

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

Permit No: 01-0918	Issue Date: <b>AUG 24</b>	CBL: 166 D003001
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Location of Construction: 914 Baxter Blvd	Owner Name: Lamontagne Marc M &	Owner Address: 922 Baxter Bl	Phone: 207-773-9611
Business Name: n/a	Contractor Name: EJ Construction	Contractor Address: 10-A Beach Steet Portland	Phone: 2077739611
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Multi Family	Zone:

Past Use: Residential / Vacant Building Lot	Proposed Use: Residential / New 4,080 sq. ft. Duplex Site Plan # 20010149	Permit Fee: \$924.00	Cost of Work: \$150,000.00	CEO District: 2
Proposed Project Description: Build 4,080 sq. ft. Duplex		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied  N/A	INSPECTION: Use Group: <b>RT</b> Type: <b>SB</b>  <b>BOCA 99</b> Signature: <b>DE</b>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: <b>N/A</b> Date:		

Permit Taken By: gg	Date Applied For: 07/25/2001	<b>Zoning Approval</b>	
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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 checked="" type="checkbox"/> Shoreland <i>greater than 75'</i> <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Flood Zone <i>X PandT</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan  Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> Date: <b>8/24 OKDC</b>	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: <b>N/A</b>	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: <b>8/24 DC</b>
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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

010915

# 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: <sup>414</sup> 914-918 Baxter Blvd

Total Square Footage of Proposed Structure: 4,080  
Square Footage of Lot: 14423

Tax Assessor's Chart, Block & Lot Chart# 166 Block# D Lot# 34+12  
Owner: MARC LAMONTAGNE  
922 BAXTER BLVD  
PORTLAND ME  
Telephone: 7739611

Lessee/Buyer's Name (If Applicable):  
Applicant name, address & telephone: MARC LAMONTAGNE  
922 BAXTER BLVD  
PORTLAND ME 7739611  
Cost Of Work: \$150,000  
Fee: \$924.00

Current use: VACANT building lot  
If the location is currently vacant, what was prior use: NONE  
Approximately how long has it been vacant: ALWAYS VACANT  
Proposed use: duplex - Residential  
Project description: Residential housing -  
*Site plan II*  
*30*  
*only file this application*

Contractor's name, address & telephone: EJ Construction, 10-A Beach St 775 0123  
Portland ME 04101  
Who should we contact when the permit is ready: MARC LAMONTAGNE  
Mailing address: 922 BAXTER BLVD.  
PORTLAND MAINE 04103  
Phone: 7739611

**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: *Marc Lamontagne* Date: 2-25-01

**This is not a permit, you may not commence ANY work until the permit is issued**

**Site Review Pre-Application  
Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling  
or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

**NOTE\*\*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.**

Archetype, P. A.  
Applicant

6/14/01  
Application Date

48 Union Wharf, Portland ME 04101  
Applicant's Mailing Address

Lamontagne Duplex  
Project Name/Description

David Lloyd  
Consultant/Agent

916 & 918 Baxter Blvd.  
Address Of Proposed Site

207-772-6022 EX-207-772-4056  
Applicant/Agent Daytime telephone and FAX

166-D-003  
Map 166, Block D, Lots 3-4-12  
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) \_\_\_\_\_

2 Units  
Proposed Building Square Footage and /or # of Units

.3  
Acreage of Site

R-5  
Zoning

Major Site Plan \_\_\_\_\_

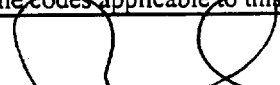
Minor Site Plan  \_\_\_\_\_

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) 9 sets of Site Plan packages containing the information found in the attached sample plans and checklist.

(Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

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/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if an approval for the proposed project or use 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 approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

Signature of applicant: 	Date: <u>6/14/01</u>
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Site Review Fee: Major \$500.00 Minor 400.00

This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.

**BUILDING PERMIT REPORT**

DATE: 23/AUGUST 2001 ADDRESS: 916-918 Baxter Blvd. CBL: 166-0-34-12

REASON FOR PERMIT: To Construct Duplex Dwelling Unit

BUILDING OWNER: MARC M. Lamontagne

PERMIT APPLICANT: CONTRACTOR E.J. Construction

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: 150,000.00 PERMIT FEES: 924.00

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)  
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: \*1 \*2 \*3 \*4 \*5 \*6 \*7 \*8 \*9 \*10 \*11 \*16 \*20 \*27 \*28 \*29 \*30 \*31 \*33 \*34 \*35 \*36 \*38 \*39

- \*1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- \*2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
- \*3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- \*4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
- \*5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
- \*6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
- \*7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- \*8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
- \*9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
- \*10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- \*11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all/Use Groups 42". In occupancies in Use Group A, B, H-4, I-1, I-2, M, R, public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. Handrails shall be a minimum of 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7) R-3 (ONE & TWO FAMILY DWELLINGS) GUARD HEIGHT IS 36" MINIMUM. Center handrail Sec. 1014.7
- \*12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- \*13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- \*14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- \*15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
- \*16. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
- \*17. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
- \*18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
- \*19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

\*20. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

21. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
25. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
26. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.

\*27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).

\*28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.

\*29. All requirements must be met before a final Certificate of Occupancy is issued.

\*30. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).

\*31. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)

32. Please read and implement the attached Land Use Zoning report requirements.

\*33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.

\*34. Bridging shall comply with Section 2305.16.

\*35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)

\*36. All flashing shall comply with Section 1406.3.10.

\*37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

\*38. Fine partition shall comply with section 711.0, & 711.4 Continuity  
From Floor (lower level) to underside of roof deck.

\*39. Sound Transmission Control shall comply with Sec. 1214.0. (NOT less than 4)

P. Samuel Moses, Building Inspector

Cc: Lt. McDougall, PFD

Marge Schmuckal, Zoning Administrator

Michael Nugent, Inspection Service Manager

PSH 10/1/00

\*\*This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.

...THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. ( You Shall Call for Inspections )

\*\*\*\*ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.

\*\*\*\*\*CERTIFICATE OF OCCUPANCY FEE \$50.00

**CITY OF PORTLAND, ME  
BOCA 1999 Plan Review Record  
One and Two Family Dwelling**

Valuation: \$150,000.00 Plan Review # \_\_\_\_\_  
 Fee: \$924.00 Date: 23 August 2001  
 Building Location: 916-918 Baxter Blvd CBL: 166-D 34.12  
 Building Description: Duplex Dwelling Unit  
 Reviewed By: \_\_\_\_\_  
 Use or Occupancy: R-3 Type of Construction: 5B

Numerals indicated in parenthesis are applicable code sections of the 1999 Edition of the BOCA National Building Code. The plan review accomplished as indicated in this record is limited to those code sections specifically identified herein. This record references commonly applicable code sections with due regard for the amount and type of detailed information which is typically found on construction documents for one and two family dwellings. It does not reference all code provisions, which may be applicable to specific buildings. This record is designed to be used only by those who are knowledgeable and capable of exercising competent judgment in evaluating construction documents for code compliance.  
 \*NR: Not Required NA: Not Applicable SR: See Report X: OK per plan

Correction List		
NO:	Description	Code Section
1.	All site plan and building code requirements shall be completed before a certificate of occupancy can or will be issued.	111.0 118.0
✓2	Anchor Bolts 30C 74"	
✓3	Drain Detail	
✓4	Chimney Joints - Uh Approval	
✓5	Party Wall Fire Partition Roof Level	
✓6	Exterior Stairways & Rails	
✓7	Egress Windows	
✓8	Mechanical Ventilation	
✓9	Fire Rating Garage	

8/24  
Tom Daniels  
Archetype  
will provide

REV: PSH 6/16/01



## Foundations (Chapter 18)

### Wood Foundation (1808)

- \_\_\_\_\_ Design
- \_\_\_\_\_ Installation

### Footings (1807.0)

- \_\_\_\_\_ Depth below (outside) grade 4' minimum;  
but below frost line except for insulated footings.
- \_\_\_\_\_ Insulated footing provided
- \_\_\_\_\_ Soil bearing value (table 1804.3)
- \_\_\_\_\_ Footing width
- \_\_\_\_\_ Concrete footing (1810.0) .3.1, 3.2
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

### Foundation Walls

- \_\_\_\_\_ Design (1812.1)
- \_\_\_\_\_ Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)
- \_\_\_\_\_ Water proofing and damp proofing Section 1813
- \_\_\_\_\_ Sill plate (2305.17)
- \_\_\_\_\_ Anchorage bolting in concrete (2305.17)
- \_\_\_\_\_ Columns (1912)
- \_\_\_\_\_ Crawl space (1210.2) Ventilation
- \_\_\_\_\_ Crawl opening size (1210.2.1)
- \_\_\_\_\_ Access to crawl and attic space ( 1211.0 )
- \_\_\_\_\_

### Floors (Chapter 16-23)

- \_\_\_\_\_ Joists - Non sleeping area LL40PSF (Table - 1606)
- \_\_\_\_\_ Joists - Sleeping area LL30PSF (Table - 1606)
- \_\_\_\_\_ Grade
- \_\_\_\_\_ Spacing
- \_\_\_\_\_ Span
- \_\_\_\_\_ Girder 4" bearing 2305



### Floors (contd.)

- \_\_\_\_\_ Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3")
- \_\_\_\_\_ Bridging (2305.16)
- \_\_\_\_\_ Boring and notching (2305.5.1)
- \_\_\_\_\_ Cutting and notching (2305.3)
- \_\_\_\_\_ Fastening table (2305.2)
- \_\_\_\_\_ Floor trusses (AFPANDS Chapter 35)
- \_\_\_\_\_ Draft stopping (721.7)
- \_\_\_\_\_ Framing of openings (2305.11) (2305.12)
- \_\_\_\_\_ Flooring - (2304.4) 1" solid - 1/2" particle board
- \_\_\_\_\_ Concrete floors (1905) 3 1/2" 6 mil polyethylene vapor retarder
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

### Wall Construction (Chapter 2300)

- \_\_\_\_\_ Design (1609) wind loads
- \_\_\_\_\_ Load requirements
- \_\_\_\_\_ Grade
- \_\_\_\_\_ Fastening schedule (Table 2305.2)
- \_\_\_\_\_ Wall framing (2305.4.1)
- \_\_\_\_\_ Double top plate (2305.4.2)
- \_\_\_\_\_ Bottom plates: (2305.4.3)
- \_\_\_\_\_ Notching and boring: (2305.4.4) studs
- \_\_\_\_\_ Non load bearing walls (2305.5)
- \_\_\_\_\_ Notching and boring (2305.5.1)
- \_\_\_\_\_ Wind bracing (2305.7)
- \_\_\_\_\_ Wall bracing required (2305.8.1)
- \_\_\_\_\_ Stud walls (2305.8.3)
- \_\_\_\_\_ Sheathing installation (2305.8.4)
- \_\_\_\_\_ Minimum thickness of wall sheathing (Table 2305.13)
- \_\_\_\_\_ Metal construction
- \_\_\_\_\_ Masonry construction (Chapter 21)
- \_\_\_\_\_ Exterior wall covering ( Chapter 14)
- \_\_\_\_\_ Performance requirements (1403)
- \_\_\_\_\_ Materials (1404)
- \_\_\_\_\_ Veneers (1405)
- \_\_\_\_\_ Interior finishes (Chapter 8)

### Roof-Ceiling Construction (Chapter 23)

- \_\_\_\_\_ Roof rafters - Design (2305.15) spans
- \_\_\_\_\_ Roof decking and sheathing (2305.15.1) 5/8" boards and (2307.3) (Table 2307.3.1(2))
- \_\_\_\_\_ Roof trusses (2313.3.1)
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Roof Coverings (Chapter 15)**

- \_\_\_\_\_ Approved materials (1404.1)
- \_\_\_\_\_ Performance requirement (1505)
- \_\_\_\_\_ Fire classification (1506)
- \_\_\_\_\_ Material and installation requirements (1507)
- \_\_\_\_\_ Roof structures (1510.0)
- \_\_\_\_\_ Type of covering (1507)

**Chimneys and Fireplaces  
BOCA Mechanical/1993**

- \_\_\_\_\_ Masonry (1206.0)
- \_\_\_\_\_ Factory - built (1205.0)
- \_\_\_\_\_ Masonry fireplaces (1404)
- \_\_\_\_\_ Factory - built fireplace (1403)
- \_\_\_\_\_ NFPA 211

**Mechanical  
1993 BOCA Mechanical Code**

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**State Plumbing Code**

### Load Design Criteria

Floor live load sleeping	<u>30 PSF</u>	_____
Floor live load non sleeping	<u>40 PSE</u>	_____
Roof live load	<u>42 PSF</u>	_____
Seismic Zone	<u>C</u>	_____
Weathering area	<u>S</u>	_____
Frost line depth	<u>4' MIN</u>	_____
Exterior balconies	<u>60 PSF</u>	_____
Decks	<u>42 PSF</u>	_____
Guardrails & Handrails	<u>200 Live Load</u>	_____

### Glazing (Chapter 24)

- \_\_\_\_\_ Labeling (2403.1)
- \_\_\_\_\_ Louvered window or jalousies (2403.5)
- \_\_\_\_\_ Human impact loads (2406.0)
- \_\_\_\_\_ Specific hazardous locations (2406.2)
- \_\_\_\_\_ Sloped glazing and skylights (2405)
- \_\_\_\_\_ Safety glazing (2406.0)

### Private Garages (Chapter 4)

- \_\_\_\_\_ General (407)
- \_\_\_\_\_ Beneath rooms (407.3)
- \_\_\_\_\_ Attached to rooms (407.4)
- \_\_\_\_\_ Door sills (407.5)
- \_\_\_\_\_ Means of egress (407.8)
- \_\_\_\_\_ Floor surface (407.9)

