

SOUTH POINT
109D-E-2

CLIFF ISLAND

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

10

Gordon & Arne Howard
Applicant

June 16, 1975
Date

South Point, Cliff Island
Mailing Address

South Point, Cliff Island
Address of Proposed Site

12' x 12' addition on existing dwelling
Proposed Use of Site

109D-E-2
Site Identifier(s) from Assessors Maps

1,159,025 sq. ft./144 sq. ft.
Acreage of Site / Ground Floor Coverage

R-2
Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors one

Board of Appeals Action Required: () Yes () No

Total Floor Area 144 sq. ft.

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: June 19, 1975

BUILDING DEPARTMENT SITE PLAN REVIEW

(Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
 - Requires Board of Appeals Action
 - Requires Planning Board/City Council Action

Explanation _____

- Use complies with Zoning Ordinance — Staff Review Below

Zoning, SPACE & BULK, as applicable

	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS	
COMPLIES	✓	✓	✓		✓		✓	✓	✓		✓								
COMPLIES CONDITIONALLY																			CONDITIONS SPECIFIED BELOW
DOES NOT COMPLY																			REASONS SPECIFIED BELOW

REASONS: _____

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT — ORIGINAL

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant Gordon & Anne Howard

Date June 16, 1975

Mailing Address South Point, Cliff Island

Address of Proposed Site South Point, Cliff Island

Proposed Use of Site 12' x 12' addition on existing dwelling

Site Identifier(s) from Assessors Maps 1091-E-2

Acreeage of Site / Ground Floor Coverage 1,159,325 sq. ft./144 sq. ft.

Zoning of Proposed Site R-2

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors one

Board of Appeals Action Required: () Yes () No

Total Floor Area 144 sq. ft.

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: June 19, 1975

FIRE DEPARTMENT REVIEW

(Date Received) _____

	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMASE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER	
APPROVED	✓	✓		✓	✓				
APPROVED CONDITIONALLY									CONDITIONS SPECIFIED BELOW
DISAPPROVED									REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)

Capt. A. Villano

SIGNATURE OF REVIEWING STAFF/DATE

FIRE DEPARTMENT COPY

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

Gordon & Anne Howard

Applicant South Point, Cliff Island

Mailing Address 1.2' x 12' addition on existing dwelling

Proposed Use of Site 1,159,025 sq/ ft./144 sq. ft.

Acreage of Site / Ground Floor Coverage

June 16, 1975

Date

South Point, Cliff Island

Address of Proposed Site

109D-E-2

Site Identifier(s) from Assessors Maps

R-2

Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No

Board of Appeals Action Required: () Yes () No

Planning Board Action Required: () Yes () No

Proposed Number of Floors one

Total Floor Area 144 sq. ft.

Other Comments: _____

Date Dept. Review Due: June 19, 1975

PLANNING DEPARTMENT REVIEW 6/17/75
 (Date Received)

Major Development — Requires Planning Board Approval: Review Initiated

Minor Development — Staff Review Below SHORELAND ZONING

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED												
APPROVED CONDITIONALLY												
DISAPPROVED												

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: Property is not within any identified flood prone area and ^{proposal} does not conflict with any shoreland zoning provisions.

(Attach Separate Sheet if Necessary)

Gregory D. ... 6/18/75
 SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

Applicant Cordon & Anne Howard Date June 16, 1975
 Mailing Address South Point, Cliff Island Address of Proposed Site South Point, Cliff Island
 Proposed Use of Site 12' x 12' addition on existing dwelling Site Identifier(s) from Assessors Maps 109D-E-2
 Acreage of Site / Ground Floor Coverage 1,159,025 sq. ft. / 144 sq. ft. Zoning of Proposed Site 1-2

Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors one
 Board of Appeals Action Required: () Yes () No Total Floor Area 144 sq. ft.
 Planning Board Action Required: () Yes () No

Other Comments: _____
 Date Dept. Review Due: June 19, 1975

RECEIVED
JUN 18 1975
 DEPT. OF BLDG. INSP.
 CITY OF PORTLAND

PUBLIC WORKS DEPARTMENT REVIEW RECEIVED
JUN 18 1975
 (Date Received)
 DEPARTMENT OF PUBLIC WORKS

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNTIGHT MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED																
APPROVED CONDITIONALLY																CONDITIONS SPECIFIED BELOW
DISAPPROVED																REASONS SPECIFIED BELOW

REASONS: APPROVED

(Attach Separate Sheet if necessary)

John R. Kennedy 6/18/75
 SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

Applicant: GORDON HOWARD
Address: SOUTH POINT, CLIFF ISLAND
Assessors #: 109-0-E-2

Date: 6/16/75

CHECK LIST AGAINST ZONING ORDINANCE

- ✓ Date - EXISTING
- ✓ Zone Location - R-2
- ✓ Interior ~~or corner~~ lot -
- 40-ft. setback-area (Section 21) -
- ✓ Use - 12' X 12' ADDITION
- ✓ Sewage Disposal - OK AS PER GOODWIN.
- ✓ Rear Yards - OK
- ✓ Side Yards - OK
- ✓ Front Yards - OK
- Projections -
- ✓ Height - 15 STORY
- ✓ Lot Area - 1,159,025 ϕ
- Building Area - 144 ϕ
- Area-per-Family -
- Width of Lot -
- Lot Frontage -
- Off-street-Parking -
- Loading-Bays -
- Site Plan - YES
SHORT HAND

Orle

Permit No.

75/493

Location

109-D-E-2

Owner

Green Point Club

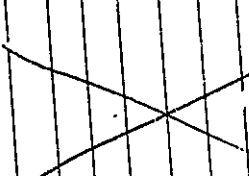
Date of permit

6/24/75

Approved

NOTES

7/16/75 - no work started E.S.S.
6/15/76 - work done E.S.S.





APPLICATION FOR PERMIT

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION _____ PORTLAND, MAINE, June 16, 1975..

