

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

Location of Construction: 144 Pheasant Hill Dr (Lot 11)		Owner: Anne & Merrill Barter		Phone: 879-2100		Permit No: 990439	
Owner Address:		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Normand Berube Builders Inc.		Address: 1040 Rt 1 Saco ME 04072		Phone: 283-3961		Permit Issued: <b>PERMIT ISSUED</b> MAY 6 1999 <b>CITY OF PORTLAND</b> Zone: CBL	
Past Use: Vacant Land		Proposed Use: 1-family dwelling		COST OF WORK: \$ 180,000		PERMIT FEE: \$ 920.00	
Proposed Project Description: Construct 1-family dwelling w/attached garage		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: A3 Type: 5B DOCA 96		Signature: [Signature]	
		Signature: [Signature]		Signature: [Signature]		Date: [Date]	
Permit Taken By: SP		Date Applied For: April 22, 1999		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/>		Zoning Approval: 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"/>	

- 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..

*FAX 283-4039*

*Ron (Foreman) 671-9671*  
**PERMIT ISSUED WITH REQUIREMENTS**  
*2/5/99*

**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

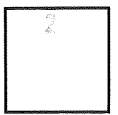
April 27, 1999

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS: \_\_\_\_\_ DATE: \_\_\_\_\_ 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

CEO DISTRICT



283-3961  
883-8270

COMMENTS

5/14/99 - Did pre-con w/ Gerry - Covered Pre-Pour Inspections, Bonds/Risks  
Handrails - Steel Beam Requirements, Setbacks - all  
Understood P

5/20/99 - Footing Insps done - ok to pour.

6/2/99 - Damp proofing complete, gave O.K. to BAKHILL. J Reed

6-29-99 - Laminate beams / steel - spec's?

6/29  
7/2  
6/29

Hole cut in joist on garage size - too large <sup>EXE ENG OK</sup> - OK per engineer Mark Leasure

Needs to be solid under carrying beam -

(8/17 cont) 7 sets of stairs - Jim Weirball  
not nailed. P

Hangers need more nails -

8/20<sup>7 AM</sup> - all stairs repaired - still  
no resolve on roof problems - M.  
Collins never called P

Gas unit - need specs -

8/20 10 AM - Met w/ Joe Leasure of  
L&L Eng - he signed off on roof  
framing (corrected)

Garage stairs - headroom incorrect - no header @ base

2x10 spanning 18' +

Gable end - carry beam? for 12' opening - OK per engineer Mark Leasure

Framing of dormers?

8/20 (cont) - K.C. did Elec w/ approval  
of H. Nugent & M. Collins - OK - Seward  
signed off w/ no conditar

6/30 Went over all w/ Gary @ Berube -

He will have engineer look @ all  
of these issues - Told him

OK to issue CO of C -  
Inspection Record  
Faxed to Berube @ 10:45 AM  
10

NOT to close in. TAMMY MURSON

8/17/99 Called for final -  
has been closed in w/ approval - Roof  
framing problems as per letter from L&L Eng.  
Also - Tread & Rise problems with all  
(see above)

Type	Inspection Record	Date
Foundation:	_____	_____
Framing:	_____	_____
Plumbing:	OK	6-29
Final:	_____	_____
Other:	_____	_____



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 144 Pheasant Hill Road CBL: 171A-B-011

Issued to Norman Berube Builders Inc.

Date of Issue 8/20/99

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. 99-0439, 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

Entire

APPROVED OCCUPANCY

Single family dwelling with attached garage and rear deck.

Limiting Conditions:

Use Group R-5  
Type 5B  
BOCA - 96

This certificate supersedes certificate issued

Approved:

(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.

144 Pheasant Hill Rd

See on [initials]

**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: <u>Left Pleasant Hill Drive 144 Lot 11</u>		
Total Square Footage of Proposed Structure: <u>2400</u>	Square Footage of Lot: <u>0.54 Acres</u>	
Tax Assessor's Chart, Block & Lot Number Chart# <u>171A</u> Block# <u>B</u> Lot# <u>011</u>	Owner: <u>Barter, Merrill + Anne</u>	Telephone#: <u>879-2100</u>
Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address:	Cost Of Work: <u>\$180,000-5,148</u> Fee: <u>920</u> <u>86-300</u>
Proposed Project Description:(Please be as specific as possible) <u>new single family residence w/ attached garage</u>		<u>1220</u>
Contractor's Name, Address & Telephone <u>Norman Berube Builders Inc 1040 Rt 1 Saco, Maine 04072</u> <u>283 3961</u>		Rec'd By: <u>SB</u>

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:

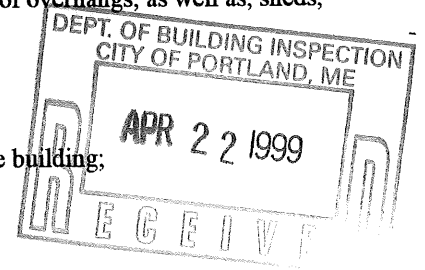
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such 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: <u>Norman Berube</u>	Date:
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Site Review Fee: \$300.00/Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.



Applicant: Namand Beube Builders Date: 4/30/99  
Address: 144 Pheasant Hill Dr C-B-L: 171A-B-11  
(lot #11)

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-5 A PRUD Dev.