**Egress (Chapter 10)**

- \_\_\_\_\_ One exit from dwelling unit (1010.2)
- \_\_\_\_\_ Sleeping room window (1010.4)
- \_\_\_\_\_ EXIT DOOR (1017.3) 32" W 80" H
- \_\_\_\_\_ Landings (1014.3.2) stairway
- \_\_\_\_\_ Ramp slope (1016.0)
- \_\_\_\_\_ Stairways (1014.3) 36" W
- \_\_\_\_\_ Treads (1014.6) 10" min.
- \_\_\_\_\_ Riser (1014.6) 7 3/4" max.
- \_\_\_\_\_ Solid riser (1014.6.1)
- \_\_\_\_\_ Winders (1014.6.3)
- \_\_\_\_\_ Spiral and Circular (1014.6.4)
- \_\_\_\_\_ Handrails (1022.2.2.) Ht.
- \_\_\_\_\_ Handrail grip size (1022.2.4) 1 1/4" to 2"
- \_\_\_\_\_ Guards (1012.0) 36" min.
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Smoke Detectors (920.3.2)**

- \_\_\_\_\_ Location and interconnection
- \_\_\_\_\_ Power source

**Dwelling Unit Separation  
Table 602**

Applicant: DAVID Lloyd

Date: 7/10/01

Address: 916-918 Baxter Blvd

C-B-L: 166-D-34-12

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-5

Interior or corner lot -

34 x 40 with 6 x 40 front porch

Proposed Use/Work - Construct Duplex -

Sevage Disposal - City

Lot Street Frontage - 50' req - 96' on Baxter Blvd

Front Yard - 20' req - 48' Scaled

Rear Yard - 20' req - 20' Scaled

Side Yard - 12' req - 14' & 25' Scaled

2 story? no bldg yet

Projections - 6' x 40' front Deck - side entries -

Width of Lot - 60' min - 96' on Baxter Blvd

Height - 35' max - 32' to lowest pt to ridge - 21' measured - using original grade

Lot Area - 6,000<sup>sq</sup> min - 14,493<sup>sq</sup>

Lot Coverage/ Impervious Surface - 40%

34 x 40 = 1360

6 x 40 = 240

1600

Area per Family - 3000<sup>sq</sup>/fam - 6,000<sup>sq</sup> min

Off-street Parking - 4 spaces - 4 spc shown given total Bldg ground cov. = 1,760<sup>sq</sup>

Loading Bays - N/A

Site Plan - Minor + 2001-0149

Shoreland Zoning/ Stream Protection - yes within, but over 75' from HWM

Flood Plains - Panel 7 - Zone X

No Bldg Permit Application yet

check got det. from J... 7/10/01

**A R C H E T Y P E**

---

Building Inspection Department  
City of Portland  
389 Congress Street  
Portland, ME 04101

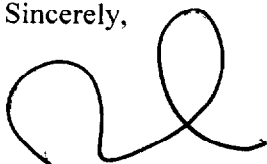
June 14, 2001

Attn: Building Inspection Department

Archetype is pleased to submit a site plan for the proposed development for Marc and Sharon Lamontagne. We are estimating a development cost of \$200,000.00. The following information is in answer to Sec 14-525 ( C ) of the Portland Land Use.

1. Duplex town house units as rental property.
2. Total land area of site is 14,493 sq. ft.  
Total Floor area for both units, including basement is 4,080 sq. ft.  
Total building ground coverage is 1,760 sq. ft.
3. Easements, none known or proposed.
4. Solid waste 2/15-gallon bags per units anticipated per week.
5. Existing city water, sewer, gas & electrical available on Randall Street, all verified with public works.
6. Surface run off to Randall St. and Baxter Blvd. footing drainage to Baxter Blvd.
7. Construction start is planed for August 2001 and finish date is scheduled for December 2001.
8. None anticipated.
9. Evidence of financial, see attached credit line.
10. See attached deed.
11. N/A
12. Site plan hand drawn
13. N/A

Sincerely,



David Lloyd

**Know all Men by these Presents,**

**That** ETHEL W. C. and RICHMOND S. DAVIS

in consideration of One Dollar and other good and valuable considerations

paid by MARC M. and SHARON D. LAMONTAGNE

whose mailing address is

133 Coyle Street  
Portland, Maine 04103

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said MARC M. and SHARON D. LAMONTAGNE (as joint tenants and not as tenants in common)

their heirs and assigns forever,

A certain lot or parcel of land situated in Portland, at East Deering, so-called, and bounded by Baxter Boulevard and Randall Streets and more particularly delineated and described as Lots #159 on Baxter Boulevard and Lot #167 on Randall Street as shown on "Plan Showing Proposed Scheme of Streets and Roads on Land of L. W. Dyer, East Deering, Maine" and recorded in Cumberland County Registry of Deeds in Plan Book 7, Page 2.

Also Lot #158 on Said Baxter Boulevard as shown on the aforementioned Plan, excepting the most easterly five foot (5') strip of Lot #158, said five foot (5') strip running between Baxter Boulevard and said Lot #167 as shown on said Plan, and adjoining the most westerly side of Lot #157.

Being all the remainder of the premises conveyed to the Grantor herein by Deed dated June 29, 1973, from Central Wharf Oil & Supply Co., and recorded in Cumberland County Registry of Deeds, Book 3421, Page 129.

*Handwritten notes and signature:*  
2/27/80  
Francis X. Picher, Jr.  
6/

**Warranty Deed**

From

... RICHMOND S. DAVIS, et ux .....

To

... Marc M. LAMONTAGNE et ux .....

Dated February 27, ....., 19 80.

**State of Maine,**

..... ss. Registry of Deeds.

Received ....., 19 .....

at ..... H., ..... M., ..... M., and

recorded in Book ....., Page .....

Attest: .....

Register.

FROM THE OFFICE OF

Francis X. Picher, Jr.

Attorney at Law

P.O. Box 1050

Scarborough, ME 04074

Marks Printing House, Portland, Maine  
ML 10-1

FEB 27 1980

355



joint tenants and not as tenants in common)

their heirs and assigns, to them and their use and behoof forever.

And we do covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances

that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we, the said ETHEL W. C. and RICHMOND S. DAVIS, being husband and wife

~~XXXX~~

~~husband and wife~~

joining in this deed as Grantors and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hand and seal this 27th day of the month of February, A.D. 1980.

Signed, Sealed and Delivered in presence of

*Clare S. [Signature]*  
to both:  
.....  
.....  
.....

*Ethel W. C. Davis*  
*Richmond S. Davis*  
.....  
.....  
.....

State of Maine, County of Cumberland ss: February 27, 1980.

Then personally appeared the above named ETHEL W. C. and RICHMOND S. DAVIS

and acknowledged the foregoing instrument to be their free act and deed.

Before me,

*Clare S. [Signature]*

MY COMMISSION EXPIRES OCTOBER 17, 1980

Notary Public

FEB 27 1980

RECORDED AT

DUE SEPT. 8, 2000 \$613.20	DUE MARCH 9, 2001 \$613.20	AMOUNT PAID \$613.20	INTEREST DUE \$0.00	PAY THIS AMOUNT \$613.20
-------------------------------	-------------------------------	-------------------------	------------------------	-----------------------------

ACCOUNT NUMBER 23214

166 - D-003-001

Assessed Property Description

166-D-3-4-12  
BAXTER BLVD 914-920  
RANDALL ST 62-64  
14493 SF

LAMONTAGNE MARC M &  
SHARON D JTS  
922 BAXTER BLVD  
PORTLAND, ME 04103

BRING COMPLETE TAX BILL WHEN  
PAYING IN PERSON.

Please Make Your Check Payable to:  
City of Portland

PARTIAL PAYMENTS MAY BE MADE  
AT ANY TIME.

**RETURN THIS TOP PORTION WITH PAYMENT**

Credit cards are not accepted for property tax payments.

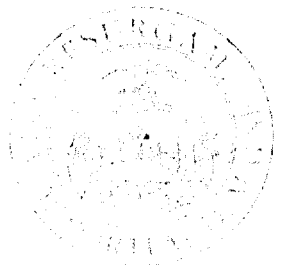
KEEP THIS PORTION

REAL ESTATE PROPERTY TAX STATEMENT  
City of Portland

2001  
Fiscal Year

July 1, 2000 - June 30, 2001  
Owner of Record as of April 1, 2000

LAMONTAGNE MARC M &  
SHARON D JTS  
922 BAXTER BLVD  
PORTLAND, ME 04103



ACCOUNT NUMBER

23214

CBL

166 - D-003-001

Assessed Property Description

166-D-3-4-12  
BAXTER BLVD 914-920  
RANDALL ST 62-64  
14493 SF

**CURRENT BILLING DISTRIBUTION**

School	\$645.10
Public Works	\$67.45
Parks & Recreation	\$42.92
Fire	\$90.75
Police	\$94.43
Debt Repayments	\$138.58
General Government	\$60.09
County	\$35.57
Health & Human Services	(\$25.75)
Library	\$39.24
Metro Transit District	\$26.98
Enterprise Funds	(\$11.04)
Regional Waste Systems	\$22.08

**CURRENT BILLING INFORMATION**

Land Value	\$51,100.00
Building Value	\$0.00
Total Value	\$51,100.00
Exemptions	\$0.00
Homestead	\$0.00
Taxable Value	\$51,100.00
Tax Rate	24.00
<b>TOTAL TAX</b>	<b>\$1,226.40</b>
<b>AMOUNT PAID</b>	<b>\$613.20</b>

**Remittance Instructions**

To avoid standing in line, it is recommended that taxes be paid by mail. Please make check or money order payable to: **CITY OF PORTLAND**. Credit cards are not accepted for property tax payments.

Use enclosed envelope to mail in your payment.

Use top right margin for change of address.



KEYBANK  
 P.O. BOX 94955  
 CLEVELAND, OH 44101-4955



MARC M LAMONTAGNE  
 SHARON T LAMONTAGNE  
 922 BAXTER BLVD  
 PORTLAND, ME 04103-5104

Payment Due Date: 05/30/01  
 Billing Cycle Closing Date: 05/05/01  
 Last Statement Date: 03/05/01  
 Days in Billing Cycle: 061

**KEY EQUITY OPTIONS  
 ACCOUNT 96196101186905 SUMMARY**

Previous Balance	Payment - Received	- Credits	Advances + And Debits	+ Other Charges	FINANCE + CHARGES	New Outstanding = Balance
\$99.00	\$99.00	\$ .00	\$ .00	\$ .00	\$ .00	\$ .00

AN AMOUNT FOLLOWED BY A MINUS SIGN (-) IS A CREDIT BALANCE UNLESS OTHERWISE INDICATED.  
 TO REPORT LOST OR STOLEN CHECKS CALL: 1-800-KEY2YOU(1-800-539-2968)  
 FOR INQUIRIES CALL: 1-800-KEY2YOU (1-800-539-2968)

Credit Limit \$220,000.00  
 Available Credit\* \$220,000.00

Variable Principal \$ .00  
 Fixed Principal \$ .00

DETACH HERE

**KEY EQUITY OPTIONS PAYMENT**

MAIL BOTTOM PORTION WITH PAYMENT TO ADDRESS SHOWN.

Account Number	Payment Due Date	Past Due Amount	Current Due Amount	Total Minimum Payment Due
96196101186905	05/30/01	\$ .00	\$ .00	\$ .00
				Amount Enclosed

MARC M LAMONTAGNE  
 SHARON T LAMONTAGNE  
 922 BAXTER BLVD  
 PORTLAND, ME 04103-5104

KEYBANK  
 P.O. BOX 94955  
 CLEVELAND, OH 44101-4955



Member FDIC 1961

19618080961961011869050000000000000000

**PARCEL ID:** 166 G001001      **UNIT:** 1 of 1      **PROPERTY ADDRESS:** 46 GALVIN ST  
**OWNER NAME:** LAMONTAGNE MARC M &      **PROPERTY TYPE:** RESIDENTIAL  
**OWNER:** SHARON T JTS      **APPLICABLE ZONING:** 166-G-1  
**ADDRESS:** 922 BAXTER BLVD      **ADDRESS:** GALVIN ST 46  
**CITY, STATE, ZIP:** PORTLAND ME 04103      **SQ FT:** 5500 SF

**PROPERTY TYPE:** TWO FAMILY      **UNIT:** 2      **PROPERTY CLASS:** LIGHT  
**ZONING:** R5      **APPLICABLE ZONING:** 010  
**NEIGHBORHOOD:** EAST DEERING  
**LOT:** 2080  
**UTILITIES:** PUBLIC WATER      PUBLIC SEWER      GAS  
**ADDRESS:** 46 GALVIN ST  
**DATE:** 12/28/2000      **INITIALS:** vjm

Parcel ID	166 D003001	Page	1 of 1	Property Address	BAXTER BLVD
Owner Name 1	LAMONTAGNE MARC M &	Property Class		RESIDENTIAL	
Owner Name 2	SHARON D JTS	Description		166-D-3-4-12	
Address	922 BAXTER BLVD			BAXTER BLVD 914-920	
City/State/Zip	PORTLAND ME 04103			RANDALL ST 62-64	
				14493 SF	

VACANT LAND 0 MEDIUM  
R5 010  
EAST DEERING  
0  
PUBLIC WATER PUBLIC SEWER GAS  
0 BAXTER BLVD  
12/28/2000 vjm

APN	166 D009001	1 of 1	Property Address	8 FRONT ST
Owner Name	LAMONTAGNE MARC &		Property Type	RESIDENTIAL
Owner Name	SHARON T LAMONTAGNE		Assessment	166-D-9 FRONT ST 8-12 6069 SF
Address	8 FRONT ST			
City/State/Zip	PORTLAND ME 04103			

SINGLE FAMILY 1 LIGHT  
R5 010  
EAST DEERING  
1127  
PUBLIC WATER PUBLIC SEWER GAS  
8 FRONT ST  
12/28/2000 vjm

APN	166 D005001	1 of 1	Property Address	922 BAXTER BLVD
Owner Name	LAMONTAGNE MARC A & SHARON D		Property Type	RESIDENTIAL
Address	922 BAXTER BLVD		Permit No	166-D-5-6
City, State, Zip	PORTLAND	ME 04103	Permit Description	BAXTER BLVD 920-928 FRONT ST 12012 SF

TWO FAMILY	2	MEDIUM
R5	010	
EAST DEERING		
3107		
PUBLIC WATER	PUBLIC SEWER	GAS
922 BAXTER BLVD		
12/28/2000	vjm	

**From:** Marge Schmuckal  
**To:** Jonathan Spence  
**Subject:** Re: stuff

Jonathan,  
I have looked at the Baxter Blvd duplex. I have a call in to David Lloyd for bldg elevations so I can make a final determination on setbacks, and bldg heights. I also do not see parking on the plans. 4 spaces are required. Is there a drive-in garage? I also wanted to verify the 75' setback from the HWM with D. Lloyd. Do you have the answers to any of these questions?

