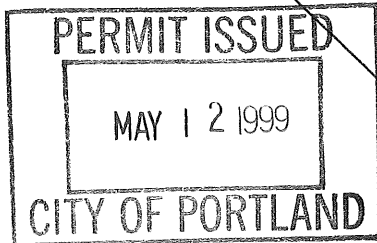


**City of Portland, Maine – Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 55 Pelicia Ln (Lot 8 Deering Meadow)		Owner: Jandie Development Corp		Phone: 797-9534		Permit No: <b>990406</b>	
Owner Address: 2 Flintlock Ln Palmyra ME 04106		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: SAA		Address:		Phone:		Permit Issued: APR 30 1999 CITY OF PORTLAND	
Past Use: Vacant Land		Proposed Use: 1-family dwelling w/ attached garage		COST OF WORK: \$ 50,000		PERMIT FEE: \$ 270.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group <i>A3</i> Type: <i>5B</i> <i>BOCA90</i> Signature: <i>Hoffman</i>	
Proposed Project Description: Construct 26 x 32 cape w/attached 21 x 22 garage				Signature:		Signature: <i>Hoffman</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zone: CBL: 171-A-048	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: <i>OK with conditions</i> <b>Special Zone or Reviews:</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm	
Permit Taken By: <i>SP</i>		Date Applied For: <i>April 20, 1999</i>		Signature:		Date:	

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..



PERMIT ISSUED WITH REQUIREMENTS

PERMIT ISSUED WITH REQUIREMENTS

**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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT	ADDRESS:	DATE: <i>April 20, 1999</i>	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

**Zoning Appeal**

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review

Action:

Approved  
 Approved with Conditions  
 Denied

Date: \_\_\_\_\_

CEO DISTRICT

2

COMMENTS

8/9/99- went to site - Framing inspection, checked egress, stairs, landings, headroom, etc  
all OK. Framing also OK. JP

	Type	Inspection Record	Date
Foundation:	_____	_____	_____
Framing:	_____	_____	_____
Plumbing:	_____	_____	_____
Final:	_____	_____	_____
Other:	_____	_____	_____

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED**

**Minor/Minor Site Review, Building or Use Permit Pre-Application  
Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

**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.**

Location/Address of Construction: <i>55 Felicia Lane (Lot 8 Deering Meadow)</i>			
Total Square Footage of Proposed Structure <i>1536 Living Space / 1336 Footprint</i>		Square Footage of Lot <i>9003</i>	
Tax Assessor's Chart, Block & Lot Number Chart# <i>171</i> Block# <i>A</i> Lot# <i>48</i>		Owner: <i>JANDIE DEVELOPMENT CORP</i>	Telephone#: <i>797-9534</i>
Lessee/Buyer's Name (If Applicable)		Owner's/Purchaser/Lessee Address:	Cost Of Work: <i>\$50,000.</i> Fee: <i>\$270</i>
Proposed Project Description:(Please be as specific as possible) <i>26'x32' CAPE WITH ATTACHED 21'x24' GARAGE</i>			
Contractor's Name, Address & Telephone <i>797-9534 JANDIE DEVELOPMENT</i>		<i>2 FLINTLOCK LANE</i>	Rec'd By: <i>FALMOUTH ME 04101</i>

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

A "minor/minor" site plan review is required prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor (2 copies are required). A complete plot plan (Site Plan) includes:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation ( based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

**4) Building Plans (Sample Attached)**

A complete set of construction drawings showing all of the following elements of construction:

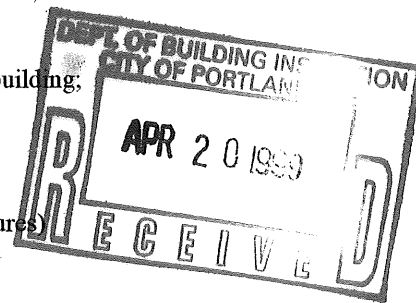
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

**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/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: <i>[Signature]</i>	Date: <i>4-20-99</i>
--	----------------------

Site Review Fee: \$300.00/Building Permit Fee: \$23.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.



568  
14  
78  
Applicant:  
Address:

DeRice

Date: 4/30/99

Felicia Lane (lot 8) C-B-L: 171-A-48

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - construct 26' x 32' with attached 21' x 24' attached deck 1 story garage 12' x 12'

Sevage Disposal - city -

Lot Street Frontage - 50' req - 78' show

Front Yard - 25' req - 26' show

Rear Yard - 25' req - 58' show

Side Yard - 14' req for house - 14' on left  
8' req for garage - 8' on right

Projections - rear deck - rear bulk head

Width of Lot - 75' req - 78' show

Height - 2 story house - 1 story garage

Lot Area - 6,500<sup>sq</sup> req 9,000<sup>sq</sup> show

Lot Coverage/ Impervious Surface - 25% MAX = 2250.75<sup>sq</sup> MAX

Area per Family - 6,500<sup>sq</sup>

Off-street Parking - 2 req - 2 show

Loading Bays - N/A

Site Plan - minor/min

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Zone C

26' x 32' = 832  
21' x 24' = 504  
12' x 12' = 144

1480<sup>sq</sup>

**BUILDING PERMIT REPORT**

DATE: 24 APRIL 1999 ADDRESS: Felicia Ln (Lot 8 Deering Mills) PBL: 171-A-048  
 REASON FOR PERMIT: To Construct a 1 Family Dwelling / attached garage  
 BUILDING OWNER: Jandie Development Corp.  
 PERMIT APPLICANT: A. DeRice / Contractor ↑  
 USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: \*1, \*2, \*3, \*4, \*5, \*6, \*7, \*8, \*9, \*10, \*11, \*12, \*13, \*14, \*15, \*16, \*17, \*18, \*19, \*20, \*21, \*22, \*23, \*24, \*25, \*26, \*27, \*28, \*29, \*30, \*31, \*32, \*33, \*34

