

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, if Any,
Attached

BUILDING INSPECTION PERMIT

Permit Number: 031081

This is to certify that Duane Harvey Custom Homes Duane Harvey Custom Homes

has permission to Construct New SF 32'x60' w/ attached Garage

AT 45 Summit St 3781014
398-1004081

provided that the person or persons who apply for or accept this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

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

Notification of inspection must be given and when permission procedure before this building or part thereof is started or service closed-in. HOUR NOT REQUIRED.

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

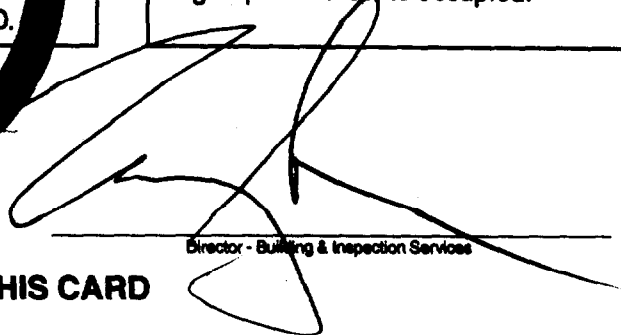
OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____
Department Name



Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 03-1081	Issue Date:	CBL: 398 A014 398-1001001
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Location of Construction: 67-71 Summit St	Owner Name: Duane Harvey Custom Homes	Owner Address: 120 Ash Swamp Road	Phone: 883-2413
Business Name:	Contractor Name: Duane Harvey Custom Homes	Contractor Address: 120 Ash Swamp Road Scarborough	Phone: 2078832413
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R2

Past Use: Vacant Lot	Proposed Use: New Single Family w/Attached Garage	Permit Fee: \$2,376.00	Cost of Work: \$220,000.00	CEO District: 2
Proposed Project Description: Construct New SF 32'x60' w/Attached Garage		FIRE DEPT: N/A	INSPECTION: Use Group: R-3 Type: SB BOCA 99	
		Signature:	Signature:	

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: gad	Date Applied For: 09/04/2003	Zoning Approval	
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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 X <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan #2003-0187 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> Date: 9/29/03	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 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 _____

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-1081	Date Applied For: 09/04/2003	CBL: 398 A014001
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Location of Construction: 67-71 Summit St	Owner Name: Duane Harvey Custom Homes	Owner Address: 120 Ash Swamp Road	Phone: () 883-2413
Business Name:	Contractor Name: Duane Harvey Custom Homes	Contractor Address: 120 Ash Swamp Road Scarborough	Phone: (207) 883-2413
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: New Single Family w/Attached Garage	Proposed Project Description: Construct New SF 32'x60' w/Attached Garage on 398-A-014
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 09/29/2003

Note: **Ok to Issue:**

- 1) NO DAYLIGHT BASEMENT is being shown on the submitted plans. NO DAYLIGHT BASEMENT is approved with the issuance of this permit.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages. NO DECKS are shown on the submitted plans. NO DECKS are approved with the issuance of this permit.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

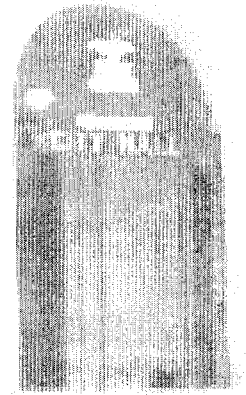
Dept: Building **Status:** Pending **Reviewer:** **Approval Date:**

Note: **Ok to Issue:**

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>Harvey Construction</u>	FROM: <u>Tammy Munson</u>
FAX NUMBER: <u>883-0321</u>	NUMBER OF PAGES, WITH COVER: <u>4</u>
TELEPHONE: <u>883-2413</u>	RE: <u>Summit St.</u>
DATE: <u>10/3/03</u>	<u>Permit</u>

Comments:

Pmt

New

03-1081

67-71 Summit St

Hold

Single Family

398 A014001

\$220,000.00

gad

09/08/2003

trm

10/03

Applicant: Duane Harvey Casuffing

Date: 9/29/03

Address: 67-71 Summit St

C-B-L: 398-A-014

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New Construction

permit # 03-1081

Zone Location - R-2

Interior or corner lot -

Proposed Use/Work - New Single Family Dwelling with attached garage ^{24x27}

Sevage Disposal - City

No Daylight base

Lot Street Frontage - 50' min - 60' shown

No Rear Decks

Front Yard - 25' req - 27' shown at closest

Rear Yard - 25' req - 110' scaled

Side Yard - 14' req - \rightarrow 22' & 36.5' shown

Projections - NO REAR Decks show - rear bulkhead $\approx 5.5' \times 6.5'$ - 10x36 rear "bumpout" 5x22 front porch

