



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 35 Garsoe Dr. CBL: 386-AA-004

Issued to Hildreth & White

Date of Issue 5/7/2001

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. 001413, 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

Single Family

Limiting Conditions:

Temporary until June 15, 2001  
Due to Site Requirements.

Use Group R-3  
Type 5B  
Boca '99

This certificate supersedes  
certificate issued

Approved:

5-8-01

(Date)

*A.K. White*  
Inspector

*[Signature]*  
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.

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

Location of Construction: <b>35 Garsoe Drive/ lot 4 Auburn Pines</b>		Owner: <b>Hidreth &amp; White</b>		Phone: <b>772-0657</b>		Permit No: <b>001413</b>			
Owner Address:		Lessee/Buyer's Name:		Phone:				BusinessName:	
Contractor Name: <b>Hildreth &amp; White</b>		Address:		Phone:		Permit Issued:  <b>)</b>			
Past Use:  <b>Vacant</b>		Proposed Use:  <b>Single family</b>		COST OF WORK: <del>\$10x</del> <b>\$130,000.00</b>				PERMIT FEE: <b>\$ 804.00</b>	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied				INSPECTION: Use Group <b>A-3</b> Type: <b>SB</b> <b>BOCA 99</b> Signature: <i>Jeffrey</i>	
Proposed Project Description: <b>New Single Family</b>		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature: _____ Date: _____		Zone: <b>R-2</b> CBL: <b>386A-A-004</b>			
Permit Taken By: <b>Gayle</b>		Date Applied For: <b>December 11, 2000</b>		<b>GG</b>		Zoning Approval: <b>Special Zone or Reviews:</b> <input type="checkbox"/> Shoreland <b>N/A</b> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <b>panel 2 - zone X</b> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan major <input type="checkbox"/> minor <input type="checkbox"/> imm <b>2000024</b>			

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..

Minor Minor Fee: \$300.00  
 Builing Fee: \$804.00  
**Total \$1,104.00**

**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

December 11, 2000

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**

**PERMIT ISSUED WITH REQUIREMENTS**

**Historic Preservation**  
 Not in District or Landmark  
 Does Not Require Review  
 Requires Review

**Action:**  
 Approved  
 Approved with Conditions  
 Denied

Date: \_\_\_\_\_ *[Signature]*

**PERMIT ISSUED WITH REQUIREMENTS**  
**CEO DISTRICT**

COMMENTS

1/12/01 Recon w/ Dan White on phone. All  
 1/18/01 Set backs OK A Rowe

1/24/01 Back fill OK. ar.

3/20/01 Close in - No access to Basement, Nosing at 2<sup>nd</sup> Floor Landing is 3/4", garage still needs Fire Rating, No exterior deck, need spec detail on I-joists Loadspan and Simpson hanger ~~at~~ where I-joists run perpendicular to another I-joist at 1<sup>st</sup> Floor hall ceiling. JB. 3/21/01 called Dan White to discuss above issues JB

3/21/01 Dan & Tim from H+W called, we discussed issues - Also will send Truss specs, ~~to~~ to show what structural members were as built. JB

5/7/01 See submitted structural specifications. JB

5-7-01: Temporary C of O w/ Conditions for Site Work to be done by 6-15-01  
 Final Inspection of Interior = all passed (16)

12/4/01 Memo (E-Mail) to Gary Reynolds, Re: Permanent C of O

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

BUILDING PERMIT REPORT

DATE: 12 Dec. 2000 ADDRESS: 207<sup>th</sup> Auburn Pines Garsoe Dr. CBL: 386A-A-004

REASON FOR PERMIT: To Construct a Single Family dwelling

BUILDING OWNER: Hildreth & White

PERMIT APPLICANT: \_\_\_\_\_ CONTRACTOR Hildreth & White

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: \$130,000.00 PERMIT FEES: \$8,460

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)  
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: \*1, \*2, \*3, \*4, \*5, \*6, \*8, \*9, \*11, \*13, \*15, \*19, \*27, \*28, \*29, \*31, \*32, \*33, \*34, \*35

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0 masonry 2111.3
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42". In occupancies in Use Group A, B, H-4, I-1, I-2, M, R, 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". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

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

20000221  
I. D. Number

Hildreth & White  
Applicant  
PO Box 8433, Portland, ME 04101  
Applicant's Mailing Address  
Hildreth & white  
Consultant/Agent  
772-0657  
Applicant or Agent Daytime Telephone, Fax

12/11/2000  
Application Date  
Garsoe Dr (lot#4)  
Project Name/Description  
Garsoe Dr, Auburn Pines, Portland, Maine  
Address of Proposed Site  
386A A004  
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) single fam. W/ garage & deck  
2,028 Proposed Building square Feet or # of Units 15,531 Acreage of Site R-2 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 \$300.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date: 12/11/2000

**Inspections Approval Status:**

Reviewer Marge Schmuckal

Approved  Approved w/Conditions see attached  Denied  
Approval Date 12/13/2000 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		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date

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

20000221  
I. D. Number

Hildreth & White  
Applicant  
PO Box 8433, Portland, ME 04101  
Applicant's Mailing Address  
Hildreth & white  
Consultant/Agent  
772-0657  
Applicant or Agent Daytime Telephone, Fax

12/11/2000  
Application Date  
Garsoe Dr (lot#4)  
Project Name/Description  
Garsoe Dr, Auburn Pines, Portland, Maine  
Address of Proposed Site  
386A A004  
Assessor's Reference: Chart-Block-Lot

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**DRC Conditions of Approval**

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**Planning Conditions of Approval**

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**Inspections Conditions of Approval**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. Separate permits shall be required for future decks, sheds, pools, and/or garage.

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**Fire Conditions of Approval**

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

**20000221**

I. D. Number

**Hildreth & White**  
Applicant  
**PO Box 8433, Portland, ME 04101**  
Applicant's Mailing Address  
**Hildreth & white**  
Consultant/Agent  
**772-0657**  
Applicant or Agent Daytime Telephone, Fax

**12/11/00**  
Application Date  
**Lot 4 Auburn Pines / Garsoe Dr**  
Project Name/Description

**Garsoe Dr, Portland, Maine**  
Address of Proposed Site  
**386A A004**  
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) **New Single Family**  
**2,028** **15,631**  
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 **\$300.00** Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date: **12/11/00**

**Inspections 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

<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		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

Garsoe Dr

**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 4 Auburn Pines / Garsoe Drive</u>	
Total Square Footage of Proposed Structure: <u>2028</u>	Square Footage of Lot: <u>15531</u>
Tax Assessor's Chart, Block & Lot Number Chart# <u>386A</u> Block# <u>A</u> Lot# <u>A</u>	Owner: <u>Hildreth &amp; White</u>
Telephone#: <u>772-0657</u>	
Lessee/Buyer's Name (If Applicable): <u>N/A</u>	Owner's/Purchaser/Lessee Address: <u>Portland ME 04104</u>
	Cost Of Work: <u>\$130,000</u> Fee: <u>\$804.00</u>
Proposed Project Description:(Please be as specific as possible) <u>CONSTRUCT NEW HOUSE</u>	
Contractor's Name, Address & Telephone: <u>Hildreth &amp; White</u>	Rec'd By: <u>[Signature]</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 Call Dan White 671 7591
- 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>[Signature]</u>	Date: <u>12/8/00</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.

30.00

6.00



WARRANTY DEED

LHE  
2-11

KNOW ALL MEN BY THESE PRESENTS, THAT NEPTUNE PROPERTIES, LLC, a Maine Limited Liability Company, of 120 Exchange St., Portland, Maine 04101, in consideration of One Dollar (\$1.00) and other good and valuable considerations paid by Hildreth & White, Inc. (a Maine corporation), whose mailing address is 41 Bates St, Portland, Maine 04103, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Hildreth & White, Inc. (a Maine corporation), its successors and assigns, certain property situated in the City of Portland, County of Cumberland and State of Maine, described as follows:

Lots No. 4, & 29 as depicted on the Auburn Pine Subdivision Plan recorded in the Cumberland County Registry of Deeds in Plan Book 199, Page 393.

The property described herein is conveyed subject to the general notes and Conditions set forth on said plan together with the Declaration of Restrictions and Covenants for Auburn Pines as set forth in an instrument dated August 16, 1999 and recorded in the Cumberland County Registry of Deeds in Book 14981, Page 172. Also conveying an easement for access and installation and maintenance of utilities over and within the streets and ways shown on said Plan.

