

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 03-1007	Issue Date: SEP 02 2003	CBL: 396 E001001
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Location of Construction: 32 Heather Rd	Owner Name: Beale James W &	Owner Address: 32 Heather Rd CITY OF PORTLAND	Phone: 207-797-4061
Business Name: n/a	Contractor Name: Jason Simard	Contractor Address: 819 Center Minot Hill Rd. Minot	Phone: 2073469040
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Single Family	Zone: R2

Past Use: Vacant	Proposed Use: New 26' x 32' Single Family with 24' x 28' attached garage.	Permit Fee: \$1,293.00	Cost of Work: \$132,500.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB BOCA 1999 Signature: 9/2/03	

Proposed Project Description: Build New 26' x 32' Single Family with 24' x 28' attached garage.	Signature:	Signature:
	PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
	Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
	Signature:	Date:

Permit Taken By: gg	Date Applied For: 08/21/2003	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 N/A <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone Panel 2 zone 1 <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan #2003-0174 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> OK with conditions Date: 9/25/03	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	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:	Date:	Date:

CERTIFICATION

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

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

City of Portland, Maine - Building or Use Permit

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

Permit No:	Date Applied For:	CBL:
03-1007	08/21/2003	396 E001001

Location of Construction:	Owner Name:	Owner Address:	Phone:
32 Heather Rd	Beale James W &	32 Heather Rd	207-797-4061
Business Name:	Contractor Name:	Contractor Address:	Phone
n/a	Jason Simard	819 Center Minot Hill Rd. Minot	(207) 346-9040
Lessee/Buyer's Name	Phone:	Permit Type:	
n/a	n/a	Single Family	

Proposed Use:	Proposed Project Description:
New 26' x 32' Single Family with 24' x 28' attached garage.	Build New 26' x 32' Single Family with 24' x 28' attached garage.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 08/25/2003**Note:** 08/25/03 Called the surveyor - the side yard on a side street is always a 20' setback, only 18' is being shown - **Ok to Issue:** ☒
he will revised - rest looks ok - received revised plans - ok

- 1) The existing shed that is currently shown within the front yard shall be removed before construction work is commenced.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages. No decks are shown on your submittal. No decks are allowed with this approval.
- 3) This permit is being approved on the basis of plans submitted on 8/25/03. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 09/02/2003**Note:** 8/28/03 Spoke w/Jason S. To address code issues on review. See notes on plan and checklist, ok to issue **Ok to Issue:** ☒

- 1) Soils type will be determined at excavation and footing adjustment made if indicated by code
- 2) Separate permits are required for any electrical or plumbing work.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

32 Heather
396-E-1

Soil type/Presumptive Load Value (Table 401.4.1)	At excavation	
STRUCTURAL		
Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)	8x16 or 24x15 0 under 2000 PSF	OK
Foundation Drainage Dampproofing (Section 406)	drain Filter fab. Bituminous	OK
Ventilation (Section 409.1) Crawls Space ONLY	4 windows	OK
Anchor/Bolts/Straps (Section 403.1.4)	1/2" 6' OC. 1' Corners	OK
Lally Column Type, Spacing and footing sizes (Table 502.3.4(2))	4" lally concrete 2' x 2' - 6' 7" max	OK
Built-Up Wood Center Girder Dimension/Type	3-2x12	OK
(Table 502.3.4(2))		
Sill/Band Joist Type & Dimensions	2x6 PT 2x10	OK
First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	2x10 @ 0.C.	OK

			Second Floor Joist Species Dimensions and Spacing Table(503.3.1(1) & Table 503.3.2(1))	2x10 / 6 o.c.	OK
			Attic or additional Floor Joist Species Dimensions and Spacing Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1))	Trusses	OK
			Roof Rafter,Pitch, Span, Spacing& Dimension(Table 802.3.2(7))	6:12 Trusses 24 o.c.	OK
			Sheathing: Floor, Wall and roof (Table 503.2.1(1)	3/4 Advantec, 1/2", 5/8	OK
			Fastener Schedule (Table 602.3(1) & (2))		

Stairs Number of Stairways Interior Exterior Treads and Risers (Section 314) Width Headroom Guardrails and Handrails (Section 315)	4 3 including bulkhead 1 Main - 7 3/4 x 10" w/t Bsm't 7 3/4 x 10" w/t Ext. 7 3/4 x 11 Bulk 7 7/8 x 10 w/H/R Ext. 38 Guard max 4" space H/R all stairs w/return. 34-38"	Private Garage Section 309 and Section 407 1999 BOCA Living Space? (Above or beside) Fire separation Fire rating of doors to living space Door Sill elevation (407.5 BOCA)	20 min 1st FL 5/9 to underside of sheathing & roof 2nd Floor Unfinished used Fire Door	Spec Sheet shows 20 min $3046 = 824.94 \text{ sq in.}$ OK
OK 20 min 2nd FL.	OK	OK	OK	OK