Width of Lot - 100' min - 129' shown

Height - 35' MAX - 26' to ridge

Lot Area - 10,000^{sq ft} - 40,504^{sq ft} shown

Lot Coverage/ Impervious Surface - 20% MAX = 8100.8^{sq ft} MAX

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

Off-street Parking - 2 required - 2 car garage shown

Loading Bays - N/A

Site Plan - minor/minor # 2003-0187

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 2 Zone X

24x27	=	648
10x36	=	360
5x22	=	110
30x33	=	990
14x14	=	196

2304^{sq ft}

OK

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

Building Copy

2003-0187

Application I. D. Number

9/4/2003

Application Date

single family w/garage

Project Name/Description

Duane Harvey Custom Homes

Applicant

120 Ash Swamp Road, Scarborough, ME 04074

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 883-2413 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

67-71

~~65-65~~ **Summit St, Portland, Maine**

Address of Proposed Site

398 A04001

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) _____

Proposed Building square Feet or # of Units

Acreeage of Site

Zoning

Check Review Required:

- | | | | |
|---|---|--|--|
| <input 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 _____ Subdivision _____ Engineer Review _____ Date _____

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

<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	

03-1089

2003-0187

All Purpose Building Permit Application

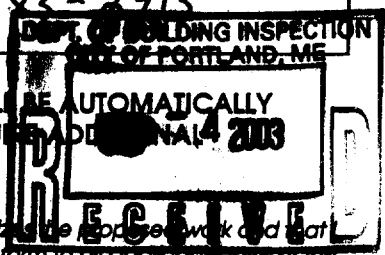
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>65 summit str Portland ME</u>		
Total Square Footage of Proposed Structure <u>2300²F</u>	Square Footage of Lot <u>37,900</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>398</u> Block# <u>A</u> Lot# <u>64</u>	Owner:	Telephone:
Lessee/Buyer's Name (If Applicable) <u>Steve Turner</u>	Applicant name, address & telephone: <u>Phone 883-2413</u> <u>Quane Harvey Custom Homes</u> <u>120 Ash Swamp Rd</u> <u>Scarborough ME 04074</u>	Cost Of Work: \$ <u>220,000</u> Fee: \$ <u>2301</u>
Current use: <u>vacant</u>		
If the location is currently vacant, what was prior use: <u>No use - wooded lot</u>		
Approximately how long has it been vacant: <u>Indefinitely</u>		
Proposed use: <u>Single Family dwelling 32' x 60' w/ 2 car</u>		
Project description: <u>Porch attached garage include</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Quane Harvey 883-2413</u>		
Mailing address: <u>Quane Harvey Custom Homes</u> <u>120 Ash Swamp Rd</u> <u>Scarborough ME 04074</u>		
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: <u>883-2413</u>		

Bldg Fee 2001.
 Site fee 300.
 code 75.
 Total \$ 2,376.00

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 authorized the preparer work and that 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>Quane Harvey</u>	Date: <u>9/4/03</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



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

Current Owner Information

Card Number 1 of 1
 Parcel ID 398 A004001
 Location 65 SUMMIT ST
 Land Use SINGLE FAMILY

Owner Address TURNER EDWARD G KM VET & BEATRICE E JTS
 65 SUMMIT ST
 PORTLAND ME 04103

Book/Page 11589/4
 Legal 398-A-4-L-14
 SUMMIT ST 65
 58053 SF

using this lot

Valuation Information

Land	Building	Total
\$70,560	\$59,330	\$129,890

Property Information

Year Built 1929	Style Cape	Story Height 1	Sq. Ft. 988	Total Acres 1.333
Bedrooms 2	Full Baths 1	Half Baths	Total Rooms 5	Attic Unfin
				Basement Full

Outbuildings

Type GARAGE-WD/CB	Quantity 1	Year Built 1929	Size 26X20	Grade C	Condition A
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Sales Information

Date 08/15/1994 05/23/1994	Type LAND + BLDING LAND + BLDING	Price \$56,000	Book/Page 11589-009 11452-147
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Picture and Sketch

Picture

Sketch

Click here to view Tax Roll Information.

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



August 13, 2003

Re: 65 Summit Street
Parcel ID 398-A-14

To Whom It May Concern:

We, the current and rightful owners of the property listed above, agree to transfer the property to our son and daughter-in-law, Stephen and Beth Turner, pending approval from the City of Portland for their plans to build a single family residence on that property. Subsequent to the issuance of the building permit, the transfer will occur as soon as our legal counsel can draft and execute the legal documents.

