

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

Permit No: 04-0024	Issue Date: ISSUED MAR 05 2004	CBL: 392 A015001
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Location of Construction: 226 Hope Ave	Owner Name: Goldeneye Corp	Owner Address: 286 Falmouth Rd	Phone:
Business Name:	Contractor Name: Risbara Bros Construction	Contractor Address: 197 US Route 1 Scarborough	Phone: 2078835528
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone:

Past Use: Vacant Land	Proposed Use: 3300 sf Single Family home w/rear deck, front porch, 2 car attached garage	Permit Fee: \$2,922.00	Cost of Work: \$314,000.00	CEO District: 5
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>P-3</i> Type: <i>SB</i> <i>BOCA 99</i>	

Proposed Project Description:
3300 sf Single Family home w/rear deck, front porch, 2 car attached garage

Signature: _____ Date: _____

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
 Action: Approved Approved w/Conditions Denied
 Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 01/12/2004	Zoning Approval
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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..	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>NA</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 2 zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2004-0005</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> Date: <i>1/15/04</i> <i>conducting</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____
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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

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Proposed Use: 3300 sf Single Family home w/rear deck, front porch, 2 car attached garage	Proposed Project Description: 3300 sf Single Family home w/rear deck, front porch, 2 car attached garage
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 01/15/2004
Note: 02/12/04 received a revised site plan **Ok to Issue:**
 3/4/04 Had to resign another new sheet for the permit

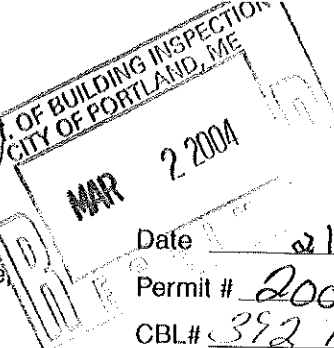
- 1) No parking is allowed within your front cul-du-sac because the front portion is located within the 25' front setback. Section 14-336 does not allow the parking of cars within the required front yard setback. This cul-du-sac may only used for an active turn around, but no parking. If you wish to move this cul-du-sac beyond the required 25' front setback, there would be no zoning restriction on parking within this area.
- 2) All driveways shall be paved within six (6) months of the receipt of a temporary certificate of occupancy and shall be a minimum of 12' wide. Individual homeowners shall be responsible for paving of driveway.
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Dept: Building **Status:** Approved **Reviewer:** Tammy Munson **Approval Date:** 02/04/2004
Note: **Ok to Issue:**

Comments:
 1/27/04-tmm: Spoke w/Tim - faxed over plan review sheets listing needed info.
 1/12/04-ldobson: Please contact Tim Halpin when ready for pick-up 883-5528 ext 1108
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 2/12/04-kwd: new site plan received; reviewed by MES, house footprint has changed, sent to Tammy for final review. Kwd

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 2/26/04
 Permit # 2004-4197
 CBL# 392 A 015

LOCATION: 226 Hope Ave METER MAKE & # _____
 CMP ACCOUNT # _____ OWNER Roberts Brothers Construction
 TENANT _____ PHONE # 873-5342

TOTAL EACH FEE

Category	Quantity	Description	Quantity	Description	Quantity	Description	Rate	Total
OUTLETS	50	Receptacles	30	Switches	7	Smoke Detector	.20	17.40
FIXTURES	15	Incandescent		Fluorescent	6	Strips	.20	4.20
SERVICES		Overhead	✓	Underground		TTL AMPS <800	15.00	15.00
		Overhead		Underground		TTL AMPS >800	25.00	
Temporary Service		Overhead		Underground		TTL AMPS	25.00	
METERS	1	(number of)					1.00	1.00
MOTORS		(number of)					2.00	
RESID/COM		Electric units					1.00	
HEATING	1	oil/gas units		Interior		Exterior	5.00	5.00
APPLIANCES	1	Ranges		Cook Tops		Wall Ovens	2.00	2.00
		Insta-Hot		Water heaters	3	Fans	2.00	6.00
	1	Dryers	1	Disposals	1	Dishwasher	2.00	2.00
		Compactors		Spa	1	Washing Machine	2.00	2.00
		Others (denote)					2.00	
MISC. (number of)		Air Cond/win				Pools	10.00	
		Air Cond/cent				Thermostat	5.00	
		HVAC		EMS			10.00	
		Signs					5.00	
		Alarms/res					15.00	
		Alarms/com					2.00	
		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	
TRANSFORMER		0-25 Kva					5.00	
		25-200 Kva					8.00	
		Over 200 Kva					10.00	
							TOTAL AMOUNT DUE	58.60
							MINIMUM FEE/COMMERCIAL	45.00
							MINIMUM FEE	35.00

CONTRACTORS NAME Anthony Mancini Inc MASTER LIC. # MC 60003359
 ADDRESS 179 Sherman Street Portland, ME 04101 LIMITED LIC. # _____
 TELEPHONE 774-5829

SIGNATURE OF CONTRACTOR Anthony Mancini



Titcomb Associates

392-A-15
#226 Hope Ave

Land Surveying
Land Planning

133 Gray Road
Falmouth, Maine 04105-2029
(207) 797-9199
Fax (207) 878-3142

Bath (207) 442-7799
New Gloucester (207) 926-4699

March 10, 2004

Kevin Carroll
Code Enforcement Officer
City of Portland
389 Congress Street
Portland, ME 04101

VIA FAX: (207) 874-8716

re: **Presumpscot River Place III**

Dear Mr. Carroll:

This letter will confirm that Titcomb Associates has staked the location for the building on Lot 15 at the Presumpscot River Place III Subdivision in accordance with the locations shown on the development plans prepared by Gorrill-Palmer Consulting Engineers.

The house location is in compliance with the City of Portland Zoning Ordinance and Setback Requirements. The building location is based on established property pins.

Please call if you have any further questions.

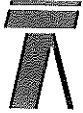
Sincerely,

Rex J. Croteau, PLS
Titcomb Associates

cc: Risbara Construction, Co. [via fax: (207)883-8075]

Post-It® Fax Note	7671	Date	# of pages ▶
To	KEVIN CARROLL	From	Rex
Co./Dept.		Co.	
Phone #		Phone #	797-9199
Fax #	874-8716	Fax #	

\\LPV99064\lot28.ltr



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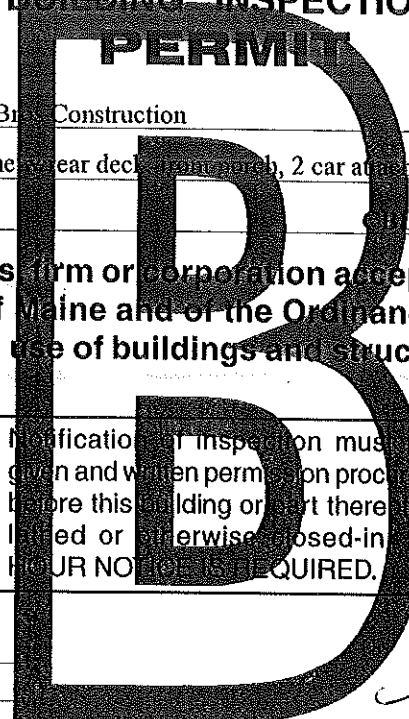
cc: Risbara Construction, Co. [via fax: (207)883-8075]

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

Permit Number: 040024

Please Read
Application And
Notes, If Any,
Attached



This is to certify that Goldeneye Corp /Risbara Building Construction
has permission to 3300 sf Single Family home rear deck, ramp porch, 2 car attached garage
AT 226 Hope Ave 392 A015001

provided that the person or persons firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

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

Notification of inspection must be given and written permission procured before this building or part thereof is entered or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature]
Director Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Applicant: Risbana

Date: 1/14/04

Address: 226 Hope Ave (lot # 15)

C-B-L: 392-A-015

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Permit Appl # 04-0024

Zone Location - R-2

Interior or corner lot - *add street at this time*

Proposed Use/Work - *to construct New single family with attached 2-car garage*

Sevage Disposal - City

Lot Street Frontage - 50' min req - $\approx 100'$

Front Yard - 25 ft min - 132' Scaled *ok*

Rear Yard - 25 ft min $\approx 118'$ scaled

Side Yard - 14 ft min - ~~14' 40'~~ ~~20.7'~~ *shown 19' & 19.1' ok*

Projections - *rear deck 12 x 20 - front porch - front bay window - rear bay window beyond*

Width of Lot - 80' min $\approx 118'$ scaled

Height - 35' max - 34.25' to the lowest grade - *averaging the grade would make this a couple feet ~~shorter~~ less in height*

Lot Area - 10,000^{sq} min 32,912^{sq} given

Lot Coverage Impervious Surface - *20% of 6,582.4^{sq} max*

Area per Family - 10,000^{sq}

Off-street Parking - 2 req. - 2 car garage

Loading Bays - N/A

Site Plan - minor/minor # 2004-0005

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - *panel 2 zone X*

approved

revised site plan dated 2/12/04 *ok*

26 x 26	=	676
R. deck 12 x 20	=	240
screen porch 11 x 12	=	132
Dining room 13 x 12	=	156
kitchen 34 x 36	=	1224
~ 8 x 22.50	=	180
		<i>ok (2608^{sq})</i>

#5
 04-0029
 04-0029

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND
 JAN 8 2004
 RECEIVED

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: Lot 15 Presumpscott River Subdivision III		
Total Square Footage of Proposed Structure APPROX 3300 sq' OF LIVING SPACE	Square Footage of Lot 32,912	
Tax Assessor's Chart, Block & Lot Chart# 392 Block# A Lot# 015	Owner: Pats and Julie Kelly	Telephone: UNKNOWN
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: RISBATA BROS. CONST CO P.O. BOX 486 SCARBOROUGH, ME 04070-0485	Cost Of Work: \$314,000. Fee: \$2596.00
Current use: VACANT LOT		
If the location is currently vacant, what was prior use: UNKNOWN		
Approximately how long has it been vacant: UNKNOWN		
Proposed use: SINGLE FAMILY DWELLING w/ 240 SQ FOOT REAR DECK Project description: 132 Sq Foot Farmers Patch		
Contractor's name, address & telephone: RISBATA BROS CONST CO. P.O. BOX 486 SCARBOROUGH, MAINE 04070-0485		
Who should we contact when the permit is ready: TIM HALPIN		
Mailing address: SAME AS 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. PHONE: 883-5528 EXT. 1108		

2,847.00
 Copied + 75.00
 292200
 326
 7300
 8626
 dup site plan

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: 1-8-04

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

Delete	Schedule Inspection	Add	Find	Print Permit	Print C of O	Print Insp	Invoicing	Taxes
Prmt	Text93	0		Constr Type	New	Num1	4	
Permit Nbr	04-0024	Location of Construction	226	Hope Ave		Appl. Date		
Status	Pending	Permit Type	Single Family			Issue Date		
CBL	392 A015001	District Nbr	5	Estimated Cost	\$314,000.00	Date Closed		

Comment Date	Comment	Add	Delet	Save
02/12/2004	new site plan recieved; reviewed by MES, house footprint has changed, sent to Tammy for final review.			
	Name	kwd	Follow Up Date	Completed
02/05/2004	Site plan not approved as of 2/5/2004; hold for JR's approval. Tim Halpin informed. Kwd			
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	Name	tmm	Follow Up Date	Completed
01/12/2004	Please contact Tim Halpin when ready for pick-up 883-5528 ext 1108			
	Name	ldobson	Follow Up Date	Completed

CreatedBy	ldobson	CreateDate	01/12/2004	ModBy	kwd	ModDate	02/13
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Department of Planning & Development
Lee D. Urban, Director



Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

CITY OF PORTLAND

February 11, 2004

Doug Reynolds
Gorrill-Palmer Consulting Engineers, Inc.
P.O. Box 1237
15 Shaker Road
Gray, ME 04039

RE: Revised Plan for 226 Hope Ave; Lot 15, Presumpscot River Place
CBL: 392 A015001

Dear Mr. Reynolds:

On February 11, 2003, the Portland Planning Authority approved the revised layout and grading plan for Lot #15 on Hope Avenue, as shown on the approved plan

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please note that no Certificates of Occupancy will be issued until all site improvements have been completed and inspected in the field by the Development Review Coordinator.

If there are any questions, please contact Sarah Hopkins at 874-8720.

Sincerely,

Sarah Hopkins
Development Review Services Manager

cc: Alexander Jaegerman, Planning Division Director
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
— Karen Dunfey, Inspections
Tony Lombardo, Project Engineer
Eric Labelle, City Engineer
Correspondence File

SPACE AND BULK REQUIREMENTS – R-2 ZONE

MINIMUM LOT SIZE: 10,000 S.F.

MINIMUM FRONTAGE: 50 FT.

MINIMUM SETBACKS:

FRONT YARD 25 FT.

REAR YARD 25 FT

SIDE YARD*

1 STORY 12 FT.

1 1/2 STORY 12 FT.

2 STORY 14 FT.


2 1/2 STORY 16 FT.

MINIMUM LOT WIDTH:
OTHER USES: 80 FT.

* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN TWELVE (12) FEET IN WIDTH.

THE SIDE YARDS SHOWN ON THE FOLLOWING FIGURES ARE BASED UPON A (1) ONE STORY STRUCTURE AND MAY BE INCREASED OR DECREASED DEPENDING UPON THE NUMBER OF STORIES.

Design: DER	Date: APR 03
Draft: SGB	Job No.: 759
Checked: AMP	Scale: NTS
File Name: 759-sp.dwg	

 <i>Traffic and Civil Engineering Services</i>
PO Box 1237, 15 Shaker Road Gray, ME 04039 207-657-6910

Drawing Name: Space & Bulk Requirements
Project: PRESUMPCOT RIVER PLACE

Figure No.

1

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

2004-0005
Application I. D. Number

1/8/2004
Application Date

single family residence
Project Name/Description

Rlsbara Bros. Const.
Applicant
P.O. Box 485, Scarborough, ME 04070
Applicant's Mailing Address

Consultant/Agent
Applicant Ph: (207) 883-5528 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

226 - 226 Hope Ave , Portland, Maine
Address of Proposed Site
392 A015001
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) _____

3300 sf
Proposed Building square Feet or # of Units Acreage of Site R2
Zoning

Check Review Required:

- | | | | |
|----------------------------------------------------------------|---------------------------------------------------------|------------------------------------------------|--------------------------------------------------|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Pla \$250.00 Subdivision _____ Engineer Review \$50.00 Date 1/12/2004

DRC Approval Status:

Reviewer Sarah Hopkins

- Approved Approved w/Conditions
See Attached Denied

Approval Date 2/11/2004 Approval Expiration 2/11/2005 Extension to _____
 Condition Compliance Sarah Hopkins 2/12/2004 Additional Sheets
signature date Attached

Performance Guarantee Required* Not Required

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

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

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- 2) All driveways shall be paved within six (6) months of thr receipt of a temporary certificate of occupancy and shall be a minimum of 12' wide. Individual homeowners shall be responsible for paving of driveway.
- 3) Separate permits shall be required for future decks, sheds, pools, and/or garages. Currently a rear deck 12' x 20' is being approved with these plans.
- 4) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 5) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building Status: Approved Reviewer: Tammy Munson Approval Date: 02/04/2004
 Note: Ok to Issue:

Comments:
 1/27/2004-tmm: Spoke w/Tim - faxed over plan review sheets listing needed info.
 1/12/2004-ldobson: Please contact Tim Halpin when ready for pick-up 883-5528 ext 1108
 2/5/2004-kwd: Site plan not approved as of 2/5/2004; hold for JR's approval. Tim Halpin informed. Kwd
 2/12/2004-kwd: new site plan recieved; reviewed by MES, house footprint has changed, sent to Tammy for final review. Kwd

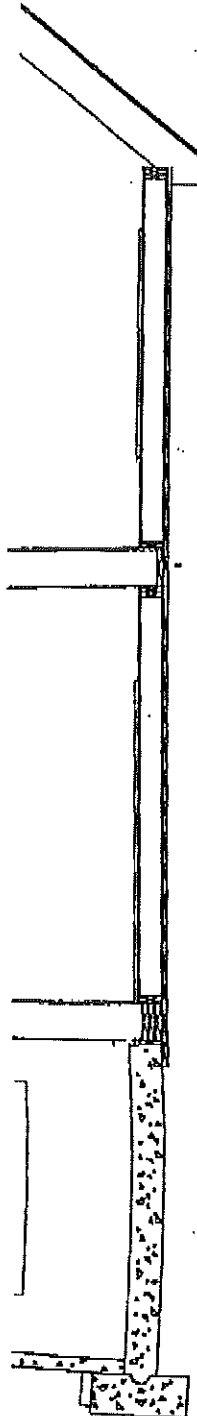
SCALE: 1/4" = 1'-0"

ALL HEADERS TO 3-2x10" w/ 1/2" COX

RE: HEADER SIZE
226 HOPE Rd.

PARADIGM BRAND WINDOWS

HEADER SIZE	PRODUCT CODE	ROUGH OPENING	COUNT
35"	DH3236	32" X 36"	1
39"	DH3644	36" X 44"	3
39"	DH3636	36" X 36"	1
39"	DH3660	36" X 60"	9
74 1/2"	DH3660-2	71 1/2" X 60"	1
39"	DH3666	36" X 66"	3
43"	DH4060	40" X 60"	5
82 1/2"	DH4060-2	79 1/2" X 60"	3
43"	DH4066	40" X 66"	3
82 1/2"	DH4066-2	79 1/2" X 66"	1
82 1/2"	DH4066-2	79 1/2" X 66"	1
123"	DH4066-3	120" X 66"	1
63"	CFC 6042	60" X 42"	1
82 1/4"	45-4866-20	79 1/4" X 69"	1
82 1/4"	45-4048-20	79 1/4" X 40"	1



DEPT. OF PUBLIC INFRASTRUCTURE
CITY OF PORTLAND, ME
FEB - 4 2004
RECEIVED

48
6"

RISBARA BROS. CONSTRUCTION

When Quality Counts

RESIDENTIAL • COMMERCIAL • EARTHWORKS

DATE: 2-4-04

TO: Timmy M.

@FAX# 874-8716

FROM: Tim

OF PAGES
(including cover): 2

For personal and confidential reasons please distribute to addressee. THANK YOU.

