032001
<b>Business Name:</b>		<b>Contractor Name:</b> Casco Bay Development	<b>Contractor Address:</b> 440 Forest Ave Portland	<b>City of Portland</b>		<b>Phone:</b> 2077755600	
<b>Lessee/Buyer's Name</b>		<b>Phone:</b>	<b>Permit Type:</b> Single Family			<b>Zone:</b> R-3	
<b>Past Use:</b> Split off Vacant Land		<b>Proposed Use:</b> New Single Family Home/ Split lot from 82 Belfort to build single family, fully dormered cape w/ one story garage		<b>Permit Fee:</b> \$1,535.00	<b>Cost of Work:</b> \$144,000.00	<b>CEO District:</b> 5	
<b>Proposed Project Description:</b> Split lot from 82 Belfort to build single family, fully dormered cape w/ one story garage				<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>		<b>INSPECTION:</b> Use Group: <i>12-3</i> Type: <i>SB</i> <i>IRC 2003</i>	
				<b>Signature:</b>		<b>Signature:</b>	
				<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>			
				<b>Action:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied			
				<b>Signature:</b> <b>Date:</b>			
<b>Permit Taken By:</b> Idobson		<b>Date Applied For:</b> 08/28/2006		<b>Zoning Approval</b>			
<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>		<b>Special Zone or Reviews</b>		<b>Zoning Appeal</b>		<b>Historic Preservation</b>	
		<input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <i>N/A</i> <input type="checkbox"/> Flood Zone <i>parelle zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2006-0167</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>Ok with conditions</i> Date: <i>7/11/06</i>		<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:		<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 <i>ABN</i> 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

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon.

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

☒ Footing/Building Location Inspection: Prior to pouring concrete  
☒ Re-Bar Schedule Inspection: Prior to pouring concrete  
☒ Foundation Inspection: Prior to placing ANY backfill  
☒ Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling  
☒ Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

☒ CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Signature of Applicant/Designee


Date

Signature of Inspections Official

Date

CBL:

298 A-32 Building Permit #: 06 1269

		<a href="#">e-mail Inspector(s)</a>		<a href="#">View Permit</a>		<a href="#">Delete</a>		<a href="#">Save</a>		<a href="#">Close</a>		
Date	03/07/2007		Time	6:00 AM		Inspector			Total Outstanding			
Appl. Type	Building Permit			Tammy Munson		<input checked="" type="checkbox"/>			\$0.00		E	
Type	Close-in/Elec./Plmb./Framing			Zak Horton		<input checked="" type="checkbox"/>					Ir	
Appl ID	61269											R
Parcel Id:	298 A032001		Address:	82 BELFORT ST		District Nbr:	5					F
												Ir
												e

Michael Rogers - 318-9984 this is 88 Belfort - 3/7/07 inspected w/ Tammy, found following errors: lack of nail plates, 1st floor l to be shimmed, wall stud under top plate seam needed, light in attic space, egress windows in bedrooms have blocking to be stair treads need to be brought to code ( open risers on bulkhead included ), all electrical wiring away from sharp objects.. ZH

Zack's NOTES  
ck w/ Tammy

CreatedBy	Idobson		CreateDate	02/20/2007		ModBy	zhorton		ModDate	03/08/2007	
			CreateTime	10:52 am					ModTime	2:02 pm	

Zack Re-Insp. O.K. to  
Close

se

Print Invoice

lectrical  
inspector  
required?

No

ire  
inspectionR  
quired?

No

Team needs  
removed, All

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

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

Permit No:	Date Applied For:	CBL:
06-1269	08/28/2006	300-C-002 298-A032001

Location of Construction:	Owner Name:	Owner Address:	Phone:
82 BELFORT ST (88-90))	Casco Bay Development, LLC	440 Forest Avenue	
Business Name:	Contractor Name:	Contractor Address:	Phone
	Casco Bay Development	440 Forest Ave. Portland	(207) 775-5600
Lessee/Buyer's Name	Phone:	Permit Type:	
		Single Family	

**Proposed Use:**

New Single Family Home/ Split lot from 82 Belfort to build single family, fully dormered cape w/ one story garage

**Proposed Project Description:**

Split lot from 82 Belfort to build single family, fully dormered cape w/ one story garage

**Dept:** Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 09/18/2006**Note:** Bulkhead and rear entry OK due to section 14-425.**Ok to Issue:** ☒

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.

**Dept:** Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 09/28/2006**Note:****Ok to Issue:** ☒

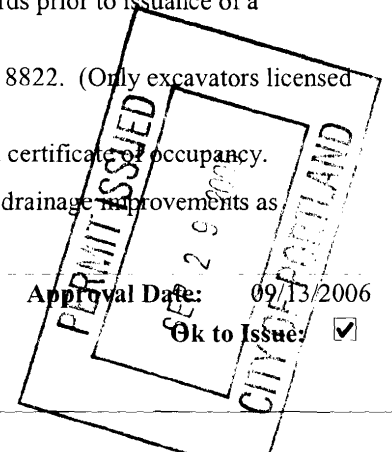
- 1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 3) The basement is NOT approved as habitable space.

**Dept:** DRC **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 09/13/2006**Note:** sent letter 9/6**Ok to Issue:** ☒

- 1) A sewer permit is required for your 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.
- 2) Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 3) 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.
- 4) A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 5) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 6) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

**Dept:** Planning **Status:** Not Applicable **Reviewer:** Jay Reynolds**Approval Date:** 09/13/2006**Note:****Ok to Issue:** ☒**Comments:**

9/13/06-amachado: Michael Rogers brought in new building plans that show that the garage is being reduced to 11' wide but we need a

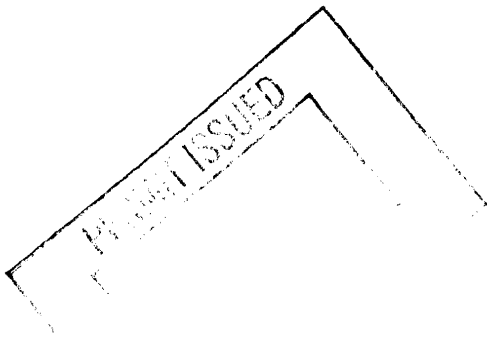


<b>Location of Construction:</b> 82 BELFORT ST (88-90))	<b>Owner Name:</b> Casco Bay Development, LLC	<b>Owner Address:</b> 440 Forest Avenue	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Casco Bay Development	<b>Contractor Address:</b> 440 Forest Ave. Portland	<b>Phone</b> (207) 775-5600
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	

revised plot plan that shows the new building footprint and how it is meeting the setbacks.

9/5/06-amachado: Left message with Michael Rogers, Casco Bay Development, LLC. House does not meet the side setback of 14' in the left rear corner.

9/18/06-amachado: Received revised plot plan from Jay Reynolds which matches the revised building plans.



