

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-1811	Issue Date: 12/19/2005	CBL: 392 A014001
-----------------------	---------------------------	---------------------

Location of Construction: 218 HOPE AVE	Owner Name: WHITWORTH DAVID A & DEBO	Owner Address: 158 VALLEY RD	Phone:
Business Name:	Contractor Name: Portland Airconditioning, Inc.	Contractor Address: 205 Lincoln St. S. Portland	Phone 2077674567
Lessee/Buyer's Name	Phone:	Permit Type: HVAC	Zone:

Past Use: Single Family Home	Proposed Use: Single Family Home/ install a Weil Mclain w/ two (2) 275 Gallon tanks in basement	Permit Fee: \$93.00	Cost of Work: \$7,400.00	CEO District: 5
Proposed Project Description: install a Weil Mclain w/ two (2) 275 Gallon tanks in basement <i>Tanks</i>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		Signature:	Signature:	

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions	<input type="checkbox"/> Denied
Signature:	Date:	

Permit Taken By: ldobson	Date Applied For: 12/19/2005	Zoning Approval
-----------------------------	---------------------------------	------------------------

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date:	<p>Zoning Appeal</p> <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:	<p>Historic Preservation</p> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
---	--	--	--

CERTIFICATION

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

SIGNATURE OF APPLICANT _____ ADDRESS _____ DATE _____ PHONE _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ DATE _____ PHONE _____

STATE OF MAINE
CHIMNEY OR FIREPLACE DISCLOSURE

Dear Consumer: State law, specifically 32 M.R.S.A., Chapter 33, requires chimney or fireplace installers, as of January 1, 1992, to provide you with this Disclosure prior to the installation work being done on your chimney or fireplace. The purpose of this Disclosure is to help you, as a consumer, make an informed decision as to the abilities of the installer and under what requirements the installation must comply. It is important to note that the State of Maine does not require registration or licensure of chimney or fireplace installers; however, it is just as important to realize that many fires are caused each year by improperly constructed fireplaces and chimneys. For further information about this law, call the Division of Licensing & Registration at 624-8629 or write to the Division at #35 State House Station, Augusta, Maine 04333.

INSTALLER INFORMATION

Name of Installer Patrick Tracy

D.B.A. _____

Name of Installer (if incorporated) _____

D.B.A. _____

Legal Address 22 State Ave Cape Elizabeth
(Street and No.) (City or Town)

(State) _____ (County) _____ (Zip Code) _____
Home Telephone 767-3986 Business Telephone 749-1036
Years of experience doing fireplace or chimney installations 10+

CONSUMER IDENTIFICATION

Consumer's Name DEBORAH & DAVID WILKINSON

Mailing Address 218 Hope Ave Portland
(Street and No.) (City or Town)

ME Cumberland 04103
(State) (County) (Zip Code)

Home Telephone coll 207 650-3750 Business Telephone _____

Installer, please give a brief description of installation being offered.

• install single flue chimney, with block and brick above roofline

I, _____, the installer, hereby attest that the preceding information provided is true to the best of my knowledge. I also understand that if I fail to conform with the standards as outlined in NFPA 211 that I shall be subject to penalties as outlined under Title 32, Chapter 33, Oil and Solid Fuel Board.

Signature Patrick Tracy Date 4/4/15

STATE OF MAINE
CHIMNEY OR FIREPLACE DISCLOSURE

Dear Consumer: State law, specifically 32 M.R.S.A., Chapter 33, requires chimney or fireplace installers, as of January 1, 1992, to provide you with this Disclosure prior to the installation work being done on your chimney or fireplace. The purpose of this Disclosure is to help you, as a consumer, make an informed decision as to the abilities of the installer and under what requirements the installation must comply. It is important to note that the State of Maine does not require registration or licensure of chimney or fireplace installers; however, it is just as important to realize that many fires are caused each year by improperly constructed fireplaces and chimneys. For further information about this law, call the Division of Licensing & Registration at 624-8629 or write to the Division at #35 State House Station, Augusta, Maine 04333.