Boy Scouts of America on 131 Johnson Road:

>>> Jonathan Spence 07/05 11:59 AM >>>

If you could provide me with a brief memo in regards to the Boy Scouts before tomorrow at noon it would be appreciated.

If you could look at the duplex Baxter at some point it would be great.

Thanks

Jonathan



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

**2001-0149**  
Application I. D. Number  
**6/14/01**  
Application Date  
**Baxter Blvd.**  
Project Name/Description

**Lamontagne Marc M &**  
Applicant  
**922 Baxter Blvd, Portland, ME 04103**  
Applicant's Mailing Address  
**David Lloyd**  
Consultant/Agent  
**Agent Ph: 772-6022      Agent Fax: 772-4056**  
Applicant or Agent Daytime Telephone, Fax

**916 - 918 Baxter Blvd, Portland, Maine**  
Address of Proposed Site  
**166 D003001**  
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) \_\_\_\_\_

**1760 SqFT**  
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 checked="" type="checkbox"/> Other <i>\$ 19/June/01</i> |  |

Fees Paid:    Site Plan \_\_\_\_\_    Subdivision \_\_\_\_\_    Engineer Review \_\_\_\_\_    Date \_\_\_\_\_

**Insp Approval Status:**

Approved       Approved w/Conditions See Attached       Denied      Reviewer \_\_\_\_\_

Approval Date \_\_\_\_\_      Approval Expiration \_\_\_\_\_      Extension to \_\_\_\_\_       Additional Sheets Attached

Condition Compliance      \_\_\_\_\_ signature      \_\_\_\_\_ date

**Performance Guarantee**       Required\*       Not Required

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

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

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

**Insp Copy**

**2001-0149**

Application I. D. Number

**06/14/2001**

Application Date

**Baxter Blvd.**

Project Name/Description

**Lamontagne Marc M &**

Applicant

**922 Baxter Blvd, Portland, ME 04103**

Applicant's Mailing Address

**David Lloyd**

Consultant/Agent

**Agent Ph: 772-6022**

**Agent Fax: 772-4056**

Applicant or Agent Daytime Telephone, Fax

**916 - 918 Baxter Blvd, Portland, Maine**

Address of Proposed Site

**166 D003001**

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Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail  
 Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) \_\_\_\_\_

**1760 SqFT**

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

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|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># 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<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                | <input type="checkbox"/> Other _____           |  |

Fees Paid: Site Plan **\$400.00** Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date: **06/14/2001**

**Insp 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 Issued             | _____          |  |                 |
|   | 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 |

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

Insp Copy

2001-0149

Application I. D. Number

06/14/2001

Application Date

Baxter Blvd.

Project Name/Description

Lamontagne Marc M &

Applicant

922 Baxter Blvd, Portland, ME 04103

Applicant's Mailing Address

David Lloyd

Consultant/Agent

Agent Ph: 772-6022

Agent Fax: 772-4056

Applicant or Agent Daytime Telephone, Fax

916 - 918 Baxter Blvd, Portland, Maine

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 Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) \_\_\_\_\_

1760 SqFT

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># 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<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                | <input type="checkbox"/> Other _____           |  |

Fees Paid: Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date: \_\_\_\_\_

**Insp Approval Status:**

Reviewer Tammy Munson

- Approved  Approved w/Conditions  
See Attached  Denied

Approval Date 08/23/2001 Approval Expiration 08/23/2002 Extension to \_\_\_\_\_  Additional Sheets  
Attached

Condition Compliance Tammy Munson 08/23/2001  
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 Issued             | _____          |  |                 |
|   | 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 |

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

2001-0149

Application I. D. Number

06/14/2001

Application Date

Baxter Blvd.

Project Name/Description

Lamontagne Marc M &

Applicant

922 Baxter Blvd, Portland, ME 04103

Applicant's Mailing Address

David Lloyd

Consultant/Agent

Agent Ph: 772-6022

Agent Fax: 772-4056

Applicant or Agent Daytime Telephone, Fax

916 - 918 Baxter Blvd, Portland, Maine

Address of Proposed Site

166 D003001

Assessor's Reference: Chart-Block-Lot

**Approval Conditions of Planning**

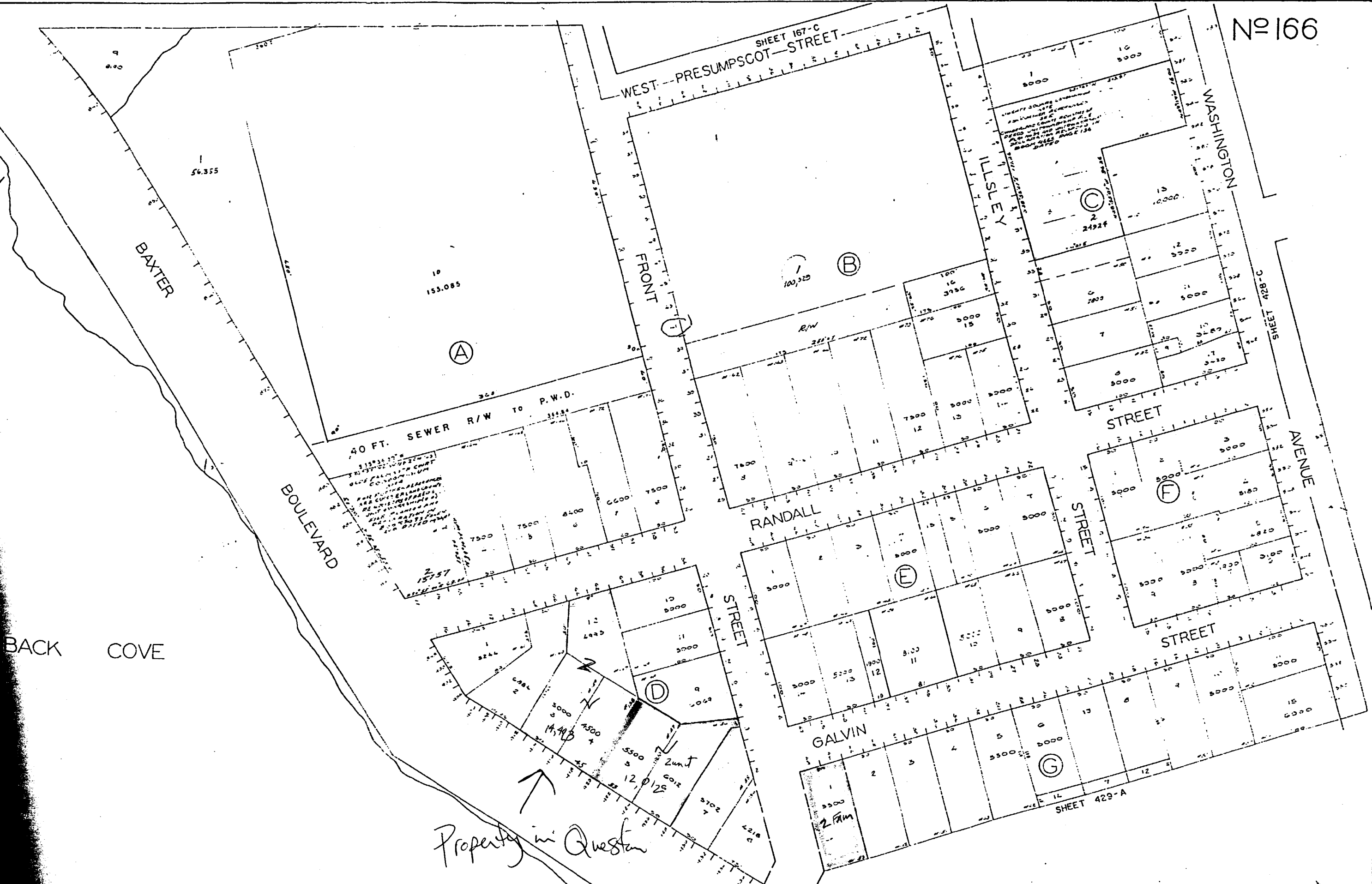
- 1 The specimen size of the Lindens will be increased to a caliper size of 2.5"-3"

**Approval Conditions of Insp**

- 1 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2 Separate permits shall be required for future decks, sheds, pools, and/or garage.

**Approval Conditions of DRC**

- 1 APPLICANT/CONTRACTOR SHALL PERFORM GRADING ALONG WESTERLY PROPERTY LINE SO THAT NO PONDING OF WATER OCCURS AND THAT DRAINAGE DOES NOT FLOW ONTO THE NEIGHBORING PROPERTY.
- 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 PER UNIT must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 4 Your new street address is now 916-918 Baxter Blvd., the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 5 The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
- 6 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8828. 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.
- 7 A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
- 8 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.
- 9 The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
- 10 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.



40 FT. SEWER R/W TO P.W.D.

(A)

(B)

(E)

(F)

(D)

(G)

Property in Question

SHEET 429-A

SHEET 428-C

SHEET 167-C

BACK COVE

BAXTER BOULEVARD

WEST PRESUMPCOT STREET

ILLESLEY STREET

WASHINGTON AVENUE

FRONT STREET

RANDALL STREET

GALVIN STREET

STREET

STREET

STREET

BOULEVARD

STREET

56.355

10 153.085

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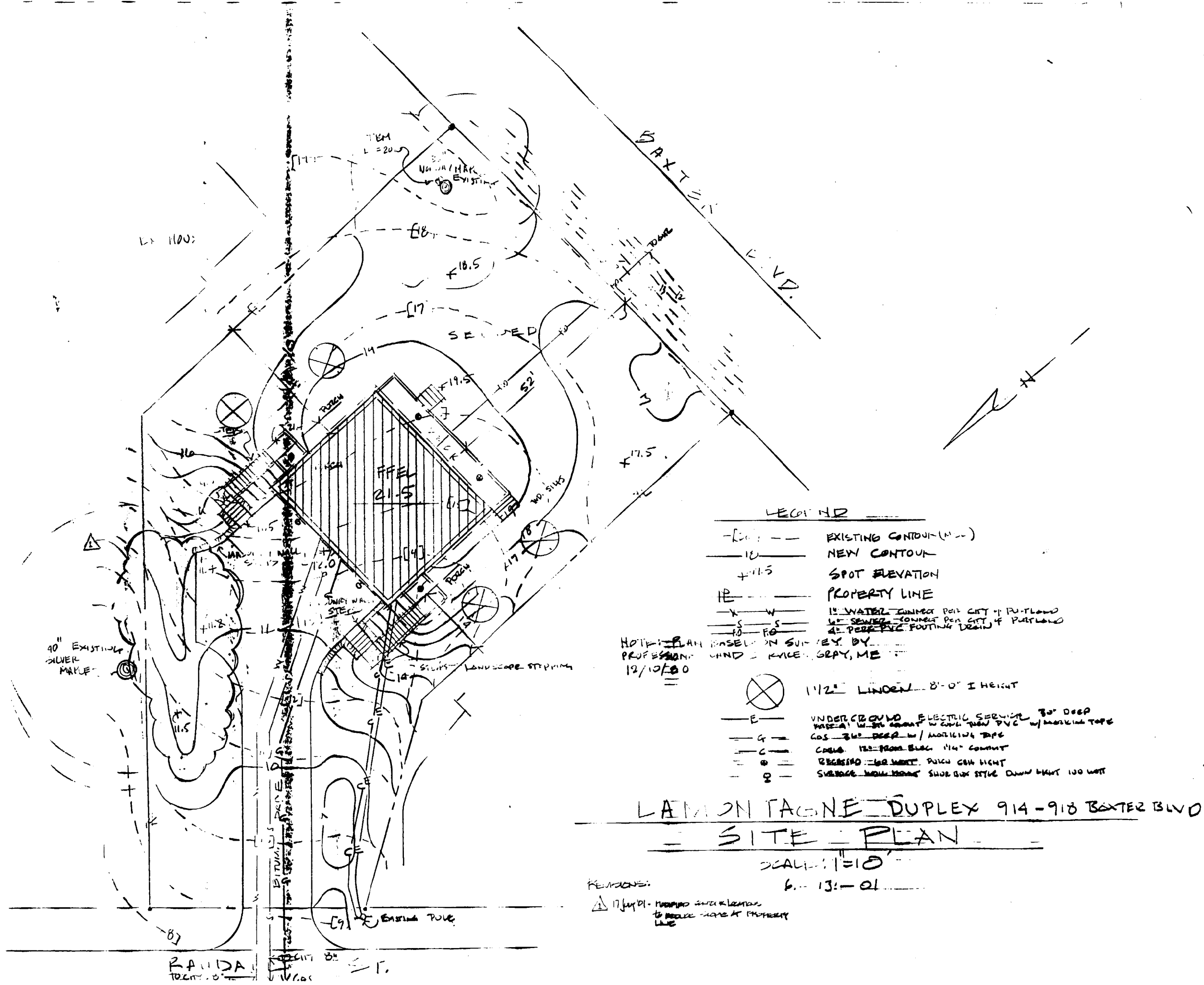
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3000



- LEGEND**
- - - - EXISTING CONTOUR (M...)
  - — — NEW CONTOUR
  - +11.5 SPOT ELEVATION
  - HP ——— PROPERTY LINE
  - X — W 12" WATER SERVICE PER CITY OF PORTLAND
  - S — S 12" SEWER CONNECTION PER CITY OF PORTLAND
  - FO — FO 4" PERFORATED FOOTING DRAIN
  - ⊗ 1 1/2" LINOEN 8'-0" I HEIGHT
  - E — UNDERGROUND ELECTRIC SERVICE 30" DEEP W/ 3" CONDUIT W/ 3" PVC W/ MARKING TAPE
  - G — GAS 30" DEEP W/ MARKING TAPE
  - C — CABLE 120-POUND BUCK 1 1/4" CONDUIT
  - ⊙ RECESSED 120 WATT POLY GEN LIGHT
  - ⊚ SURFACE MOUNTED 120 WATT POLY GEN LIGHT