See Chimney Summary Checklist

Roof Covering (Chapter 9)	25 yr. Asphalt	
Safety Glazing (Section 308)	N/A	
Attic Access (BOCA 1211.1)	Verify size	22x30 finished. OK
Draft Stopping around chimney	? Not shown	2" to combustibles OK flash at floors
Header Schedule	2-2x10's ext	
Type of Heating System	? FHW Oil Fired	OK
Smoke Detectors Location and type/Interconnected	not shown	M1 BRS common areas each level OK

Temporary

Where is 6'0" Door going? Stairs per code OK

TABLE 1003.1
SUMMARY OF REQUIREMENTS FOR MASONRY FIREPLACES AND CHIMNEYS

NOTE: This table provides a summary of major requirements for the construction of masonry chimneys and fireplaces. Letter references are to figures 1003.1, which shows examples of typical construction. This table does not cover all requirements, nor does it cover all aspects of the indicated requirements. For the actual mandatory requirements of the code, see the indicated section of text.

ITEM	LETTER	REQUIREMENTS	Summary	See Section
Hearth and hearth extension thickness	A	4-inch minimum thickness for hearth.		1003.9.1
Hearth extension (each side of opening)	B	8 inches for fireplace opening less than 6 square feet. 12 inches for fireplace opening greater than or equal to 6 square feet.		1003.10
Hearth extension (front of opening)	C	16 inches for fireplace opening less than 6 square feet. 20 inches for fireplace opening greater than or equal to 6 square feet.		1003.10
Hearth and hearth extension reinforcing	D	Reinforced to carry its own weight and all imposed loads.		1003.9
Firebox dimensions	E	20-inch minimum firebox depth. 12-inch minimum firebox depth for Rumford fireplaces.		1003.11
Thickness of wall of firebox	F	10 inches solid masonry or 8 inches where firebrick lining is used.		1003.5
Distance from top of opening to throat	G	8 inches minimum.		1003.7
Smoke chamber	H	6 inches lined; 8 inches unlined. Not taller than opening width; walls not inclined more than 45 degrees from vertical for prefabricated smoke chamber linings or 30 degrees from vertical for corbelled masonry.		1003.8 1003.8.1
Chimney vertical reinforcing ¹	I	Four No. 4 full-length bars for chimney up to 40 inches wide. Add two No. 4 bars for each additional 40 inches or fraction of width, or for each additional rise.		1003.3.1
Chimney horizontal reinforcing ¹	J	1/4-inch ties at each 18 inches, and two ties at each bend in vertical steel.		1003.3.2
Fireplace lining	K	Noncombustible material with 4-inch load-bearing length of each side of opening.		1003.7
Chimney walls with flue lining	L	4-inch-thick solid masonry with liner. 1/2-inch joint or airspace between liner and wall.		1001.7; 1001.9
Effective flue area (based on area of fireplace opening and chimney)	M	See Section 1001.12.		1001.12
Clearances	N	2 inches interior, 1 inch exterior. 2 inches front, back or sides. 6 inches from opening.		1001.15 1003.12 1003.13 1001.6
From chimney				
From fireplace				
Combustible trim or materials				
Above roof				
Anchorages ²				
Strap				
Number				
Embedment into chimney				
Fasten to				
Bolts				
Footings				
Thickness				
Width				

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 square foot = 0.0929 m², 1 degree = 0.01745 rad.

¹ Required only in Seismic Zones 3 and 4.

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

2003-0174

Application I. D. Number

08/21/2003

Application Date

38 Heather Road

Project Name/Description

Beale James W &

Applicant

32 Heather Rd , Portland, ME 04103

Applicant's Mailing Address

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

38 - 38 Heather Rd, Portland, Maine

Address of Proposed Site

396 E001001

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) _____

1,504 sq. Ft.

11,097 sq. Ft.

Proposed Building square Feet or # of Units

Acreage of Site

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 Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 08/21/2003

Status:

☐ Approved

Reviewer Jay Reynolds

☐ Denied

Approval Date 08/28/2003

Approval Expiration 08/28/2004

Extension to _____

☒ Additional Sheets
Attached

☒ Condition Compliance

Jay Reynolds
signature

08/28/2003
date

Performance Guarantee

☐ Required*

☒ Not Required

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

☐ Performance Guarantee Accepted

date

amount

expiration date

☐ Inspection Fee Paid

date

amount

☐ Building Permit Issue

date

☐ Performance Guarantee Reduced

date

remaining balance

signature

☐ Temporary Certificate of Occupancy

date

☐ Conditions (See Attached)

