



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 9 Country Lane 171A-A-001

Issued to Paul Lohnes

Date of Issue 06 February 1996

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 950919, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Single Family Dwelling

Limiting Conditions: TEMPORARY

See memo dated 01 Feb 96 from James Seymour to David Jordan listing three (3) conditions of approval.

This certificate supersedes
certificate issued

Approved:

2/14/96

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

BUILDING PERMIT REPORT

DATE: September 5, 1995 ADDRESS: 9 Country Lane

REASON FOR PERMIT: To construct a single family dwelling

BUILDING OWNER: Anastos & Lohnes, Inc.

CONTRACTOR: Same APPROVED: 1,7,9,10,11,13,14,
15 & 16

CONDITIONS OF APPROVAL

- *1. Before concrete for foundation is placed, approvals from Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
 - 2. Precautions must be taken to protect concrete from freezing.
 - 3. 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.
 - 4. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with selfclosers.
 - 5. 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.
 - 6. The boiler shall be protected by enclosing wit one (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
 - *7. 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 square feet.
 - 8. 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.
 - *9. 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 19, 919.3.2 (BOCA National Building Code/1993) and NFPA 101, Chapters 18 and 19. (Smoke detectors shall be installed and maintained at the following locations):
 - a. In the immediate vicinity of bedrooms
 - b. In all bedrooms
 - c. 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.

171-A-A-001



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

OK
TJM
3/12/98

TO: Dave Jordan, Code Enforcement Officer
FROM: James Seymour, Acting Development Review Coordinator
DATE: February 1, 1996
SUBJECT: Temporary Certificate of Occupancy for 9 Country Lane

I have reviewed the single family residence at 9 Country Lane and believe it would be acceptable to issue a temporary Certificate of Occupancy. A permanent Certificate of Occupancy should not be issued until the following conditions have been met.

1. The disturbed lot areas shall be winter hay mulched following the guidelines set forth by the Best Management Practices (BMP's) published by the Maine DEP, as soon as weather permits and approved by the Development Review Coordinator. Final grass vegetation of the lawn areas shall be in place by April 24, 1996. The applicant shall monitor areas to be grassed and will be responsible to vegetate or reseed areas as is necessary to accomplish the above condition.
2. Final lot grading will need to be completed to the rear of the house. Swales shall be constructed to direct runoff to the sides of the house and towards the ditch along the front. This grading shall be reviewed again by the Development Review Coordinator prior to the issuance of a permanent Certificate of Occupancy or April 24, 1996.
3. Silt fencing shall be installed as soon as weather permits, or before April 1, 1996 whichever occurs first. Silt fence shall be installed in accordance with the MDEP's Best Management Practices (BMP's). Erosion control measures are needed across all areas of disturbance where concentrated flows from runoff will be created.

cc: Kathi Staples PE, City Engineer

Applicant: Scott Belessea

Date: 9/1/95

Address: 9 Country Lane (Lot #1)

Assessors No.: 171A-A-001

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-5 PRUD

Interior or corner lot -

Use - 1 Fam Dwelling with Attached garage

Sewage Disposal - City

Rear Yards -
Side Yards -
Front Yards - } Minimum building Setback from external subdivision property lines - 25' feet

Projections -

Height - 2 story

Lot Area - 27,520^{sq}

Building Area -

Area per Family -

Width of Lot -

Lot Frontage -

Off-street Parking - 2 cars

Loading Bays -

Site Plan - minor/minor

Shoreland Zoning - N/A

Flood Plains - N/A

^{required}
a) Recreation open space shall be at least 25' from dwelling units

b) No habitable space in a PRUD shall be below grade, except basements that are part of and below aboveground units

PROPOSED
DRIVEWAY
LOCATIONS

Verify conduit
requirements
with Utility
Companies

Scale 1 = 30'