NOTICE: PLAN BASED ON SURVEY BY PROFESSIONAL LAND SURVEYOR GRAY, ME 12/10/80

LAMONTAGNE DUPLEX 914-918 BAXTER BLVD

SITE PLAN

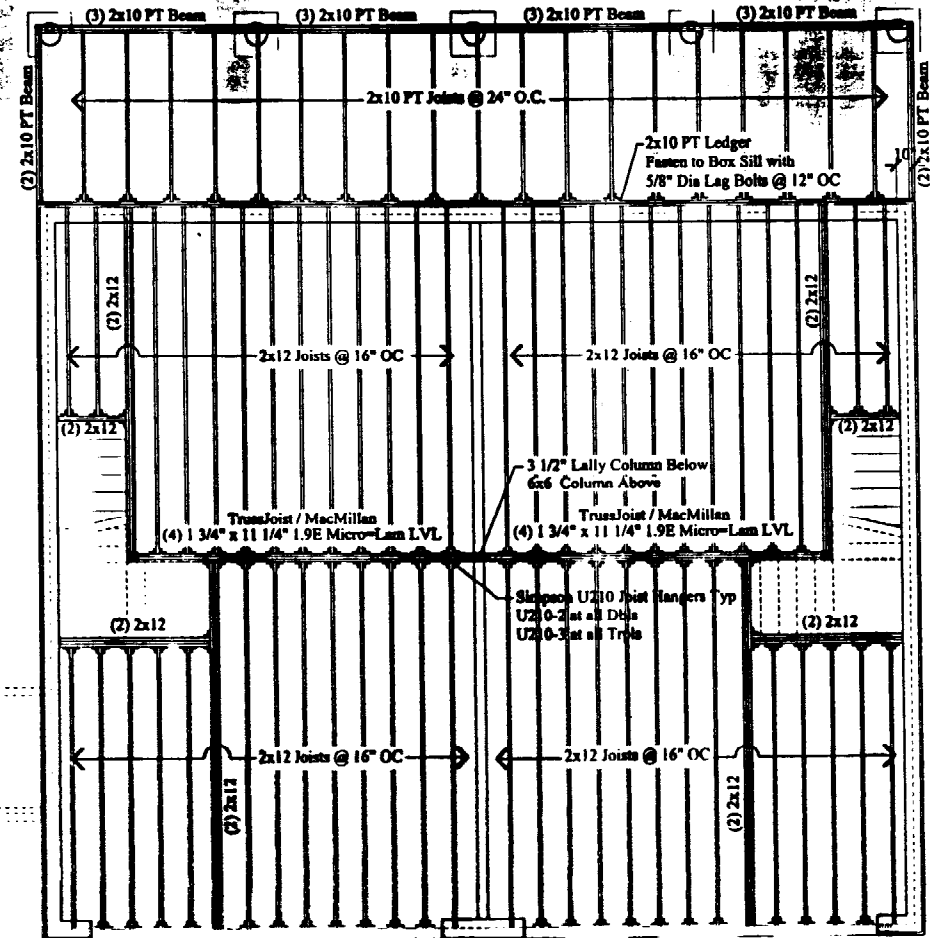
SCALE: 1"=10'

6-13-01

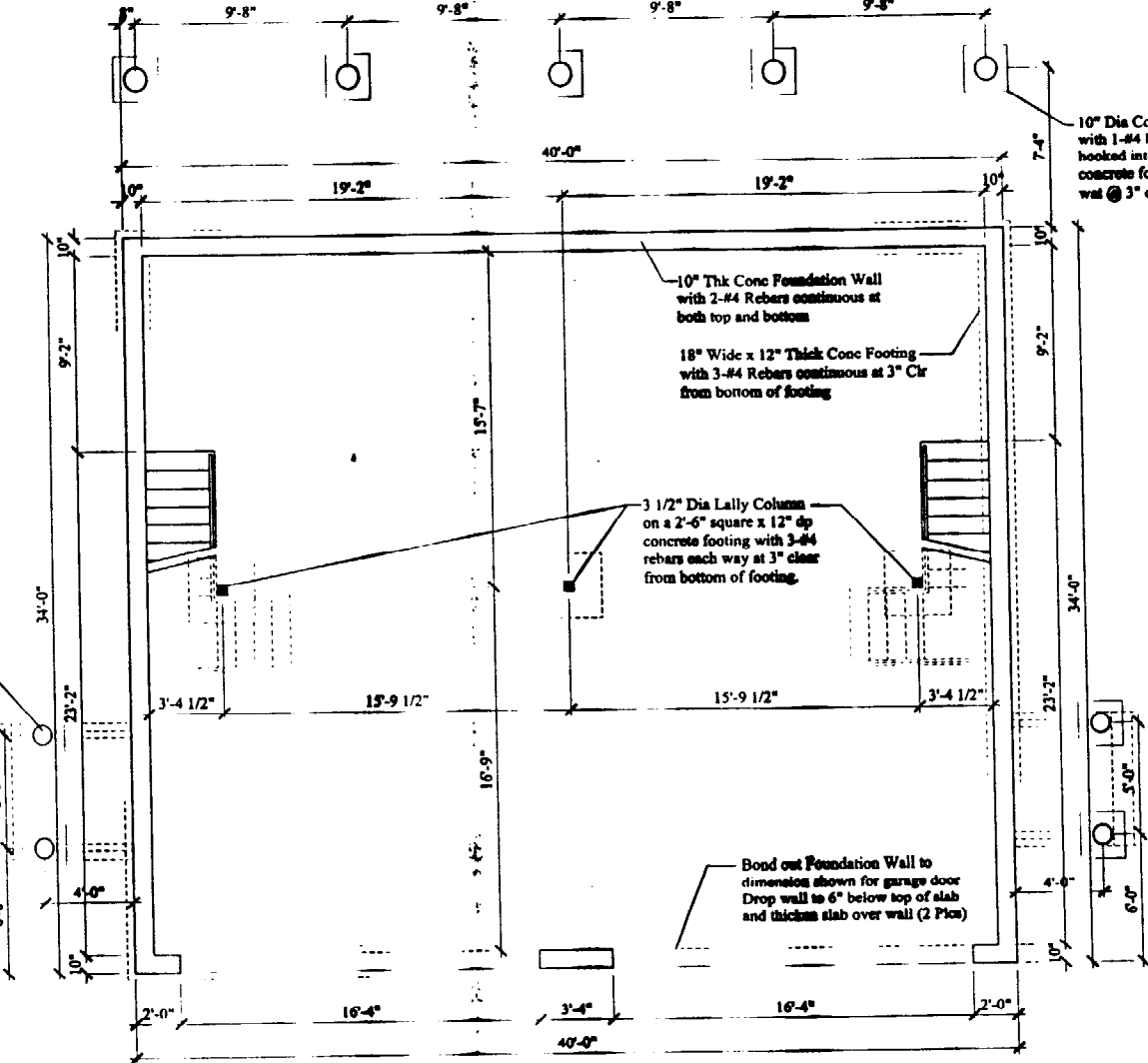
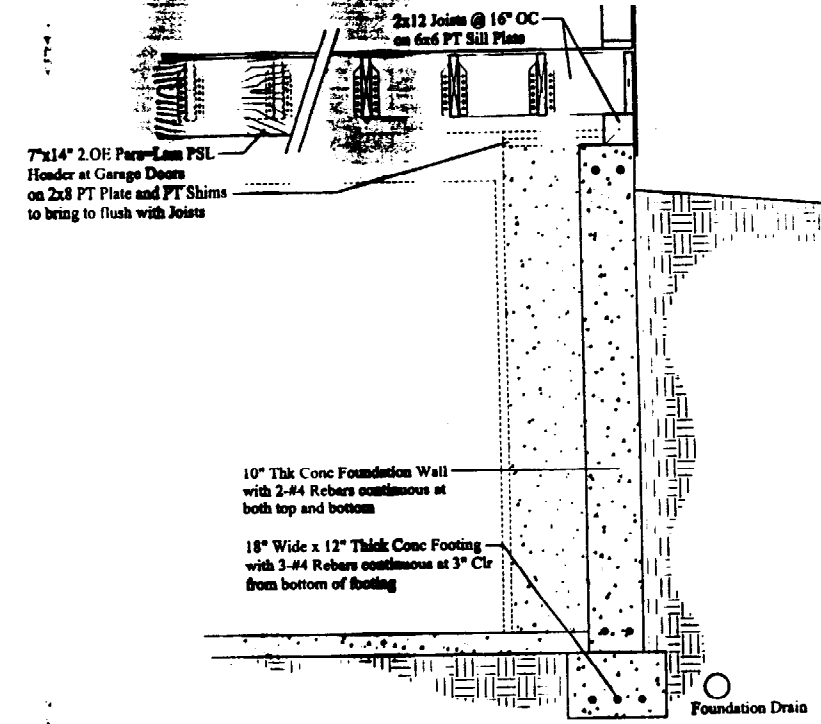
REVISIONS:  
 1. 11/17/01 - REVISIONS TO MAKE SURE AT PROPERTY LINE

40" EXISTING SILVER MARKER

RAIDA



First Floor Framing Plan



Lower Level Plan

8" Dia x 4'-0" min Dp Concrete Sonotube  
 with 1-#4 Rebar Vertical thru center  
 hooked into a 1'-6" Sq x 12" thk Conc Ftg  
 OR Pre-Cast Tapered Pier  
 TYP

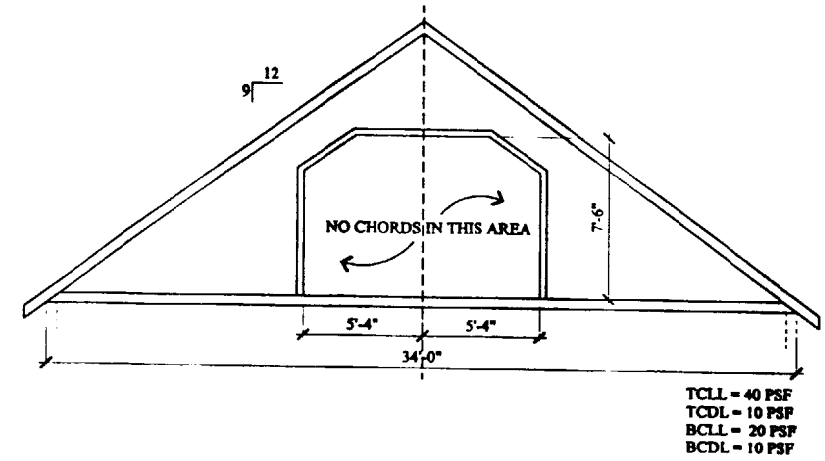
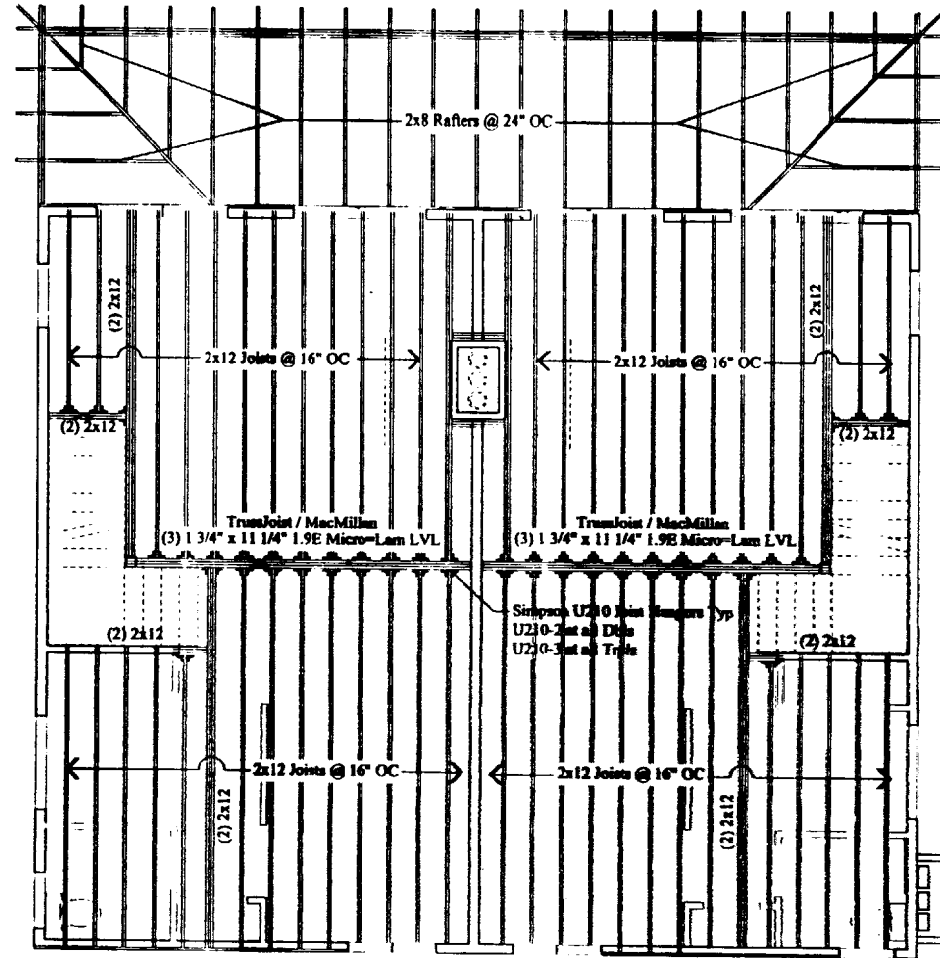
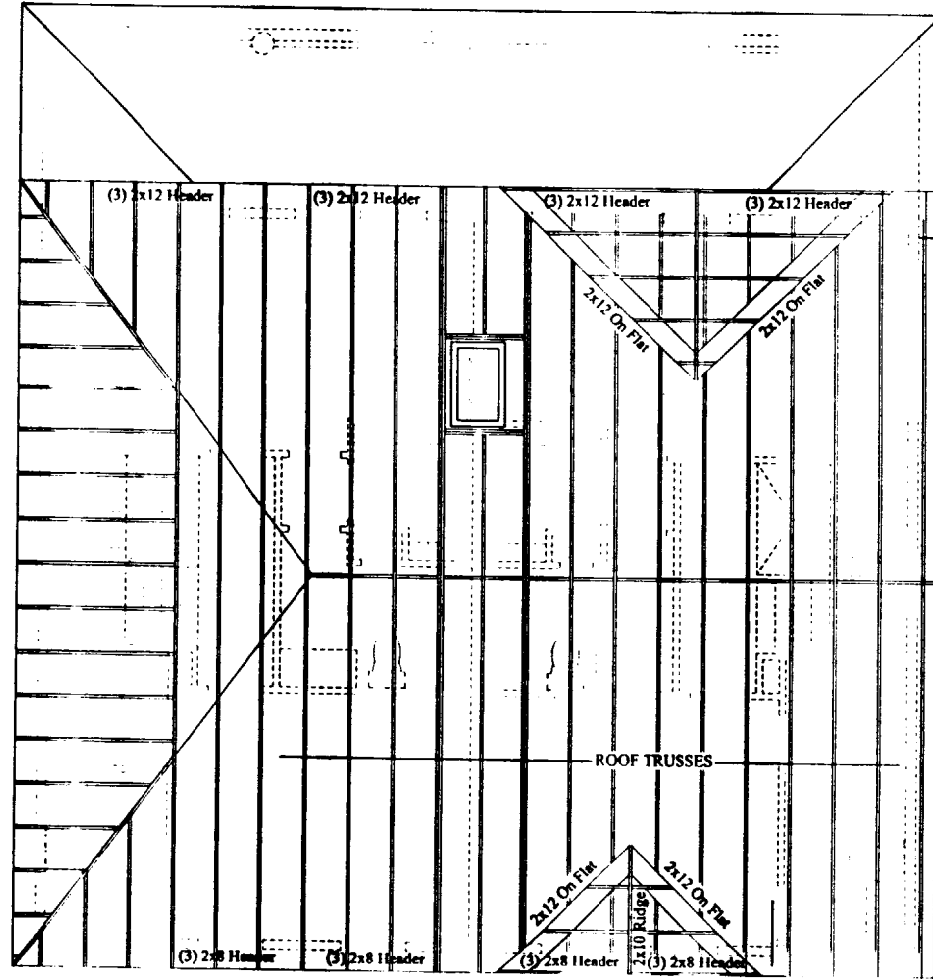
ARCHETYPE, P.A.  
 ARCHITECTS  
 48 Union Wharf Portland, Maine 04101  
 (207) 772-6022 Fax (207) 772-4056