82 Belfort

775-5200 Mike  
318-9984 cell

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)		
Component	Submitted Plan	Findings/Revisions/Dates
<b>STRUCTURAL</b>		
Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	10" x 20"	
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	OK - 4" covered + damp proofing OK	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	
Anchor Bolts/Straps, spacing (Section R403.1.6)	1/2" - 16" OC -	
Lally Column Type (Section R407)	3 - 2x12's - 6' Max - OK	
Girder & Header Spans (Table R 502.5(2))		
Built-Up Wood Center Girder Dimension/Type		
Sill/Band Joist Type & Dimensions	2x4 PT SILL	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2) )	2x10's - 16" OC	13' span - OK
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2) )	2x10's - 16" OC	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and	2x6 TICS	



82 Belfort

R802.4(2))		
Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1( 8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	2x10 Rafters	
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	1/2" Roof / 3/4" floor / 7/16" walls	
Fastener Schedule (Table R602.3(1) & (2) )	Per IRC 2003	
<b>Private Garage</b> (Section R309) Living Space ? (Above or beside)	Shows 5/8" on wall - OK - 1 hour door - OK	
Fire separation (Section R309.2)		
Opening Protection (Section R309.1)	ll ll	
Emergency Escape and Rescue Openings (Section R310)	OK noted	
Roof Covering (Chapter 9)	asphalt	
Safety Glazing (Section R308)	N/A	
Attic Access (Section R807)	24x30 shown	
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	
Header Schedule (Section 502.5(1) & (2))	3-2x10's Typ.	
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-	R-21 - Floor ✓ Wall - R-19 R-38 Roof U value - 0.31	OK

Factor Fenestration		
Type of Heating System		
<b>Means of Egress</b> (Sec R311 & R312) Basement 2 Number of Stairways / Interior / Exterior 2 Treads and Risers 10" T 7 3/4" Rise (Section R311.5.3) Width (Section R311.5.1) 3'-2" - OK Headroom (Section R311.5.2) 6'-8" - OK Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3) OK Guards not req.		
Smoke Detectors (Section R313) Location and type/Interconnected	OK	
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	N/A	
Deck Construction (Section R502.2.1)	N/A	

298-A-32  
300-C-123  
**James D. Nadeau, LLC**  
Professional Land Surveyors

November 3, 2006

Tom Markley  
Planning & Development Department  
City of Portland  
389 Congress Street  
Portland, Maine 04101

**RE: Location of Proposed Foundation, 88 Belfort Street, Portland, Maine (NL Job 206885L1)**

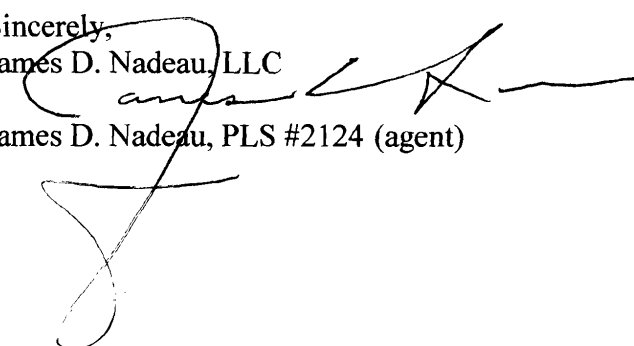
Dear Tom,

A crew from this office has made several site visits to 88 Belfort Street. On November 1, 2006, we field staked the proposed house and garage corners in an excavated hole based on the layout plan for 88 Belfort Street provided by Pinkham & Greer Consulting Engineers, Inc. dated August 1, 2006 and revised September 12, 2006.

We returned November 2, 2006 to again stake the proposed house and garage corners on the concrete footing.

The purpose of this letter is to confirm that the proposed house and garage corners are in the same location as depicted on the above noted Pinkham & Greer layout plan. Please do not hesitate to call if you have questions.

Sincerely,  
James D. Nadeau, LLC

  
James D. Nadeau, PLS #2124 (agent)

The R-3 zone, 6,665 square foot lot, will be improved with a 1½ story Cape Cod style home with an attached one-car garage. Gross living area above grade will be 1,492 +/- square feet.

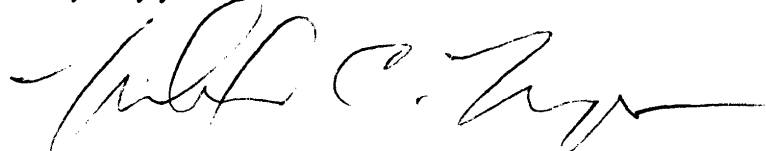
All construction will adhere to the city of Portland building code. Below is additional information not noted in the Building Plans:

1. **Soil Profile:** Mixture of loam and clay.
2. **Filter Fabric:** Muslin cloth.
3. **Sill height above the garage door:** Minimum 1' drop TBD.
4. **Door & Window Schedule:** Please see the attached Rivco Window Specifications indicating egress windows (32"x28" and 32"x24") meet code. The 60 minutes fire rated metal garage door to the living area will have spring load hinges.
5. **Scuttle:** Will be located in the ceiling of one of the second floor bedrooms.
6. **Type of Heat:** Natural gas fired forced hot water wall mounted Mascot boiler will be installed in the basement underneath the first floor bath. Northern Utilities will connect to the house from the gas line in the street. In place of a chimney, a direct exhaust vent will be installed on the outside wall of the first floor bath.
7. **Staircase detail:** Right side of the staircase to the second floor will have a railing to the top. Basement stairs will have enclosed risers and walls and a railing on one side.
8. **Smoke detectors:** Hard-wired with battery backup are noted on the plans.
9. **Front & Rear Stairs:** Will either be granite, concrete or wood, depending upon setback.

Since Belfort Street is scheduled to be paved this fall, I would greatly appreciate it if someone would call me should they have any questions so my application will not be delayed. I need to cut into the street prior to the street being paved.

The best way to call me is on my at 318-9984 should you have any additional questions.  
Thank you.

Very truly yours,

A handwritten signature in black ink, appearing to read "Michael C. Rogers", with a long horizontal flourish extending to the right.

Michael C. Rogers

Enclosures

# The Classic Collection

The Classic Collection windows from RIVCO feature a true wood look and the latest energy performance technology.

