

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

Location of Construction: 18 Graystone Ln (Lot #13)		Owner: Timothy Neale		Phone:		Permit No: 970370	
Owner Address:		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: The Thaxter Co. Nick Nash		Address: 55 Bell St Portland, ME 04101		Phone: 878-5553		Permit Issued: APR 29 1997	
Past Use: Vacant land		Proposed Use: 1-fam		COST OF WORK: \$ 225,000.00		PERMIT FEE: \$ 1,145.00	
Proposed Project Description: Construct Single Family Dwelling				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: A3 Type 5B 190096	
				Signature:		Signature:	
Permit Taken By: Mary Gresik				Date Applied For: 08 April 1997			
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied				Signature: _____ Date: _____			
Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm				Zone: GBL 171-A-B-013			
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				Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review			

- 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..

15532/20-0175
15533/20-0176

OK water ready

PERMIT ISSUED WITH LETTER

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

Nick Nash

23 April 1997 - Permit Routed
08 April 1997

SIGNATURE OF APPLICANT <i>Nick Nash</i>	ADDRESS: <i>THE THAXTER COMPANY, PROJECT MANAGER</i>	DATE: <i>08 April 1997</i>	PHONE: <i>878-5553</i>
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

Action:
 Approved
 Approved with Conditions
 Denied

Date: _____

CEO DISTRICT 7

COMMENTS

5/23/97 Foundation In B.F. Insp. Setback ok -
Foundation ok

8/29/97 Rough Plumb/Rough framing ok - ok to Close

10/23/97 for Final - structural ok/ plumb ok - also had
Elec - (M/C on Voc) ① No Smoke Attic
② Inop GFI Kitchen Counter

11/4/97 Request final Elec - ok for COJO

Issue Permanent COJO

Single Gang Dwelling w/gauge under deck.

No limitations

Mail COJO to:

Ellen Jamison
Thayer Co
55 Bell St.
Portland 04103

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

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Owner Address:		Lessee/Buyer's Name:		Phone:	BusinessName:
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Past Use: Vacant land		Proposed Use: 1-fam		COST OF WORK: \$ 225,000.00	PERMIT FEE: \$ 1,145.00
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group <i>A3</i> Type <i>5B</i> <i>BOCA 96</i>
Proposed Project Description: Construct Single Family Dwelling		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Signature: _____ Date: _____	
Permit Taken By: Mary Gresik		Date Applied For: 08 April 1997			

PERMIT ISSUED
APR 29 1997
CITY OF PORTLAND

Zone: *PRM* 171-A-B-013
Zoning Approval: *OK 4/25/97*
Special Zone or Reviews:
 Shoreland *NA*
 Wetland
 Flood Zone *pre 7/2/17*
 Subdivision
 Site Plan *major* minor mm

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
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Zoning Appeal
 Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: *4/28/97*

D. Andrews

CEO DISTRICT 7

call when ready

PERMIT ISSUED WITH LETTER

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

Nick Nash

23 April 1997 - Permit Routed
08 April 1997

SIGNATURE OF APPLICANT	Nick Nash	ADDRESS:	DATE:	PHONE:
<i>THE THAXTER COMPANY, PROJECT MANAGER</i>				<i>878-5553</i>
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE				PHONE:

K CARROLL



CITY OF PORTLAND, MAINE
Department of Building Inspection

171-A-B-013

Certificate of Occupancy

LOCATION 18 Graystone Ln (Lot #13)

Issued to Timothy Neal

Date of Issue 11/19/97

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. 970370, 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 garage

Limiting Conditions: None

This certificate supersedes
certificate issued

Approved:

11/19/97 [Signature]

(Date) Inspector

[Signature]


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.

TO: Code Enforcement - Kevin Carroll
FROM: Jim Wendel, Development Review Coordinator
DATE: October 22, 1997
RE: Request for Certificate of Occupancy
18 Graystone Lane (lot 13)

On October 21, 1997 the site was reviewed for compliance with the site plan approval dated 4-22-97. My comments are:

1. The street number needs to be placed on the house.

*on a copy of the site plan approval dated 4-22-97
Per Jim Wendel*


It is my opinion that when item 1 above is completed that all of the conditions of the site plan approval will be satisfactorily completed and a **permanent Certificate of Occupancy could be issued** assuming Code Enforcement has no outstanding issues.

cc: Kandi Talbot, Planner

Applicant: Nick Nash

Date: 4/25/97

Address: 18 Graystone Lane (lot #13)

C-B-L: 171A-B-13

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-5 - A PRUD Development

Common open space for Pleasant Hill is located in front of this property

Interior or corner lot -

Proposed Use/Work - New single family dwelling No garage

Sewage Disposal - City

Lot Street Frontage - ① min. setback from external subdivision property lines - 25' req - 200'+ shown

Front Yard -
Rear Yard - ② Note - There is no min. distance from other dwelling units that is req.

Side Yard - ③ Recreation areas shall be located at least 25' min - ~ 50' shown on plat plan.

Projections -

Width of Lot -

Height - 2 stories

Lot Area -

28,880 sq ft

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking - 2 spaces needed - 2 spaces ~~req~~ shown -

Loading Bays -

Site Plan - yes minor/minor

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 7 of 17 Zone C1

BUILDING PERMIT REPORT

DATE: 27 April 97 ADDRESS: 18 Graystone Ln (Lot #13)

REASON FOR PERMIT: To Construct a single family dwelling

BUILDING OWNER: Timothy Neale

CONTRACTOR: The Thaxter Co.