INSTALLER INFORMATION

Name of Installer IRVING OIL CORPORATION - TECHNICIAN JAMES DUGGAN
D.B.A. _____
Name of Installer (if incorporated) IRVING OIL CORP.
D.B.A. _____
Legal Address 385 MAIN ST. SOUTH PORTLAND, ME. 04106
(Street and No.) (City or Town)
(State) (County) (Zip Code)
Home Telephone 1 1 Business Telephone 207 772 8304
Years of experience doing fireplace or chimney installations 5

CONSUMER IDENTIFICATION

Consumer's Name DEBORAH + DAVID WHITWORTH
Mailing Address 718 HOPE AVENUE PORTLAND
(Street and No.) (City or Town)
MAINE CUMBERLAND 04103
(State) (County) (Zip Code)
Home Telephone 1 650 13250 Business Telephone 1 1

Installer, please give a brief description of installation being offered.

INSTALLATION OF DIRECT VENT PROPANE FIREPLACE

I, JAMES E DUGGAN, the installer, hereby attest that the preceding information provided is true to the best of my knowledge. I also understand that if I fail to conform with the standards as outlined in NFPA 211 that I shall be subject to penalties as outlined under Title 32, Chapter 33, Oil and Solid Fuel Board.

Signature _____ Date 12/14/05

INSTALLATION STANDARDS

Please check the type of unit (s) that will be installed:

Factory-Built Chimney and Chimney Units

Factory-built chimney and chimney units shall be listed and shall be installed in accordance with the temperature conditions of the listing and the manufacturer's instructions and all requirements of NFPA 221 for chimneys, fireplaces, vents and solid fuel appliances.

Masonry Chimney

Masonry chimneys shall be designed, anchored, supported and reinforced as required by NFPA 211 for chimneys, fireplaces, vents and solid fuel appliances.

Metal Chimney

Metal chimneys shall be constructed in accordance with NFPA 211, and shall apply good engineering practices as necessary for:

1. Strength to resist stress
2. Adequate anchoring and bracing
3. Durability
4. Security against leakage
5. Allowances for thermal expansion

Factory-Built Fireplace

Factory-built fireplaces shall be listed and shall be installed in accordance with the terms of its listing and all applicable sections of NFPA 211.

Masonry Fireplace

Masonry fireplaces shall meet the requirements of NFPA 211, Chapter 7 and all other pertinent sections.

Other

Please list on separate sheet of paper if making repairs of pre-existing chimneys, such as repair or replacement of chimney liners, etc.

CONSUMER CHECKLIST

1. Have you asked for references to be provided by the installer?
2. Is the installer familiar with the NFPA 211 codes and does the installer carry a code book?
3. If the installation is a pre-fabricated or fireplace, is its manufacturer registered with the Maine Oil & Solid Fuel Bd.
4. Does the installer provide any type of written guarantee for the product installation being proposed?
5. Has the installer provided you with a written contract? 10 M.R.S.A. Chapter 219-A requires written contracts for any home remodeling or construction with an estimated cost in excess of \$1,400.
6. Have you asked the local fire department or code enforcement officials to inspect the installation during and after completion?

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 July 28, 05
 Permit # 05-4684
 CBL# 392 A014

LOCATION: Hope Ave METER MAKE & # _____
 CMP ACCOUNT # _____ OWNER Michael Rogers
 TENANT _____ PHONE # 715-5600

				TOTAL EACH FEE				
OUTLETS	85	Receptacles	70	Switches	10	Smoke Detector	.20	33.00
FIXTURES	24	Incandescent	6	Fluorescent		Strips	.20	6.00
SERVICES		Overhead		Underground		TTL AMPS <800	15.00	
		Overhead		Underground		>800	25.00	
Temporary Service		Overhead		Underground		TTL AMPS	25.00	
							25.00	
METERS		(number of)					1.00	
MOTORS		(number of)					2.00	
RESID/COM		Electric units					1.00	
HEATING		oil/gas units		Interior		Exterior	5.00	
							2.00	
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					5.00	
		Heavy Duty(CRKT)					25.00	
		Circus/Carnv					5.00	
		Alterations					15.00	
		Fire Repairs					1.00	
		E Lights					20.00	
		E Generators						
PANELS		Service		Remote		Main	4.00	
		0-25 Kva					5.00	
TRANSFORMER		25-200 Kva					8.00	
		Over 200 Kva					10.00	
						TOTAL AMOUNT DUE		
MINIMUM FEE/COMMERCIAL 45.00						MINIMUM FEE	35.00	39.00

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 JUL 28 2005
 RECEIVED

CONTRACTORS NAME John Manning MASTER LIC. # M560002906
 ADDRESS 312 St. John St. Ste. #9 LIMITED LIC. # _____
 TELEPHONE 807-1792