COMMENTS

Timmy,

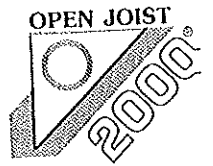
Header schedule for 226 HOPE ROAD

Bozmanns.

THANK

Tim

197 US Route 1 PO Box 485 Scarborough, Maine 04070-0485 • (207) 883-5528 Fax (207) 883-8075



ALLOWABLE LIVE LOAD CHARTS IN PSF

Live load deflection to L/360

Rev. 20/03/02

JOIST DEPTH 9 3/8"			DEAD LOAD 15				DEAD LOAD 20				DEAD LOAD 25				DEAD LOAD 30			
CHORDS		LENGTH	SPACING o.c.				SPACING o.c.				SPACING o.c.				SPACING o.c.			
SIZE	SPECIES / GRADE		12"	16"	19.2"	24"	12"	16"	19.2"	24"	12"	16"	19.2"	24"	12"	16"	19.2"	24"
3 X 2	SPF # 2	13'-0"	115	86	72	58	115	86	72	58	115	86	72	55	115	86	70	50
3 X 2	SPF # 2	14'-0"	94	71	59	47	94	71	59	47	94	71	59	45	94	71	58	40
3 X 2	SPF # 2	15'-0"	77	58	48	38	77	58	48	38	77	58	48	37	77	58	48	32
3 X 2	SPF # 2	16'-0"	64	48	40	32	64	48	40	32	64	48	40	31	64	48	40	26
4 X 2	SPF # 2	17'-0"	70	53	44	35	70	53	44	35	70	53	44	31	70	53	40	26
4 X 2	SPF 2100f-1.8E	18'-0"	72	54	45	36	72	54	45	36	72	54	45	31	72	54	40	26
4 X 2	SPF 2100f-1.8E	19'-0"	61	46	38	30	61	46	38	30	61	46	37	25	61	44	32	20
4 X 2	SPF 2100f-1.8E	20'-0"	53	40	33	26	53	40	33	26	53	40	33	23	53	40	30	18

JOIST DEPTH 13"			DEAD LOAD 15				DEAD LOAD 20				DEAD LOAD 25				DEAD LOAD 30			
CHORDS		LENGTH	SPACING o.c.				SPACING o.c.				SPACING o.c.				SPACING o.c.			
SIZE	SPECIES / GRADE		12"	16"	19.2"	24"	12"	16"	19.2"	24"	12"	16"	19.2"	24"	12"	16"	19.2"	24"
3 X 2	SPF # 2	13'-0"	188	137	112	87	183	132	107	82	178	127	102	77	173	122	97	72
3 X 2	SPF # 2	14'-0"	169	123	100	77	164	118	95	72	159	113	90	67	154	108	85	62
3 X 2	SPF # 2	15'-0"	150	109	88	67	145	104	83	62	140	99	78	57	135	94	73	52
3 X 2	SPF # 2	16'-0"	128	93	75	57	124	88	70	52	119	83	65	47	114	78	60	42
3 X 2	SPF # 2	17'-0"	106	79	65	49	106	76	60	44	103	71	55	39	98	66	50	34
3 X 2	SPF # 2	18'-0"	91	68	57	43	91	66	52	38	90	61	47	33	85	56	42	28
4 X 2	SPF # 2	19'-0"	102	73	58	43	97	68	53	38	92	63	48	33	87	58	43	28
4 X 2	SPF # 2	20'-0"	91	64	51	38	86	59	46	33	81	54	41	28	76	49	36	23
4 X 2	SPF # 2	21'-0"	80	59	47	35	79	54	42	30	74	49	37	25	69	44	32	20
4 X 2	SPF 2100f-1.8E	22'-0"	83	62	52	39	83	62	48	34	83	57	43	29	79	52	38	24
4 X 2	SPF 2100f-1.8E	23'-0"	74	55	46	36	74	55	44	31	74	52	39	26	72	47	34	21
4 X 2	SPF 2100f-1.8E	24'-0"	64	48	40	32	64	48	40	28	64	47	35	23	64	42	30	18
4 X 2	SPF 2100f-1.8E	25'-0"	58	43	36	29	58	43	36	26	58	43	32	21	58	38	27	16

JOIST DEPTH 16"			DEAD LOAD 15				DEAD LOAD 20				DEAD LOAD 25				DEAD LOAD 30			
CHORDS		LENGTH	SPACING o.c.				SPACING o.c.				SPACING o.c.				SPACING o.c.			
SIZE	SPECIES / GRADE		12"	16"	19.2"	24"	12"	16"	19.2"	24"	12"	16"	19.2"	24"	12"	16"	19.2"	24"
3 X 2	SPF # 2	13'-0"	188	137	112	87	183	132	107	82	178	127	102	77	173	122	97	72
3 X 2	SPF # 2	14'-0"	169	123	100	77	164	118	95	72	159	113	90	67	154	108	85	62
3 X 2	SPF # 2	15'-0"	153	111	90	69	148	106	85	64	143	101	80	59	138	96	75	54
3 X 2	SPF # 2	16'-0"	145	105	85	65	140	100	80	60	135	95	75	55	130	90	70	50
3 X 2	SPF # 2	17'-0"	142	103	83	63	137	98	78	58	132	93	73	53	127	88	68	48
4 X 2	SPF # 2	18'-0"	169	123	100	77	164	118	95	72	159	113	90	67	154	108	85	62
4 X 2	SPF # 2	19'-0"	161	117	95	73	156	112	90	68	151	107	85	63	146	102	80	58
4 X 2	SPF # 2	20'-0"	154	112	91	70	149	107	86	65	144	102	81	60	139	97	76	55
4 X 2	SPF # 2	21'-0"	148	107	87	67	143	102	82	62	138	97	77	57	133	92	72	52
4 X 2	SPF # 2	22'-0"	137	99	80	61	132	94	75	56	127	89	70	51	122	84	65	46
4 X 2	SPF 2100f-1.8E	23'-0"	127	91	74	56	122	86	69	51	117	81	64	46	112	76	59	41
4 X 2	SPF 2100f-1.8E	24'-0"	104	78	65	52	102	76	64	47	94	70	59	42	86	64	54	37
4 X 2	SPF 2100f-1.8E	25'-0"	96	72	60	47	92	69	58	42	84	63	53	37	76	57	48	32
4 X 2	SPF 2100f-1.8E	26'-0"	83	62	52	42	81	61	51	37	73	55	46	32	65	49	41	27
4 X 2	SPF 2400f-2.0E	27'-0"	83	62	52	42	81	61	51	37	73	55	46	32	65	49	41	27
4 X 2	SPF 2400f-2.0E	28'-0"	75	56	47	38	73	55	46	34	65	49	41	29	60	45	38	24
4 X 2	SPF 2400f-2.0E	29'-0"	64	48	40	32	64	48	40	32	64	48	40	27	56	42	35	22
4 X 2	SPF 2400f-2.0E	30'-0"	56	42	35	28	56	42	35	28	56	42	35	23	48	36	30	18

JOIST DEPTH 9 3/8" - P			DEAD LOAD 15				DEAD LOAD 20				DEAD LOAD 25				DEAD LOAD 30			
CHORDS		LENGTH	SPACING o.c.				SPACING o.c.				SPACING o.c.				SPACING o.c.			
SIZE	SPECIES / GRADE		12"	16"	19.2"	24"	12"	16"	19.2"	24"	12"	16"	19.2"	24"	12"	16"	19.2"	24"
3 X 2	SPF # 2	13'-0"	95	68	54	40	90	63	49	35	85	58	44	30	80	53	39	25
3 X 2	SPF # 2	14'-0"	94	68	54	40	90	63	49	35	85	58	44	30	80	53	39	25
3 X 2	SPF # 2	15'-0"	77	57	45	33	76	52	40	28	71	47	35	23	66	42	30	18
3 X 2	SPF # 2	16'-0"	64	48	40	29	64	46	35	24	63	41	30	19	58	36	25	14
4 X 2	SPF # 2	17'-0"	70	51	40	29	68	46	35	24	63	41	30	19	58	36	25	14
4 X 2	SPF 2100f-1.8E	18'-0"	72	51	40	29	68	46	35	24	63	41	30	19	58	36	25	14
4 X 2	SPF 2100f-1.8E	19'-0"	61	45	35	25	60	40	30	20	55	35	25	15	50	30	20	10
4 X 2	SPF 2100f-1.8E	20'-0"	53	40	31	22	53	35	26	17	48	30	21	12	43	25	16	7

These load tables are based on the assumption that sheathing is attached to the top flange of Open Joist 2000® and that 5 1/2 inch bearings were considered as supports. Live loads may vary according to different bearing widths used. The performance of a floor system is a matter of personal opinion. A variety of framing suggestions are recommended by an approved Open Joist 2000® supplier.

RISBARA BROS. CONSTRUCTION

When Quality Counts

RESIDENTIAL • COMMERCIAL • EARTHWORKS

DATE: 1-30-04
 TO: THOMAS MONSON @FAX# 874-8716
 FROM: Tim

OF PAGES (including cover): 4

For personal and confidential reasons please distribute to addressee. THANK YOU.

COMMENTS

THOMAS
 MORE INFO RE: 220 HOPE ROAD - LOT 15
 * Please let me know if this info wont work.

RISBARA BROS. CONSTRUCTION

When Quality Counts

RESIDENTIAL • COMMERCIAL • EARTHWORKS

DATE: 1-28-04

TO: TAMMY M. @FAX# 874-8716

FROM: Tim

OF PAGES
(including cover): 2

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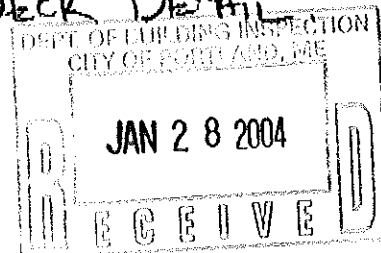
COMMENTS

RE: 226 HOPE ROAD Lot # 15

INFO RE: Beams & O.T. FOR your FILE

2ND FAX

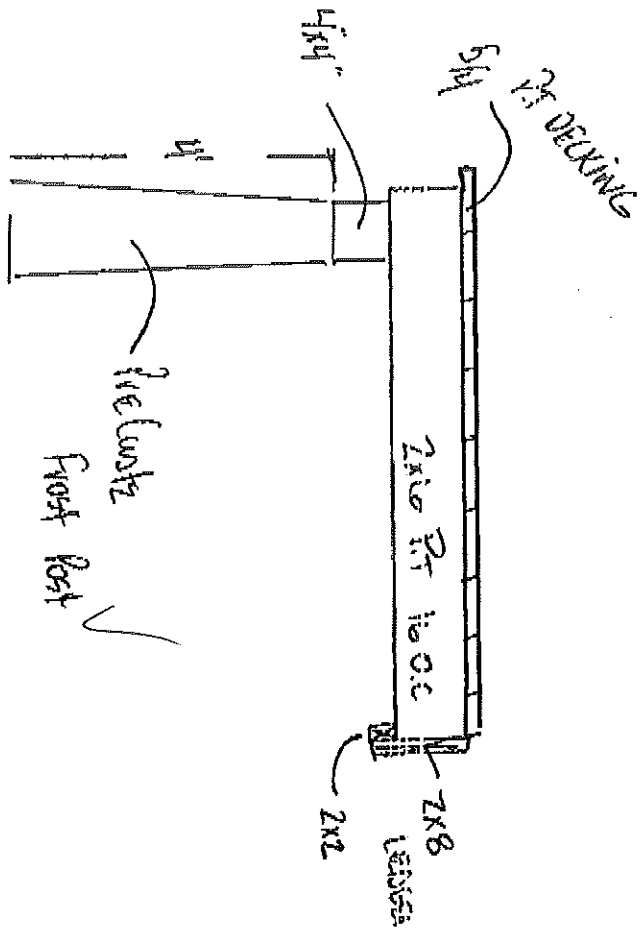
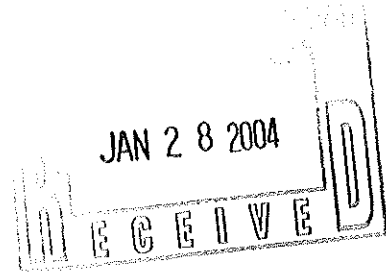
RE: PORCH & DECK DETAIL



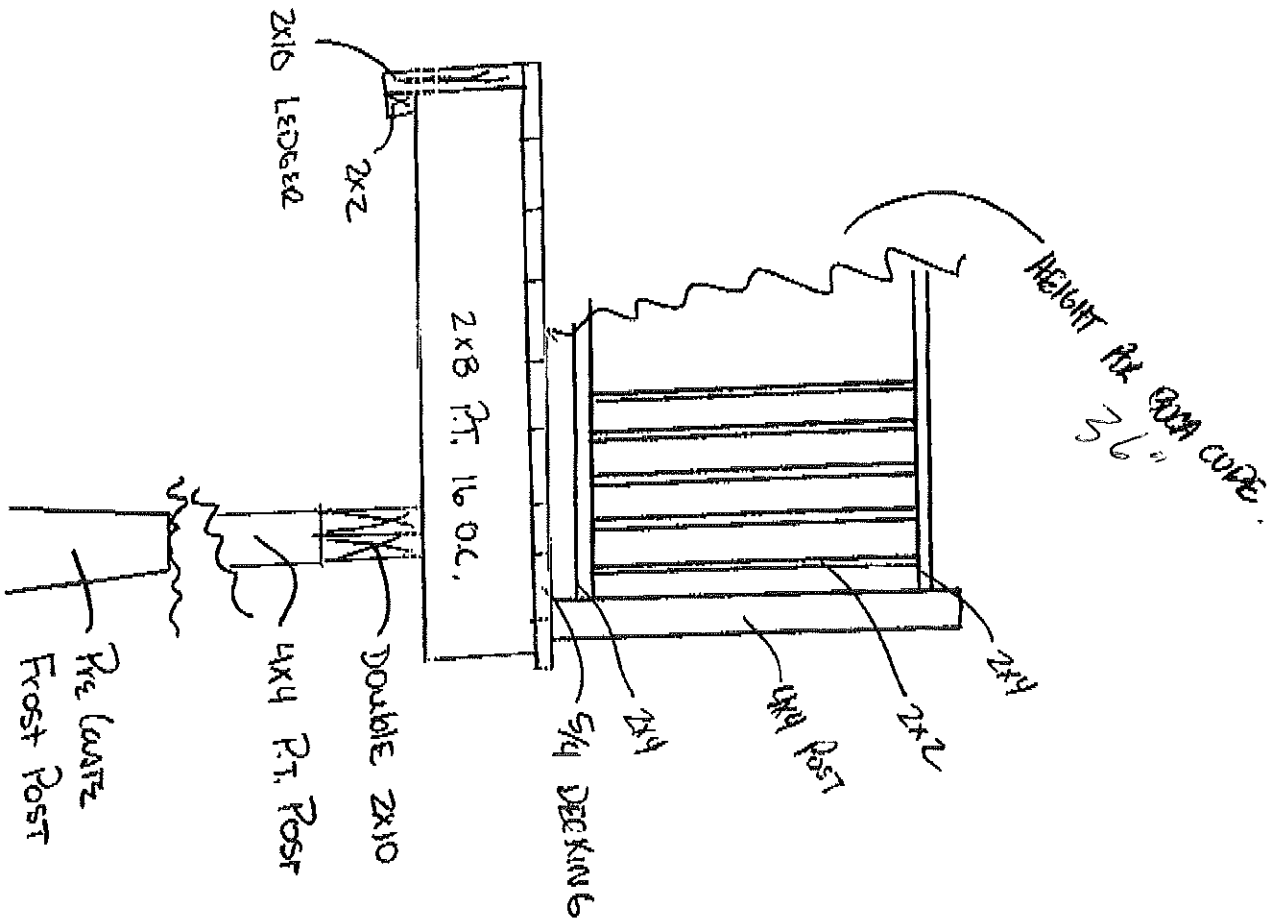
197 US Route 1 PO Box 485 Scarborough, Maine 04070-0485 • (207) 883-5518 Fax (207) 883-8075

Front Porch Detail

FOR 226 HOPE ROAD
LOT #15



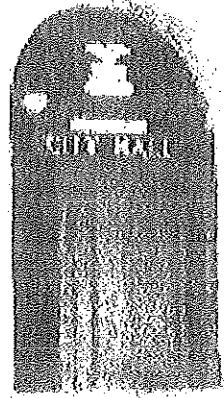
REAR DECK DETAIL



City of Portland
INSPECTION SERVICES

Room 315
389 Congress Street
Portland, Maine 04101

Telephone: 207-874-8703 or 207-874-8693
Facsimile: 207-874-8716



FACSIMILE TRANSMISSION COVER SHEET

TO: <u>Tim @ Diskara Bros.</u>	FROM: <u>Tammy Munson</u>
FAX NUMBER: <u>883-8015</u>	NUMBER OF PAGES, WITH COVER: <u>4</u>
TELEPHONE: _____	RE: <u>226 Hope -</u>
DATE: <u>1/27/04</u>	<u>My # 874-8706</u>

Comments:

226 Hope Lot #15 392-A-15
 Tim C Risbana - 883-5528 x1108

903-9075 #
 401x

Soil type/Presumptive Load Value (Table 401.4.1)	Plan Reviewer	Inspection/Date/Findings
STRUCTURAL Footings Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)	OK - Shows 8' x 4' - OK 8" wall - 16" fflg	Shows 8' x 4' 4/5
Foundation Drainage Dampproofing (Section 406)	OK - Shows 4" dia w/ fabric dampproofing	Pr 4/5
Ventilation (Section 409.1) Crawls Space ONLY	N/A	
Anchor Bolts/Straps (Section 403.1.4)	4/5 Note 3 - 1/2" x 12" - 4' oc	
Lally Column Type, Spacing and footing sizes (Table 502.3.4(2))		OK - 1/30/04 - Shows 26" x 26"
Built-Up Wood Center Girder Dimension/Type (Table 502.3.4(2))	3 - 2x12's Two story 7'-1" Max span 26" x 26" fflg req.	SPM - OK fflg needs to be 26"
Sill/Band Joist Type & Dimesions	Not shown	Will be 2x6's
First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	2x10's - 14' span - 16" oc	
Second Floor Joist Species Dimensions and Spacing Table(503.3.1(1) & Table 503.3.2(1))	2x10's - 14' span - 16" oc	OK

1

2



Garage - 2nd floor joists - What brand of open joist?