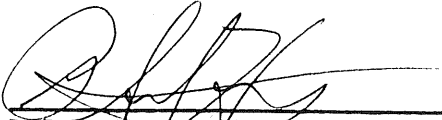
PERMIT APPLICANT: Nick Nash APPROVAL: 1, 2, 5, 6, 7, 8, 9 DENIED: 10, 11, 15, 20

CONDITION OF APPROVAL OR DENIAL

- 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.
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
5. 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...
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
7. Guardrail & Handrails A guardrail system is a system of building components located near the open sides of elevated walking surfaces...
8. Headroom in habitable space is a minimum of 7'6".
9. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise.
10. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
11. 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.
12. Each apartment shall have access to two (2) separate, remote and approved means of egress.
13. 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.
14. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
15. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's building code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19.
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)

- 16. 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.
- 17. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 18. The Sprinkler System shall maintained to NFPA #13 Standard.
- 19. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
- *20. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
- 21. 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".
- 22. 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 to the Division of Inspection Services.
- 23. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- *24. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code. 1
- 25. _____
- 26. _____
- 27. _____



P. Samuel Hoffes, Chief of Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

April 28 , 1997

The Thaxter Co.
55 Bell St.
Portland., ME 04103

RE: 18 Graystone Ln. (Lot # 13)

Dear Sir:

Your application to construct a single family dwelling with two car garage has been reviewed and a permit is herewith issued subject to the following requirements. This permit does not excuse the applicant from meeting applicable State and Federal Laws.

NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL REQUIREMENTS OF THIS LETTER ARE MET.

Site Plan Review Requirements


Building Inspection: 1. Separate permits will be required for any future decks. M . Schmuckal

Development Review Coordinator: See attached Conditions - J Wendel

Building and Fire Code Requirements

1. Please read and implement items 1, 2,5, 6,7,8,9,10,11,15, 20 & 24 of the attached building permit report.

Sincerely,


P. Samuel Hoffses
Chief Building Inspector

c: M. Schmuckal
J. Wendal



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

I. D. Number _____

The Thaxter Co.
Applicant Nick Nash 55 Bell St 04103

08 April 1997
Application Date Pheasant Hill

Applicant's Mailing Address Nick - 878-5553

Project Name/Description 18 Graystone Lane (Lot #13)

Consultant/Agent _____

Address of Proposed Site 171-A-B-013

Applicant or Agent Daytime Telephone, Fax _____

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Other (specify) _____
2,700 Sq Ft GFC 28,800 Sq Ft R-5 - A PRUD
 Proposed Building Square Feet or # of Units Acreage of Site Zoning

Check Review Required:

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

Fees paid: site plan 50.00 subdivision _____ 100.00 Engineer Review Fee

Approval Status:

Reviewer Marya Schumaker

- Approved **Approved w/Conditions listed below** Denied

- Sept. permits required for any future decks and/or garages
- _____
- _____
- _____

Approval Date 4/25/97 Approval Expiration _____ date Extension to _____ date Additional Sheets Attached

Condition Compliance _____ signature _____ date

Performance Guarantee Required* Not Required

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

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

Address: XXXXXXXXX 18 Graystone Ln (Lot #13)



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

I. D. Number _____

The Thaxter Co.
Applicant Nick Nash 55 Bell St 04103

08 April 1997

Application Date _____

Applicant's Mailing Address _____

Phoasant Hill
Project Name/Description _____

Consultant/Agent _____

18 Bhavstone Lane (Lot #13)
Address of Proposed Site _____

Applicant or Agent Daytime Telephone, Fax _____

171-A-B-013
Assessor's Reference: Chart-Block-Lot _____

Proposed Development (check all that apply): New Building Building Addition Change of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Other (specify) _____

2,700 Sq Ft GFC Proposed Building Square Feet or # of Units 28,800 Sq Ft Acreage of Site _____ Zoning _____

Check Review Required:

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

Fees paid: site plan 50.00 subdivision _____ 100.00 Engineer Review Fee

Approval Status:

Reviewer JIM WENDEL

- Approved **Approved w/Conditions listed below** Denied

- SEE ATTACHED CONDITIONS
- _____
- _____
- _____

Approval Date 4/22/97 Approval Expiration 4/98 Extension to _____ date _____ date Additional Sheets Attached

Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

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

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

Address: 18 Graystone Ln (Lot #13)

CITY OF PORTLAND, MAINE
 SITE PLAN REVIEW (ADDENDUM)
 CONDITIONS OF APPROVAL

APPLICANT: THAYTOR Co.
 ADDRESS: 55 BELL ST. 04103
 SITE ADDRESS/LOCATION: 18 GRAYSTONE LANE (LOT 13)
 DATE: 4/22/97

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to: increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW WILL BE ENFORCED FOR YOUR SITE PLAN

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 18 GRAYSTONE LANE, the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4. 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.
5. Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6. A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext. 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
7. A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

8. As-built record information for sewer and stormwater service connections must be submitted to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
9. The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.
10. The site contractor shall establish finish grades at the building 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.
11. A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FEE), 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 the drainage from the property.
12. The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
13. ERODED SOILS SHALL BE CONTAINED ON-SITE
GRAVELSTONE LANE SHALL BE KEPT CLEAN OF
TRACKED SOIL FROM VEHICLES. NOTE
ATTACHED REFERENCE TO EROSION BMP.

cc: Katherine Staples, P.E., City Engineer