## FEATURES

- Traditional colonial look with brickmold profile and wide integral J-channel
- Full fusion welded maintenance-free vinyl construction
- Optional wood-look 3-inch eastern casing
- Optional J-channel filler available
- Specially-contoured grilles-between-the-glass
- Wood extension jambs for 4-9/16" and 6-9/16" walls
- Low-e glazing meets Energy Star® requirements
- Block & tackle balances
- Easy tilt-in top and bottom sashes
- Full interlocks and cam action sash locks
- Completely weather-stripped to meet DP-50 requirements
- Master frame mulls (continuous head and sill)
- Side-loaded screens with durable corner pull tabs
- Limited Lifetime Warranty



Contact Your Sales Representative or Local Office

**Penacook NH**  
77 Merrimack Street  
1-800-852-3430

**Portsmouth NH**  
70 Heritage Avenue  
1-800-421-4499

**Middleboro MA**  
Route 44, Lakeport Park  
1-800-946-4311

**Pembroke MA**  
15 Columbia Road  
1-866-464-1100

**Nashua NH**  
332 Amherst Street  
1-800-572-1869

**Westboro MA**  
76 Otis Street & Route 9  
1-800-342-8364

**Yarmouth MA**  
484G Station Avenue  
1-888-760-2227

**Scarborough ME**  
152 U.S. Route 1  
1-800-380-5415

[www.rivcowindows.com](http://www.rivcowindows.com)

SASH SIZE	1'-8"	2'-4"	2'-8"	3'-0"
R.O.	1'-10 1/4"	2'-6 1/4"	2'-10 1/4"	3'-2 1/4"
GLASS	16"	24"	28"	32"
3'-2"	16x16	24x16	28x16	32x16
3'-10"	16x20	24x20	28x20	32x20
4'-2"	16x22	24x22	28x22	32x22
4'-6"	16x24	24x24	28x24	32x24
5'-2"	16x28	24x28	28x28	32x28
5'-5 1/4"	24-1	28-1	32-1	

### Casements R.O.

**C2-4040** 3'-5 1/4" x 3'-5 1/4"  
**C2-4840** 4'-0 1/2" x 3'-5 1/4"

### Half-Rounds R.O.

**24-1** 2'-6 1/4" x 1'-4 1/4"  
**28-1** 2'-10 1/4" x 1'-6 1/4"  
**32-1** 3'-2 1/4" x 1'-8 1/4"  
**24-2** 5'-0 1/16" x 2'-7 1/8"  
**28-2** 5'-8 1/16" x 2'-11 1/8"

- Stock sizes
- Also in stock w/ tempered Low-e glass
- Egress sizes
- Alternate grille configuration in stock
- Special order sizes
- In-Stock Mull / ○ Triple

All stock windows are warehoused in both Clear IG and Low-e glass, except the 32x24 mull (Low-e only).

### Specifications

- 3-1/2" wall thickness
- 7/8" glass thickness
- Equal glass sash layout
- True sloped sill
- Tested to ANSI/AAMA specifications for structural and thermal performance

### Thermal Performance

Glazing Type	U Value	SHGC	Visible Light Transmittance
Clear IG	0.48	0.62	0.65
Low-e IG*	0.35	0.32	0.56
Low-e/Argon IG*	0.31	0.32	0.56
Clear IG w/ Grille	0.48	0.55	0.58
Low-e IG w/ Grille*	0.35	0.29	0.50
Low-e/Argon IG w/ Grille*	0.31	0.29	0.50

\* Energy Star Compliant

© 2004 Riverside Millwork Corporation, Inc. CLA-030104 CSS

Applicant: Casco Bay Development, LLC

Date: 9/5/06

Address: 38<sup>th</sup> Belmont St. (to right of 82)

C-B-L: 298-A-032 (old)  
permit # 06-069

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R3

Interior or corner lot -

Proposed Use/Work - build new single family - fully dormered cape - w/ 1 car garage

Sewage Disposal - city

Lot Street Frontage - 50' min - 52' given

Front Yard - 25' min - 60' to street <sup>from front left corner</sup> (scaled)  
56' 58' from front step (scaled)

Rear Yard - 25' min - 25' from corner (scaled) - rear entry 11' x 4' - ok per section 14-425

Side Yard - 1 1/2 stories - 8' - garage - 8' 5' <sup>left back</sup> front right corner \* bulkhead 8' - ok  
2 stories - 14' - house - 14' <sup>left rear corner</sup> section 14-425

Projections - bulkhead 5x5, front entry 4x8, rear entry 3.5x4.75 <sup>\* two</sup>

Width of Lot - 65' min - 66' scaled

Height - 35' max - 22' scaled

Lot Area - 6,500 sq ft min - 6662 sq ft given

Lot Coverage Impervious Surface - 35% - 2331.7 sq ft

Area per Family - 6,500 sq ft

Off-street Parking - 2 spaces required - 1 car garage

Loading Bays - N/A

39' long 12' wide ok  
from 25' setback

Site Plan - minor / minor 2006-0167

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 6 - zone X

32 x 26 = 832

32 x 12 = 384

5 x 5 = 25

22 x 11 = 242

4 x 9 = 36

3.5 x 4.75 = 16.625

21135.634



# General Building Permit Application

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 TO THE RIGHT OF 28 BEEFORD STREET. I NAMED IT 28 BEEFORD STREET.</u>		
Total Square Footage of Proposed Structure <u>1,497</u>		Square Footage of Lot <u>6,665</u>
Tax Assessor's Chart, Block & Lot Chart# <u>298</u> Block# <u>A</u> Lot# <u>32-1</u>	Owner: <u>CASCO BAY DEVELOPMENT LLC</u>	Telephone: <u>775-5600</u> <u>\$144,000</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>MICHAEL ROGERS</u> <u>210 CASCO BAY DEVELOPMENT</u> <u>400 FOREST AVENUE</u> <u>PORTLAND, ME 04101</u>	Cost Of Work: \$ <u>1,296</u> Basic <u>30</u> Fee: \$ <u>SITE</u> <u>300</u> <u>PLAN</u> C of O Fee: \$ <u>75</u>
Current Specific use: <u>VACANT</u>		
If vacant, what was the previous use? <u>PART OF ADJACENT LOT</u>		
Proposed Specific use: <u>CONSTRUCT SINGLE FAMILY HOME</u>		
Project description: <u>1 1/2 STORY SINGLE FAMILY CAPE WITH ATTACHED</u> <u>ONE CAR GARAGE.</u> <u>Full dormer = 2 stories</u>		
Contractor's name, address & telephone: <u>PLEASE SEE ABOVE</u>		
Who should we contact when the permit is ready: <u>U</u>		
Mailing address: <u>U</u>		
1460 300 75 \$1535		

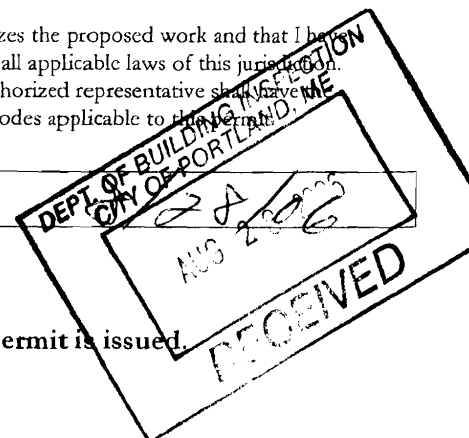
Please submit all of the information outlined in the Commercial Application Checklist.  
Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work 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 authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to the work.

Signature of applicant: [Signature]

Date: 28 AUG 2006



This is not a permit; you may not commence ANY work until the permit is issued.