Being a portion of the premises conveyed to the Grantor herein by Deed of Provost, Inc., dated June 9, 1999, and recorded in the Cumberland County Registry of Deeds, Book 14817, Page 100.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said Hildreth & White, Inc. (a Maine corporation), its successors and assigns, to its and their use and behoof forever.

AND I do covenant with the said Grantees, its successors and assigns, that NEPTUNE PROPERTIES, LLC, is lawfully seized in fee of the premises, that it is free of all encumbrances and that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that NEPTUNE PROPERTIES, LLC, shall and will WARRANT and DEFEND the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, NEPTUNE PROPERTIES, LLC, has hereunto set its hand and seal, by Michael Scarks, its President duly authorized, this 1st day of the month of December, 1999.

Signed, Sealed and Delivered  
In presence of

NEPTUNE PROPERTIES, LLC

Linda Corey

Michael Scarks  
Michael Scarks, President

MAINE REAL ESTATE TAX PAID

STATE OF MAINE  
CUMBERLAND, SS.

December 1, 1999

Then personally appeared the above-named Michael Scarfs, President of Neptune Properties, LLC, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of Neptune Properties, LLC.

Before me,

*Patricia A. Conant*

Notary Public / ~~Attorney at Law~~

PATRICIA A. CONANT  
Notary Public, Maine  
Commission Expires April 9, 2005

SEAL

RECEIVED  
RECORDED REGISTRY OF DEEDS  
1999 DEC -2 PM 3: 06  
CUMBERLAND COUNTY  
*John B O'Brien*

Applicant: Hildreth White

Date: 12/13/00

Address: 35 Garsoe Drive (lot #4) Auburn Pines C-B-L: 386A-A-004

CHECK-LIST AGAINST ZONING ORDINANCE

Date - NEW

Zone Location - R-2

Interior or corner lot -

Proposed Use/Work - construct new single family with attached garage

Sevage Disposal - City

24' x 40' 24' x 24'  
And rear deck 12' x 14'

Lot Street Frontage - 50' req - 100' scaled

Front Yard - 25' req - 38' shown

Rear Yard - 25' req - 42' shown

Side Yard - 14' req - 31.6' & 32' shown

Projections - rear 12 x 14 deck - rear chimney

Width of Lot - 80' req - 110' scaled

Height - 35' MAX - 2 story - 23.5' scaled

Lot Area - 10,000 sq ft - 15,531 sq ft

Lot Coverage/ Impervious Surface - 20% MAX OR 3,106.2 sq ft

Area per Family - 10,000 sq ft

Off-street Parking - 2 req - 2 shown

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 2 - Zone X

24 x 40 = 960 sq ft  
24 x 24 = 576 sq ft  
12 x 14 = 168 sq ft  
1704 sq ft

CITY OF PORTLAND, ME  
BOCA 1999 Plan Review Record  
One and Two Family Dwelling

Valuation: \$130,000.00 Plan Review # 18-57/2K  
 Fee: \$804.00 Date: 12/Dec./2000  
 Building Location: Garsoe Dr. Lot #4 Auburn Pines CBL: 386A-A-004  
 Building Description: Single Family dwelling/garage  
 Reviewed By: S. Hoffses

Use or Occupancy: R-3 Type of Construction: S-B  
 \*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 shall be completed before a Certificate of occupancy can or will be issued.	111.0 118.0
2.	All lot lines shall be clearly marked before calling for a foundation inspection.	111.0
3.	Foundation drains shall comply with section 1813.0	1813.0
4.	Foundation anchors shall comply with section 2305.17	2305.17
5.	Waterproofing and dampproofing shall comply with section 1813.0	1813.0
6.	Chimneys & Fireplaces shall comply with <del>NEPA</del> NFPA 211 Ch. 4 - Ch 8 -	NFPA 211
8.	Guardrails & Handrails shall comply with sections 1022.0 & 1021.0	1022.0 1021.0
9.	STAIR Construction shall comply with section 1014.0	1014.0
10.	Sleeproom egress or rescue shall comply with section 1010.4	1010.4
11.	Smoke detectors shall comply with section 920.3.2	920.3.2
12.	Ventilation of attic and crawl spaces shall comply with sections 1210.0 - 1211.0	1210.0 1211.0

REV: PSH 4-7-00



**Foundations (Chapter 18)**

**Wood Foundation (1808)**

- ~~181~~ Design
- ~~182~~ 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**

- ~~X~~ 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)
- ~~X~~ Anchorage bolting in concrete (2305.17)
- ~~SA~~ Columns (1912)
- ~~SA~~ Crawl space (1210.2) Ventilation
- ~~SA~~ Crawl opening size (1210.2.1)
- ~~SA~~ Access to crawl and attic space ( 1211.0 )

**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
- ~~X~~ Girder 4" bearing 2305.6.1

**Floors (contd.)**

- ~~X~~ Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3") 2305.2
- ~~SR~~ Bridging (2305.16)
- ~~SI~~ Boring and notching (2305.5.1)
- ~~SI~~ Cutting and notching (2305.3)
- ~~SR~~ Fastening table (2305.2)
- ~~?~~ 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
- ~~X~~ Non load bearing walls (2305.5)
- ~~SR~~ Notching and boring (2305.5.1)
- ~~X~~ Wind bracing (2305.7)
- ~~X~~ 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)
- ~~MM~~ Metal construction
- ~~SR~~ Masonry construction (Chapter 21)
- ~~X~~ Exterior wall covering (Chapter 14)
- ~~X~~ Performance requirements (1403)
- ~~X~~ Materials (1404)
- ~~SR~~ Veneers (1405)
- ~~X~~ Interior finishes (Chapter 8)

**Roof-Ceiling Construction (Chapter 23)**

- ~~A~~ 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)
- ~~SL~~ Performance requirement (1505)
- ~~X~~ Fire classification (1506)
- ~~X~~ Material and installation requirements (1507)
- ~~NA~~ Roof structures (1510.0)
- ~~SL~~ Type of covering (1507)

**Chimneys and Fireplaces  
BOCA Mechanical/1993**

- ~~SL~~ Masonry (1206.0)
- ~~NA~~ Factory - built (1205.0)
- ~~SL~~ Masonry fireplaces (1404)
- ~~NA~~ Factory - built fireplace (1403)
- ~~SL~~ NFPA 211

**Mechanical  
1993 BOCA Mechanical Code**

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

*Public Water*  
*Public Sewer*  
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>42 PSF</u>	<u>X</u>
Seismic Zone	<u>S</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)**

- X Labeling (2402.1)
- mm Louvered window or jalousies (2402.5)
- MA Human impact loads (2405.0)
- SA Specific hazardous locations (2405.2)
- SA Sloped glazing and skylights (2404)

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

**Private Garages (Chapter 4)**

- SA General (407)
- SA Beneath rooms (407.3)
- SA Attached to rooms (407.4)
- SA Door sills (407.5)
- SA Means of egress (407.8)
- SA Floor surface (407.9)

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

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
- ~~NA~~ Ramp slope (1016.0)
- ~~SR~~ Stairways (1014.3) 36" W
- ~~I~~ Treads (1014.6) 10" min.
- ~~I~~ Riser (1014.6) 7 3/4" max.
- ~~I~~ Solid riser (1014.6.1)
- ~~NA~~ Winders (1014.6.3)
- ~~NA~~ 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

~~NA~~

Electrical  
NFPA # 70

RECEIVED DEC 15 2000

CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
D.R.C. Copy

20000221

I. D. Number

Hildreth & White

Applicant

PO Box 8433, Portland, ME 04101

Applicant's Mailing Address

Hildreth & white

Consultant/Agent

772-0657

Applicant or Agent Daytime Telephone, Fax

12/11/00

Application Date

Garsoe Dr (lot#4)

Project Name/Description

35 - 35 Garsoe Dr, Auburn Pines, Portland, Maine

Address of Proposed Site

386A A004

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) single fam. W/ garage & deck

2,028

Proposed Building square Feet or # of Units

15,531

Acreage of Site

R-2

Zoning

**Check Review Required:**

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

Fees Paid: Site Plan \$300.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date: 12/11/00

**DRC Approval Status:**

Reviewer Chris Earle/Steve Bushey

- Approved
- Approved w/Conditions see attached
- Denied

Approval Date 12/13/00 Approval Expiration 12/13/01 Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance Chris Earle/Steve Bushey signature 12/13/00 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		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