Interior or corner lot -

Proposed Use/Work - New single family home with attached garage

Sevage Disposal - City

Lot Street Frontage -

Front Yard - ① Min. setback from external subdivision property lines (60'± in long) - 25' req - well over 50' away

Rear Yard -

② Note - There is no min. distances from other dwelling units req -

Side Yard -

Projections - ③ Recreation areas shall be located at least 25' from dwelling units - well over 25' away

Width of Lot -

Height - 29' to ridge is shown (rear at lowest pt, measuring 1/2 up roof is 27')

Lot Area - 6,000<sup>±</sup> 23,450<sup>±</sup>

Lot Coverage/ Impervious Surface - 40% - ok

Area per Family - 3,000<sup>±</sup>

Off-street Parking - 2 req - 2 shown

Loading Bays - N/A

Site Plan - yes minor/minor

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 7 of 17 - Zone C

BUILDING PERMIT REPORT

DATE: 24 APRIL 99 ADDRESS: 144 Pheasant Hill Dr. (Lot 11) CBL: 171-AB-011

REASON FOR PERMIT: To Construct a single family dwelling/attached garage

BUILDING OWNER: Anne & Merrill Barter

PERMIT APPLICANT: Norman Berube Contractor SAA

USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

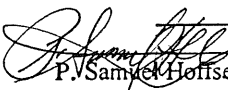
CONDITION(S) OF APPROVAL

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

Approved with the following conditions: \*1, \*2, \*3, \*4, \*5, \*8, \*9, \*11, \*13, \*14, \*15, \*19, \*27, \*28, \*29, \*32, \*33, \*34 & 31

- \*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)
- \*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/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).
- \*27. 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.
- \*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. *See Attached requirements*
- \*32. 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.
- \*33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- \*34. A statement of design for the steel beams must be submitted to this office for approval - This statement must be done by a structural engineer
- \*35.
- 36.

  
 P. Samuels, 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.

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

Valuation: \$180,000.00 Plan Review # 506 / 99  
 Fee: \$920.00 Date: 24 APRIL 99

Building Location: 144 Pleasant Hill DR. (Lot 11) CBL: 171-AB-011

Building Description: Single Family dwelling / garage.

Reviewed by: S. Hoffses

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

\*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 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	1813.0
5.	Private garages	407.0
6.	Chimneys & Vents NEPA 211 Ch. #12 BOCA Mechanical Code.	
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	2305.2
12.	Ventilation	M-16

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)  
SA Water proofing and damp proofing Section 1813  
X Sill plate (2305.17)  
SA Anchorage bolting in concrete (2305.17)  
X Columns (1912)  
NA Crawl space (1210.2) Ventilation  
X Crawl opening size (1210.2.1)  
X 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  
NA 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)
- ~~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
- ~~X~~ 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
- ~~NA~~ 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)
- ~~X~~ Performance requirement (1505)
- ~~X~~ Fire classification (1506)
- ~~X~~ Material and installation requirements (1507)
- ~~X~~ Roof structures (1510.0)
- ~~X~~ Type of covering (1507)

**Chimneys and Fireplaces  
 BOCA Mechanical/1993**

- ~~NA~~ Masonry (1206.0)
- ~~SR~~ Factory - built (1205.0)
- ~~NA~~ Masonry fireplaces (1404)
- ~~SR~~ Factory - built fireplace (1403)
- ~~SR~~ NFPA 211

**Mechanical  
 1993 BOCA Mechanical Code**

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
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**State Plumbing 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>L</u>

**Glazing (Chapter 24)**

- SA 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)**

- 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)
- SR 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)
- X Stairways (1014.3) 36" W
- X Treads (1014.6) 10" min.
- X Riser (1014.6) 7 3/4" max.
- X Solid riser (1014.6.1)
- NA Winders (1014.6.3)
- NA Spiral and Circular (1014.6.4)
- SR Handrails (1022.2.2.) Ht.
- SR Handrail grip size (1022.2.4) 1 1/4" to 2"
- SR Guards (1012.0) 36" min.

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

### Smoke Detectors (920.3.2)

- SR Location and interconnection
- SR Power source

### Dwelling Unit Separation Table 602

**Electrical**  
**NFPA #**



**WARRANTY DEED**

**Know All Persons by these Presents,**

That ANASTOS & LOHNES, INC., a Corporation organized and existing under the laws of the State of Maine and having a place of business at Yarmouth in the County of Cumberland and State of Maine, in consideration of one dollar (\$1.00) and other valuable consideration paid by ANNE M. BARTER and MERRILL E. BARTER whose mailing address is 4 Bayview Terrace, Portland, ME 04103 the receipt whereof it does hereby acknowledge, does hereby **give, grant, bargain, sell and convey** unto the said ANNE M. BARTER and MERRILL E. BARTER, as joint tenants and not as tenants in common, their heirs and assigns forever, the real property described in Schedule A which is attached hereto and incorporated herein by reference.

**To have and to hold** the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said ANNE M. BARTER and MERRILL E. BARTER, as joint tenants and not as tenants in common, their heirs and assigns, to them and their use and behoof forever.

And the said Grantor Corporation does hereby **covenant** with the said Grantees, their heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances except as aforesaid, that it has good right to sell and convey the same to the said Grantees to hold as aforesaid; and that it and its successors shall and will **warrant and defend** the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

**In Witness Whereof**, the said ANASTOS & LOHNES, INC. has caused this instrument to be signed in its corporate name by Marcel C. Nadeau, its President thereunto duly authorized, this 30th day of the month of November, 1998.

**Signed, Sealed and Delivered**

in presence of

Wm. M. T...

ANASTOS & LOHNES, INC.

By: Marcel C. Nadeau  
 Marcel C. Nadeau  
 Its President

State of Maine  
Cumberland, ss.

November 30, 1998

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,

*Warren M. Turner*

Notary Public



\_\_\_\_\_  
Printed Name



## SCHEDULE A

A certain lot or parcel of land situated in the City of Portland, County of Cumberland and State of Maine and being Lot 11 as shown upon a plan entitled "Pheasant Hill", Portland, Maine made for Anastos & Lohnes, Inc. by Reginald S. Parker dated January 31, 1995, as revised through April 7, 1995 and recorded in the Cumberland County Registry of Deeds in Plan Book 195, Page 120, containing approximately 23,450 square feet.