PERMIT ISSUED

JUN 24 1975

493

CITY of PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

Part of 1

LOCATION 109-D-E-2 South Point, Cliff Island Fire District #1 , #2

1. Owner's name and address : Gordon & Anne Howard Telephone

2. Lessee's name and address Telephone

3. Contractor's name and address : owner Telephone

4. Architect Specifications Plans yes No. of sheets

Proposed use of building dwelling No. families

Last use No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ 2,000.00 Fee \$ 8.00

FIELD INSPECTOR—Mr. Smith GENERAL DESCRIPTION

This application is for: @ 775-5451
 Dwelling Ext. 234
 Garage
 Masonry Bldg.
 Metal Bldg.
 Alterations
 Demolitions
 Change of Use
 Other

to construct an 12' x 12' addition as per plan, plus a 6' x 8' connector. 9" scotches 4" below grade. ~~main floor joists to be 2x10, floor joists & 2x4" on center to be bolted to addition and existing dwelling. 2x4 rafters on connector~~
 connector will be 4x6. Engineering computations on file, save as addition.

Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 2 3 4

Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? no Is any electrical work involved in this work? no

Is connection to be made to public sewer? If not, what is proposed for sewage?

Has septic tank notice been sent? Form notice sent?

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing Lumber—Kind Dressed or full size? Corner posts Sills

Size Girder Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor 2nd 3rd roof

On centers: 1st floor 2nd 3rd roof

Maximum span: 1st floor 2nd 3rd roof

If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot, to be accommodated ... number commercial cars to be accommodated ...

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER

Will work require disturbing of any tree on a public street? ..

ZONING:

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

BUILDING CODE:

Fire Dept.:

Health Dept.:

Others:

Signature of Applicant

Phone #

Type Name of above

Gordon Howard

1 2 3 4

Other

and Address

OFFICE FILE COPY

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

NOTICE RELATING TO SEWAGE DISPOSAL

x means copy sent to the parties (Lot #109D-E-1) Date July 9, 1973
Location South Point, Cliff Island Description one story dwelling
Owner and Address Gordon and Anne Howard, same as location
Contractor and Address owner
Actual Area of Lot adequate Sq. Ft. Zone RR2 RESIDENCE ZONE
8,000
Area required by Zoning Ord. if sewer were available _____

Where septic tank systems are required for sewage disposal, the Zoning Ordinance provides that the least allowable area of the lot shall be determined by the rate of percolation of the soil, this being the capacity of the soil to allow liquids to pass through as determined by tests. The Building Code directs that, where a septic tank is to be used, a building permit shall not be issued unless the proposed method of sewage disposal has been approved by the Director of Health.

Since application for the above permit indicates that connection to a sewer is not possible, it is necessary for the owner or his agent to file a site plan with the Health Department, to explain the method of sewage disposal proposed, and to make arrangements for a percolation test to be made under supervision of that department.

After the rate of percolation has been determined, the Director of Health will notify this department of the area of lot required on the basis of the results of the test. If the lot area required by the tests is equal to or less than the actual area of the lot and not less than the minimum lot area required in the zone in which the property is located for cases where connection to a sewer is available, the building permit can be issued; otherwise the permit cannot be issued unless authorization is secured from the Board of Appeals.



Director of Building & Inspections

2 copies to Health Director

(This space for Health Department use)