INSPECTIONS

**CITY OF PORTLAND, MAINE  
PUBLIC NOTICE**

To All Building Permit Applicants and/or Contractors:

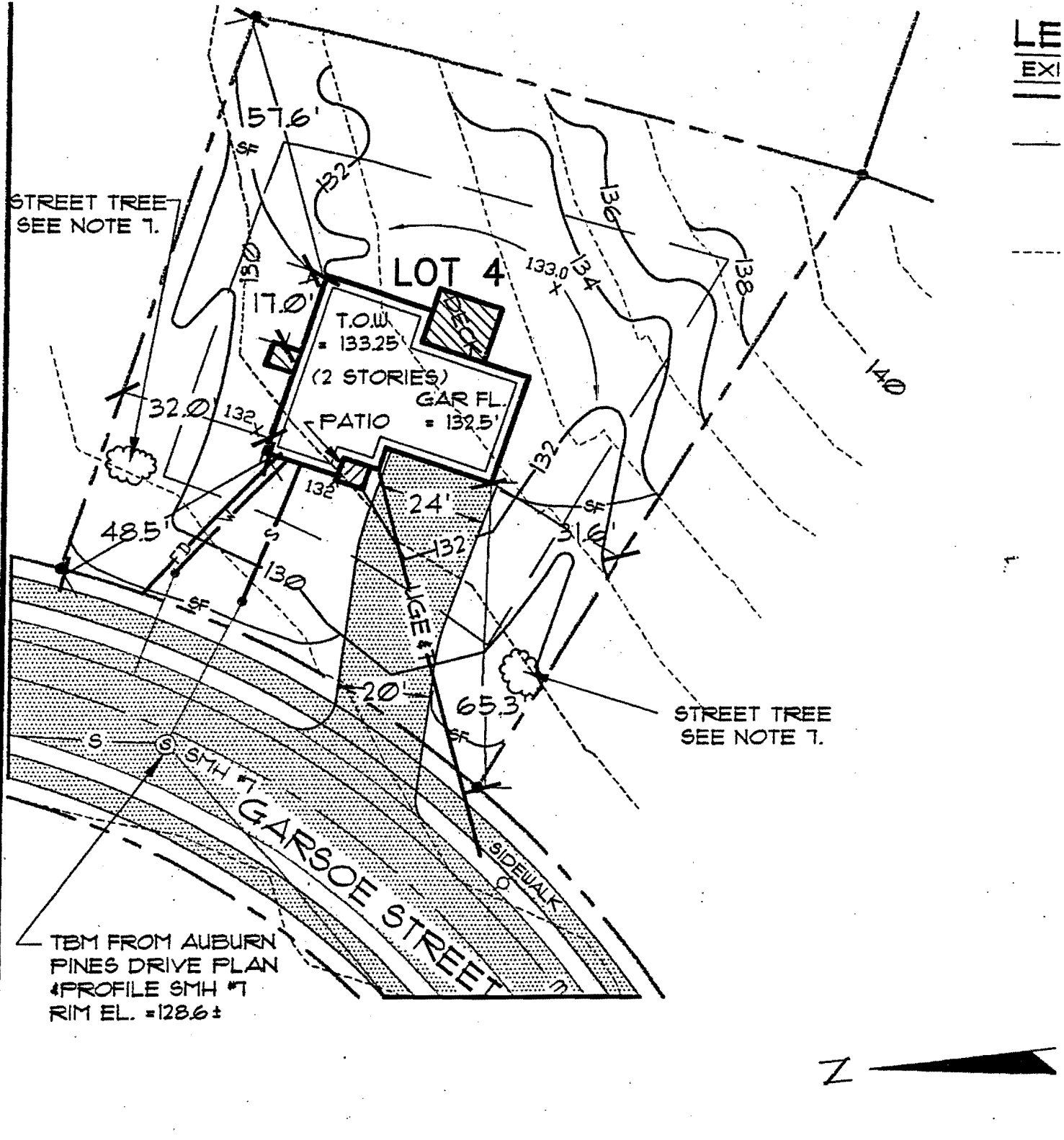
Effective immediately all temporary erosion control measures as shown on submitted site plans or as made part of a conditional approval of a site plan shall be installed, maintained, and inspected for proper functioning. Erosion control measures include but are not limited to silt fencing hay bales, 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.



STREET TREE  
SEE NOTE 1.

STREET TREE  
SEE NOTE 1.

TBM FROM AUBURN  
PINES DRIVE PLAN  
PROFILE SMH #7  
RIM EL. = 128.6±



# Sebago Technics

*Engineering & Planning for the Future*

One Chabot Street  
Westbrook, Me 04098-1339  
Tel (207) 856-0277

## PLOT PLAN

OF:  
**LOT 4 AUBURN PINES S**  
GARSOE STREET  
PORTLAND, ME

FOR:  
**HILDRETH & WHITE**  
P.O. BOX 8433  
PORTLAND, ME 04104

# HILDRETH & WHITE

A FULL SERVICE HOMEBUILDER

P.O. BOX 8433  
PORTLAND, MAINE 04104  
(207) 772-0657

MAY 7, 2001

35 GARSOE /  
Lot 4 AUGURN Pines

Dear ~~Janie~~ Janie -

Here is info you requested

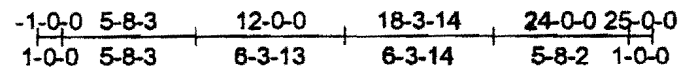
Any questions please call

me @ 671-7591.

Sincerely,



Dan White



Scale = 1:100.0

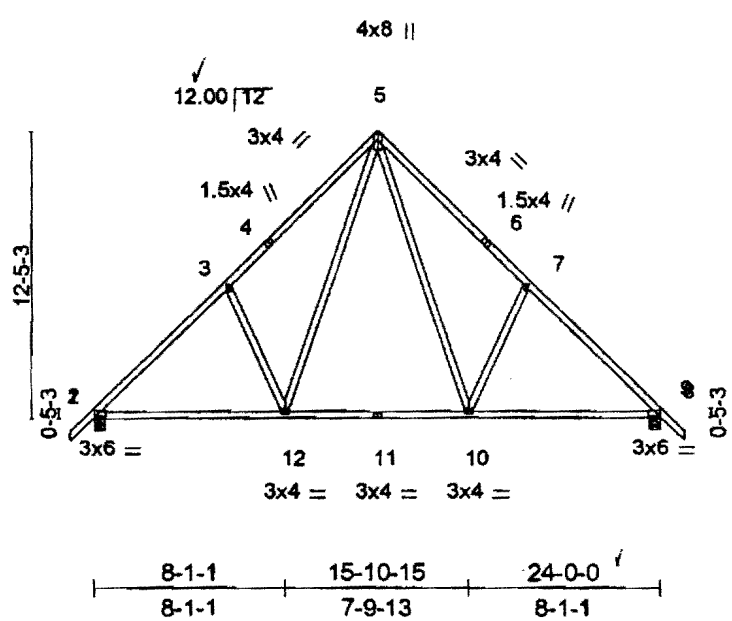


Plate Offsets (X,Y): [2-0-6-2,0-0-14], [8-0-6-2,0-0-14]

LOADING (psf)	SPACING	CSI	DEFL	PLATES	GRIP
TCLL 42.0	2-0-0	TC 0.86	in (loc) l/defl	MII20	169/123
TCDL 10.0	Plates Increase 1.15	BC 0.60	Vert(LL) -0.05 12 >999		
BCLL 0.0	Lumber Increase 1.15	WB 0.42	Vert(TL) -0.19 10-12 >999		
BCDL 10.0	Rep Stress Incr YES		Horz(TL) 0.04 8 n/a		
	Code BOCA/ANSI95		1st LC LL Min l/defl = 240		Weight: 110 lb

**LUMBER**  
 TOP CHORD 2 X 4 SPF No.2  
 BOT CHORD 2 X 4 SPF No.2  
 WEBS 2 X 4 SPF-S Stud \*Except\*  
 W2 2 X 4 SPF No.2, W3 2 X 4 SPF No.2

**BRACING**  
 TOP CHORD Sheathed or 3-0-12 oc purlins.  
 BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

**REACTIONS**  
 (b)size) 2=1587/0-5-8, 8=1587/0-5-8  
 Max Horz 2=-459(load case 2)  
 Max Uplift 2=-141(load case 4), 8=-141(load case 4)