SIGNATURE OF CONTRACTOR John Manning

PLUMBING APPLICATION

Department of Health and Human Services
Division of Health Engineering

PROPERTY ADDRESS

Town or Plantation	PORTLAND
Street Subdivision Lot #	218 HOPE AVE
PROPERTY OWNERS NAME	
Last: WORTH ROGERS	First: DAVID MICHAEL
Applicant Name:	JESSE MARTSCH 57 GRANDVIEW AVE
Mailing Address of Owner/Applicant (If Different)	SOUTH PORTLAND, ME 04106

PORTLAND	PERMIT # 9493	TOWN COPY
Date Permit Issued: 8/2/04	\$ 1114.00	<input type="checkbox"/> Double Fee Charged
Local Plumbing Inspector Signature: <i>John Reed</i>	L.P.I. # 01226	

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

Jesse Marsch 8/1/05
Signature of Owner/Applicant: _____ Date

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

Date Approved

PERMIT INFORMATION

This Application is for	Type of Structure To Be Served:	Plumbing To Be Installed By:
1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER - SPECIFY _____	1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER/MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # <u>19344</u>

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.	2	Hosebibb / Silcock	2	Bathtub (and Shower)
		Floor Drain	1	Shower (Separate)
OR		Urinal	1	Sink
		Drinking Fountain	5	Wash Basin
HOOK-UP: to an existing subsurface wastewater disposal system.		Indirect Waste	3	Water Closet (Toilet)
PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Water Treatment Softener, Filter, etc.	1	Clothes Washer
		Grease / Oil Separator	1	Dish Washer
OR		Dental Cuspidor	1	Garbage Disposal
		Bidet	1	Laundry Tub
TRANSFER FEE [\$6.00]		Other: _____	1	Water Heater
		Fixtures (Subtotal) Column 2		Fixtures (Subtotal) Column 1
SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE			18	Fixtures (Subtotal) Column 2
				Total Fixtures
				Fixture Fee
				Transfer Fee
				Hook-Up & Relocation Fee
			114	Permit Fee (Total)

1343

TOWN COPY

114
10
124

216 Hope Ave Lot # 14

05-0117

CBL: 392-A-14

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)	Soil - loam, gravel, clay	
Component	Plan Reviewer	Inspection/Date/Findings
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	16" x 10" footing 2' x 2' Pads 8" walls	OK
Foundation Drainage Damp proofing (Section R405 & R406)	Fabric, bituminous 4" perf pipe	OK
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	partial daylight	OK
Anchor Bolts/Straps (Section R403.1.6)	1/2" 6" o.c. length	OK
Lally Column Type (Section R407)	4" Lally column	See revision 5'10" OK
Girder & Header Spans (Table R 502.5(2)) Built-Up Wood Center Girder Dimension/Type	7'3" — 6'3" MAX ? 3-2x12 w/ledgers	OK per fastening sched.
Sill/Band Joist Type & Dimensions	2x6 PT 2x10	OK
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 16 o.c.	OK
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	Gauge 20" DTJ Trusses 16" o.c. 2x10 16" o.c.	OK

? Access to pantry OK

? beam @ midspan entry 2-2x8 per mite R-OK

Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	2x8 16 o.c. 22'-1" max	OK
Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8))	10:12, 12:12, 4:12	OK
Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	2x10 16 o.c.	OK
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	3/4 T&G, 1/2 ply, 7/16 OSB	OK
Fastener Schedule (Table R602.3(1) & (2))	Table R309.9	OK
Private Garage (Section R309) Living Space? (Above or beside)		
Fire separation (Section R309.2)	Type x 5/8 All walls/ceiling	OK
Opening Protection (Section R309.1)	90 min Door 1' drap sill 4" Bullhead	OK
Emergency Escape and Rescue Openings (Section R310)	1 ea bedroom x 6 5.7 ft	OK
Roof Covering (Chapter 9)	Asphalt	OK
Safety Glazing (Section R308)	Master Bath	OK
Attic Access (Section R807)	22x30 in Bedroom #3	OK
Chimney Clearances/Fire blocking (Chapter 10)	2" clearance draft stop all levels	OK