Cathedral Area in 2nd fl -
 Need structural ridge. → 1 3/4" Micro lamin - Ridge. Structural

Attic or additional Floor Joist Species Dimensions and Spacing (Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1))	2x6-48" OC - undersized -
Roof Rafter; Pitch, Span, Spacing & Dimension (Table 802.3.2(7))	2x8" Rafter - gauge - 13' span - over a laanbe need 2x10's - 2x10's OK
Sheathing; Floor, Wall and roof (Table 503.2.1(1))	OK
Fastener Schedule (Table 602.3(1) & (2))	5/05 5/05
Private Garage Section 309 and Section 407 1999 BOCA) Living Space? Yes - both (Above or beside)	
Fire separation	- OK
Fire rating of doors to living space	- OK
Door Sill elevation (407.5 BOCA)	7" OK
Egress Windows (Section 310)	OK
Roof Covering (Chapter 9)	OK
Safety Glazing (Section 308)	OK - noted
Attic Access (BOCA 1211.1)	Not shown - 2nd fl window - 22x30
Draft Stopping around chimney	" " OK see other sheets

7

Header Schedule	Not shown	see
Type of Heating System	Not shown	fax
Stairs		
Number of Stairways	4	
Interior	2	
Exterior	2	
Treads and Risers (Section 314)	OK	
Width	OK	
Headroom	OK	
Guardrails and Handrails (Section 315)	Shows 34" - See fax - 36"	
Smoke Detectors Location and type/Interconnected	OK	
Plan Reviewer Signature		
See Chimney Summary Checklist		

12 Framing of deck + ~~deck~~ & front porch

NOT SHOWN. See FAXES.
 13 Lam beams - what typ.? (1" x 6" s, Pinalans etc?)

Open Joist 2000® Span Charts

14" Depth Maximum Live Load Deflection - L/360 & L/480, 1-1/2" Minimum Bearing Each End

Chord* Size	Chord * Grade	Loading		12" O.C.		16" O.C.		19.2" O.C.		24" O.C.	
		Live	Dead	L/360	L/480	L/360	L/480	L/360	L/480	L/360	L/480
3 x 2	#2	40 PSF	15 PSF	17'-9"	17'-9"	17'-9"	17'-9"	17'-9"	17'-9"	17'-9"	16'-4"
4 x 2	#2	40 PSF	15 PSF	20'-9"	20'-9"	20'-9"	20'-9"	20'-9"	19'-10"	18'-9"	18'-5"
4 x 2	MSR 2100	40 PSF	15 PSF	24'-9"	24'-9"	24'-8"	22'-9"	23'-5"	21'-2"	20'-10"	--
3 x 2	#2	50 PSF	15 PSF	17'-9"	17'-9"	17'-9"	17'-7"	17'-9"	16'-5"	16'-4"	15'-3"
4 x 2	#2	50 PSF	15 PSF	20'-9"	20'-9"	20'-9"	19'-8"	19'-9"	18'-6"	--	--
4 x 2	MSR 2100	50 PSF	15 PSF	24'-9"	23'-2"	23'-2"	21'-0"	21'-10"	--	--	--
3 x 2	#2	100 PSF	15 PSF	16'-9"	15'-2"	14'-4"	13'-8"	12'-10"	12'-8"	10'-9"	10'-9"
4 x 2	#2	100 PSF	15 PSF	18'-4"	--	--	--	--	--	--	--

16" Depth Maximum Live Load Deflection - L/360 & L/480, 1-1/2" Minimum Bearing Each End

Chord* Size	Chord * Grade	Loading		12" O.C.		16" O.C.		19.2" O.C.		24" O.C.	
		Live	Dead	L/360	L/480	L/360	L/480	L/360	L/480	L/360	L/480
3 x 2	#2	40 PSF	15 PSF	16'-9"	16'-9"	16'-9"	16'-9"	16'-9"	16'-9"	16'-9"	16'-9"
4 x 2	#2	40 PSF	15 PSF	21'-9"	21'-9"	21'-9"	21'-9"	21'-9"	21'-9"	21'-9"	21'-9"
4 x 2	MSR 2100	40 PSF	15 PSF	25'-9"	25'-9"	25'-9"	25'-9"	25'-9"	25'-6"	25'-9"	22'-5"
4 x 2	MSR 2400	40 PSF	15 PSF	29'-9"	29'-8"	29'-9"	27'-7"	28'-5"	--	26'-10"	--
3 x 2	#2	50 PSF	15 PSF	16'-9"	16'-9"	16'-9"	16'-9"	16'-9"	16'-9"	16'-9"	16'-9"
4 x 2	#2	50 PSF	15 PSF	21'-9"	21'-9"	21'-9"	21'-9"	21'-9"	21'-9"	21'-9"	20'-10"
4 x 2	MSR 2100	50 PSF	15 PSF	25'-9"	25'-9"	25'-9"	25'-0"	25'-9"	22'-5"	23'-10"	--
4 x 2	MSR 2400	50 PSF	15 PSF	29'-9"	28'-2"	28'-3"	--	26'-10"	--	--	--
3 x 2	#2	100 PSF	15 PSF	16'-9"	16'-9"	16'-8"	16'-8"	13'-6"	13'-6"	11'-4"	11'-4"
4 x 2	#2	100 PSF	15 PSF	21'-9"	20'-10"	19'-1"	19'-0"	16'-9"	15'-9"	--	--
4 x 2	MSR 2100	100 PSF	15 PSF	23'-3"	--	--	--	--	--	--	--

NOTE: Clear spans shown on this chart are presented under the following conditions: (1) Bearing of 1-1/2"; (2) "Strongback" bracing is not considered; (3) Assumes a single layer of APA rated wood sheathing nailed or screwed; (4) Spans are clear distance between supports for uniformly loaded trusses and include allowable increases for repetitive use members.

Code approved by BOCA, ICBO, and SBCCI and can be used in all areas of the United States. Code Evaluations: ICBO#PFC-5725 available at www.icbo.org, NER-502 available at www.nateval.org and GA-600-97 Fire Resistance Design Manual available at www.gypsum.org.



Universal Forest Products®



CITY OF PORTLAND, MAINE

Department of Building Inspections

Jan 12 2007

Received from Bisbara Bros

Location of Work 226 Hope St

Cost of Construction \$ _____

Permit Fee \$ 126.00

Building (11) Plumbing (15) Electrical (12) Site Plan (U2) _____

Other _____

CBL: 392A 015

Check #: 90004 Total Collected \$ 126.00

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 \$10.00 or 10% whichever is greater.

[Handwritten signature]

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



CITY OF PORTLAND, MAINE
Department of Building Inspections

1. 8 2004

Received from Risbara Const.

Location of Work 226 Hope Ave ?

Cost of Construction \$ 314,000

Permit Fee \$ 2596.00

Building (IL) Plumbing (I5) Electrical (I2) Site Plan (U2)

Other _____

CBL: 392 A 015 ? 226 Hope Ave

Check #: 90000 Total Collected \$ 2596

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 \$10.00 or 10% whichever is greater.

Jack P.

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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, if Any, Attached

This is to certify that Goldeneye Corp /Rishara Bros Construction
has permission to 3300 sf Single Family home w/rear deck, front porch, 2 car attached garage
AT 226 Hope Ave CPH 392 A015001

Permit Number **PERM41018818**
CITY OF PORTLAND
MAR 05 2004

provided that the person or persons, firm or corporation accepting this permit shall comply with all the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

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

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept _____
Health Dept _____
Appeal Board _____
Other _____

Department Name

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Open Joist 2000® Span Charts

9 1/4" Depth Maximum Live Load Deflection - L/360 & L/480, 1-1/2" Minimum Bearing Each End

Chord* Size	Chord * Grade	Loading		12" O.C.		16" O.C.		19.2" O.C.		24" O.C.	
		Live	Dead	L/360	L/480	L/360	L/480	L/360	L/480	L/360	L/480
3 x 2	#2	40PSF	15PSF	15'-9"	15'-9"	15'-9"	14'-11"	15'-6"	14'-0"	14'-3"	12'-10"
4 x 2	MSR 2100	40PSF	15PSF	19'-9"	19'-5"	19'-1"	17'-3"	17'-11"	16'-6"	16'-11"	--
3 x 2	#2	50PSF	15PSF	15'-9"	15'-3"	15'-3"	13'-9"	14'-3"	12'-10"	13'-2"	11'-11"
4 x 2	MSR 2100	50PSF	15PSF	19'-9"	17'-11"	17'-11"	16'-4"	16'-11"	--	--	--
3 x 2	#2	100 PSF	15PSF	13'-2"	11'-11"	11'-11"	10'-8"	11'-1"	9'-11"	9'-3"	8'-9"

11 7/8" Depth Maximum Live Load Deflection - L/360 & L/480, 1-1/2" Minimum Bearing Each End

Chord* Size	Chord * Grade	Loading		12" O.C.		16" O.C.		19.2" O.C.		24" O.C.	
		Live	Dead	L/360	L/480	L/360	L/480	L/360	L/480	L/360	L/480
3 x 2	#2	40PSF	15PSF	16'-9"	16'-9"	16'-9"	16'-9"	16'-9"	16'-8"	16'-9"	15'-2"
4 x 2	#2	40PSF	15PSF	18'-9"	18'-9"	18'-9"	18'-9"	18'-9"	18'-7"	17'-2"	17'-2"
4 x 2	MSR 2100	40PSF	15PSF	22'-9"	22'-9"	22'-9"	21'-0"	21'-5"	19'-10"	19'-3"	--
3 x 2	#2	50PSF	15PSF	16'-9"	16'-9"	16'-9"	16'-5"	16'-9"	15'-2"	15'-4"	14'-1"
4 x 2	#2	50PSF	15PSF	18'-9"	18'-9"	18'-9"	18'-5"	17'-8"	17'-3"	16'-3"	--
4 x 2	MSR 2100	50PSF	15PSF	22'-9"	21'-5"	21'-5"	19'-8"	20'-3"	--	--	--
3 x 2	#2	100 PSF	15PSF	15'-7"	14'-1"	13'-11"	12'-9"	12'-3"	11'-11"	10'-4"	10'-4"
4 x 2	#2	100 PSF	15PSF	16'-11"	--	--	--	--	--	--	--

* Because OPEN JOIST 2000 is a "stock" product, the length of an OPEN JOIST truss determines the size and grade of the truss' chords (see tables). Maximum spans published on the chart above may be limited by standard joist configuration. To find maximum clear span for each truss depth in a given loading condition, refer to the bottom line of spans shown for that load condition.

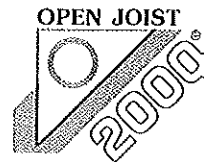
Code approved by BOCA, ICBO, and SBCCI and can be used in all areas of the United States. Code Evaluations: ICBO#PFC-5725 available at www.icbo.org, NER-502 available at www.nateval.org and GA-600-97 Fire Resistance Design Manual available at www.gypsum.org.



Universal Forest Products

ALLOWABLE LIVE LOAD CHARTS IN PSF

Live load deflection to L/360



Rev. 20/03/02

JOIST DEPTH 9 3/8"			DEAD LOAD 15				DEAD LOAD 20				DEAD LOAD 25				DEAD LOAD 30			
CHORDS		LENGTH	SPACING o.c.				SPACING o.c.				SPACING o.c.				SPACING o.c.			
SIZE	SPECIES / GRADE		12"	16"	19.2"	24"	12"	16"	19.2"	24"	12"	16"	19.2"	24"	12"	16"	19.2"	24"
3 X 2	SPF # 2	13'-0"	115	86	72	58	115	86	72	58	115	86	72	55	115	86	70	50
3 X 2	SPF # 2	14'-0"	94	71	59	47	94	71	59	47	94	71	59	45	94	71	58	40
3 X 2	SPF # 2	15'-0"	77	58	48	38	77	58	48	38	77	58	48	37	77	58	48	32
3 X 2	SPF # 2	16'-0"	64	48	40	32	64	48	40	32	64	48	40	31	64	48	40	26
4 X 2	SPF # 2	17'-0"	70	53	44	35	70	53	44	35	70	53	44	31	70	53	40	26
4 X 2	SPF 2100f-1.8E	18'-0"	72	54	45	36	72	54	45	36	72	54	45	31	72	54	40	26
4 X 2	SPF 2100f-1.8E	19'-0"	61	46	38	30	61	46	38	30	61	46	37	25	61	44	32	20
4 X 2	SPF 2100f-1.8E	20'-0"	53	40	33	26	53	40	33	26	53	40	33	23	53	40	30	18

JOIST DEPTH 13"			DEAD LOAD 15				DEAD LOAD 20				DEAD LOAD 25				DEAD LOAD 30			
CHORDS		LENGTH	SPACING o.c.				SPACING o.c.				SPACING o.c.				SPACING o.c.			
SIZE	SPECIES / GRADE		12"	16"	19.2"	24"	12"	16"	19.2"	24"	12"	16"	19.2"	24"	12"	16"	19.2"	24"
3 X 2	SPF # 2	13'-0"	188	137	112	87	183	132	107	82	178	127	102	77	173	122	97	72
3 X 2	SPF # 2	14'-0"	169	123	100	77	164	118	95	72	159	113	90	67	154	108	85	62
3 X 2	SPF # 2	15'-0"	150	109	88	67	145	104	83	62	140	99	78	57	135	94	73	52
3 X 2	SPF # 2	16'-0"	128	93	75	57	124	88	70	52	119	83	65	47	114	78	60	42
3 X 2	SPF # 2	17'-0"	106	79	65	49	106	76	60	44	103	71	55	39	98	66	50	34
3 X 2	SPF # 2	18'-0"	91	68	57	43	91	66	52	38	90	61	47	33	85	56	42	28
4 X 2	SPF # 2	19'-0"	102	73	58	43	97	68	53	38	92	63	48	33	87	58	43	28
4 X 2	SPF # 2	20'-0"	91	64	51	38	86	59	46	33	81	54	41	28	76	49	36	23
4 X 2	SPF # 2	21'-0"	80	59	47	35	79	54	42	30	74	49	37	25	69	44	32	20
4 X 2	SPF 2100f-1.8E	22'-0"	83	62	52	39	83	62	48	34	83	57	43	29	79	52	38	24
4 X 2	SPF 2100f-1.8E	23'-0"	74	55	46	36	74	55	44	31	74	52	39	26	72	47	34	21
4 X 2	SPF 2100f-1.8E	24'-0"	64	48	40	32	64	48	40	28	64	47	35	23	64	42	30	18
4 X 2	SPF 2100f-1.8E	25'-0"	56	43	36	29	58	43	36	26	58	43	32	21	58	38	27	16

JOIST DEPTH 16"			DEAD LOAD 15				DEAD LOAD 20				DEAD LOAD 25				DEAD LOAD 30			
CHORDS		LENGTH	SPACING o.c.				SPACING o.c.				SPACING o.c.				SPACING o.c.			
SIZE	SPECIES / GRADE		12"	16"	19.2"	24"	12"	16"	19.2"	24"	12"	16"	19.2"	24"	12"	16"	19.2"	24"
3 X 2	SPF # 2	13'-0"	188	137	112	87	183	132	107	82	178	127	102	77	173	122	97	72
3 X 2	SPF # 2	14'-0"	169	123	100	77	164	118	95	72	159	113	90	67	154	108	85	62
3 X 2	SPF # 2	15'-0"	153	111	90	69	148	106	85	64	143	101	80	59	138	96	75	54
3 X 2	SPF # 2	16'-0"	145	105	85	65	140	100	80	60	135	95	75	55	130	90	70	50
3 X 2	SPF # 2	17'-0"	142	103	83	63	137	98	78	58	132	93	73	53	127	88	68	48
4 X 2	SPF # 2	18'-0"	169	123	100	77	164	118	95	72	159	113	90	67	154	108	85	62
4 X 2	SPF # 2	19'-0"	161	117	95	73	156	112	90	68	151	107	85	63	146	102	80	58
4 X 2	SPF # 2	20'-0"	154	112	91	70	149	107	88	65	144	102	81	60	139	97	76	55
4 X 2	SPF # 2	21'-0"	148	107	87	67	143	102	82	62	138	97	77	57	133	92	72	52
4 X 2	SPF # 2	22'-0"	137	99	80	61	132	94	75	56	127	89	70	51	122	84	65	46
4 X 2	SPF 2100f-1.8E	23'-0"	127	91	74	56	122	86	69	51	117	81	64	46	112	76	59	41
4 X 2	SPF 2100f-1.8E	24'-0"	104	78	65	52	102	76	64	47	94	70	59	42	86	64	54	37
4 X 2	SPF 2100f-1.8E	25'-0"	96	72	60	47	92	69	58	42	84	63	53	37	76	57	48	32
4 X 2	SPF 2100f-1.8E	26'-0"	83	62	52	42	81	61	51	37	73	55	46	32	65	49	41	27
4 X 2	SPF 2400f-2.0E	27'-0"	83	62	52	42	81	61	51	37	73	55	46	32	65	49	41	27
4 X 2	SPF 2400f-2.0E	28'-0"	75	56	47	38	73	55	46	34	65	49	41	29	60	45	38	24
4 X 2	SPF 2400f-2.0E	29'-0"	64	48	40	32	64	48	40	32	64	48	40	27	56	42	35	22
4 X 2	SPF 2400f-2.0E	30'-0"	56	42	35	28	56	42	35	28	56	42	35	23	48	36	30	18

JOIST DEPTH 9 3/8" - P			DEAD LOAD 15				DEAD LOAD 20				DEAD LOAD 25				DEAD LOAD 30			
CHORDS		LENGTH	SPACING o.c.				SPACING o.c.				SPACING o.c.				SPACING o.c.			
SIZE	SPECIES / GRADE		12"	16"	19.2"	24"	12"	16"	19.2"	24"	12"	16"	19.2"	24"	12"	16"	19.2"	24"
3 X 2	SPF # 2	13'-0"	95	68	54	40	90	63	49	35	85	58	44	30	80	53	39	25
3 X 2	SPF # 2	14'-0"	94	68	54	40	90	63	49	35	85	58	44	30	80	53	39	25
3 X 2	SPF # 2	15'-0"	77	57	45	33	76	52	40	28	71	47	35	23	66	42	30	18
3 X 2	SPF # 2	16'-0"	64	48	40	29	64	46	35	24	63	41	30	19	58	36	25	14
4 X 2	SPF # 2	17'-0"	70	51	40	29	68	46	35	24	63	41	30	19	58	36	25	14
4 X 2	SPF 2100f-1.8E	18'-0"	72	51	40	29	68	46	35	24	63	41	30	19	58	36	25	14
4 X 2	SPF 2100f-1.8E	19'-0"	61	45	35	25	60	40	30	20	55	35	25	15	50	30	20	10
4 X 2	SPF 2100f-1.8E	20'-0"	53	40	31	22	53	35	26	17	48	30	21	12	43	25	16	7

These load tables are based on the assumption that sheathing is attached to the top flange of Open Joist 2000® and that 5 1/2 inch bearings were considered as supports. Live loads may vary according to different bearing widths used. The performance of a floor system is a matter of personal opinion. A variety of framing suggestions are recommended by an approved Open Joist 2000® supplier.