**FORCES**(lb) - First Load Case Only  
 TOP CHORD 1-2=38, 2-3=-1515, 3-4=-1236, 4-5=-1236, 5-6=-1236, 6-7=-1236, 7-8=-1515, 8-9=38  
 BOT CHORD 2-12=1041, 11-12=698, 10-11=698, 8-10=1041  
 WEBS 3-12=-420, 5-12=569, 5-10=569, 7-10=-420

**NOTES**

- 1) This truss has been checked for unbalanced loading conditions.
- 2) This truss has been designed for the wind loads generated by 90 mph winds at 25 ft above ground level, using 5.0 psf top chord dead load and 5.0 psf bottom chord dead load, 5 mi from hurricane oceanline, on an occupancy category I, condition I enclosed building, of dimensions 45 ft by 24 ft with exposure B ASCE 7-93 per BOCA/ANSI95. If end verticals exist, they are not exposed to wind. If cantilevers exist, they are exposed to wind. If porches exist, they are not exposed to wind. The lumber DOL increase is 1.33, and the plate grip increase is 1.33.
- 3) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 141 lb uplift at joint 2 and 141 lb uplift at joint 8.
- 4) This truss has been designed with ANSI/TPI 1-1995 criteria.

**LOAD CASE(S)** Standard

NO E

Job	Truss	Truss Type	Qty	Ply	Hancock Lbr. Rotary Q#65768 2-8-01 OCM
993747	002	FINK	2	1	(optional)

WOOD STRUCTURES, BIDDEFORD, ME. 04005 4.201 SR1 s Nov 16 2000 MiTek Industries, Inc. Thu Feb 01 09:35:23 2001 Page 2

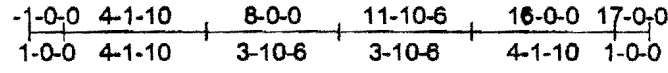
**NOTES**

- 2) This truss has been designed for the wind loads generated by 90 mph winds at 25 ft above ground level, using 5.0 psf top chord dead load and 5.0 psf bottom chord dead load, 5 mi from hurricane oceanline, on an occupancy category I, condition I enclosed building, of dimensions 45 ft by 24 ft with exposure B ASCE 7-93 per BOCA/ANSI95. If end verticals exist, they are not exposed to wind. If cantilevers exist, they are exposed to wind. If porches exist, they are not exposed to wind. The lumber DOL increase is 1.33, and the plate grip increase is 1.33.
- 3) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see MiTek "Standard Gable End Detail"
- 4) Gable requires continuous bottom chord bearing.
- 5) Gable studs spaced at 2-0-0 oc.
- 6) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 187 lb uplift at joint 2, 103 lb uplift at joint 16, 95 lb uplift at joint 24, 101 lb uplift at joint 25, 89 lb uplift at joint 26, 97 lb uplift at joint 27, 85 lb uplift at joint 28, 84 lb uplift at joint 22, 101 lb uplift at joint 21, 89 lb uplift at joint 20, 97 lb uplift at joint 19 and 82 lb uplift at joint 18.
- 7) This truss has been designed with ANSI/TPI 1-1995 criteria.

LOAD CASE(S) Standard



Job	Truss	Truss Type	Qty	Ply	Hancock Lbr. Rotary Q#65768 2-8-01 OCM
993747	004	QUEENPOST	3 /	1	(optional)
WOOD STRUCTURES, BIDDEFORD, ME. 04005 4.201 SR1 s Nov 16 2000 MiTek Industries, Inc. Thu Feb 01 09:35:26 2001 Page 1					



Scale = 1/68.7

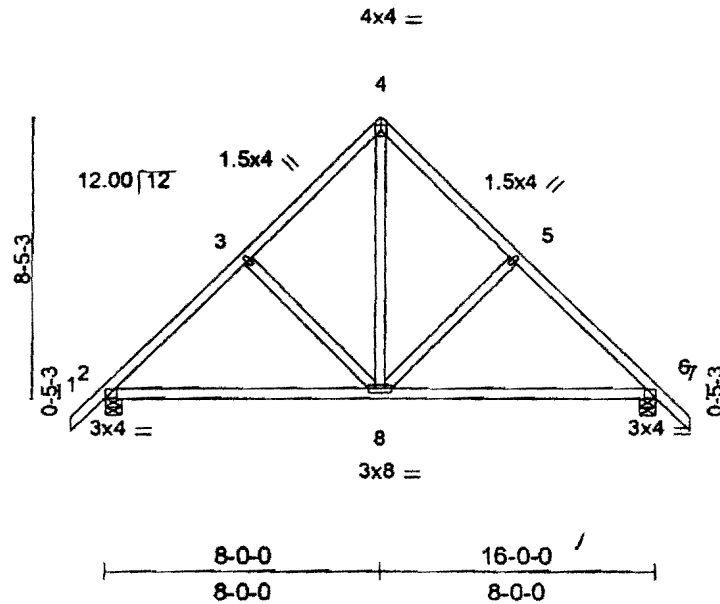


Plate Offsets (X,Y): [2:0-2-6,0-1-8], [6:0-2-6,0-1-8]

<b>LOADING</b> (psf)	<b>SPACING</b> 2-0-0	<b>CSI</b>	<b>DEFL</b> in (loc) l/def	<b>PLATES</b>	<b>GRIP</b>
TCLL 42.0	Plates Increase 1.15	TC 0.38	Vert(LL) -0.02 8 >999	M1120	169/123
TCDL 10.0	Lumber Increase 1.15	BC 0.49	Vert(TL) -0.12 2-8 >999		
BCLL 0.0	Rep Stress Incr YES	WB 0.21	Horz(TL) 0.02 6 n/a		
BCDL 10.0	Code BOCA/ANSI95		1st LC LL Min l/def = 240		Weight: 67 lb

**LUMBER**  
 TOP CHORD 2 X 4 SPF No.2  
 BOT CHORD 2 X 4 SPF No.2  
 WEBS 2 X 4 SPF-S Stud \*Except\*  
 W2 2 X 4 SPF No.2

**BRACING**  
 TOP CHORD Sheathed or 5-8-3 oc purlins.  
 BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

**REACTIONS** (lb/size) 2=1091/0-5-8, 6=1091/0-5-8  
 Max Horz 2=318(load case 3)  
 Max Uplift 2=-109(load case 4), 6=-109(load case 4)

**FORCES** (lb) - First Load Case Only  
 TOP CHORD 1-2=38, 2-3=-937, 3-4=-655, 4-5=-655, 5-6=-937, 6-7=38  
 BOT CHORD 2-8=636, 6-8=636  
 WEBS 3-8=-249, 4-8=514, 5-8=-249

- NOTES**
- 1) This truss has been checked for unbalanced loading conditions.
  - 2) This truss has been designed for the wind loads generated by 90 mph winds at 25 ft above ground level, using 5.0 psf top chord dead load and 5.0 psf bottom chord dead load, 5 mi from hurricane oceanline, on an occupancy category I, condition I enclosed building, of dimensions 45 ft by 24 ft with exposure B ASCE 7-93 per BOCA/ANSI95. If end verticals exist, they are not exposed to wind. If cantilevers exist, they are exposed to wind. If porches exist, they are not exposed to wind. The lumber DOL increase is 1.33, and the plate grip increase is 1.33.
  - 3) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 109 lb uplift at joint 2 and 109 lb uplift at joint 6.
  - 4) This truss has been designed with ANSI/TPI 1-1995 criteria.