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

2006-0167

Application I. D. Number

8/28/2006

Application Date

Single Family Home / split lot

Project Name/Description

**Casco Bay Development**

**Marge Schmuckal**

Applicant

440 Forest Ave, Portland, ME 04101

Applicant's Mailing Address

Michael Rogers

Consultant/Agent

Applicant Ph: (207) 775-5600 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

82 - 82 Belfort St, Portland, Maine

Address of Proposed Site

298-A032001 300 - C 1002

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) \_\_\_\_\_

6665

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 Pla \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$250.00 Date 8/28/2006

**Zoning Approval Status:**

Reviewer \_\_\_\_\_

☐ Approved ☐ Approved w/Conditions See Attached ☐ Denied

Approval Date \_\_\_\_\_ 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

☐ Performance Guarantee Accepted

date

amount

expiration date

☐ Inspection Fee Paid

date

amount

☐ Building Permit Issue

date

☐ Performance Guarantee Reduced

date

remaining balance

signature

☐ Temporary Certificate of Occupancy

date

☐ Conditions (See Attached)

expiration date

☐ Final Inspection

date

signature

☐ Certificate Of Occupancy

date

☐ Performance Guarantee Released

date

signature

☐ Defect Guarantee Submitted

submitted date

amount

expiration date

☐ Defect Guarantee Released

date

signature



**From:** Jay Reynolds  
**To:** Single Family Signoff  
**Date:** 9/13/2006 10:46:55 AM  
**Subject:** 82 Belfort Street

CBL 298A032,  
Approvals with conditions have been entered in urban insight for this application.

Jay Reynolds  
Development Review Coordinator  
City of Portland Planning Division  
(207) 874-8632  
[jayjr@portlandmaine.gov](mailto:jayjr@portlandmaine.gov)

---

**Casco Bay Development LLC**  
440 Forest Avenue, Portland, ME 04101  
775-5600, 775-5888 (FAX), 318-9984 (Cell)

August 28, 2006

Mr. Michael Nugent  
Building Code Department  
City of Portland  
389 Congress Street  
Portland, ME 04101

**RE: "88 Belfort Street" Building Permit Application**

Dear Michael:

Enclosed are the following relating to my single family building permit application for the lot to the right of house located at 82 Belfort Street, Portland, (Map: 298, Block: A, Lot: 32-1):

- Completed All Purpose Building Permit application
- Enclosed check of \$1,701, representing the cost of the permit as itemized below (excludes street opening expenses)

1. Site Plan Review	\$300
2. Basic Permit (First \$1,000 of construction)	30
3. Construction (Construction cost of \$144,000 = 144 X \$9.00)	1,296
4. Certificate of Occupancy	<u>75</u>
<i>Total of Enclosed Check</i>	<i>\$1,701</i>
- Pinkham & Greer Consulting Engineers, Inc. Site Plan (11"X17")
- Construction Plans (full size and reduced to 11"X17")
- Marge Schmuckal April 11, 2006, proposed lot division determination letter
- Rivco Classic Collection Window specifications
- Warranty Deed

To reduce confusion with the existing lot at 82 Belfort Street, I named the new lot as "88 Belfort Street". I realize Portland Public Works has the final say on the street number for this new lot.

>

## WARRANTY DEED

**Know All Men By These Presents That** We, Laura Newsom and Jeffrey Newsom  
of 82 Belfort Street, Portland,  
County of Cumberland and State of Maine,

for consideration paid, grant to Casco Bay Development, LLC

of 440 Forest Avenue, Portland,  
County of Cumberland and State of Maine


with **WARRANTY COVENANTS:**

A certain lot or parcel of land together with any buildings thereon situated in  
Portland County of Cumberland  
and State of Maine, more particularly described in Exhibit A attached hereto and  
incorporated herein by reference.

**In Witness Whereof,** we have hereunto set our hand(s) this 13th day of  
July, 2006.

Witness

  
Laura Newsom

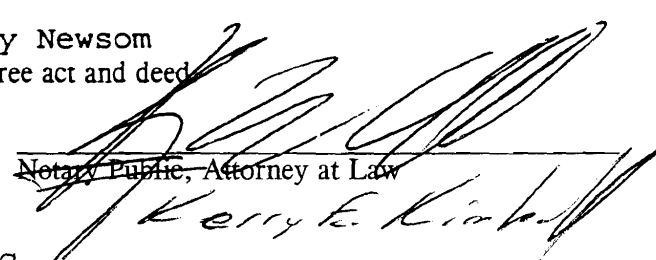
  
Jeffrey Newsom

State of Maine  
County of Cumberland

ss.

On this 13th day of July, 2006, personally appeared before me the  
above named

Laura Newsom and Jeffrey Newsom  
and acknowledged the foregoing to be his/her/their free act and deed.

  
Notary Public, Attorney at Law

Return to: Casco Bay Development, LLC

**Exhibit A - Legal Description**

A certain lot or parcel of land situated on the southeasterly sideline of Belfort Street, in the City of Portland, County of Cumberland, and State of Maine, being more particularly bounded and described as follows: Beginning at a #5 steel rebar w/survey cap #2124 to be set on the apparent southeasterly sideline of Belfort Street marking the northerly corner of the herein described parcel, the westerly corner of remaining land of the herein grantors as described in a deed from Linda J. Jordan, dated January 15, 2005 and recorded at the Cumberland County Registry of Deeds in Book 22235, page 222, and being S41 42'13"W along said sideline, a distance of sixty-eight and no hundredths (68.00') feet from a point marking the westerly corner of land described in a deed to Diane M. Durr, dated March 4, 2002 and recorded at said registry in Book 17405, page 227; Thence, S48 17'47"E along said remaining land of the herein grantors, a distance of forty-three and seventy-five hundredths (43.75') feet to a #5 steel rebar w/survey cap #2124 to be set; Thence, S90 00'00"E continuing along said remaining land of the herein grantors, a distance of twenty-one and four hundredths (21.04') feet to a #5 steel rebar w/survey cap #2124 to be set; Thence, S48 17'47"E continuing along said remaining land of the herein grantors, a distance of fifty-one and thirty-eight hundredths (51.38') feet to a #5 steel rebar w/survey cap #2124 to be set marking the easterly corner of the herein described parcel on the northwesterly line of land described in a deed to Cynthia J. Rague, dated September 30, 2004 and recorded at said registry in Book 21848, page 209; Thence, S39 53'23"W along said land of Rague and partially along land described in a deed to Linda Eberle, dated September 18, 2003 and recorded at said registry in Book 20232, page 225, a distance of sixty-six and three hundredths (66.03') feet to a #5 steel rebar w/survey cap #2124 to be set marking the southerly corner of the herein described parcel and the easterly corner of land described in a deed to Pamela Hansen-Franck, a/k/a Pamela Thora Larsen, dated June 28, 1996 and recorded at said registry in Book 12589, page 160; Thence, N48 17'47"W along said land of Hansen-Franck, a distance of one hundred twelve and ninety-three hundredths (112.93') feet to a #5 steel rebar w/survey cap #2124 to be set on said southeasterly sideline of Belfort Street marking the westerly corner of the herein described parcel and the northerly corner of said Hansen-Franck; Thence, N41 42'13"E along said southeasterly sideline of Belfort Street, a distance of fifty-two and no hundredths (52.00') feet to the point of beginning.