- \*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)
- \*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 damp proofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
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 means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
- \*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", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2, M and R and 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 3e4" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) 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)
- \*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 3/4" 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. 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 1018.6)
16. 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)
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0)

18. 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)
- X19. 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/1996), 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
- In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2.
20. 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)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall maintained to NFPA #13 Standard.
23. 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/1996)
24. 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".
25. 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.
26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- X27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- X28. All requirements must be met before a final Certificate of Occupancy is issued.
- X29. 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).
- X30. 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)
- (31) Please read and implement the attached Land Use Zoning report requirements. *- see attached*
- X32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
- X33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- X34. Your proposed cost of work of \$50,000.00 seems low - Please revise this price or submit your price list with labor cost before work begins.
35. Access To Crawl and attic spaces Section 1211.0 -
- 36.

*[Signature]*  
 P. Hoffses, Building Inspector  
 cc: Lt. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator

\*\*On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.

- ① Garage stairs - <sup>Provide</sup> Gaurdrails + handrails above  $15\frac{1}{2}$ " from walking surface
- ② <sup>(+4")</sup> Solid risers on deck stairs ~~above~~  $15\frac{1}{2}$ " (
- ③ Bulkhead stairs - reduce riser openings to less than 4".
- ④ Bsmnt stairs - gaurd system + staple intallation of system must comply with section 1606.4 of the 1996 BOCA CODE.

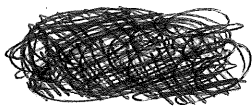
5. Awaiting notification from oil and solid fuel board regarding clearances of installed ~~chimney~~ chimney/vent ductwork.

