

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

Location of Construction: Lot 2 Country Lane		Owner: Steve & Amy White		Phone: 797-4657		Permit No: 01-0214	
Owner Address: 64 Allen Ave., Portland		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Chamberland Construction		Address: 258 Black Point Road, Scarborough, ME 04074		Phone:		Permit Issued: MAR 21 2001	
Past Use: Vacant		Proposed Use: New Single Family		COST OF WORK: \$215,000.00		PERMIT FEE: \$1,314.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: A-3 Type: 53 300 A 99	
Proposed Project Description: Build new single family home				Signature:		Signature: <i>[Signature]</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Approval: OK with conditions Special Zone or Review: NA 1/29/01	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan major <input type="checkbox"/> minor <input type="checkbox"/> mm #20010076	
Permit Taken By: Chris		Date Applied For: February 20, 2001 gg				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	

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..

Building Fee: \$1,314.00
 Site Plan Fee: \$ 300.00
 Total Fee: \$1,614.00

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

February 27, 2001

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

CITY OF PORTLAND
 Zone: ~~171~~ **RS PRU**
 Zoning Approval: OK with conditions
 Special Zone or Review: NA 1/29/01
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan major minor mm
 #20010076

PERMIT ISSUED WITH REQUIREMENTS

Action:
 Approved
 Approved with Conditions
 Denied

Date: *[Signature]*

PERMIT ISSUED WITH REQUIREMENTS

CEO DISTRICT 2

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 01-0214	Issue Date:	CBL: 171 AA002
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Location of Construction: Country Lane (Pheasant Hill Sub)	Owner Name: White, Steve & Amy	Owner Address: 64 Allen Ave., Portland, ME	Phone: 207-797-4657
Business Name: n/a	Contractor Name: Chamberlain Construction	Contractor Address: 258 Black Point Road Scarborough	Phone: 2078831992
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Single Family	Zone:

Past Use: Vacant	Proposed Use: Single Family	Permit Fee: \$0.00	Cost of Work: \$0.00
Proposed Project Description: 3,6692 sf New Single Family Home		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: _____ Type: _____
		Signature: _____	Signature: _____
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
		Signature: _____	Date: _____

Permit Taken By: gg	Date Applied For: 02/20/2001	Zoning Approval	
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: _____	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

Minor/Minor Site Review for New Detached Single Family Dwelling, Additions/Alterations/Accessory Structures, Multi-Family, Commercial Interior Rehab (other than additions), Change of Use

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

NOTEIf 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: Lot 2 Country Lane (in Pheasant Hill Sub.)

Total Square Footage of Proposed Structure <u>3,692</u>	Square Footage of Lot
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Tax Assessor's Chart, Block & Lot Number Chart# <u>171</u> Block# <u>AA</u> Lot# <u>002</u>	Owner: <u>Steve + Amy white</u>	Telephone#: <u>797-4657</u>
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Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address: <u>64 Allen Ave Portland Me</u>	Cost Of Work: <u>215,000</u> Fee: \$ _____
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Current use: Building Lot Proposed use: Single Family House lot
Pheasant Hill Subdivision
 Project description:

Contractor's Name, Address & Telephone
Chamberlain Construction 258 Black point Rd Scarborough Me 04074 Rec'd By: CL 2/20

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

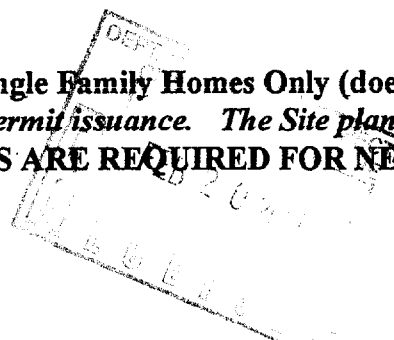
- All construction must be conducted in compliance with the 1999 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1999 National Electrical Code as amended by 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 YOUR APPLICATION:

- A Copy of Your Deed or Purchase and Sale Agreement if purchased in the last 365 days
- A Plot Plan (Sample Attached)

Site Plan fee 300.00
Building fee 1314.00
1614.00

A "minor/minor" site plan review is required for New Single Family Homes Only (does not include additions, alterations or accessory structures) prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor. **FOUR COPIES ARE REQUIRED FOR NEW SINGLE FAMILY HOMES**



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

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

Building Plans are required for all construction, including interior rehab (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 damp proofing
- 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:

Elliot Chauhan

Date: *2-15-00*

Minor/Minor Site Review Fee: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

AUTOCAD OR ADOBE FORMAT REQUIRED FOR ALL COMMERICAL PROJECTS

BUILDING PERMIT REPORT

DATE: 28 February 2001 ADDRESS: 20T #2 Country Lane CBL: 171AA-002
 REASON FOR PERMIT: To Construct a single family dwelling/attached garage.
 BUILDING OWNER: Steve & Amy White
 PERMIT APPLICANT: _____ / CONTRACTOR: Chamberlain Const.
 USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: \$215,000.00 PERMIT FEES: \$1314.00

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)

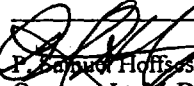
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: *1, *2, *3, *4, *5, *6, *8, *9, *11, *13, *14, *15, *19, *23, *27, *28, *29, *30, *31, *32, *33, *34, *35, /, /, /

- *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)
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 1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0) SEE ATTACHED DETAILS.
- *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 (508)mm, and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
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 closure'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)

2/27

- 19. 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
- 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 be installed and maintained to NFPA #72 Standard.
- 22. The Sprinkler System shall be installed and 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/1999)
- 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 and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- 27. 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.
- 28. All requirements must be met before a final Certificate of Occupancy is issued.
- 29. 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).
- 30. 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. *All requirements & conditions on the attached site development review sheets shall be met,*
- 32. 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.
- 33. Bridging shall comply with Section 2305.16.
- 34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- 35. All flashing shall comply with Section 1406.3.10.
- 36. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

 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**

DECLARANT'S WRITTEN APPROVAL

Pursuant to and in accordance with Section C(1)(I) of a certain Declaration of Easements, Restrictions and Covenants ("Declaration") recorded in the Cumberland County Registry of Deeds in Book 11932, Page 54, as amended by document recorded in said Registry of Deeds in Book 11972, Page 317, Declarant's approval is hereby confirmed for: (1) location of the structure; (2) type and style of architecture; (3) type and quality of the building materials to be used; and (4) the builder or construction company for the improvements on Lot 2 in the Pheasant Hill subdivision, said premises having been conveyed by **Anastos & Lohnes, Inc.** to **Stephen P. White and Amy M. White** by deed recorded in the Cumberland County Registry of Deeds in Book 13705, Page 326. The approval confirms compliance with the restrictions referenced above and restrictions in Section C of said Declaration which pertain to size and construction of the home on Lot 2.

Anastos & Lohnes, Inc.
"Declarant"

Date: February 12, 2001

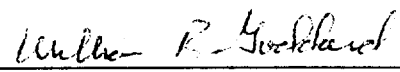
By: 
Marcel C. Nadeau
Its President

STATE OF MAINE
CUMBERLAND, ss.

February 12, 2001

Then personally appeared the above named Marcel C. Nadeau, President of the said Grantor Corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Corporation.

Before me,


Notary Public
WILLIAM R. GODDARD
Notary Public, Maine
My Comm. Expires April 7, 2005

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

Valuation: \$215,000.00 Plan Review # _____

Fee: \$1,314.00 Date: 28 February 2001

Building Location: lot #2 Country Lane CBL: 171-AA-002

Building Description: Single Family dwelling / attached private garage.

Reviewed By: S. Hoffses

Use or Occupancy: R-3 Type of Construction: 5-13

*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.	Before calling for a foundation inspection all lot lines shall be clearly marked	111.0
3.	Foundation drains shall comply with section 1813.5.2	1813.5.2
4.	Foundation anchors shall comply with section 2305.12	2305.12
5.	Water proofing shall comply with section 1813.0	1813.0
6.	Damp proofing shall comply with section 1813.0	1813.0
7.	Protection of concrete & masonry shall comply with sections 1908.9, 1908.10 - 2111.3, 2111.4	1908.9 - 1908.10 2111.3 - 2111.4
8.	Private garages shall comply with section 407.0	407.0
9.	Chimneys & vents shall comply with NFPA 211	NFPA 211
10.	STAIR Construction shall comply with section 1014.0	1014.0
11.	Guardrails shall comply with section 1022.0	1022.0
12.	Handrails shall comply with section 1021.0	1021.0
13.	Sleeping room egress or rescue windows shall comply with section 1016.4	1016.4
14.	Smoke detectors shall comply with section 920.3.2	920.3.2
15.	Ventilation of fire and access shall meet the requirements of section 1210.0 & 1211.0	1210.0 1211.0

REV: PSH 4-7-00

Correction List		
NO:	Description	Code Section
16.	Building elements shall be fasten as Per Table 2305.2	Table 2305.2
17.	Ventling of spaces shall comply with Boc/mch.	chap M-16
18.	Boring Cutting and Notching shall comply with Sections 2305.3, 2305.3.1, 2305.4.4, 2305.5.5.1	see sect ←
19.	Bridging shall comply with section 2305.16	2305.16
20.	Glass/Glazing (safety glazing 2406.0)	2406.0
21.	Flashing shall comply with section 1406.3.10	1406.3.10
22.		

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)
~~S2~~ Water proofing and damp proofing Section 1813
~~X~~ Sill plate (2305.17)
~~S2~~ Anchorage bolting in concrete (2305.17)
~~X~~ Columns (1912)
~~S2~~ Crawl space (1210.2) Ventilation
~~S2~~ Crawl opening size (1210.2.1)
~~S2~~ 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

Floors (contd.)

- ~~X~~ Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3")
- ~~SR~~ Bridging (2305.16)
- ~~SR~~ Boring and notching (2305.5.1)
- ~~SR~~ Cutting and notching (2305.3)
- ~~SR~~ Fastening table (2305.2)
- ~~NA~~ Floor trusses (AFPANDS 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
- ~~SR~~ Fastening schedule (Table 2305.2)
- ~~X~~ Wall framing (2305.4.1)
- ~~X~~ Double top plate (2305.4.2)
- ~~X~~ Bottom plates: (2305.4.3)
- ~~SR~~ Notching and boring: (2305.4.4) studs
- ~~I~~ Non load bearing walls (2305.5)
- ~~SR~~ 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)
- ~~NA~~ Metal construction
- ~~SR~~ Masonry construction (Chapter 21)
- ~~X~~ Exterior wall covering (Chapter 14)
- ~~X~~ Performance requirements (1403)
- ~~X~~ Materials (1404)
- ~~NA~~ Veneers (1405)
- ~~X~~ Interior finishes (Chapter 8)

Roof-Ceiling Construction (Chapter 23)

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

Roof Coverings (Chapter 15)

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

**Chimneys and Fireplaces
 BOCA Mechanical/1993**

- SC Masonry (1206.0)
- NA Factory - built (1205.0)
- NA Masonry fireplaces (1404)
- NO Factory - built fireplace (1403)
- JA NFPA 211

**Mechanical
 1993 BOCA Mechanical Code**

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)

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

Private Garages (Chapter 4)

- 5.1 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)
 - ~~SA~~ Sleeping room window (1010.4)
 - ~~X~~ EXIT DOOR (1017.3) 32" W 80" H
 - ~~SA~~ Landings (1014.3.2) stairway
 - ~~NA~~ Ramp slope (1016.0)
 - ~~SA~~ Stairways (1014.3) 36" W
 - ~~SA~~ Treads (1014.6) 10" min.
 - ~~SA~~ Riser (1014.6) 7 3/4" max.
 - ~~SA~~ Solid riser (1014.6.1)
 - ~~NA~~ Winders (1014.6.3)
 - ~~NA~~ Spiral and Circular (1014.6.4)
 - ~~SA~~ Handrails (1022.2.2.) Ht.
 - ~~SA~~ Handrail grip size (1022.2.4) 1 1/4" to 2"
 - ~~SA~~ Guards (1012.0) 36" min.
- _____

Smoke Detectors (920.3.2)

- ~~SA~~ Location and interconnection
- ~~SA~~ Power source

**Dwelling Unit Separation
Table 602**

NA

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Inspections Office Copy

20010026

I. D. Number

Steve & Amy White

Applicant

64 Allen Ave, Portland, ME

Applicant's Mailing Address

Application Date

Country Lane lot #2

Project Name/Description

21 - 21 Country Ln, Pheasant Hill subdivision

Address of Proposed Site

171A-A-002

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

797-4657

Applicant or Agent Daytime Telephone, Fax

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 - no rear deck

3,692 sf

35,065

R-5 PRUD

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 \$250.00 Subdivision _____ Engineer Review \$50.00 Date: 02/27/2001

Inspections Approval Status:

Approved

Approved w/Conditions see attached

Denied

Reviewer Marge Schmuckal

Approval Date 02/28/2001

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

Performance Guarantee Accepted

date

amount

expiration date

Inspection Fee Paid

date

amount

Building Permit Issued

date

Performance Guarantee Reduced

date

remaining balance

signature

Temporary Certificate of Occupancy

date

Conditions (See Attached)

expiration date

Final Inspection

date

signature

Certificate Of Occupancy

date

Performance Guarantee Released

date

signature

Defect Guarantee Submitted

submitted date

amount

expiration date

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

20010026

I. D. Number

Steve & Amy White

Applicant

64 Allen Ave, Portland, ME

Applicant's Mailing Address

Consultant/Agent

797-4657

Applicant or Agent Daytime Telephone, Fax

Application Date

Country Lane lot #2

Project Name/Description

21 - 21 Country Ln, Pheasant Hill subdivision

Address of Proposed Site

171A-A-002

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Planning Conditions of Approval

Inspections Conditions of Approval

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. No exterior decks are being approved with this permit. Separate permits shall be required for such future work.
3. No designated wetlands shown on the recorded subdivision plans shall be filled-in without written permission from the planning division.
4. Separate permits shall be required for future decks, sheds, pool, and/or garage.

Fire Conditions of Approval

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

2001-0026
Application I. D. Number

White Stephen P & Amy M Jts
Applicant
64 Allen Ave, Portland, ME 04103
Applicant's Mailing Address

02/27/2001
Application Date
New Single Family
Project Name/Description

Consultant/Agent
Applicant Ph: (207) 797-4657 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

2 - 2 Country Ln, Portland, Maine
Address of Proposed Site
171A A002001
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) _____

3,692 sf
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 **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date **02/27/2001**

DRC Approval Status:

Reviewer **Jay Reynolds**

- Approved **Approved w/Conditions**
See Attached Denied

Approval Date **03/20/2001** Approval Expiration **03/20/2002** Extension to _____ Additional Sheets Attached

Condition Compliance **Jay Reynolds** **03/20/2001**
signature date

Performance Guarantee Required* Not Required

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

- Performance Guarantee Accepted _____ _____ _____
date amount expiration date
- Inspection Fee Paid _____ _____
date amount
- Building Permit Issue _____
date
- Performance Guarantee Reduced _____ _____ _____
date remaining balance signature
- Temporary Certificate of Occupancy _____ Conditions (See Attached) _____
date expiration date
- Final Inspection _____ _____
date signature
- Certificate Of Occupancy _____
date
- Performance Guarantee Released _____ _____
date signature
- Defect Guarantee Submitted _____ _____ _____
submitted date amount expiration date
- Defect Guarantee Released _____ _____
date signature

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

2001-0026

Application I. D. Number

02/27/2001

Application Date

New Single Family

Project Name/Description

White Stephen P & Amy M Jts

Applicant

64 Allen Ave, Portland, ME 04103

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 797-4657 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

2 - 2 Country Ln, Portland, Maine

Address of Proposed Site

171A A002001

Assessor's Reference: Chart-Block-Lot

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 No exterior decks are being approved with this permit. Separate permits shall be required for such future work.
- 3 No designated wetlands shown on the recorded subdivision plans shall be filled-in without written permission from the planning division.
- 4 Separate permits shall be required for future decks, sheds, pool, and/or garage.

Approval Conditions of DRC

- 1 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.
- 2 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.
- 3 Your new street address is now 2 Country Lane, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 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.
- 5 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.)
- 6 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.
- 7 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.
- 8 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 9 The Applicant will submit to the city the necessary documentation for the installation of the underground power/telephone/cable utilities (prior to the installation).
- 10 The Applicant is responsible for obtaining any permits necessary for the wetland impact area.

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

20010026

I. D. Number

Steve & Amy White

Applicant

64 Allen Ave, Portland, ME

Applicant's Mailing Address

Application Date

New Single Family

Project Name/Description

Consultant/Agent

797-4657

Applicant or Agent Daytime Telephone, Fax

2 - 2 Country Ln

Address of Proposed Site

171-AA-022

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) **New single family**

3,692 sf

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 type="checkbox"/> Other _____ | |

Fees Paid: Site Plan **\$250.00** Subdivision _____ Engineer Review **\$50.00** Date: **2/27/01**

Inspections Approval Status:

Reviewer _____

- Approved** **Approved w/Conditions** **Denied**
 see attache

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance _____ signature _____ date _____

Performance Guarantee **Required*** **Not Required**

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

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

Applicant: Elliot Chamberland (contractor) Date: 2/28/01

Address: 17-29 Country Lane (Lot #2) PHEASANT HILL C-B-L: 171A-A-2

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-5 ~~RRUD~~

Interior or corner lot - (eds on Front & Back of lot) 28x46

Proposed Use/Work - New single family dwelling with attached garage 26x28
NO REAR DECK

Sewage Disposal - City

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

① Minimum set backs from external subdivision property lines = 25' req - note: This lot does not abut any external subdivision lines

② Note: There is NO min distance from other dwelling units required.

Projections - 2
① chimney on outside front porch
② Width of Lot -

③ recreation areas shall be located at least 25' from dwelling units - None shown that close

Height - 35' max 27.5' scaled

Lot Area - 6,000^{sq} min - 35,065

Lot Coverage/ Impervious Surface -

Area per Family - 6,

Off-street Parking - 2 req - 2 shown

Loading Bays - N/A

Site Plan - minor/minor # 20010026

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 7 Zone X

wetlands shown on lot shall not be filled in -



ASPHALT SHINGLES →

Private garage
Sec. 107.0

STAIR const.
Sec. 1014.0

Hand rails

FRONT ELEVATION

SCALE: 1/4" = 1'-0"