Header Schedule (Section R502.5(1) & (2))	Carry Pats - 2-2x10 Windows 3-2x10 Garage 3-2x12 max 7'9" ?	OK
Type of Heating System	OIL FHW	OK
Means of Egress (Sec R311 & R312) Basement	backhead up to Garage ? Egress	
Number of Stairways	1	OK
Interior		
Exterior		
Treads and Risers (Section R311.5.3)	7'1/4, 7 3/4 Rise 10" tread 3/4-1 1/4 nosing	OK
Width (Section R311.5.1)	3'-0", 3'3"	OK
Headroom (Section R311.5.2)	6'8"	OK
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	3/6" L 4" space	OK
Smoke Detectors (Section R313) Location and type/Interconnected	Intercht - Bath All Bedrooms - Hall - no wires	OK
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	N/A	OK
Deck Addition	?	OK
Deck Construction (Section R502.2.1) See Chimney Summary Checklist		OK

see revision

disclosure issued

050119

All Purpose 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: 218 Hope Avenue, Portland, Maine		
Total Square Footage of Proposed Structure 3,984 SF	Square Footage of Lot 28,956 SF	
Tax Assessor's Chart, Block & Lot Chart# 392 Block# A Lot# 1 4	Owner: Deborah & David Whitworth	Telephone: 998-4477
Lessee/Buyer's Name (if Applicable) N/A	Applicant name, address & telephone: Casco Bay Development LLC 440 Forest Ave, Portland 04101 775-5600	Cost Of Work: \$ 277,000.00 Fee: \$ 7,589.00
Current use: Undeveloped Lot		
If the location is currently vacant, what was prior use: No known prior use		
Approximately how long has it been vacant: Unknown		
Proposed use: Single family use		
Project description: 2 Story, 4 bedroom, 2 1/2 bath Colonial with 2 car attached garage.		
Contractor's name, address & telephone: Casco Bay Development, LLC, 440 Forest Avenue, Portland 04101		
Who should we contact when the permit is ready: Michael Rogers 775-5600 Work 318-9984 Cell		
Mailing address: See above		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up.		

Blkg Fee 2,514.00
Cofu 75.00
2,589.00
Pd Cash 300.00

~~* owes 300.00 for~~
Total \$ 2889.00

received disk

PHONE: **DBR'S BONDING INSPECTION CITY OF PORTLAND, ME**
RECEIVED
FEB 9 2005

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 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:	Date: 2/11/05
-------------------------	---------------

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

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

February 1, 2005

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

RE: 218 Hope Avenue (Lot 14) Building Permit Application

Dear Michael:

Enclosed are the following items relating to my request to construct a single family dwelling at 218 Hope Avenue and known as Lot 14 in the Presumpscot River Place Phase III subdivision:

1. Completed All Purpose Building Permit Application
2. Check for \$2,589.00, representing the cost of the permit and Certificate of Occupancy
3. Palanza Drafting 1/4/05 Construction Plans (Full size, 11"x17", & in PDF) and Addendum (on disk)
4. Pinkham & Greer Consulting Engineers Site Plan
5. Warranty Deed

My company, Casco Bay Development LLC, will construct the building for the owners of the land, Deborah & David Whitworth. I will construct a Colonial style home with 3,256 +/- SF of living space, four bedrooms, 2 ½ bath, and a two car attached garage in the R-2 zone, 28,956 SF lot. Combining the 728 +/- SF of the garage to the living space of 3,256 SF yields a gross building size of 3,984 +/- SF. The house will be situated to sufficiently meet all applicable setback requirements.

I calculated the permit as follows:

* Basic Permit (\$30: Covers first \$1,000 of construction)	\$ 30
* Certificate of Occupancy	75
* Construction (\$9/\$1,000 X 276)	<u>2,484</u>
Total of Enclosed Check	\$2,589

Please call my cell phone at 318-9984 should you have any questions. Thank you.