The herein described parcel contains 6,662 square feet, more or less. The bearings used in this description are based on the magnetic meridian of 2006.

The herein described parcel being "Parcel A" on a plan entitled "Plan Depicting The Results Of A Boundary Survey And Proposed Lot Division Made For Laura Newsom and Jeffrey Newsom, Southeasterly Sideline Of Belfort Street, Portland, Maine", dated March 17, 2006, revised April 12, 2006 by James D. Nadeau, LLC, Professional Land Surveyors, Portland, Maine.

Being a portion of the land described in a deed from Linda J. Jordan to Laura Newsom and Jeffrey Newsom, dated January 15, 2005 and recorded at the Cumberland County Registry of Deeds in Book 22235, page 222.

Reference is hereby made to a deed from Linda J. Jordan dated January 15, 2005 to Laura Newsom and Jeffrey Newsom and recorded in the Cumberland County Registry of Deeds in Book 22235, Page 222

Reviewed/Initialed

*Ln* *Jn*



# PORTLAND MAINE

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

*Lee Urban- Director of Planning and Development  
Marge Schmuckal, Zoning Administrator*

April 11, 2006

James D. Nadeau  
918 Brighton Avenue  
Portland, ME 04102

RE: 82-90 Belfort Street - 298-A-32 & 300-C-1, 2, 3 (the "Property") - R-3 Zone

Dear Jim,

I am in receipt of your request for a determination regarding the proposed lot division of the Property into two parcels.

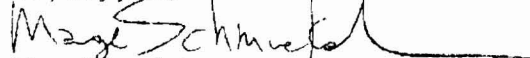
My determination is based upon a survey provided by James E. Nadeau, LLC, Professional Land Surveyors, with a plan date of 03/17/2006 and a job number of 205856B. This survey plan was updated with a fax received on 4/11/06 that revises the building window area.

The Property is located within the R-3 Zone. Both parcels "A" and "B" of the Property meet the current Land Use Zoning requirements for the R-3 Zone, including, but not limited to lot size, street frontage, lot width, and setbacks.

Please be aware that this determination letter is not permission to build on either lot. Separate permits are required for review and approval prior to the commencement of any new construction. Please also note that this determination is only for the division of the Property. This determination is not reviewing requirements for street improvements or any other sections of the Land Use Zoning Ordinance. Such evaluation and determination can only be accomplished at the time of a full building permit application.

If you have any questions regarding this determination, please do not hesitate to contact me at 874-8695.

Very truly yours,

  
Marge Schmuckal  
Zoning Administrator

Cc: file

Room 315 - 389 Congress Street - Portland, Maine 04101 (207) 874-8895 - FAX: (207) 874-8716 - TTY: (207) 874-3536

***Eastern Casing  
is Now Available.  
Call your RIVCO  
rep TODAY!***

# *The Classic* COLLECTION

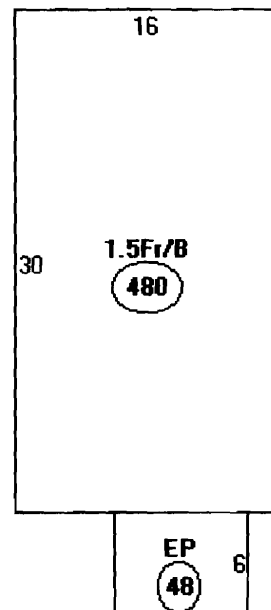
**The New Standard of  
Performance and Appearance for Vinyl Windows**



***Equal Lite Sashes • Block & Tackle Balances  
Side-Loaded Screens • Wood Look Eastern Casing  
Master Frame Mulls • Limited Lifetime Warranty***

*Another Quality Selection  
From*

# **RIVCO**



Descriptor/Area

A: 1.5Fr/B  
480 sqft

B: EP  
48 sqft





This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	298 A032001
Location	82 BELFORT ST
Land Use	SINGLE FAMILY
Owner Address	NEWSOM LAURA & JEFFREY NEWSOM JTS 82 BELFORT ST PORTLAND ME 04103
Book/Page	22235/222
Legal	298-A-32 300-C-1-2-3 BELFORT ST 82-90  13324 SF

Current Assessed Valuation

Land	Building	Total
\$68,300	\$70,000	\$138,300

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1920	Gambrel	1.5	840	0.306	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
2	1		5	None	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB	1	1920	10X20	D	A

Sales Information

Date	Type	Price	Book/Page
01/18/2005	LAND + BLDING	\$170,000	22235-222
09/11/2001	LAND + BLDING	\$139,250	16729-061
10/27/1999	LAND + BLDING		15129-280
12/28/1993	LAND + BLDING		11248-277

Picture and Sketch

<a href="#">Picture</a>	<a href="#">Sketch</a>	<a href="#">Tax Map</a>
-------------------------	------------------------	-------------------------

[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

**New Search!**

**Casco Bay Development LLC**  
440 Forest Avenue, Portland, ME 04101  
775-5600, 775-5888 (FAX), 318-9984 (Cell)

September 12, 2006

Ms. Anne Machado  
Building Code Department  
City of Portland  
389 Congress Street  
Portland, ME 04101

**RE: Revision to " 88 Belfort Street" Building Permit Application**

Dear Anne:

Enclosed are the revised Construction Plans (full size and 11"x17") for 88 Belfort Street, Portland, reflecting the following changes:

1. Reduced the width of the garage from 12' to 11'.
2. Changed the rear 6' atrium door from the kitchen to a 3' door.
3. Changed the rear kitchen entry doorsteps to a detached 4'6" landing and one step.

With these changes, please confirm that I meet the appropriate setbacks.

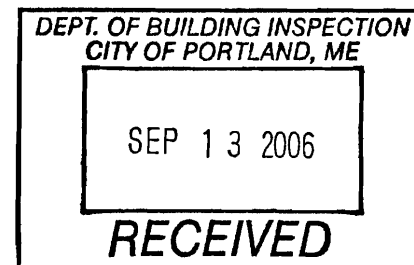
Please call should you have any questions. Thank you.