Edward Turner
Edward Turner, Land Owner

8/14/2003
Date

Beatrice E. Turner
Beatrice Turner, Land Owner

8-14-03
Date

Dwain Harvey @ 883-2413

883-0321

398-A-14
Summit St.

① Soil type/Presumptive Load Value (Table 401.4.1)	Not shown	
STRUCTURAL Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)	OK	
② Foundation Drainage Dampproofing (Section 406)	Not shown	OK OK
Ventilation (Section 409.1) Crawls Space ONLY	N/A	
③ Anchor Bolts/Straps (Section 403.1.4)	Size Not Noted	1/2" - OK
④ Lally Column Type, Spacing and footing sizes (Table 502.3.4(2))	Not large enough - 27" x 27" Min flng	3-2x12's 6'-10 1/2" MAX SPAN 4-2x12's 7'-10" span OK
Built-Up Wood Center Girder Dimension/Type		
Sill/Band Joist Type & Dimesions	2x6 PT - OK	
First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	2x12-16" OC 15' span - OK	
Second Floor Joist Species Dimensions and Spacing Table(503.3.1(1) & Table 503.3.2(1))	2x10'-16" OC OK	

Attic or additional Floor Joist Species Dimensions and Spacing (Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1))	OK	
Roof Rafter; Pitch, Span, Spacing & Dimension (Table 802.3.2(7))	Rafters undersized on house	Garage rafters - right @ max span
Sheathing: Floor, Wall and roof (Table 503.2.1(1))	OK	
Fastener Schedule (Table 602.3(1) & (2))	not shown	OK
Private Garage Section 309 and Section 407 1999 BOCA) Living Space? (Above or beside)	YES unfinished room over garage	Shows - All walls & ceiling.
Fire separation	Not enough detail - All walls on garage & ceilings need 5/8 type X fire rated.	OK
Fire rating of doors to living space Door Sill elevation (407.5 BOCA)	Not shown	OK Shown
Egress Windows (Section 310)	4060 - Egress OK	
Roof Covering (Chapter 9)	OK	
Safety Glazing (Section 308)	Need in Master Bath	OK
Attic Access (BOCA 1211.1)	Not shown	OK 3" x 3' shown
Draft Stopping around chimney	" " 2" 2" Min. clearance	Shown - Need fire stopping

OK

12 - Need spec ~~on~~ on Versalac.

Header Schedule	XXXXXXXXXX	OK -
Type of Heating System	" "	
Stairs Number of Stairways 3 Interior 2 Exterior 1 Treads and Risers (Section 314) OK $\begin{matrix} 10'' T \\ 7\frac{3}{4}'' R \end{matrix} > \underline{OK}$ Width - OK Headroom - OK 6'-8" Min shown Guardrails and Handrails - Shows 30" Min - Must be 36" Min on guards - OK showing 36" now (Section 315)		
Smoke Detectors Location and type/Interconnected	Not shown -	OK
Plan Reviewer Signature		

See Chimney Summary Checklist

- 16 Steel Beam / LVL - Need design/engineering specs
- 17 Bsmnt stair detail improper guards - OK
- 18 Headers/Beams in 1st flr bearing wall

AUTOMATIC COVER SHEET

DATE : OCT-17-03 04:15 PM

TO :

FAX #: 8748716

FROM : HARVEYS HOME IMPROVE
MENT

FAX #: 207883 2413

4 PAGES WERE SENT

(INCLUDING THIS COVER SHEET)