Project: no  
 LaMontagne  
 Residence

Date	July 20, 2001
Drawn By	REV1003
Scale	1/4" = 1'-0"
Checked By	

Foundation  
 First Floor Framing

S1



ARCHETYPE, P.A.  
ARCHITECTS  
48 Union Wharf Portland, Maine 04101  
(207) 772-6022 Fax (207) 772-6056

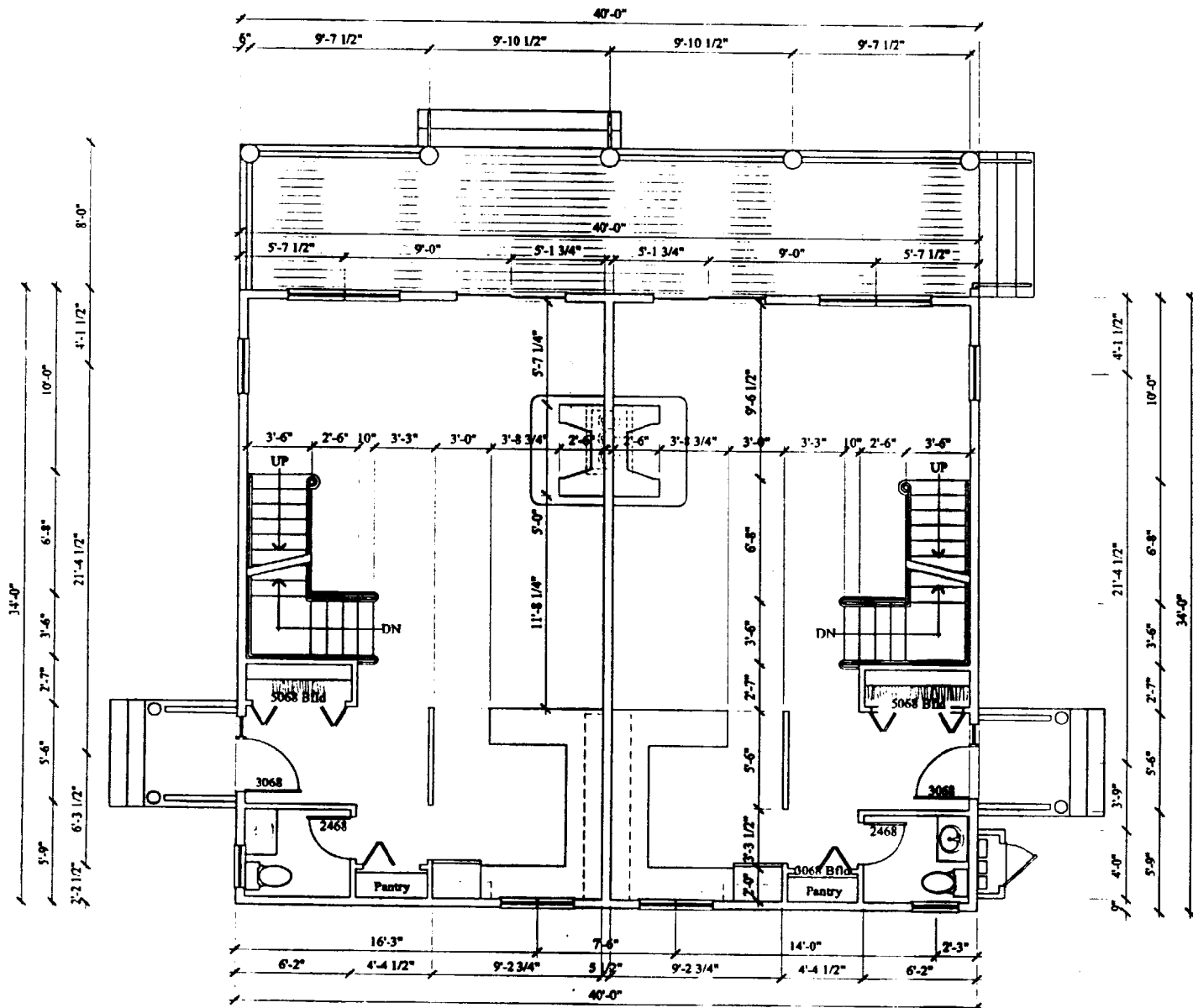
Project: *La Montagne*  
Residence

Date	July 20, 2001
Scale	1/4" = 1'-0"
Drawn By	
Checked By	
Revisions	

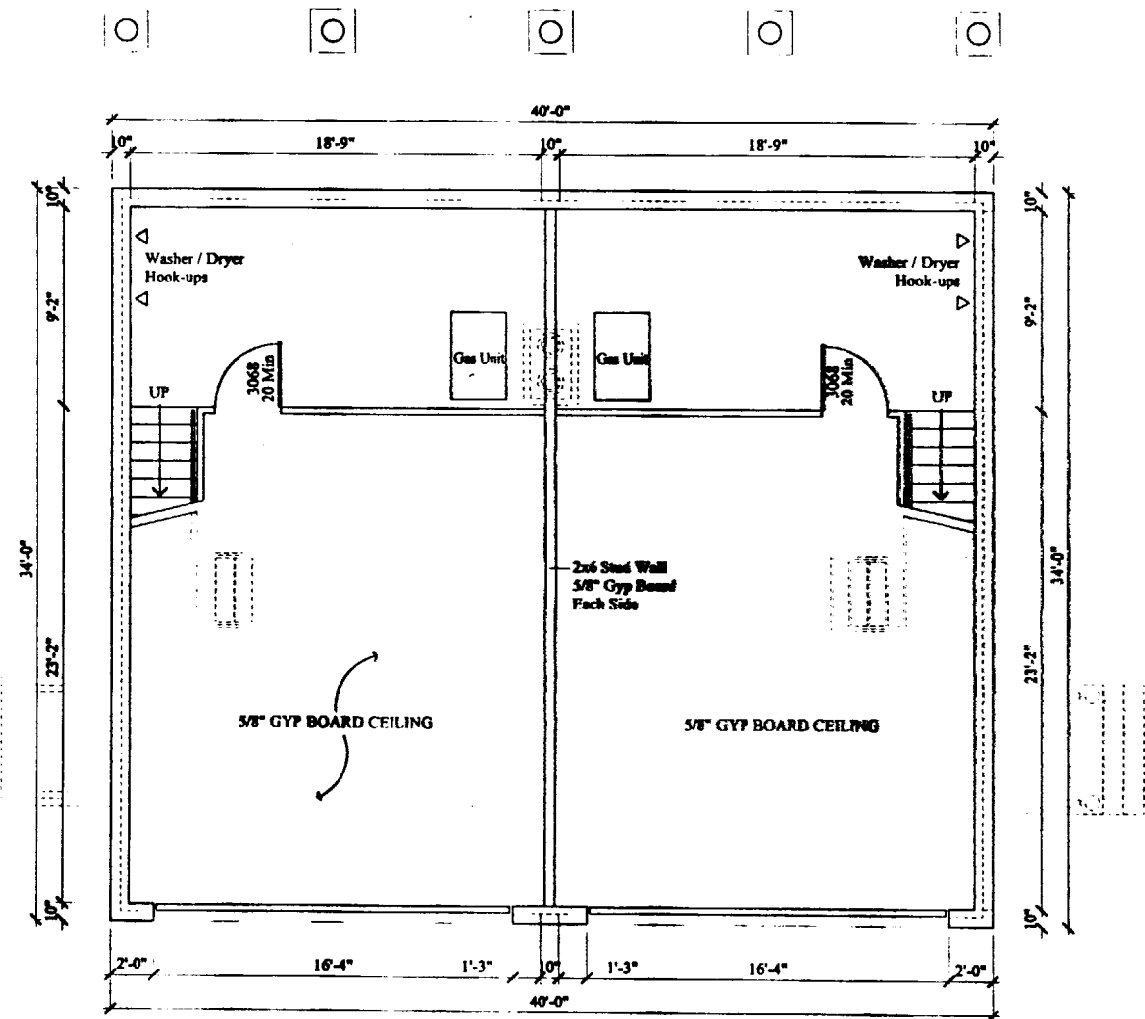
Second Floor Framing  
Roof Framing

S2





First Floor Plan



Lower Level Plan

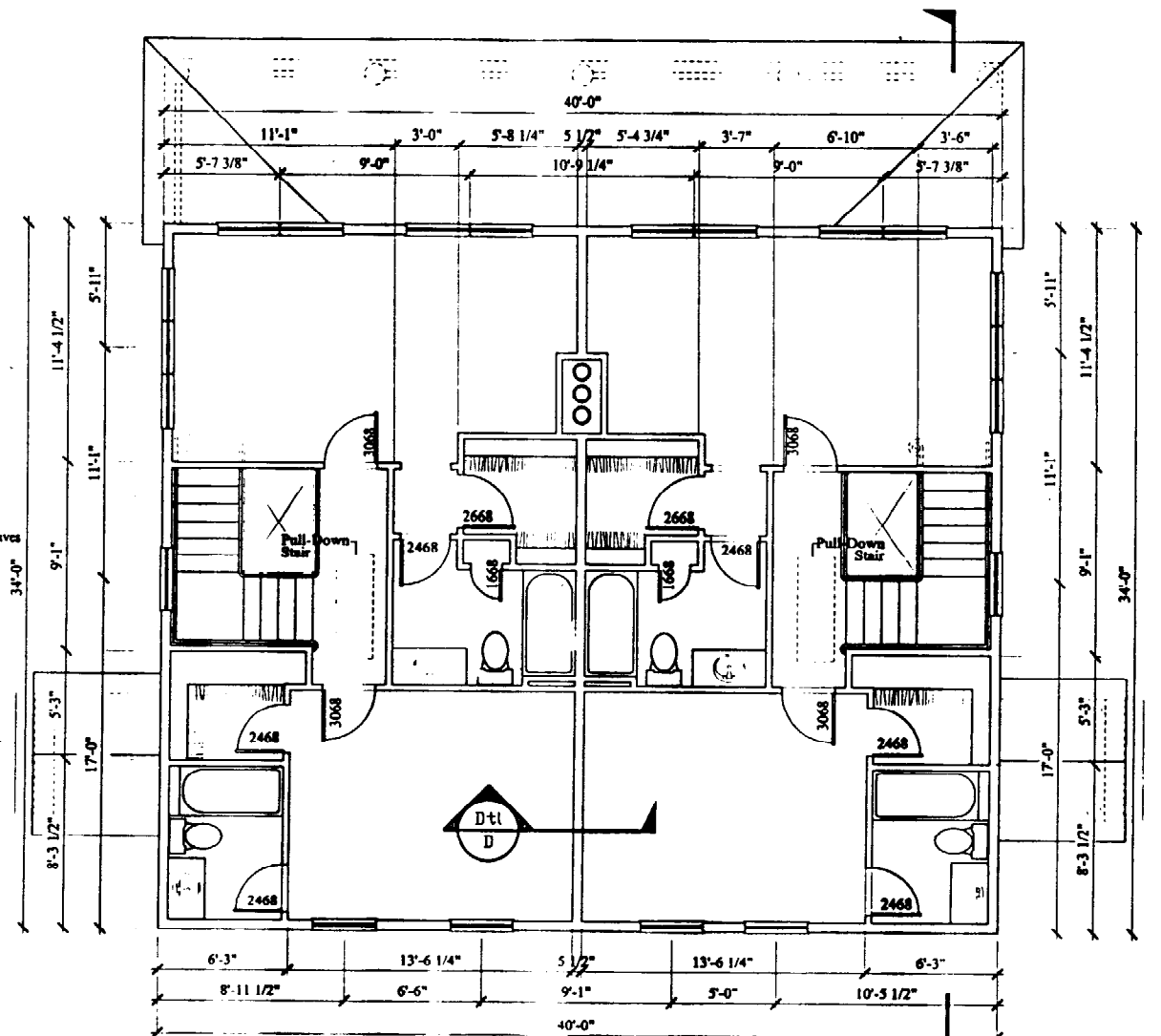
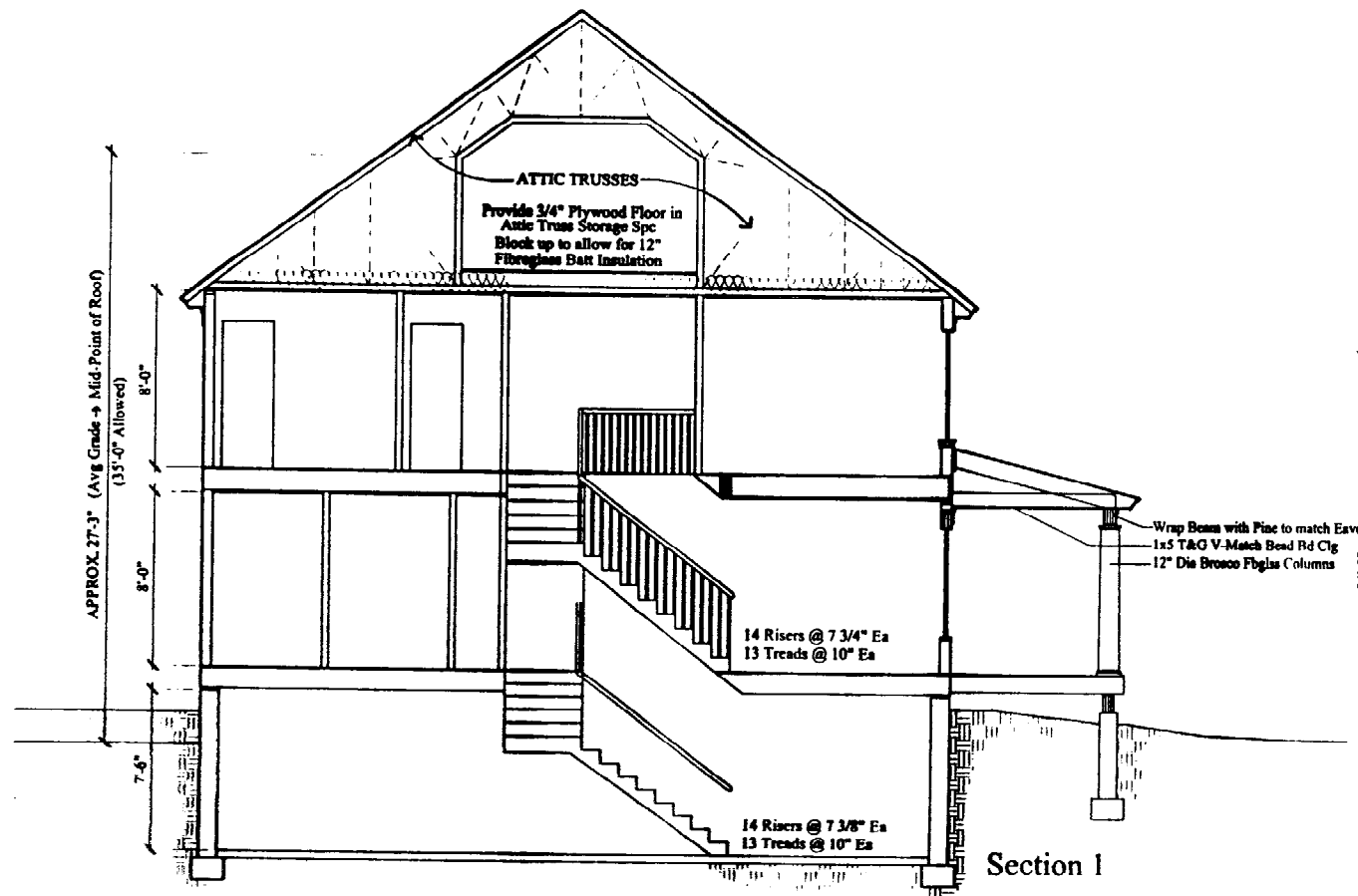
Lower Level Plan  
First Floor Plan

Date	July 20, 2001
Drawn By	
Scale	1/4" = 1'-0"
Checked By	
Revisions	

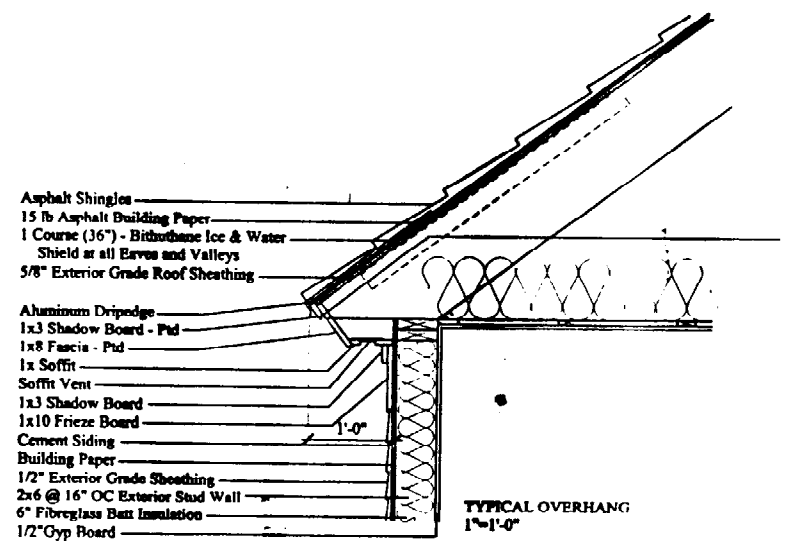
Project:  
**LaMontagne**  
**D U P L E X**  
914 to 918 Baxter Boulevard  
Portland, Maine

ARCHETYPE, P.A.  
ARCHITECTS  
48 Union Wharf Portland, Maine 04101  
(207) 772-6022 Fax (207) 772-4056

**A1**

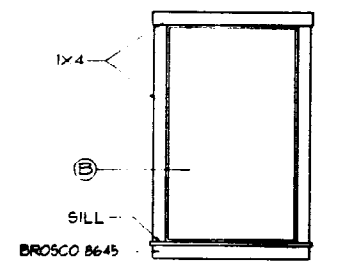


2nd Floor Plan

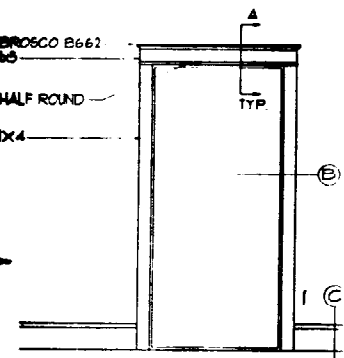


- Asphalt Shingles
- 15 lb Asphalt Building Paper
- 1 Course (36") - Bituthane Ice & Water Shield at all Eaves and Valleys