Very truly yours,



Michael C. Rogers

Enclosures



# ELECTRICAL PERMIT

## City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:  
The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of Portland Electrical Ordinance, National Electrical Code and the following specifications:

Date 9/10/01  
Permit # 1877  
CBL# 298 4032

LOCATION: 82 BelFort METER MAKE & # \_\_\_\_\_  
CMP ACCOUNT # \_\_\_\_\_ OWNER Linda Jordan  
TENANT \_\_\_\_\_ PHONE # 775-6148 Ext. 3221

TOTAL EACH FEE							
OUTLETS		Receptacles		Switches		Smoke Detector	.20
FIXTURES		Incandescent		Fluorescent		Strips	.20
SERVICES	1	Overhead		Underground		TTL AMPS <800	15.00
		Overhead		Underground		>800	25.00
Temporary Service		Overhead		Underground		TTL AMPS	25.00
							25.00
METERS	1	(number of)					1.00
MOTORS		(number of)					2.00
RESID/COM		Electric units					1.00
HEATING		oil/gas units		Interior		Exterior	5.00
APPLIANCES		Ranges		Cook Tops		Wall Ovens	2.00
		Insta-Hot		Water heaters		Fans	2.00
		Dryers		Disposals		Dishwasher	2.00
		Compactors		Spa		Washing Machine	2.00
		Others (denote)					2.00
MISC. (number of)		Air Cond/win					3.00
		Air Cond/cent				Pools	10.00
		HVAC		EMS		Thermostat	5.00
		Signs					10.00
		Alarms/res					5.00
		Alarms/com					15.00
		Heavy Duty(CRKT)					2.00
		Circus/Carnv					25.00
		Alterations					5.00
		Fire Repairs					15.00
		E Lights					1.00
		E Generators					20.00
PANELS	1	Service		Remote	1	Main	4.00
TRANSFORMER		0-25 Kva					5.00
		25-200 Kva					8.00
		Over 200 Kva					10.00
TOTAL AMOUNT DUE							
MINIMUM FEE/COMMERCIAL 45.00							
MINIMUM FEE 35.00							3500

INSPECTION: Will be ready 9/12 or will call \_\_\_\_\_

CONTRACTORS NAME FASOLO ELECTRIC MASTER LIC. # MS60016497  
ADDRESS 110 Racine Ave Portland LIMITED LIC. # \_\_\_\_\_  
TELEPHONE 878-5200

SIGNATURE OF CONTRACTOR

*Brian J. Fasolo*

EX. SMH  
RIM EL. = 99.9'  
INV. EL. = 91.7'

APPROX. EX.  
GAS LINE

APPROX. EX.  
WATER LINE

N/F  
DIANE M. DURR  
BOOK 17405, PAGE 227

EX. CHAINLINK FENCE

N/F  
LAURA & JEFFREY NEWSOM

EX. 1 3/4  
STORY

EX. PAVED  
DRIVEWAY

EX. GARAGE

EX FLOWER  
GARDEN

BULKHEAD

LOT 2  
6662 SQ. FT.  
.15 ACRES

LOT 1  
6662 SF  
.15 AC.

BELFORT STREET

2 STREET TREES  
RED OAK  
(quercus rebrum)  
2" CAL. (TYP)

APPROX. EX.  
SEWER LINE

OWNER/BUILDER:  
CASCO BAY DEVELOPMENT, LLC

ENGINEER: PINKHAM & GREER  
CONSULTING ENGINEERS  
FALMOUTH, MAINE

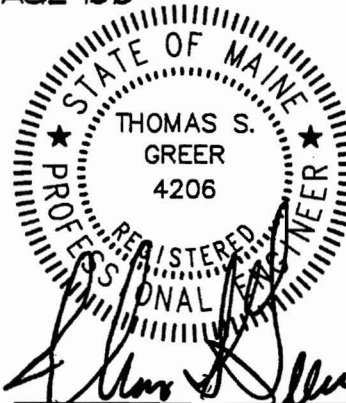
TOPOGRAPHY & BOUNDARY:  
JAMES D. NADEAU, LLC  
PROFESSIONAL LAND SURVEYORS  
PORTLAND, MAINE 04102

NOTES:

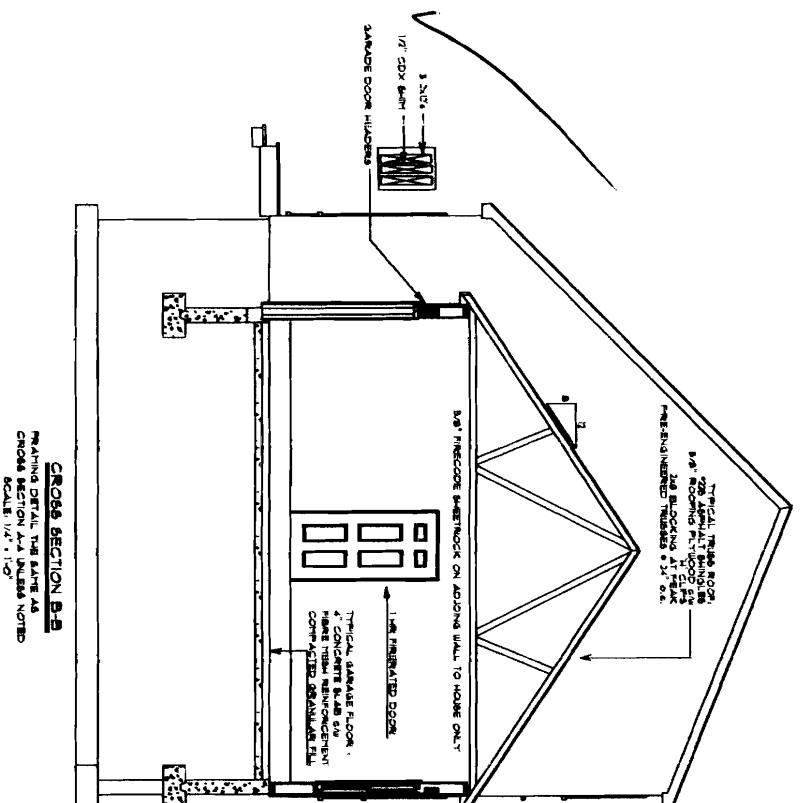
1. FOUNDATIONS TO BE LAID OUT BY A PROFESSIONAL SURVEYOR
2. EROSION CONTROL REQUIRED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2003.
3. TEST PIT REQUIRED TO DETERMINE DEPTH OF EX. SEWER IN BELFORT STREET. MAINTAIN POSITIVE SLOPE TO EXISTING SEWER, MINIMUM SLOPE = 1% FOR BOTH SEWER AND FOUNDATION DRAIN. A SUMP PUMP MAY BE REQUIRED FOR THE FOUNDATION DRAIN.