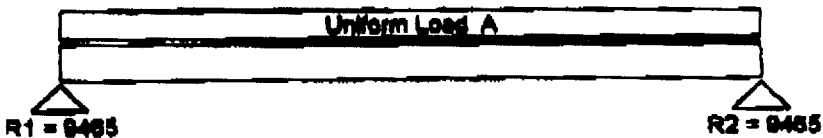
D. Harvey
Turner Res. - Garage beam

Date: 10/17/03 BeamChek 2.2

Choice	W 14x 43 A36 Wide Flange Steel		Lateral Support at: $L_c = 8.4$ ft max.			
Conditions	Actual Size is 8 x 13-5/8 in. Min Bearing Length $R1 = 1.3$ in. $R2 = 1.3$ in. DL Defl 0.11 in Suggested Camber 0.17 in					
Data	Beam Span	23.0 ft	Reaction 1	9465 #	Reaction 1 LL	6900 #
	Beam Wt per ft	43.0 #	Reaction 2	9465 #	Reaction 2 LL	6900 #
	Beam Weight	989 #	Maximum V	9465 #		
	Max Moment	54421 #	Max V (Reduced)	N/A		
	TL Max Defl	L / 240	TL Actual Defl	L / 682		
	LL Max Defl	L / 380	LL Actual Defl	L / 908		
Attributes	Section (in ²)	Shear (in ²)	TL Defl (in)	LL Defl		
Actual	82.70	4.17	0.42	0.30		
Critical	27.49	0.88	1.15	0.77		
Status	OK	OK	OK	OK		
Ratio	44%	18%	38%	40%		
Values		F_b (psi)	F_v (psi)	E (psi x mil)		
	Base Value F_y	36000	39000	29.0		
	Base Adjusted	23760	14400	29.0		
Adjustments	YP Factor, L_c	0.88	0.40			

BeamChek has automatically added the beam self-weight into the calculations

Loads Uniform TL: 760 #/ft A Uniform LL: 600



Uniform and partial uniform loads are lbs per linear ft.

10/17/03

TO: Tammy Munson, inspections

FROM: Debbi-JO

883-2413

HARVEY'S HOME IMPROVEMENT
120 ASHSWAMP ROAD
CARBOROUGH, ME 04074

Re: Summit St.

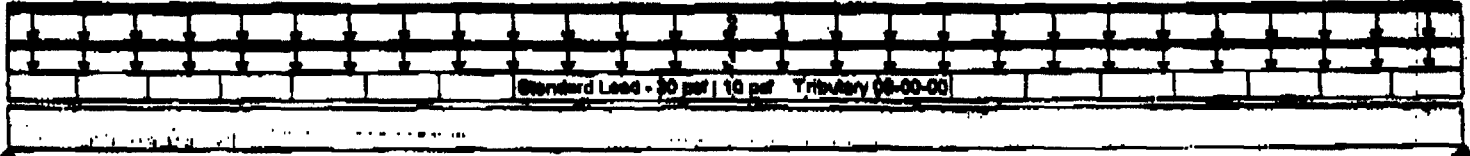
BC CALC 2003 DESIGN REPORT - US

Friday, October 17, 2003 07:33

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

Job Name: Turner Res.
 Address: Garage door headers
 City, State, Zip:
 Customer: D. Harvey
 Order ref: ICBO 5883, NER 443

File Name: BC CALC Project: PB01
 Description:
 Specifier:
 Designer: MB
 Company: Hancock Lumber
 Misc:



B0
 1680 lbs LL
 4188 lbs DL

B1
 1680 lbs LL
 4188 lbs DL

Total Horizontal Length - 08-00-00

General Data

Version: US Imperial
 Member Type: Floor Beam
 Number of Spans: 1
 Left Cantilever: No
 Right Cantilever: No
 Size: Q12
 Tributary: 08-00-00

Live Load: 30 psf
 Dead Load: 10 psf
 Partition Load: 0 psf
 Duration: 100

Disclaimer

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)233-0788 before beginning product installation.

BC CALC®, BC FRAMER®, BC®, BC RIM BOARD™, BC OSB RIM BOARD™, BOISE GLULAM™, VERSA-LAM®, VERSA-RIM®, VERSA-RIM PLUS®, VERSA-STRAND™, VERSA-STUD®, ALLJOIST® and AJS™ are trademarks of Boise Cascade Corporation.

Load Summary

ID	Description	Load Type	Ref.	Start	End	Type	Value	Triba	Dir.
6	Standard Load	Unif. Area	Left	00-00-00	08-00-00	Live	30 psf	08-00-00	100%
						Dead	10 psf	08-00-00	80%
1	inra wall	Unif. Lin.	Left	00-00-00	08-00-00	Live	240 psf	n/a	115%
						Dead	80 psf	n/a	80%
2	gable wall	Unif. Lin.	Left	00-00-00	08-00-00	Live	0 psf	n/a	80%
						Dead	800 psf	n/a	80%

Controls Summary

Control Type	Value	% Allowable	Duration	Load Case	Span Location
Moment	13887 ft-lbs	57.3%	115%	3	1 - Internal
Neg. Moment	0 ft-lbs	n/a	100%		
End Shear	8017 lbs	48.0%	115%	3	1 - Left
Total Load Def.	L/408 (0.288")	58.2%		3	1
Live Load Def.	L/1307 (0.083")	27.5%		3	1
Max Def.	0.288"	28.6%		3	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