expiration date

☐ Final Inspection

date

signature

☐ Certificate Of Occupancy

date

☐ Performance Guarantee Released

date

signature

☐ Defect Guarantee Submitted

submitted date

amount

expiration date

☐ Defect Guarantee Released

date

signature

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

2003-0174

Application I. D. Number

08/21/2003

Application Date

38 Heather Road

Project Name/Description

Beale James W &

Applicant

32 Heather Rd , Portland, ME 04103

Applicant's Mailing Address

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

38 - 38 Heather Rd, Portland, Maine

Address of Proposed Site

396 E001001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of DRC

- 1 NO CHANGES IN GRADING IS PROPOSED. ANY CHANGES IN TOPOGRAPHY SHALL REQUIRE ADDITIONAL REVIEW AND APPROVAL BY THE CITY.
- 2 All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.
- 3 Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 4 Your new street address is now 38 HEATHER ROAD, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 5 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 6 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 7 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Applicant: Mary Beale
Address: 32 Heather Rd

Date: 8/25/03
C-B-L: 396-E-001

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New Dev. - cut off lot # 396-E-30

Zone Location - R-2

Interior or corner lot - (Heather loops Around)

Proposed Use/Work - construct New 26' x 32' single fam. dwelly w/ 24' x 28' attached garage

Sewage Disposal - City

Lot Street Frontage - 50' req. 114.69' shown

NO Decks
shown

Front Yard - 25' min req - 25' exactly

Rear Yard - 25' min req - 25' exactly

Side Yard - 20' min req on side st. side yard - 18' shown

Projections - 4'8" x 7' bulkhead - front steps 5' x 5' (25' into front setback)

Width of Lot - 80' min req - 114' shown

Height - 35' max - 24' scaled

Lot Area - 10,000^{sq} ft 10,773.10^{sq} ft per surveyor

Lot Coverage/ Impervious Surface - 20% MAX - 22.1% MAX 2154.62^{sq} ft MAX

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

Off-street Parking - 2 PKG SPACES req - 20' x 12' shown

Loading Bays - N/A

Site Plan - minor/minor # 20030174/

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel Z Zone X

24 x 28 = 672
26 x 32 = 832
4 x 8 = 32
5 x 5 = 25
1561^{sq} ft

to be removed in front yard
NO Decks Shown

BACK BAY BOUNDARY, INC.

TRANSMITTAL

Send to: The City of Portland	From:
Attention: Marge Schmuckal	Date: 08-25-2003
Office Location: 389 Congress	Project: Jim & Mary Beale
Fax Number:	Heather Rd.

- ☐ **Urgent**
- ☐ **Reply ASAP**
- ☐ **Please comment**
- ☐ **Please Review**
- ☐ **For your information**

Total pages, including cover: 6

Comments:

Marge,
Please accept the attached plans for your use. As you pointed out the side setback on a side street is 20 feet in this zone. I revised the location of the house to reflect the accurate setback.

Thank you for bringing this error to my attention.

Sincerely,



Robert T. Greenlaw PLS

8/25/03

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: 32 HEATHER RD. PORTLAND		
Total Square Footage of Proposed Structure 1504	Square Footage of Lot 11,097 +/-	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 396-E-001-001 25	Owner: JAMES & MARY BEALE 71 PINELOCH DRIVE PORTLAND, ME	Telephone: 797-4061 cell 232-4655
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ 132,500.00 Fee: \$ 1218.00
Current use: <u>Vacant lot</u> + 300 minor minor		
If the location is currently vacant, what was prior use: <u>private yard</u> + 75 occupancy		
Approximately how long has it been vacant: <u>36 yrs +</u> 1593.00		
Proposed use: <u>New single family home</u>		
Project description: <u>26x32, 2 story w/ 24x28 garage attached.</u>		
Contractor's name, address & telephone: JASON SIMARD 819 CENTER MINOT HILL RD. MINOT, ME 04258		
Who should we contact when the permit is ready: <u>JASON SIMARD 346-9040</u>		
Mailing address: <u>& MARY BEALE 797-4061</u> (754-3479 cell)		
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:		

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: <u>Mary Beale</u>	Date: <u>8/7/2003</u>
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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

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

2003-0174

Application I. D. Number

8/21/2003

Application Date

Beale James W &

Applicant

32 Heather Rd , Portland, ME 04103

Applicant's Mailing Address

Project Name/Description

32 - 32 Heather Rd, Portland, Maine

Address of Proposed Site

396 E001001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): ☒ New Building ☐ Building Addition ☐ Change Of Use ☒ Residential ☐ Office ☐ Retail

☐ Manufacturing ☐ Warehouse/Distribution ☐ Parking Lot

☐ Other (specify) _____

1,504 sq. Ft.

11,097 sq. Ft.