Do reduce clearance

26 gauge sheet metal 9" - reduction

18" from combustibles

797-4883

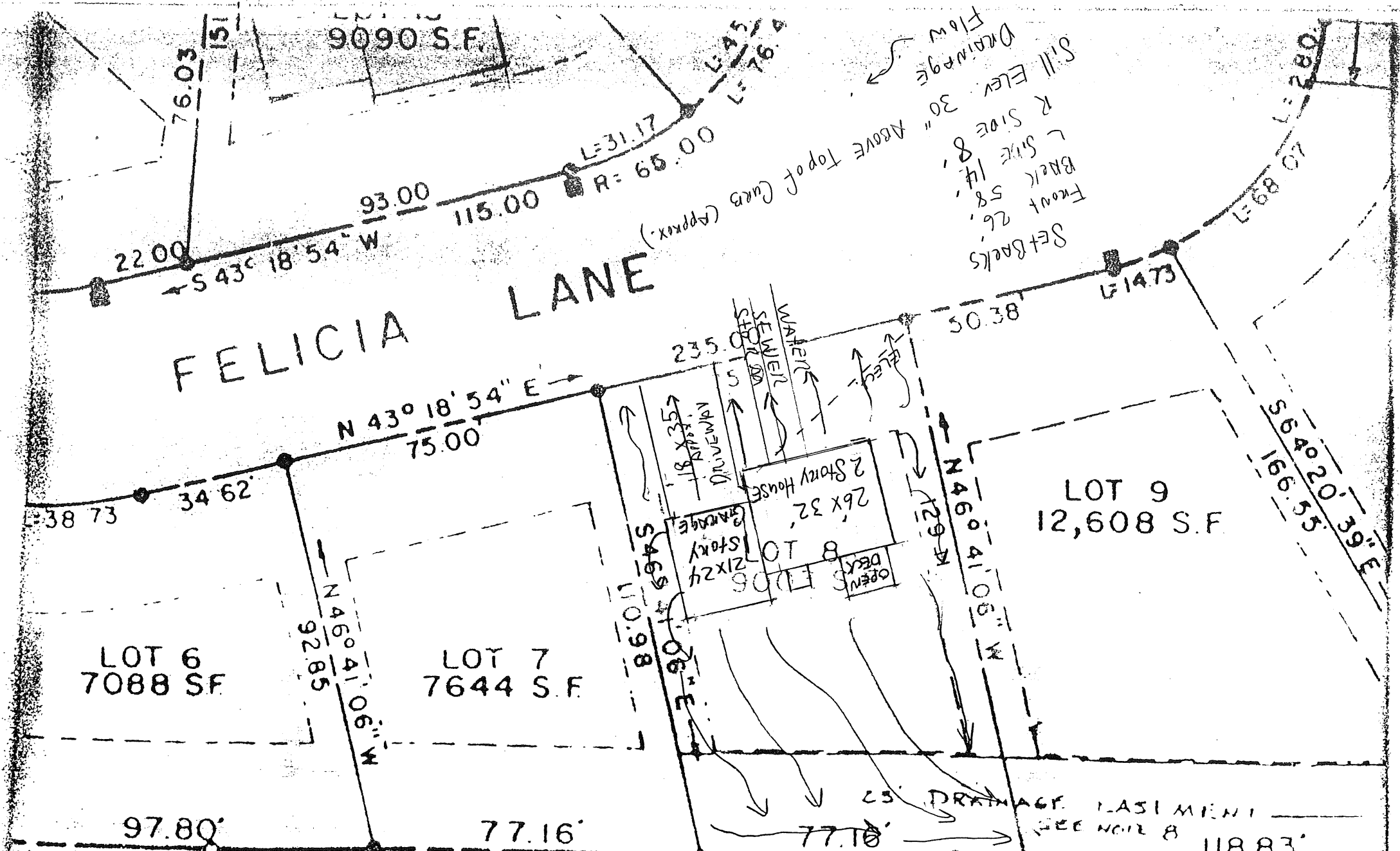


9/23/99 - Reinspected (w/ Tom Reinsborough) Items:

1. Has 48" guardrail on both sides
2. Risers OK,
3. Riser openings have been reduced
4. Plywood has been added to sides. It was very apparent that this was temporary.
5. 26 gauge steel has been added 20" inches on all sides

JR

# FELICIA LANE



9090 S.F.

Drainage Flow  
Sill Elev. 30"  
R Side 8"  
L Side 14"  
Front 26"  
Back 58"  
Setbacks

(Approx.)  
Top of Curb

WATER  
SEWER  
ELECTRICAL

DRIVEWAY  
18' x 35'

26' x 32'  
2 Story House

8' 10'  
Garage

OPEN DECK

LOT 9  
12,608 S.F.

LOT 6  
7088 SF

LOT 7  
7644 S.F.

GEORGIANNA FAULT

N/E JOSEPH A. NAPPI  
ANNE MARIE NAPPI

N/F SUSAN M. SCOROMBE

N/F PHILIP A B





**CITY OF PORTLAND, ME  
BOCA 1996 Plan Review Record  
One and Two Family Dwelling**

Valuation: \$50,000 Plan Review # 503  
 Fee: \$270.00 Date: 24 APR 11 99

Building Location: Felicia Ln (Lot #8) <sup>Deering Meadows</sup> CBL: 171-A-048

Building Description: Single Family dwelling with attached garage.

Reviewed by: S. Hoffses

Use or Occupancy: R-3 Type of Construction: 5-B

\*NR: Not Required      NA: Not Applicable      SR: See Report      X: OK per plan

Correction List		
NO:	Description	Code Section
1.	All site plan conditions and building code requirements must be completed before a Certificate of Occupancy can or will be issued.	111.0
2.	Foundation drains.	1813.5.2
3.	Foundation anchors.	2305.17
4.	Water proofing & damp proofing	1813.00
5.	Private garage	407.0
6.	Chimney & vents      BOCA Mechanical/93 ch 12	NFPA 211
7.	Guardrails & Handrails	1021.0 1022.0
8.	STAIR CONSTRUCTION	1014.0
9.	Sleeping room egress	1018.6
10.	Smoke detectors	920.3.2
11.	Fastening schedule	Table 2305.2

REV: PSH 6-28-98



## Foundations (Chapter 18)

### Wood Foundation (1808)

NA Design  
NA Installation

### Footings (1807.0)

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

### Foundation Walls

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

### Floors (Chapter 16-23)

X Joists - Non sleeping area LL40PSF (Table - 1606)  
X Joists - Sleeping area LL30PSF (Table - 1606)  
X Grade  
X Spacing  
X Span  
X Girder 4" bearing 2305.6.1

### Floors (contd.)

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

### Wall Construction (Chapter 2300)

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

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**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) *NONE shown on plans*
- Masonry fireplaces (1404)
- Factory - built fireplace (1403)
- NFPA 211

**Mechanical  
1993 BOCA Mechanical Code**

*SR.*

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- 1, Chimney & vents*
- 2, Ventilation*

**State Plumbing Code**

*Public Sewer  
water.*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Load Design Criteria**

Floor live load sleeping	<u>30 PSF</u>	<u>X</u>
Floor live load non sleeping	<u>40 PSF</u>	<u>X</u>
Roof live load	<u>42 PSF</u>	<u>X</u>
Roof snow load	<u>46 PSF</u>	<u>X</u>
Seismic Zone	<u>2</u>	<u>X</u>
Weathering area	<u>S</u>	<u>X</u>
Frost line depth	<u>4' MIN</u>	<u>X</u>

**Glazing (Chapter 24)**

- SR Labeling (2402.1)
- \_\_\_\_\_ Louvered window or jalousies (2402.5)
- \_\_\_\_\_ Human impact loads (2405.0)
- SR Specific hazardous locations (2405.2)
- NA Sloped glazing and skylights (2404)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Private Garages (Chapter 4)**

- SA 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)**

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

**Smoke Detectors (920.3.2)**

- SM Location and interconnection
- SM Power source

**Dwelling Unit Separation**

**Table 602**

NA

**Electrical**

**NFPA #**



6/15/99

Tammy,

I Spoke to Andy DeRice

He can reduce on one side (his 14' side) to no more

THAN 8' if for every amount he takes off on that side, he

shall add the same amount to the other side.

ex  $\begin{matrix} 8' & 14' \\ 8'22" & 13'10" \end{matrix}$



CITY OF PORTLAND  
DEPARTMENT OF BUILDING INSPECTION

~~DO NOT DRYWALL~~  
OR OTHERWISE CLOSE-IN

*Final*

Any part of this building at

*55 Felicia Ln*

1. PLUMBING IS NOT APPROVED.
2. ELECTRIC WIRING IS NOT APPROVED.
3. SEE REVERSE SIDE FOR UNSATISFACTORY DETAILS.

Any carpenter, drywaller or other person, firm or corporation closing-in any part of a building without a certificate is liable.