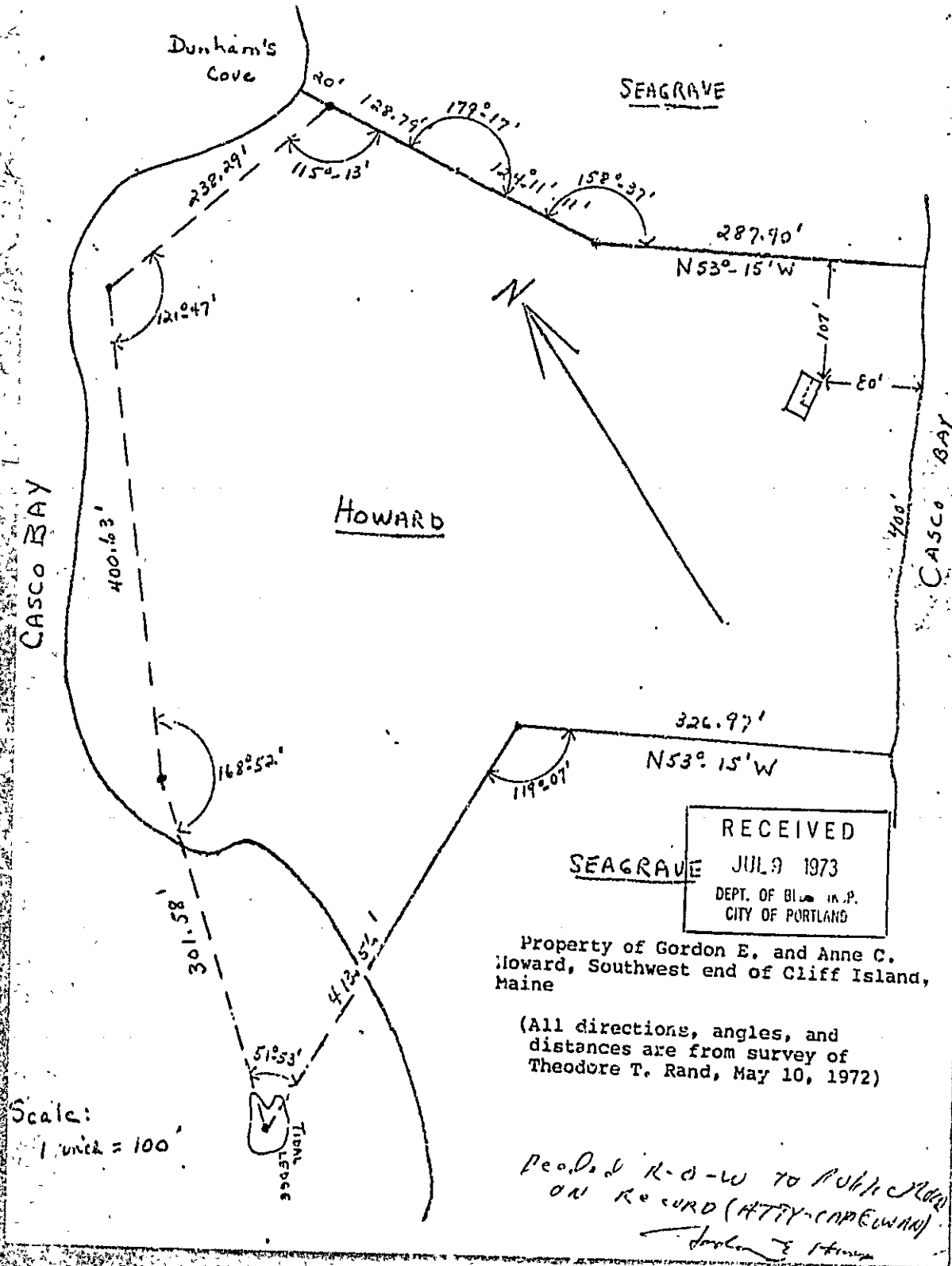
Inspector of Buildings

Rate of Percolation is 10 minutes. On this basis area required by
Zoning Ordinance is 0500 sq. feet.

Comments in event zoning appeal is filed: _____


JOHN R. CANNON, R.E.
CHIEF ENGINEER
PORTLAND, MAINE

1159,025



RECEIVED
 JUL 9 1973
 DEPT. OF BLDG. INSP.
 CITY OF PORTLAND

Property of Gordon E. and Anne C. Howard, Southwest end of Cliff Island, Maine

(All directions, angles, and distances are from survey of Theodore T. Rand, May 10, 1972)

Scale:
 1 inch = 100'

Rec'd & R.O.-W to Public Place
 ON RECORD (ATTY-CAPEWARR)
 J. E. Howard

Shelter-Kit Incorporated



26 Franklin Street Franklin New Hampshire 03235 (603) 934-4327

Job No.

Project

Subject

Sheet... of ...

Date

By

Ch'k. by

DESIGN CALCULATION

UNIT ONE

by T. Kwoh

March 1970

Roof Framing	P.1 thru P4
Floor Framing	P.5 and P6
Posts	P.7 and P8
Connections	P.8 thru P10
Supplementary (Roof Fr. for S.L. = 60 PSF)	P. 11 and P.12

PROPERTY OF
SHELTER-KIT INC.

PLEASE RETURN TO APPLICANT

Shelter-Kit Incorporated



26 Franklin Street Franklin New Hampshire 03235 (603) 934-4327

Job No.

Project ..UNIT ONE.....

Subject

Sheet 1 of 15

Date 3/3/78

By [Signature]

Ch'k. by

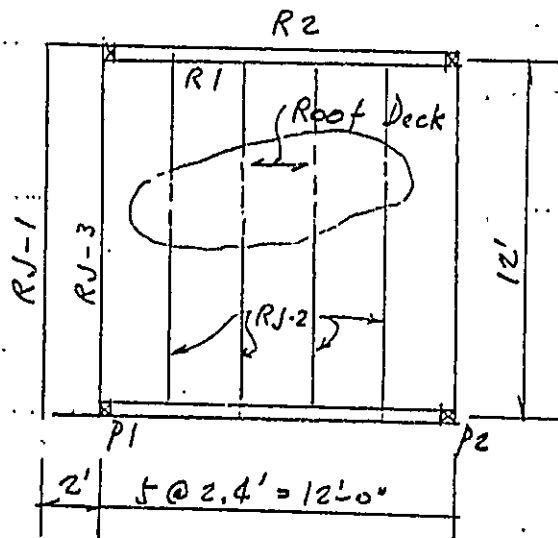
DESIGN SPECIFICATIONS:

Timber Construction Standards, AITC 100-65
of AMERICAN INSTITUTE OF TIMBER CONSTRUCTION,
1965.

DESIGN LOADS:

Snow Load = 40 psf
Floor L.L. = 40 psf
Wind Load = 15 psf

Roof



Roof deck $DL = 5 \text{ psf}$
 $SL = 40$
 $\frac{45 \text{ #/ft}^2}{}$
 Span = 30" (-)

Use 5' plywood deck

Shelter-Kit Incorporated



26 Franklin Street Franklin New Hampshire 03235 (603) 934-4327

Job No.
 Project .. UNIT ONE
 Subject

Sheet 2 of 15
 Date 3/3/70
 By [Signature]
 Ch'k. by

Interior joist RJ 2

$$\text{Load} = 2.4 \times 45 = 108 \text{ \#/ft}$$

$$\times \frac{12}{2} = 650 \text{ \#}$$

$$\times \frac{12}{4} = 1950 \text{ \#}$$

$$S_{m \text{ req'd.}} = \frac{1950 \times 12}{1.15 \times 1200} = 17 \text{ in.}^3$$

$$A_{\text{req'd.}} = \frac{650}{95} \times \frac{1.5}{1.15} = 9 \text{ in.}^2$$

$$\Delta = \frac{5}{384} \times l^4 \times \frac{1728 \text{ W}}{1320,000 \text{ I}} = 0.000017 \frac{\text{W}}{\text{I}} l^4$$

$$\frac{\Delta}{l} = \frac{1}{240}, \quad I_{\text{req'd.}} = 0.000017 \times 240 \times 108 \times 12^4 / 12 \times 12$$

$$= 64 \text{ in.}^4$$

Use	2 x 10	A = 15.4	I = 116	S = 24.4
	2 x 8	12.2	57	15.2

R1 & R2

$$\text{Load} = 6 \times 45 = 270 \text{ \#/ft}$$

$$\times \frac{12}{2} = 1620 \text{ \#}$$

$$\times \frac{12}{4} = 4860 \text{ \#}$$

$$S_{m \text{ req'd.}} = \frac{4860 \times 12}{1.15 \times 1200} = 42 \text{ in.}^3$$

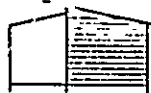
$$A_{\text{req'd.}} = \frac{1620 \times 15}{95 \times 1.15} = 22 \text{ in.}^2$$

$$\frac{\Delta}{l} = \frac{1}{360}, \quad I_{\text{req'd.}} = 0.000017 \times 360 \times 270 \times 12^4 / 12^2$$

$$= 236$$

2-2x10	A = 30.8	I = 232	S = 48.8
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Shelter-Kit Incorporated



26 Franklin Street Franklin New Hampshire 03205 (603) 934-4327

Job No.