- 5/8" Exterior Grade Roof Sheathing
- Aluminum Dripedge
- 1x3 Shadow Board - Ptd
- 1x8 Fascia - Ptd
- 1x Soffit
- Soffit Vent
- 1x3 Shadow Board
- 1x10 Frieze Board
- Cement Siding
- Building Paper
- 1/2" Exterior Grade Sheathing
- 2x6 @ 16" OC Exterior Stud Wall
- 6" Fibreglass Batt Insulation
- 1/2" Gyp Board

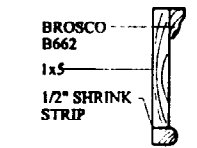
TYPICAL OVERHANG  
SCALE 1/2" = 1'-0"



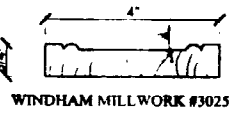
TYPICAL WINDOW TRIM  
SCALE 1/2" = 1'-0"



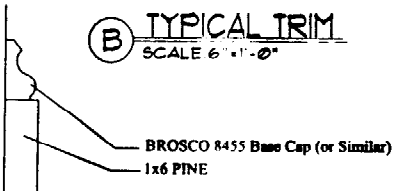
TYPICAL DOOR TRIM  
SCALE 1/2" = 1'-0"



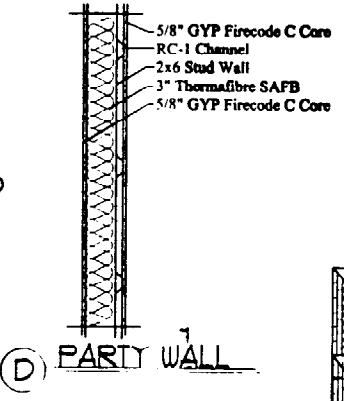
(A) TYP DOOR HEAD  
SCALE 6" = 1'-0"



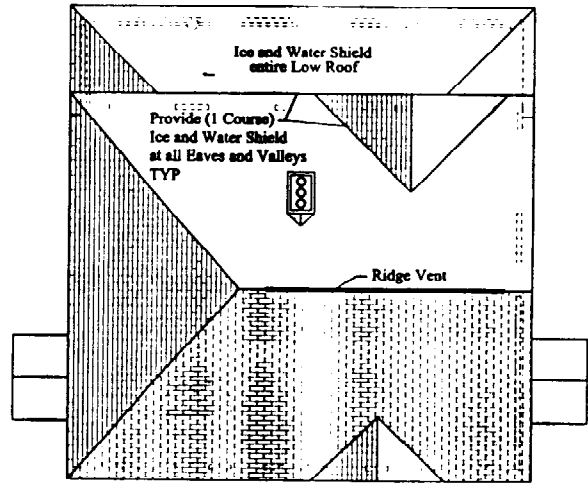
(B) TYPICAL TRIM  
SCALE 6" = 1'-0"



(C) TYP BASE MOULDING  
SCALE 6" = 1'-0"



(D) PARTY WALL



Provide (1 Course) Ice and Water Shield at all Eaves and Valleys TYP

ARCHETYPE, P.A.  
ARCHITECTS  
48 Union Wharf Portland, Maine 04101  
(207) 772-6022 Fax (207) 772-4656

Project: *La Montagne*  
DU PLE X  
914 to 918 Baxter Boulevard  
Portland, Maine

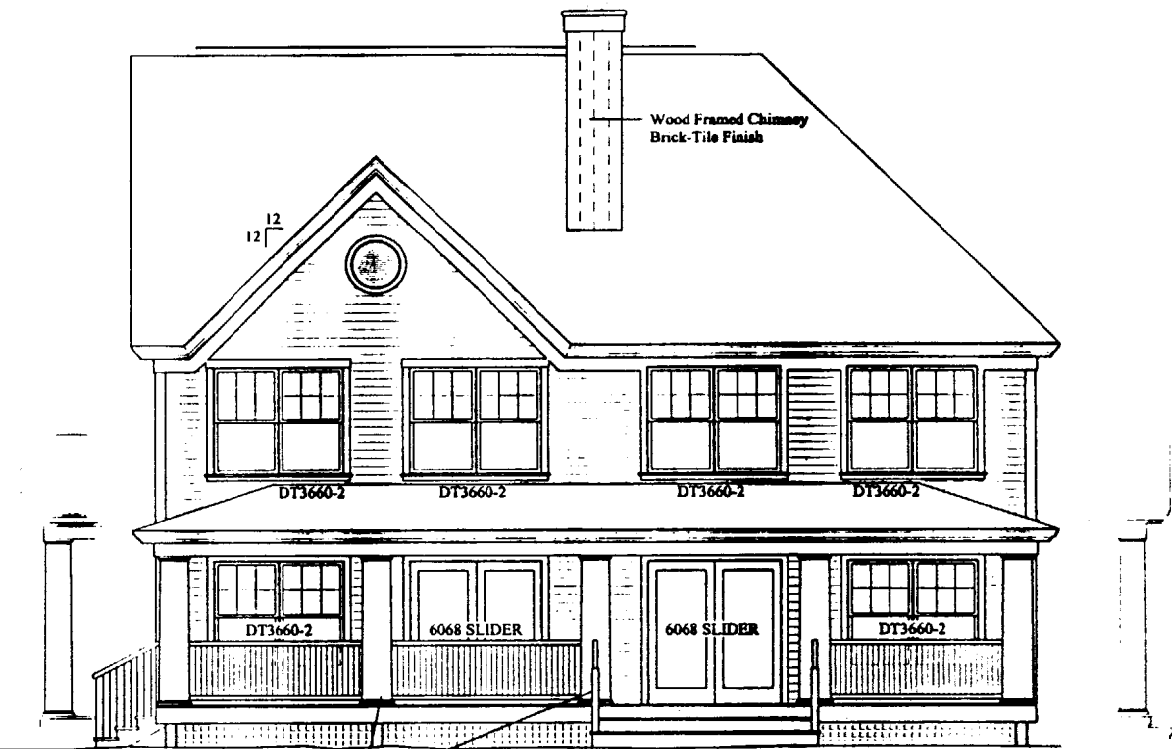
Date	July 30, 2001
Scale	1/4" = 1'-0"
Drawn By	
Checked By	
Revisions	