Date

*9/15/99*

*T. Munson*

Inspector of Buildings

- ① Need ammendment for deck
- ② Garage stairs - need guardrails + handrail
- ③ Ballusters - 1<sup>st</sup> flr stairs - 4<sup>3/8</sup>" spacing
- ④ Deck stairs - treads + risers incorrect
- ⑤ No graspable handrail on deck stairs
- ⑥ Header over bulkhead opening
- ⑦ No riser boards on bsmt stairs (walkway)
- ⑧ Improper guards on bsmt stairs.

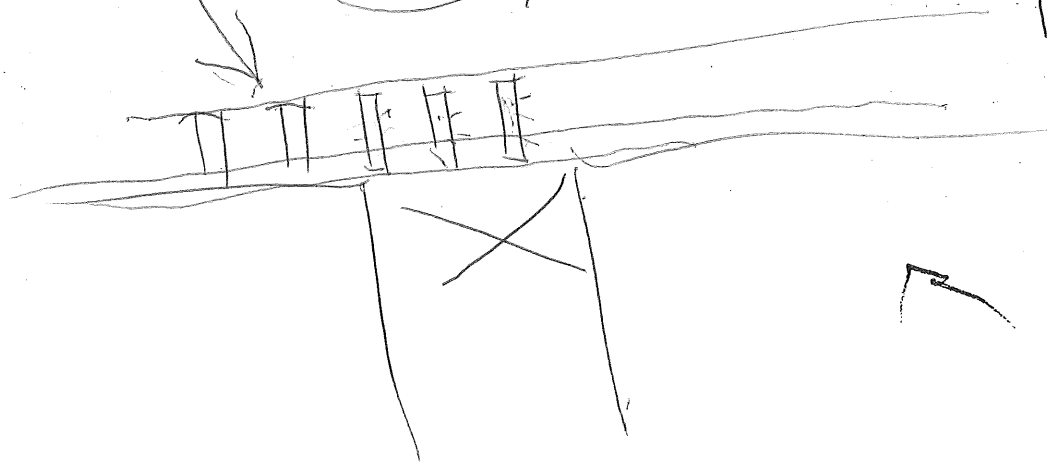
1) JVS  
 2) CHECK w/ BOCA  
 3) CONTRACTOR

5  
 NOT DONE YET.

4) TREADS + RISERS

Box SILL / BULK HEADER?

SNOW FENCE FOR BALUSTERS





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

19990043

I. D. Number

Jandie Development  
Applicant  
2 Flintlock Ln, Falmouth, ME 04105  
Applicant's Mailing Address  
Julie & Andy DeRice  
Consultant/Agent  
797-9534  
Applicant or Agent Daytime Telephone, Fax

4/20/99

Application Date

Felicia Ln Lot 8

Project Name/Description

55 Felicia Ln

Address of Proposed Site

171-A-048

Assessor's Reference: Chart-Block-Lot

**DRC Conditions of Approval**

Approved subject to Site Plan Review (Addendum) Conditions of Approval:

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.

Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.

Your new street address is now 55 Felicia Lane, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

The Development Review Coordinator (874-8300 ext.8722) 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.

Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.

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.

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.

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.

A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for drainage from the property.

The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Eroded soil shall be contained on-site. Silt fence shall be placed down gradient of all disturbed areas.

The applicant and future homeowners of Lot 8 grant the right to the current and future owners of lot 7 to construct a swale or other drainage infrastructure. Within the 25' drainage easement of lot 8 sufficient to direct runoff from lot 7 towards Fallbrook. All disturbed areas by the construction of drainage works by the owner of lot 7 shall be appropriately stabilized per City of Portland standards.

**Planning Conditions of Approval**

**Inspections Conditions of Approval**

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

19990043

I. D. Number

Jandie Development

Applicant

2 Flintlock Ln, Falmouth, ME 04105

Applicant's Mailing Address

Julie & Andy DeRice

Consultant/Agent

797-9534

Applicant or Agent Daytime Telephone, Fax

4/20/99

Application Date

Felicia Ln Lot 8

Project Name/Description

Felicia Ln

Address of Proposed Site

171-A-048

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) w/ garage & rear deck

1536 9003 R-3  
 Proposed Building square Feet or # of Units Acreage of Site Zoning

**Check Review Required:**

Site Plan (major/minor)  Subdivision # of lots  PAD Review  14-403 Streets Review  
 Flood Hazard  Shoreland  Historic Preservation  DEP Local Certification  
 Zoning Conditional Use (ZBA/PB)  Zoning Variance  Other \_\_\_\_\_