Project UNIT ONE

Subject

Sheet 3 of 15

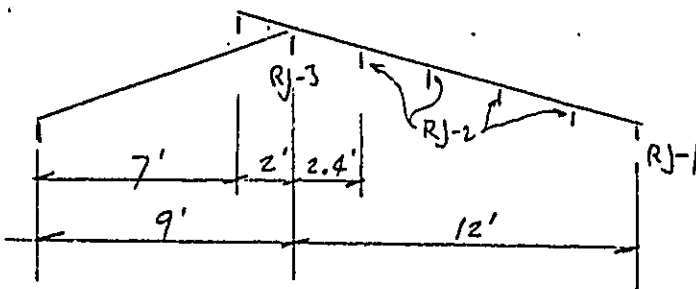
Date 3/3/70

By [Signature]

Ch'k. by

RJ-3

Joist RJ-3 supports main roof and porch roof load.



Load on RJ-3

$$45 \times \frac{7.0^2}{2 \times 9} + 45 \times 2.2 = 122 + 100 = 222 \text{ \# / ft.}$$

$$222 \times \frac{12}{2} = 1332 \text{ R.} \quad V = 1332 - 122 = 1210 \text{ \#}$$

$$\times \frac{12}{4} = 3996 \text{ \# ft}$$

$$S_{M_{reqd.}} \times \frac{12}{1.15 \times 1200} = 35 \text{ in}^3$$

$$A_{reqd.} = \frac{1332 \times 1.5}{95 \times 1.15} = 18 \text{ in}^2$$

Use 3 x 10 A = 25 I = 187 S_M = 39.5

If use Douglas Fir, $f = 1500$ $f_v = 120$

$$S_{M_{reqd.}} = 35 \times \frac{12}{15} = 28$$

$$A = 18 \times \frac{9.5}{12} = 14.2$$

3 x 8 A = 19 S_M = 25.0

RJ-1 Use same as RJ-2

Shelter-Kit Incorporated



26 Franklin Street Franklin New Hampshire 03235 (603) 934-4327

Job No.

Project ...

Subject

Sheet 4 of 11

Date 3/3/70

By T. C. Smith

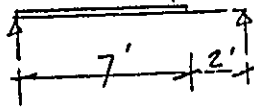
Ch'k. by

Porch Roof

Rafter R-3 spacing 2'

$$45 \times 2 = 90 \#/\text{ft}$$

Use 2x6 Spruce



Header H-4/5 span = 12'

$$\text{Load } 45 \times 7 \times 5.5/9 = 190 \#/\text{ft}$$

$$\times \frac{12}{2} = 1140 \#$$

$$\times \frac{12}{4} = 3420 \text{ lb}$$

$$S_{\text{req'd}} = \frac{3420 \times 12}{1.15 \times 1200} = 30 \text{ in.}^3$$

$$A_{\text{req'd}} = \frac{1140 \times 1.5}{95 \times 1.15} = 15.8 \text{ sq.}''$$

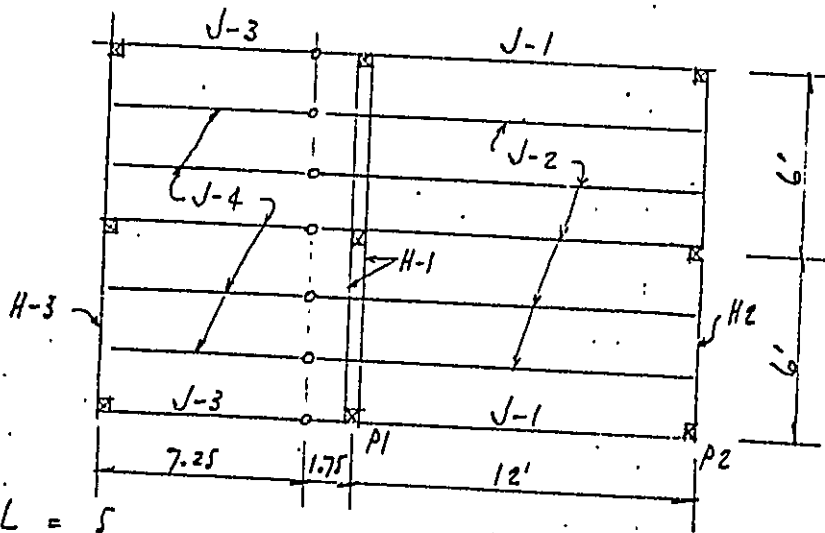
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Job No.
 Project UNIT ONE
 Subject
 Sheet 5 of 15
 Date 3/31/70
 By TCB
 Ch'k. by

Floor



$$DL = 5$$

$$LL = 40$$

$$45 \#/\text{ft}^2$$

Joist J-2

$$45 \times 2 = 90 \#/\text{ft}$$

$$\times \frac{12}{2} = 540 \#$$

$$\times \frac{12}{4} = 1620 \text{ lb}$$

$$SM_{\text{req'd}} = \frac{1620 \times 12}{1200} = 16.2 \text{ in}^3$$

$$A_{\text{req'd}} = \frac{540 \times 1.5}{95} = 8.5 \text{ in}^3$$

Use 2x8 A=12 I=57 Sm=15.2

$$\Delta = 0.000017 \frac{w}{I} l^4 = 0.000017 \times 90 \times \frac{12^4}{57}$$

$$= 0.55 \text{ v}$$

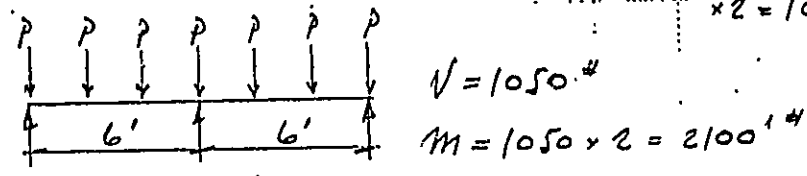
$$\Delta/L = 1/260$$

Job No.
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 Sheet 6 of 15
 Date 3/3/79
 By W.C.S.
 Ch'k. by