**LOAD CASE(S)** Standard

Job	Truss	Truss Type	Qty	Ply	Hancock Lbr. Rotary Q#65768 2-8-01 OCM
993747	005	QUEENPOST	1	1	(optional)

WOOD STRUCTURES, BIDDEFORD, ME. 04005 4.201 SR1 s Nov 16 2000 MiTek Industries, Inc. Thu Feb 01 09:35:28 2001 Page 1



Scale = 1:73.3

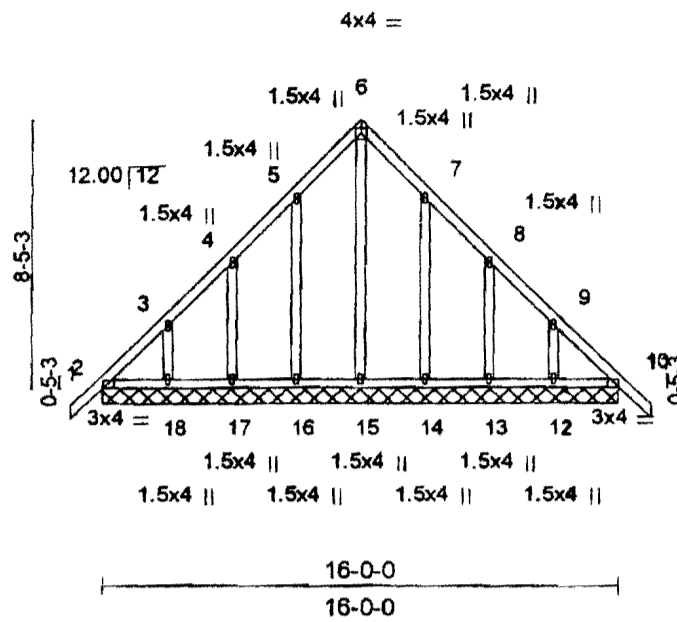


Plate Offsets (X,Y): [2:0-2-6,0-1-8], [10:0-2-6,0-1-8]

<b>LOADING</b> (psf)	<b>SPACING</b> 2-0-0	<b>CSI</b>	<b>DEFL</b> in (loc) l/defl	<b>PLATES</b>	<b>GRIP</b>
TCLL 42.0	Plates Increase 1.15	TC 0.13	Vert(LL) n/a - n/a	MII20	169/123
TCDL 10.0	Lumber Increase 1.15	BC 0.07	Vert(TL) 0.00 1-2 >999		
BCLL 0.0	Rep Stress Incr YES	WB 0.19	Horz(TL) 0.01 10 n/a		
BCDL 10.0	Code BOCA/ANSI95	(Matrix)	1st LC LL Min l/defl = 240		Weight: 79 lb

**LUMBER**  
 TOP CHORD 2 X 4 SPF No.2  
 BOT CHORD 2 X 4 SPF No.2  
 OTHERS 2 X 4 SPF-S Stud \*Except\*  
 ST4 2 X 4 SPF No.2

**BRACING**  
 TOP CHORD Sheathed or 6-0-0 oc purlins.  
 BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

**REACTIONS** (lb/size) 2=258/16-0-0, 10=258/16-0-0, 15=141/16-0-0, 16=201/16-0-0, 17=214/16-0-0, 18=192/16-0-0, 14=201/16-0-0, 13=214/16-0-0, 12=192/16-0-0  
 Max Horz 2=-318(load case 2)  
 Max Uplift 2=-124(load case 2), 10=-67(load case 3), 16=-96(load case 3), 17=-101(load case 4), 18=-81(load case 3), 14=-90(load case 2), 13=-101(load case 4), 12=-78(load case 2)  
 Max Grav 2=258(load case 1), 10=258(load case 1), 15=141(load case 1), 16=212(load case 5), 17=214(load case 1), 18=193(load case 5), 14=212(load case 6), 13=214(load case 1), 12=193(load case 6)

**FORCES** (lb) - First Load Case Only  
 TOP CHORD 1-2=70, 2-3=-133, 3-4=-125, 4-5=-128, 5-6=23, 6-7=-124, 7-8=-128, 8-9=-125, 9-10=-133, 10-11=70  
 BOT CHORD 2-18=37, 17-18=37, 16-17=37, 15-16=37, 14-15=37, 13-14=37, 12-13=37, 10-12=37  
 WEBS 6-15=-141, 5-16=-202, 4-17=-212, 3-18=-200, 7-14=-202, 8-13=-212, 9-12=-200

- NOTES**
- 1) This truss has been checked for unbalanced loading conditions.
  - 2) This truss has been designed for the wind loads generated by 90 mph winds at 25 ft above ground level, using 5.0 psf top chord dead load and 5.0 psf bottom chord dead load, 5 mi from hurricane oceanline, on an occupancy category I, condition I enclosed building, of dimensions 45 ft by 24 ft with exposure B ASCE 7-93 per BOCA/ANSI95. If end verticals exist, they are not exposed to wind. If cantilevers exist, they are exposed to wind. If porches exist, they are not exposed to wind. The lumber DOL increase is 1.33, and the plate grip increase is 1.33.
  - 3) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see MiTek "Standard Gable End Detail".
  - 4) Gable requires continuous bottom chord bearing.
  - 5) Gable studs spaced at 2-0-0 oc.

Continued on page 2

Job	Truss	Truss Type	Qty	Ply	Hancock Lbr. Rotary Q#65768 2-8-01 OCM
993747	005	QUEENPOST	1	1	(optional)

WOOD STRUCTURES, BIDDEFORD, ME. 04005 4.201 SR1 s Nov 16 2000 MiTek Industries, Inc. Thu Feb 01 09:35:28 2001 Page 2

**NOTES**

- 6) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 124 lb uplift at joint 2, 67 lb uplift at joint 10, 96 lb uplift at joint 16, 101 lb uplift at joint 17, 81 lb uplift at joint 18, 90 lb uplift at joint 14, 101 lb uplift at joint 13 and 78 lb uplift at joint 12.
- 7) This truss has been designed with ANSI/TPI 1-1995 criteria.

**LOAD CASE(S)** Standard

# Maximum Floor Spans Glued and Nailed

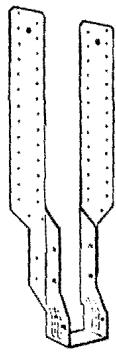
(Working Stress Design—100% Load Duration)