Fees Paid: Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_ Engineer Review \$300.00 Date: 4/20/99

**Inspections Approval Status:**

Reviewer Marge Schmuckal

Approved  **Approved w/Conditions** see attached  Denied

Approval Date 4/30/99 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		
<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			

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

19990043

I. D. Number

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Applicant

**2 Flintlock Ln, Falmouth, ME 04105**

Applicant's Mailing Address

**Julie & Andy DeRice**

Consultant/Agent

**797-9534**

Applicant or Agent Daytime Telephone, Fax

**4/20/99**

Application Date

**Felicia Ln Lot 8**

Project Name/Description

**Felicia Ln**

Address of Proposed Site

**171-A-048**

Assessor's Reference: Chart-Block-Lot

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**DRC Conditions of Approval**

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**Planning Conditions of Approval**

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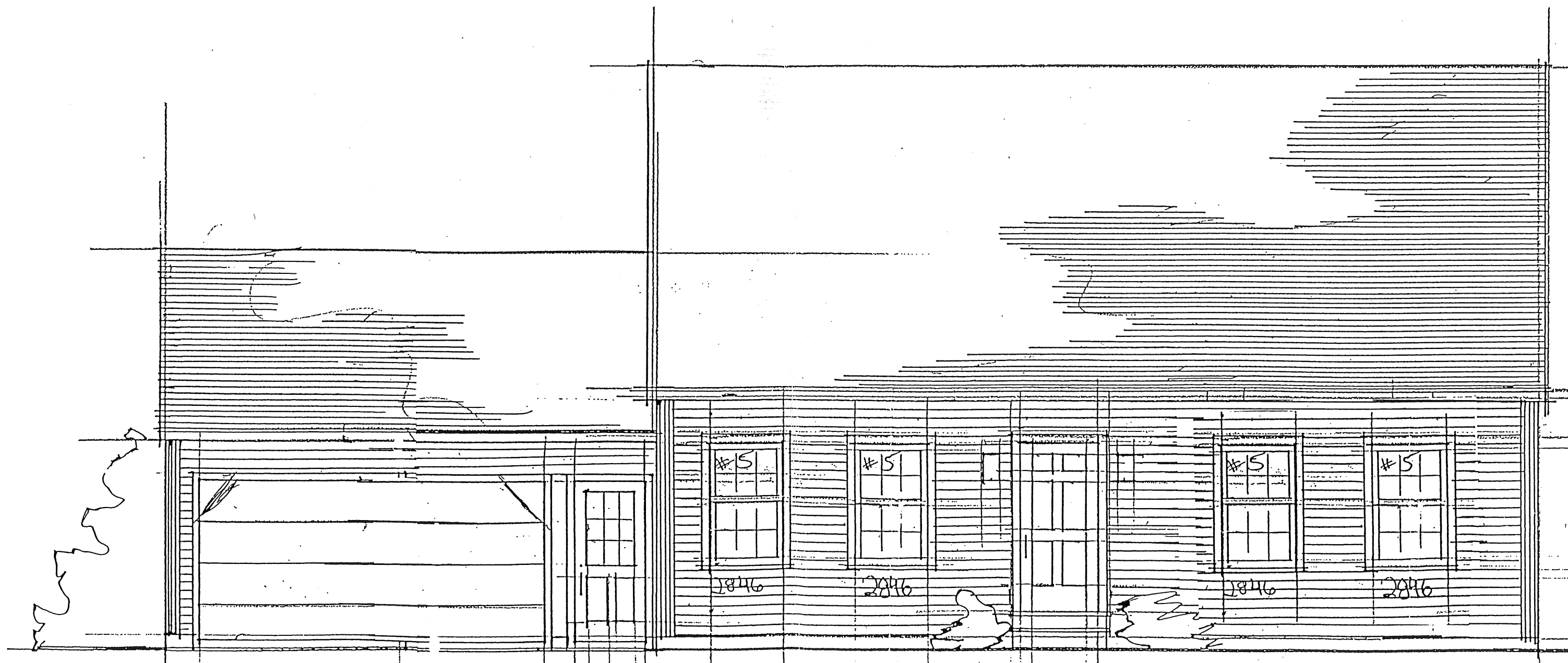
**Inspections Conditions of Approval**

1. Separate permits shall be required for future decks, sheds, pool, and/or garage.
2. This approval is based on the plans submitted. Any changes shall have an approved amendment prior to commencement of that work.