J-1 Use 2x8
J-3 & J4 Use 2x8

FLOOR BEAM

H-1 Load $45 \times \frac{13.75^2}{2 \times 12} + 45 \times \frac{7.25}{2} = 525 \#/\text{ft}$
 $\times 2 = 1050 \#$



$S_{M_{reqd.}} = \frac{2100 \times 12}{1200} = 21 \text{ in.}^3$

$A_{reqd.} = \frac{1050 \times 1.5}{95} = 16.6 \text{ in.}^2$ Use 2-2x8

H-2 Load $45 \times \frac{12}{2} = 270 \#/\text{ft}$
 $\times 2 = 540$

$V = 540 \#$
 $M = 540 \times 2 = 1080' \#$

Use 1-2x8

H-3 Use 2x8

Shelter-Kit Incorporated



26 Franklin Street Franklin New Hampshire 03235 (603) 934-4327

Job No.

Project UNIT ONE

Subject

Sheet 7 of 15

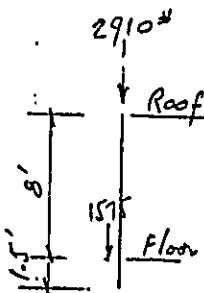
Date 3/31/70

By TC

Ch'k. by

Post

P-1 & P-2



Load:

Roof: main $45 \times 6 \times \frac{14^2}{2 \times 12} = 2180 \#$

Porch: $122 \times \frac{12}{2} = \frac{720}{2910 \#}$

Floor $5.25 \times 6 \frac{1}{2} = \frac{1575}{4485 \#}$

E Douglas fir = 1,760,000 Use 4 x 4 Col.

$k/d = 96/3.6 = 26.6 \quad (k/d)^2 = 705$

$f'_c = \frac{0.3 \times 1760000}{705} = 750 \# / in^2$

$4485 / 13.14 = 340 \# / in^2 \quad O.K.$

WIND LOAD: $15 \# / ft^2$

Average height of building = 8'-0"

Width of building = 12'-0"

$\frac{8 \times 12 \times 15}{4} = 360 \#$

$\times 4 = 1440 \# \quad M_w$

$\div 2 = 720 \# / col.$

$\frac{720 \times 12}{7.96} = 1100 \# / ft^2$

DL + WL $\frac{1100}{1500} + \frac{340}{750} \times \frac{5}{45} = 0.73 + 0.05 = 0.78 < 1.33$

(1.33 F)

(Porch not incl.)

O.K.

Job No.
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 Sheet 8 of 15
 Date 3/3/70
 By T. Col.
 Ch'k. by

Porch partially enclosed ($\frac{1}{3}$)

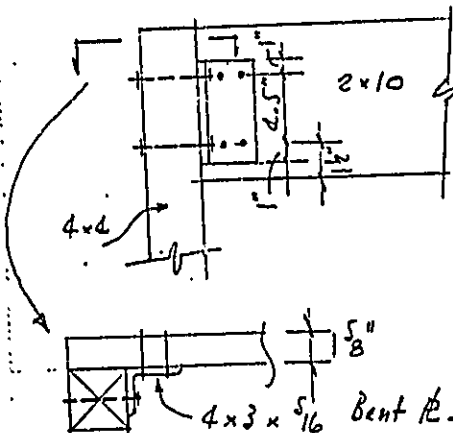
Wind load $15 \times 8 \left(6 + \frac{9}{3}\right) = 1080 \text{ #}$
 $\times \frac{8}{2} = 2160 \text{ #}$
 $2160 \div 2 = 1080 \text{ #/col.}$

$\frac{1080 \times 12}{7.96 \times 1500} + \frac{34.0}{750} \times \frac{5}{45} = 1.08 + 0.05 = 1.13 < 1.33$ O.K.

P-3 4 x 4

CONNECTION

For Wind - Joist to Post.



$M = 720 / 1.33 = 540 \text{ #}$

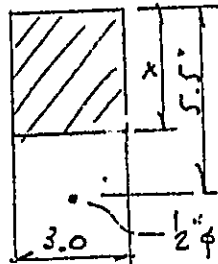
$\frac{E_s}{E_w} = \frac{30}{1.76} = 17$

$0.2 \times 17.0 = 3.4$

$\frac{3.0x^2}{2} = 3.4(5.5 - x)$

$3.0x^2 + 6.8x = 37.5$
 $x^2 + 2.26x = 12.5$ $x = 2.57$

$I = \frac{3 \times 2.57^3}{3} + 3.4 \times 2.93^2$
 $= 17.0 + 29 = 46.0 \text{ in}^4$



Shelter-Kit Incorporated



26 Franklin Street Franklin New Hampshire 03235 (603) 934-4327

Job No.

Project UNIT ONE

Subject

Sheet 9 of 15

Date 3/3/79

By T. O. J.