Very truly yours,



Michael C. Rogers

Enclosures

**Addendum to Palanza Drafting January 4, 2005, Construction Plans
218 Hope Avenue (Lot 14)
February 1, 2005**

1. **Soil profile:** Mixture of loam, gravel and clay.
2. **Filter Fabric:** Muslin cloth.
3. **Foundation Walls:** 8" walls.
4. **Anchor Bolts & Spacing:** ½", 6" on center (O/C).
5. **Sill & Band:** 2" X 6" pressure treated, 2" X 10" rim joist.
6. **Floor Joists:** 16" O/C.
7. **Floor system specifications for room above garage:** Please see the attached Wood Structures Inc.'s 28' floor truss design.
8. **Decking:** ¾" tongue & groove Advantec, 50 year warranty.
9. **Roof & Wall Sheathing:** ½" plywood and 7/16" OSB, respectively.
10. **Fastener Schedule:** As shown in the Second Floor Plan.
11. **Door Type from Garage to Mudroom:** 90-minute fire rated metal with spring load hinges.
12. **Sill height above the garage door:** At least 1' drop.
13. **Door & Window Schedule:** All second floor bedrooms will have a minimum of one window with a rough opening of 32" X 32" for an egress opening meeting the code of 5.7 SF. Attached is a copy of the Rivco Window Specifications. All windows are double hung with tilt out sashes. Tempered window glass will be installed in the two second floor bath rooms as shown in the Plans.
14. **Structural Headers:** As noted on the Plans, the building will have the following: carrying partition headers (2 2"X10"s), window headers (3 2"X10"s), garage door headers (3 2"X12"s), and ceiling ties (2"X8").
15. **Attic Scuttle:** Bedroom #3 will have a 22" X 30" scuttle.

16. **Chimney specifications:** Solid mass clay tile lined single flue chimney with fire rated brick and fire box and a minimum 2" air clearance, as noted on the Plans, around the structure and lead flashing at roof and fire stops on each floor.
17. **Gas Fireplace:** A liquid propane fired direct vent gas fireplace will be installed on the right side exterior wall in the Family Room. The liquid propane tank will be installed to code by a licensed gas technician.
18. **Type of Heat:** Oil fired five zone cast iron FHW boiler heating system meeting all codes will be installed. The garage will have a wall mounted Modine heater.
19. **Hand rail/Guard rail detail:** 2" X 2" balusters per city code. First floor staircase will be open for a minimum of 6'. Railing shall continue along wall. Basement stairs will have enclosed risers and walls in addition to a railing. Please see the Stair Detail in the Plans.
20. **Smoke detectors, type & location:** As noted on the Plan, hard-wired smoke detectors with battery backup will be installed in all bedrooms, first & second floor halls, garage and basement.

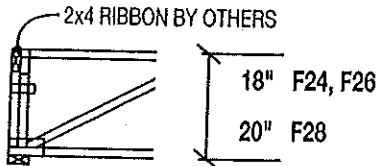
Floor Stock Trusses and Shapes

FLOOR TRUSSES

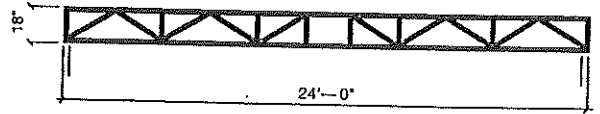
24" o.c. 18" Deep
40-10-0-10 LOAD

LIVE LOADS
24" o/c spacing 40#
19.2" o/c spacing 50#
16" o/c spacing 60#

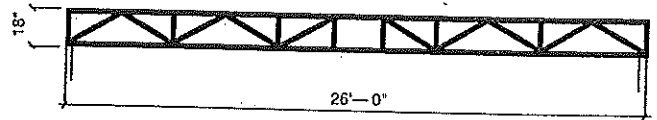
Floor Truss End Condition #2



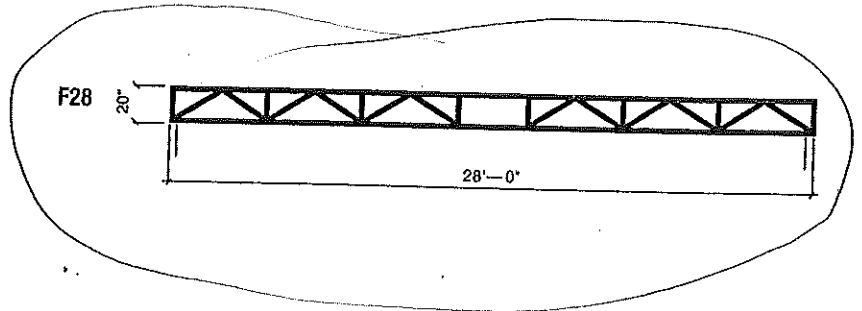
F24



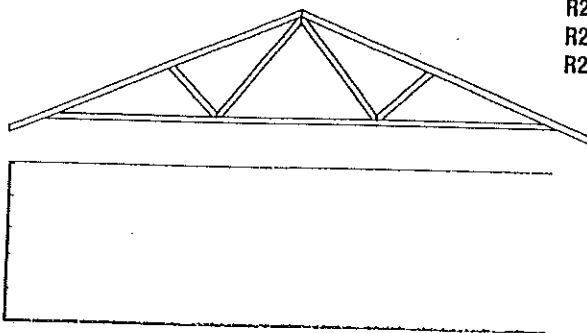
F26



F28



NON CANTILEVERED STOCKS FOR:
60 lb Snowload Application or 42 lb. BOCA Application @ 24" O/C.