Details

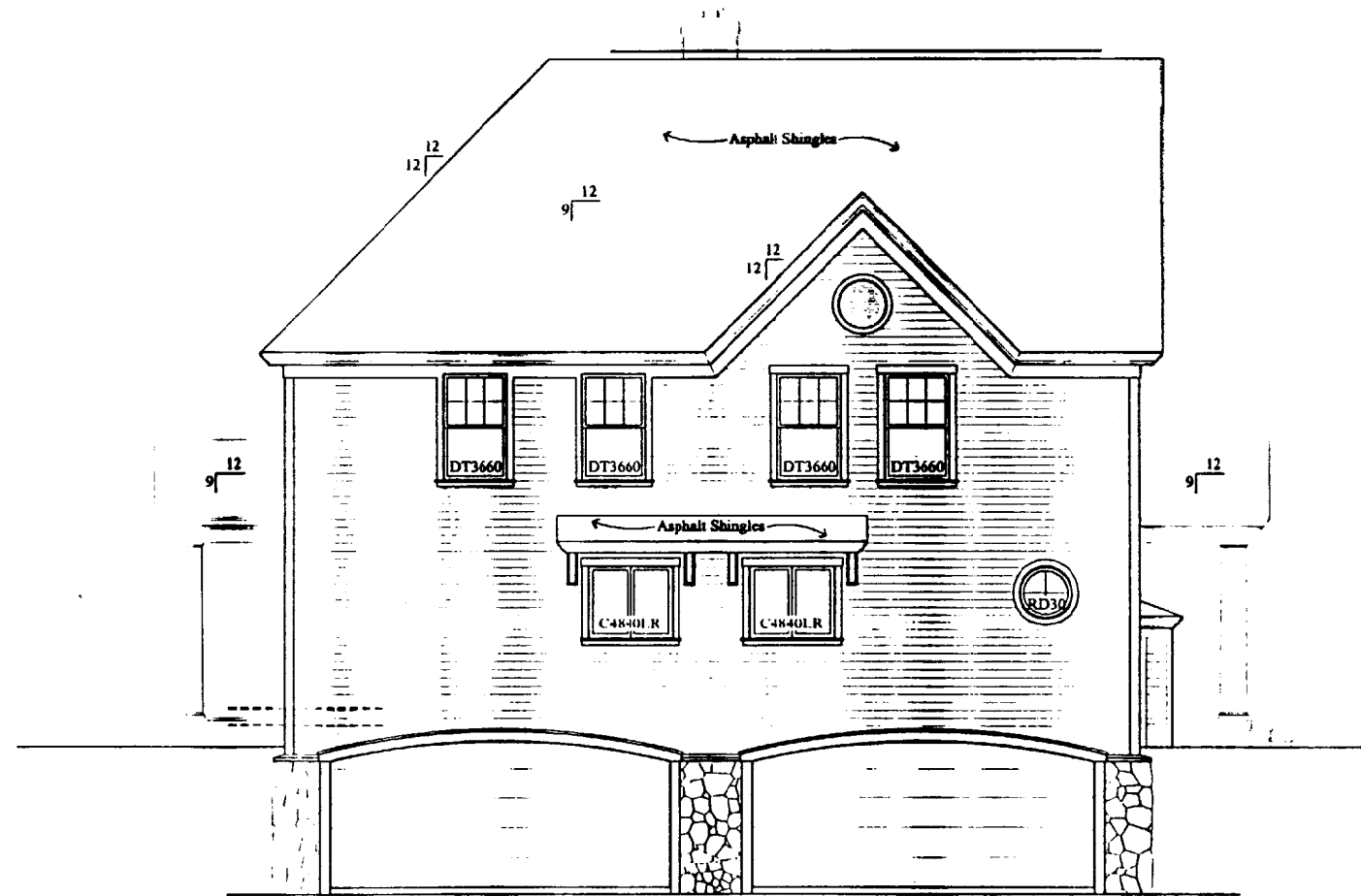
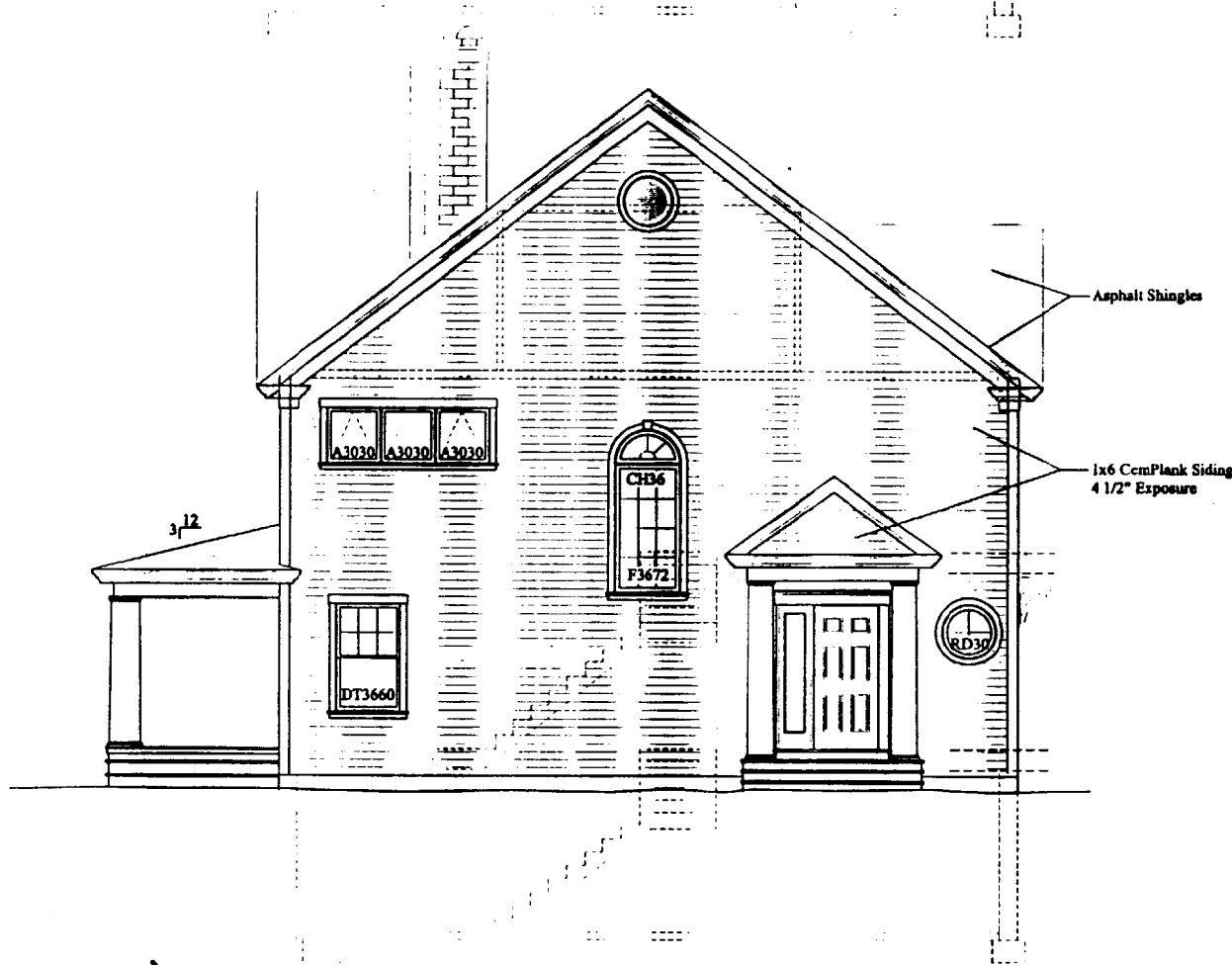
A2



BROSCO / TURNCRAFT 18" Dia Wood Column  
 Cut Length to fit as shown. Paint interior of Column  
 prior to installation (Typ at Entries and Porch as shown)



BROSCO / TURNCRAFT 18" Dia Wood Column  
 Cut Length to fit as shown. Paint interior of Column  
 prior to installation (Typ at Entries and Porch as shown)

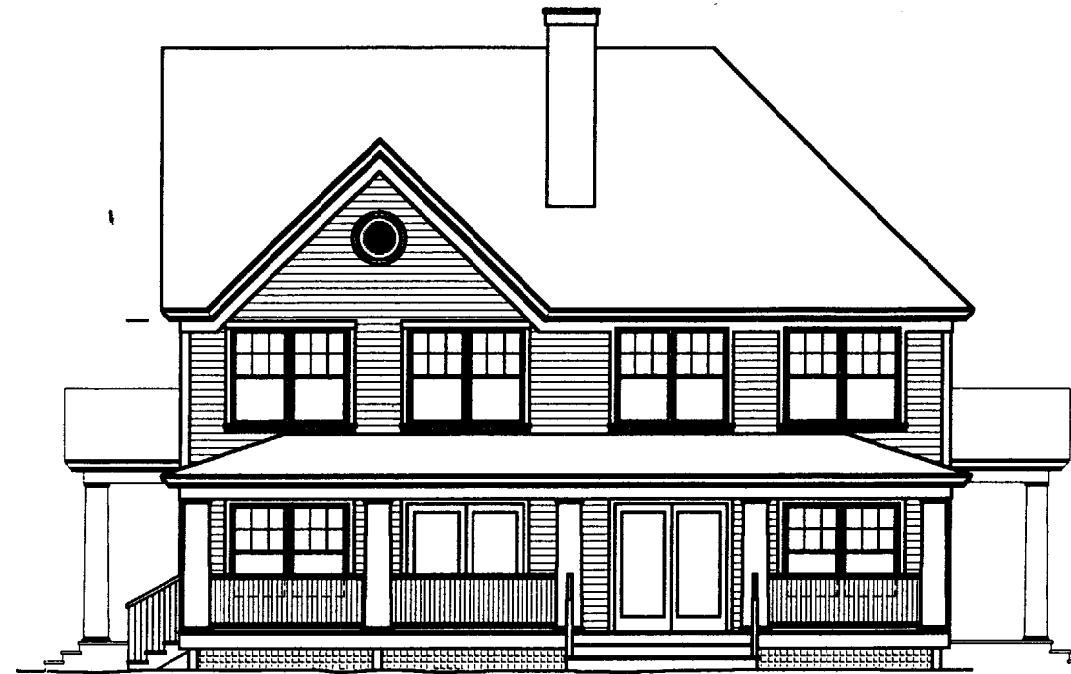


ARCHETYPE, P.A.  
 ARCHITECTS  
 48 Union Wharf Portland, Maine 04101  
 (207) 773-4023 Fax (207) 773-4056

Project  
 Scale 1/4" = 1'-0"  
 Checked By  
 DATE July 20, 2001  
 Drawn By  
 Revisions  
 LaMontagne  
 DUPLEX  
 914 to 919 Baxter Boulevard  
 Portland, Maine

Elevations

A3



$\frac{1}{8}'' = 1'$

ARCHETYPE, P.A.  
ARCHITECTS  
48 Union Street Portland, Maine 04101  
(603) 773-8023 Fax (603) 773-8006

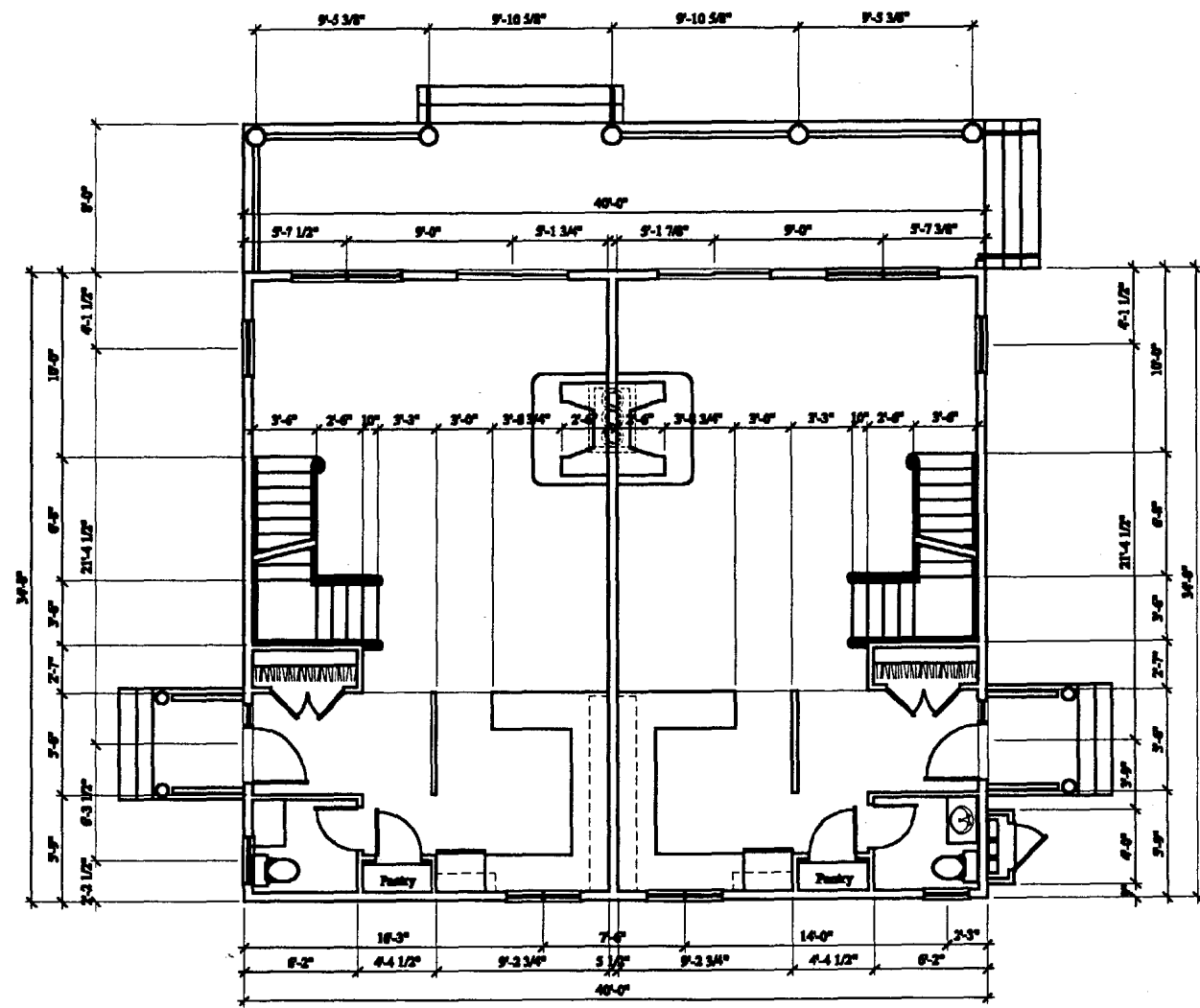
*LaMontagne*  
D U P L E X  
914 to 918 Dunbar Portland, Maine