This conveyance is subject to: (1) the Pheasant Hill Declaration of Easements, Restrictions, and Covenants dated May 24, 1995 and 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; (2) terms, agreements, covenants, restrictions and conditions set forth in deeds recorded in the Cumberland County Registry of Deeds in Book 11614, Page 124, Book 11614, Page 128, Book 11614, Page 110, and Book 11614, Page 119; (3) deed to City of Portland recorded in said Registry of Deeds in Book 11932, Page 52; (4) Drainage Maintenance Agreement dated May 24, 1995 and recorded in the Cumberland County Registry of Deeds in Book 11932, Page 48; (5) Emergency Access Road Maintenance Agreement dated May 24, 1995 and recorded in said Registry of Deeds in Book 11932, Page 50; (6) notes, easements, conditions, restrictions, covenants and exceptions shown on said plan recorded in the Cumberland County Registry of Deeds in Plan Book 195, Page 120; (7) restrictions set forth in deed recorded in the Cumberland County Registry of Deeds in Book 1346, Page 475; and (8) utility easements shown on said plan.

Together with the benefit of all rights and easements, in common with others, benefitting said Lot including those described in deeds to the Grantor recorded in said Registry of Deeds in Book 11614, Page 110 and Book 11614, Page 119 and a right of way or easement, in common with others, for vehicular and pedestrian access and egress and utilities over and under all roads within the subdivision shown on said Plan. Also subject to an easement to Central Maine Power Company and New England Telephone and Telegraph Company recorded in the Cumberland County Registry of Deeds in Book 11966, Page 329 and to a Development Contract with Central Maine Power Company recorded in said Registry of Deeds in Book 12247, Page 136, and to other utility easements of record.

Meaning and intending to convey and hereby conveying a portion of the premises conveyed to the Grantor by Pheasant Hill Corporation by deed dated September 1, 1994 and recorded in said Registry of Deeds in Book 11614, Page 110 and by Alden's Walk Owners Association by deed dated August 30, 1994 and recorded in said Registry of Deeds in Book 11614, Page 119.

The Grantor herein excepts and reserves the fee interest in the roads and ways shown on said Plan of Pheasant Hill.

RECEIVED  
RECORDED REGISTRY OF DEED

1998 NOV 30 PM 4:19

CUMBERLAND COUNTY

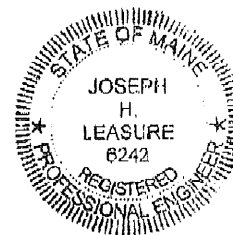
John B. O'Brien

**L & L STRUCTURAL**  
**ENGINEERING SERVICES, INC.**  
 Six Q Street  
 South Portland, ME 04106  
 Phone: (207) 767-4880  
 Fax: (207) 799-5432

Post-It® Fax Note	7671	Date	7/1/99	# of pages	2
To	OPCH	From	JOE LEASURE		
Co/Dept.	BERUBE BUILDERS	Co.			
Phone #	803-8270	Phone #			
Fax #	283-4039	Fax #			

### Field Notes

**Client:** Normand Berube Builders, Inc  
**Job Name:** 144 Pheasant Hill, Portland (Barter Residence)  
**Job No.:** 99107  
**Date:** July 1, 1999 **Time:** 10:00  
**Weather:** Sunny & Warm  
**Observer (s):** Joe Leasure (L&L Str. Eng. Serv.)



### Observations:

Our review of the existing framing was limited to the issues identified as problematic areas by the Code Enforcement Officer for the City of Portland. We reviewed the specific areas with the contractor and analyzed the existing framing in accordance with the 1996 BOCA National Building Code adopted by the City of Portland. Our findings are as follows:

### SECOND FLOOR FRAMING :

1. A second floor joist above the wall that separates the garage and the main building has been penetrated with a 4" diameter hole. This does not compromise the floor structure because a stud wall continuously supports the joist. *oe*

Page 2  
144 Pheasant Hill

### ROOF FRAMING PLAN

1. The gable wall between the high and low roof areas is a non-load bearing wall. The wall is supported on an interior wall and a (2) 2x10 beam spanning approximately 11'-8". This framing is adequate to support the weight of the wall.
2. There are two dormers on the front of the building. The dormers are constructed similarly. The structure is adequate to support the intended loads as long as the following modifications are implemented. The existing 3 1/2" x 9 1/4" parallam headers need to be supported from the side rafters with a Simpson U410 hangers both ends (four places). The existing 2 x10 valley beams (ripped to 8" depth) need to be supported from the existing parallam and the side rafters with Simpson L.S90 framing angles at both ends (eight places) in addition to the toe nails currently installed. The side rafters need to be (4)2x8 rafters to support the header and valley beams (four places). The (4) 2x8 side rafters need to be fastened to the side of the second floor joists at bearing with (4) Simpson CS20 strap ties 2'-0" long (two each side of each multiple rafter) at each multiple rafter (four places). The strap ties shall be installed taut and tight to the existing shoe plate at a 45 degree angle through the existing plywood floor decking.

✓ OK

8/20/99

REVIEWED DORMER TRUSS IS  
CURRENTLY EXPOSED AND AND IT  
HAS BEEN ADEQUATELY COMPLETED.

JOE CEBASCO

# FAX COVER SHEET

171-A-B-11

**NORMAND BERUBE BUILDERS INC.**  
 1040 US ROUTE ONE  
 SACO MAINE  
 207-883-8270  
 207-283-3961  
 FAX-283-4039  
 E-MAIL :berubebuilders@cybertcurs.com

<b>SEND TO</b>	<b>From</b>
Company name PORTLAND CODE ENFORCEMENT	GARY
Attention TAMMY MUNYON	Date 6-23-99
Office location	Office location
Fax number	Phone number

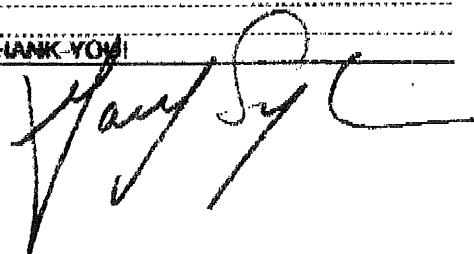
- Urgent    
  Reply ASAP    
  Please comment    
  Please review    
  For your information

Total pages, including cover: \_\_\_\_\_

### COMMENTS

STRUCTURAL ENGINEER'S BEAM REVIEW FOR  
 144 PHEASANT HILL DRIVE.