		Minimum Code Criteria				Improved Performance				
ALLJOIST	Load Dead/Live (psf)	L/360 (Live Load)				L/480 (Live Load)				
		12"	16"	19.2"	24"	12"	16"	19.2"	24"	
AJS 10	9 1/2"	10/30	20'-6"	18'-8"	17'-8"	16'-6"	18'-6"	16'-10"	15'-11"	14'-11"
		10/40	18'-6"	16'-10"	15'-11"	14'-9"	16'-8"	15'-2"	14'-4"	13'-5"
		15/40	18'-6"	16'-10"	15'-8"	14'-0"	16'-8"	15'-2"	14'-4"	13'-5"
		30/40	17'-6"	15'-3"	13'-11"	12'-5"	16'-6"	15'-2"	13'-11"	12'-5"
	11 7/8"	10/30	24'-5"	22'-3"	21'-0"	19'-0"	22'-1"	20'-1"	18'-11"	17'-9"
		10/40	22'-1"	20'-1"	18'-11"	17'-0"	19'-11"	18'-2"	17'-1"	16'-0"
		15/40	22'-1"	19'-10"	18'-2"	16'-3"	19'-11"	18'-2"	17'-1"	16'-0"
		30/40	20'-4"	17'-7"	16'-1"	14'-4"	19'-11"	17'-7"	16'-1"	14'-4"
	14"	10/30	27'-8"	25'-3"	23'-7"	21'-1"	25'-1"	22'-10"	21'-6"	20'-2"
		10/40	25'-1"	22'-10"	21'-1"	18'-10"	22'-8"	20'-7"	19'-5"	18'-2"
		15/40	25'-1"	22'-0"	20'-1"	18'-0"	22'-8"	20'-7"	19'-5"	18'-0"
		30/40	22'-6"	19'-6"	17'-10"	15'-11"	22'-6"	19'-6"	17'-10"	15'-11"
16"	10/30	30'-8"	28'-0"	25'-7"	22'-10"	27'-9"	25'-3"	23'-10"	22'-4"	
	10/40	27'-9"	25'-0"	22'-10"	20'-5"	25'-1"	22'-10"	21'-6"	20'-1"	
	15/40	27'-7"	23'-10"	21'-9"	19'-6"	25'-1"	22'-10"	21'-6"	19'-6"	
	30/40	24'-5"	21'-2"	19'-4"	<b>17'-3"</b>	24'-5"	21'-2"	19'-4"	<b>17'-3"</b>	
AJS 20	9 1/2"	10/30	22'-1"	20'-2"	19'-0"	17'-5"	20'-0"	18'-2"	17'-1"	16'-0"
		10/40	20'-0"	18'-2"	17'-1"	15'-7"	18'-0"	16'-4"	15'-5"	14'-5"
		15/40	20'-0"	18'-2"	16'-7"	14'-10"	18'-0"	16'-4"	15'-5"	14'-5"
		30/40	18'-8"	16'-2"	14'-9"	13'-2"	18'-0"	16'-2"	14'-9"	13'-2"
	11 7/8"	10/30	26'-4"	24'-0"	22'-6"	20'-2"	23'-9"	21'-8"	20'-5"	19'-1"
		10/40	23'-9"	21'-8"	20'-2"	18'-0"	21'-6"	19'-6"	18'-4"	17'-2"
		15/40	23'-9"	21'-0"	19'-2"	17'-5"	21'-6"	19'-6"	18'-4"	17'-2"
		30/40	21'-6"	18'-8"	17'-0"	15'-3"	21'-6"	18'-8"	17'-0"	15'-3"
	14"	10/30	29'-10"	27'-2"	24'-11"	22'-4"	27'-0"	24'-7"	23'-2"	21'-8"
		10/40	27'-0"	24'-5"	22'-4"	19'-11"	24'-5"	22'-2"	20'-10"	19'-6"
		15/40	26'-11"	23'-4"	21'-3"	19'-0"	24'-5"	22'-2"	20'-10"	19'-0"
		30/40	23'-10"	20'-8"	18'-10"	<b>16'-10"</b>	23'-10"	20'-8"	18'-10"	<b>16'-10"</b>
16"	10/30	33'-1"	29'-8"	27'-1"	24'-2"	29'-11"	27'-2"	25'-7"	23'-11"	
	10/40	29'-11"	26'-6"	24'-2"	21'-8"	27'-0"	24'-7"	23'-1"	21'-7"	
	15/40	29'-2"	25'-3"	23'-1"	20'-8"	27'-0"	24'-7"	23'-1"	20'-8"	
	30/40	25'-10"	22'-5"	<b>20'-5"</b>	<b>18'-3"</b>	25'-10"	22'-5"	<b>20'-5"</b>	<b>18'-3"</b>	
AJS 25	9 1/2"	10/30	24'-6"	22'-3"	20'-11"	19'-7"	22'-1"	20'-1"	18'-10"	17'-7"
		10/40	22'-1"	20'-1"	18'-10"	17'-7"	19'-11"	18'-1"	16'-11"	15'-9"
		15/40	22'-1"	20'-1"	18'-10"	17'-7"	19'-11"	18'-1"	16'-11"	15'-9"
		30/40	20'-11"	19'-0"	17'-8"	15'-9"	19'-11"	18'-1"	16'-11"	15'-9"
	11 7/8"	10/30	29'-2"	26'-6"	24'-11"	23'-4"	26'-4"	23'-11"	22'-6"	21'-0"
		10/40	26'-4"	23'-11"	22'-6"	21'-0"	23'-9"	21'-7"	20'-3"	18'-10"
		15/40	26'-4"	23'-11"	22'-6"	20'-7"	23'-9"	21'-7"	20'-3"	18'-10"
		30/40	24'-11"	22'-4"	20'-4"	<b>18'-3"</b>	23'-9"	21'-7"	20'-3"	<b>18'-3"</b>
	14"	10/30	33'-1"	30'-1"	28'-4"	26'-5"	29'-11"	27'-2"	25'-6"	23'-10"
		10/40	29'-11"	27'-2"	25'-6"	<b>23'-10"</b>	27'-0"	24'-6"	23'-0"	21'-5"
		15/40	29'-11"	27'-2"	25'-6"	<b>22'-9"</b>	27'-0"	24'-6"	23'-0"	<b>21'-5"</b>
		30/40	28'-4"	<b>24'-9"</b>	<b>22'-7"</b>	<b>19'-9"</b>	27'-0"	<b>24'-6"</b>	<b>22'-7"</b>	<b>19'-9"</b>
16"	10/30	36'-7"	33'-3"	31'-4"	<b>29'-0"</b>	33'-1"	30'-1"	28'-3"	26'-4"	
	10/40	33'-1"	30'-1"	28'-3"	<b>25'-11"</b>	29'-11"	27'-1"	25'-6"	<b>23'-9"</b>	
	15/40	33'-1"	30'-1"	<b>27'-8"</b>	<b>24'-9"</b>	29'-11"	27'-1"	25'-6"	<b>23'-9"</b>	
	30/40	31'-0"	<b>26'-10"</b>	<b>24'-6"</b>	<b>19'-9"</b>	29'-11"	<b>26'-10"</b>	<b>24'-6"</b>	<b>19'-9"</b>	

### Notes:

- Spans apply to simple span application only.
- Minimum end bearing length is 1 1/2", **except for bold spans (min. 3 1/2")**.
- Maximum spans are measured centerline to centerline of bearing and are based on uniformly loaded joists.
- Total load deflection is limited to L/240.
- Refer to appropriate sections of this Manual for installation guidelines and construction details.
- Allowable spans take into consideration the composite effect from the nailed and glued subfloor for deflection purposes only.
- The adhesives used should be approved for Field-gluing Plywood to Lumber Framing for Floor Systems. Apply per manufacturer's written instructions or see Page 4—Note 11 of this Manual.
- Allowable spans take into consideration repetitive members increases.

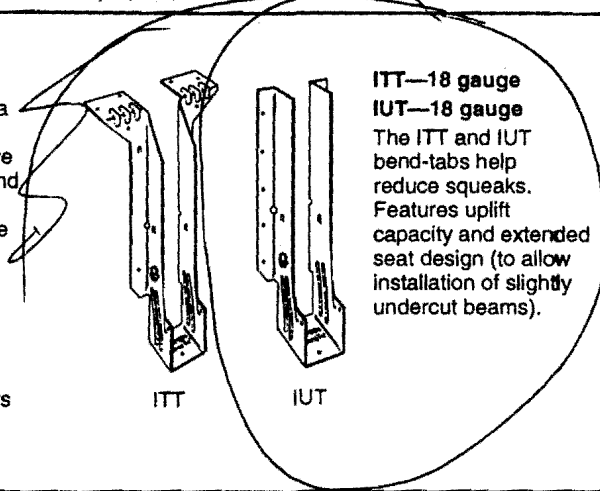
# GENERAL CONNECTOR IDENTIFICATION



THAI

**THAI—18 gauge**

This hanger has extra long straps and can be field-formed to give height adjustability and top flange hanger convenience. Positive angle nailing helps eliminate splitting of the I-joist's bottom flange. Not all strap nail holes need to be filled for maximum nailing. Web stiffeners required when used with I-joists.

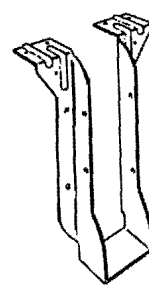


ITT

IUT

**ITT—18 gauge**

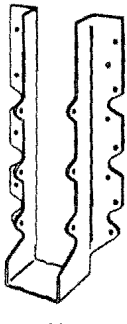
The ITT and IUT bend-tabs help reduce squeaks. Features uplift capacity and extended seat design (to allow installation of slightly undercut beams).



MIT

**MIT—16 gauge**

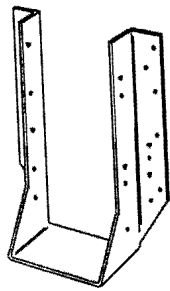
The MIT's Positive Angle Nailing helps eliminate splitting of the I-joist's bottom flange. Features uplift capacity and extended seat design (to allow installation of slightly undercut beams).



U

**U—16 gauge**

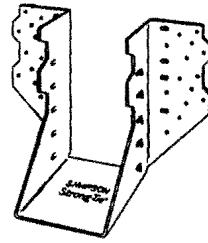
The U series features uplift capacity and a large selection of sizes and load ranges. Web stiffeners required when used with I-joists.



HU

**HU—14 gauge**

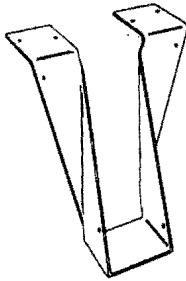
The HU series features uplift capacity and a large selection of sizes and load ranges. HU hangers have triangle holes that can be filled for increased loads. Web stiffeners required when used with I-joists.



HGUS

**HUS (where W=1 3/4") —16 gauge**

**HUS/HHUS—14 gauge**  
**HGUS—12 gauge**  
Features double shear nailing for high strength and lowest installed cost due to the reduced nail quantity requirement. Not suitable for use with I-joists.



LBV

**LBV—14 gauge**

**B, BI—12 gauge**  
**HB, HBI—12 gauge**  
This series has uplift capacity and a wide variety of sizes. Most models can be welded to steel I-beams, sloped or skewed, and used with nailers. Web stiffeners required when used with I-joists.