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

☒ Site Plan
(major/minor)

☐ Subdivision
of lots _____

☐ PAD Review

☐ 14-403 Streets Review

☐ Flood Hazard

☐ Shoreland

☐ Historic Preservation

☐ DEP Local Certification

☐ Zoning Conditional
Use (ZBA/PB)

☐ Zoning Variance

☐ Other _____

Fees Paid: Site Pla **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date **8/21/2003**

Building Approval Status:

Reviewer _____

☐ Approved

☐ Approved w/Conditions
See Attached

☐ Denied

Approval Date _____

Approval Expiration _____

Extension to _____

☐ Additional Sheets
Attached

☐ Condition Compliance

signature

date

Performance Guarantee

☐ Required*

☐ Not Required

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

☐ Performance Guarantee Accepted

date

amount

expiration date

☐ Inspection Fee Paid

date

amount

☐ Building Permit Issue

date

☐ Performance Guarantee Reduced

date

remaining balance

signature

☐ Temporary Certificate of Occupancy

date

☐ Conditions (See Attached)

expiration date

☐ Final Inspection

date

signature

☐ Certificate Of Occupancy

date

☐ Performance Guarantee Released

date

signature

☐ Defect Guarantee Submitted

submitted date

amount

expiration date

☐ Defect Guarantee Released

date

signature

WARRANTY DEED
Joint Tenancy
Maine Statutory Short Form

1 copy for Mike H?

KNOW ALL PERSONS BY THESE PRESENTS, That

Keith H. Beale and Ruth E. Beale

of **Portland**, County of **Cumberland**, State of **Maine**,

for consideration paid, grant to **James W. Beale and Mary E. Beale**

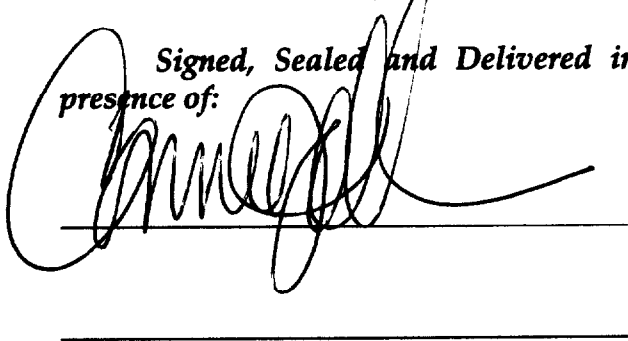
of **Portland**, County of **Cumberland**, State of **Maine**,

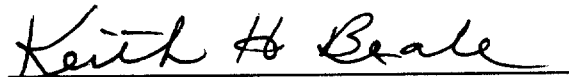
whose mailing address is **32 Heather Road, Portland, Maine**,

with warranty covenants, as joint tenants the land in **Portland, County of Cumberland, and State of Maine**, described on the attached **EXHIBIT A**.

WITNESS our/my hand(s) and seal(s) this **16th** day of **June**, 2003.

*Signed, Sealed and Delivered in
presence of:*




Keith H. Beale


Ruth E. Beale


STATE OF MAINE

June 16, 2003

COUNTY OF CUMBERLAND

Then personally appeared the above named **Keith H. Beale and Ruth E. Beale** and acknowledged the foregoing instrument to be his/her/their free act and deed.

Before me,



Notary Public

Printed Name:

CONNIE JO MINERVINO
NOTARY PUBLIC, MAINE

My Commission Expires **12-29-07**

MAINE REAL ESTATE TAX PAID

File No: 26446 ()

EXHIBIT 'A'

A certain lot or parcel of land situated on Heather Road, so-called in Portland, County of Cumberland and State of Maine and being Lot No. Twenty-five (25) as shown on a plan of property located in Pineloch Acres, Section D, dated December 1964 and recorded in the Cumberland County Registry of Deeds in Plan Book 69, Page 25.

This conveyance is made subject to any pole line easements of record.

Being the same premises conveyed to Keith H. Beale, et al, by Christy & Small, Inc. by deed recorded December 9, 1965, and recorded in the Cumberland County Registry of Deeds in Book 2937, Page 519.

Received
Recorded Register of Deeds
Jun 18, 2003 11:27:16A
Cumberland County
John B. O'Brien

J. Simard Construction
819 Center Minot Hill Rd.
Minot Me.

Phone&Fax:346-9040
Cell 754-3479

Specifications Outline

2/20/03
Owner: *James + Mary Beale*
Job location: *Heather Rd Portland me*
Type & Size of Home: *26 x 32 Colonial*
Breezeway: *None*
Attached / Unattached Garage: *24 x 28*

Excavation:

- 1) Clear building site of stumps. Standing trees and storage shed to be removed by owner.
- 2) Dig foundation hole with normal conditions. (Removal of ledge or large boulders not included)
- 3) Install perimeter drains inside and outside foundation, including one PVC drain in cellar floor.
- 4) Foundation will be backfilled with 3/4" crushed rock inside and clean sand outside.
- 5) Driveway size 28x30 , gravel will be approximately 18" deep. Culvert yes xxx no
Pavement yes xxx no
- 6) Loam entire disturbed area, finish raking and seeding to be done by owner.
- 7) Septic to be city sewer w/ connection/ impact fees.