226 Hope Lot #45 392-A-15
Tim C. Risbar - 883-5828 x1108

903-4911
4004

Soil type/Presumptive Load Value (Table 401.4.1)	
STRUCTURAL Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(D), Section 403.1.2)	OK - Shows 8' 4/5 8" wall - 16" High
Roofs/Drainage/Dampproofing (Section 406)	OK - Shows 4" dia. - fabric - damp proofing Py 4/5
Ventilation (Section 409.1) Crawls Space ONLY	N/A
Anchor Bolts/Straps (Section 403.1.4)	4/5 Note 3 - 1/2" x 12" - 4' oc
Leafy Column Type, Spacing and footing sizes (Table 502.3.4(2)) Built-Up Wood Center Girder Dimensions/Type (Table 502.3.4(2))	3 - 2x12's Two story 7'-1 1/2" span 2x12" High reg. ^{At 1/2" dia} Spacing needs review
Milled/Beard Joist Type & Dimensions First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	Not shown 1" BARR. ABOVE OR 1" LVL
Second Floor Joist Species Dimensions and Spacing (Table 503.3.2(1))	2x10's - 14' span - 16" oc 2x10's - 14' span - 16" oc

Footings to be 20x20
FOR LATER CONCRETE
1" BARR. ABOVE

Garage - 2nd floor joists - what brand of open joist? INTO FRAMED ON 1-28-04

Cathedral Area in 2nd flr - need structural ridge

1" 3/4 Microthum

PLAN CALLS FOR TRIM ON LOW SECTION

JAN 27 '04 (WED) 11:50

FOI LANDMAINEINSPECTION&ZONING

Attic or additional Floor Joist Species Dimensions and Spacing (Table 602.4.2 or 503.3.1(1) & Table 503.3.2(1))	2x6-48"OC - Undersized -	
Roof Rafter Pitch, Span, Spacing & Dimension (Table 602.3.2(7))	2x10 Rafter - gage - 13' span - over a beam - need 2x10s	
Table 503.2.1(1) Fire-resistance (Table 602.3(1) & (2))	OK	
Private Garage Section 309 and Section 407 1999 BOCA Living Space? Yes - both (Above or beside) - OK	OK	
Fire separation - OK	OK	
Fire rating of doors to living space - OK	OK	
Door Sill elevation (407.5 BOCA)	OK	
Egress Windows (Section 310)	OK	
Roof Covering (Chapter 9)	OK - noted	
Attic Access (BOCA 1211.1)	Not shown	Attic access will be on 2nd floor boundary
Chimney Stopping around chimney	" "	Fire stop on chimney - will be done on basement ceiling and first floor 1st floor.

JAN 30 '04 (SAT) 09:25

COMMUNICATION No:18 PAGE 4

Header Schedule	Not shown	SHOWN ON LOTS SECTION - AND ALSO FRAMED TO OFFICE
Type of Heating System	Not shown	
Stairs		
Number of Stairways		
Interior		
Exterior		
Treads and Risers (Section 314)	OK	
Walls	OK	
Headroom	OK	
Handrails and Handrails (Section 315)	Shows 34" 36" - Handrails will be cut 36"	
Smoke Detectors		
Locations and type/interconnected	OK	
Plan Reviewer Signature		

JAN 27 '04 11:34 AM PORTLAND MAIN ENGINEERING

PAGE 4/4

⑨ Framing of deck + ~~_____~~ or front porch - FRAMED TO OFFICE 1-28-04

NOT SHOWN

⑩ Lam beams - what typ? (Vic's, Angus?) FRAMED TO OFFICE 1-28-04

RISBARA BROS. CONSTRUCTION

When Quality Counts

RESIDENTIAL • COMMERCIAL • EARTHWORKS

DATE: 1-28-04

TO: TAMMY M. @FAX# 874-8716

FROM: Tim

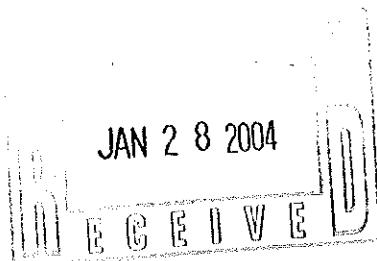
OF PAGES
(including cover): 9

For personal and confidential reasons please distribute to addressee. THANK YOU.

COMMENTS

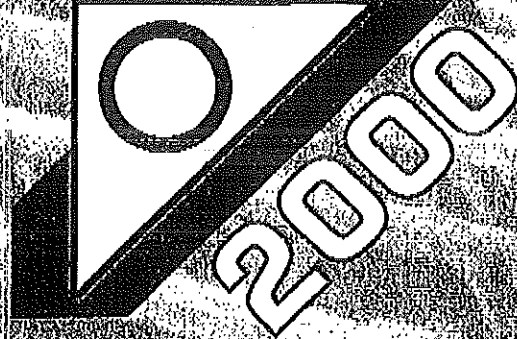
RE: 226 Hope Road Lot # 15

INFO RE: Beams & O.T. For your file

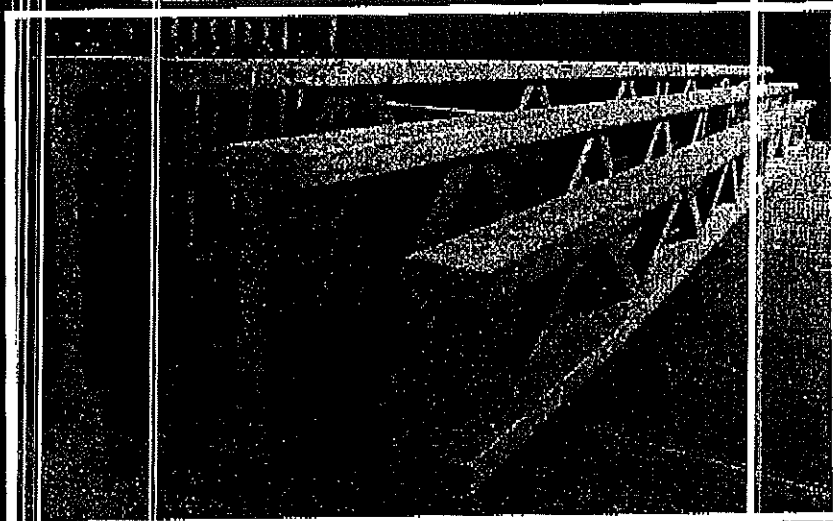


197 US Route 1 PO Box 485 Scarborough, Maine 04070-0485 • (207) 883-5528 Fax (207) 883-8075

OPEN JOIST

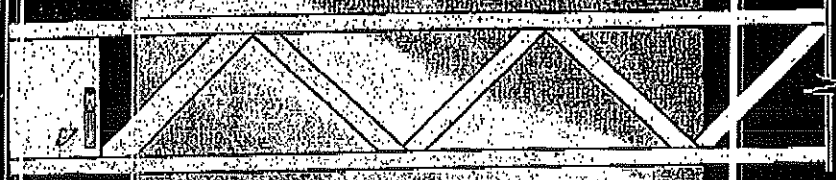


**THE ONLY OPEN WEBBED
ALL WOOD FLOOR TRUSS
WITHOUT METAL PLATE CONNECTORS**



- the strength of a triangle
- the precision of finger joinery
- the assurance of continual testing
- the convenience of inventory
- the accuracy of field trimming

16" 13" 9"



JAN 28 2004



FLOOR LIVE LOAD CHARTS IN PSF ($\Delta \leq L/360$)

1. Length is based on overall distance including 5 1/2" bearing, uniformly loaded joist and L/360 Live Load deflection. Live Load may vary according to different bearing widths.
2. Charts assume composite action with joist 5/8" subfloor nailed or screwed according to recognized practice.

REV. 02/96

JOIST DEPTH 9 3/8"			DEAD LOAD 15				DEAD LOAD 20				DEAD LOAD 25				DEAD LOAD 30			
CHORD DIM.	LUMBER GRADE	LENGTH	SPACING				SPACING				SPACING				SPACING			
			12"	16"	19.2"	24"	12"	16"	19.2"	24"	12"	16"	19.2"	24"	12"	16"	19.2"	24"
3 x 2	SPF #2	10'-0"	209	153	125	87	204	148	120	92	199	143	115	87	164	138	110	82
3 x 2	SPF #2	11'-0"	183	134	109	84	178	129	104	79	173	124	99	74	142	119	94	69
3 x 2	SPF #2	12'-0"	147	110	92	73	147	110	90	68	147	107	85	63	115	102	80	58
3 x 2	SPF #2	13'-0"	115	86	72	58	115	86	72	58	115	86	72	55	115	86	70	50
3 x 2	SPF #2	14'-0"	94	71	59	47	94	71	59	47	94	71	59	45	94	71	58	40
3 x 2	SPF #2	15'-0"	77	58	48	38	77	58	48	38	77	58	48	37	77	58	48	32
3 x 2	SPF #2	16'-0"	64	48	40	32	64	48	40	32	64	48	40	31	64	48	40	26
4 x 2	SPF #2	17'-0"	70	53	44	35	70	53	44	35	70	53	44	31	70	53	40	28
4 x 2	MSR 2100	18'-0"	72	54	45	36	72	54	45	36	72	54	45	31	72	54	40	26
4 x 2	MSR 2100	19'-0"	61	46	38	30	61	46	38	30	61	46	37	25	61	44	32	20
4 x 2	MSR 2100	20'-0"	53	40	33	26	53	40	33	26	53	40	33	23	53	40	30	18

JOIST DEPTH 13"			DEAD LOAD 15				DEAD LOAD 20				DEAD LOAD 25				DEAD LOAD 30			
CHORD DIM.	LUMBER GRADE	LENGTH	SPACING				SPACING				SPACING				SPACING			
			12"	16"	19.2"	24"	12"	16"	19.2"	24"	12"	16"	19.2"	24"	12"	16"	19.2"	24"
3 x 2	SPF #2	10'-0"	273	201	165	129	268	196	160	124	263	191	155	118	218	186	150	114
3 x 2	SPF #2	11'-0"	241	177	145	113	236	172	140	108	231	167	135	103	206	162	130	98
3 x 2	SPF #2	12'-0"	212	155	127	99	207	150	122	94	202	145	117	89	178	127	102	77
3 x 2	SPF #2	13'-0"	188	137	112	87	183	132	107	82	178	127	102	77	153	122	97	72
3 x 2	SPF #2	14'-0"	169	123	100	77	164	118	95	72	159	113	90	67	144	109	85	62
3 x 2	SPF #2	15'-0"	150	109	88	57	145	104	83	62	140	99	78	57	129	94	73	52
3 x 2	SPF #2	16'-0"	128	93	75	57	124	88	70	52	119	83	65	47	114	78	60	42
3 x 2	SPF #2	17'-0"	106	79	65	49	106	78	60	44	103	71	55	39	93	66	50	34
3 x 2	SPF #2	18'-0"	91	68	57	43	91	66	52	38	90	61	47	33	85	58	42	28
4 x 2	SPF #2	19'-0"	102	73	58	43	97	68	53	38	92	63	48	33	87	58	43	28
4 x 2	SPF #2	20'-0"	91	64	51	38	86	59	46	33	81	54	41	28	75	49	36	23
4 x 2	SPF #2	21'-0"	80	59	47	35	79	54	42	30	74	49	37	25	63	44	32	20
4 x 2	MSR 2100	22'-0"	83	62	52	39	83	62	48	34	83	57	43	28	73	52	38	24
4 x 2	MSR 2100	23'-0"	74	55	46	36	74	55	44	31	74	52	39	28	72	47	34	21
4 x 2	MSR 2100	24'-0"	64	48	40	32	64	48	40	28	64	47	35	23	64	42	30	18
4 x 2	MSR 2100	25'-0"	58	43	36	28	58	43	36	28	58	43	32	21	58	38	27	16

JOIST DEPTH 16"			DEAD LOAD 15				DEAD LOAD 20				DEAD LOAD 25				DEAD LOAD 30			
CHORD DIM.	LUMBER GRADE	LENGTH	SPACING				SPACING				SPACING				SPACING			
			12"	16"	19.2"	24"	12"	16"	19.2"	24"	12"	16"	19.2"	24"	12"	16"	19.2"	24"
3 x 2	SPF #2	16'-0"	145	105	85	65	140	100	80	60	135	95	75	55	130	90	70	50
3 x 2	SPF #2	17'-0"	142	103	83	63	137	98	78	58	132	93	73	53	127	88	68	48
4 x 2	SPF #2	18'-0"	169	123	100	77	164	118	95	72	159	113	90	67	154	108	85	62
4 x 2	SPF #2	19'-0"	161	117	95	73	156	112	90	68	151	107	85	63	146	102	80	58
4 x 2	SPF #2	20'-0"	154	112	91	70	149	107	86	65	144	102	81	60	139	97	76	55
4 x 2	SPF #2	21'-0"	148	107	87	67	143	102	82	62	138	97	77	57	133	92	72	52
4 x 2	SPF #2	22'-0"	137	99	80	61	132	94	75	56	127	89	70	51	122	84	65	46
4 x 2	MSR 2100	23'-0"	127	91	74	56	122	86	69	51	117	81	64	46	112	76	59	41
4 x 2	MSR 2100	24'-0"	104	78	65	52	102	76	64	47	94	70	58	42	96	64	54	37
4 x 2	MSR 2100	25'-0"	98	72	60	47	92	69	58	42	84	63	53	37	96	57	48	32
4 x 2	MSR 2100	26'-0"	83	62	52	42	81	61	51	37	73	55	46	32	85	49	41	27
4 x 2	MSR 2400	27'-0"	83	62	52	42	81	61	51	37	73	55	46	32	85	49	41	27
4 x 2	MSR 2400	28'-0"	75	56	47	38	73	55	46	34	65	49	41	29	80	45	38	24
4 x 2	MSR 2400	29'-0"	64	48	40	32	64	48	40	32	64	48	40	27	66	42	35	22
4 x 2	MSR 2400	30'-0"	56	42	35	28	56	42	35	28	56	42	35	23	68	36	30	18



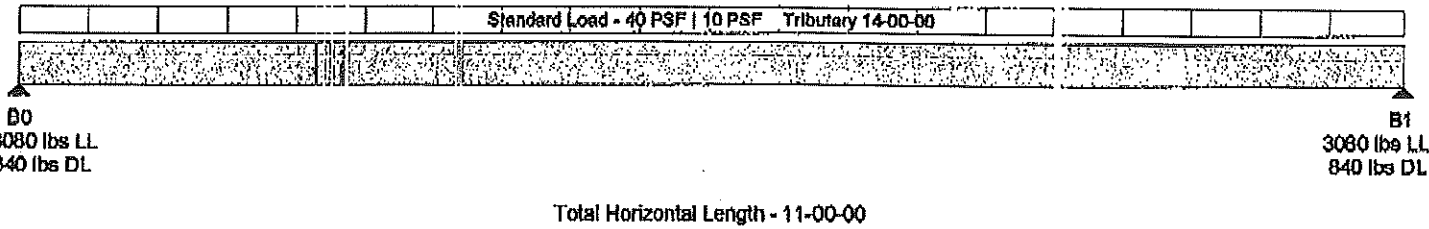
BC CALC® 2002 DESIGN REPORT - US

Monday, December 15, 2003 09:20

Single 5 1/4" x 9 1/2" VERSA-LAM® 3080 DF

Job Name -
 Address -
 City, State, Zip -
 Customer -
 Code reports - ICBO 5663, NFR 442

File Name - RISBAR \ PORTLAND JOB : FB02
 Description - [REDACTED] Garage 2nd Floor
 Specifier -
 Designer - DAN HA JU
 Company - HILLSIDE LUMBER
 Misc -



General Data

Version: US Imperial

Member Type: - Floor Beam
 Number of Spans: - 1
 Left Cantilever: - No
 Right Cantilever: - No

Slope: 0/12
 Tributary: 14-00-00
 Repetitive: n/a
 Construction Type: n/a

Live Load: 40 PSF
 Dead Load: 10 PSF
 Part Load: 0 PSF
 Duration: 100

Load Summary

ID	Description	Load Type	Ref.	Start	End	Live	Dead	Trib.	Dur.
5	Standard	Unf. Area Load	Left	00-00-00	11-00-00	40 PSF	10 PSF	14-00-00	100

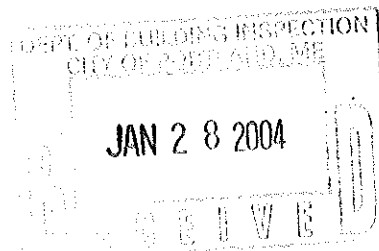
Controls Summary

Control Type	Value	% Allowable	Duration	Lo idcase	Span Location
Moment	10781 ft-lbs	51.8%	@ 100%	2	1 - Internal
End Shear	3356 lbs	36.4%	@ 100%	2	1 - Left
Total Deflection	L/421 (0.313")	56.9%		2	1
Live Deflection	L/536 (0.246")	89.4%		2	1
Max. Defl.	0.313" (Limit: 1")	31.3%		2	1
Span/Depth	13.9				1

NOTES:
 Design meets Code minimum (L/240) Total load deflection criteria.
 Design meets User specified (L/480) Live load deflection criteria.
 Design meets arbitrary (1") Maximum load deflection criteria.
 Minimum bearing length for B0 is 1-1/2".
 Minimum bearing length for B1 is 1-1/2".
 Entered/Displayed Horizontal Span Length(s) = Clear Span + 1/2 min. end bearing + 1/2 intermediate bearing

Disclosure
 The completeness and accuracy of the input must be verified by anyone who would rely on the output as evidence of suitability for a particular application. The output above is based upon building code-accepted design properties and analysis methods. Installation of BOISE engineered wood products must be in accordance with the current Installation Guide and the applicable building codes. To obtain an Installation Guide or if you have any questions, please call (800)232-0788 before beginning product installation.