Ch'k. by

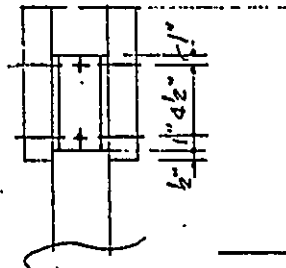
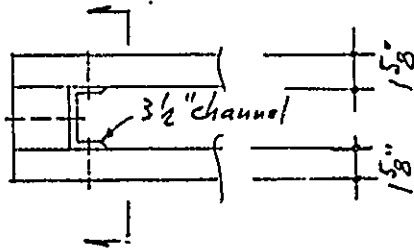
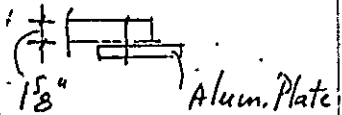
$$f_t = \frac{540 \times 12 \times 2.93}{46.0} = 401 \times 3.4 = 1360 \# \quad \frac{1}{2}'' \phi \text{ OK.}$$

$$f_c = \frac{540 \times 12 \times 2.57}{46.0} = 365 \# / 0'' \text{ OK.}$$

Stress in joists

Allowable load for $\frac{1}{2}'' \phi$ bolt
= 700 #

$$\frac{540 \times 12}{4.5 \times 700} = 2 \text{ bolts}$$



$$\text{For } M_w = 1080 / 1.33 = 810 \text{ l}\#$$

$$\text{No. of bolts in joist} = \frac{810 \times 12}{4.5 \times 700} = 3 \text{ O.K.}$$

Shelter-Kit Incorporated



26 Franklin Street Franklin New Hampshire 03235 (603) 934-4327

Job No.
Project UNIT ONE

Sheet 10 of 15

Date 3/3/70

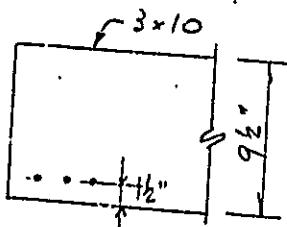
By T. Curd

Ch'k. by

CONNECTION

Vertical Load

For RJ-1, RJ-2 Use Teco-U-Grip Joist hanger.



$$V = 1332 - 122 = 1210$$

$$f_v = \frac{1210 \times 3}{2 \times 2.5 \times 8} = 85 \text{ #/0"}$$

$$\underline{3 - \frac{1}{2} \text{ #}}$$

For R1 & R2 (2x10)

$$R = 1620$$

$$f_v = \frac{1620 \times 3}{2 \times 1.62 \times 8 \times 2} = 94 \text{ #/0" OK}$$

$$\underline{4 - \frac{1}{2} \text{ #}}$$

Floor Joist

H-1

$$R_v = 1050$$

$$f_v = \frac{3 \times 1050}{2 \times 6 \times 1.62 \times 2} = 80 \text{ #/0" OK}$$



Shelter-Kit Incorporated 26 Franklin Street Franklin New Hampshire 03235 (603) 934-4327

Job No.
Project UNIT ONE
Subject
Sheet 11 of 11
Date 3/3/70
By [Signature]
Ch'k. by

Supplementary roof design for 60 psf snow load.

DL = 5
SL = 60

$\frac{65}{2.4} = 156 \text{ #/ft.}$

Joist
RJ-1 $\times \frac{12}{2} = 940 \text{ #}$
or $\times \frac{12}{4} = 2800 \text{ # M.}$
RJ-2 $\times \frac{12}{1.5 \times 1200} = 24 \text{ in.}^3$

Use 2x10 Eastern spruce

R1 & R2 $6 \times 65 = 390 \text{ #/ft.}$
 $\times \frac{12}{2} = 2340 \text{ #}$
 $\times \frac{12}{4} = 7020 \text{ # M}$

$S_{M_{req'd}} = \frac{7020 \times 12}{1.15 \times 1500} = 49 \text{ in.}^3$

Use 2-2x10 Douglas fir Const. Grade

$f_v = \frac{3 \times 2340}{2 \times 1.62 \times 9 \times 2} = 120 \text{ #/in.} \text{ O.K.}$

RJ-3 Load $222 \times \frac{65}{45} = 320 \text{ #/ft.}$
 $V = 1210 \times \frac{65}{45} = 1750 \text{ #}$ 3 bolts

$M = 5800 \times \frac{12}{1.15 \times 1500} = 40$

Use 3x10 Douglas fir construction grade

$f_v = \frac{1750 \times 3}{2 \times 2.62 \times 8} = 125 \text{ #/in.} < 1.5 \times 120 \text{ #/in.} \text{ O.K.}$

Shelter-Kit Incorporated



26 Franklin Street Franklin New Hampshire 03235 (603) 934-4327

Job No.

Project

UNIT ONE

Subject

Sheet

12 of 15

Date

3/3/70

By

[Signature]

Ch'k. by

.....

Post Use 1450 Grade Eastern Spruce

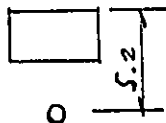
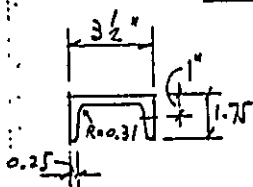
$$E_{\text{spruce}} = 1320000$$

$$f'_e = \frac{0.3 \times 1320000}{705} = 560 \text{ #/0"} \quad \text{Compared with } 750 \text{ #/0"} \text{ D.F.}$$

Roof Load (S.L. = 60 #/0')

$$2910 \therefore \frac{65}{45} = 4200 \div 13.14 = 320 \text{ #/0"} \quad \text{OK}$$

(See P.7)



$$\frac{3.5x^2}{2} = 3.4(5.2 - x)$$

$$3.4x^2 = 35.5 - 6.8x$$

$$x^2 + 1.95x = 10.0 \quad (x + 0.98)^2 = 10.96$$

$$x = 3.3 - 0.98 = 2.32$$

$$\frac{5.2}{2.88}$$

$$I = \frac{3.5 \times 2.32^3}{3} + 3.4 \times 2.98^2$$

$$= 14.7 + 28 = 42.7$$

$$\text{Use WM} = 1080 \text{ #} \div 1.33 = 810 \text{ #}$$

$$\frac{810 \times 12}{42.7} \times 232 = 525 \text{ #/0"} \text{ #}$$

$$(0.25 + 0.31 + 0.25) \times 2 = 1.62$$

$$\frac{3.50}{1.88 \times 1.88} \times 525 = 230 \text{ #} \text{ #}$$

$$\frac{230 \times 6}{0.25^2} = 22000 \text{ #/0"} \quad \text{O.K.}$$

LOT # 109A-E-1

SOUTH POINT

CLIFF ISLAND

1 STORY FRAME 14' X 12' 3 1/2"

7/11/73 M.G.C.