Foundation:

- 1) Footings will be 8"x16" with rebar pins
- 2) House foundation to be 8" thick, 94" high with 3 rows of rebar.
- 3) Bulkhead to be xxx Type "C" Bilko steel doghouse bulkhead as per plan
bulkhead located in garage as per plan
- 4) Basement to have four 16"x32" windows
- 5) Garage foundation to be xxx 8" thick x 46" high. Floating slab.
- 6) Basement floor to be 4" thick with a machine finish.
- 7) Garage floor to be 4" thick, machine finish and fiber reinforcement.
- 8) Foundation to be waterproofed by owner.

JWB 8/6/0'
MEB

②

Framing:

- 13) Breezeway roof (if applicable) 2x s' 16" oc roof trusses 24" oc
14) Garage roof (if applicable) 2x s' 16" oc xxx roof trusses 24" oc
15) Porches/decks (if applicable) will be framed according to plan as follows:

Roofing:

- WB 8/6/05
MFB

4) Gutters yes xx no, locations _____

Siding:

- 1) Siding material to be d4" Owens Corning vinyl
- 2) Exterior trim to be: roofline wrapped in aluminum
- 3) Shutters yes xxx no If yes, locations _____

Windows:

- 1) Brand: Kolher
- 2) Type: vinyl
- 3) Screens xx yes no
- 4) Color: white
- 5) Grills xxx yes no
- 6) Windows will be sized and installed according to plan.

Exterior Doors: Thrmtru brand

- 1) Front: size: 3068 6 panel deadbolt yes no xx
- 2) Back: size: 3068 patio deadbolt yes no xx
- 3) garage 3068 6 panel deadbolt yes no xx
- 4) garage 3068 9 lite deadbolt yes no xx
- 5) Garage doors size 9 x 8 insulated steel xx non-insulated steel _____
no electric openers transoms over doors yes no xx
side door to be: 3068 6 panel fire rated deadbolt yes no xx
- 6) Bulkhead Door: type c bilko bulkhead

JWD 8/6
MEB

Insulation:

- 1) House: Flat ceilings/attic to have 12" R-38 fiberglass. Sloped ceiling to have at least R-21.
Ext. walls to have 6" R-19 fiberglass with poly vapor barrier.
Sound batts yes no xx If yes, located _____
2) Garage: xx not insulated insulated as follows _____

Drywall:

- 1) Install 1/2" sheetrock to all living areas, tape & sand. Other areas none
2) Ceilings to be smooth & painted xx Textured _____
3) If garage is attached to house 5/8" sheetrock will be installed to provide a firewall as per code.

Interior Trim:

- 1) Interior doors to be 6-panel pine _____, moulded masonite xx, hollow _____, structure core xx
door jambs to be split jamb _____ solid jamb xx
2) All doors to have standard brass finish locksets; privacy in bed and baths, passage in closets and basement, door stops as required.
3) Door & window casings to be 2 1/2" colonial stain grade _____ paint grade xx
4) Baseboard mouldings to be 3 1/2" stain grade _____ paint grade xx
5) Closet shelving to be white wire;
Layout as follows _____ \$150 allowance
6) Other mouldings none
7) Main stairs (if applicable) to be built as follows:
Treads: plywood
Risers: plywood
Skirtboards: pine
Handrail: oak
Balusters: none
Half wall to be on one side with oak cap
8) Cellar & bulkhead stairs (if applicable) to be plywood with pine handrail mounted to wall.
9) Garage (if applicable) to have _____ fixed plywood stairs with pine handrail mounted to wall
_____ drop down stairs Other xx no stairs to garage 2nd floor

WB 6/6/1
MEB

Flooring:

- 1) Finished floor allowance \$4900 (includes material, labor, and taxes)
- 2) Flooring schedule is as follows: kitchen and baths: vinyl
dining: hardwood entry: tile bedrooms: carpet stairs: carpet

Other details and Allowances: (includes all materials and tax):

- 1) Kitchen cabinets / bathroom vanities / countertop allowance \$6000
This allowance includes all hardware such as knobs and accessories such as towel bars.
- 2) Appliance allowance to \$0
- 3) Kitchen stove to have: ☐ microwave recirculator ☐ microwave vented
 ☐ hood recirculator ☒ hood vented . If an oven is placed in an island then a down draft
appliance must be purchased.
- 4) Bonus room over garage is to be unfinished
- 5) Cleaning- All debris will be removed from jobsite and house will be broom clean. Final cleaning
is the responsibility of owner.