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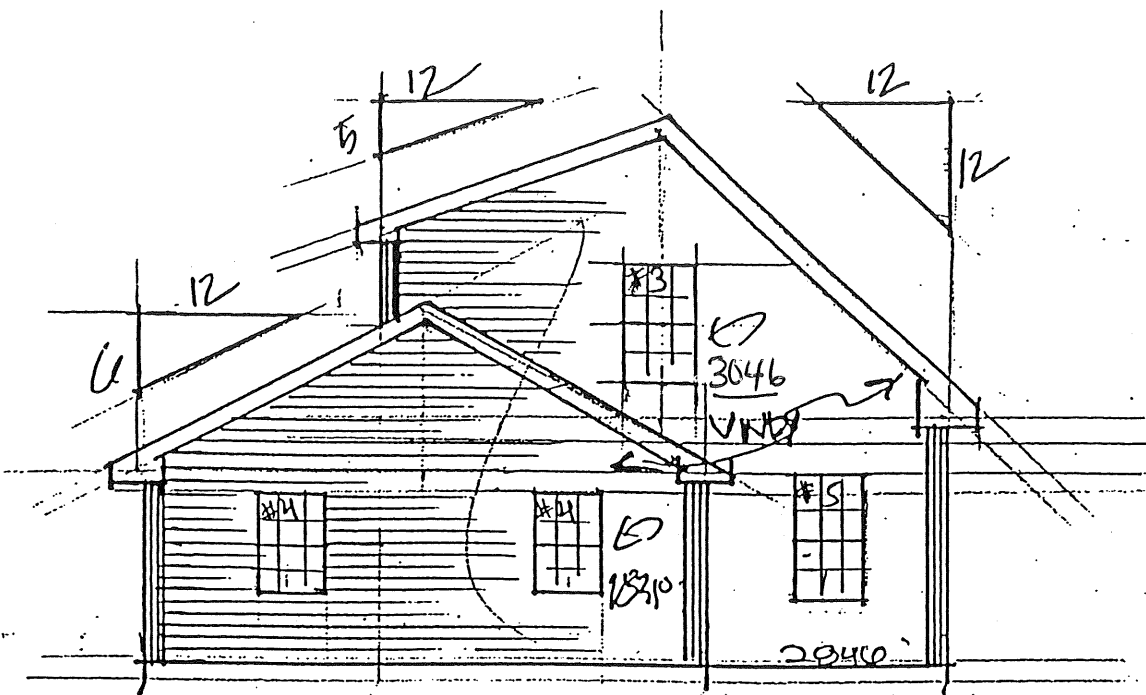
**Fire Conditions of Approval**