CHECK LIST AGAINST ZONING ORDINANCE

✓ Date - NEW

✓ Zone Location - R-2

Interior or corner lot -

✓ 40 ft. setback area (Section 21) - 110

✓ Use - DWELLING

✓ Sewage Disposal - SEPTIC TANK

✓ Rear Yards -

✓ Side Yards - 100' - 10' REQ.

✓ Front Yards - 80' - ALL N/E REQ.

✓ Projections - NONE

✓ Height - 1 STORY

✓ Lot Area - 1,159,025 sq ft - 7000 sq ft MIN.

✓ Building Area - 168 sq ft

✓ Area per Family - 1,159,025 sq ft

✓ Width of Lot - 400' - 70'

✓ Lot Frontage 400' - 40'

✓ Off-street Parking - YES

Loading bays -

32 RESIDENCE ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, July 9, 1973

PERMIT ISSUED

00730 JUL 12 1973

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications: 109 D-E-2

Location South Point, Cliff Island, Me (lot #109D-E-1) Within Fire Limits? Dist. No.

Owner's name and address ~~YFA/RA/TA/PA/AA~~ Gordon & Anne Howard Telephone

Lessee's name and address Telephone

Contractor's name and address owner Telephone

Architect Walther Prokosch, AIA Specifications 1 Plans 1 No. of sheets 2

Proposed use of building dwelling No. families 1

Last use No. families

Material frame No. stories 1 Heat Style of roof slope Roofing

Other buildings on same lot none

Estimated cost \$ 6,000.00 Fee \$ 18.00

General Description of New Work

erect one story dwelling as per plan

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO owner

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?

Is connection to be made to public sewer? If not, what is proposed for sewage?

Has septic tank notice been sent? Form notice sent?

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing Lumber-Kind Dressed or full size? Corner posts Sills

Size Girder Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor, 2nd, 3rd, roof

On centers: 1st floor, 2nd, 3rd, roof

Maximum span: 1st floor, 2nd, 3rd, roof

If one story building with masonry walls, thickness of walls? height?

If a Garage

No. cars now accommodated on same lot, to be accommodated number commercial cars to be accommodated

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVED:

7/11/73 ZONING DIR M.C.C.

7/11/73 - G.L. E.B.

Miscellaneous

Will work require disturbing of any tree on a public street?

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

CS 301

INSPECTION COPY

Signature of owner Gordon E. Howard Anne C. Howard

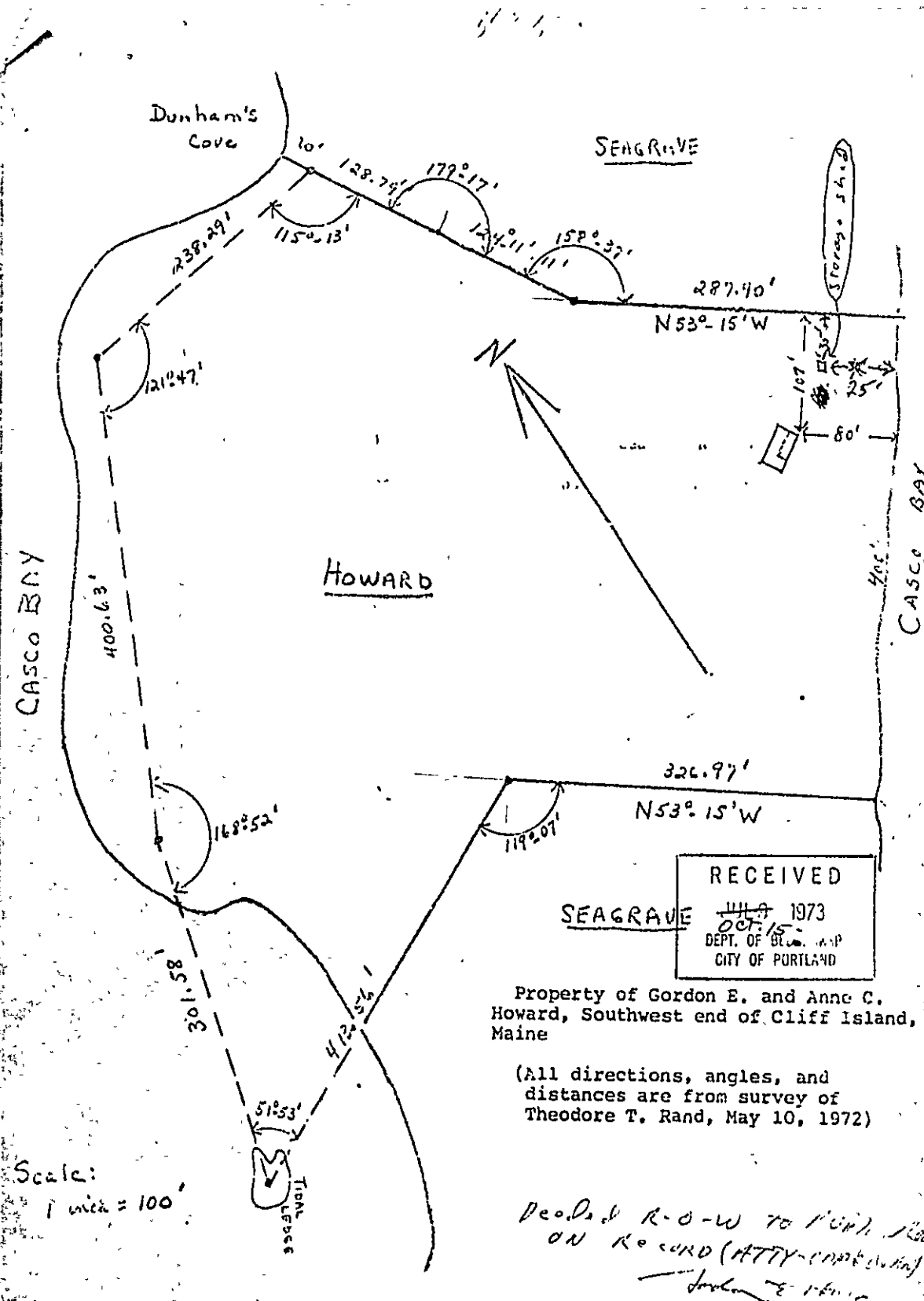
Permit No. 73/730
Location SOUTH POINT CLIFF ISLAND
Owner GEORGE & ARNE HOWARD
Date of permit 7/12/73
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____
Staking Out Notice _____
Form Check Notice _____