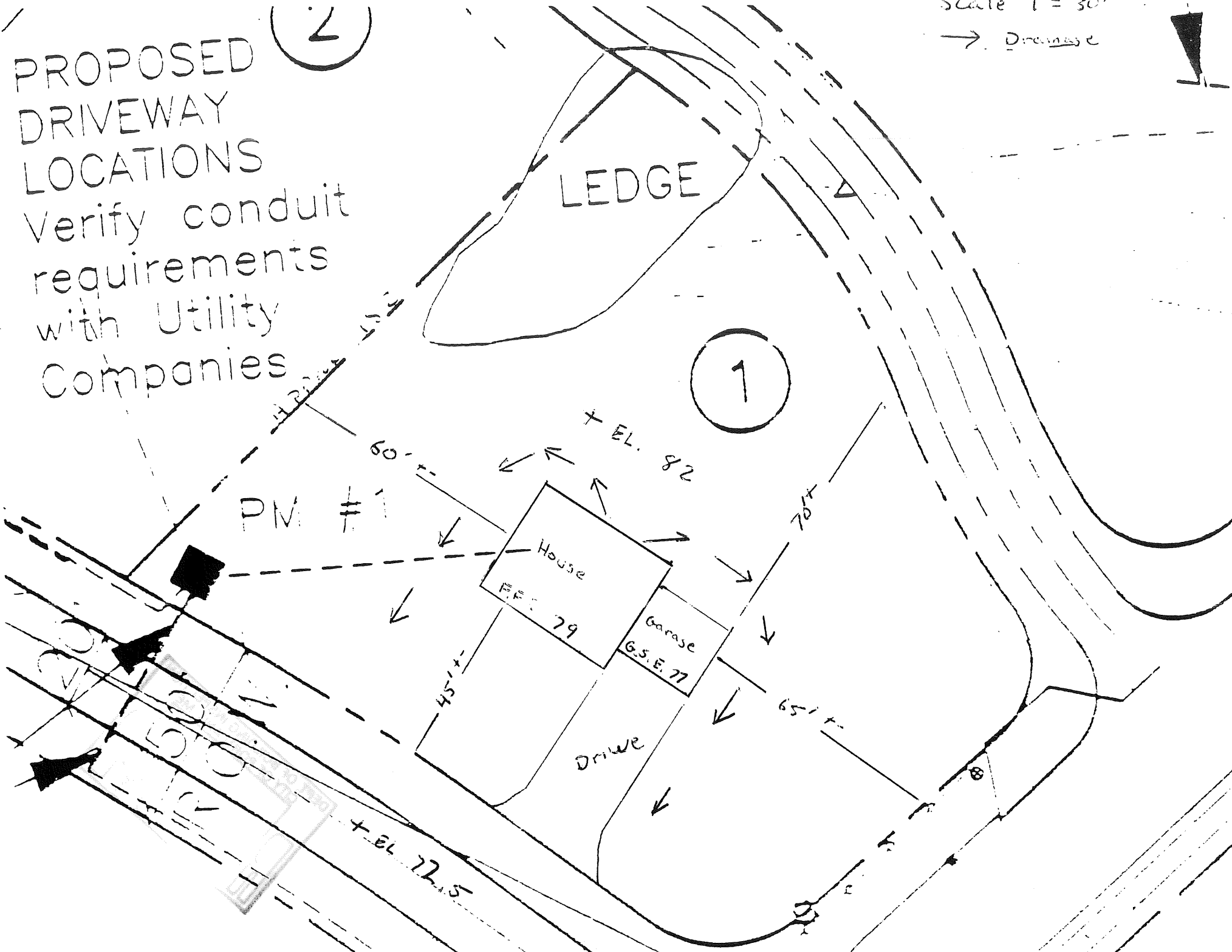
→ Drainage



(2)

(1)

LEDGE





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

I. D. Number _____

Anastos & Lohnes Inc 846-0410

8/24/95

Applicant Box 821 - Yarmouth ME 04095

Application Date Pheasant Hill Dev

Applicant's Mailing Address Marcel Nadeau - 846-0410

Project Name/Description ~~Pheasant Hill Dev~~

Consultant/Agent _____

Address of Proposed Site

9 Country Ln 171-A-A-001 (Lot 1)

Applicant or Agent Daytime Telephone, Fax _____

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 Other (specify) _____

60'x32'

.63 acres

R-5

Proposed Building Square Feet or # of Units _____

Acreage of Site _____

Zoning _____

Check Review Required:

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input checked="" type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan \$50 MMSP subdivision _____

Approval Status:

Reviewer MJO - L. L. L. 31 Aug 95

- Approved Approved w/Conditions listed below Denied

1. SEE MEMO dtd 31 Aug 95
2. _____
3. _____
4. _____

Approval Date 31 Aug 95 Approval Expiration 31 Aug 96 Extension to _____ date _____ date 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 _____ | |
| Performance Guarantee Reduced | _____ date _____ | _____ remaining balance _____ | _____ signature _____ |
| Performance Guarantee Released | _____ date _____ | _____ signature _____ | |
| Defect Guarantee Submitted | _____ submitted date _____ | _____ amount _____ | _____ expiration date _____ |
| Defect Guarantee Released | _____ date _____ | _____ signature _____ | |

171A-A-001



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

I. D. Number _____

Anastos & Lohnes Inc 846-0410

8/24/95

Applicant Box 821 - Yarmouth ME 04096

Application Date Pheasant Hill Dev

Applicant's Mailing Address Marcel Nadeau - 846-0410

Project Name/Description ~~Pheasant Hill Drive~~

Consultant/Agent _____

Address of Proposed Site 9 Country Ln 171-A-A-001 (Lot 1)

Applicant or Agent Daytime Telephone, Fax _____

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 Other (specify) _____

Proposed Building Square Feet or # of Units 50' x 32' Acreage of Site .63 acres Zoning R-5

Check Review Required:

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input checked="" type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan \$50 MMSP subdivision _____

Approval Status:

Reviewer Marya Schmuckal

- Approved Approved w/Conditions listed below Denied

- Required open space shall be at least 25' from dwelling units
- No habitable space in a PRUD shall be below grade, except basements that are part of and below above ground units,
- _____
- _____

Approval Date 9/1/95 Approval Expiration _____ date Extension to _____ date Additional Sheets Attached

Condition Compliance _____ signature _____ date _____

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- | | | | |
|---|----------------------|-------------------------|-----------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date | _____ amount | _____ expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ date | _____ amount | |
| Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| Performance Guarantee Released | _____ date | _____ signature | |
| Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| Defect Guarantee Released | _____ date | _____ signature | |

9 Country Lane (Lot #1) Pheasant Hill Dev