old Cape

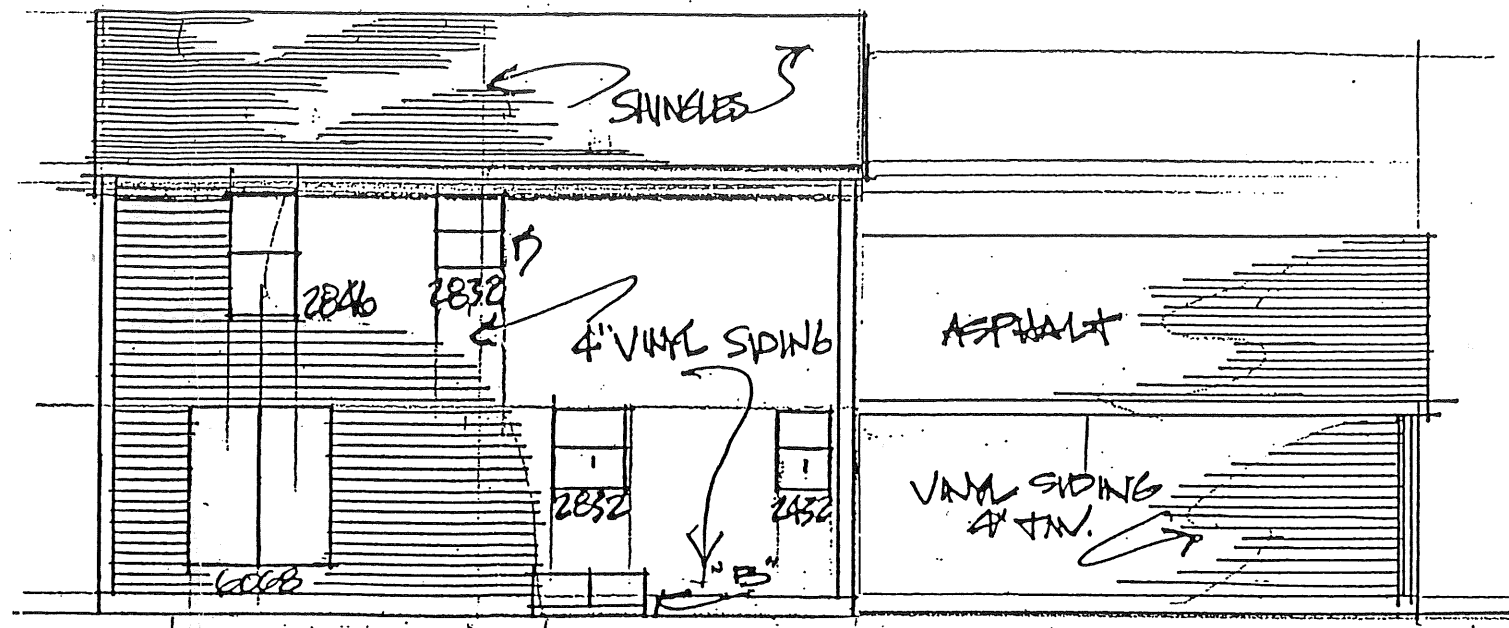


FRONT ELEVATION

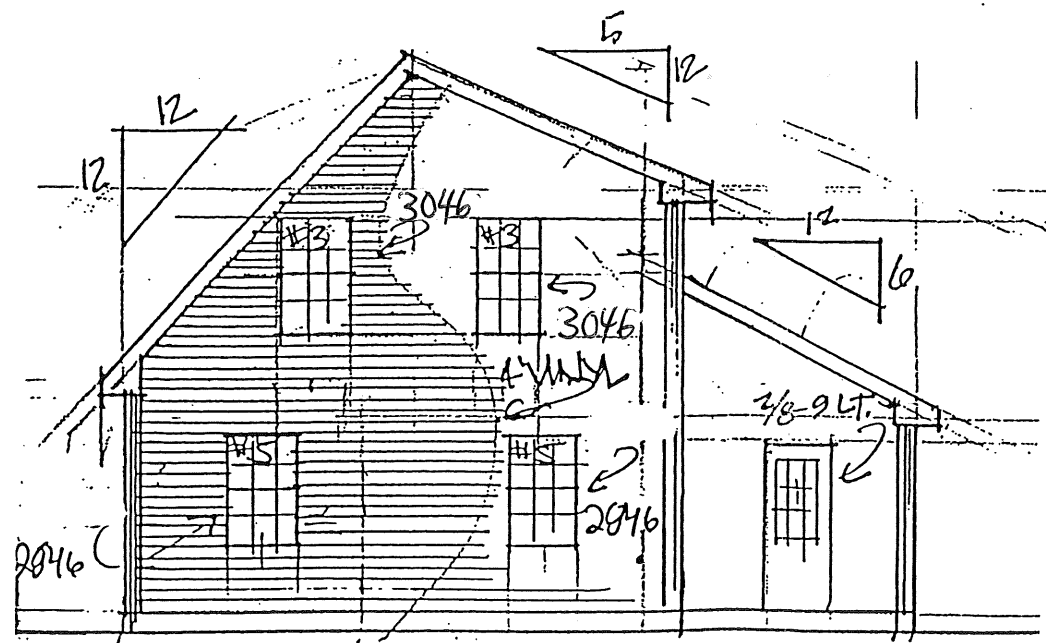




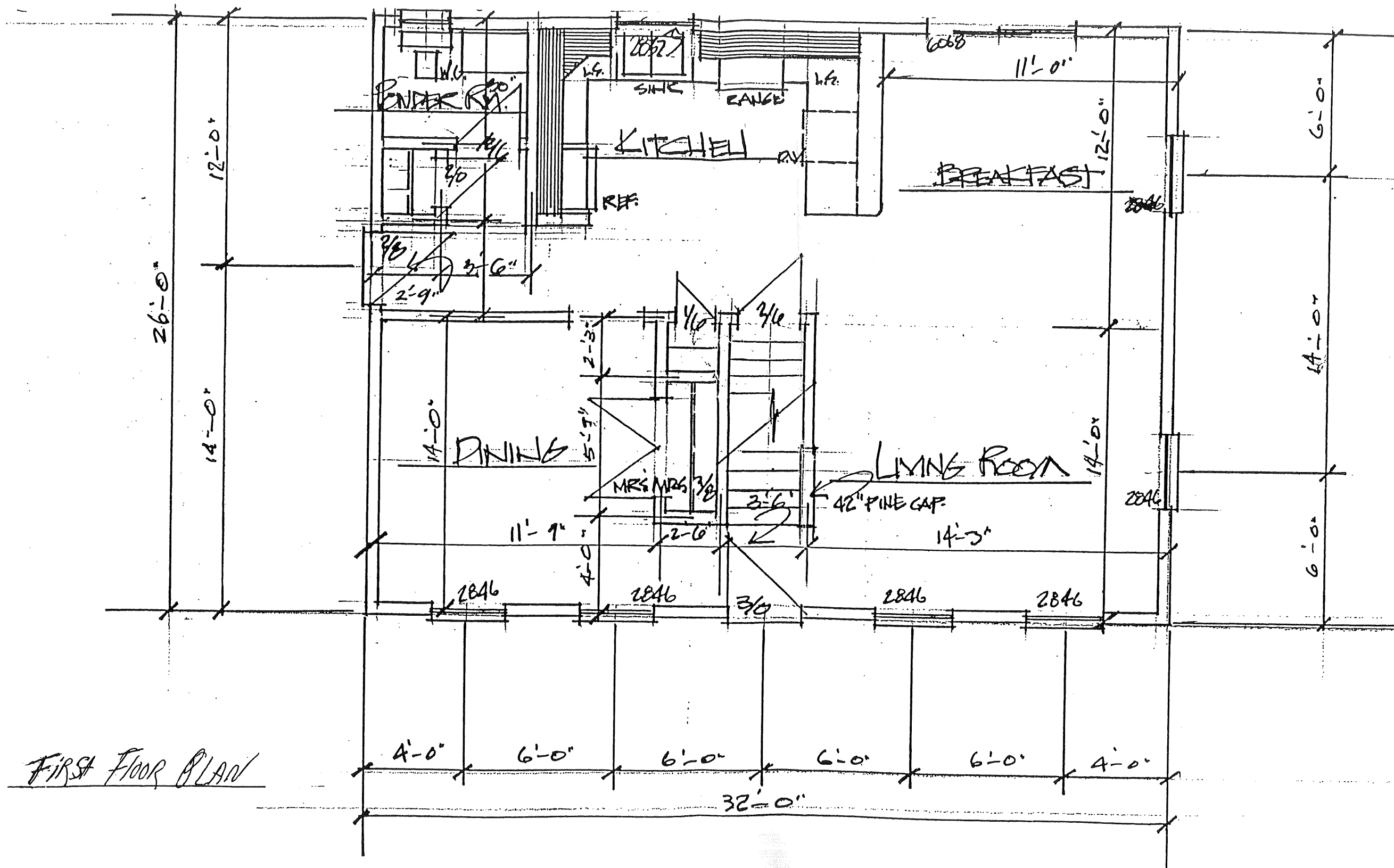
LEFT SIDE ELEV.