Project: \_\_\_\_\_  
Scale: 1/8" = 1'-0"  
Date: June 13, 2001  
Drawn by: \_\_\_\_\_  
Checked by: \_\_\_\_\_  
Revisions: \_\_\_\_\_

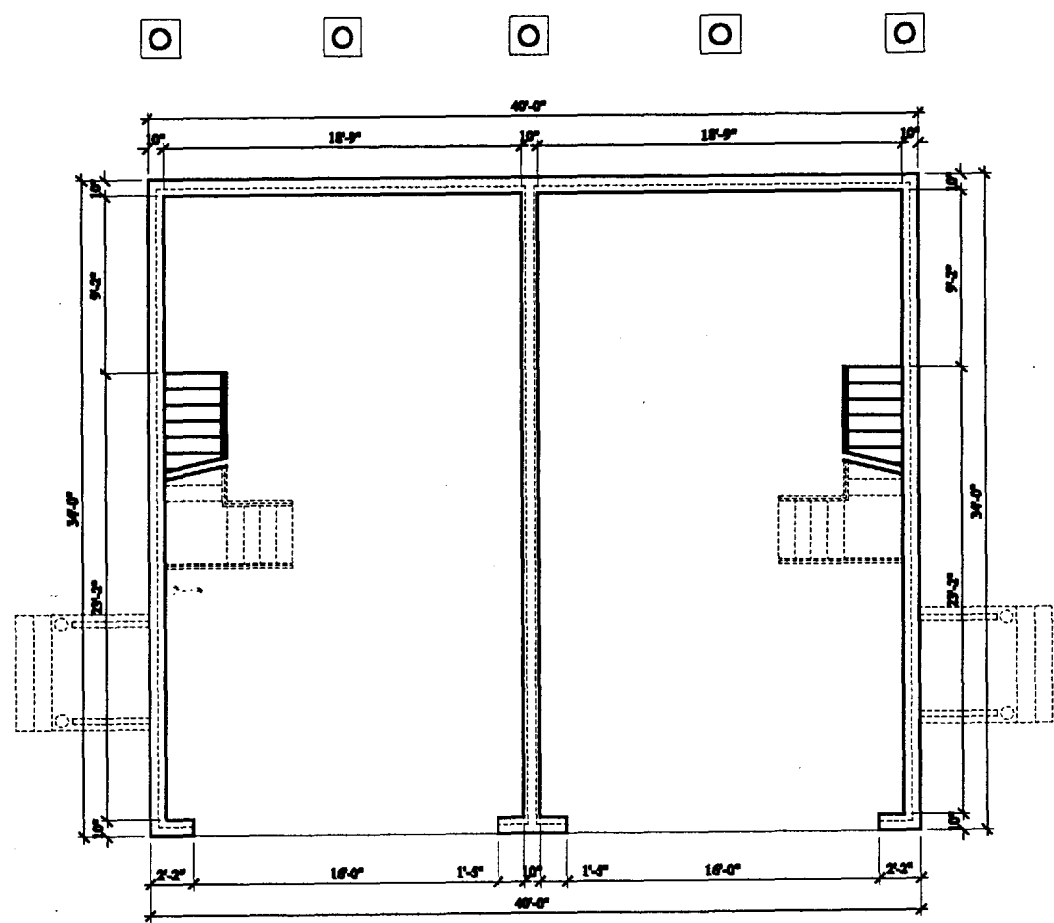
Elevations

A3

7/4/01



First Floor Plan



Lower Level Plan

received  
7/11/01

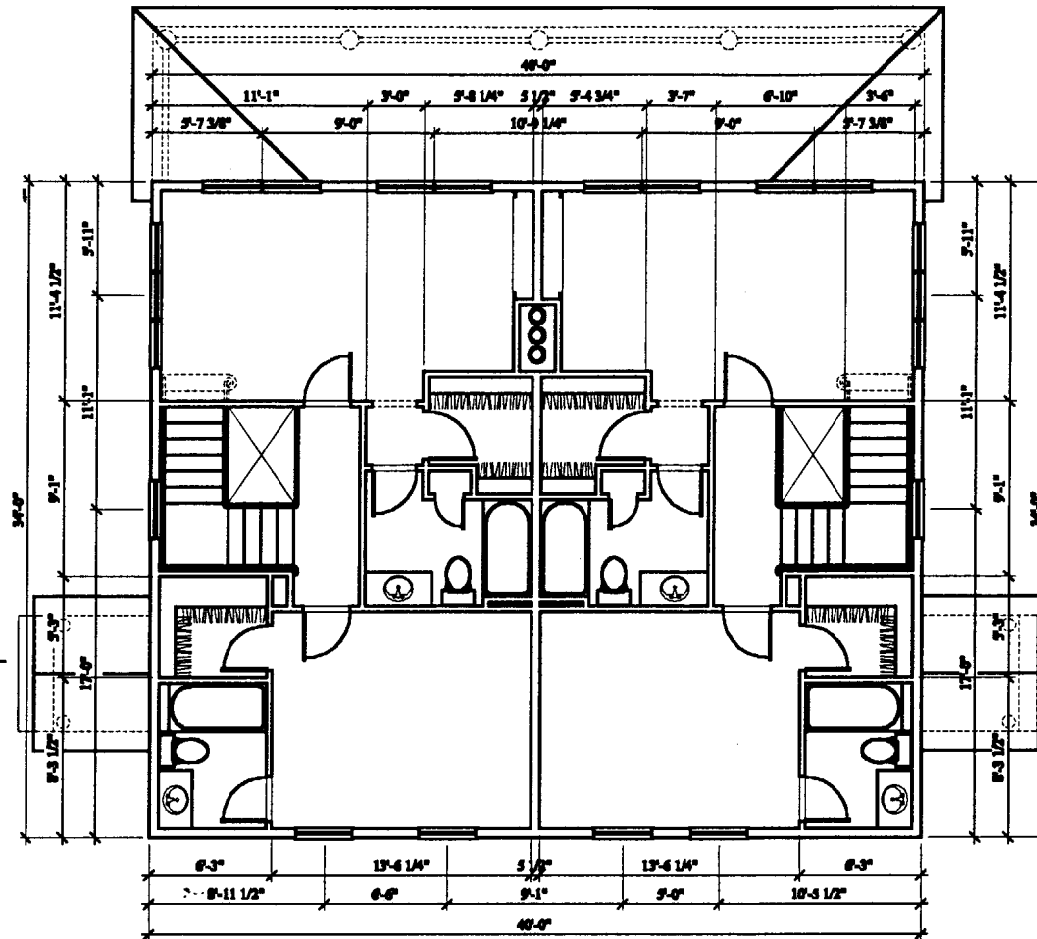
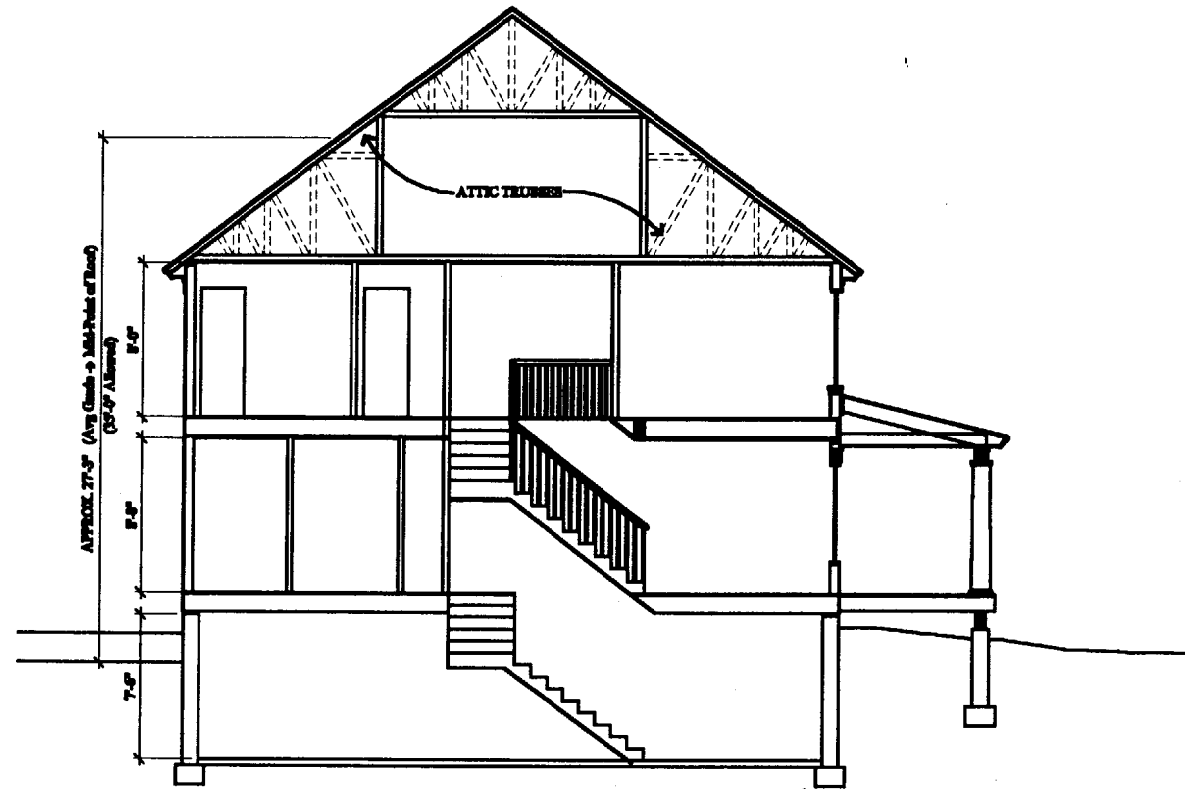
ARCHETYPE, P.A.  
ARCHITECTS  
43 Union Street Portland, Maine 04111  
(603) 772-6603 Fax (603) 772-4806

Project  
*La Montagne*  
D U P L E X  
914 to 918 Baxter Boulevard  
Portland, Maine

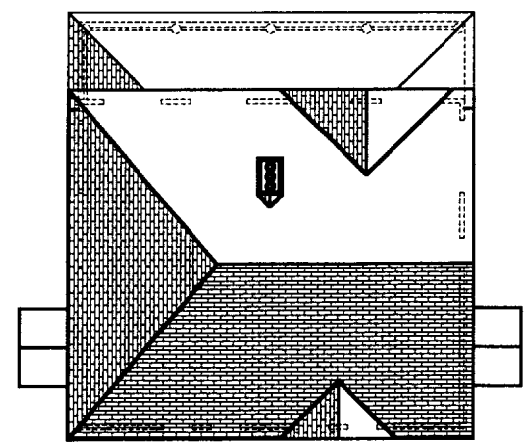
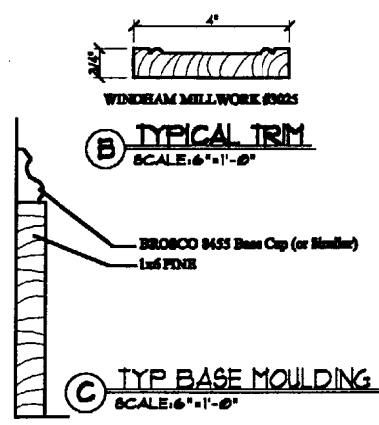
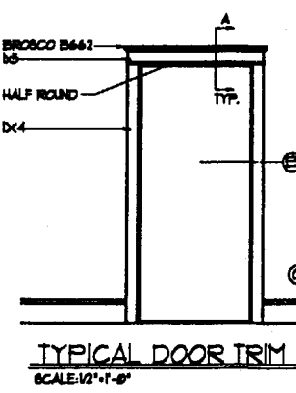
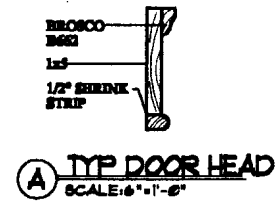
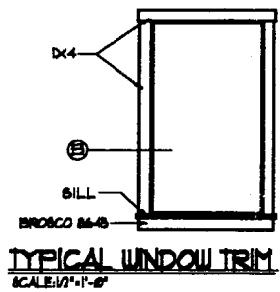
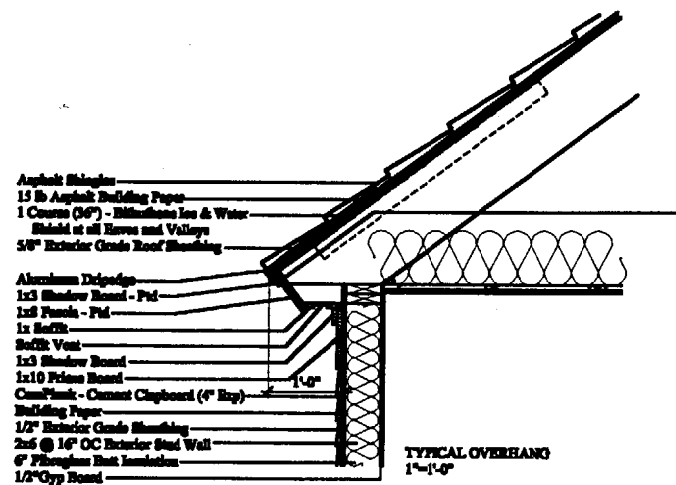
Scale	1/8" = 1'-0"
Drawn by	
Checked by	
Date	June 13, 2001
Revised	

Lower Level Plan  
First Floor Plan

A1



2nd Floor Plan



ARCHETYPE, P.A.  
 ARCHITECTS  
 48 Union Street, Portland, Maine 04101  
 (207) 772-8022 Fax (207) 772-4026

Project  
 14" = 1'-0"  
 Date 12.2001  
 Checked by  
 Drawn by  
 Elevation

Project	14" = 1'-0"
Date	12.2001
Checked by	
Drawn by	
Elevation	

Details

A2

7/4/01