R24560
R26560
R28560



* Cannot Be Cantilevered

The Classic COLLECTION

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

FEATURES

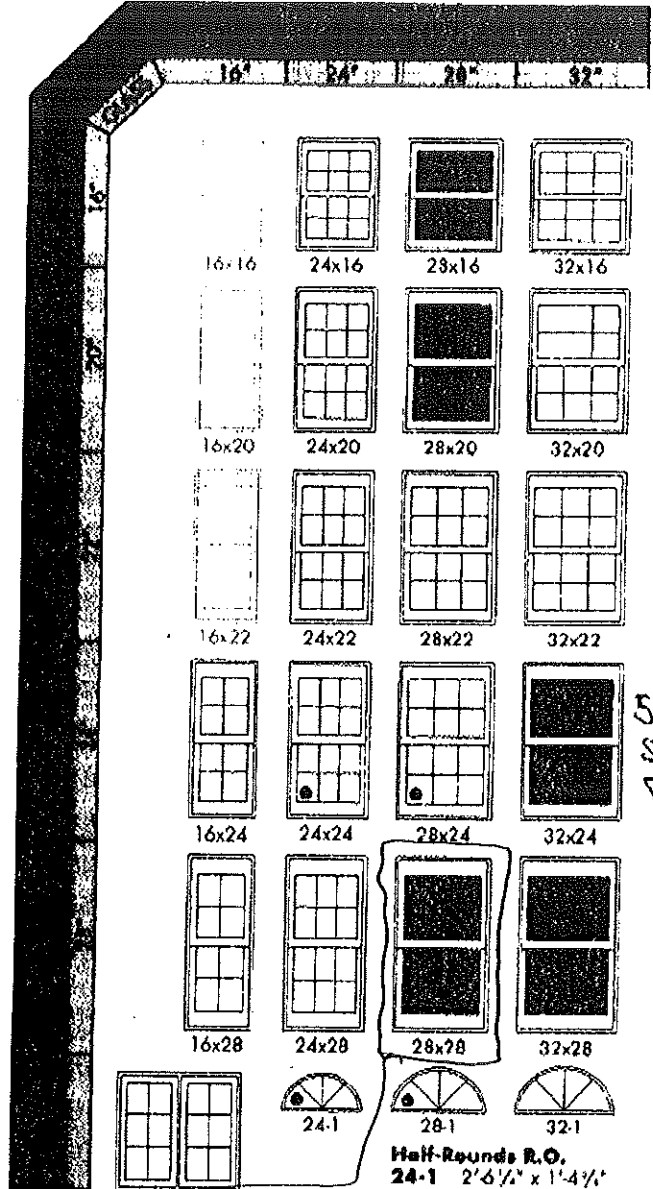
- Traditional colonial look with brickmold profile and wide integral J-channel
- Full fusion welded maintenance-free vinyl construction
- Optional wood-look 3-inch eastern casing
- Optional J-channel filler available
- Specially-contoured grilles-between-the-glass
- Wood extension jambs for 4-9/16" and 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

Pennock NH 77 Merrimack Street 1-800-852-3430	Petersmouth 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
Mashpee NH 332 Ashford Street 1-800-572-1869	Westboro MA 76 Old Street & Route 9 1-800-342-8364	Yarmouth MA 484G Shiloh Avenue 1-888-760-2227	Scarborough ME 152 U.S. Route 1 1-800-380-5415

www.rivcowindows.com



Casements R.O.
C2-4040 3'-5 1/2" x 3'-5 1/2"
C2-4840 4'-0 1/2" x 3'-5 1/2"

Half-Rounds R.O.
24-1 2'-6 1/2" x 1'-4 1/2"
28-1 2'-10 1/2" x 1'-6 1/2"
32-1 3'-2 1/2" x 1'-8 1/2"
24-2 5'-0 1/4" x 2'-7 1/8"
28-2 5'-8 1/4" 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	0.46	0.62	0.63
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	0.35	0.58
Low-e IG w/ Grille*	0.35	0.39	0.50
Low-e/Argon IG w/ Grille*	0.31	0.39	0.50

* Energy Star Compliant

STATUTORY WARRANTY DEED

GOLDENEYE CORP., a Maine corporation with a principal place of business in Westbrook, in the County of Cumberland and State of Maine