THANK YOU!



# L & L STRUCTURAL ENGINEERING SERVICES, INC.

Six Q Street  
South Portland, ME 04106  
Phone: (207) 767-4830  
Fax: (207) 799-5432

June 23, 1999

Gary Sylvain  
Norman Berube Builders, Inc.  
1040 Route One  
Saco, Maine 04072

Subject: Miscellaneous beam design for residence located at Pheasant Hill- Portland, Maine.

Dear Gary,

We have completed our review of the (5) beams located in the above mentioned project. The results are as follows

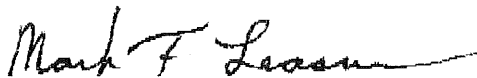
BEAM ID	BEAM LOCATION	BEAM SIZE	COMMENTS
B1	Bonus room floor	W12x22	Acceptable
B2	Second flr/Abv Fam Rm	W8x31	Acceptable
B3	First floor (left)	W10x22	Acceptable
B4	First floor (middle)	W10x22	Acceptable
B5	First floor (right)	W10x22	Acceptable

The above noted beams have been analyzed utilizing the loading requirements given in Boca 1996. All beams above have sufficient strength, as well as, section properties to limit deflections to within tolerable limits.

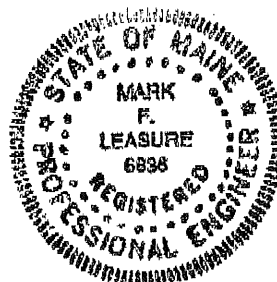
If you have any questions or require additional information, please do not hesitate to call.

Sincerely,

L&L Structural Engineering Services, Inc.



Mark F. Leasure, P.E.  
Principal



# FAX COVER SHEET

NORMAND BERUBE BUILDERS INC.  
 1040 US ROUTE ONE  
 SACO MAINE  
 207-883-8270  
 207-283-3961  
 FAX-283-4039  
 E-MAIL :berubebuilders@cybertours.com

SEND TO Company name <b>PORTLAND CODE ENFORCEMENT</b>	From <b>GAREY SYLVAIN</b>
Attention <b>KEVIN CARROLL</b>	Date <b>8-19-99</b>
Origin <b>RE: 144 PHEASANT HILL DRIVE</b>	Office location
Fax number <b>874-8716</b>	Phone number

- Urgent   
  Reply ASAP   
  Please comment   
  Please review   
  For your information

Total pages, including cover: 5

COMMENTS

KEVIN,  
 PLEASE REVIEW & CALL IF YOU SHOULD  
 NEED ADDITIONAL INFO

THANK YOU

*Garey Sylvain*

8 18 99

Kevin Carroll,

This is Direct Vent pipe  
manufactured by The Fireplace  
manufacturer, which is  
Heat n Glo.

IF any questions, please  
call.

Ant.

Job Name:

144 Pheasant Hill Rd

9 Commercial Street  
Portland, Maine 04101

207 772 2155 voice  
207 772 5172 fax  
800 640 5115 toll free

172 Pleasant Street  
Brunswick, Maine 04011

207 725 5199 voice  
207 725 5568 fax

Minimum Clearances from the Vent Pipe to Combustible Materials						
For Horizontal Sections			For Vertical Sections	At Wall Firestops		
Top	Bottom	Sides		Top	Bottom	Sides
3 inches (75 mm)	1 inch (25 mm)	1 inch (25 mm)	1 inch (25 mm)	2-1/2 inches (63.7 mm)	1/2 inch (13 mm)	1 inch (25 mm)

For minimum clearances, see the direct vent termination clearance diagrams on pages 19 and 20 in this manual.

### Step 2 Framing the Fireplace

Fireplace framing can be built before or after the fireplace is set in place. Framing should be positioned to accommodate wall coverings and fireplace facing material. The diagram below shows framing reference dimensions.

#### CAUTION

**MEASURE FIREPLACE DIMENSIONS, AND VERIFY FRAMING METHODS AND WALL COVERING DETAILS, BEFORE FRAMING CONSTRUCTION BEGINS.**

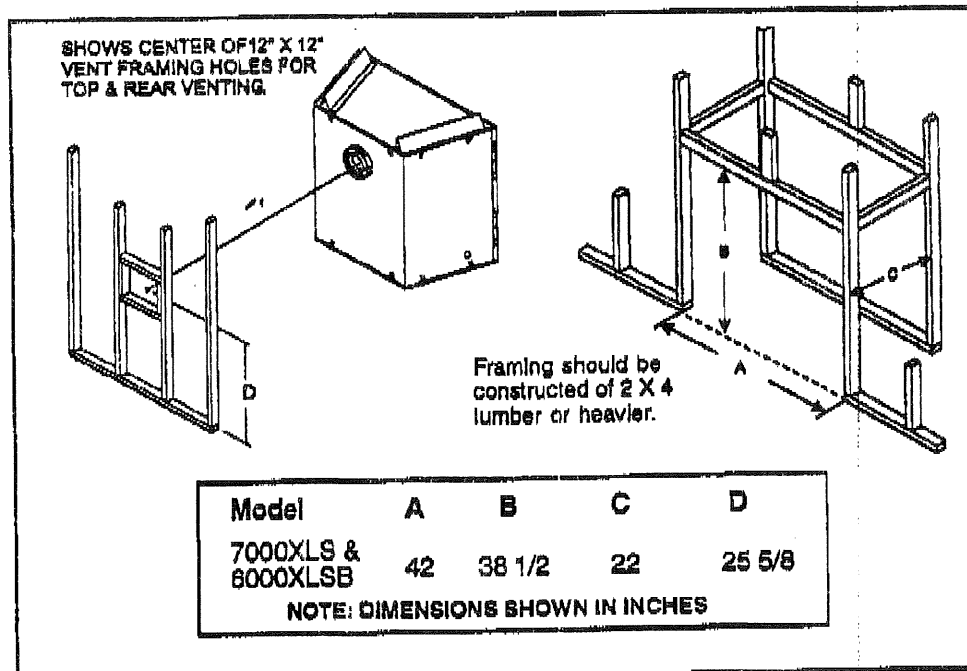


Figure 3. Framing Dimensions



### Step 3 Installing the Vent System

#### A. Vent System Approvals

These models are approved to use D-series direct vent pipe components and terminations. This pipe is tested and listed as an approved component of the fireplace. The pipe is tested to be run inside an enclosed wall. There is no requirement for inspection openings at each joint within the wall. Approved vent system components are labeled for identification. **NO OTHER VENTING SYSTEMS OR COMPONENTS MAY BE USED.**

Detailed installation instructions are included with each vent termination kit and should be used in conjunction with this *Installers Guide*. The drawing below shows vent system components and terminations.