REAR ELEVATION

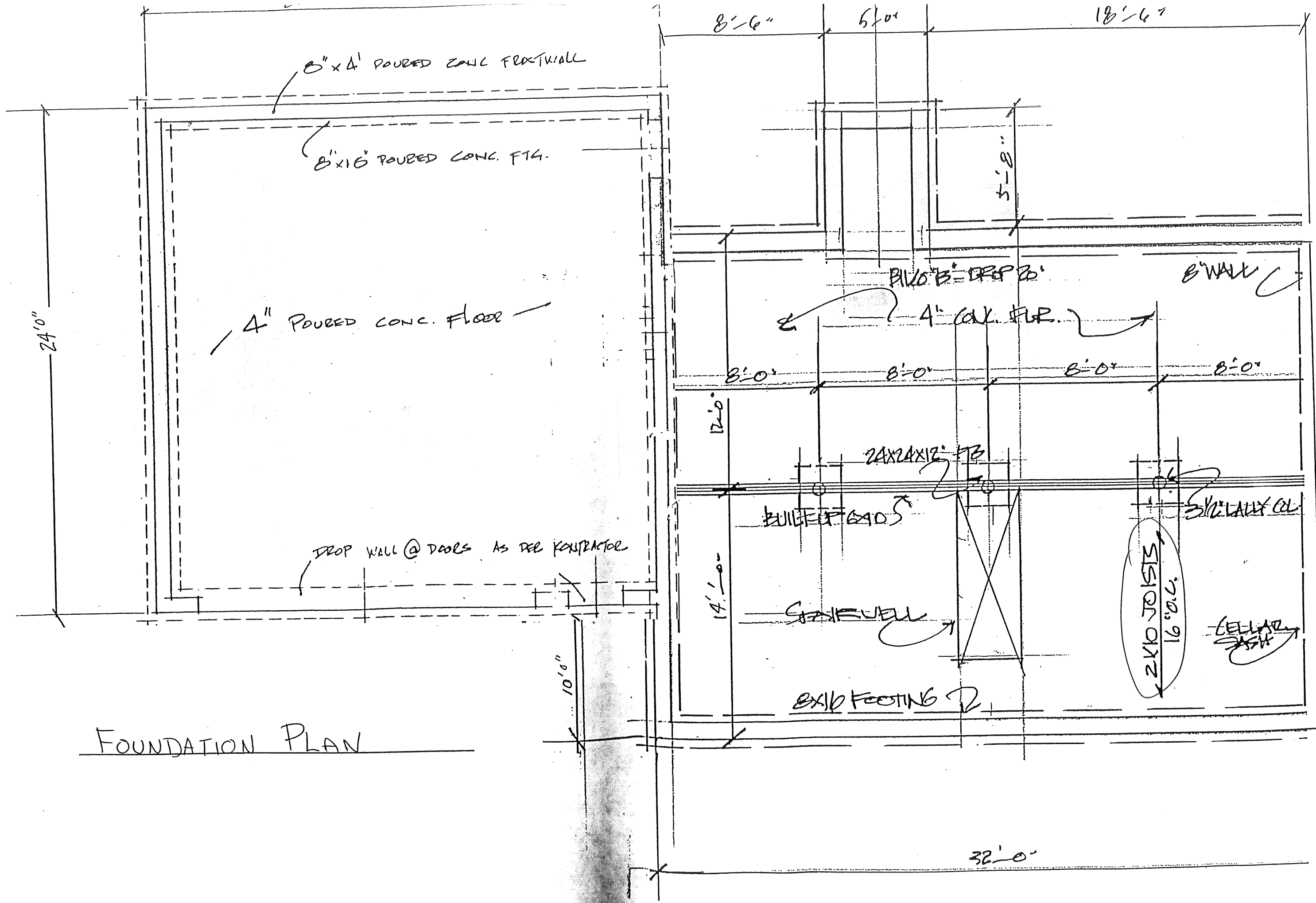


RIGHT SIDE ELEV.









FOUNDATION PLAN

8'-6" 5'-0" 18'-6"

8" x 4" POURED CONC. FOOTING WALL

8" x 16" POURED CONC. FTG.

24'-0"

4" POURED CONC. FLOOR

DROP WALL @ DOORS AS PER CONTRACTOR

10'-6"

12'-0"

14'-0"

11'-0" B'-DROP 20'

4" CON. FLR.

8" WALL

8'-0"

8'-0"

8'-0"

8'-0"

2x2x12' FB

BUILT UP 6x10

STAIRWELL

EXIST FOOTING 2

3/4" LALLY COL

2x10 JOISTS  
16' O.C.

CELLAR  
FLOOR

32'-0"