C. U. e

NOTES

9-14-73 50m a tubes
in plat form framed
& all pre cut & bolted.
8-2-74 Shell completed
purch check not done
7/10

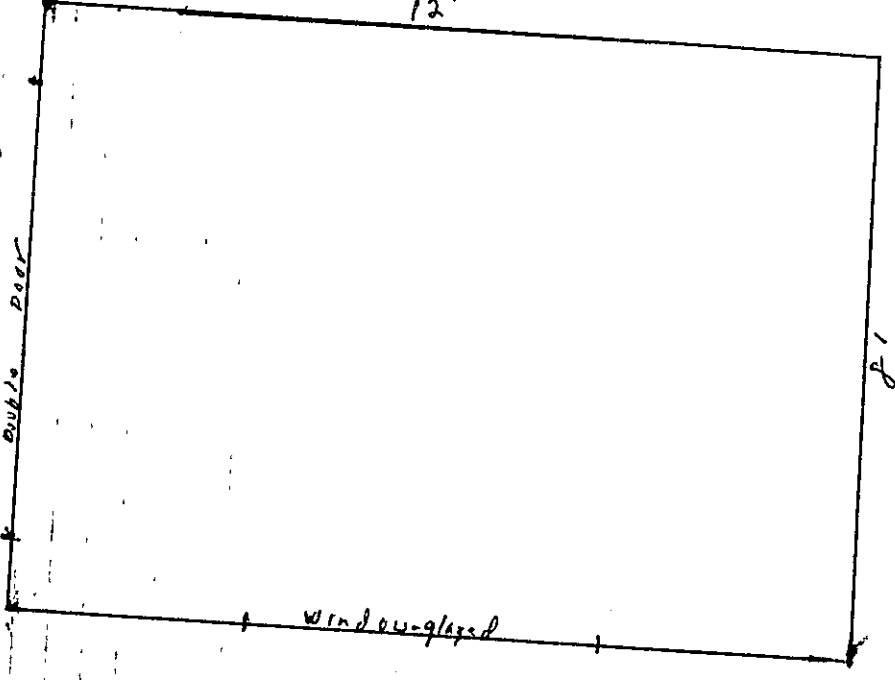
NELSON



Deeds & R.O.W. to Cliff Island
 ON RECORD (ATTY-CONFIRMED)
 [Signature]

GORDON E. HOWARD
CLIFF ISLAND
MAINE 04019

STORAGE SHED



~~LOT~~ 109-D-E-1
8'X12' STORAGE SHED

10/19/93 MGC.

CHECK LIST AGAINST ZONING ORDINANCE

- ✓ Date - EXISTING
- ✓ Zone Location - R-2
 - Interior or corner lot -
 - 40 ft. setback area (Section 21) -
- ✓ Use - STORAGE SHED
 - Sewage Disposal -
- ✓ Rear Yards - OK
- ✓ Side Yards - 35'
- ✓ Front Yards - 35'
- ✓ Projections - NONE
- ✓ Height - 1 STORY
 - Lot Area -
 - Building Area -
 - Area per Family -
 - Width of Lot -
 - Lot Frontage -
 - Off-street Parking -
 - Loading Bays -



APPLICATION FOR PERMIT

PERMIT 136153

01197 OCT 14 1973

Class of Building or Type of Structure _____

Portland, Maine, Oct. 15, 1973

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications: 109D-E-2

Location South Point, Cliff Island (Lot 109D-E-1) Within Fire Limits? _____ Dist. No. _____

Owner's name and address Gordon & Anne Howard, same Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address owner Telephone _____

Architect _____ Specifications _____ Plans _____ No. of sheets 1

Proposed use of building K&A shed - storage No. families _____

Last use _____ No. families _____

Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____

Estimated cost \$ 400. Fee \$ 3.00

General Description of New Work

To erect storage shed - 8'x12' as per plan

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO

Details of New Work

Is any plumbing involved in this work? no Is any electrical work involved in this work? _____

Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____

Has septic tank notice been sent? _____ Form notice sent? _____

Height average grade to top of plate 8'6" Height average grade to highest point of roof 11' approx

Size, front 8' depth 12' No. stories 1 solid or filled land? _____ earth or rock? _____

Material of foundation 9" sonotubes - 4' below grade Thickness, top _____ bottom _____ cellar _____

Kind of roof pitch Rise per foot _____ Roof covering rolled roofing

No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____

Framing Lumber-Kind spruce Dressed or full size? _____ Corner posts 4 x 4 Sills 4 x 6

Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor 2x4, 2nd _____, 3rd _____, roof 2x4

On centers: 1st floor 24", 2nd _____, 3rd _____, roof 24"

Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____

If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____ number commercial cars to be accommodated _____

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

APPROVED:

10/17/73 ZONING OR MG. D.
10/17/73 - O.K. E.B.

Miscellaneous

Will work require disturbing of any tree on a public street? _____

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Gordon Howard

CS 301

INSPECTION COPY

Signature of owner

Gordon Howard

Nelson

Permit No. 73/ 1197

Location South Point, ~~Point~~ Cross Island

Owner Howard

Date of permit 10/17/73

Notif. closing in _____

Inspn. closing-in _____

Final Notif. _____

Final Inspn. _____

Cert. of Occupancy issued _____

Staking Out Notice _____

Form Check Notice _____

NOTES

8-7-74 Bldg done

3-28-74 flat roof

11-6-75 - ~~work done~~

E.S.S.