The flame and ember appearance may vary based on the type of fuel burned and the venting configuration used.

#### Identifying Vent Components

The vent systems installed on this gas fireplace may include one, two, or three 90° elbow assemblies. The relationships of vertical rise to horizontal run in vent configurations using 90° elbows **MUST BE** strictly adhered to. The rise to run relationships are shown in the venting drawings and tables. Refer to the diagrams on the next several pages.

**NOTE: TWO 45° ELBOWS MAY BE USED IN PLACE OF ONE 90° ELBOW. RISE TO RUN RATIOS IN THE VENT SYSTEM MUST BE FOLLOWED IF 45° ELBOWS ARE USED.**

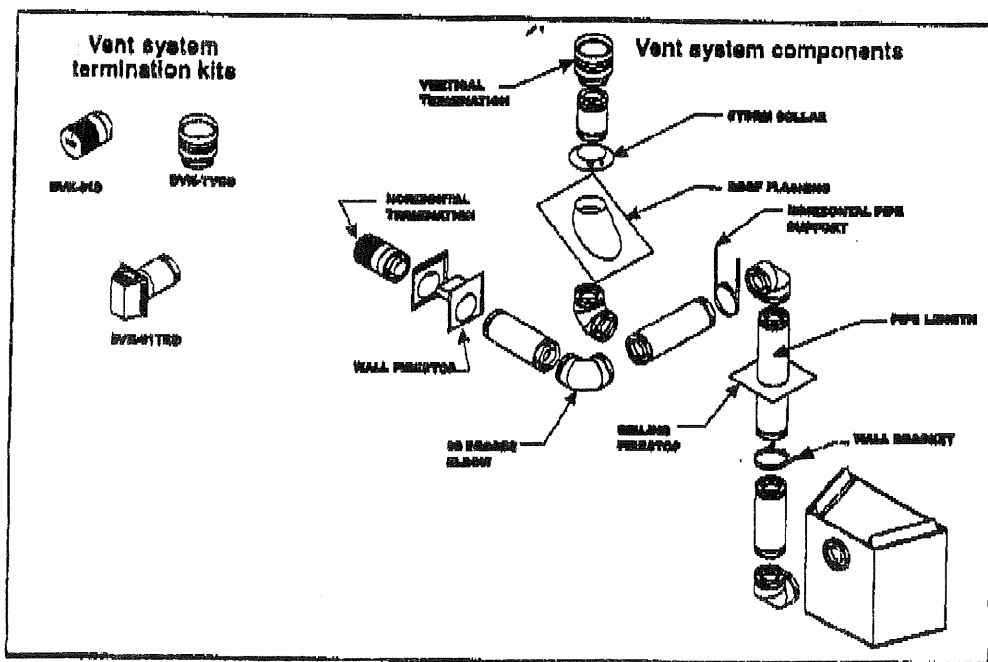


Figure 4. Vent Components and Terminations

# L & L STRUCTURAL ENGINEERING SERVICES, INC.

Six Q Street  
South Portland, ME 04106  
Phone: (207) 767-4830  
Fax: (207) 799-5432

June 23, 1999

Gary Sylvain  
Norman Berube Builders, Inc.  
1040 Route One  
Saco, Maine 04072

Subject: Miscellaneous beam design for residence located at Pheasant Hill- Portland, Maine.

Dear Gary,

We have completed our review of the (5) beams located in the above mentioned project. The results are as follows

BEAM ID	BEAM LOCATION	BEAM SIZE	COMMENTS
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B5	First floor (right)	W10x22	Acceptable

The above noted beams have been analyzed utilizing the loading requirements given in Boca 1996. All beams above have sufficient strength, as well as, section properties to limit deflections to within tolerable limits.

If you have any questions or require additional information, please do not hesitate to call.

Sincerely,

L&L Structural Engineering Services, Inc.