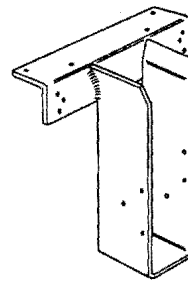


WPU

**W, WI: Top flange—12 gauge**

**Stirrup—12 gauge**  
**WP, WPI, WPU: Top flange—7 gauge**  
**Stirrup—12 gauge**  
**HWU: Top flange—3 gauge**  
**Stirrup—10 gauge**

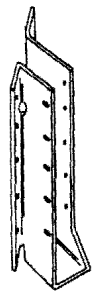
This welded series offers the greatest design flexibility and versatility, and a large selection of sizes. Suitable for welded and nailer applications, and modifications including slopes and skews. Web stiffeners required when used with I-joists.



GLTV

**GLTV & HGLTV**  
**Top flange—3 gauge**  
**Stirrup—7 gauge**

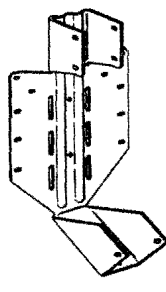
This welded series provides high load carrying capacity and design flexibility and versatility. May be sloped, skewed and modified in other ways, and may be welded to steel I-beams. The GLTV may be used on 4x nailers.



SUL

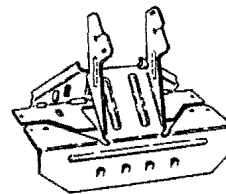
**SUR/L—16 gauge**  
**SUR/LI—16 gauge**

All models are skewed 45°. The installation of these hangers does not require a beveled end cut. Web stiffeners required when used with I-joists.



LSSU

**LSSU, LSSUI —18 gauge**  
**LSSU210-2, LSSU410 —16 gauge**  
**LSU3510-2—14 gauge**  
LSSU models provide uplift capacity and can be field sloped and/or skewed to 45°. LSU3510-2 may be field-sloped to 45° and factory-ordered with a skew to 45°. Web stiffeners required when used with I-joists.



VPA

**VPA—18 gauge**

This variable pitch connector allows a sloped beam to sit on a top plate without having to notch, birdmouth, bevel, or toe nail. It also provides uplift capacity. Adjustable from 3:12 to 12:12 pitch.

The IUT features a bend-tab which nails vertically into the I-joist's bottom flange when web stiffeners are not used, or directly into the web stiffener. This constrains the member, helping to reduce squeaks resulting from joist movement. See illustration.

IUT hangers are fully die-formed.

Consult the Table Book for hanger maximum loads, dimensions for installation, allowable loads and fastener requirements.

**MATERIAL:** 18 gauge

**FINISH:** Galvanized

**CODES:** BOCA, ICBO, SBCCI No. NER-469; City of L.A. No. RR 25158. Table loads are based on the 1991 NDS and may differ from code reports due to revision lag time.

**ALLOWABLE LOADS:** ■ Add two additional 10d x 1 1/2" nails through the triangle hole locations for a total uplift load of 485 lbs. This includes a 33% increase for wind or earthquake loading (see illustration). Web stiffeners are required.

**INSTALLATION:** ■ Use all specified fasteners. Verify that the header can take the required fasteners specified in the table. See Nails and Fasteners, page 5, for fastener descriptions.

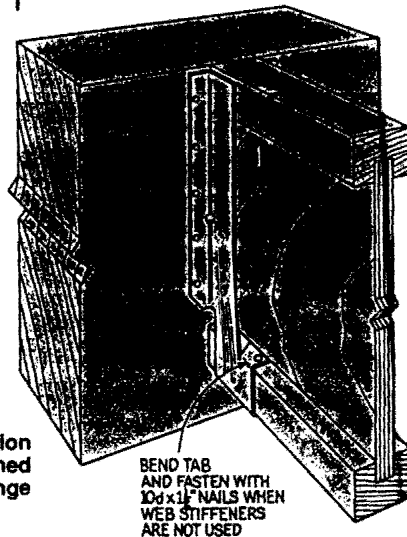
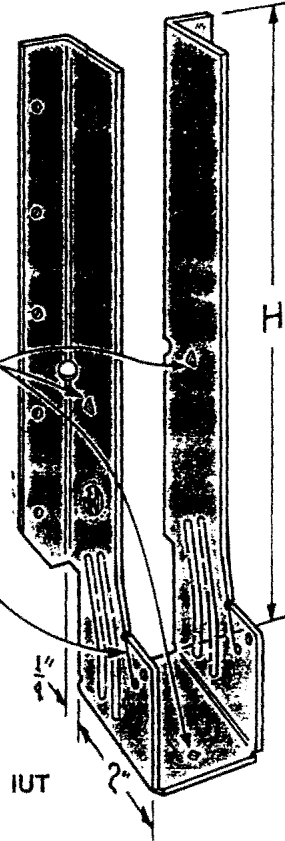
■ IUT— optional seat diamond hole allows pre-attachment of hanger to joist before installation.

■ Web stiffeners are not always required with I-joists when the joist top flange is laterally supported by the sides of the hanger. Consult I-joist manufacturer for web stiffener requirements.

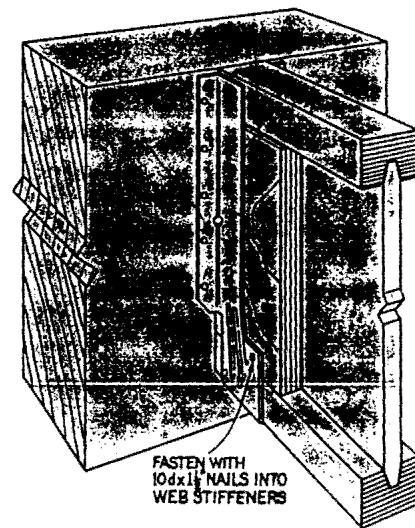
**OPTIONS:** These hangers are fully die-formed, and cannot be modified. However, these models will normally accommodate a skew of up to 5°. For a sloping joist to 1/2:12, product tests show a 10% reduction in ultimate hanger strength. Local crushing of the bottom flange or excessive deflection may be limiting; check with joist manufacturer for specific limitations on bearing of this type.

OPTIONAL NAIL LOCATIONS

Bend tab into the bottom flange and fasten with 10d x 1 1/2" nails when web stiffeners are not used to help reduce floor squeaks