IF EX. TREE CAN REMAIN THEN  
RELOCATE SEWER & FDN DRAIN  
AS REQ'D. MAINTAIN 10' MIN.  
SEPARATION FROM WATER LINE

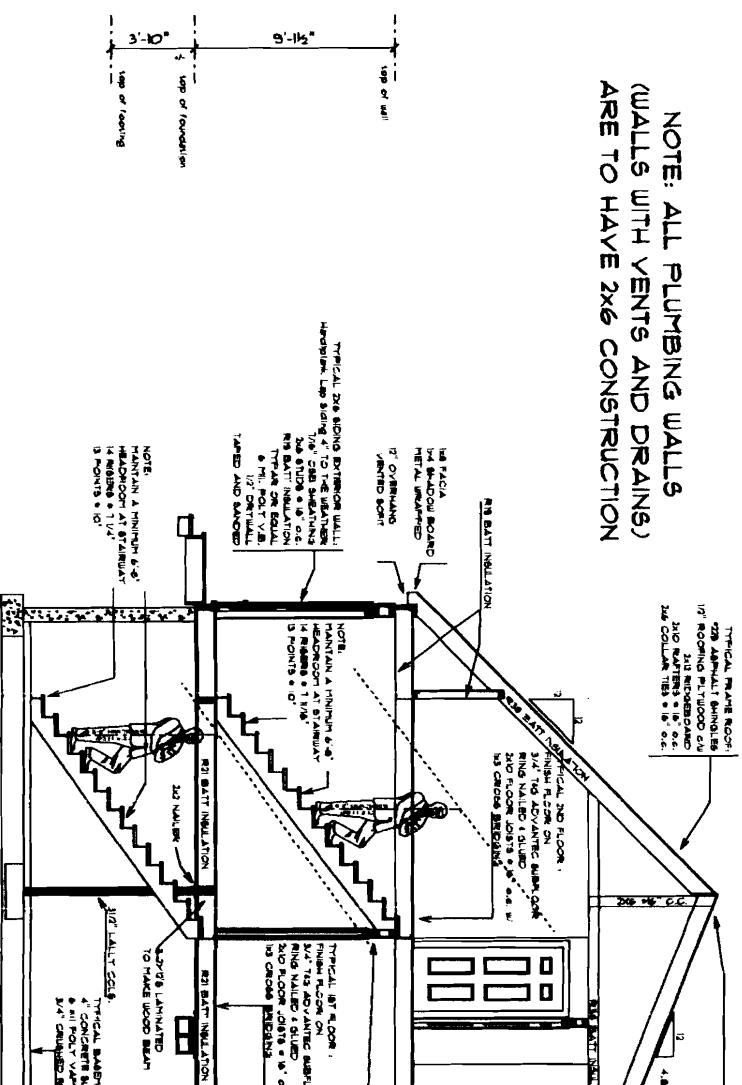
PAMELA  
HANSEN-FRANCK  
BOOK 12589,  
PAGE 160



9/12/06

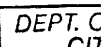


NOTE: ALL PLUMBING WALLS  
(WALLS WITH VENTS AND DRAINS)  
ARE TO HAVE 2x6 CONSTRUCTION

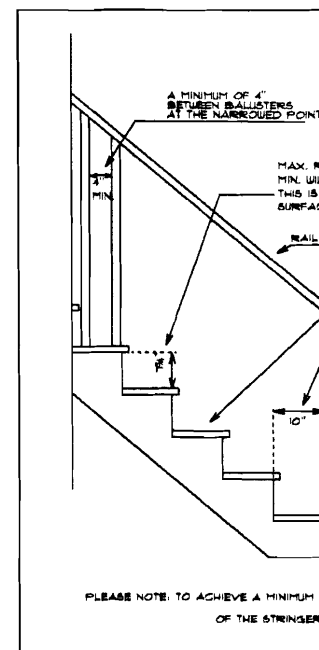


**HEATING SYSTEM:  
FORCED HOT WATER  
WITH POWER VENT,  
POSITIONING BY  
PLUMBING CONTRACTOR**

NOTE: ALL WINDOWS  
U-FACTOR = .31



FASTENING SCHEDULE (SEE TABLE 2304.9.1 M.E.S. RESIDENTIAL CONSTRUCTION CODE FOR COMPLETE FASTENING SCHEDULE)



FATHERS SPACED 4 INCHES OC AT EDGES, 8 INCHES AT INTERMEDIATE WALL SHEATHING AND 3 INCHES OC AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS FOR ROOF SHEATHING. FATHERS SPACED 4 INCHES OC AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS FOR SUBFLOOR AND FOR ROOF SHEATHING APPLICATIONS. FATHERS SPACED 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS.			P O N L K J
STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF 7/16 INCH. 36 NAILS ARE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS. CASING OR FINISH NAILS SPACED 8 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS. CASING OR FINISH NAILS SPACED 8 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS. 18 INCHES (2) 8 INCHES IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED. 1/2 INCH SHEATHING AND 1-1/2 INCH LENGTH FOR 2002 INCH SHEATHING. PANEL SUPPORTS AT CORROSION-RESISTANT STAPLES WITH NOMINAL 7/16 INCH CROWN AND 1-1/8 INCH LENGTH FOR			SPANE A NAILS SP
NOTE: LETTER			
SEE NOTE F	6d	PANEL SIDING (TO FRAMING) 1/2" OR LESS	COMMON NAIL - REF T
SEE NOTE F	6d	PANEL SIDING (TO FRAMING) 1/2" OR LESS TO FRAMING	
SEE NOTE C	6d	SUBFLOOR-UNDERLAYMENT SINGLE FLOOR (COMBINATION 3/4" OR LESS	COMMON NAIL - REF T
SEE NOTE F SEE NOTE N 6d, SEE NOTE D, 6d, SEE NOTE C	2" x 18 GAGE 2-3/8" x 11 1/2" NAIL 3-1/8" COMMON	8 PARTICLE BOARD WOOD STRUCTURAL PANELS 18 3/4" x 34"	
SEE NOTE F SEE NOTE N SEE NOTE C, J	1 1/2" x 18 GAGE 2-3/8" x 11 1/2" NAIL 3-1/8" COMMON	8 PARTICLE BOARD WOOD STRUCTURAL PANELS 1/2" OR LESS	
FACE NAIL	4-3" x 14 GAGE STAPLE 2-3/8" x 13 1/2" NAIL 3-1/8" COMMON	LEADER STRIP	
FACE NAIL	4-3" x 14 GAGE STAPLE 2-3/8" x 13 1/2" NAIL 3-1/8" COMMON	JOIST TO BAND JOIST	
FACE NAIL	4-3" x 14 GAGE STAPLE 2-3/8" x 13 1/2" NAIL 3-1/8" COMMON	2-3/8" RIDGE BEAM ROOF RAFTER TO	
TOENAIL	4-3" x 14 GAGE STAPLE 2-3/8" x 13 1/2" NAIL 3-1/8" COMMON	2-3/8" RIDGE BEAM ROOF RAFTER TO	
FACE NAIL	4-3" x 14 GAGE STAPLE 2-3/8" x 13 1/2" NAIL 3-1/8" COMMON	JACK RAFTERS TO HIP	
TOE NAIL	4-3" x 14 GAGE STAPLE 2-3/8" x 13 1/2" NAIL 3-1/8" COMMON	JACK RAFTERS TO HIP	
FACE NAIL	4-3" x 14 GAGE STAPLE 2-3/8" x 13 1/2" NAIL 3-1/8" COMMON	COLLAR TIE TO RAFTER	
AT EACH BRIDGE FACE NAIL AT ENDS	4-3" x 14 GAGE STAPLE 2-3/8" x 13 1/2" NAIL 3-1/8" COMMON	BUILT-UP ORDER & BEAMS	
STAGGERED ON OPPOSITE SIDES FACE NAIL AT TOP & BOTTOM	4" x 14 GAGE STAPLE @ 24" OC 2-3/8" x 13 1/2" NAIL @ 24" OC 20d COMMON 32" OC	BUILT-UP ORDER & BEAMS	
18" OC 18" OC 18" OC 24" OC	18" OC 18" OC 18" OC 24" OC	BUILT-UP CORNER STUDS	
FACE NAIL	4-3" x 14 GAGE STAPLE 2-3/8" x 13 1/2" NAIL 3-1/8" COMMON	EACH STUD & PLATE 1" DIAGONAL BRACE TO	
TOENAIL	4-3" x 14 GAGE STAPLE 2-3/8" x 13 1/2" NAIL 3-1/8" COMMON	SEE SECT. 2306.10.1, TABLE 2306.10.1 RAFTER TO PLATE	
NOTES	LOCATION	FASTENING	CONNECTION
			NOTES