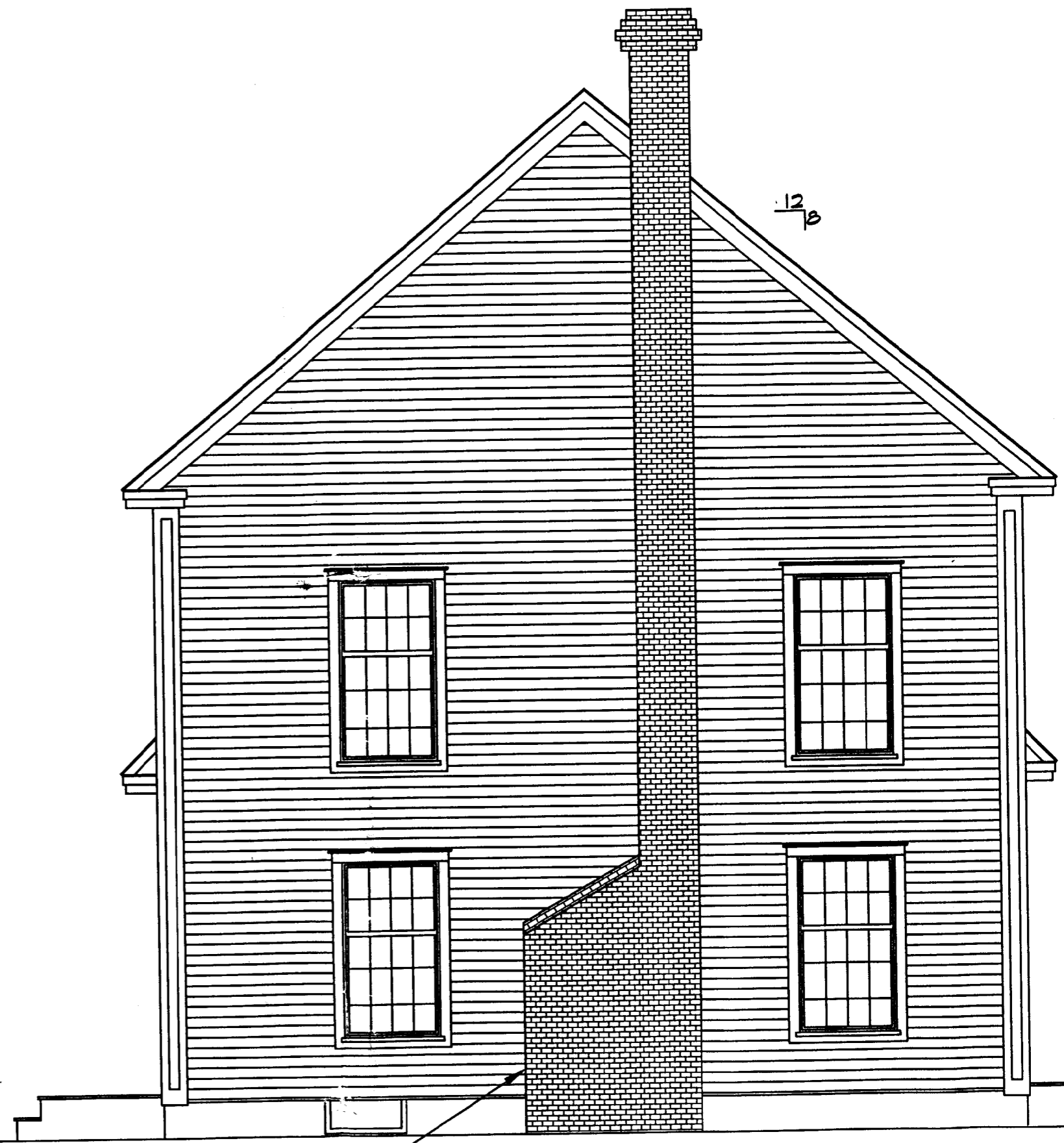
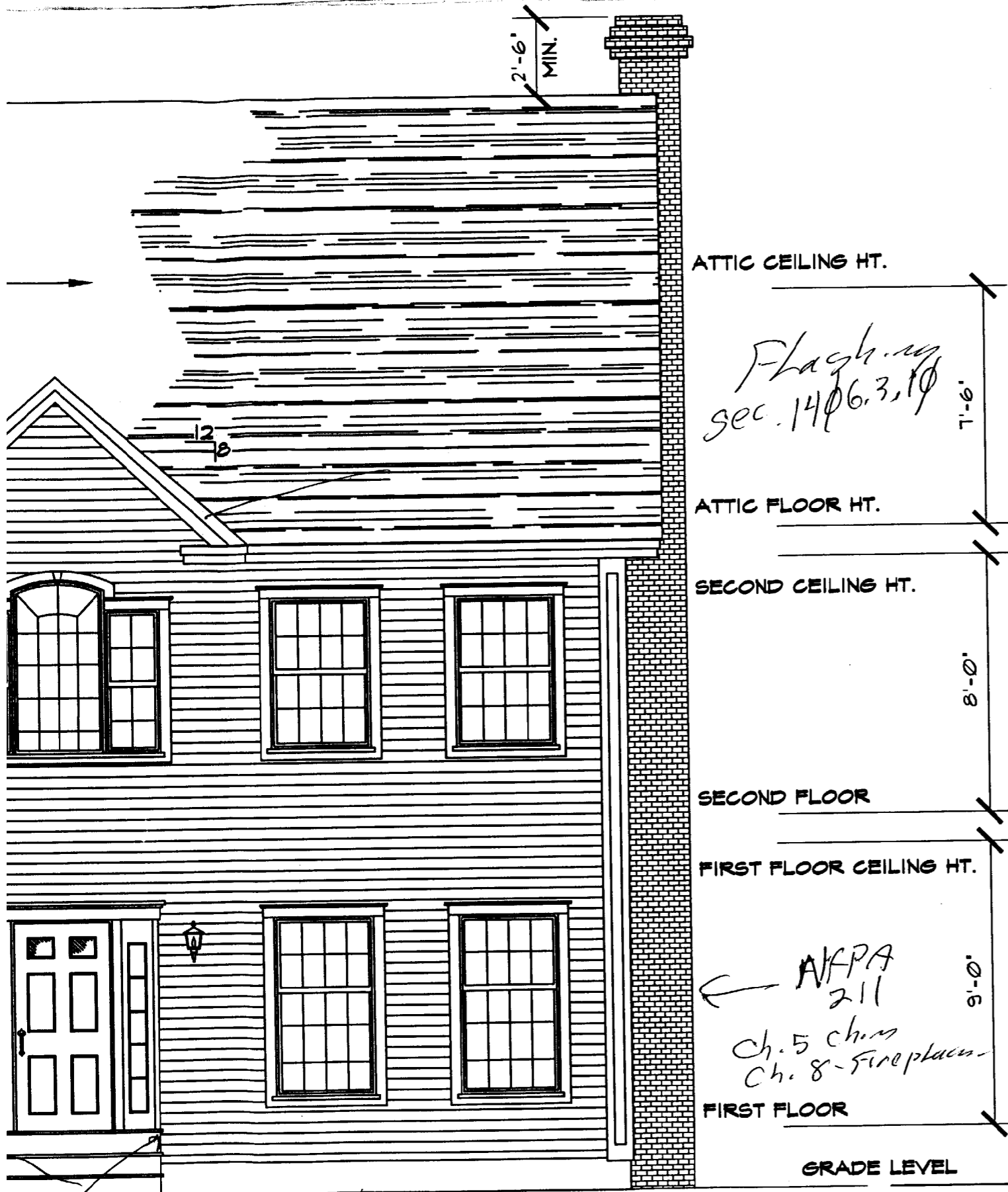
Guardrails Sec. 1022.0

11

11

1

1



Hand rails sec. 1 @ 21.0

LS Sec. 10 22.0

ATTIC CEILING HT. 7'-6"

Flashing sec. 14 @ 6.3, 1 @

ATTIC FLOOR HT.

SECOND CEILING HT. 8'-0"

SECOND FLOOR

FIRST FLOOR CEILING HT. 9'-0"

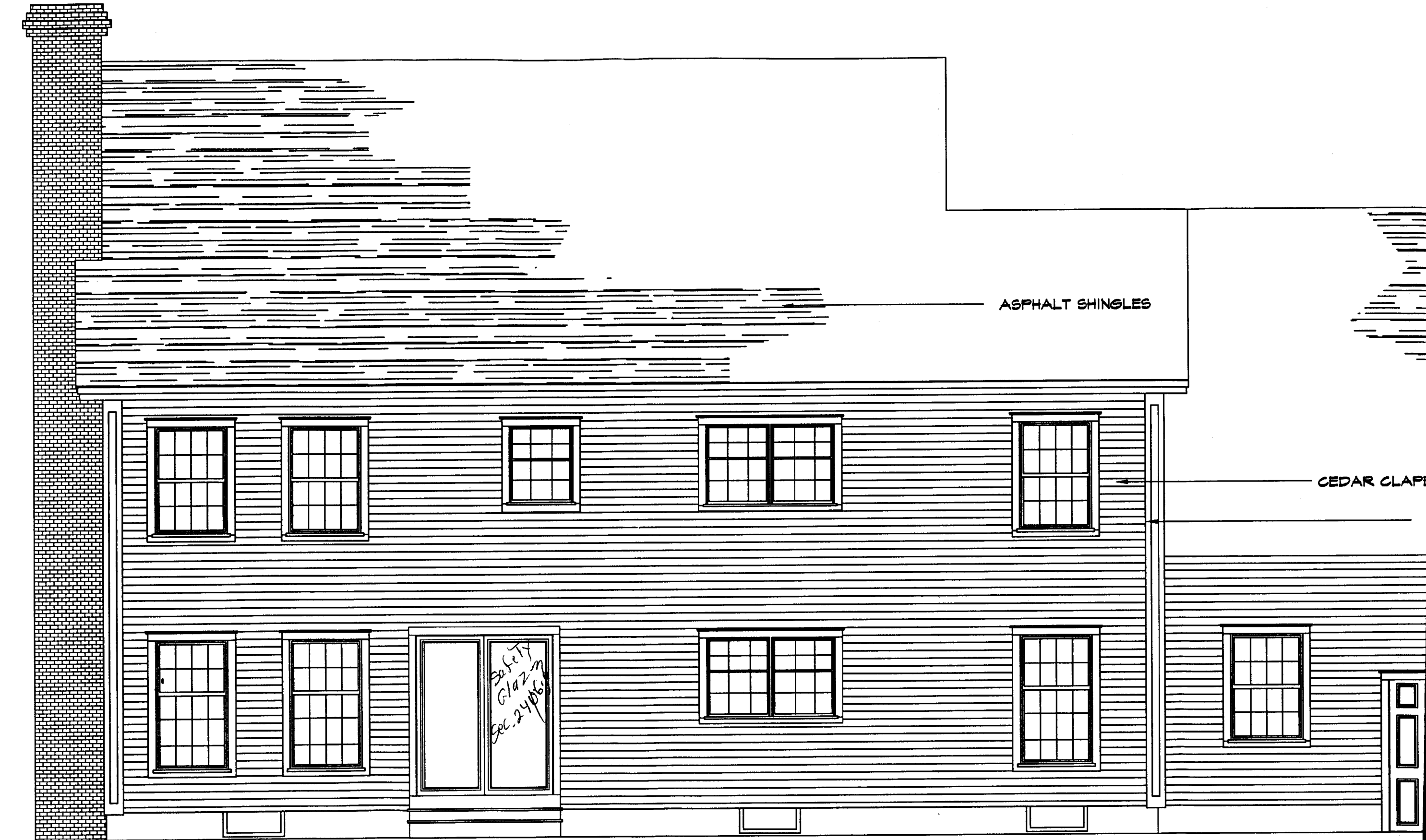
AKPA 211
Ch. 5 chms
Ch. 8 - Fireplaces

FIRST FLOOR

GRADE LEVEL

"FAUX"
WIDE CHIMNEY PER. OWNER / BUILDER
PROVIDE FOR WOOD STOVE AND FURNACE FLUE ONLY

RIGHT ELEVATION



ASPHALT SHINGLES

CEDAR CLAP

SAFETY
GLAZING
SEC. 2406.1

PTE:
DRAWINGS, PLANS, SKETCHES ETC. ARE PROVIDED TO OUR
CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT

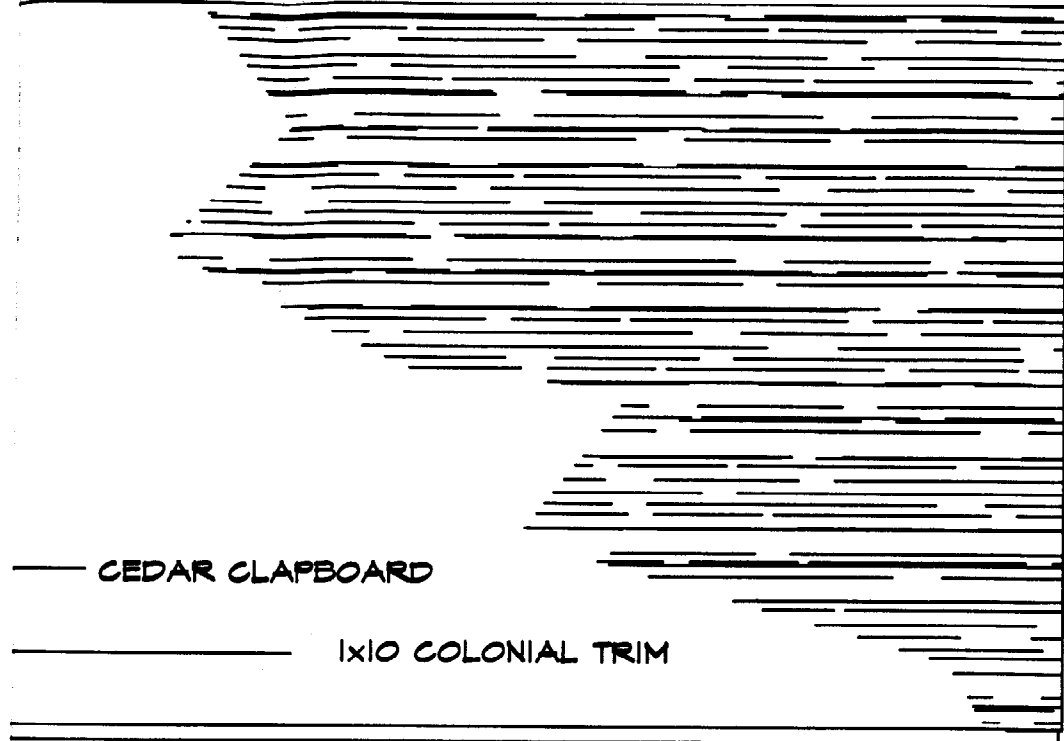
REAR ELEVATION
SCALE: 1/4" = 1'-0"

NOTCH RAFTER ● WALK-IN CLOSET
TO REACH SOFFIT HT. ● ADJACENT HOUSE

12
10

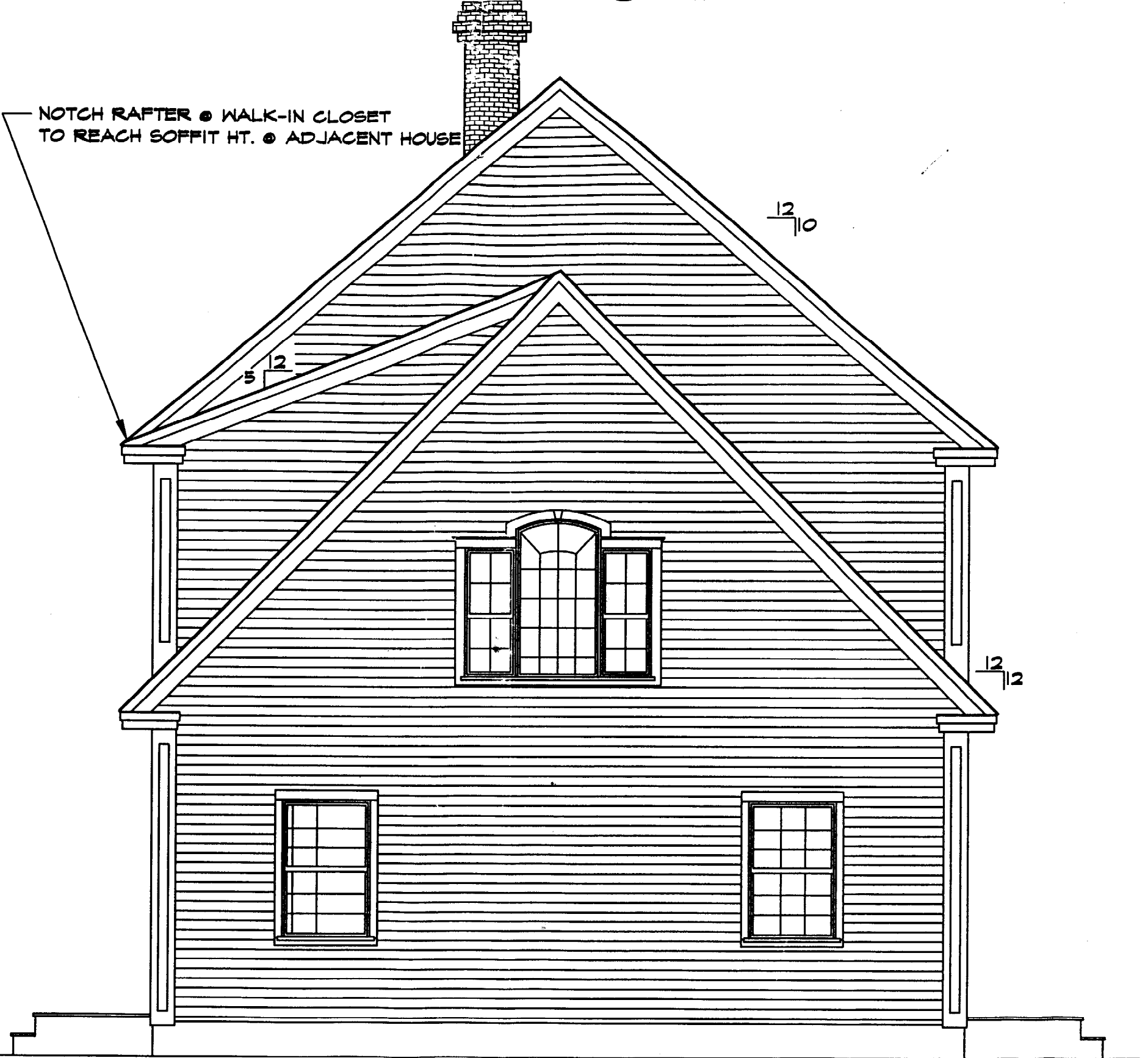
5
12

12
12



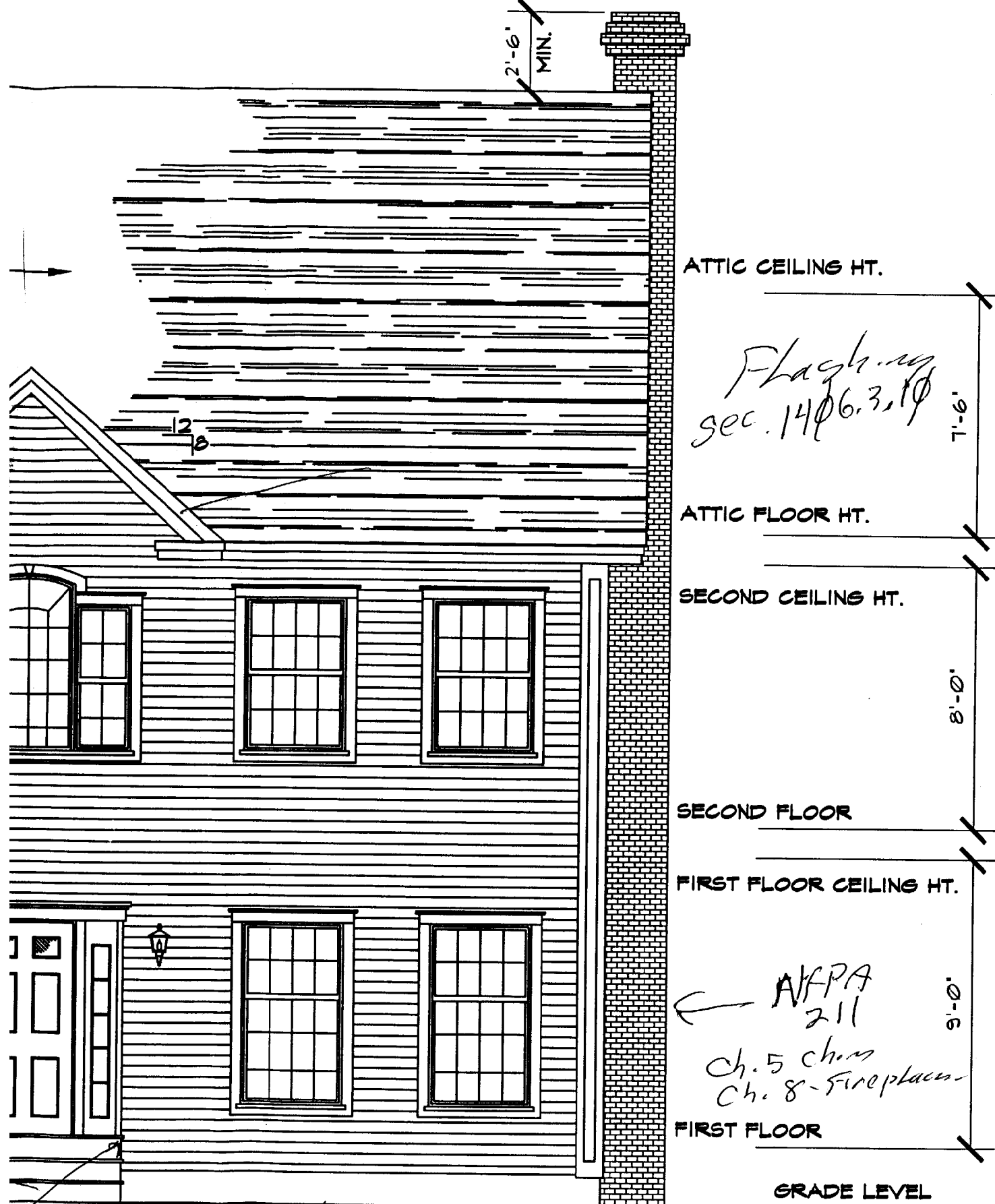
CEDAR CLAPBOARD

IXIO COLONIAL TRIM



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



ATTIC CEILING HT.

ATTIC FLOOR HT.

SECOND CEILING HT.

SECOND FLOOR

FIRST FLOOR CEILING HT.

FIRST FLOOR

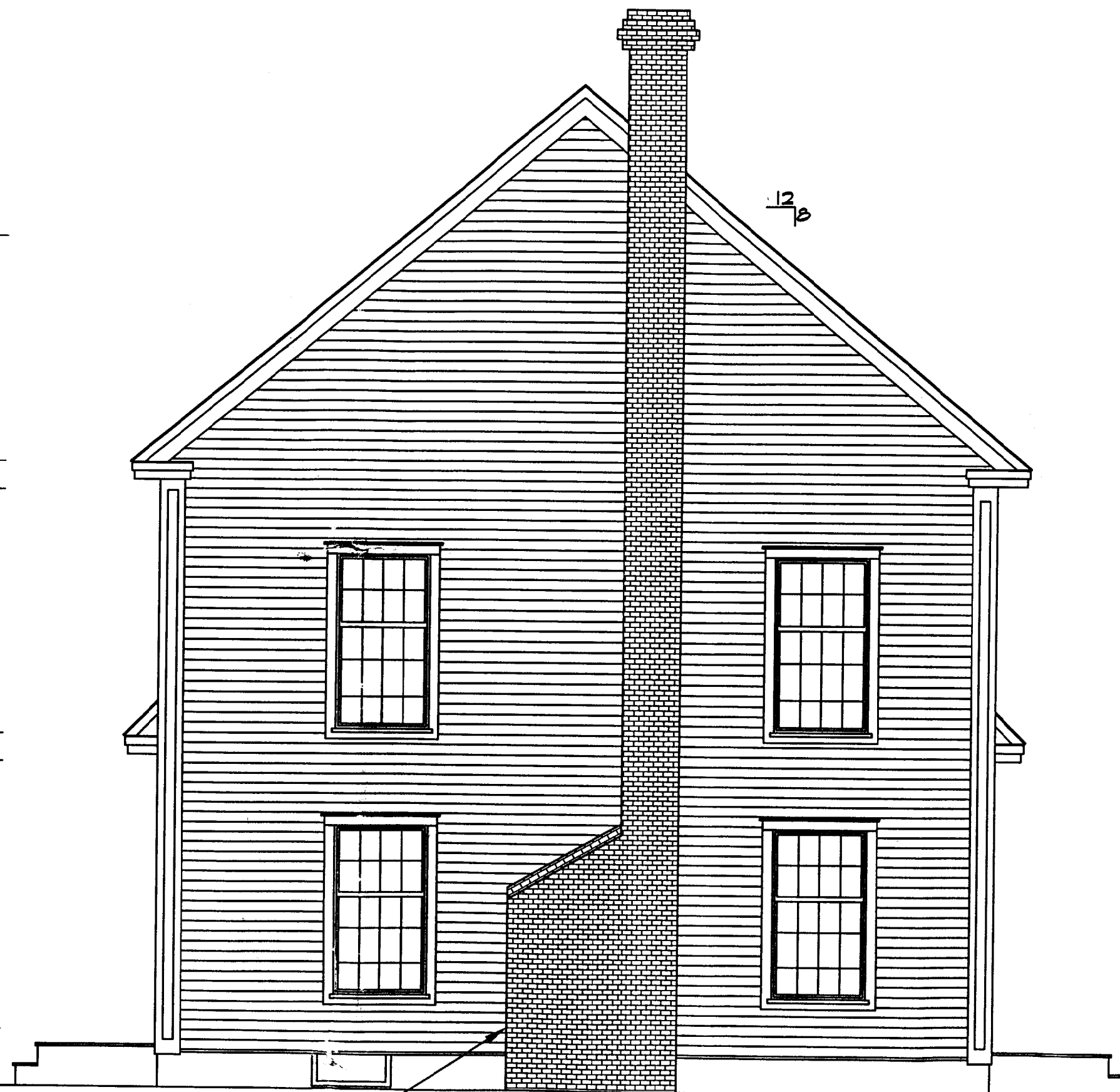
GRADE LEVEL

*Flashing
sec. 14 @ 6.3.1 @*

*NAPA
211
Ch. 5 chms
Ch. 8 - Fireplaces*

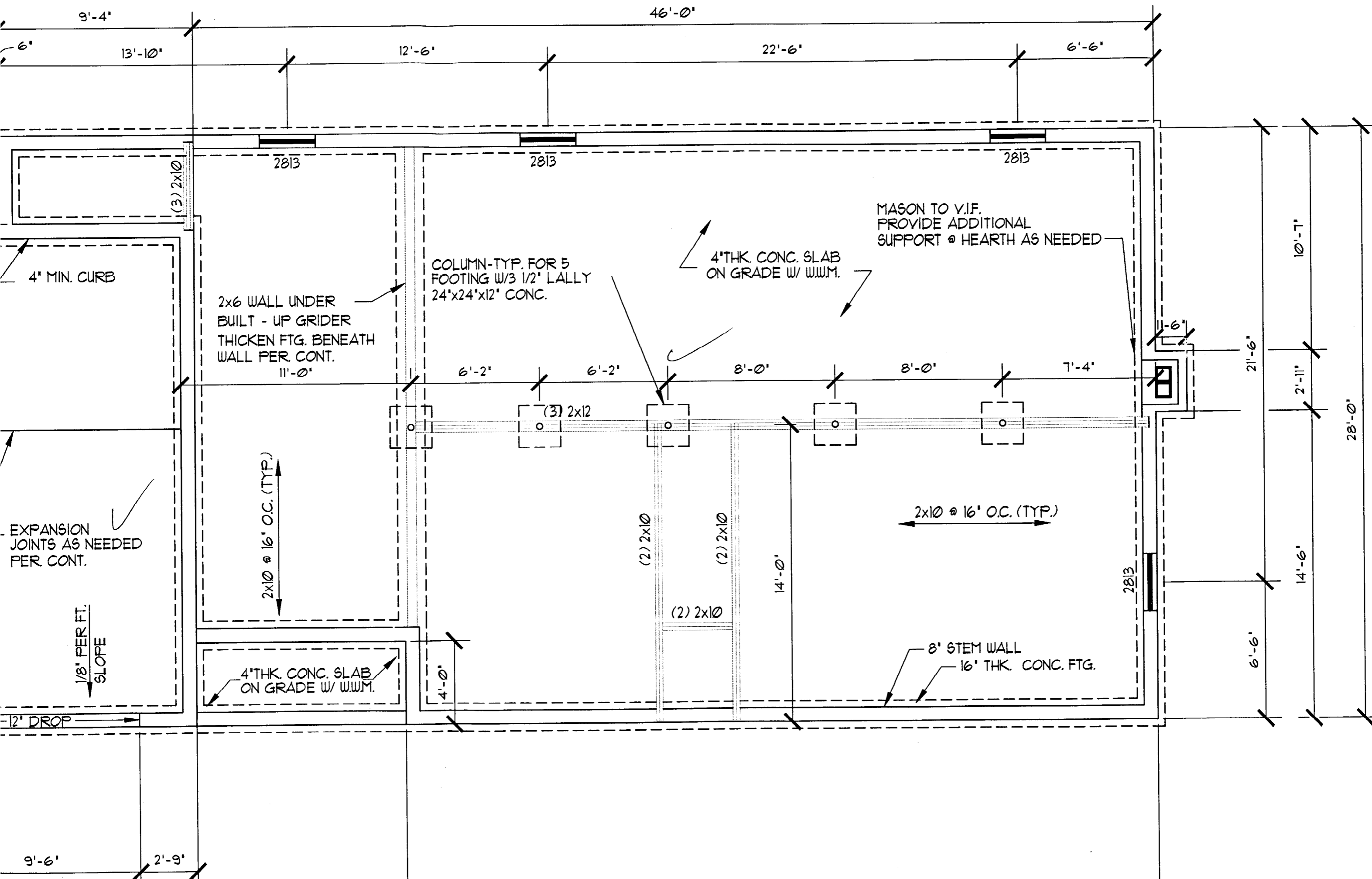
Hand rails sec. 1021.0

Sec. 1022.0



"FAUX"
WIDE CHIMNEY PER. OWNER / BUILDER
PROVIDE FOR WOOD STOVE AND FURNACE FLUE ONLY

RIGHT ELEVATION



9'-4"

46'-0"

13'-10"

12'-6"

22'-6"

6'-6"

2813

2813

2813

(3) 2x10

4" MIN. CURB

2x6 WALL UNDER BUILT - UP GRIDER THICKEN FTG. BENEATH WALL PER CONT. 11'-0"

COLUMN-TYP. FOR 5 FOOTING W/3 1/2" LALLY 24"x24"x12" CONC.

4" THK. CONC. SLAB ON GRADE W/ W.W.M.

MASON TO V.I.F. PROVIDE ADDITIONAL SUPPORT @ HEARTH AS NEEDED

6'-2"

6'-2"

8'-0"

8'-0"

7'-4"

(3) 2x12

(2) 2x10

(2) 2x10

2x10 @ 16" O.C. (TYP.)

14'-0"

(2) 2x10

2813

4" THK. CONC. SLAB ON GRADE W/ W.W.M.

8" STEM WALL 16" THK. CONC. FTG.

EXPANSION JOINTS AS NEEDED PER CONT.

1/8" PER FT. SLOPE

12" DROP

9'-6"

2'-9"

21'-6"

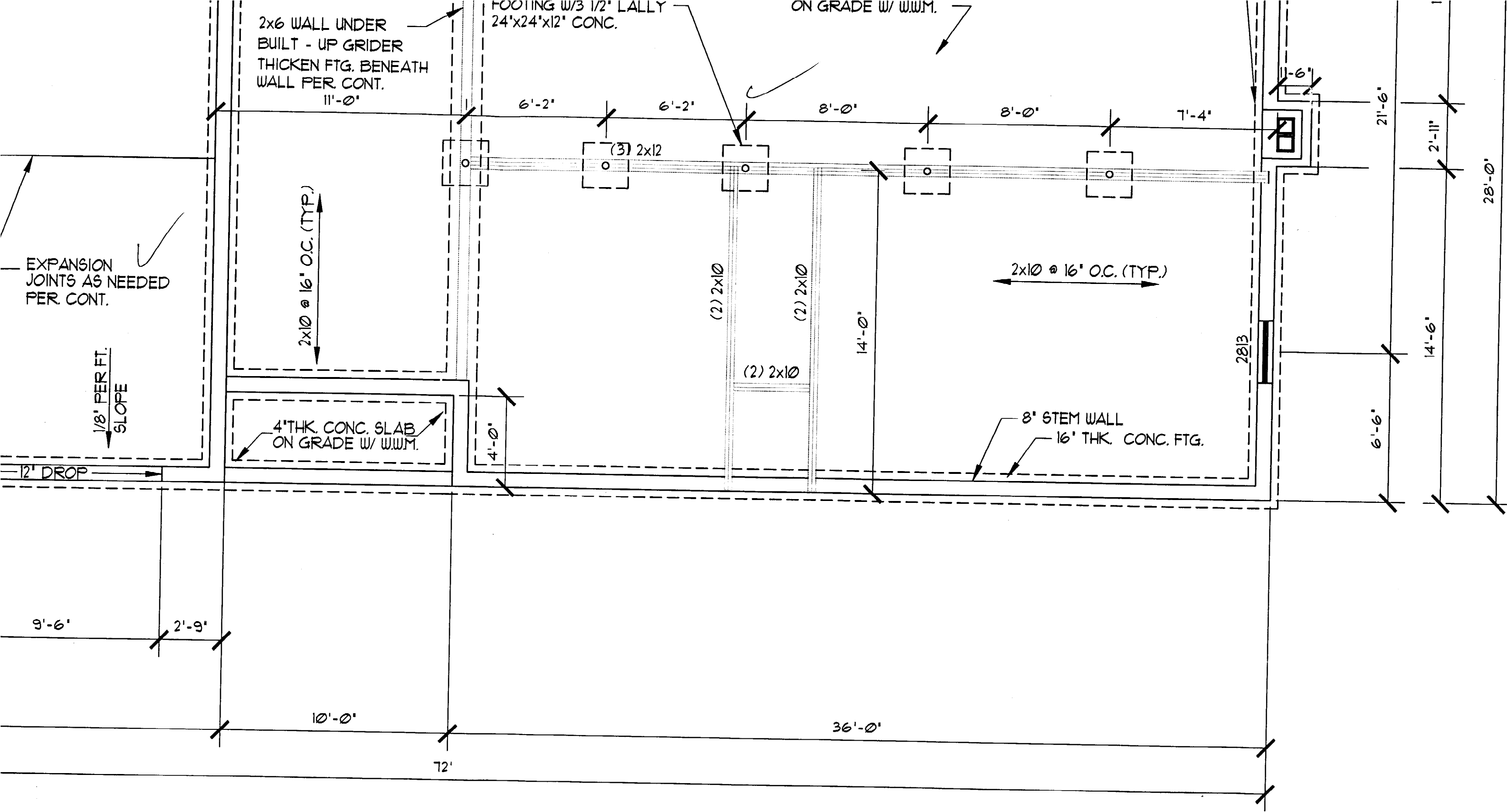
2'-11"

14'-6"

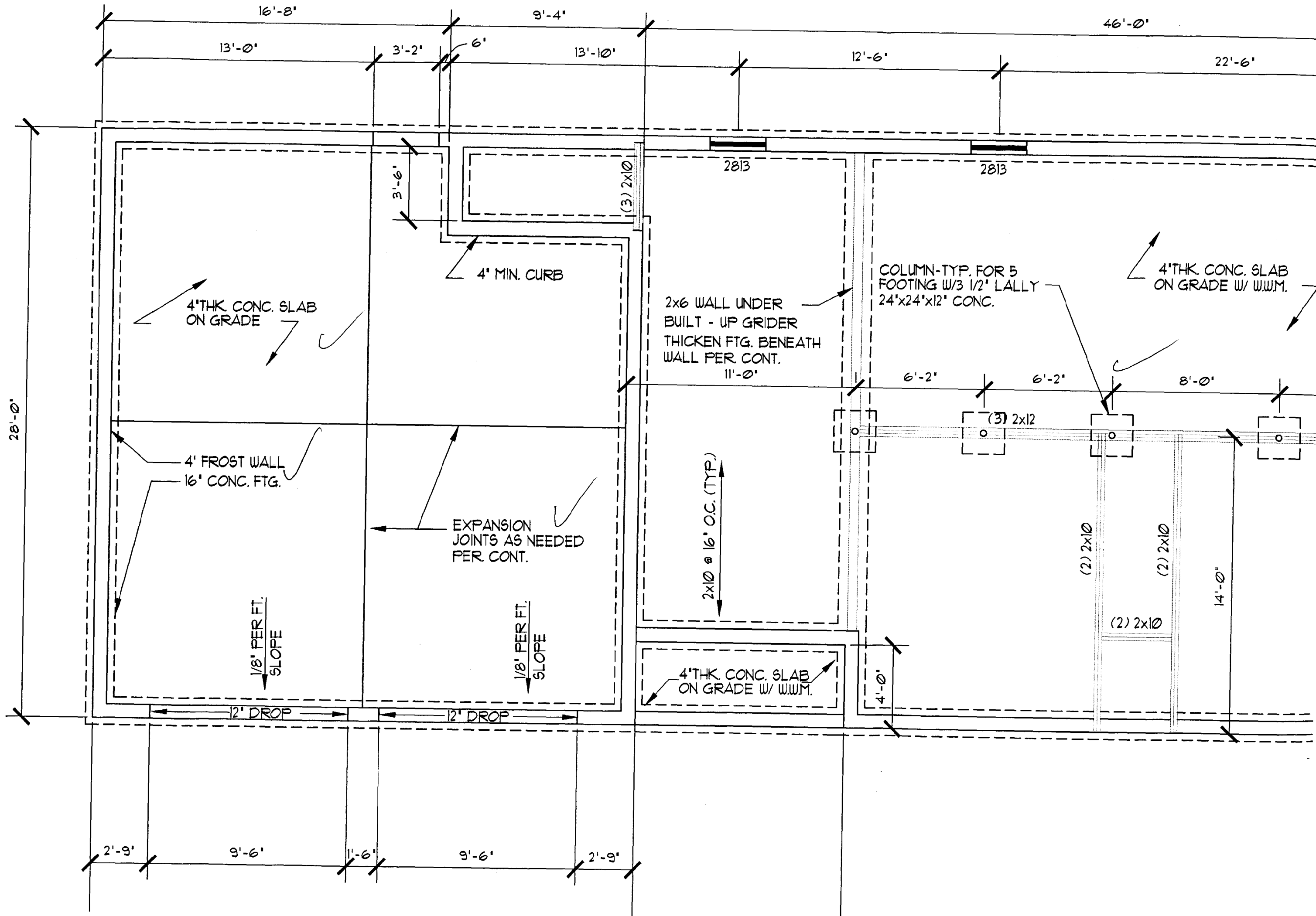
6'-6"

10'-7"

28'-0"



○ FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"



16'-8"

9'-4"

46'-0"

13'-0"

3'-2"

6'

13'-10"

12'-6"

22'-6"

28'-0"

2'-9"

9'-6"

1'-6"

9'-6"

2'-9"

2813

2813

(3) 2x10

(3) 2x12

(2) 2x10

(2) 2x10

(2) 2x10

14'-0"

4" THK. CONC. SLAB ON GRADE

4' FROST WALL 16" CONC. FTG.

1/8" PER FT. SLOPE

1/8" PER FT. SLOPE

EXPANSION JOINTS AS NEEDED PER CONT.

4" MIN. CURB

2x6 WALL UNDER BUILT - UP GRIDER THICKEN FTG. BENEATH WALL PER CONT. 11'-0"

COLUMN-TYP. FOR 5 FOOTING W/ 3 1/2" LALLY 24"x24"x12" CONC.

4" THK. CONC. SLAB ON GRADE W/ W.W.M.

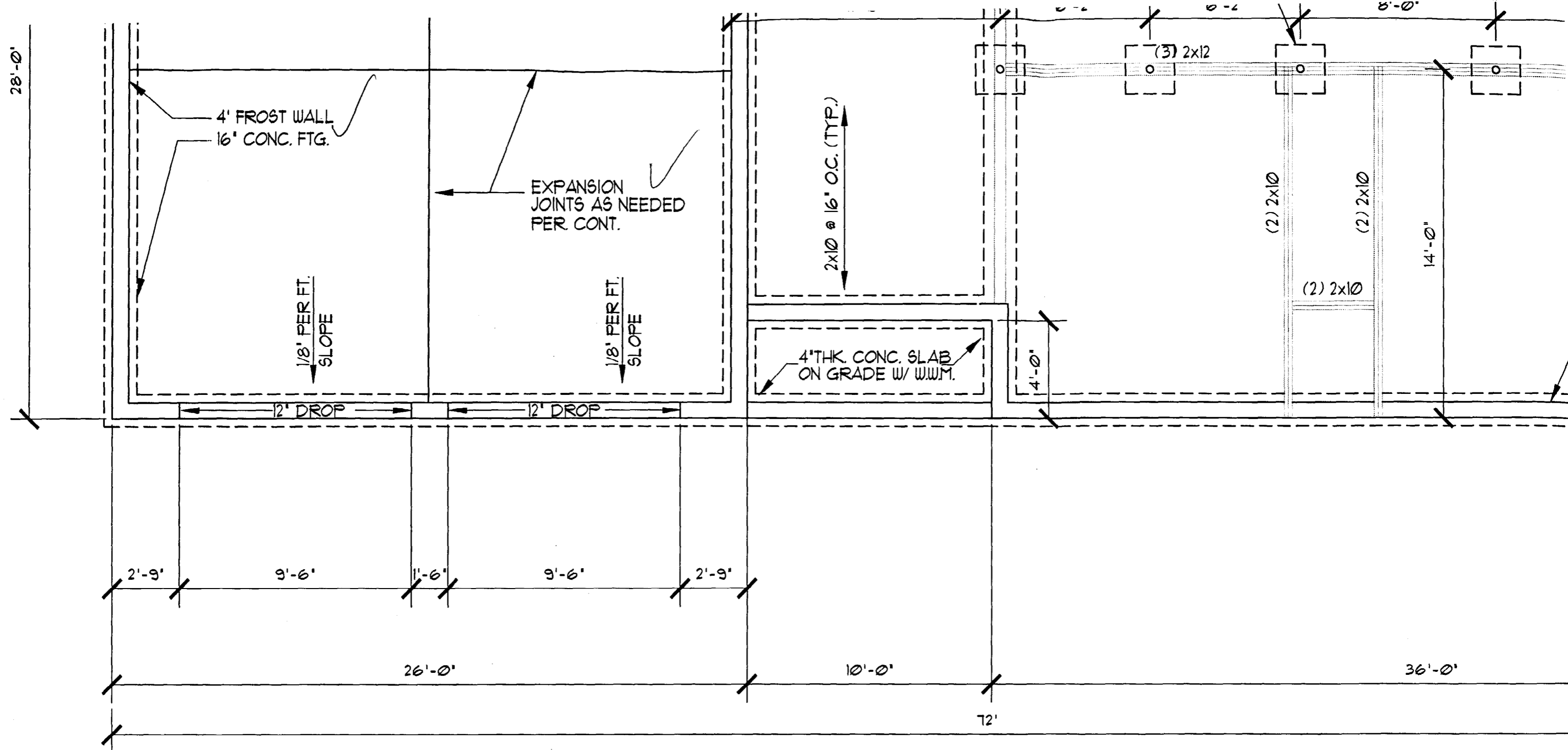
4" THK. CONC. SLAB ON GRADE W/ W.W.M.

12" DROP

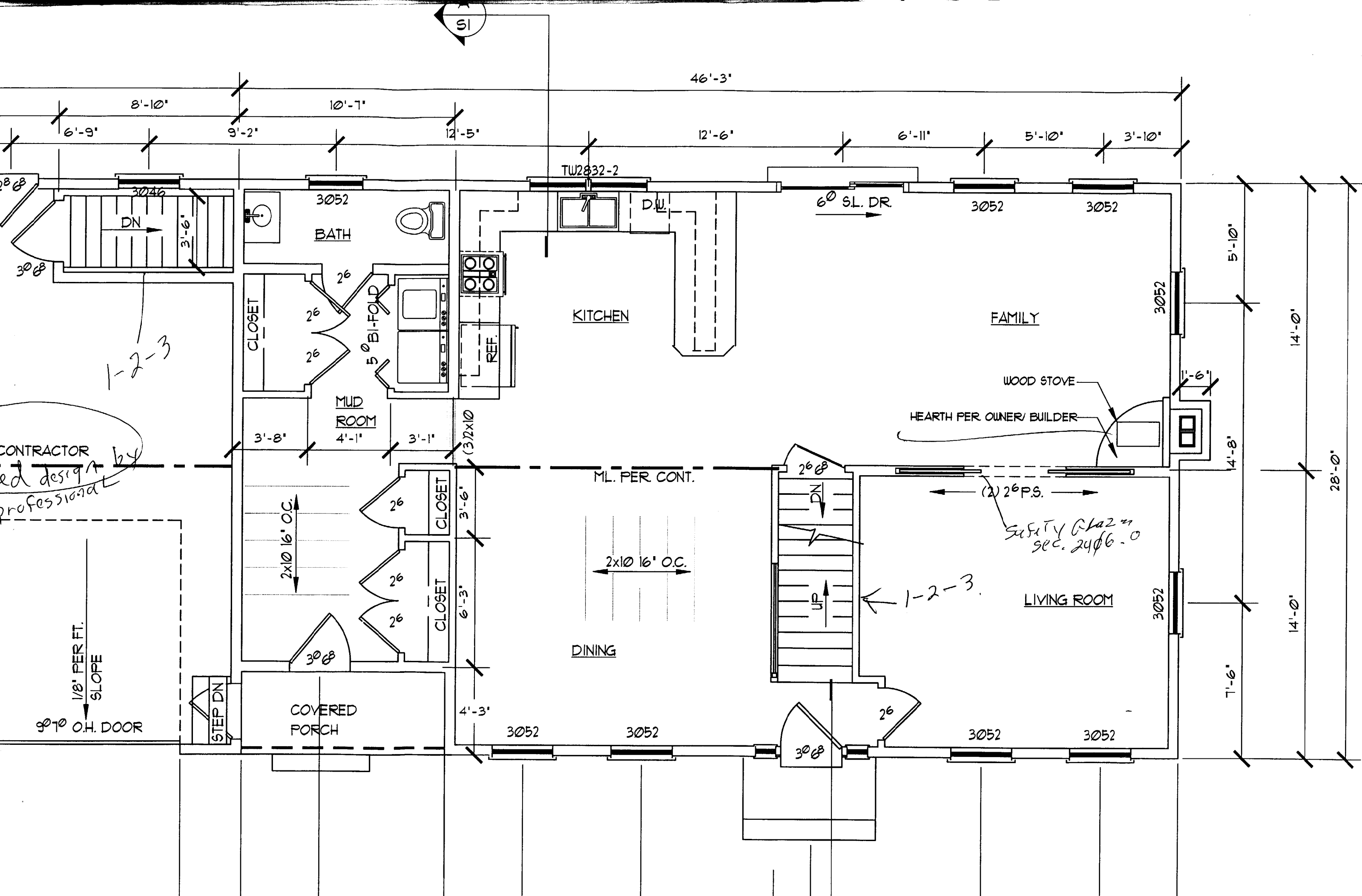
12" DROP

4'-0"

2x10 @ 16" O.C. (TYP.)



○ FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



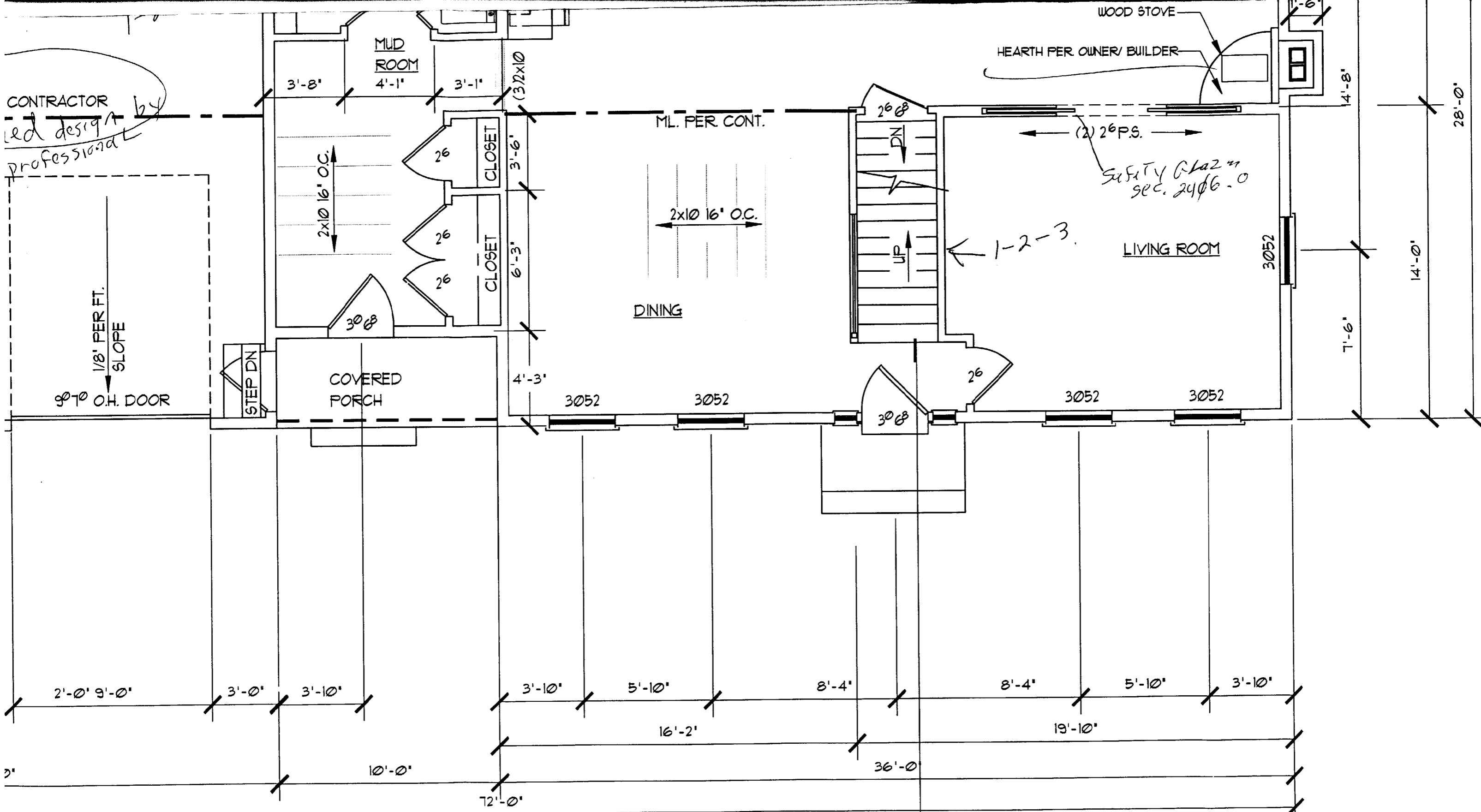
CONTRACTOR designed design by professional

1-2-3

1/8' PER FT. SLOPE
90° O.H. DOOR
STEP DN

SAFETY GLAZING SEC. 2406.0

1-2-3



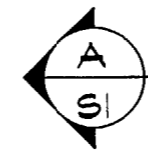
CONTRACTOR
led design by
professional

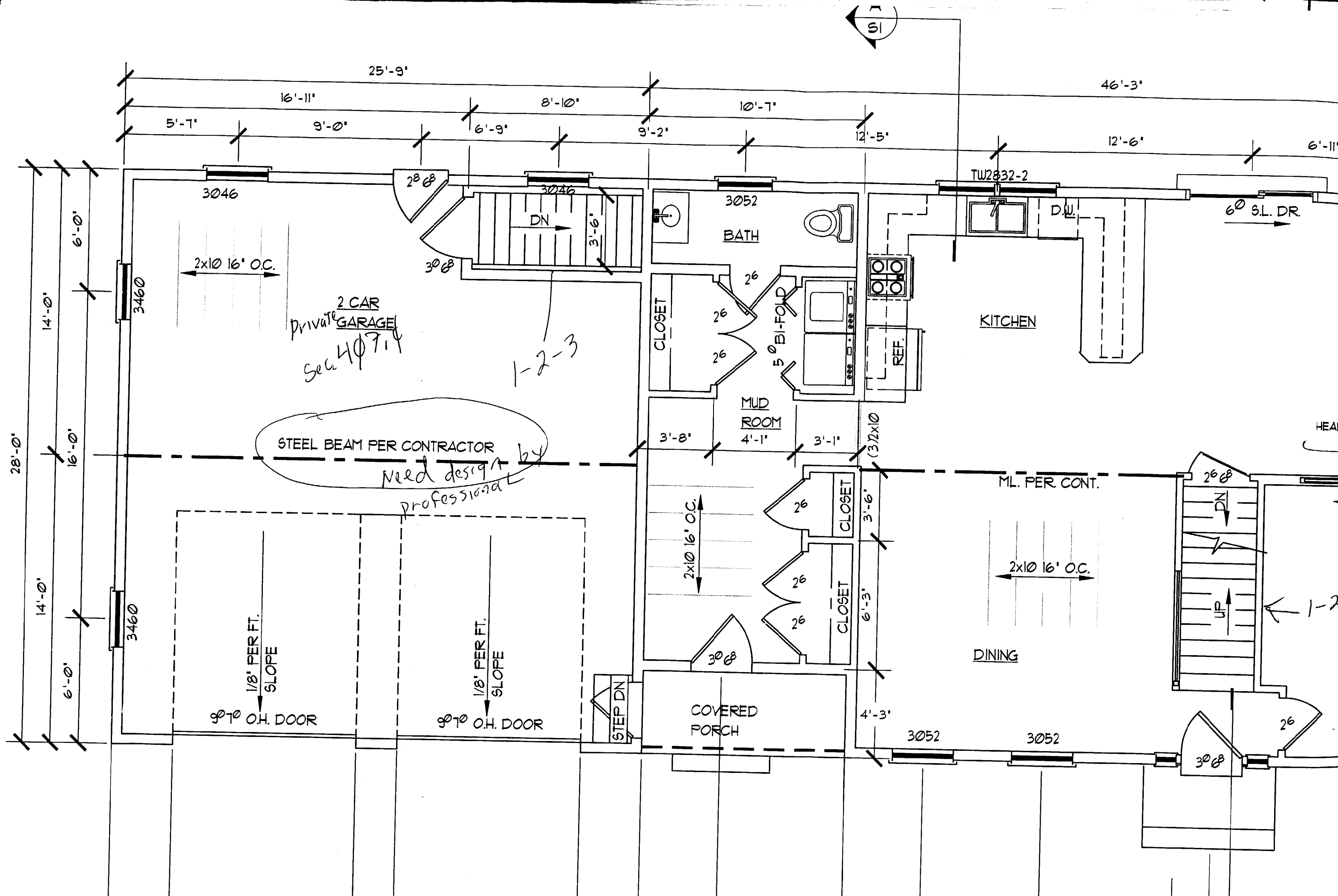
WOOD STOVE
HEARTH PER OWNER/ BUILDER

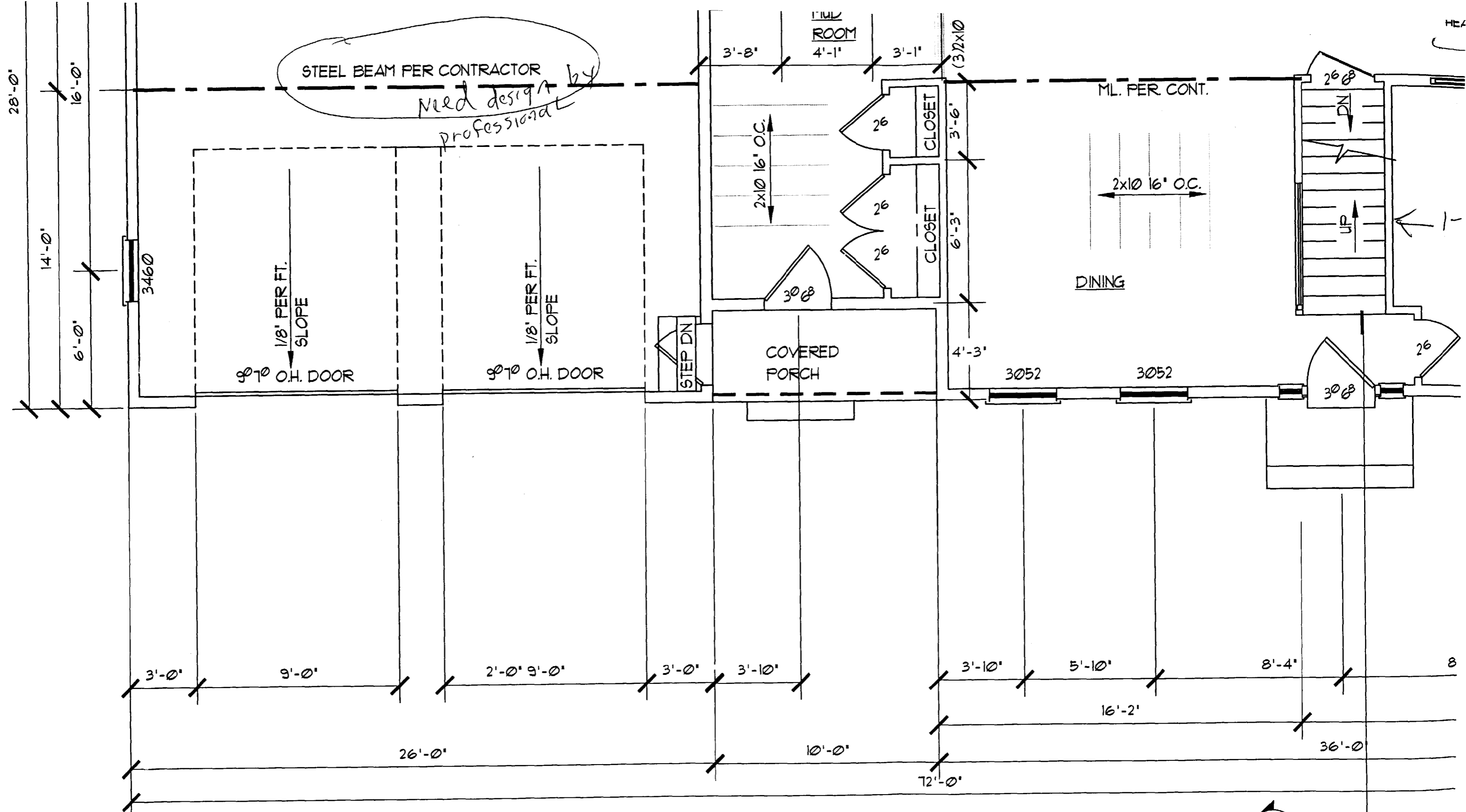
FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

1. STAIR CONST. sec. 1914.0
2. Guardrails sec. 1922.0
3. Handrails sec. 1921.0

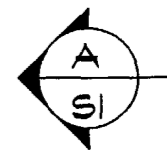


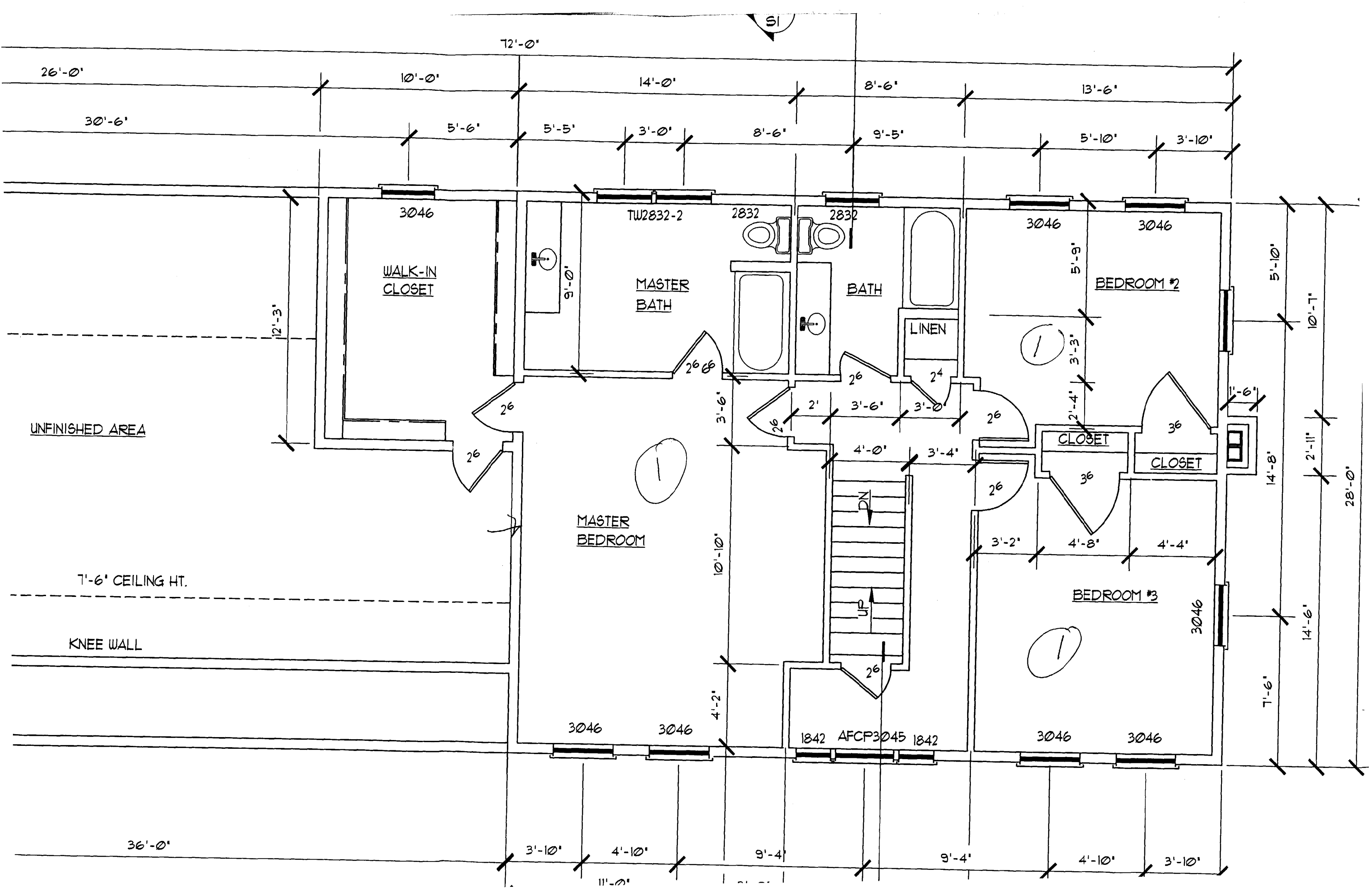




STEEL BEAM PER CONTRACTOR
Need design by professional

FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"





26'-0"

72'-0"

10'-0"

14'-0"

8'-6"

13'-6"

30'-6"

5'-6"

5'-5"

3'-0"

8'-6"

9'-5"

5'-10"

3'-10"

3046

WALK-IN CLOSET

TW2832-2

2832

2832

MASTER BATH

BATH

LINEN

3046

3046

BEDROOM #2

UNFINISHED AREA

12'-3"

MASTER BEDROOM

CLOSET

CLOSET

7'-6" CEILING HT.

KNEE WALL

BEDROOM #3

3046

3046

1842 AF3045 1842

3046

3046

36'-0"

3'-10"

4'-10"

9'-4"

9'-4"

4'-10"

3'-10"

5'-10"

10'-11"

14'-8"

2'-11"

28'-0"

14'-6"

7'-6"

UNFINISHED AREA

7'-6" CEILING HT.

KNEE WALL

MASTER
BEDROOM

BEDROOM #3

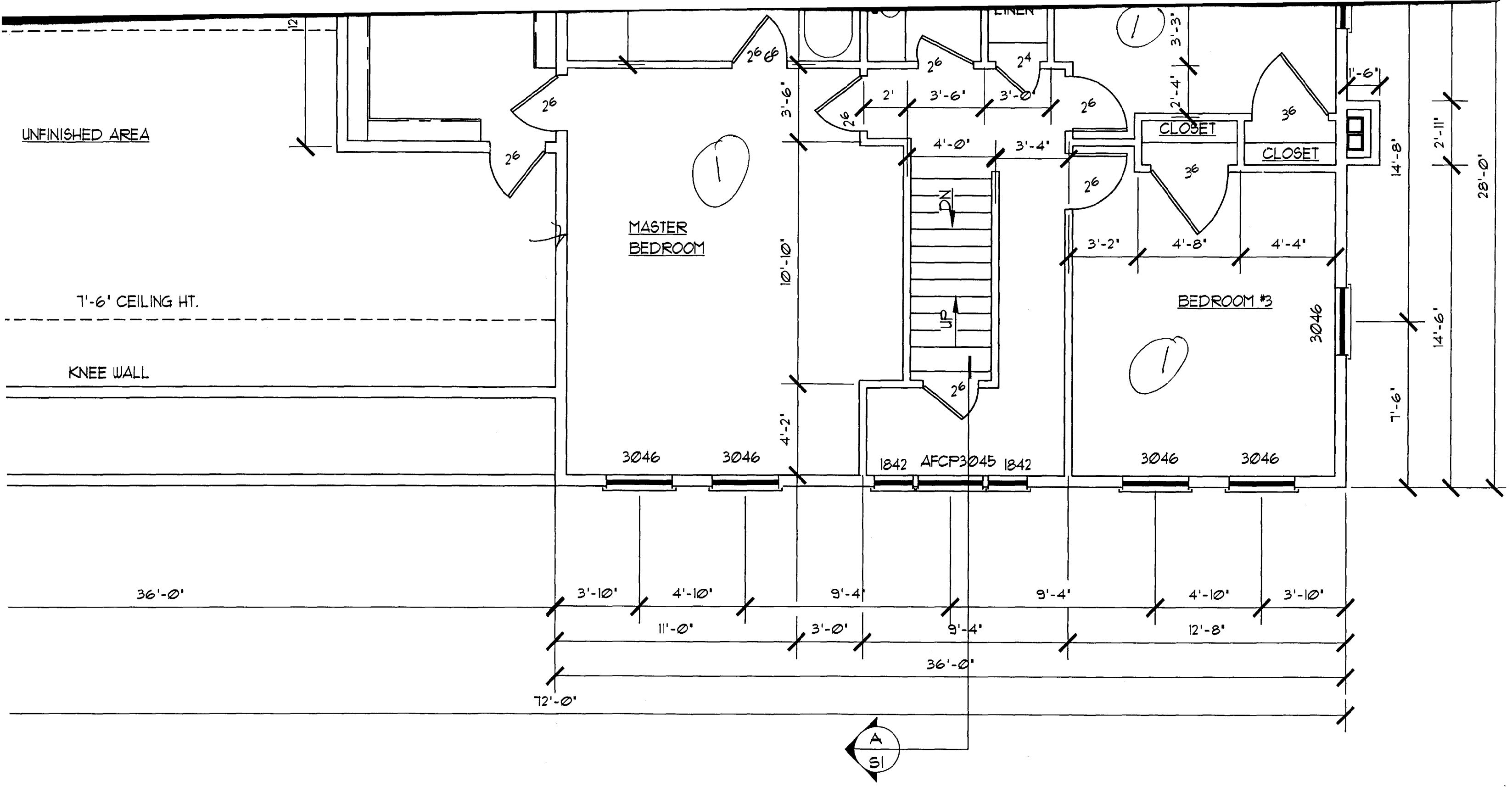
CLOSET

CLOSET

1842 AFCP3045 1842

SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



36'-0"

3'-10"

4'-10"

9'-4"

9'-4"

4'-10"

3'-10"

11'-0"

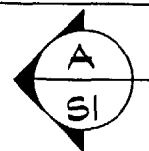
3'-0"

9'-4"

12'-8"

36'-0"

72'-0"



14'-8"

2'-11"

28'-0"

7'-6"

14'-6"

10'-10"

4'-2"

3046

3046

3046

3046

3'-2"

36

36

4'-8"

4'-4"

4'-0"

3'-4"

3'-6"

3'-0"

2'

3'-6"

26

26

24

26

26

26

26

26

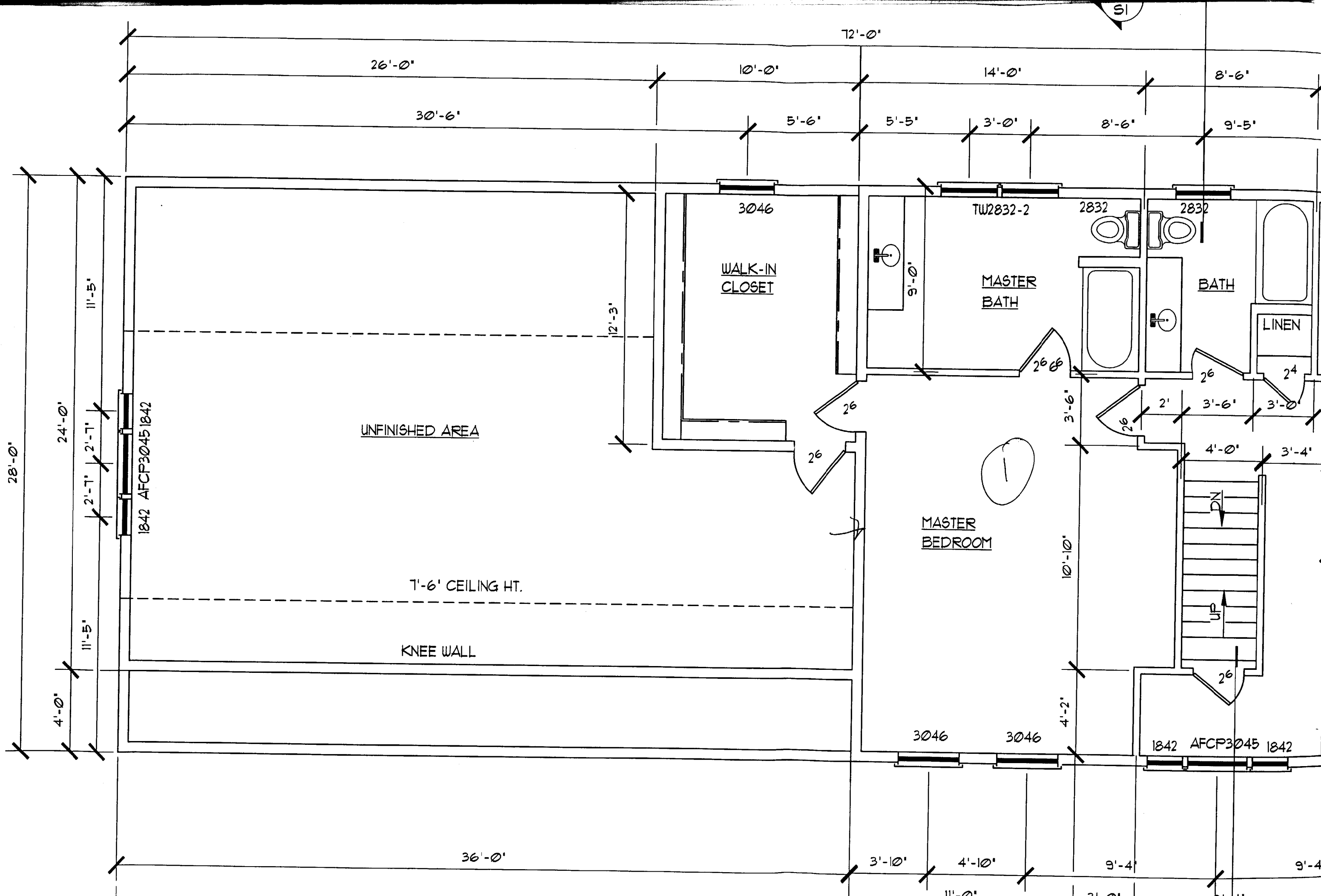
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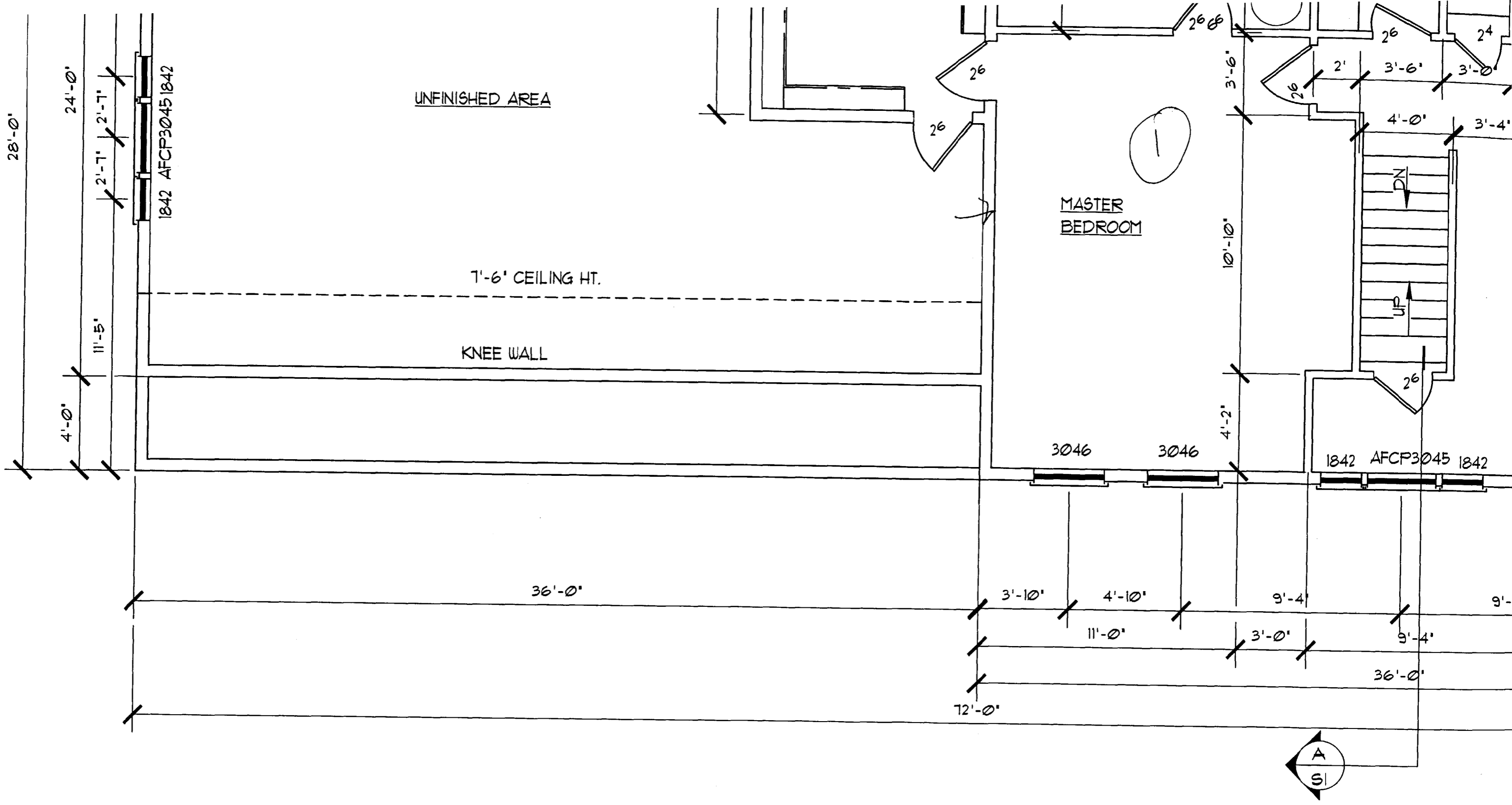
1

1

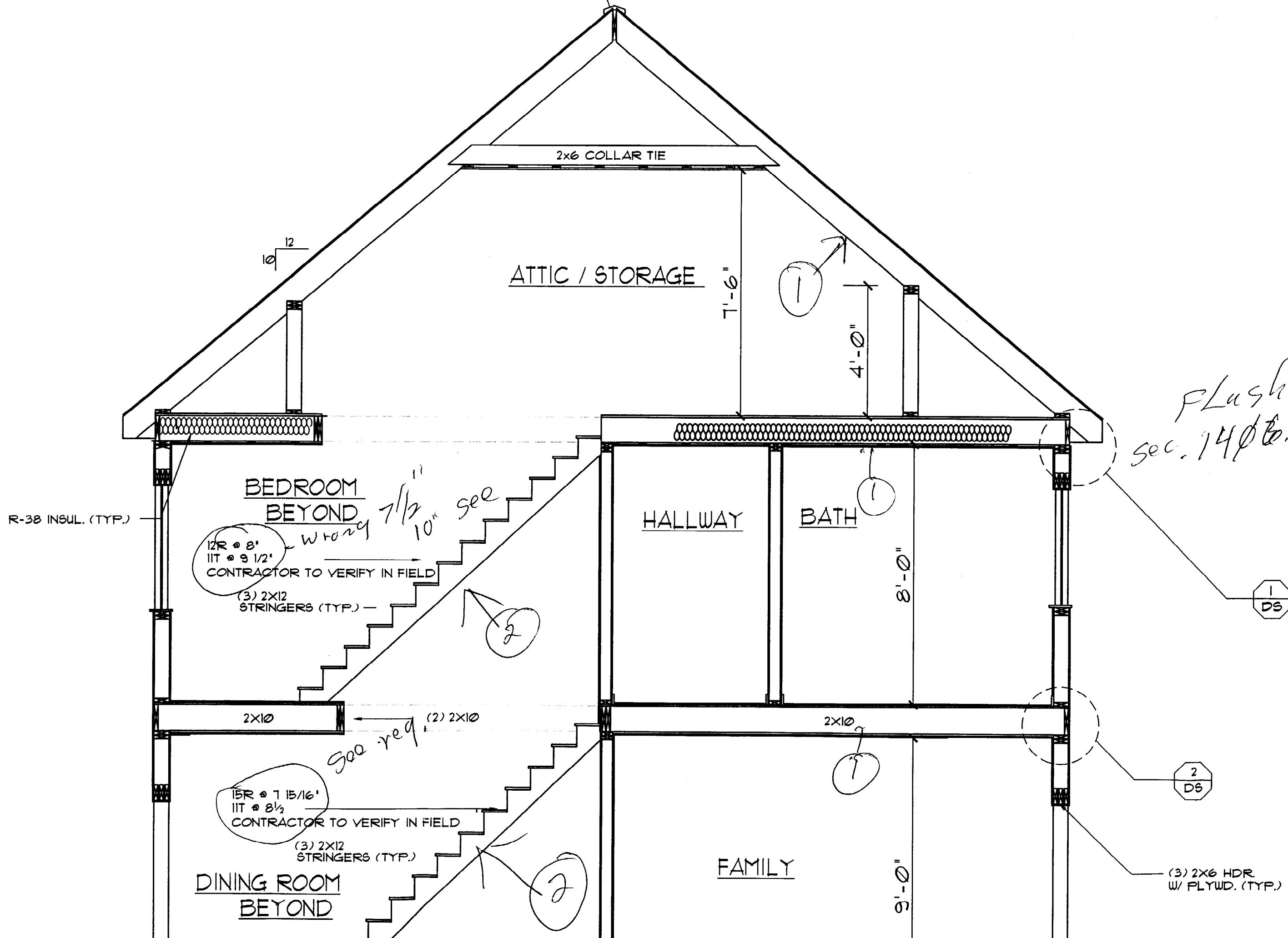
1

LINEN






SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



*Flashing
sec. 14 @ 6.3.10*

*7 1/2" see
10"*

see req.

2

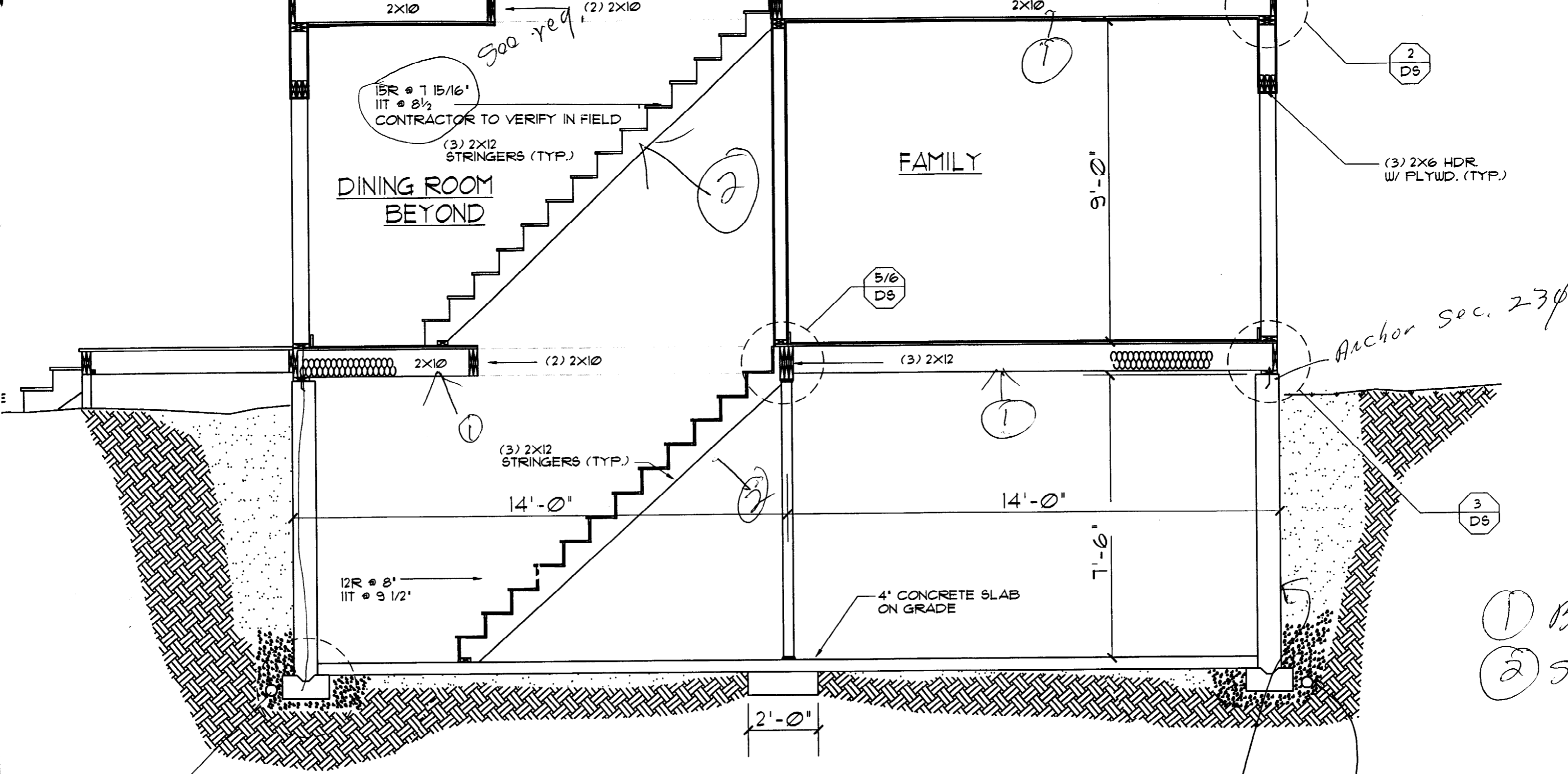
2

1

1

1

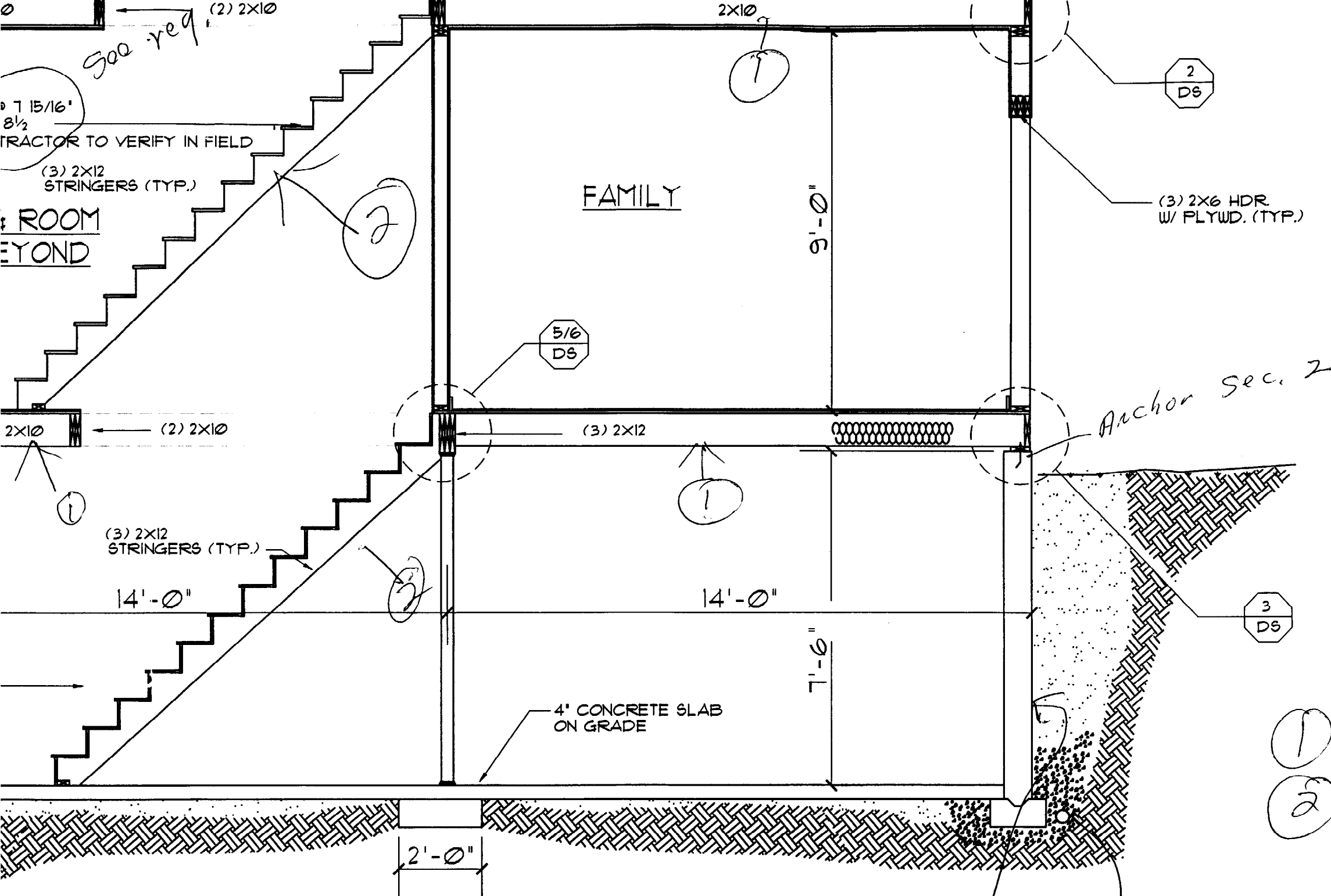
2



SECTION A

SCALE: 3/8" = 1'-0"

NOTE:
FOR CONSTRUCTION DETAILS &
MATERIAL SPECIFICATIONS, SEE
SHEET NO. DS IN THIS SET.



SECTION A

SCALE: 3/8" = 1'-0"

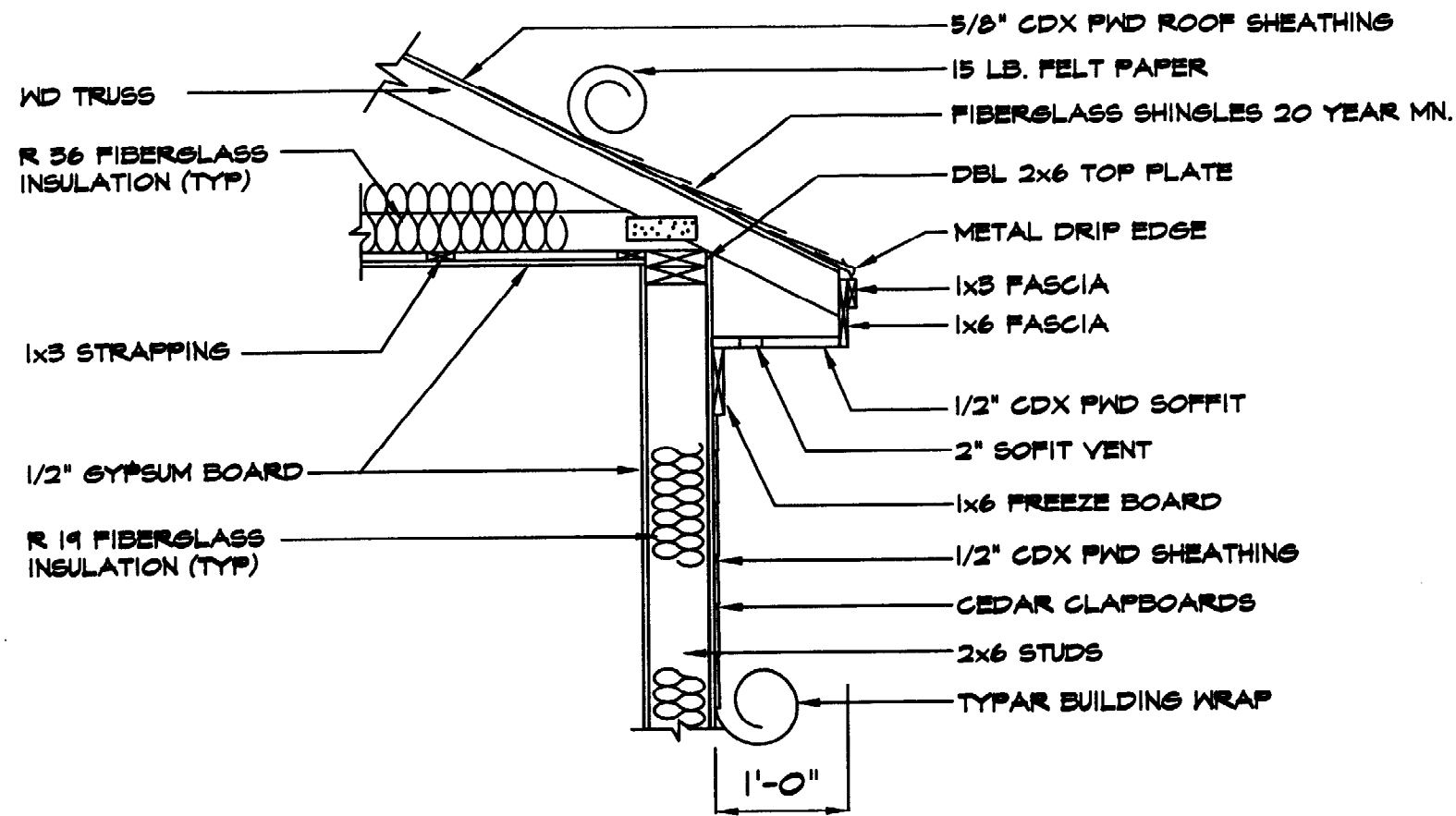
NOTE:
FOR CONSTRUCTION DETAILS &
MATERIAL SPECIFICATIONS, SEE
SHEET NO. DS IN THIS SET.

Anchor sec. 23φ5.17

- ① Bridging - sec. 23φ5.16
- ② STAIR CONST. sec. 1014-φ 7 3/4
see details.

Drainage
sec. 1813.5.2.

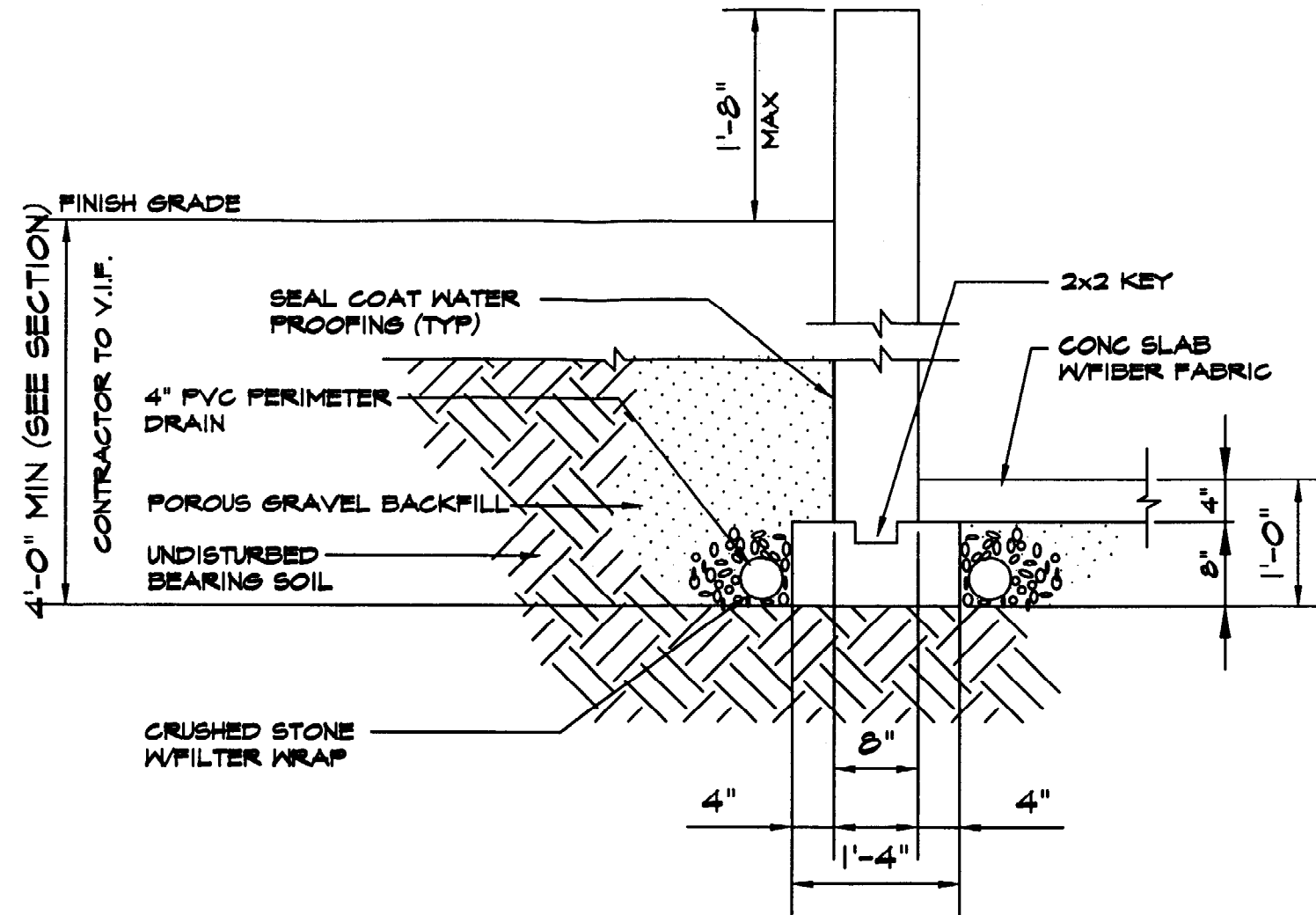
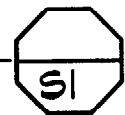
Dampproofing
water proofing - sec. 1813.4



SOFFIT DETAIL

SCALE: 3/4"=1'-0"

NOTE:
SUBSTITUTE JOIST AND RAFTER SIZES WITH PLAN CALL-OUT.

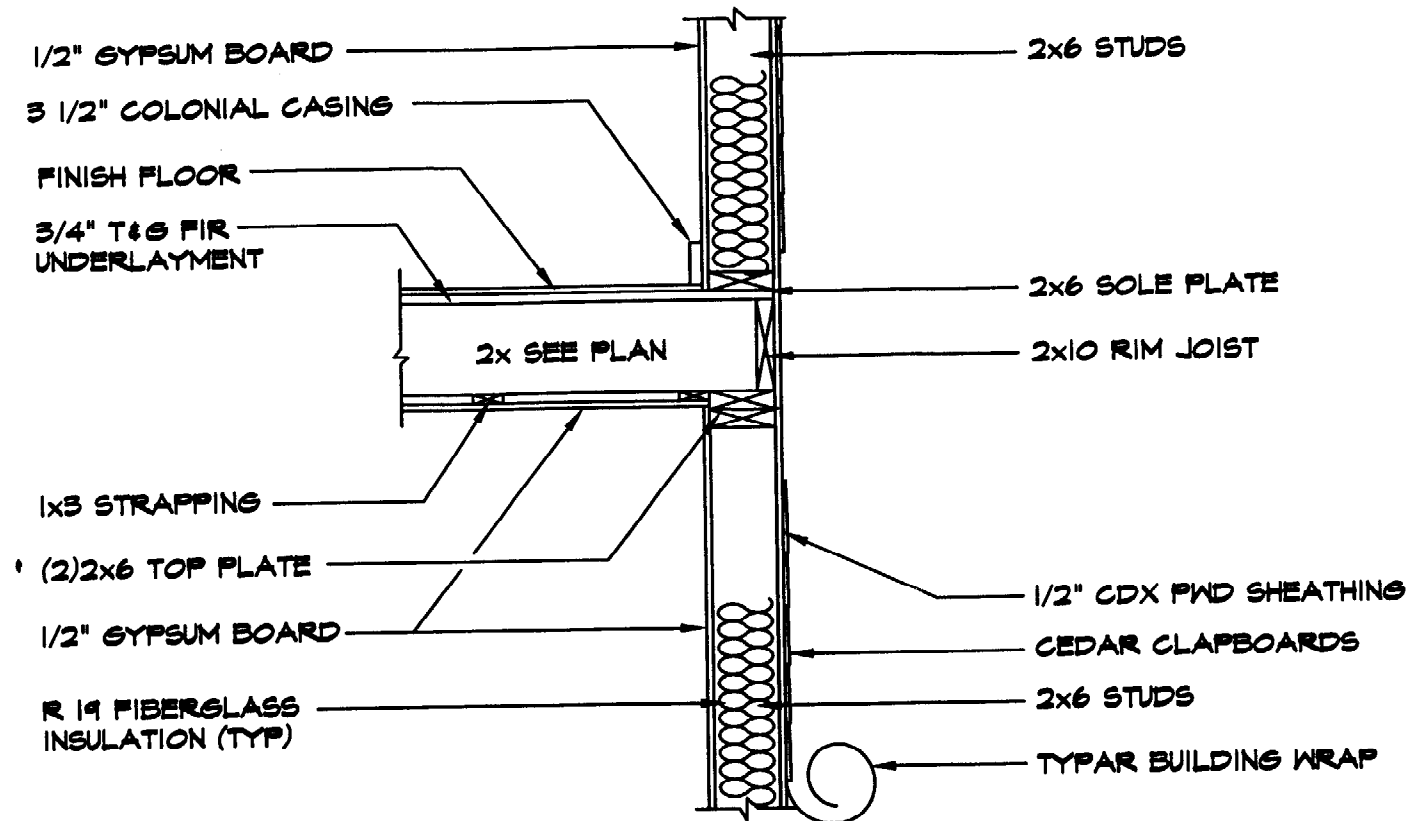


FOOTING DETAIL

SCALE: 3/4"=1'-0"

NOTE:
SUBSTITUTE FOOTING AND WALL SIZES WITH PLAN CALL-OUT.

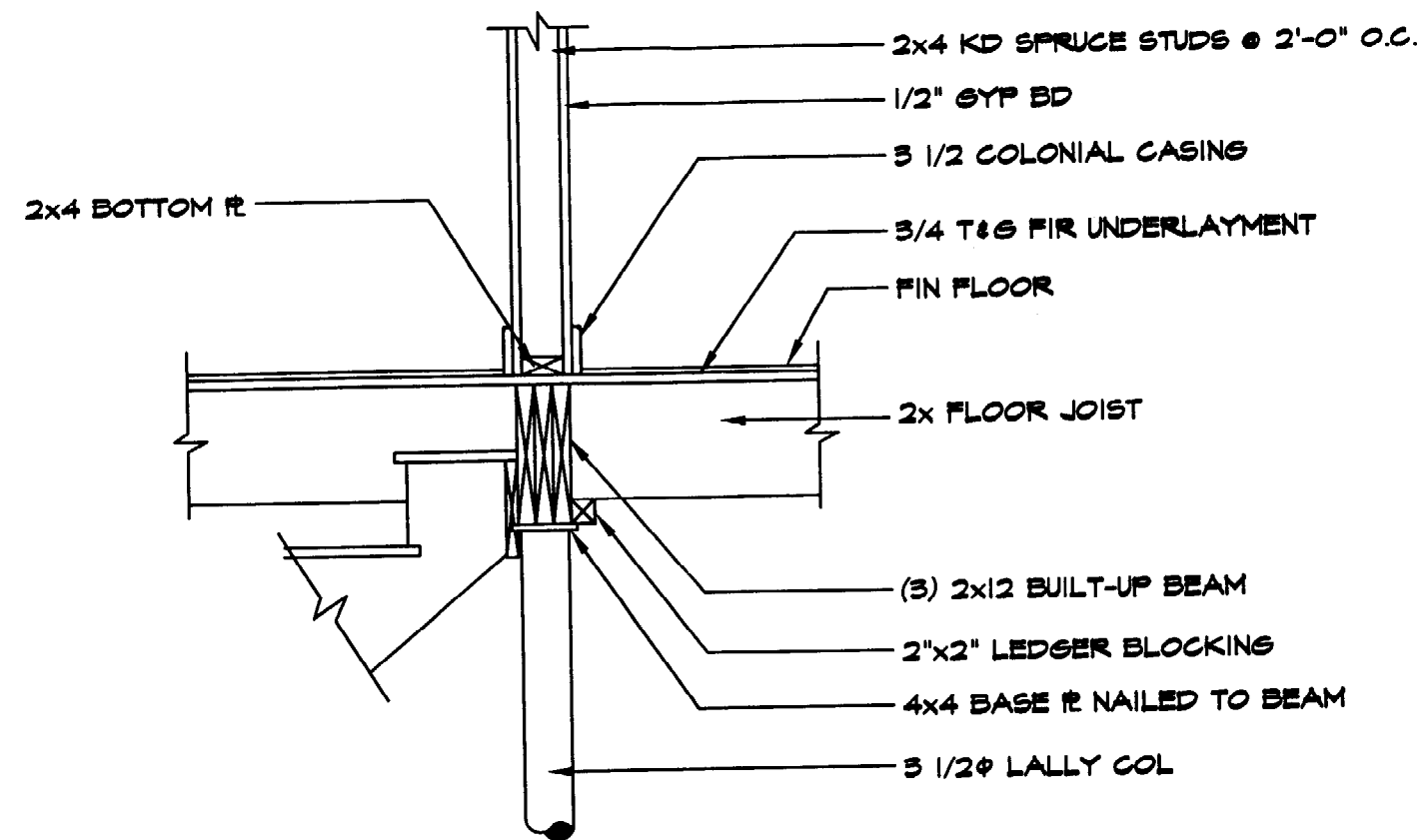




EXTERIOR WALL DETAIL 2 SI

SCALE: 3/4"=1'-0"

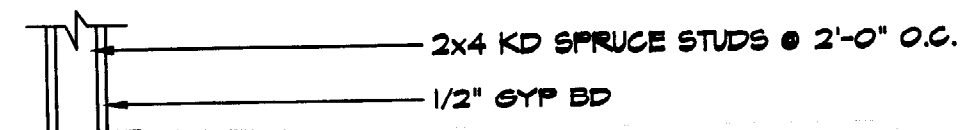
NOTE:
SUBSTITUTE JOIST AND RAFTER SIZES WITH PLAN CALL-OUT.

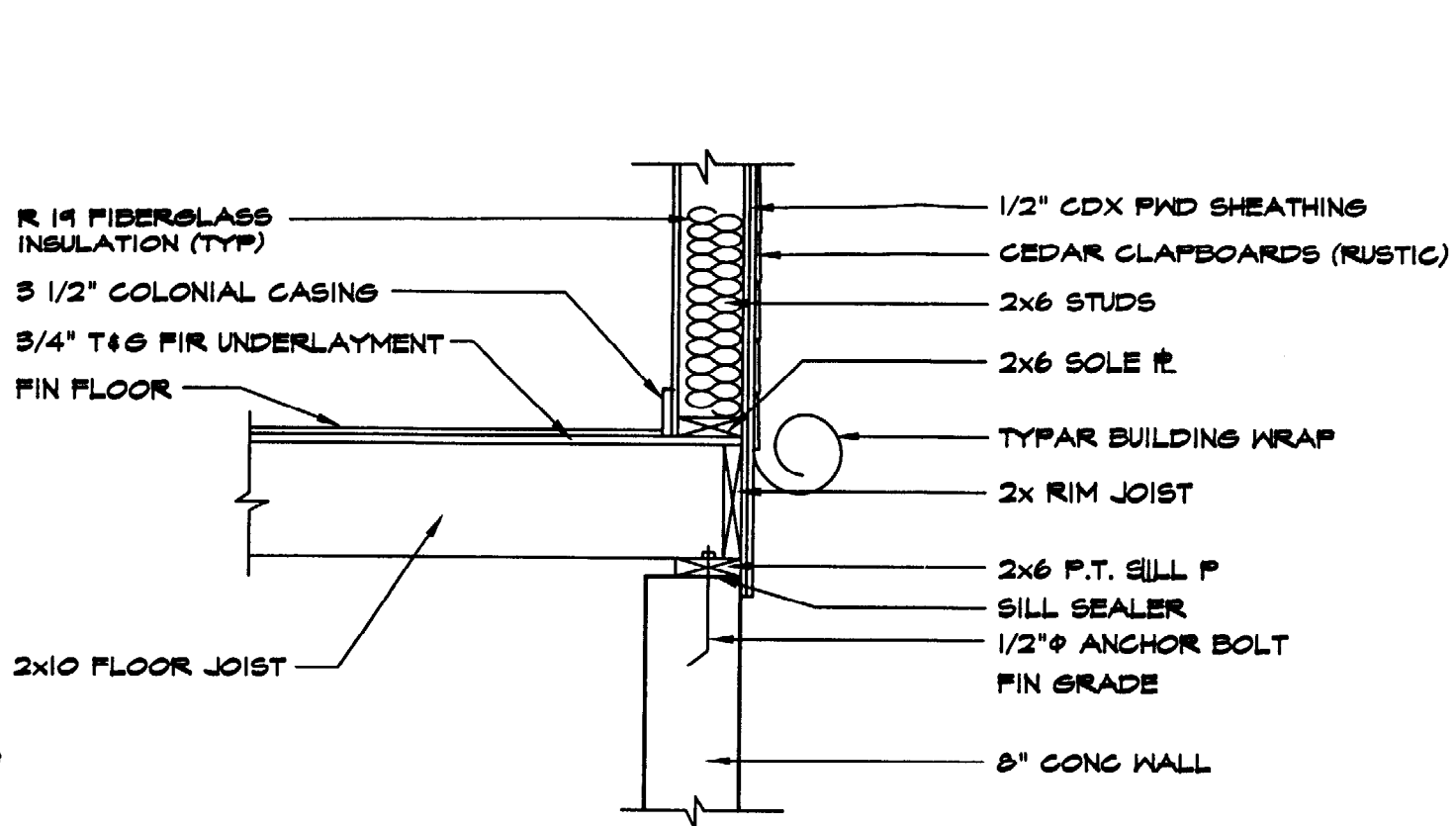


COLUMN/ GIRDER DETAIL 5 SI

SCALE: 3/4"=1'-0"

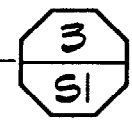
NOTE:
SUBSTITUTE JOIST AND RAFTER SIZES WITH PLAN CALL-OUT.



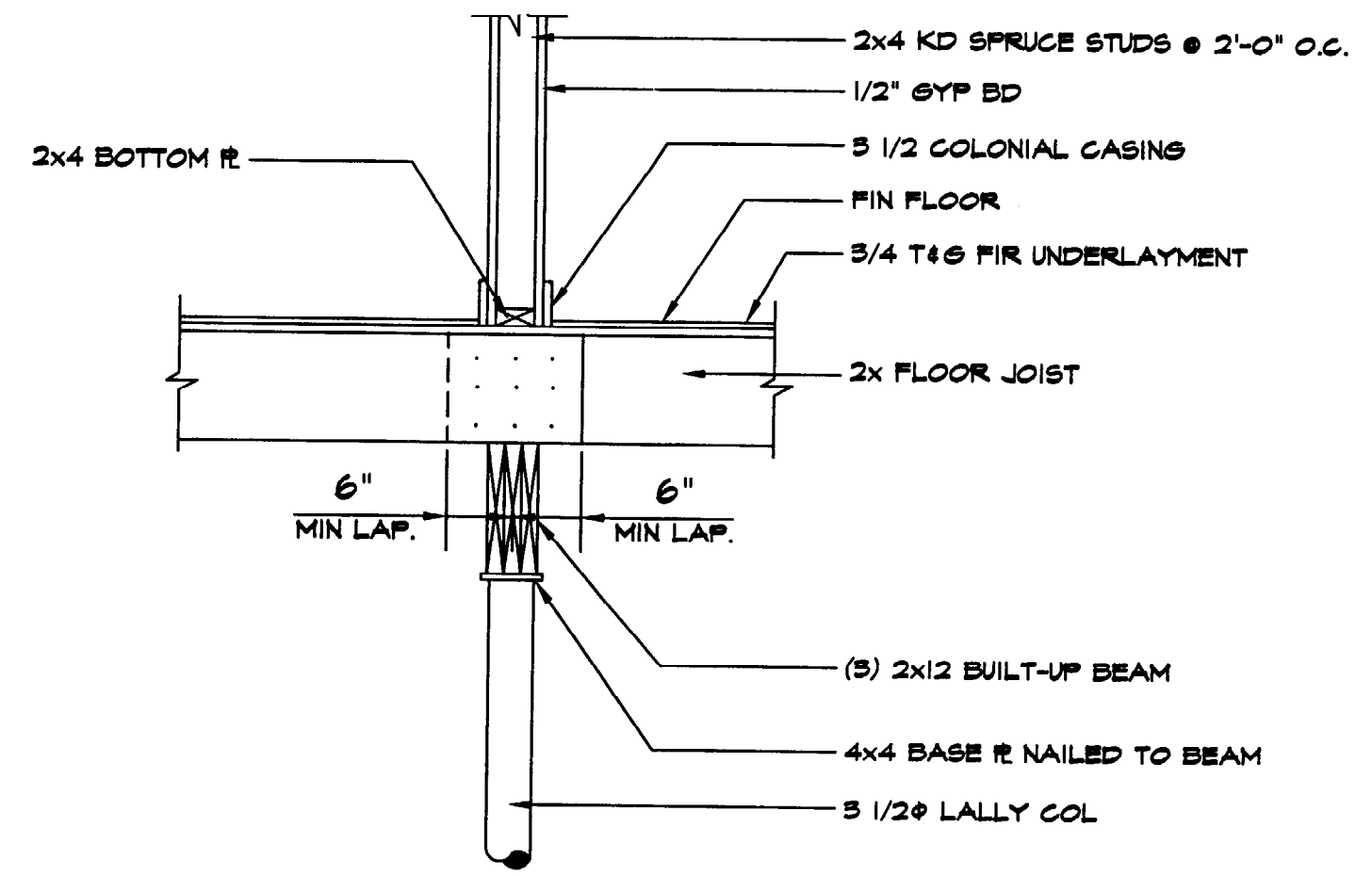


WALL BASE DETAIL

SCALE: 3/4"=1'-0"

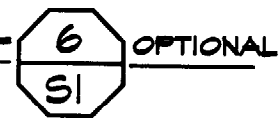


NOTE:
SUBSTITUTE JOIST AND RAFTER SIZES WITH PLAN CALL-OUT.



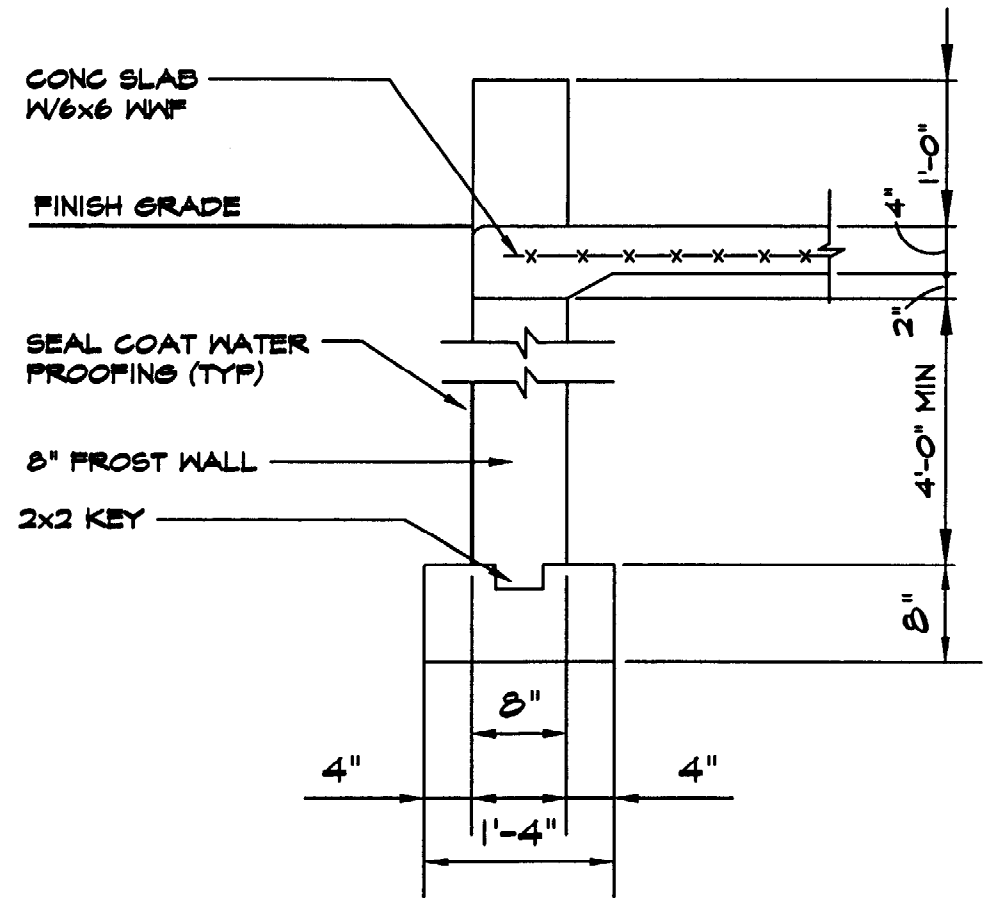
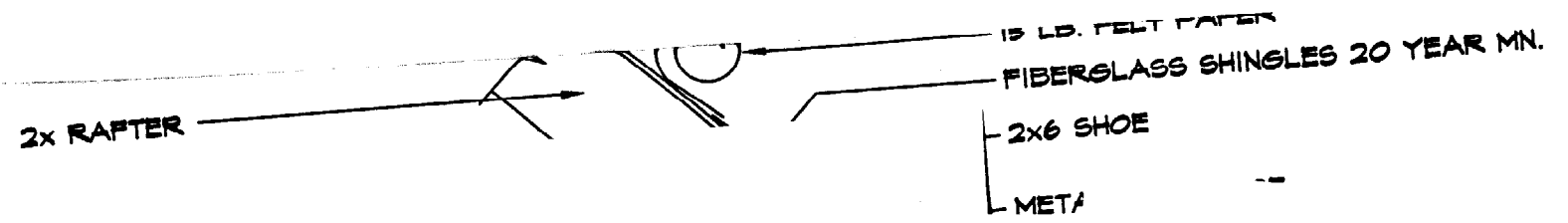
COLUMN/ GIRDER DETAIL

SCALE: 3/4"=1'-0"



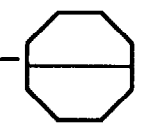
NOTE:
1. SUBSTITUTE JOIST AND RAFTER SIZES WITH PLAN CALL-OUT.
2. OPTIONAL FRAMING, CONT TO VERIFY WALL HEIGHTS

SKETCHES ETC. ARE PROVIDED TO OUR
 INFORMATION PROVIDED BY THE CLIENT
 IN ACCORDANCE WITH COMMON BUILDING PRACTICES
 NONE OF THE EMPLOYEES OF FMC CADD DRAFTING
 REGISTERED ARCHITECTS, ENGINEERS OR LAND
 SURVEYORS AND SPECIFICATIONS SHOULD BE VERIFIED
 BY THE CONTRACTOR BEFORE ACTUAL CONSTRUCTION
 AND SPECIFICATIONS ARE NOT VERIFIED
 BY THE CONTRACTOR BEFORE ACTUAL CONSTRUCTION
 FMC CADD DRAFTING SERVICES, INC. WILL BE HELD HARMLESS
 FMC CADD DRAFTING SERVICES, INC. ASSUMES NO LIABILITY FOR CHANGES
 MADE TO PLANS BY CLIENT AND/OR CONTRACTOR

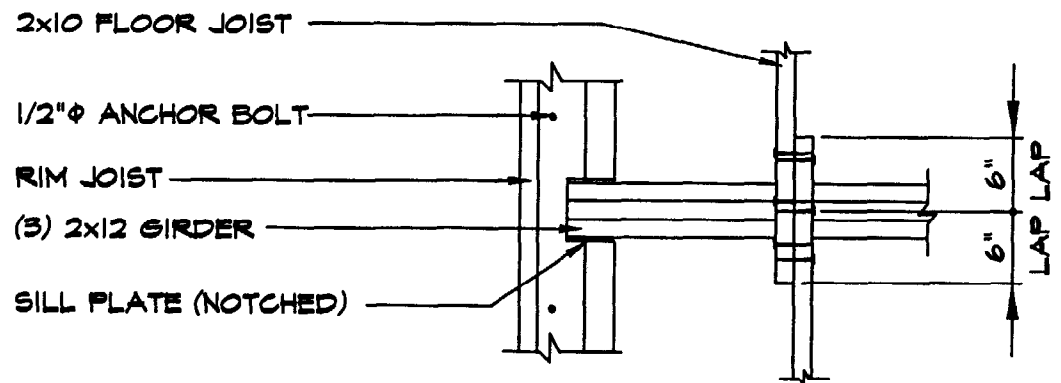


SLAB ON WALL DETAIL

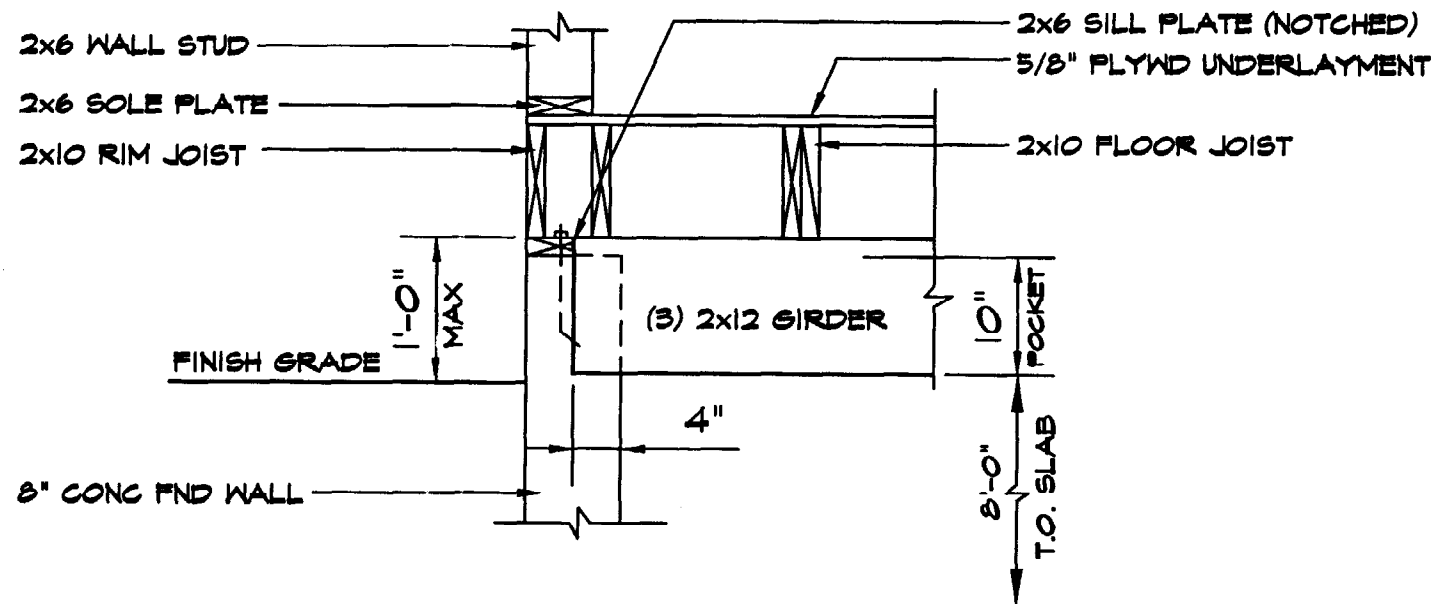
SCALE: 3/4"=1'-0"



NOTE:
SUBSTITUTE FOOTING AND WALL SIZES WITH PLAN CALL-OUT.



TOP VIEW

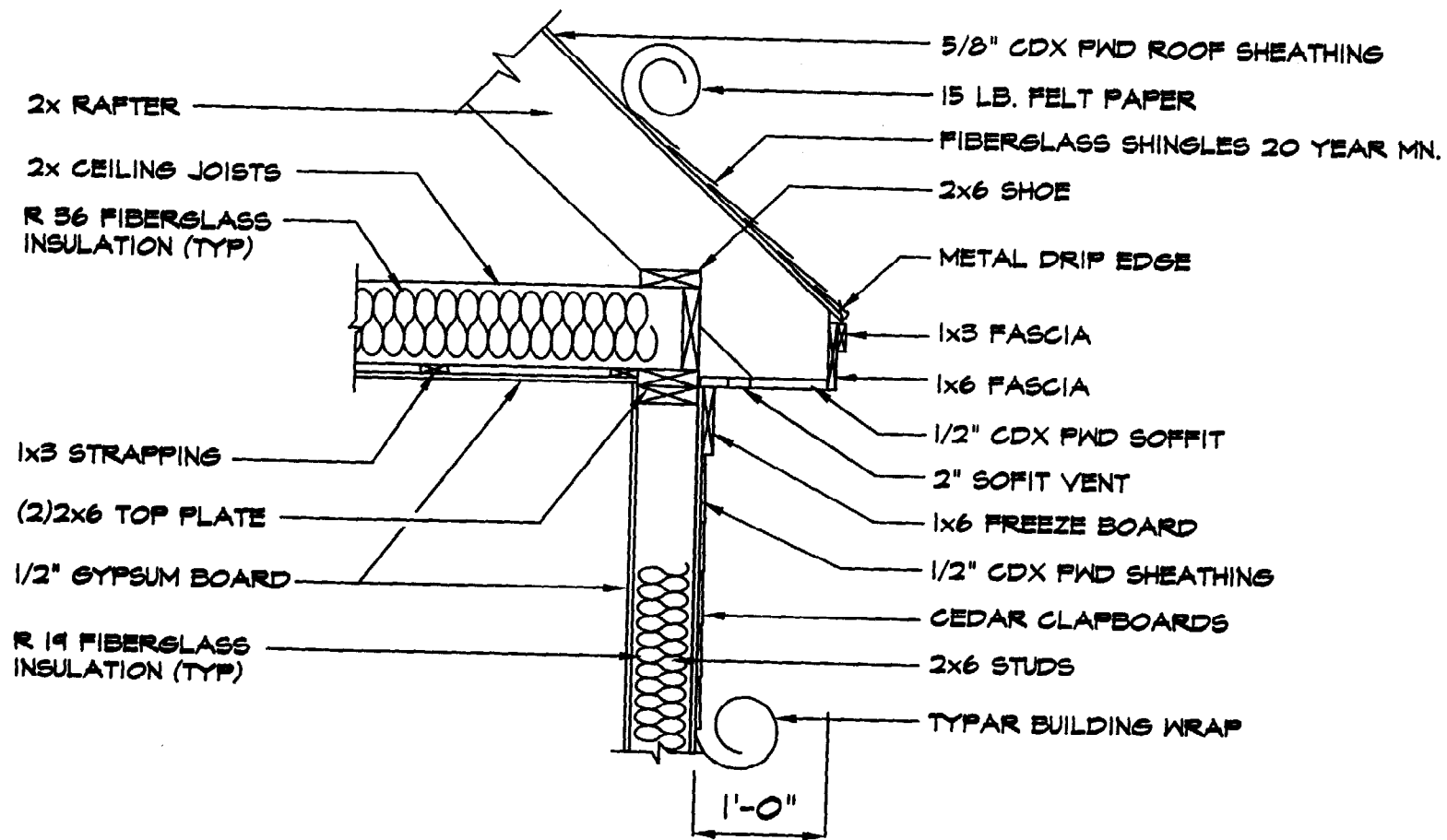


EXT WALL GIRDER BRG DETAIL

SCALE: 3/4"=1'-0"

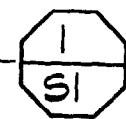
NOTE:
SUBSTITUTE FOOTING AND WALL SIZES WITH PLAN CALL-OUT.

5/8" CDX PWD ROOF SHEATHING



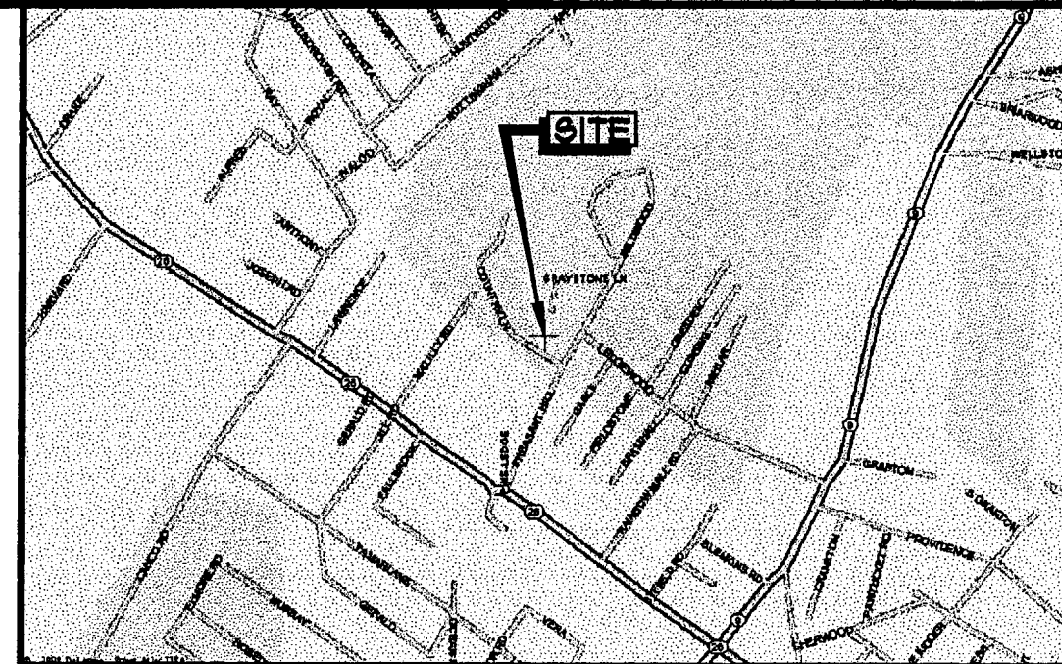
SOFFIT DETAIL

SCALE: 3/4"=1'-0"



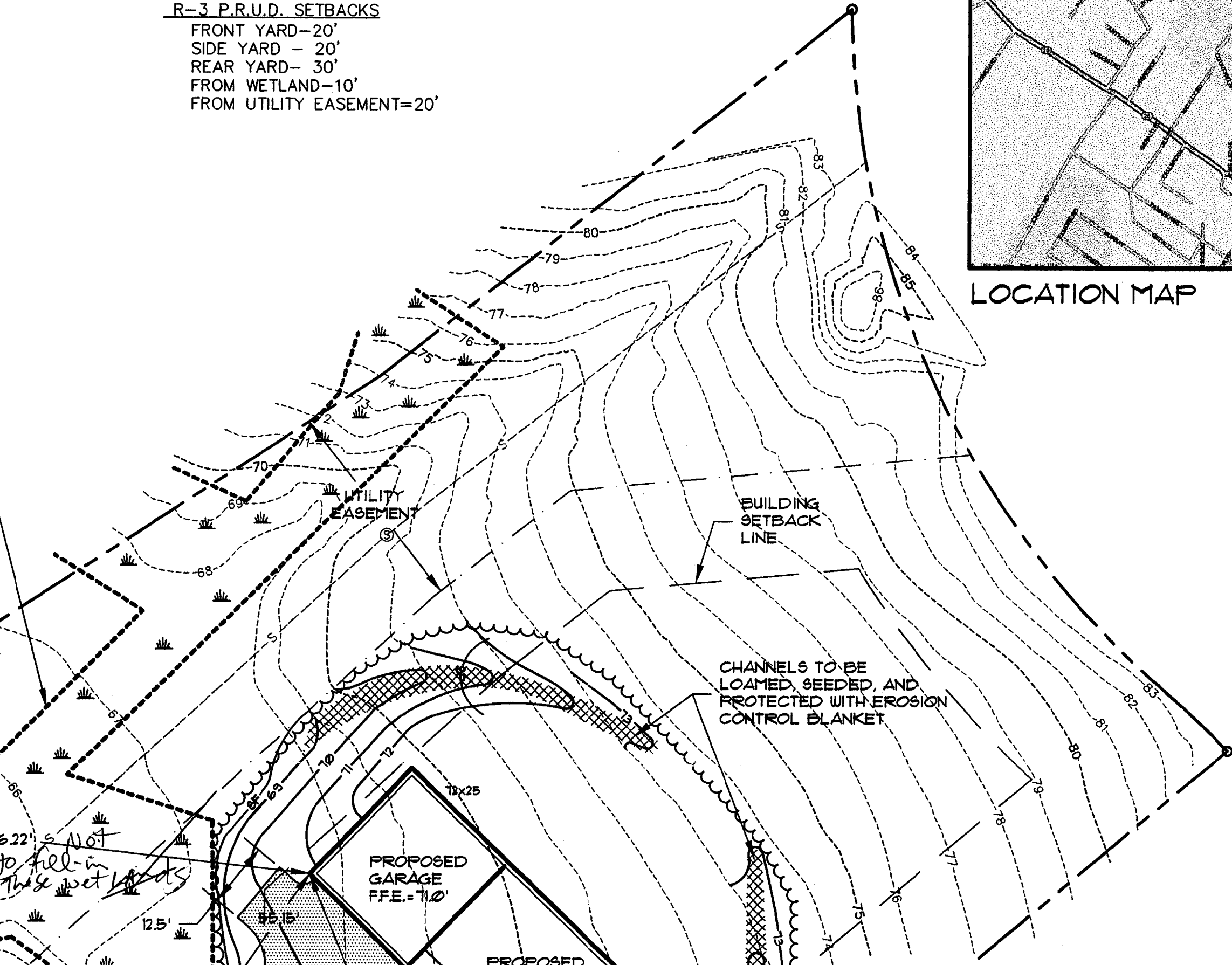
NOTE:
 SUBSTITUTE JOIST AND RAFTER SIZES WITH PLAN CALL-OUT.

R-3 P.R.U.D. SETBACKS
 FRONT YARD-20'
 SIDE YARD - 20'
 REAR YARD- 30'
 FROM WETLAND-10'
 FROM UTILITY EASEMENT=20'



LOCATION MAP

N.T.S.



GENERAL NOTES

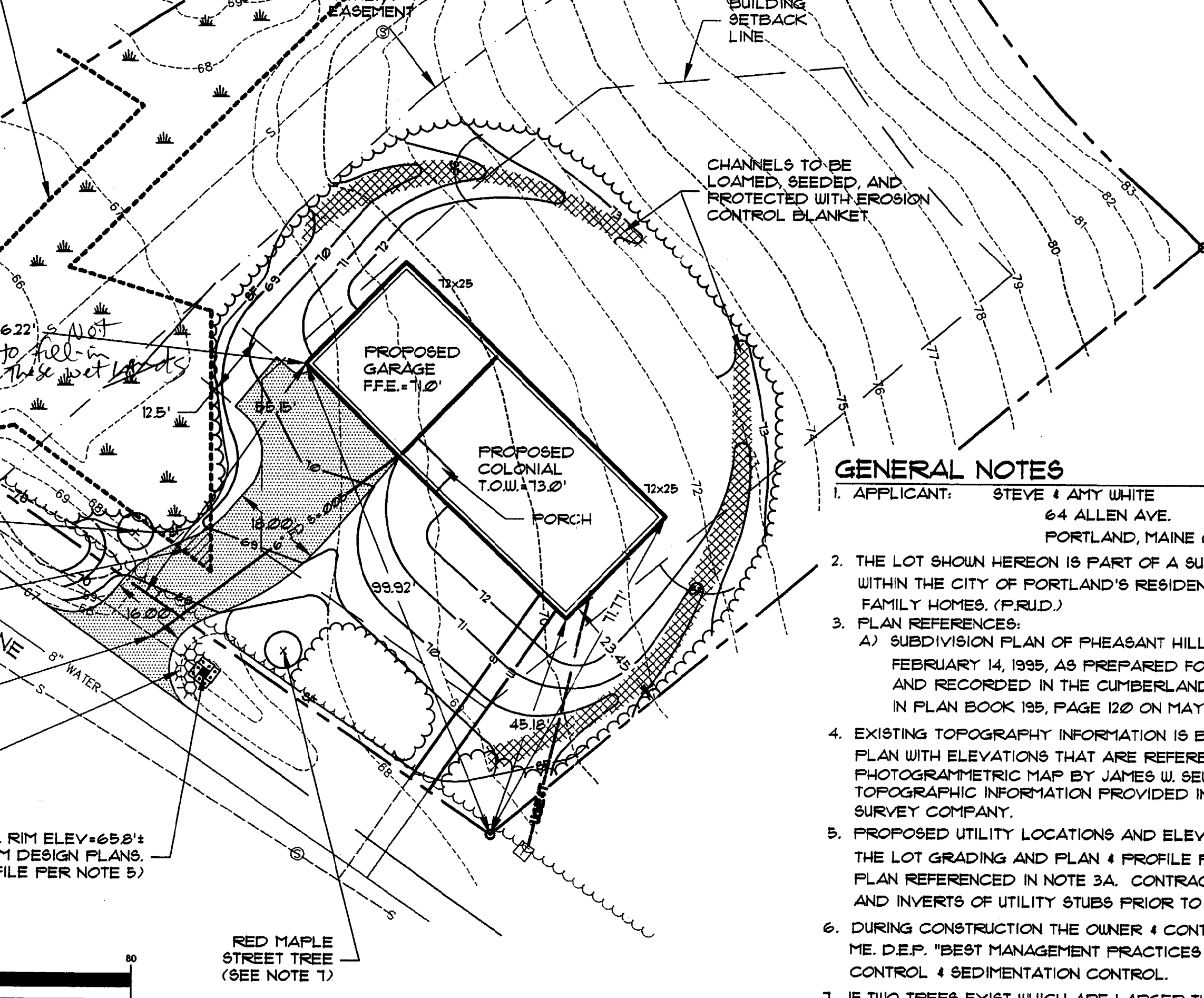
1. APPLICANT: STEVE & AMY WHITE

DESIGN BY:	JRS
DRAWN BY:	MEJ
CHECKED BY:	JRS
DATE:	1/29/01
SCALE:	1" = 20'
FIELD BK:	
PROJ. NO:	01005
DRAWING:	01005it2

SHEET 1 OF 1

ASANT HILL P.R.U.D. SUBDIVISION

MY WHITE



GENERAL NOTES

1. APPLICANT: STEVE & AMY WHITE
64 ALLEN AVE.
PORTLAND, MAINE 04104
2. THE LOT SHOWN HEREON IS PART OF A SUBDIVISION SITUATED WITHIN THE CITY OF PORTLAND'S RESIDENTIAL ZONE SINGLE FAMILY HOMES. (P.R.U.D.)
3. PLAN REFERENCES:
A) SUBDIVISION PLAN OF PHEASANT HILL SUBDIVISION APPROVED FEBRUARY 14, 1995, AS PREPARED FOR ANASTOS & LOHNES, INC., AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 195, PAGE 120 ON MAY 5, 1995.
4. EXISTING TOPOGRAPHY INFORMATION IS BASED UPON SAID PLAN WITH ELEVATIONS THAT ARE REFERENCED TO AN AERIAL PHOTOGRAMMETRIC MAP BY JAMES W. SEWALL, CO. AND BY FIELD TOPOGRAPHIC INFORMATION PROVIDED IN A SURVEY BY ROYAL RIVER SURVEY COMPANY.
5. PROPOSED UTILITY LOCATIONS AND ELEVATIONS ARE BASED UPON THE LOT GRADING AND PLAN & PROFILE PLANS SUBMITTED WITH THE PLAN REFERENCED IN NOTE 3A. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF UTILITY STUBS PRIOR TO CONSTRUCTION.
6. DURING CONSTRUCTION THE OWNER & CONTRACTOR SHALL UTILIZE ME. D.E.P. "BEST MANAGEMENT PRACTICES (B.M.P.S.) FOR EROSION CONTROL & SEDIMENTATION CONTROL.
7. IF TWO TREES EXIST WHICH ARE LARGER THAN 2" DIA. TRUNK, THEY MAY BE SUBSTITUTED FOR THE PROPOSED STREET TREES AS LONG AS THE SPECIES IS ON THE CITY'S APPROVED LIST.

DES	DRA	CHE	DAT	SCA	FIEL	PRO	DRA	SH
-----	-----	-----	-----	-----	------	-----	-----	----

PLOT PLAN

OF:
LOT 2 PHEASANT HILL P.R.U.D. SUBDIVISION
 COUNTRY LANE
 PORTLAND, ME
 FOR:
STEVE & AMY WHITE
 64 ALLEN AVE.
 PORTLAND, ME 04104



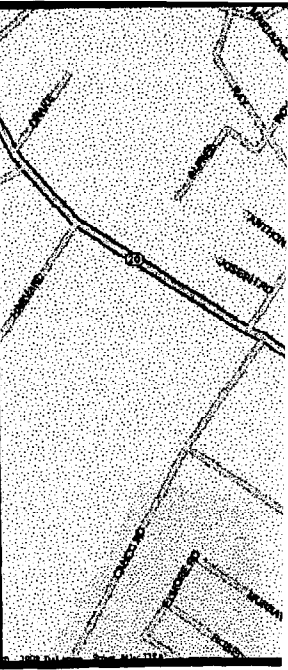
Sebago Technics
Engineering & Planning for the Future
 One Chabot Street
 Westbrook, Me 04098-1339
 Tel (207) 856-0277

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	CENTERLINE	---
---	BUILDING	▬
---	EDGE PAVEMENT	▬▬▬▬
---	CURB LINE	▬▬▬▬
---124---	CONTOURS	---124---
---	WATER	---8"W---
---	STORM DRAIN	---12"SD---
---	CATCH BASIN	■
---	SPOT GRADE	132x00

R-3 P.R.U.D. SETBACKS

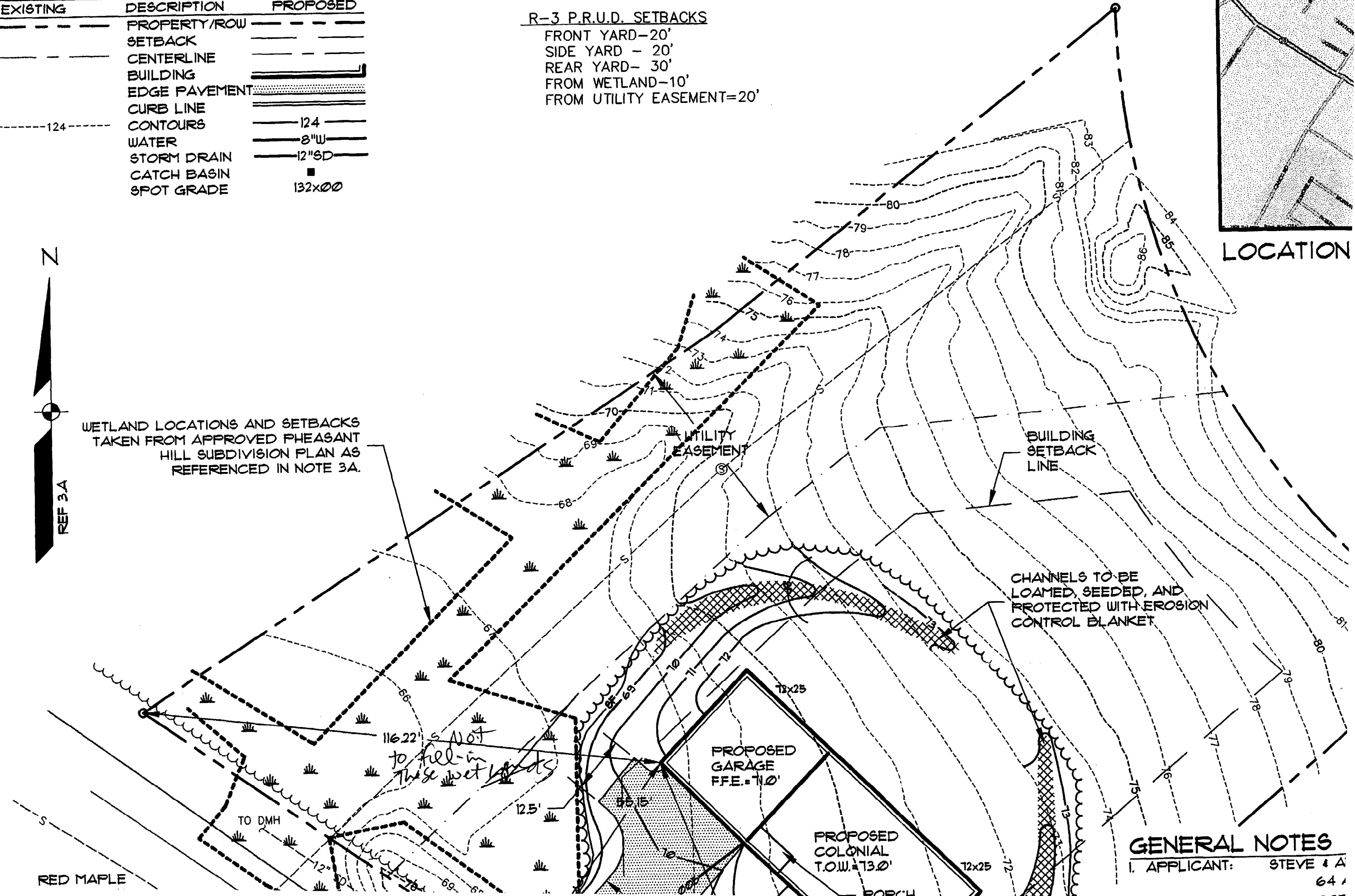
- FRONT YARD-20'
- SIDE YARD - 20'
- REAR YARD- 30'
- FROM WETLAND-10'
- FROM UTILITY EASEMENT=20'



LOCATION



WETLAND LOCATIONS AND SETBACKS
TAKEN FROM APPROVED PHEASANT
HILL SUBDIVISION PLAN AS
REFERENCED IN NOTE 3A.

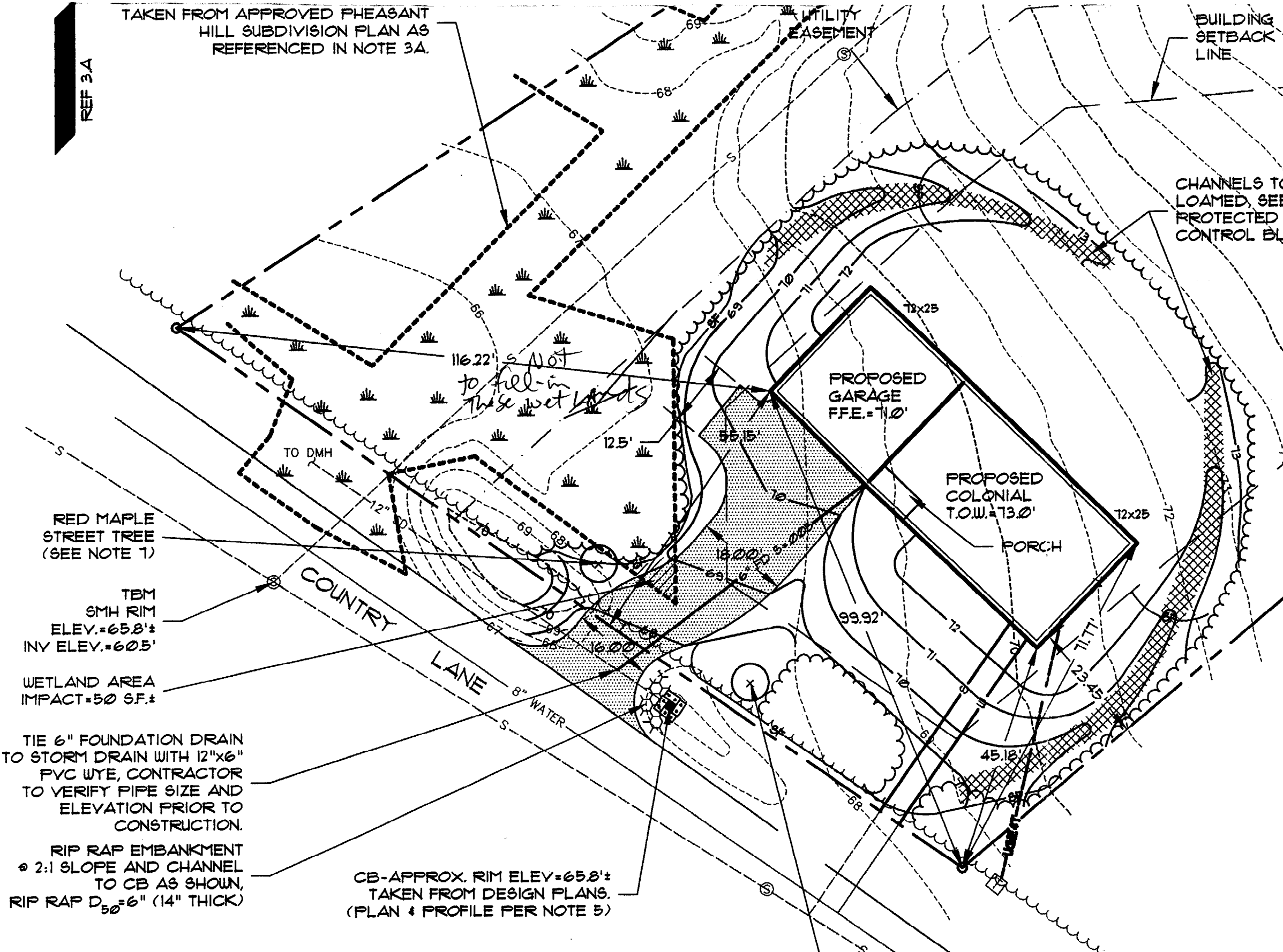


GENERAL NOTES

1. APPLICANT: STEVE & A
64
508

REF 3.A

TAKEN FROM APPROVED PHEASANT HILL SUBDIVISION PLAN AS REFERENCED IN NOTE 3A.



GENERAL NOTES

1. APPLICANT: STEVE & AMY
64 AL
PORTLAND
2. THE LOT SHOWN HEREON IS F
WITHIN THE CITY OF PORTLAND
FAMILY HOMES. (P.F.U.D.)
3. PLAN REFERENCES:
A) SUBDIVISION PLAN OF PHEASANT HILL
FEBRUARY 14, 1995, AS F
AND RECORDED IN THE
IN PLAN BOOK 195, PAGE 195
4. EXISTING TOPOGRAPHY INFO
PLAN WITH ELEVATIONS THAT
PHOTOGRAMMETRIC MAP BY
TOPOGRAPHIC INFORMATION
SURVEY COMPANY.
5. PROPOSED UTILITY LOCATIONS
THE LOT GRADING AND FINAL
PLAN REFERENCED IN NOTE 3
AND INVERTS OF UTILITY STRUCTURES
6. DURING CONSTRUCTION THE CONTRACTOR SHALL MAINTAIN THE CITY OF PORTLAND "BEST MANAGEMENT CONTROL & SEDIMENTATION CONTROL PLAN"
7. IF TWO TREES EXIST WHICH ARE IDENTICAL IN SIZE AND SPECIES, ONE MAY BE SUBSTITUTED FOR THE OTHER AS LONG AS THE SPECIES IS ON THE LISTED IN THE CITY OF PORTLAND TREE SCHEDULE.

RED MAPLE STREET TREE (SEE NOTE 1)

TBM SMH RIM ELEV.=65.8'± INV ELEV.=60.5'

WETLAND AREA IMPACT=50 S.F.±

TIE 6" FOUNDATION DRAIN TO STORM DRAIN WITH 12"x6" PVC WYE, CONTRACTOR TO VERIFY PIPE SIZE AND ELEVATION PRIOR TO CONSTRUCTION.

RIP RAP EMBANKMENT @ 2:1 SLOPE AND CHANNEL TO CB AS SHOWN, RIP RAP D₅₀=6" (14" THICK)

CB-APPROX. RIM ELEV.=65.8'± TAKEN FROM DESIGN PLANS. (PLAN & PROFILE PER NOTE 5)

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

RED MAPLE STREET TREE (SEE NOTE 1)