IUT Installation with Bend-tab fastened to Bottom Flange

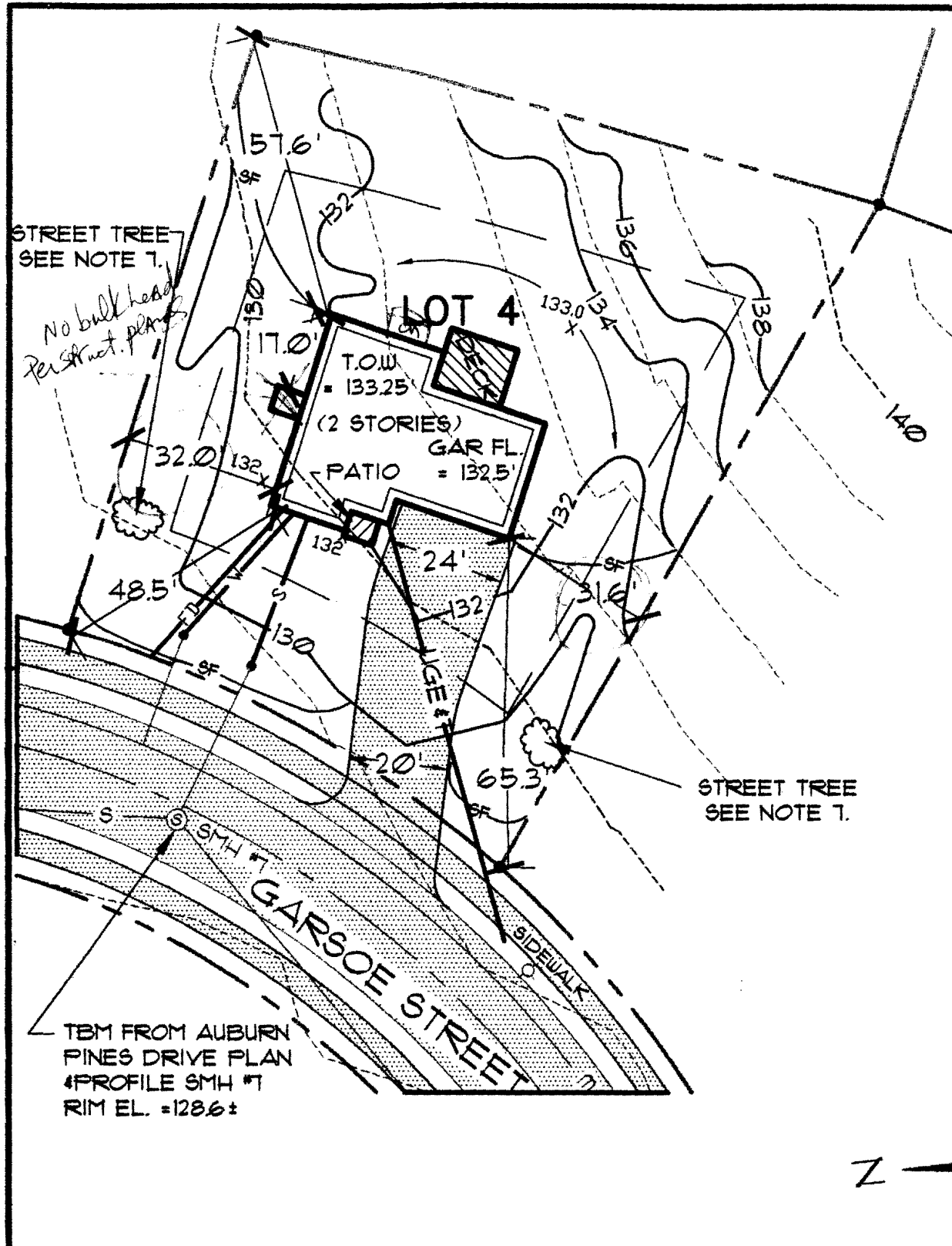


IUT Installation with Web Stiffener

MODEL NO.	H	FASTENERS		UPLIFT (133)	ALLOWABLE LOADS					
		FACE	JOIST		DOUG FIR/SO. PINE		SPRUCE-PINE-FIR			
					FLOOR (100)	ROOF SNOW (115) CONST (125)	FLOOR (100)	ROOF SNOW (115) CONST (125)		
IUT9 IUT1.68/9 IUT2.68/10 IUT29 IUT3510 IUT410 IUT310	9 1/4	8-10dx1 1/2	2-10dx1 1/2	245	730	835	910	625	720	780
IUT11 IUT1.68/11 IUT2.68/12 IUT211 IUT3512 IUT312 IUT412	11 1/4	10-10dx1 1/2	2-10dx1 1/2	245	910	1045	1140	780	895	795
IUT414 IUT1.68/14 IUT14 IUT2.68/14 IUT314 IUT3514	13 3/4	14-10dx1 1/2	2-10dx1 1/2	245	1275	1465	1590	1090	1255	1365
		14-10d	2-10dx1 1/2	245	1555	1785	1940	1345	1545	1680

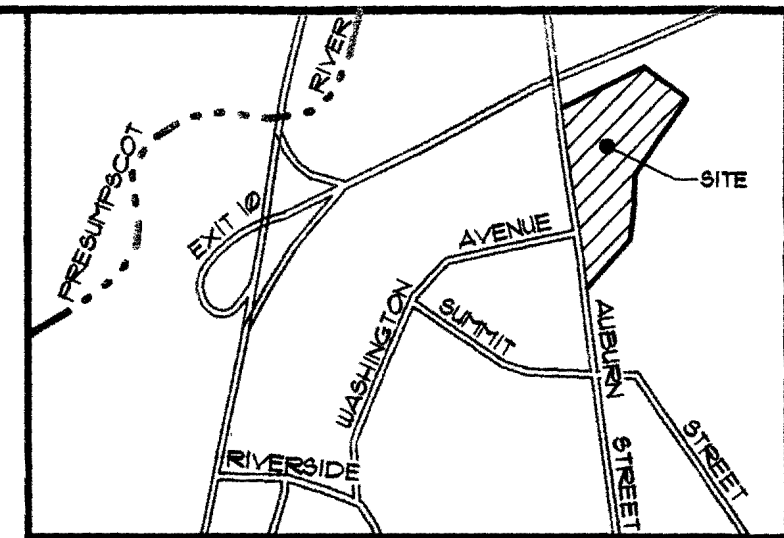
- 16d sinkers (9 gauge x 3 1/4") may be used instead of 10d commons with no reduction in load.
- Uplift loads have been increased 33% for wind or earthquake loading with no further increase allowed. Reduce by 33% for normal loading such as in cantilever construction.

**IMPORTANT NOTE:** This load table addresses hanger/header/fastener limitations only. Joist limitations must be determined for each installation. See Table Book for each I-joist manufacturer or complete calculation on page 6.



**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	CENTERLINE	---
---	BUILDING	---
---	EDGE PAVEMENT	---
---	CURB LINE	---
---	CONTOURS	124
---	WATER	8"W
---	STORM DRAIN	12"SD
---	CATCH BASIN	■
---	MANHOLE	●
---	SPOT GRADE	132 X



LOCATION MAP N.T.S.

**GENERAL NOTES**

1. APPLICANT: HILDRETH & WHITE  
P.O. BOX 8433  
PORTLAND, MAINE 04104
2. THE LOT SHOWN HEREON IS PART OF A SUBDIVISION SITUATED WITHIN THE CITY OF PORTLAND'S R2 RESIDENTIAL ZONE SINGLE FAMILY HOMES.
3. PLAN REFERENCES:  
A) SUBDIVISION PLAN OF AUBURN PINES SUBDIVISION DATED THROUGH JULY 7, 1999 BY PINKHAM & GREER ENGINEERS.
4. EXISTING TOPOGRAPHY INFORMATION IS BASED UPON SAID PLAN WITH ELEVATIONS THAT ARE REFERENCED TO A STANDARD DISK AUBURN RM-1 ELEVATION 122.31 N.A.V.D. DATUM.
5. PROPOSED UTILITY LOCATION AND ELEVATION IS BASED UPON THE PLAN REFERENCED IN NOTE 3A. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF UTILITY STUBS PRIOR TO CONSTRUCTION.
6. DURING CONSTRUCTION THE OWNER & CONTRACTOR SHALL UTILIZE ME. D.E.P. "BEST MANAGEMENT PRACTICES (B.M.P.S.) FOR EROSION CONTROL & SEDIMENTATION CONTROL.
7. IF TWO TREES EXIST WHICH ARE LARGER THAN 2" DIA. TRUNK, THEY MAY BE SUBSTITUTED FOR THE PROPOSED STREET TREES AS LONG AS THE SPECIES IS ON THE CITY'S APPROVED LIST.

**REQUIRED R-2 ZONE SETBACKS**  
 FRONT YARD - 25'  
 SIDE YARD - 14'  
 REAR YARD - 25'

STREET TREE - SEE NOTE 7.

No bulk head Per street plan

STREET TREE - SEE NOTE 7.

TBM FROM AUBURN PINES DRIVE PLAN #PROFILE SMH #7 RIM EL. = 128.6±



**Sebago Technics**  
*Engineering & Planning for the Future*  
 One Chabot Street  
 Westbrook, Me 04098-1339  
 Tel (207) 856-0277

**PLOT PLAN**  
 OF:  
**LOT 4 AUBURN PINES SUBDIVISION**  
 GARSOE STREET  
 PORTLAND, ME  
 FOR:  
**HILDRETH & WHITE**  
 P.O. BOX 8433  
 PORTLAND, ME 04104

DESIGN BY:	DESIGN
DRAWN BY:	KAP
CHECKED BY:	CHECKED
DATE:	12/5/00
SCALE:	1"=30'
FIELD BK:	---
PROJ. NO:	00575
DRAWING:	00575LT4
<b>SHEET 1 OF 1</b>	



**CITY OF PORTLAND, MAINE**  
Department of Building Inspection

December 9 2000

Received from to identify the site a fee

of to identify the site /100 Dollars \$ 1,104.00

for permit to install  
erect  
alter new SIF

at 306 1/2 Ocean Pines Est. Cost \$ 130,000.00  
Casco Drive

Check # 1124

Inspector of Buildings

CB L 326 A A 004 Per [Signature]

**THIS IS NOT A PERMIT**

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$5.00 or 10% whichever is greater.

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Auditors Copy

minor  
minor