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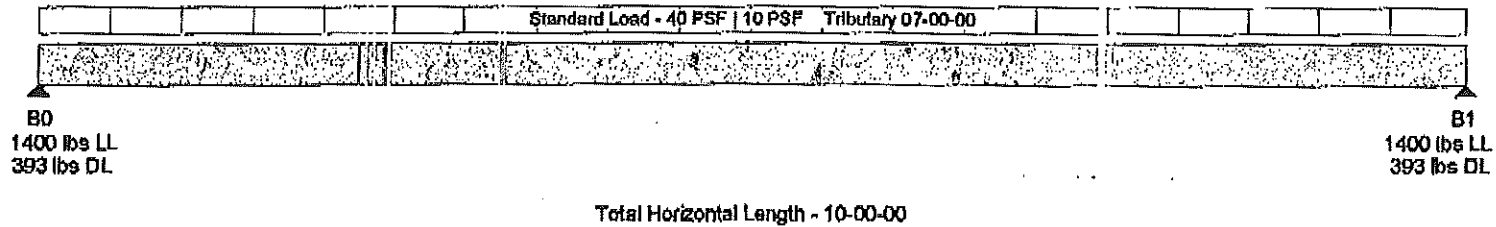


BC CALC® 2002 DESIGN REPORT - US

Single 3 1/2" x 9 1/2" VERSA-LAM® 3080 DF

Job Name -
 Address -
 City, State, Zip -
 Customer -
 Code reports - ICBO 5663, NEIR 442

File Name - RISBAR / PORTLAND JOB : FB06
 Description -
 Specifier -
 Designer - DAN HAYU
 Company - HILLSIDE LUMBER
 Misc -



General Data

Version: US Imperial

Member Type: - Floor Beam
 Number of Spans: - 1
 Left Cantilever: - No
 Right Cantilever: - No

Slope: 0/12
 Tributary: 07-00-00
 Repetitive: n/a
 Construction Type: n/a

Live Load: 40 PSF
 Dead Load: 10 PSF
 Part Load: 0 PSF
 Duration: 100

Load Summary

ID	Description	Load Type	Ref.	Start	End	Live	Dead	Trib.	Dur.
S1	Standard	Unf. Area Load	Left	00-00-00	10-00-00	40 PSF	10 PSF	07-00-00	100

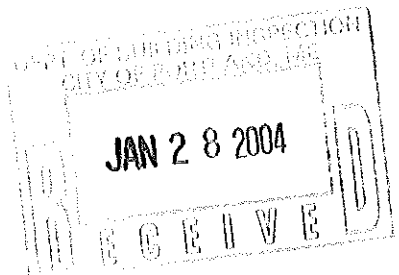
Controls Summary

Control Type	Value	% Allowable	Duration	Load Case	Span Location
Moment	4482 ft-lbs	32.3%	@ 100%	2	1 - Internal
End Shear	1509 lbs	23.9%	@ 100%	2	1 - Left
Total Deflection	L/743 (0.161")	32.3%		2	1
Live Deflection	L/952 (0.126")	50.4%		2	1
Max. Defl.	0.161" (Limit: 1")	16.1%		2	1
Span/Depth	12.6				1

NOTES:
 Design meets Code minimum (L/240) Total load deflection criteria.
 Design meets User specified (L/480) Live load deflection criteria.
 Design meets arbitrary (1") Maximum load deflection criteria.
 Minimum bearing length for B0 is 1-1/2".
 Minimum bearing length for B1 is 1-1/2".
 Entered/Displayed Horizontal Span Length(s) = Clear Span + 1/2 min. end bearing + 1/2 intermediate bearing

Disclosure
 The completeness and accuracy of the input must be verified by anyone who would rely on the output as evidence of suitability for a particular application. The output above is based upon building code-accepted design properties and analysis methods. Installation of BOISE engineered wood products must be in accordance with the current Installation Guide and the applicable building codes. To obtain an Installation Guide or if you have any questions, please call (800)232-0783 before beginning product installation.

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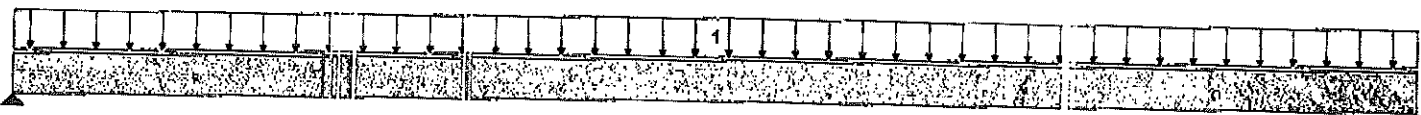


BC CALC® 2002 DESIGN REPORT - US

Single 5 1/4" x 11 1/4" VERSA-LAM® 3080 DF

Job Name -
 Address -
 City, State, Zip -
 Customer -
 Code reports - ICBO 5663, NEIR 442

File Name - RISBARA PORTLAND JOB : RB01
 Description - ~~Roof Edge Beam~~
 Specifier -
 Designer - DAN HAI U
 Company - HILLSIDE LUMBER
 Misc -



B0
 1911 lbs LL
 4222 lbs DL

B1
 1911 lbs LL
 4222 lbs DL

Total Horizontal Length - 14-00-00

General Data

Version: US Imperial
 Member Type: - Roof Beam
 Number of Spans: - 1
 Left Cantilever: - No
 Right Cantilever: - No
 Slope: 0/12
 Tributary: 01-00-00
 Repetitive: n/a
 Construction Type: n/a
 Live Load: 0 PSF
 Dead Load: 0 PSF
 Part Load: 0 PSF
 Duration: 115

Load Summary

ID	Description	Load Type	Ref.	Start	End	Live	Dead	Trib.	Dur.
1	Standard	Unf. Area Load	Left	00-00-00	14-00-00	0 PSF	0 PSF	01-00-00	115
1		Unf. Area Load	Left	00-00-00	14-00-00	273 PSF	688 PS	01-00-00	115

Controls Summary

Control Type	Value	% Allowable	Duration	Lo idcase	Span Location
Moment	21466 ft-lbs	65.2%	@ 115%	2	1 - Internal
End Shear	5312 lbs	41.2%	@ 115%	2	1 - Left
Total Deflection	L/276 (0.608")	65.1%		2	1
Live Deflection	L/886 (0.189")	40.6%		2	1
Max. Defl.	0.608" (Limit: 1")	60.8%		2	1
Span/Depth	14.9				1

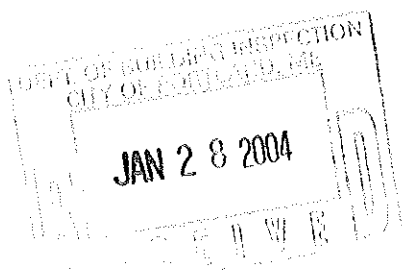
NOTES:

Design meets Code minimum (L/180) Total load deflection criteria.
 Design meets User specified (L/240) Live load deflection criteria.
 Design meets arbitrary (1") Maximum load deflection criteria.
 Minimum bearing length for B0 is 1-1/2".
 Minimum bearing length for B1 is 1-1/2".
 Entered/Displayed Horizontal Span Length(s) = Clear Span + 1/2 min. end bearing + 1/2 intermediate bearing
 Member Slope = 0, consider drainage.

Disclosure

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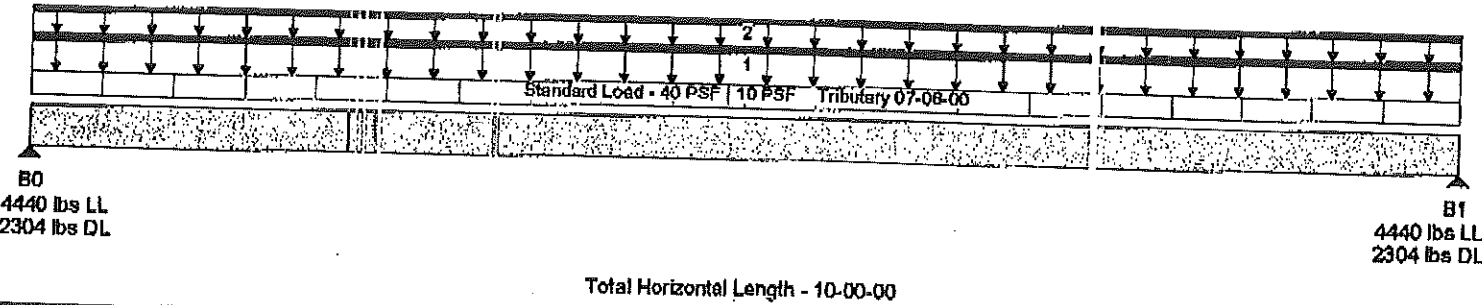
BC CALC® 2002 DESIGN REPORT - US

Monday, December 15, 2003 09:20

Single 5 1/4" x 9 1/2" VERSA-LAM® 3080 DF

Job Name -
 Address -
 City, State, Zip -
 Customer -
 Code reports - ICBO 5663, NER 442

File Name - RISBARA PORTLAND JOB : FB01
 Description - 2nd Floor Edge Kitchen/Dining Room
 Specifier -
 Designer - DAN HA /U
 Company - HILLSIDE LUMBER
 Misc -



B0
 4440 lbs LL
 2304 lbs DL

B1
 4440 lbs LL
 2304 lbs DL

Total Horizontal Length - 10-00-00

General Data

Version: US Imperial

Member Type: - Floor Beam
 Number of Spans - 1
 Left Cantilever - No
 Right Cantilever - No

Slope 0/12
 Tributary 07-06-00
 Repetitive n/a
 Construction Type n/a

Live Load 40 PSF
 Dead Load 10 PSF
 Part Load 0 PSF
 Duration 100

Load Summary

ID	Description	Load Type	Ref.	Start	End	Live	Dead	Trib.	Dur.
5	Standard	Unf. Area Load	Left	00-00-00	10-00-00	40 PSF	10 PSF	07-06-00	100
1	Roof Load From Above	Unf. Lin. Load	Left	00-00-00	10-00-00	588 PLF	273 PLF	n/a	115
2	Wall Load	Unf. Lin. Load	Left	00-00-00	10-00-00	0 PLF	100 PLF	n/a	90

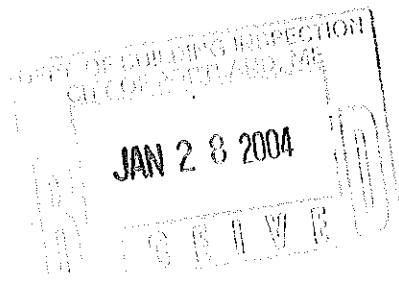
Controls Summary

Control Type	Value	% Allowable	Duration	Lo idcase	Span Location
Moment	16860 ft-lbs	70.5%	@ 115%	3	1 - Internal
End Shear	5676 lbs	52.1%	@ 115%	3	1 - Left
Total Deflection	L/296 (0.405")	80.9%		3	1
Live Deflection	L/450 (0.286")	79.9%		3	1
Max. Defl.	0.405" (Limit: 1")	40.5%		3	1
Span/Depth	12.6				1

NOTES:
 Design meets Code minimum (L/240) Total load deflection criteria.
 Design meets Code minimum (L/360) Live load deflection criteria.
 Design meets arbitrary (1") Maximum load deflection criteria.
 Minimum bearing length for B0 is 1-1/2".
 Minimum bearing length for B1 is 1-1/2".
 Entered/Displayed Horizontal Span Length(s) = Clear Span + 1/2 min. end bearing + 1/2 intermediate bearing

Disclosure
 The completeness and accuracy of the input must be verified by anyone who would rely on the output as evidence of suitability for a particular application. The output above is based upon building code-accepted design properties and analysis methods. Installation of BOISE engineered wood products must be in accordance with the current Installation Guide and the applicable building codes. To obtain an Installation Guide or if you have any questions, please call (800)232-0768 before beginning product installation.

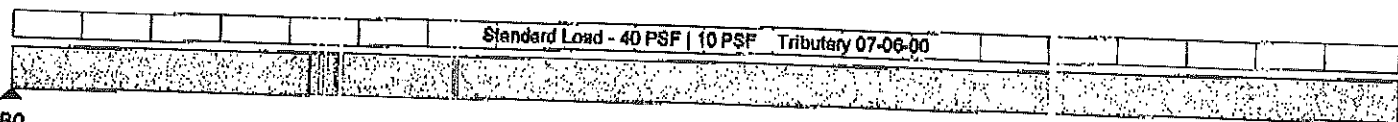
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Single 5 1/4" x 9 1/2" VERSA-LAM® 3080 DF

Job Name -
 Address -
 City, State, Zip -
 Customer -
 Code reports - ICBO 5663, NER 442

File Name - RISBAR, PORTLAND JOB : FB05
 Description - 1st Floor Edge of Cellar into Outroom
 Specifier -
 Designer - DAN HA' /U
 Company - HILLSID : LUMBER
 Misc -



B0
 1650 lbs LL
 483 lbs DL

B1
 1650 lbs LL
 483 lbs DL

Total Horizontal Length - 11-00-00

General Data

Version: US Imperial

Member Type: - Floor Beam
 Number of Spans: - 1
 Left Cantilever: - No
 Right Cantilever: - No

Slope: 0/12
 Tributary: 07-06-00
 Repetitive: n/a
 Construction Type: n/a

Live Load: 40 PSF
 Dead Load: 10 PSF
 Part Load: 0 PSF
 Duration: 100

Load Summary

ID	Description	Load Type	Ref.	Start	End	Live	Dead	Trib.	Dur.
0	Standard	Unf.Area Load	Left	00-00-00	11-00-00	40 PSF	10 PSF	07-06-00	100

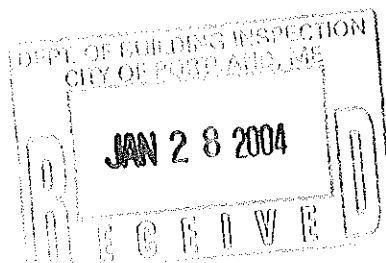
Controls Summary

Control Type	Value	% Allowable	Duration	Loadcase	Span Location
Moment	5866 ft-lbs	28.2%	@ 100%	2	1 - Internal
End Shear	1826 lbs	19.3%	@ 100%	2	1 - Left
Total Deflection	L/775 (0.17")	31.0%		2	1
Live Deflection	L/1002 (0.132")	47.9%		2	1
Max. Defl.	0.17" (Limit: 1")	17.0%		2	1
Span/Depth	13.9				1

NOTES:
 Design meets Code minimum (L/240) Total load deflection criteria.
 Design meets User specified (L/480) Live load deflection criteria.
 Design meets arbitrary (1") Maximum load deflection criteria.
 Minimum bearing length for B0 is 1-1/2".
 Minimum bearing length for B1 is 1-1/2".
 Entered/Displayed Horizontal Span Length(s) = Clear Span + 1/2 min. end bearing + 1/2 intermediate bearing

Disclosure
 The completeness and accuracy of the input must be verified by anyone who would rely on the output as evidence of suitability for a particular application. The output above is based upon building code-accepted design properties and analysis methods. Installation of BOISE engineered wood products must be in accordance with the current Installation Guide and the applicable building codes. To obtain an Installation Guide or if you have any questions, please call (800)232-0788 before beginning product installation.

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BOISE

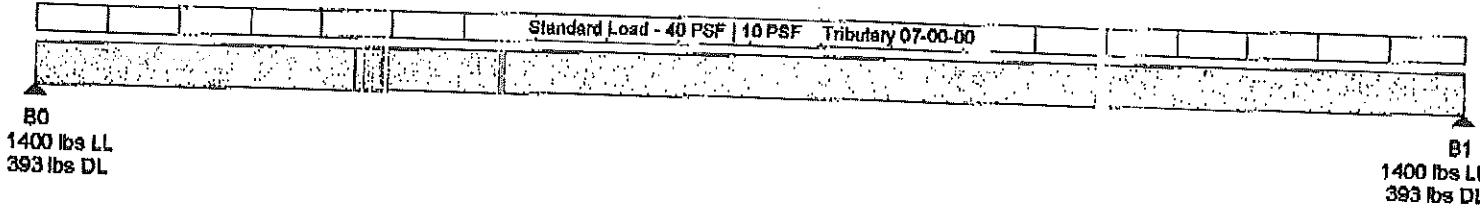
RISBARA BROS
BC CALC® 2002 DESIGN REPORT - US

Monday, December 16, 2003 09:20

Single 3 1/2" x 9 1/2" VERSA-LAM® 3080 DF

Job Name -
 Address -
 City, State, Zip -
 Customer -
 Code reports - ICBO 5663, NER 442

File Name - RISBARA PORTLAND JOB : FB03
 Description - Family Room/Kitchen Ceiling
 Specifier -
 Designer - DAN HANAU
 Company - HILLSIDE LUMBER
 Misc -



Total Horizontal Length - 10-00-00

General Data

Version: US Imperial

Member Type: - Floor Beam
 Number of Spans: - 1
 Left Cantilever: - No
 Right Cantilever: - No

Slope: 0/12
 Tributary: 07-00-00
 Repetitive: n/a
 Construction Type: n/a

Live Load: 40 PSF
 Dead Load: 10 PSF
 Part Load: 0 PSF
 Duration: 100

Load Summary

ID	Description	Load Type	Ref.	Start	End	Live	Dead	Trib.	Dur.
5	Standard	Unf. Area Load	Left	00-00-00	10-00-00	40 PSF	10 PSF	07-00-00	100

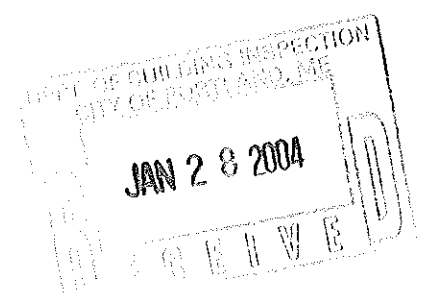
Controls Summary

Control Type	Value	% Allowable	Duration	Loadcase	Span Location
Moment	4482 ft-lbs	32.3%	@ 100%	2	1 - Internal
End Shear	1509 lbs	23.9%	@ 100%	2	1 - Left
Total Deflection	L/743 (0.161")	32.3%		2	1
Live Deflection	L/952 (0.126")	60.4%		2	1
Max. Defl.	0.161" (Limit: 1")	16.1%		2	1
Span/Depth	12.6				1

NOTES:
 Design meets Code minimum (L/240) Total load deflection criteria.
 Design meets User specified (L/480) Live load deflection criteria.
 Design meets arbitrary (1") Maximum load deflection criteria.
 Minimum bearing length for B0 is 1-1/2".
 Minimum bearing length for B1 is 1-1/2".
 Entered/Displayed Horizontal Span Length(s) = Clear Span + 1/2 min. end bearing + 1/2 intermediate bearing

Disclosure
 The completeness and accuracy of the input must be verified by anyone who would rely on the output as evidence of suitability for a particular application. The output above is based upon building code-accepted design properties and analysis methods. Installation of BOISE engineered wood products must be in accordance with the current Installation Guide and the applicable building codes. To obtain an Installation Guide or if you have any questions, please call (800)232-0788 before beginning product installation.

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BUILDING PERMIT INSPECTION PROCEDURES

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

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

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

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

Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

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

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

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

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date

CBL: 392A015

Building Permit #:

040024

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 04-0024		Issue Date: PERMIT ISSUED MAR 05 2004	CBL: 392 A015001
Location of Construction: 226 Hope Ave	Owner Name: Goldeneye Corp	Owner Address: 286 Falmouth Rd	Phone:
Business Name:	Contractor Name: Risbara Bros Construction	Contractor Address: 197 US Route 1 Scarborough CITY OF PORTLAND	Phone: 2078835528
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone:

Past Use: Vacant Land	Proposed Use: 3300 sf Single Family home w/rear deck, front porch, 2 car attached garage	Permit Fee: \$2,922.00	Cost of Work: \$314,000.00	CEO District: 5
Proposed Project Description: 3300 sf Single Family home w/rear deck, front porch, 2 car attached garage		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>P-3</i> Type: <i>SB</i> <i>BOCA 99</i> Signature: <i>[Signature]</i>	
		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: Idobson	Date Applied For: 01/12/2004	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>		Special Zone or Reviews <input type="checkbox"/> Shoreland <i>NA</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 2 zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2004-0005</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>1/15/04</i> <i>VISTOJA</i> <i>condition</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>[Signature]</i>

CERTIFICATION

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

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

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

2004-0005

Application I. D. Number

1/8/2004

Application Date

Risbara Bros. Const.
Applicant

P.O. Box 485, Scarborough, ME 04070
Applicant's Mailing Address

single family residence
Project Name/Description

Consultant/Agent
Applicant Ph: (207) 883-5528 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

226 - 226 Hope Ave , Portland, Maine
Address of Proposed Site
392 A015001
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) _____

3300 sf Proposed Building square Feet or # of Units Acreage of Site R2 Zoning

Check Review Required:

- | | | | |
|-------------------------------------------------------------|------------------------------------------------------|------------------------------------------------|--------------------------------------------------|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Pla \$250.00 Subdivision _____ Engineer Review \$50.00 Date 1/12/2004

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

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

2004-0005
Application I. D. Number

Risbara Bros. Const.
Applicant
P.O. Box 485, Scarborough, ME 04070
Applicant's Mailing Address

1/8/2004
Application Date

single family residence
Project Name/Description

Consultant/Agent
Applicant Ph: (207) 883-5528 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

226 - 226 Hope Ave , Portland, Maine
Address of Proposed Site
392 A015001
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) _____

3300 sf
Proposed Building square Feet or # of Units Acreage of Site R2
Zoning

Check Review Required:

- | | | | |
|-------------------------------------------------------------|------------------------------------------------------|------------------------------------------------|--------------------------------------------------|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Pla \$250.00 Subdivision _____ Engineer Review \$50.00 Date 1/12/2004

Engineering Approval Status:

- Approved Approved w/Conditions See Attached Denied Reviewer _____

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

BUILDING PERMIT INSPECTION PROCEDURES

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

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

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

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

_____ **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

_____ **Footing/Building Location Inspection:** Prior to pouring concrete

_____ **Re-Bar Schedule Inspection:** Prior to pouring concrete

_____ **Foundation Inspection:** Prior to placing ANY backfill

_____ **Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling

_____ **Final/Certificate of Occupancy:** Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

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

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

_____ **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

Signature of Applicant/Designee _____ Date

Signature of Inspections Official _____ Date

CBL: 392 A015 Building Permit #: _____

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

2004-0005
Application I. D. Number

Risbara Bros. Const.
Applicant
P.O. Box 485, Scarborough, ME 04070
Applicant's Mailing Address

1/8/2004
Application Date

single family residence
Project Name/Description

Consultant/Agent
Applicant Ph: (207) 883-5528 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

226 - 226 Hope Ave , Portland, Maine
Address of Proposed Site
392 A015001
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) _____

3300 sf
Proposed Building square Feet or # of Units
Acreage of Site
R2
Zoning

Check Review Required:

- | | | | |
|----------------------------------------------------------------|---------------------------------------------------------|------------------------------------------------|--------------------------------------------------|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Pla \$250.00 Subdivision _____ Engineer Review \$50.00 Date 1/12/2004

DRC Approval Status:

Reviewer Sarah Hopkins

- Approved Approved w/Conditions
See Attached Denied

Approval Date 2/11/2004 Approval Expiration 2/11/2005 Extension to _____
 Additional Sheets Attached
 Condition Compliance Sarah Hopkins signature 2/12/2004 date

Performance Guarantee Required* Not Required

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

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-0024	Date Applied For: 01/12/2004	CBL: 392 A015001
-----------------------	---------------------------------	---------------------

Location of Construction: 226 Hope Ave	Owner Name: Goldeneye Corp	Owner Address: 286 Falmouth Rd	Phone:
Business Name:	Contractor Name: Risbara Bros Construction	Contractor Address: 197 US Route 1 Scarborough	Phone (207) 883-5528
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: 3300 sf Single Family home w/rear deck, front porch, 2 car attached garage	Proposed Project Description: 3300 sf Single Family home w/rear deck, front porch, 2 car attached garage
---------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------

Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 01/15/2004
 Note: 02/12/04 received a revised site plan 3/4/04 Had to resign another new sheet for the permit Ok to Issue:

- 1) No parking is allowed within your front cul-du-sac because the front portion is located within the 25' front setback. Section 14-336 does not allow the parking of cars within the required front yard setback. This cul-du-sac may only used for an active turn around, but no parking. If you wish to move this cul-du-sac beyond the required 25' front setback, there would be no zoning restriction on parking within this area.
- 2) All driveways shall be paved within six (6) months of thr receipt of a temporary certificate of occupancy and shall be a minimum of 12' wide. Individual homeowners shall be responsible for paving of driveway.
- 3) Separate permits shall be required for future decks, sheds, pools, and/or garages. Currently a rear deck 12' x 20' is being approved with these plans.
- 4) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 5) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building Status: Approved Reviewer: Tammy Munson Approval Date: 02/04/2004
 Note: Ok to Issue:

Comments:
 1/27/2004-tmm: Spoke w/Tim - faxed over plan review sheets listing needed info.
 1/12/2004-ldobson: Please contact Tim Halpin when ready for pick-up 883-5528 ext 1108
 2/5/2004-kwd: Site plan not approved as of 2/5/2004; hold for JR's approval. Tim Halpin informed. Kwd
 2/12/2004-kwd: new site plan recieved; reviewed by MES, house footprint has changed, sent to Tammy for final review. Kwd

Delete Schedule Add Find Print Permit Print C of O Print Insp Invoicing Taxes

Print Tex193 0 Constr Type New Num1 4

Permit Nbr 04-0024 Location of Construction 226 Hope Ave Appl. Date
Status Hold Permit Type Single Family Issue Date
CBL 392 A015001 District Nbr 5 Estimated Cost \$314,000.00 Date Closed

Comment Date Comment Add Delete Save

01/27/2004 Spoke w/Tim - faxed over plan review sheets listing needed info.

Name imm Follow Up Date Completed

01/12/2004 Please contact Tim Halpin when ready for pick-up 883-5528 ext 1108

Name Idobson Follow Up Date Completed

CreatedBy Idobson CreateDate 01/12/2004 ModBy imm ModDate 01/27

STATUTORY WARRANTY DEED

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

For Consideration Paid, GRANT with WARRANTY COVENANTS TO:

PETER^TKELLY^V and JULIE^NKELLY, whose mailing address is 7 Tremont Street, Portland, Maine 04103, 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 15 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, 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.
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.
6. A culvert and drainage easement deed from Goldeneye Corp. to the City of Portland, to be recorded at said Registry of Deeds, relating to said easements as shown on Plan recorded in Plan Book 202, Page 650, and any amendments thereto.
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 15, 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.

10. The owner of Lot 15 may need to obtain a MDEP permit-by-rule for soil disturbance within 100 feet of a protected natural resource as set forth in Note 13 on said plan.
11. Lot 15 is subject to an undisturbed zone as shown on said plan.

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 29th day of DECEMBER, 2003.

GOLDENEYE CORP.

Norma J. Pavis

By:

Lloyd B. Wolf
ITS TREASURER

STATE OF MAINE
CUMBERLAND, SS.

DECEMBER 29, 2003

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,

Norma J. Pavis
Attorney at Law/Notary Public



NORMA J. PAVIS
Notary Public, Maine
My Comm. Expires 04-04-2004

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

INVOICE FOR FEES

Application No: 2004-0005	Applicant: Risbara Bros. Const.
Project Name: single family residence	Location: 226 Hope Ave
CBL: 392 A015001	Development Type: Single Family
Invoice Date: 01/08/2004	

Previous Balance	·	Payment Received	+	Current Fees	=	Total Due		Payment Due Date
\$0.00		\$0.00		\$300.00		\$300.00		On Receipt

First Billing

Previous Balance **\$0.00**

Fee Description	Qty	Fee Charge
Minor-Minor Site Plan Application	1	\$250.00
Single Family Inspection Fee	1	\$50.00
		<hr/> \$300.00
	Total Current Fees:	+\$300.00
	Amount Due Now:	\$300.00

 Detach and remit with payment

Bill to: Risbara Bros. Const.
 P.O. Box 485
 Scarborough, ME 04070

CBL 392 A015001
Application No: 2004-0005
Invoice Date: 01/08/2004
Invoice No: 12456
Total Amt Due: \$300.00
Payment Amount:

Make checks payable to the *City of Portland*, ATTN: Karen Dunfey, 3rd Floor, 389 Congress Street, Portland, ME 04101



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

THESE PLANS HAVE NOT BEEN PREPARED NOR
REVIEWED BY A REGISTERED ARCHITECT NOR
PROFESSIONAL ENGINEER

PROJECT FOR:
PETER & JULIE KELLY
LOT 15 PRESUMSCOTT PLACE
PHASE II
PORTLAND, ME

RISBARA BROS.
CONST. CO., INC.
P.O. BOX 485 1716 RT. 1
SCARBOROUGH, ME 04074
TEL: 607-885-388
FAX: 607-885-0875

DATE: 07/2/2003

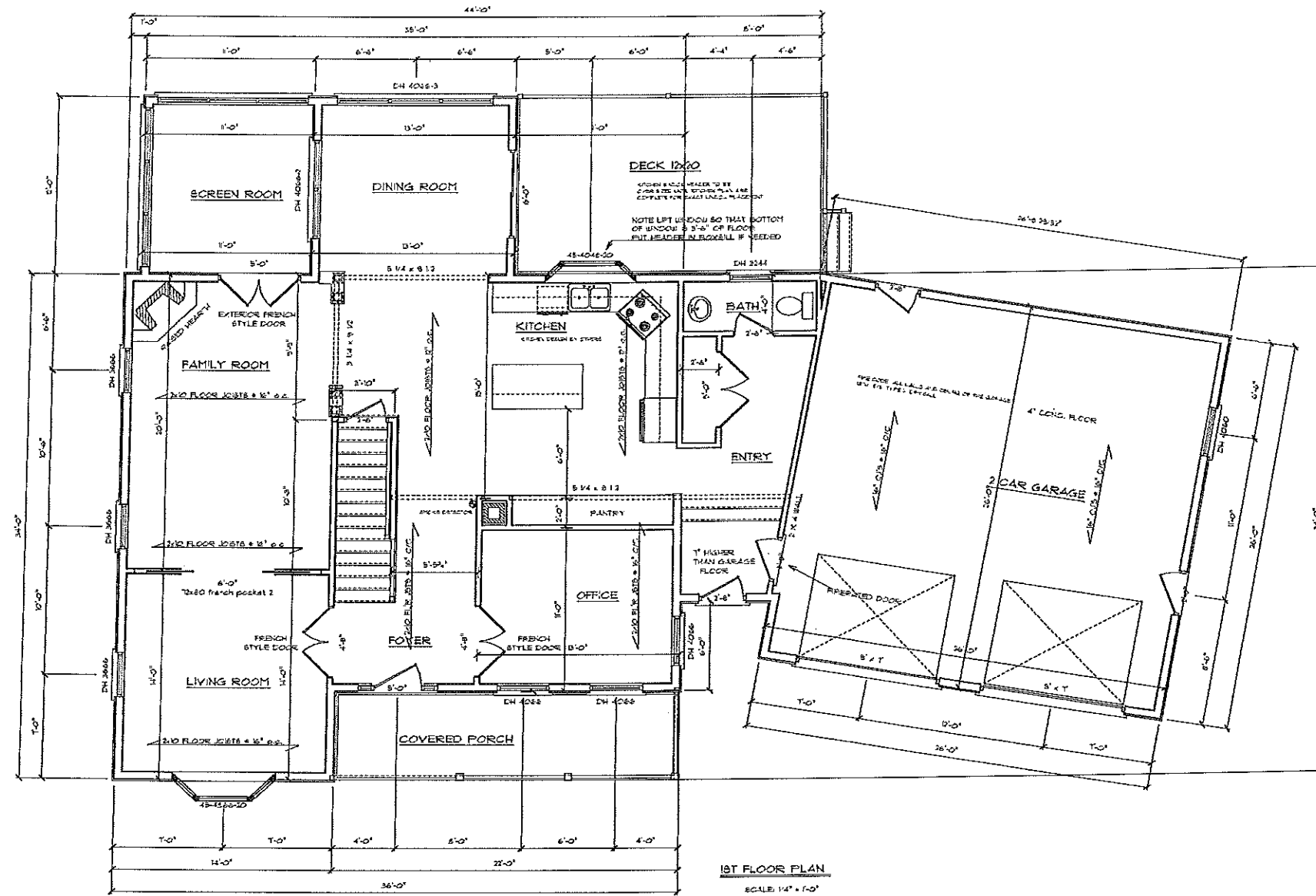
REVISION: 07/29/2003

SCALE: AS NOTED

DRAWN:

FILE:

PAGE 1 of 5

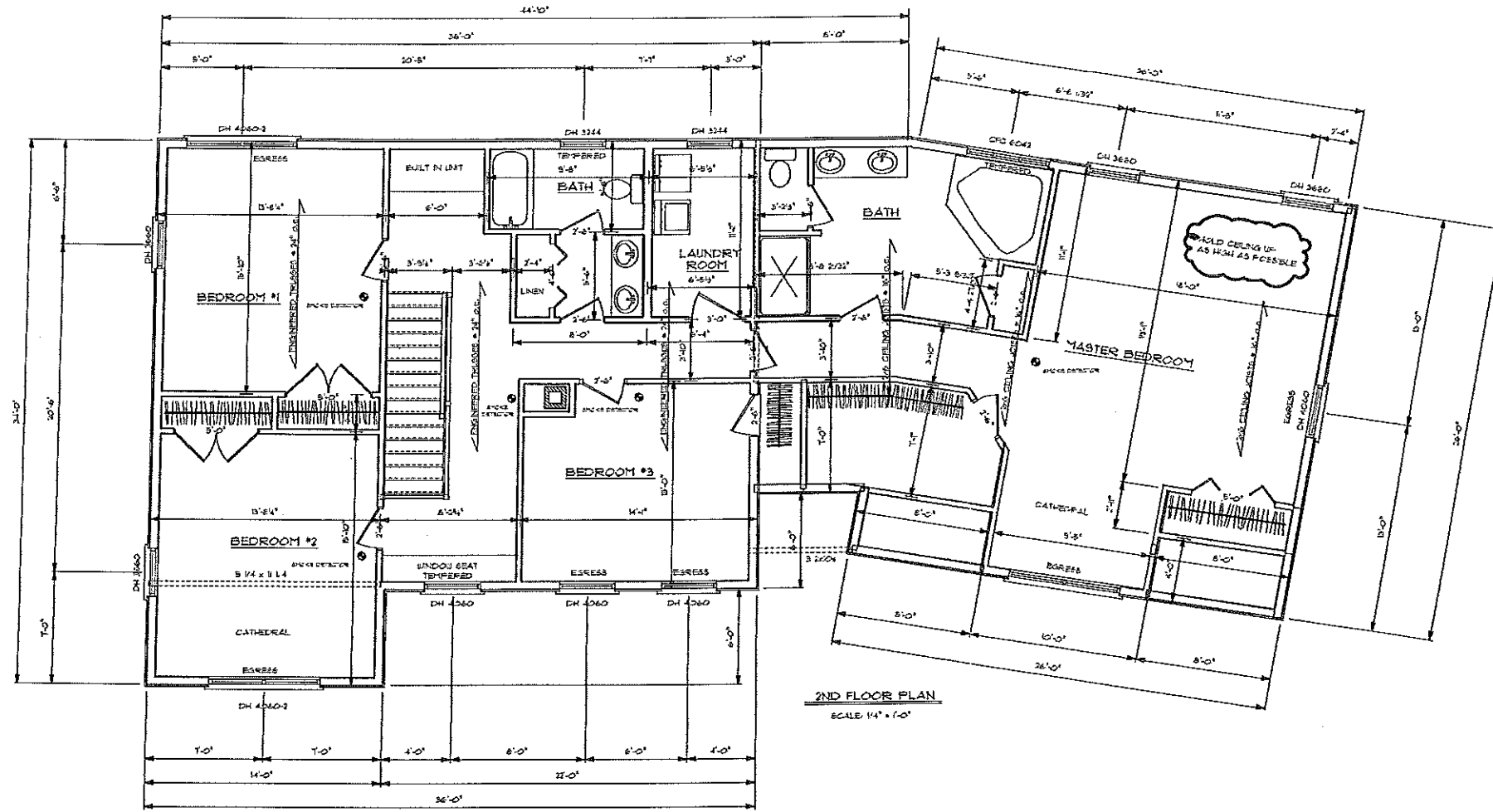


THESE PLANS HAVE NOT BEEN PREPARED NOR REVIEWED BY A REGISTERED ARCHITECT NOR PROFESSIONAL ENGINEER

PROJECT FOR:
PETER & JULIE KELLY
LOT 15 PRESUMPSCOTT PLACE
PHASE II
PORTLAND, ME

RISBARA BROS.
CONST. CO., INC.
 TEL. 603.853.5336
 P.O. BOX 489 RT 1A RT. 1
 SCARBOROUGH, ME 04074

DATE:	2/12/2003
REVISION:	6-23-2003
SCALE:	AS NOTED
CREATOR:	
FILE:	
PAGE:	2 of 5



2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

THESE PLANS HAVE NOT BEEN PREPARED NOR REVIEWED BY A REGISTERED ARCHITECT NOR PROFESSIONAL ENGINEER

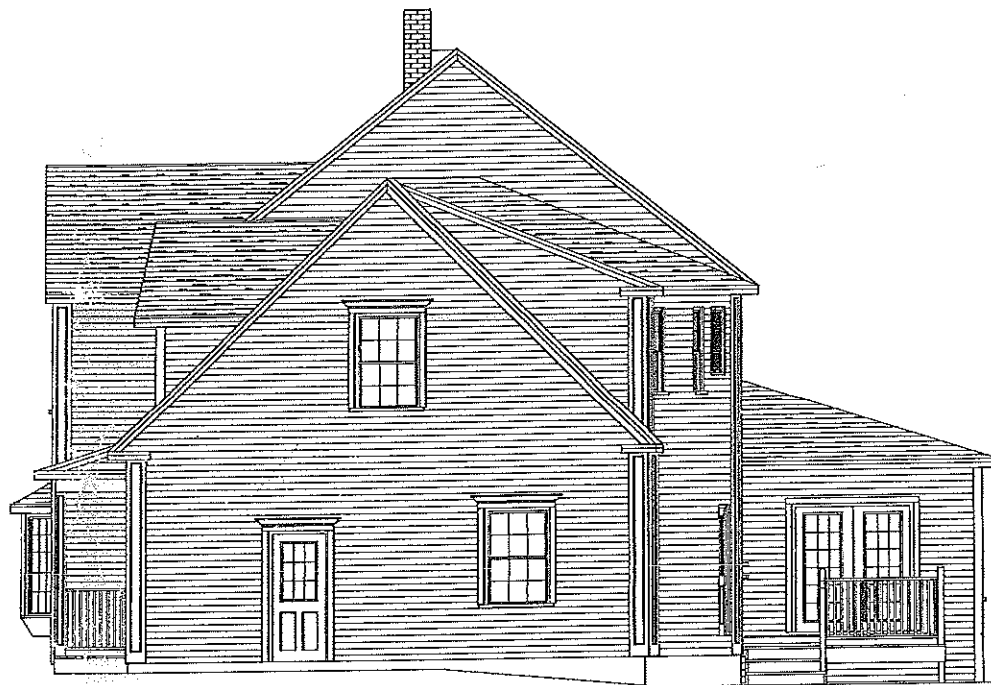
PROJECT FOR:
PETER & JULIE KELLY
LOT 15 PRESUMSCOTT PLACE
PHASE II
PORTLAND, ME

RISBARA BROS.
CONST. CO., INC.
P.O. BOX 487111, R.T. 1,
 BANGOR, ME 04407

DATE:	6/6/2003
REVISION:	12/21/2003
SCALE:	AS NOTED
DRAWN:	
FILE:	
PAGE:	3 of 5



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

THESE PLANS HAVE NOT BEEN PREPARED NOR
REVIEWED BY A REGISTERED ARCHITECT NOR
PROFESSIONAL ENGINEER

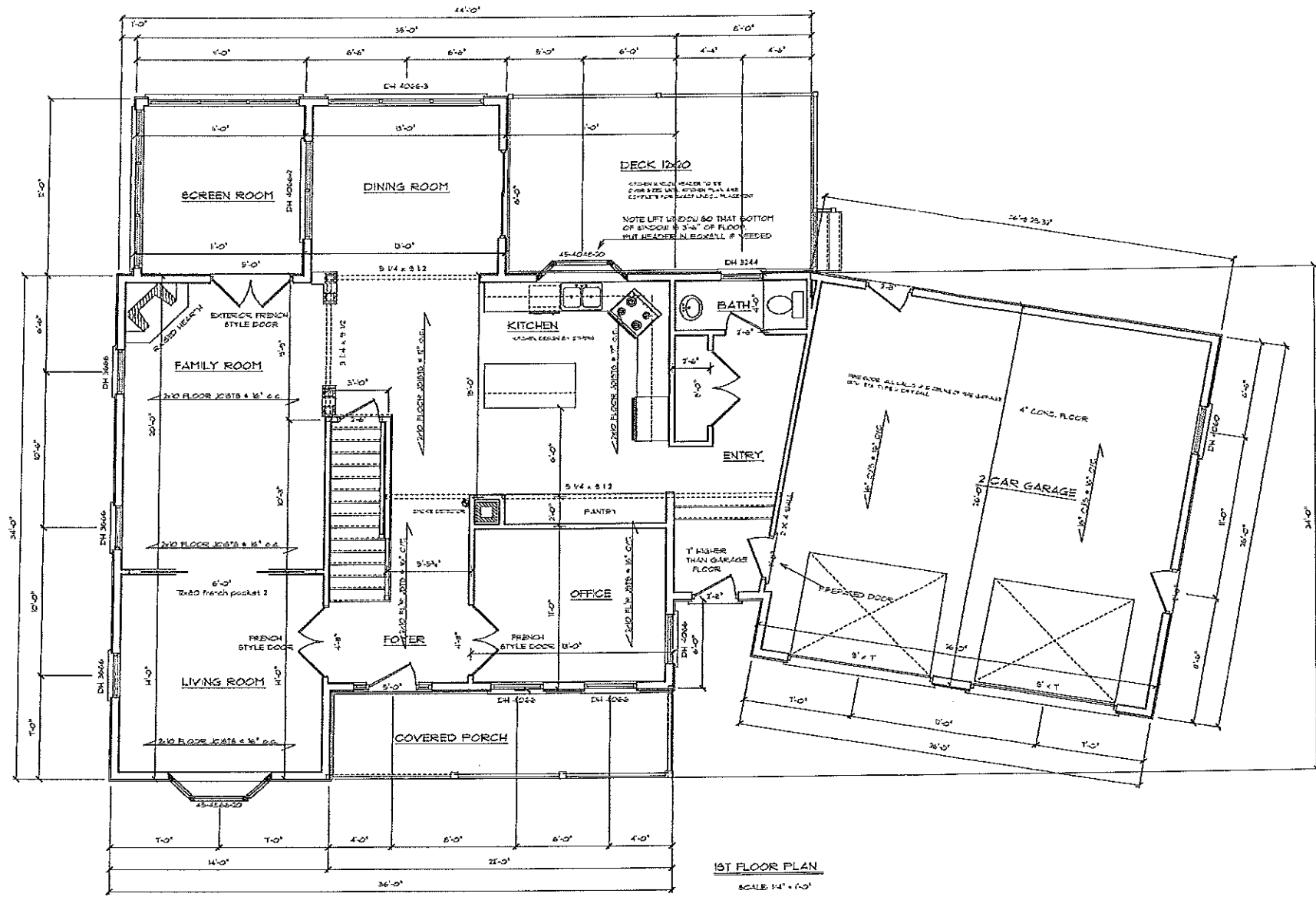
PROJECT FOR:

PETER & JULIE KELLY
LOT 15 PRESUMPSCOTT PLACE
PHASE II
PORTLAND, ME

RISBARA BROS.
CONST. CO., INC.

121-0271 883-3398
P.O. BOX 488 17115 RT. 1
SCARBOROUGH, ME 04074

DATE:	01/25/2003
REVISION:	01/25/2003
SCALE:	AS NOTED
DRAWN:	
FILE:	
PAGE:	1 of 5



1ST FLOOR PLAN
SCALE 1/4" = 1'-0"

THESE PLANS HAVE NOT BEEN PREPARED NOR REVIEWED BY A REGISTERED ARCHITECT NOR PROFESSIONAL ENGINEER

PROJECT FOR:
PETER & JULIE KELLY
LOT 15 PRESIMPSCOTT PLACE
PHASE II
PORTLAND, ME

RISBARA BROS.
CONST. CO., INC.
P.O. BOX 400 111 LA RT. 1
SCARBOROUGH, ME 04074
TEL: (207) 883-2245
FAX: (207) 883-8075

DATE: 01/18/2003

REVISION: 01/29/2003

SCALE: AS NOTED

DRAWN:

FILE:

PAGE: 1 OF 5



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

THESE PLANS HAVE NOT BEEN PREPARED NOR
REVIEWED BY A REGISTERED ARCHITECT NOR
PROFESSIONAL ENGINEER

PROJECT FOR:

PETER & JULIE KELLY
LOT 15 PRESUMPCOTT PLACE
PHASE II
PORTLAND, ME

RISBARA BROS.
CONST. CO., INC.

P.O. BOX 488 97115 RT. 1
DEARBORN, ME 04024
TEL: 207/834-3388
FAX: 207/834-3378

DATE: 01/12/2003

REVISION: 12-29-2003

SCALE: AS NOTED

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FILE:

PAGE: 1 of 5



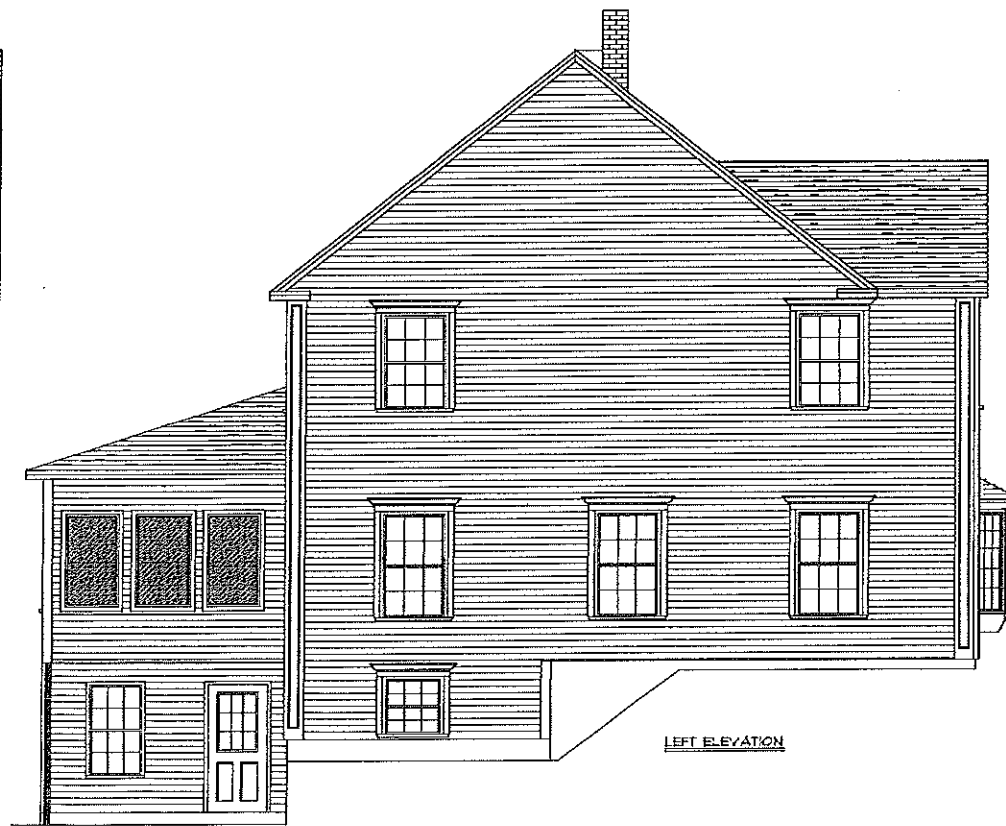
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

THESE PLANS HAVE NOT BEEN PREPARED NOR
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PROFESSIONAL ENGINEER

PROJECT FOR:

PETER & JULIE KELLY
LOT 15 PRESUMPSCOTT PLACE
PHASE II
PORTLAND, ME

RISBARA BROS.
CONST. CO., INC.

TEL: (207) 884-3288
P.O. BOX 408 9715 ST. J.
SCARBOROUGH, ME 04074
MAX/2011 884-3070

DATE: 01/12/2003

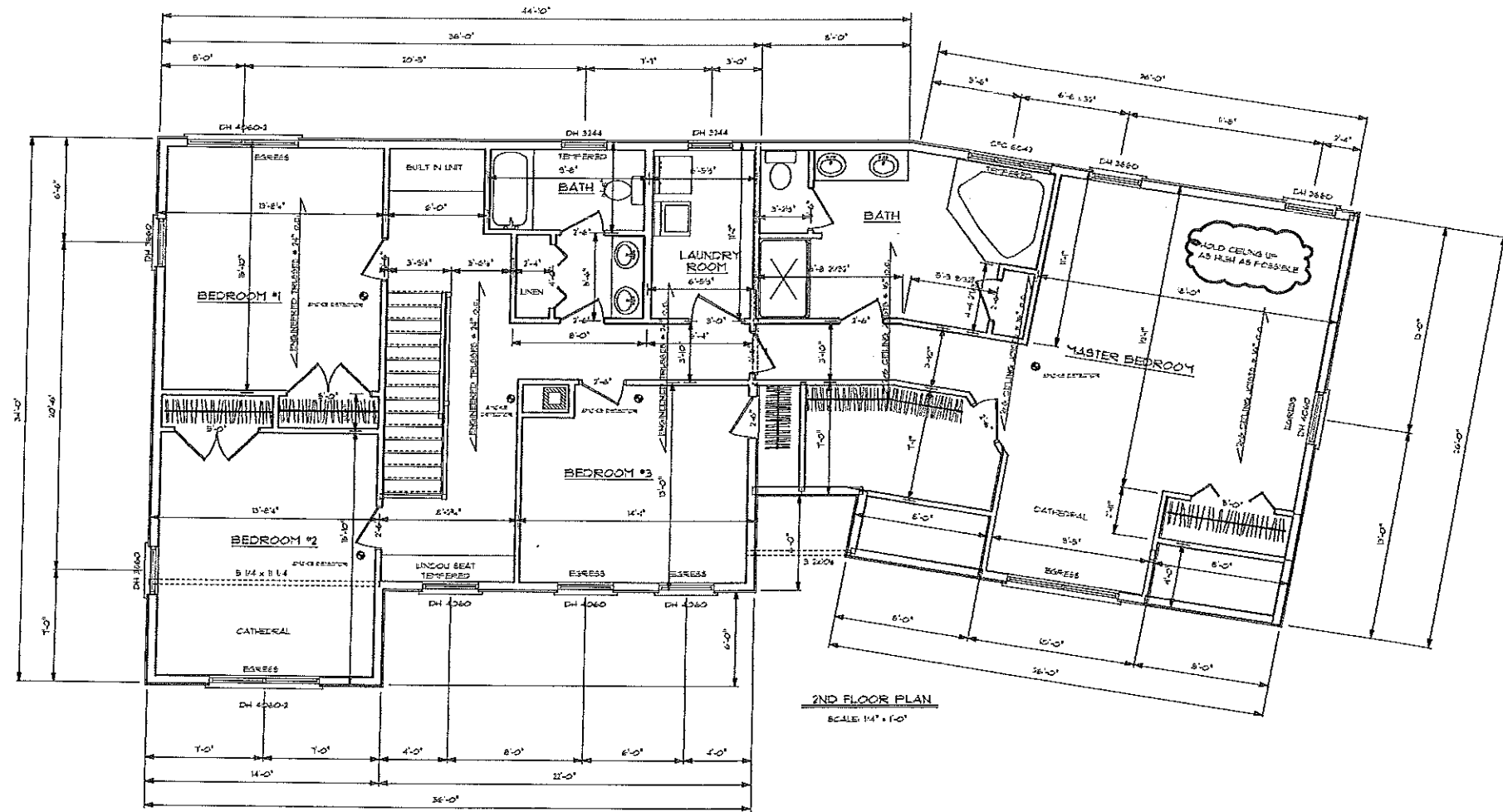
REVISION: 01/29/2003

SCALE: AS NOTED

DRAWN:

FILE:

PAGE: 1 of 5



2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

THESE PLANS HAVE NOT BEEN PREPARED NOR REVIEWED BY A REGISTERED ARCHITECT NOR PROFESSIONAL ENGINEER

PROJECT FOR:
PETER & JULIE KELLY
LOT 15 PRESUMPSOTT PLACE
PHASE II
PORTLAND, ME

RISBARA BROS.
CONST. CO., INC.
P.O. BOX 400 RT 10 RT. 1
 SCARBOROUGH, ME 04074
 TEL. (207) 884-9284
 FAX (207) 884-0078

DATE:	0/16/2003
REVISION:	0/29/2003
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DRAWN:	
FILE:	
PAGE:	3 of 5

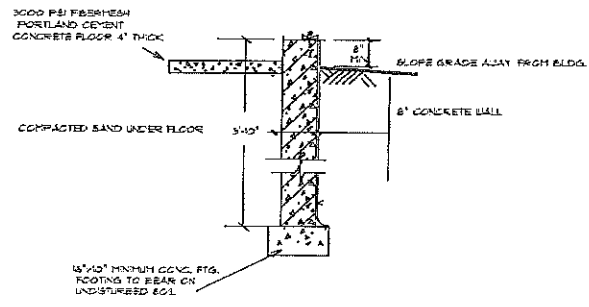
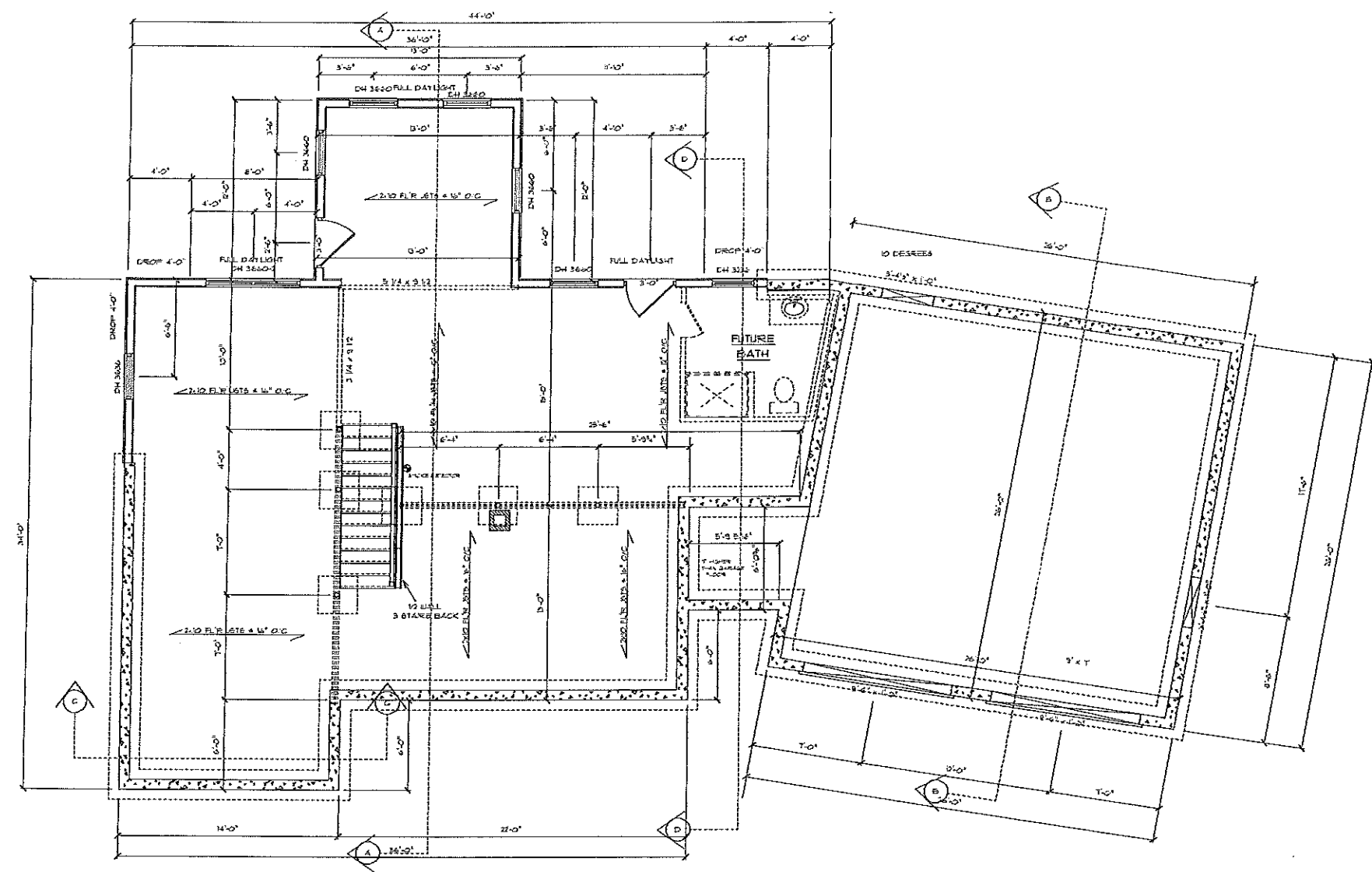
THESE PLANS HAVE NOT BEEN PREPARED NOR REVIEWED BY A REGISTERED ARCHITECT NOR PROFESSIONAL ENGINEER

PROJECT FOR:
PETER & JULIE KELLY
LOT 15 PRESUMPSCOTT PLACE
PHASE II
FORTLAND, ME

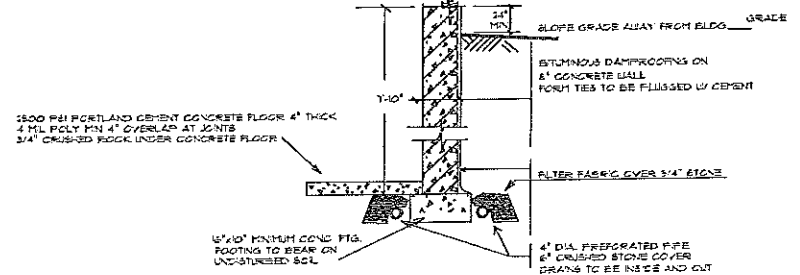
RISBARA BROS.
CONST. CO., INC.
TEL: 607-353-0008
 82 CANTONMENT RD., PORTLAND, ME 04106

DATE:	0/0/2003
REV/ISSN:	0-29/2003
SCALE:	AS NOTED
DRAWN:	
FILE:	
PAGE:	4 of 5

- FOUNDATION NOTES:**
1. ALL FINISH WALL & FOOTING HEIGHTS SHALL BE DETERMINED IN THE FIELD WITH CONTRACTOR.
 2. BASEMENT WALL LOCATIONS & AND ROOM FINISHES SHALL BE CHECKED & VERIFIED IN FIELD WITH CONTRACTOR. OTHERWISE IF NOT SHOWN SHALL BE DETERMINED IN FIELD BY CONTRACTOR.
 3. ALL WINDOW BOOTS SHALL BE 1 1/2" MIN. HOOKED OR EQUIVALENT. 1/2" MIN. CO. # 40 W/IN FROM ALL CONCRETE.
 4. ALL EXTERIOR ROOFING, SILLER & RISERS SHALL BE CHECKED & ENSURED BY CONTRACTOR BEFORE FORMS HAVE BEEN SET.
 5. ALL DAYLIGHT BASEMENT CONSIDERATIONS TO BE DETERMINED IN FIELD BY CONTRACTOR IF APPLICABLE.
 6. ALL CONSIDERATIONS FOR STAIRS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
 7. CONTRACTOR SHALL CHECK ALL DIMENSIONS WITH FLOOR PLAN OR ANY ADDITIONAL EQUIP. OR BELONGS ETC. OR PRODUCT DIMENSIONS OR SPACE. ALSO MUST CHECK ALL STRUCTURAL FRAMING FOR LOAD BEARING & FOUNDATION BEFORE FORMS ARE SET.
 8. CONTRACTOR SHALL ADJUST SILL AND FOOTING SIZES TO SOIL BEARING CAPACITY AS REQ'D.
 9. TO USE BLACKFILL MORE THAN 3'-0" BEFORE BY PLAN FRAMING MUST BE COMPLETE.
 10. DRAIN TILE SHALL BE PLACED ON INTERIOR AND EXTERIOR OF FOUNDATION.
 11. SEE BUILDING SECTIONS FOR ADDITIONAL REVISIONS.

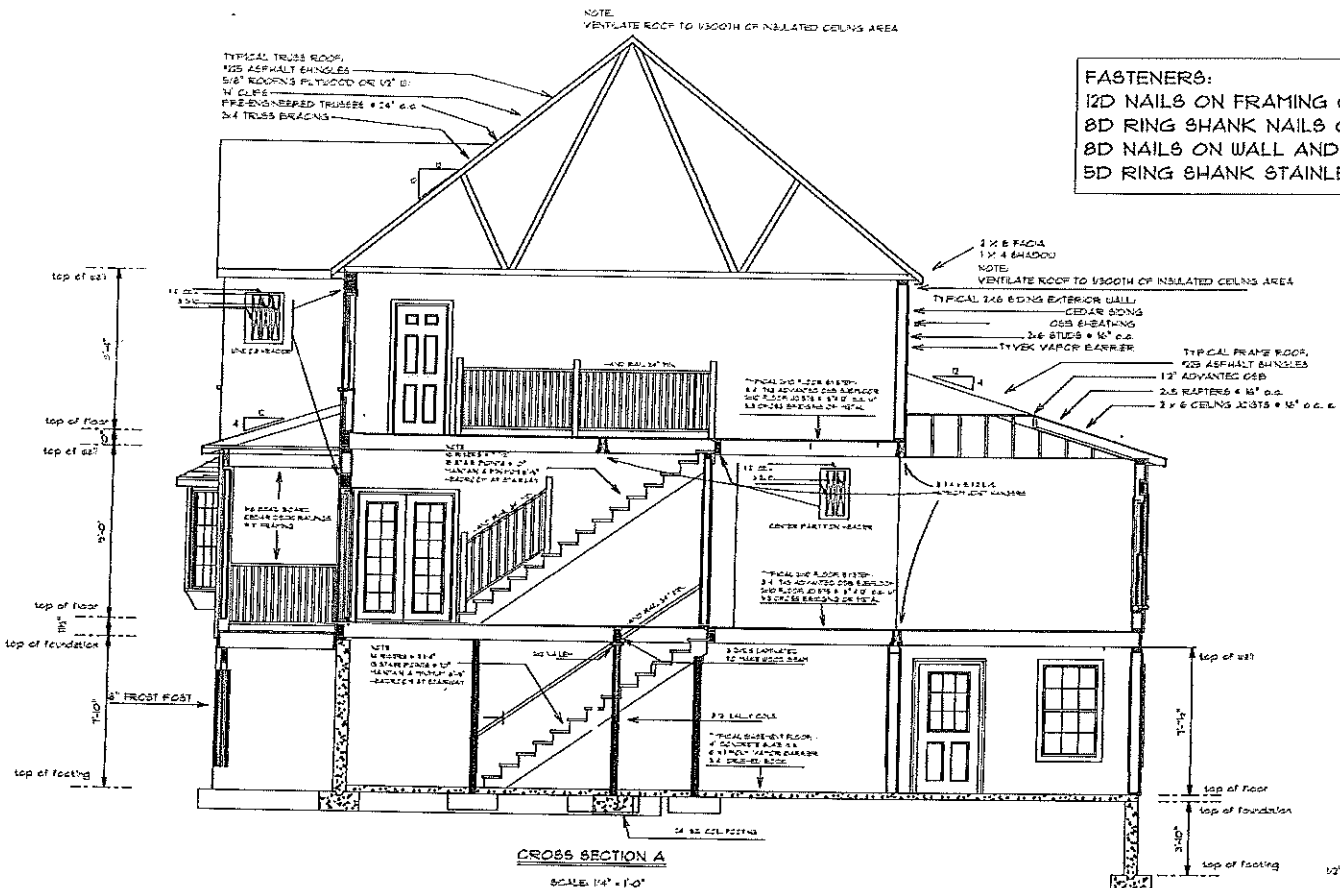


TYPICAL FROSTWALL SECTION - GARAGE

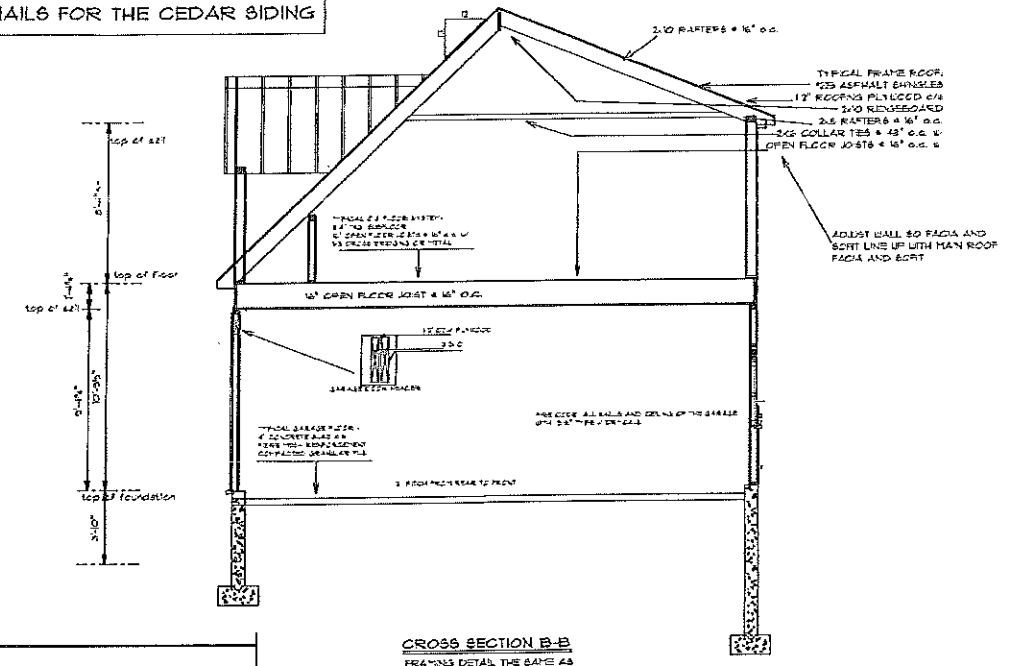


TYPICAL FOUNDATION WALL SECTION - MAIN HOUSE

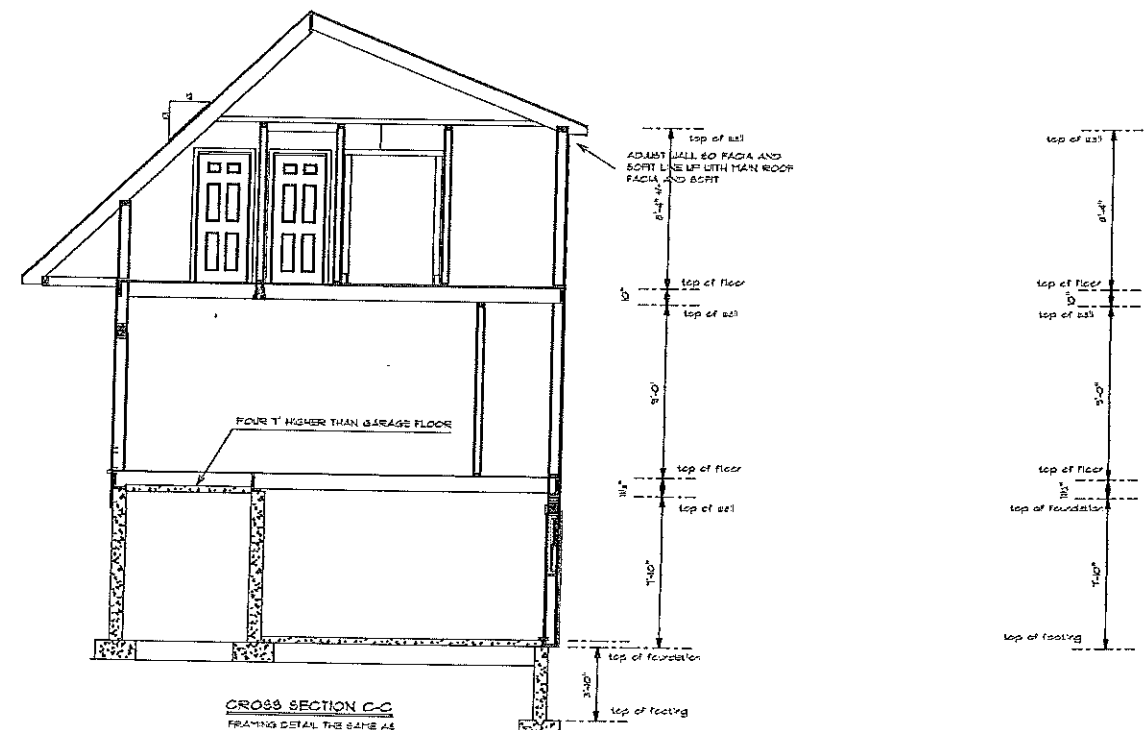
FASTENERS:
 12D NAILS ON FRAMING CONSTRUCTION
 8D RING SHANK NAILS ON FLOOR SHEATHING
 8D NAILS ON WALL AND ROOF SHEATHING
 8D RING SHANK STAINLESS STEEL NAILS FOR THE CEDAR SIDING



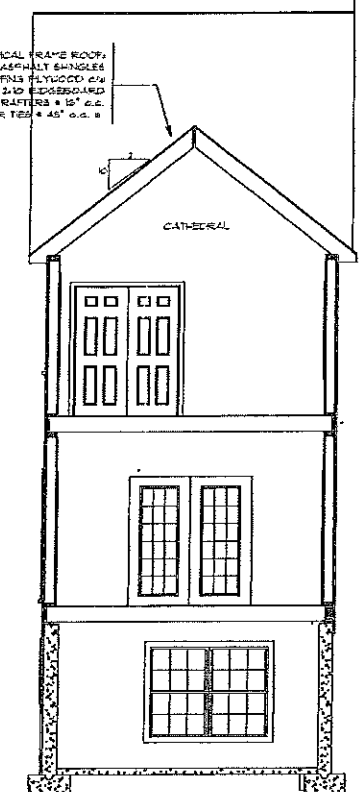
CROSS SECTION A
 SCALE: 1/4" = 1'-0"



CROSS SECTION B-B
 FRAMING DETAIL THE SAME AS CROSS SECTION A-A UNLESS NOTED
 SCALE: 1/4" = 1'-0"



CROSS SECTION C-C
 FRAMING DETAIL THE SAME AS CROSS SECTION A-A UNLESS NOTED
 SCALE: 1/4" = 1'-0"



CROSS SECTION D-D
 FRAMING DETAIL THE SAME AS CROSS SECTION A-A UNLESS NOTED
 SCALE: 1/4" = 1'-0"

PARADIGM BRAND WINDOWS

PRODUCT CODE	ROUGH OPENING	COUNT
DH3256	32" X 36"	1
DH3644	36" X 44"	3
DH3636	36" X 36"	1
DH3660	36" X 60"	9
DH3660-2	71 1/2" X 60"	1
DH3666	36" X 66"	3
DH4060	40" X 60"	9
DH4060-2	79 1/2" X 60"	3
DH4066	40" X 66"	3
DH4066-2	79 1/2" X 66"	1
DH4066-3	79 1/2" X 66"	1
DH4066-3	120" X 66"	1
CFC 6042	60" X 42"	1
4B-4866-20	79 1/4" X 69"	1
4B-4048-20	79 1/4" X 40"	1

THESE PLANS HAVE NOT BEEN PREPARED NOR REVIEWED BY A REGISTERED ARCHITECT NOR PROFESSIONAL ENGINEER

PROJECT FOR:
PETER & JULIE KELLY
LOT 15 PRESUMSCOTT PLACE
PHASE II
PORTLAND, ME

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DATE	0/12/2003
REVISION	0/29/2003
SCALE	AS NOTED
DRAWN	
FILE	
PAGE	9 of 9