For Consideration Paid, GRANT with WARRANTY COVENANTS TO:

DAVID A. WHITWORTH and DEBORAH L. WHITWORTH, whose mailing address is 158 Valley Road, Raymond, Maine 04071, as JOINT TENANTS

A certain lot or parcel of land situated on the northeasterly sideline of Hope Avenue in the City of Portland, County of Cumberland and State of Maine, and being Lot 14 shown on plan entitled "Presumpscot River Place Phase III - Subdivision Plan Portland, Maine" dated December 4, 2001, as revised, prepared by Titcomb Associates, and recorded at the Cumberland County Registry of Deeds in Plan Book 202, Page 650, as revised on April 28, 2003 and recorded at said Registry of Deeds in Plan Book 204, Page 373 (hereinafter sometimes referred to as "Plan"), together with a right-of-way in common with others over "Hope Avenue" as shown on the plan.

Being a portion of the premises conveyed to the Grantor herein by deed of Robert L. Adam and Lloyd B. Wolf dated October 17, 2002 and recorded at the Cumberland County Registry of Deeds in Book 18262, Page 159. Reference is further made to a confirmation deed from Lloyd B. Wolf to Grantor herein dated November 5, 2002 and recorded at said Registry of Deeds in Book 18336, Page 57.

EXCEPTING AND RESERVING to the Grantor, its successor and assigns, all right, title and interest in and to the fee interest in "Hope Avenue", so-called, as shown on the plan. The purpose of this reservation is to preserve the Grantor's right in and to such ways pursuant to 23 M.R.S.A. §3031(4) and 33 M.R.S.A. §460 et seq. together with the right to convey said fee interest to the City of Portland.

This conveyance is subject to and with the benefit of the following:

1. Notes 1 through 19, restrictions, conditions, easements and covenants as may be set forth on said Plan recorded in Plan Book 202, Page 650 and Plan Book 204, Page 373.

2. Depending on the elevation of the lowest plumbing fixture, a private pump station may be required as more specifically set forth in Paragraph 12 of said Notes.
3. Rights and easements granted to New England Telephone and Telegraph and Central Maine Power Company in an instrument dated December 29, 1955 and recorded at said Registry of Deeds in Book 2276, Page 277.
4. Such State of Facts as set forth or depicted on plan showing Plan of Property for Robert Adam dated August 1978 and recorded at said Registry of Deeds in Plan Book 125, Pages 45 and 46.
5. A ten (10) foot and thirty (30) foot pedestrian easement as shown on said Plan recorded in Plan Book 202, Page 650 and Plan Book 204, Page 373.
6. A culvert and drainage easement deed from Goldeneye Corp. to the City of Portland dated July 6, 2004 and recorded at said Registry of Deeds in Book 21610, Page 52 relating to said easements as shown on Plan recorded in Plan Book 202, Page 650 and Plan Book 204, Page 373.
7. Terms and conditions of a State of Maine Department of Environmental Protection Site Location of Development Natural Resources Protection Act Water Quality Certification Findings of Fact and Order dated August 23, 2002 and recorded at said Registry of Deeds in Book 18084, Page 64 (incorrectly referred to as 94 in previous deed) together with the requirement that all future conveyances shall include reference to this permit.
8. Terms and conditions of a Declaration of Covenants and Restrictions dated November 5, 2002 and recorded at said Registry of Deeds in Book 18336, Page 59.
9. The owner of Lot 14, being the lot herein conveyed, shall retain either a licensed civil engineer or landscape architect to assist in design of the improvements of this lot. The owner of this lot shall also retain that professional to provide construction phase services including, but not limited to, periodic site inspection for adherence to all required erosion and sedimentation control measures and to address any changes in field conditions which require modification to the design of the lot improvements. The minimum site inspection requirements are set forth in Note 5 on said Plan to which reference is hereby made for a more specific description. The professional (civil engineer or landscape architect) shall provide a written statement to the Portland Planning Authority

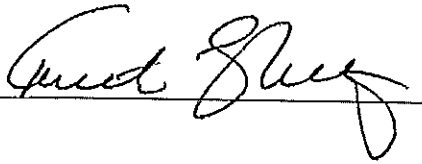
upon completion of construction of lot improvements affirming that the work is in substantial conformance to the approved plans and that all conditions of approval have been satisfied.

Also hereby conveying together with and subject to all rights, easements, privileges and appurtenances, belonging to the premises hereinabove described.