Masonry:

- 1) Chimney to have 8" x 8" size flue for furnace
- 2) Chimney to be concrete block on interior of garage with brick top above roof
- 3) Wood fireplace ☐ yes ☒ no If yes, size & material _____
- 4) Gas fireplaces ☐ yes ☒ no If yes, allowance \$ _____
- 5) Hearth ☐ yes ☒ no If yes, size &
material _____

Painting & Staining

- 1) Interior walls to be painted with one coat of primer
- 2) Ceilings to have one coat of primer & one coat of flat white ceiling paint.
- 3) All other painting to be done by owner

JWB 8/6
MEB

Electrical:

- 1) Service will be 200 amp, aerial, 130 feet in length from utility pole on main road.
- 2) House will be wired to code with standard switches and outlets. Each room to be wired for one overhead fixture or one switched receptacle. (Kitchen to have two.) Wiring includes 3 phone jacks, smoke detectors (as required by code), bath fan/lights, 2 exterior GFI outlets, all basement/garage ceramic light fixtures and any recessed lighting as per plan.
- 3) Extras: ☐ central vac
☐ Gentran system
☐ xxx septic pump wiring (if required)
☐ security system
- 4) Light fixture/ceiling fan allowance (including tax) \$600
- 5) Other electrical details as follows: no charges by CMP Co. are included (if any)


Plumbing & Heating:

- 1) Water supply ☐ xxx City water with connection / impact fees.
- 2) Heating system to be ☐ xxx oil ☐ natural gas ☐ propane cast iron boiler with burner
- 3) Hot water baseboard to have 2 zones as follows: 1 first floor, 1 second floor
- 4) # of oil tanks ☐ 1 Size: 275 gallons
- 5) Domestic hot water to be: ☐ xxx tankless coil through furnace or ☐ 25 ☐ 40 ☐ 80 gallon indirect fired water storage tank.
- 6) All water supply will be plumbed with copper. All drainage will be PVC.
- 7) Two outside anti-freeze sill cocks
- 8) Kitchen sink to be: one bay porcelain faucet: stainless steel
- 9) Tubs/showers to be 5' cast iron tub controls: ☐ xx single lever mixing valve ☐ other _____
- 10) Bathroom sink(s) to be: porcelain 1 bay faucets to be: stainless steel
- 11) Two 1.6 gallon flush toilets, elongated bowls
- 12) Washing machine hookup ☐ xx in basement ☐ other location _____
- 13) Dishwasher hookup ☐ xx yes ☐ no
- 14) Ice-maker supply line ☐ yes ☐ xx no
- 15) Garbage disposal ☐ xx yes ☐ no
- 16) Other plumbing details as follows: slate sink in down stairs bathroom to be supplied by owner and installed by contractor


JLB 8/6/02
MEB

It is understood that any items that do not appear in these specifications are not included. It is also understood that no changes will be made to any of the above specifications without first signing a change order provided by the contractor. At no time will the Owner deal directly with any subcontractor or the employees of the contractor pertaining to any changes to be made in the home. All changes must be made through the contractor and such changes will not be made until a change order is signed and arrangement for payment has been made.

I agree to all the specifications and terms stated above.


Bruce Beale

 8/6/03
Mary Beale

 Aug 6th '03
Jason Simard

Door Schedule

Location	Size	RO
Front Door	3068	38 1/2 x 82 1/2
Side garage entry	3068	"
Rear " "	3068	"
garage/house entry	3068 - 20 min fire rated	"

Window Schedule

Kohler windows	white vinyl units	RO
Size		
Egress OH 3660		38 x 60
Egress DH 3660		75 1/2 x 72
DH 3842		36 x 42
Awning 2424		24 x 24
Awning 3624		36 x 24
Awning 3836-3		114 x 36

* Show egress on brochure
 give open dimension of windows
 All attached from window co.

Peter Kohler Windows
105 Industrial Crescent
Summerside Area Industrial Park
Summerside Prince Edward Island
C1N 4P6

confidential
fax

To: Rene @ Pineland Lumber
Fax Number: +1 (207) 784-0127

From: Terry Downey
Fax Number: 800-240-9725
Business Phone: 800-565-9977-22
Home Phone:

Pages: 2
Date/Time: 8/14/2003 3:33:22 PM
Subject: Estate Double Hung - Clear Open ings

Estate Double Hung - Single Unit - Egress Openings Boca Code

Clear Opening Width = Frame Width less 4 inches

Clear Opening Height = Frame Height Divided by Two less 6 3/4"

Model Width	22	26	30	34	38	40	42		
Frame Width (RSO less 1/2")	21 1/2	25 1/2	29 1/2	33 1/2	37 1/2	39 1/2	41 1/2		
Clear Opening Width	17 1/2	21 1/2	25 1/2	29 1/2	33 1/2	35 1/2	37 1/2		
Model Height	37	41	49	53	57	60	66	69	77
Frame Height (RSO less 1/2")	36 1/2	40 1/2	48 1/2	52 1/2	56 1/2	59 1/2	64 1/2	68 1/2	76 1/2
Clear Opening Height	11 1/2	13 1/2	17 1/2	19 1/2	21 1/2	23	25 1/2	27 1/2	31 1/2