FASTENING SCHEDULE (SEE TABLE 2304.9.1 ME.S. RESIDENTIAL CONSTRUCTION CODE FOR COM



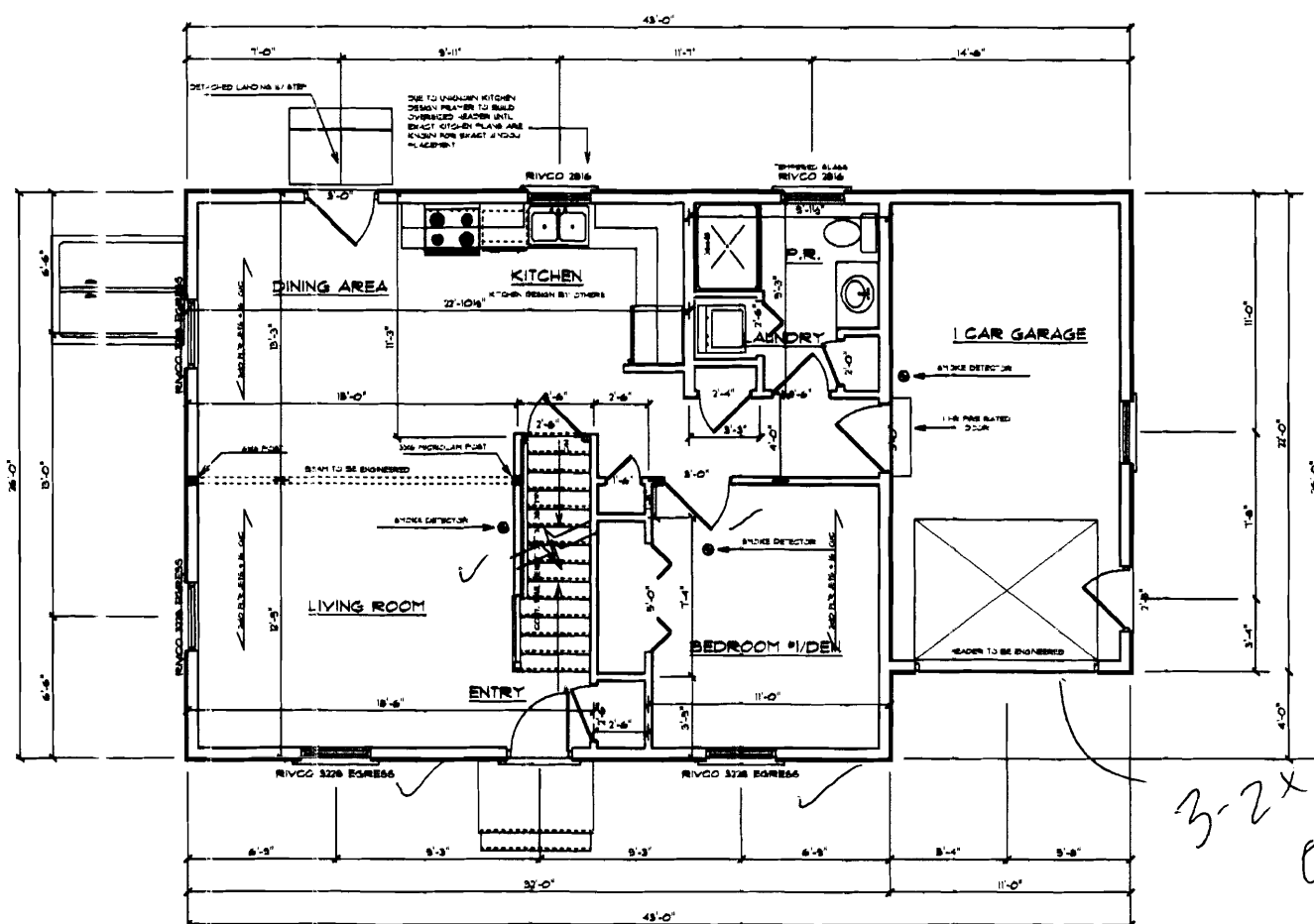
1. ALL FINISH WALL & FOOTING HEIGHTS SHALL BE DETERMINED IN THE FIELD WITH CONTRACTOR.
2. BASEMENT WINDOW LOCATIONS & ROUGH OPENINGS SHALL BE CHECKED & VERIFIED IN FIELD WITH CONTRACTOR. OTHERWISE CONTRACTOR SHALL BE RESPONSIBLE TO GET CORRECTIONS.
3. ALL ANCHOR BOLT SHALL BE 1/2"X10' HOOKED OR EQUIVALENT, 4"X4" MAX. OC, 12" MIN. FROM ALL CORNERS.
4. ALL LALLY COLUMNS & REINFORCING SHALL BE CHECKED & ENGINEERED BY CONTRACTOR BEFORE FORMS HAVE BEEN SET.
5. ALL DAYLIGHT BASEMENT CONSIDERATIONS TO BE DETERMINED IN FIELD BY CONTRACTOR IF APPLICABLE.
6. ALL CONSIDERATIONS FOR UTILITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
7. CONTRACTOR SHALL CHECK ALL DIMENSIONS WITH FLOOR PLAN OR ANY ADDITIONAL DIMENSIONS. (E.G. BULKHEAD ETC.) PRODUCT DIMENSIONS OR SPEC. ALSO MUST CHECK ALL STRUCTURAL FRAMING FOR LOAD BEARING & FOUNDATION BEFORE FORMS ARE SET.
8. CONTRACTOR SHALL ADJUST WALL AND FOOTINGS SIZES TO SOLE BEARING CAPACITIES ARE REQ'D.
9. DO NOT BACKFILL MORE THAN 3'-0" BEFORE SET FUR. FRAMING. JOINT & SUPPLY IS COMPLETE.
10. DRAIN TILE SHALL BE PLACED ON INTERIOR & EXTERIOR OF FOUNDATION.
11. SEE BUILDING SECTIONS FOR ADDITIONAL REINFORCING REQUIREMENTS.



HEATING SYSTEM  
FORCED HOT WATER  
WITH POWER VENT  
POSITIONING BY  
PLUMBING CONTRACTOR







NOTE: ALL WINDOWS  
U-FACTOR = .31

MAIN FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
832 SF

NOTE: ALL PLUMBING WALLS  
(WALLS WITH VENTS AND DRAINS)  
ARE TO HAVE 2x6 CONSTRUCTION