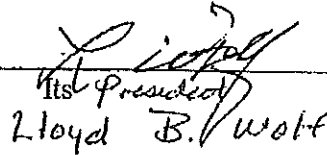
This conveyance is made SUBJECT to the current real estate taxes to the City of Portland subject to proration at the closing, which the Grantees herein by their acceptance of this deed hereby assume and agree to pay.

IN WITNESS WHEREOF, the said GOLDENEYE CORP. has caused this instrument to be signed in its corporate name and sealed with its corporate seal by LLOYD B. WOLF, its Treasurer thereunto duly authorized this 4th day of August, 2004.

GOLDENEYE CORP.



By: _____

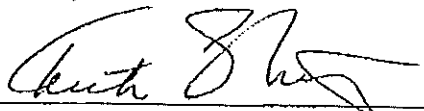

Its President
Lloyd B. Wolf

STATE OF MAINE
CUMBERLAND, SS.

August 4th, 2004

Then personally appeared the above-named LLOYD B. WOLF, Treasurer of GOLDENEYE CORP. as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,



Attorney at Law/Notary Public

KENNETH E. SNITGER
MAINE ATTORNEY AT LAW

Applicant: CSCO BAG DEV.

Date: 2/9/05

Address: 216²¹⁸ Hope Ave (lot #14)

C.B.L.: 392-A-014

CHECK-LIST AGAINST ZONING ORDINANCE

Application # 05-0117

Date - New Development

Zone Location - R-2

Interior or corner lot -

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

Sewage Disposal - City

Lot Street Frontage - 50' min 113.65' given

Front Yard - 25' min - 150' scaled on 2/14/05 plans

Need more info

Rear Yard - 25' min - 62' scaled

Side Yard - 16' min - 17.31' & 21.41' shown

2/14/05 received revised plans

Projections - no text additional shows enclosed deck and deck & stairs

13x14

Width of Lot - 80' min - 113.65' given

7'x13'

scales off chart same

Height - 35' MAX - 29.75' if a 3/16" scale

Lot Area - 10,000^{sq ft} 28,956^{sq ft} given

Lot Coverage/Impervious Surface - 20% MAX or 5791.2^{sq ft} MAX

Area per Family - 10,000^{sq ft}

Off-street Parking - 2 pkg spec. req - showing 2 car garage

Loading Bays - N/A

Site Plan - minor/minor # 2005-0016

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 2 - zone X

- 7' x 13' = 91.00
- 13' x 14' = 182.00
- 28' x 35.33' = 918.58
- 28' x 38' = 1064.00
- 12.5' x 14.5' = 181.25
- 5.5' x 7.5' = 41.25
- 3.75' x 4' = 15.00
- 3.5' x 4.5' = 15.75
- 2508.83

Scale isn't right on bldg plans for height
daylight basement partial in rear

Casco Bay Development LLC
440 Forest Avenue, Portland, ME 04101
775-5600

February 28, 2005

Ms. Jeanne Bourke
Building Code Department
City of Portland
389 Congress Street
Portland, ME 04101

RE: 218 Hope Avenue

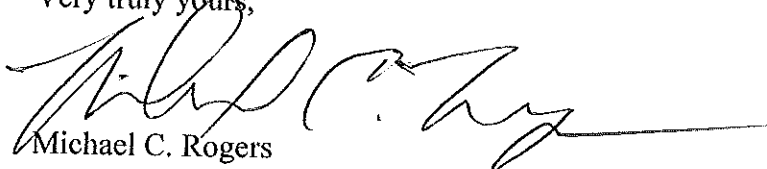
Dear Jeanne:

I am responding to outstanding issues you have relating to my building permit application to construct a single family home at 218 Hope Avenue (Lot 14), Portland. Enclosed is a revised full set of plans and a disk containing the plans in PDF format for the following concerns of yours which have been corrected:

- ✓1. Lolly column spacing has been reduced to below the maximum span of 6'3".
- ✓2. Access to the Pantry is now shown.
- ✓3. The carrying beam for the Mudroom will consist of (2) 2" X 8"s.
- ✓4. The Garage door header will consist of 3 LVLs (LVL = 1 3/4" X 11 7/8") X 9'6".
- ✓5. Basement casement window will be egress accessible with a R.O. of 30" X 49".
- ✓6. Framing details for the rear porch and deck.

Please call my cell phone at 318-9984 should you have any additional questions.
Thank you.

Very truly yours,


Michael C. Rogers

Enclosures