*Mark F. Leasure*

Mark F. Leasure, P.E.  
Principal

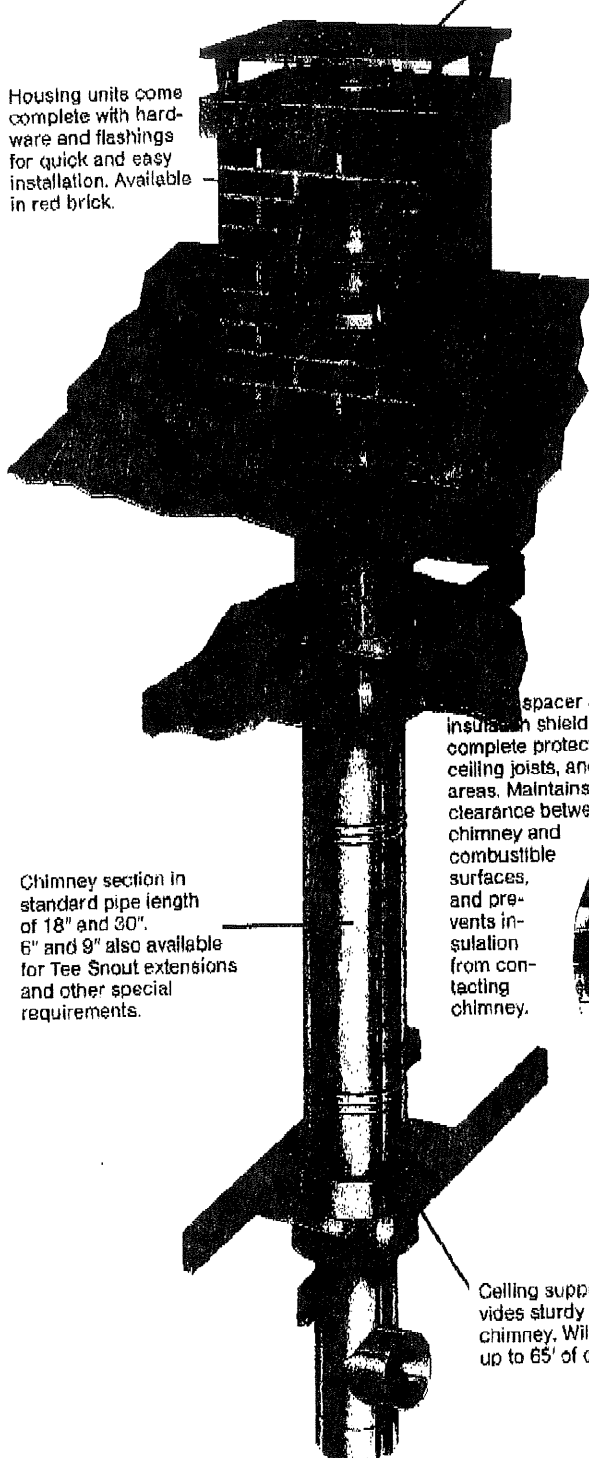


# Metlvent. Model TD 2100<sup>®</sup>F Factory-Built Chimney Systems

P. 5  
A full set of installation instructions are supplied with pipe, caps and supports.

Housing units come complete with hardware and flashings for quick and easy installation. Available in red brick.

Weather cap prevents rain or snow from entering chimney.



Chimney section in standard pipe length of 18" and 30". 6" and 9" also available for Tee Snout extensions and other special requirements.

Spacer and attic insulation shield offers complete protection at ceiling joists, and in attic areas. Maintains required clearance between chimney and combustible surfaces, and prevents insulation from contacting chimney.

Ceiling support provides sturdy base for chimney. Will support up to 65' of chimney.

Model TD is designed for use with NEGATIVE PRESSURE gas, oil or wood-fired appliances, including central Furnaces, floor furnaces, steam and hot water boilers, fireplaces, unit heaters, water heaters, cooking and heating stoves, and low-heat commercial and industrial appliances.

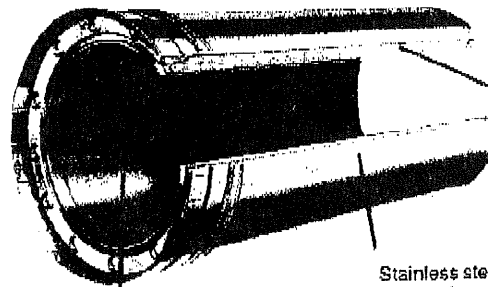
To assemble, simply stack sections and lock securely in place with a simple slip ring. No screws, no twisting. THERMAGARD<sup>®</sup> II Insulation\* reduces the total building space requirements for a chimney compared to masonry. (Both require 2" airspace to combustibles by code.)

**IMPORTANT:** A chimney connected to an appliance burning coal must be cleaned every 6 to 8 weeks and at the end of each heating season. Condensate and soot in the flue contain acids which will corrode stainless steel if allowed to remain.

SEE INSTALLATION INSTRUCTIONS FOR TEMPERATURE LIMITATIONS.

Model TD stainless steel inner liner, stainless steel outer sleeve.

## Metlvent. Chimney Construction Features



Stainless steel inner pipe gives rapid warm-up, providing quick, strong draft. Available in 6", 7", 8", 10", 12" and 14" diameters. Non-corrosive.

THERMAGARD<sup>®</sup> II Insulation\* with extremely low K factor permits 2" minimum clearance to combustibles. Insulated space only 1" between inner and outer liners.

Stainless steel outer pipe has die-formed ends for maximum strength and perfect fit. Weather resistant.

\*Does not contain asbestos.

METLVENT PIPE  
Complies with the latest Underwriters' Laboratories Standard No. 103 HT.

This Product is Listed by  
UNDERWRITERS LABORATORIES INC.  
and Bears the Mark:



# METLVENT® Model TD

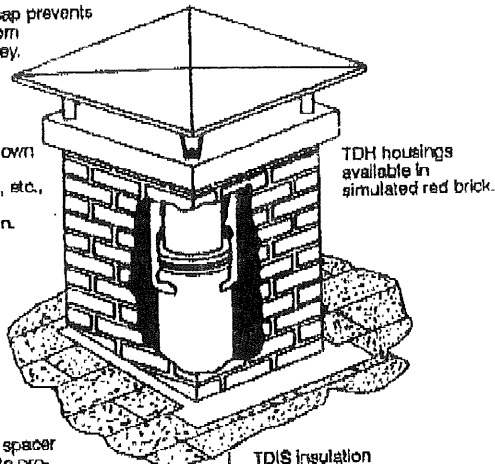
## Installation Instructions

### 2100° F Type HT Factory-Built Chimney Systems

**PLEASE READ AND UNDERSTAND THE REQUIREMENTS BEFORE PROCEEDING**

TDW weather cap prevents rain or snow from entering chimney.

TDH housing units are complete with flashing hold-down straps, dome brackets, bolts, etc., for quick and easy installation.



TDFS firetop spacer offers complete protection at ceiling joists and maintains required clearances between chimney and combustible surfaces.

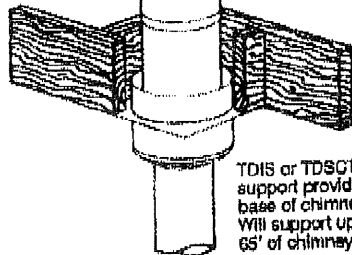
TDIS insulation shield provides an attic insulation barrier.