Clear Opening in Square Inches

Model		22	26	30	34	38	40	42
	Opening	17 1/2	21 1/2	25 1/2	29 1/2	33 1/2	35 1/2	37 1/2
37	11 1/2	201.25	247.25	293.25	339.25	385.25	408.25	431.25
41	13 1/2	236.25	290.25	344.25	398.25	452.25	479.25	506.25
49	17 1/2	306.25	376.25	446.25	516.25	586.25	621.25	656.25
53	19 1/2	341.25	419.25	497.25	575.25	653.25	692.25	731.25
57	21 1/2	376.25	462.25	548.25	634.25	720.25	763.25	806.25
60	23	402.50	494.50	586.50	678.50	770.50	816.50	862.50
66	25 1/2	446.25	549.25	650.25	752.25	854.25	906.25	956.25
69	27 1/2	481.25	591.25	701.25	811.25	921.25	976.25	1031.25
77	31 1/2	551.25	677.25	803.25	929.25	1055.25	1118.25	1181.25

Units Meeting Egress

Model		22	26	30	34	38	40	42
	Opening	17 1/2	21 1/2	25 1/2	29 1/2	33 1/2	35 1/2	37 1/2
37	11 1/2							
41	13 1/2							
49	17 1/2							
53	19 1/2							
57	21 1/2							
60	23							
66	25 1/2					EGRESS	EGRESS	EGRESS
69	27 1/2					EGRESS	EGRESS	EGRESS
77	31 1/2				EGRESS	EGRESS	EGRESS	EGRESS

With the Following Exceptions:

EDH4060(3249) Clear Opening Width = Frame Width less 4 inches

Clear Opening Height = Frame Height Divided by Two less 5 9/16"

Clear Opening Width 36 1/2 The balances are located higher in the jamb and the top sash stops are shortened.

Clear Opening Height 24 3/16 The top sash liftil is left in place, balances are Ashland constant force balances.

Clear Opening Area 959.66 Exceeds Egress

EDH3857(3046) Clear Opening Width = Frame Width less 4 inches

Clear Opening Height = Frame Height Divided by Two less 3 5/8"

Clear Opening Width 33 1/2 The balances are located higher in the jamb and the top sash stops are removed.

Clear Opening Height 24 5/8 The top sash liftil is removed, balances are Caldwell constant force balances.

Clear Opening Area 824.94 Exceeds Egress

EDH3465(2852) Clear Opening Width = Frame Width less 4 inches

Clear Opening Height = Frame Height Divided by Two less 3 5/8"

Clear Opening Width 29 1/2 The balances are located higher in the jamb and the top sash stops are removed.

Clear Opening Height 26 5/8 The top sash liftil is removed, balances are Caldwell constant force balances.

Clear Opening Area 844.44 Exceeds Egress

Job	Truss	Truss Type	Qty	Ply	BEALE
B40276	T01	COMMON	15	1	
Job Reference (optional)					

Mainely Trusses, Inc., Fairfield, ME, MITek Industries

5.000 e Feb 6 2003 MITek Industries, Inc. Wed Aug 13 16:53:14 2003 Page 1

Scale = 1/4"=1'