Accessory components are made from galvanized or painted steel, stainless or aluminum.

TD chimney pipe sections made in 6", 9", 18" and 30" lengths.

Exclusive safety-checked Thermagard® II insulation.

Simple and secure locking method. No screws or mastic required. Twisting of pipe unnecessary.



TDIS or TDSCF ceiling support provides sturdy base of chimney. Will support up to 65' of chimney.

The Model TD chimney pipe sections are constructed entirely of stainless steel. The inner and outer walls are separated by one inch of insulation.\* **THIS CHIMNEY SYSTEM MAY BE FULLY ENCLOSED BY THE STRUCTURE TO A MINIMUM AIR SPACE OF TWO INCHES, EXCEPT AT THE CEILING SUPPORT WHERE THE AIR SPACE IS ONE INCH.** The one inch clearance will result where this part is installed as described in the instructions. It is designed for **NEGATIVE PRESSURE** gas, liquid or solid fuel-fired residential appliances and nonresidential building heating appliances, low pressure steam boilers, water heating boilers, central furnaces, floor furnaces, heating stoves, cooking ranges, water heaters, masonry and factory-built fireplaces and other applications where the flue gas temperatures do not exceed the following:

1000° F (538° C)	Maximum Continuous Appliance Outlet Flue Gas Temperature
1400° F (760° C)	For periods of up to 1 hour of unusual firing
2100° F (1149° C)	Up to 10 minutes at a time

Installations made in accordance with these instructions will be consistent with existing national safety standards such as National Fire Protection Association 211 and building codes such as the International Mechanical Code. These installation instructions are also consistent with the conditions of tests specified in Underwriters' Laboratories, Inc. Standard 103 and are approved by **UNDERWRITERS' LABORATORIES, INC.**

#### PRELIMINARY PLANNING

Take time to read through these instructions. Contact Local Building or Fire Officials about restrictions and installation inspection in your area.

Become familiar with the chimney system and the individual parts that constitute the type installation necessary for your application. Familiarity with the Hart & Cooley Metlvent system and local codes will help you design, purchase and install a safe chimney that conforms to code requirements.

\*Does not contain asbestos.

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

19990044

I. D. Number

**Normand Berube Builders, Inc.**

Applicant

1040 Rt 1, Saco, ME 04072

Applicant's Mailing Address

**Normand Berube**

Consultant/Agent

283-3961

Applicant or Agent Daytime Telephone, Fax

4/22/99

Application Date

Pheasant Hill Dr Lot 11

Project Name/Description

144 Pheasant Hill Dr

Address of Proposed Site

171-AB-011

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/ attached garage**

2400 sq. ft.

.54 acres

R-5 PRUD

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

**Check Review Required:**

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

Fees Paid: Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_ Engineer Review **\$300.00** Date: **4/22/99**

**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**

**19990044**  
I. D. Number

**Normand Berube Builders, Inc.**  
Applicant  
**1040 Rt 1, Saco, ME 04072**  
Applicant's Mailing Address  
**Normand Berube**  
Consultant/Agent  
**283-3961**  
Applicant or Agent Daytime Telephone, Fax

**4/22/99**  
Application Date  
**Pheasant Hill Dr Lot 11**  
Project Name/Description

**144 Pheasant Hill Dr**  
Address of Proposed Site  
**171-AB-011**  
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/ attached garage**  
**2400 sq. ft.** **.54 acres** **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 \_\_\_\_\_ Subdivision \_\_\_\_\_ Engineer Review **\$300.00** Date: **4/22/99**

**DRC Approval Status:**

Reviewer **Jim Wendel**

Approved  Approved w/Conditions see attached  Denied

Approval Date **5/4/99** Approval Expiration **5/4/00** Extension to \_\_\_\_\_  Additional Sheets Attached  
 Condition Compliance **Jim Wendel** **5/4/99**  
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	_____		
	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	_____	_____	
	date	signature	

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

19990044  
I. D. Number

Normand Berube Builders, Inc.

Applicant

1040 Rt 1, Saco, ME 04072

Applicant's Mailing Address

Normand Berube

Consultant/Agent

283-3961

Applicant or Agent Daytime Telephone, Fax

4/22/99

Application Date

Pheasant Hill Dr Lot 11

Project Name/Description

144 Pheasant Hill Dr

Address of Proposed Site

171-AB-011

Assessor's Reference: Chart-Block-Lot

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### 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 144 Pheasant Hill Drive

, 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.

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 installed down-gradient of all disturbed areas.

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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, pools, and/or garage.
2. Your approval is based on the submitted plans. Any changes shall require a separate amendment with approvals.

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### Fire Conditions of Approval

171-AB-011

# PLUMBING APPLICATION

## PROPERTY ADDRESS

Town or  
Plantation

Street  
Subdivision Lot #

144 Pheasant Hill Drive

## PROPERTY OWNERS NAME

Last: **B. Barter**  
**Berube**

First: **Merrill & Anne**

Applicant  
Name:

Gerard Letellier Jr.

Mailing Address of  
Owner/Applicant  
(If Different)

P/O. Box 1151  
Bidd. Maine.

PORTLAND  
Date Permit Issued: 6.28.99  
6936 TOWN COPY  
\$ 156 FEE  Double Fee Charged  
L.P.I. # 0124  
Local Plumbing Inspector Signature: [Signature]

### Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

Signature of Owner/Applicant

Date

### Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

Date Approved

## PERMIT INFORMATION

### This Application is for

- 1.  NEW PLUMBING
- 2.  RELOCATED PLUMBING

### Type of Structure To Be Served:

- 1.  SINGLE FAMILY DWELLING
- 2.  MODULAR OR MOBILE HOME
- 3.  MULTIPLE FAMILY DWELLING
- 4.  OTHER - SPECIFY \_\_\_\_\_

### Plumbing To Be Installed By:

- 1.  MASTER PLUMBER
  - 2.  OIL BURNERMAN
  - 3.  MFG'D. HOUSING DEALER/MECHANIC
  - 4.  PUBLIC UTILITY EMPLOYEE
  - 5.  PROPERTY OWNER
- LICENSE # 6457

### Hook-Up & Piping Relocation Maximum of 1 Hook-Up

HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.

**OR**

HOOK-UP: to an existing subsurface wastewater disposal system.

PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.

**OR**

TRANSFER FEE  
[\$6.00]

Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
2	Hosebibb / Sillcock	2	Bathtub (and Shower)
	Floor Drain		Shower (Separate)
	Urinal	1	Sink
	Drinking Fountain	3	Wash Basin
	Indirect Waste	3	Water Closet (Toilet)
	Water Treatment Softener, Filter, etc.	1	Clothes Washer
	Grease / Oil Separator	1	Dish Washer
	Dental Cuspidor		Garbage Disposal
	Bidet		Laundry Tub
	Other: _____	1	Water Heater
	Fixtures (Subtotal) Column 2	12	Fixtures (Subtotal) Column 1

SEE PERMIT FEE SCHEDULE  
FOR CALCULATING FEE

2	Fixtures (Subtotal) Column 2
14	<b>Total Fixtures</b>
	Fixture Fee
	Transfer Fee
	Hook-Up & Relocation Fee
56.00	<b>Permit Fee (Total)</b>

171A-B-011



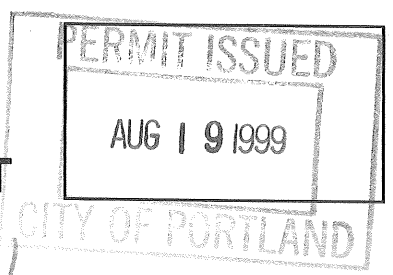
252-7565



990882

FILL IN AND SIGN WITH INK

# APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT



171-A-B-011

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location / CBL 144 Pheasant Hill Use of Building Res Date 8/17/99  
 Name and address of owner of appliance Norman Bewke Builders  
Anne Barker Owner  
 Installer's name and address Gerard G. Loteiller  
 Telephone \_\_\_\_\_

**Location of appliance:**  
 Basement       Floor  
 Attic             Roof

**Type of Fuel:**  
 Gas       Oil       Solid

**Appliance Name:** Burnham  
 U.L. Approved  Yes  No

Will appliance be installed in accordance with the manufacture's installation instructions?  Yes       No

IF NO Explain: \_\_\_\_\_  
 \_\_\_\_\_  
Bob Blanchard

**The Type of License of Installer:**  
 Master Plumber # \_\_\_\_\_  
 Solid Fuel # \_\_\_\_\_  
 Oil # MS 30001219 call from  
 Gas # Wm. Blanchard OK #  
 Other \_\_\_\_\_

**Type of Chimney:**  
 Masonry Lined  
 Factory built \_\_\_\_\_  
 Metal  
 Factory Built U.L. Listing # ok #117  
 Direct Vent  
 Type \_\_\_\_\_ UL# \_\_\_\_\_

**Type of Fuel Tank**  
 Oil  
 Gas

Size of Tank 27.5 gal  
 Number of Tanks 1  
 Distance from Tank to Center of Flame 20 feet.  
 Cost of Work: \$ 4,000.00  
 Permit Fee: \$ 48.00

**Approved**  
 Fire: 11/11/99  
 Ele.: \_\_\_\_\_  
 Bldg.: OK  
 Signature of Installer Bob Blanchard

**Approved with Conditions**  
 See attached letter or requirement  
 \_\_\_\_\_  
 Inspector's Signature      Date Approved

# PLUMBING APPLICATION

111-415-011

Department of Human Sciences  
Division of Health Engineering

## PROPERTY ADDRESS

Town or Plantation: \_\_\_\_\_  
 Street Subdivision Lot #: 144 Pheasant Hill Drive  
**PROPERTY OWNERS NAME**

PORTLAND PERMIT # 6936  
 Date Permit Issued: 6, 20, 99 \$56.00 FEE  If Double Fee Charged  
 L.P.I. # 0124  
 Local Plumbing Inspector Signature: *O. Samuel*

State Copy  
APPLICANTS COPY

THE WORK SPECIFIED IN THIS APPLICATION IS HEREBY AUTHORIZED TO BE INSTALLED IN ACCORDANCE WITH THE RULES. THIS PERMIT EXPIRES AFTER TWO YEARS FROM DATE ISSUED UNLESS WORK HAS COMMENCED.

Last: Barter First: Merrill & Anne  
 Applicant Name: Gerard Letellier Jr.  
 Mailing Address of Owner/Applicant (If Different): P.O. Box 1151 Bidd. Maine.

### Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

### Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Signature of Owner/Applicant

Date

Local Plumbing Inspector Signature

Date Approved

## PERMIT INFORMATION

<b>This Application is for</b> 1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	<b>Type of Structure To Be Served:</b> 1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER - SPECIFY _____	<b>Plumbing To Be Installed By:</b> 1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER/MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # 6 4 5 7
---	--	---

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.  <b>OR</b>  HOOK-UP: to an existing subsurface wastewater disposal system.  PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.	2	Hosebibb / Silcock	2	Bathtub (and Shower)
		Floor Drain		Shower (Separate)
		Urinal	1	Sink
		Drinking Fountain	3	Wash Basin
		Indirect Waste	3	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.	1	Clothes Washer
		Grease / Oil Separator	1	Dish Washer
		Dental Cuspidor		Garbage Disposal
		Bidet		Laundry Tub
		Other: _____	1	Water Heater
<b>OR</b>  TRANSFER FEE [\$6.00]	Fixtures (Subtotal) Column 2		1 2	Fixtures (Subtotal) Column 1
			2	Fixtures (Subtotal) Column 2
			14	<b>Total Fixtures</b>
				Fixture Fee
				Transfer Fee
			Hook-Up & Relocation Fee	
			<b>Permit Fee (Total)</b>	

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

56.00