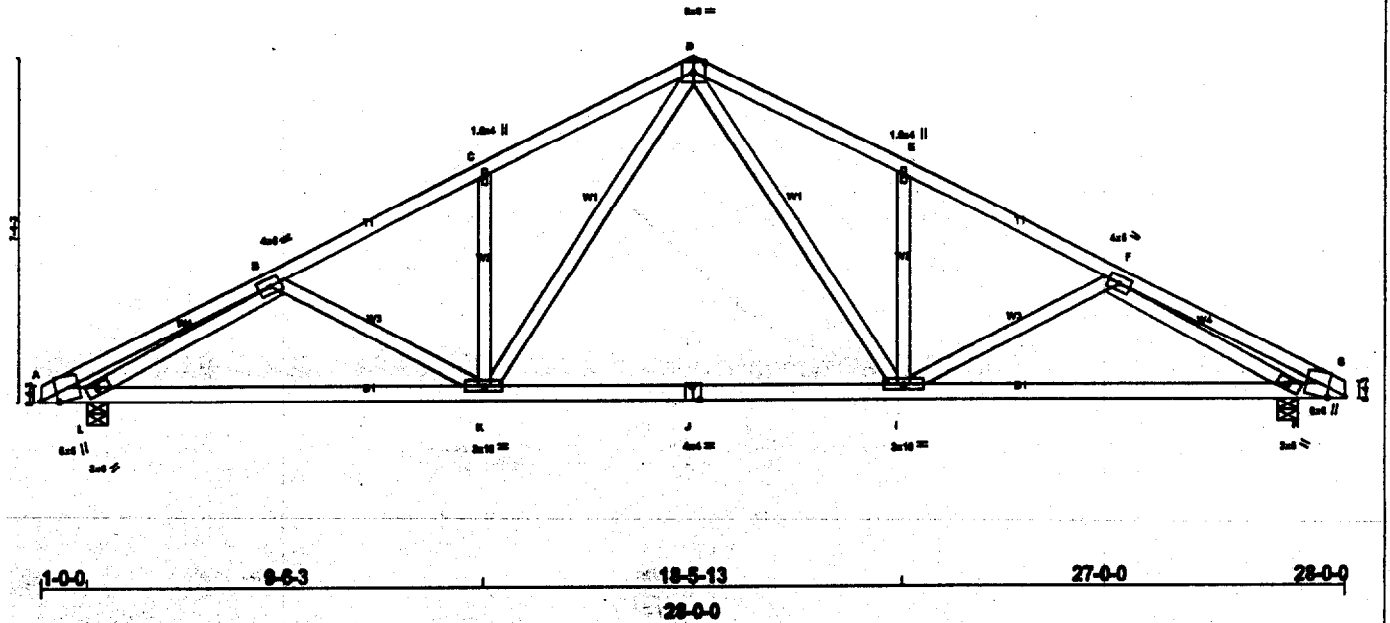


Plate Details (X,Y): A-3-1-1-1, B-3-1-1-1, C-3-1-1-1, D-3-1-1-1, E-3-1-1-1, F-3-1-1-1, G-3-1-1-1, H-3-1-1-1, I-3-1-1-1, J-3-1-1-1, K-3-1-1-1, L-3-1-1-1, M-3-1-1-1, N-3-1-1-1, O-3-1-1-1, P-3-1-1-1, Q-3-1-1-1, R-3-1-1-1, S-3-1-1-1, T-3-1-1-1, U-3-1-1-1, V-3-1-1-1, W-3-1-1-1, X-3-1-1-1, Y-3-1-1-1, Z-3-1-1-1

LOADING (psf)	SPACING	CM	DEPL	PLATES	GRP
TCLL 58.8	2'-0-0	TC 0.47	in (cc) Vdell	M20	197/144
TCOL 7.9	Plates Increase 1.15	BC 0.91	Vert(TL) 0.21 I-K >800		
BCLL 0.0	Lumber Increase 1.15	WS 0.71	Vert(TL) 0.35 I-K >800		
BCOL 0.0	Rep Stress Incr 3.00	(Minbr)	Horz(TL) 0.10 H n/a		
	Code 180CAHMS		1st LC LL Min Vdell = 340		
				Weight: 119 lb	

LUMBER
 TOP CHORD 2X4 SPF 1600F 1.5E
 BOT CHORD 2X4 SPF No.2
 WEBS 2X4 SPF No.2 "Except"
 W4 2X4 SPF 1600F 1.5E, W4 2X4 SPF 1600F 1.5E

BRACING
 TOP CHORD 1/2" Sheathed or 4-4 cc purins.
 BOT CHORD 1/2" Right ceiling directly applied or 8-11-6 cc bracing.

REACTIONS (kips) L=20440-5-8, H=20440-5-8

Max Horiz L=491 (load case 2)

Max Updell=240 (load case 4), H=240 (load case 5)

FORCES (lb) - First Load Case Only

TOP CHORD SA-B=457, B-C=2737, C-D=2738, D-E=2738, E-F=2737, F-G=457

BOT CHORD SA-L=282, L-M=282, M-N=1773, N-O=1773, O-P=282, P-Q=282

WEBS EC-N=282, E-M=282, M-O=282, D-N=1637, D-M=1637, F-M=282, E-L=2714, F-H=2714

NOTES

- 1) Unbraced roof live loads have been considered for this design.
- 2) Wind: ASCE 7-02, 160 mph (130 mph gust) exposure category C, enclosed interior.
- 3) One R17/144 ceiling is shown. It is assumed that the ceiling is attached to the truss.
- 4) Bracing: 1/2" Right ceiling directly applied or 8-11-6 cc bracing.

*If required -
 Mainely Trusses will
 provide an engineers
 stamp when truss
 order is placed.*

4

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT ISSUED

PERMIT

Permit Number: 031007

SEP 02 2003

This is to certify that Beale James W & /Jason Simonhas permission to Build New 26' x 32' Single Family with 28' attached garage

CITY OF PORTLAND

AT 32 Heather Rd

396 E001001

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 work on permit must be completed before this building or part thereof is leased or occupied. CLOSED-IN. HOURS 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

Janice Bonke 9/2/03
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD