

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

Location of Construction: 46 Eastfield Rd (Lot #10)		Owner: Morin, Gerald & Maryann	Phone: 774-1645	Permit No: 980609
Owner Address: 41 Bancroft St Portland, ME 04102	Lessee/Buyer's Name:	Phone:	Business Name:	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED JUN 11 1998 CITY OF PORTLAND </div>
Contractor Name: SAA	Address:	Phone:		
Past Use: Vacant Land	Proposed Use: 1-fam	COST OF WORK: \$ 100,000.00	PERMIT FEE: \$ 520.00	
Proposed Project Description: Construct Single Family Dwelling w/att 2 car garage		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: A3 Type 5B 000496	Zone: CBL: -194-C-054
		Signature: _____		Signature: <i>[Signature]</i>
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		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 <input type="checkbox"/>
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	Date: _____	
Permit Taken By: Sherry Pigeard	Date Applied For: 26 May 1998			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

- 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..

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

04 June 1998
26 May 1998

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		PHONE:	

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

Action:
 Approved
 Approved with Conditions
 Denied

Date: _____

CEO DISTRICT 4

COMMENTS

called Gerald 6-12-98 Explained set Back Requirements, Pre Footer Pour Inspection, Rre wall Pour Inspection, and Pre Back Fill Inspection with Filter Fabric

9-10-98 Lot times check out OK. Opening Foundation

9-18-98 Drain tiles are all in. Crushed stone & waterproofing are done

5-25-99 ^{10:22 AM} left message with Louise in planning to have Jim Windhall send a letter of completion

5-25-99 Garage Stair 7 1/4 and 8 3/8 to door sill, T and P valv on boiler need EXT vent Dryer vent, Gard Rail to Attic only 32 1/4" attic Stair only 9" Net tread Bed Room window doesn't meet Egress, stack vent not high enough over Roof at Rear. Smokes all work. Rear deck Not Installed celler Stairs are OK. (TR) vent stacks are Extended

11-22-99 Rear deck is Installed as to Plan, T+P valve corrected, Dryer vent Flex meter ok, attic stair Gard is 36" High. stairs are waved at 9" Net Tread. Attic only Have located Smoke Alarm to Rear Right Room for 2nd Bed Room. (TR)

Inspection Record

Type	Date
Foundation:	
Framing:	
Plumbing:	
Final:	
Other: C of @ Issued	11-23-99

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

Location of Construction: 50 Eastfield Rd (Lot #11)		Owner: Ralph Romano		Phone:		Permit No 950670	
Owner Address:		Leasee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Michael Russo		Address: 39 Walton St Portland, ME 04103		Phone: 854-3859		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: JUN 30 1995 CITY OF PORTLAND </div>	
Past Use: Vacant Land		Proposed Use: 1-Fam		COST OF WORK: \$ 80,000.00		PERMIT FEE: \$ 420.00	
Proposed Project Description: Construct Single Family Dwelling				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group <i>B3</i> Type <i>EB</i> <i>BOC 93</i>	
				Signature:		Signature: <i>[Signature]</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: Zone: <i>R-3</i> CBL: 194-C-05J 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 <input type="checkbox"/> maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: <i>Mary Cresik</i>		Date Applied For: <i>09 June 1995</i>				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	

- This permit application doesn't 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..

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 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

28 June 1995 - Bldg Permit Routed
09 June 1995

SIGNATURE OF APPLICANT *Michael Russo* 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

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

Action:
 Approved
 Approved with Conditions
 Denied

Date: *6/9/95*
[Signature]

CEO DISTRICT 4

K. Carroll

COMMENTS:

7/18/95 - chd Foundation & subbrcks - ok ~~ok~~

8/1/95 - U/G Plumbing in Basement tested ok $\text{\textcircled{D}}$

9/13/95 - Rough framing ok $\text{\textcircled{D}}$

10/6/95 Call for CofD - Not Ready - ~~No Smoke~~ ^{ok} ~~with~~, Needs
5/8 Between Whop & Main House, Needs Water Make -

12/13/95 ok for temp CofD w/ Conditions from
Planning

Inspection Record

Type

Date

Foundation: _____
 Framing: _____
 Plumbing: _____
 Final: _____
 Other: _____

J



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION

46 Eastfield Rd. (194 C054)

Issued to Gerald Morin Sr.

Date of Issue 11/23/99

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. 9800609, 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 Structure

APPROVED OCCUPANCY

Single Family Home w/Garage
1996 BOCA Use Group R3
Type 5B Construction

Limiting Conditions:

- 1) 2nd Floor to be used as Attic Space Only (stair run non-compliant w/Code)
- 2) 1st Floor "Den" not to be used as a sleeping room (lacks Egress Window)

This certificate supersedes certificate issued

Approved:

11/29/99

.....
(Date)

[Signature]
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.

[Handwritten initials]
11/29/99



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 50 Lenoxfield Rd (lot #11) 194-C-051

Issued to Michael A & Suzanne F Russo

Date of Issue 18 December 1995

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. 950670, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Single Family Dwelling

Limiting Conditions: TEMPORARY:

See attached memo from James Seymour to Kevin Carroll dated 06 December 1995 listing four (4) conditions of approval.

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.



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Kevin Carroll, Code Enforcement Officer

FROM: James Seymour, Acting Development Review Coordinator

DATE: December 6, 1995

RE: Temporary Certificate of Occupancy for 50 Eastfield Road

I have reviewed the single family residence at 50 Eastfield Road and believe it would be acceptable to issue a temporary Certificate of Occupancy. A permanent Certificate of Occupancy should not be issued until the following conditions have been met.

1. At the time of my inspection, the ground surface was covered with 1-2" of snow making it difficult to review the lot grading. It appears that lot grading may not be necessary in the spring. Erosion control mesh anchored on the embankment located at the rear of the house shall be periodically inspected. In the spring once the soil is unfrozen, the mesh shall be permanently secured and graded. The final lot grading shall be approved by the DRC by May 15, 1996 or prior to issuance of a permanent Certificate of Occupancy.
2. The disturbed lot area shall be loamed, seeded and mulched no later than May 15, 1996 and approved by the Development Review Coordinator.
3. Two City of Portland approved species and size trees planted along the street frontage will be reviewed to assure that they are in a healthy condition prior to issuance of a permanent Certificate of Occupancy. Trees shall also be reviewed by the DRC during the visits for lot grading in the Spring of 1996.
4. Siltation fencing repaired at the limit of construction as reviewed by the Development Review Coordinator shall be maintained throughout the winter. If the siltation fence fails, it should be properly toed and secured by either a date when ground surface becomes unfrozen enough to install fencing or a date no later than April 1, 1996. Siltation fence may be removed once areas disturbed by construction have become 80% revegetated.

cc: Kathi Staples PE, City Engineer

Applicant: Michael Russo

Date: 6/29/95

Address: 50 Eastfield

Assessors No.: 194-C-53

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-3

Interior or corner lot -

Use - 1 family and attached garage

Sewage Disposal - City

Rear Yards - 25' req - much over 25' shown

Side Yards - 8' req - 14' & 10' shown

Front Yards - 25' req - 32' shown

Projections - 2' chimney on left side & 6' 4" bulkhead on left side - No decks shown

Height - 1 1/2 story Cape

Lot Area - 6,500 sq ft req - 58,962 sq ft shown

Building Area - MAX 25% → OK

Area per Family - ~~7500~~ 6,500 sq ft

Width of Lot - 75' req - 103' shown

Lot Frontage - 50' req - 77' shown

Off-street Parking - OK

Loading Bays -

Site Plan - minor/minor

Shoreland Zoning - NA

Flood Plains - ~~Zone C~~ 3 of 17 - Zone C
Not in Flood Area

BUILDING PERMIT REPORT

DATE: 29 June 1995 ADDRESS: 50 Eastfield Rd

REASON FOR PERMIT: To Construct a single family dwelling - 2 Car Attached garage.

BUILDING OWNER: Ralph Romano

CONTRACTOR: Michael Russo APPROVED: *1*7*9*10*11

PERMIT APPLICANT: " " " DENIED: *13*14*15*16

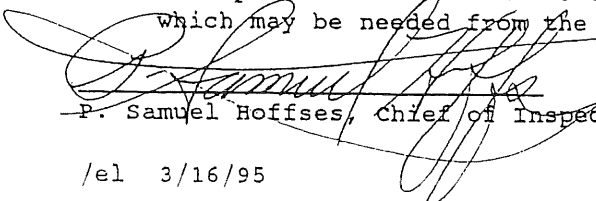
CONDITION OF APPROVAL OR DENIAL

- X 1. Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precaution must be taken to protect concrete from freezing.
3. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with selfclosers.
5. Each apartment shall have access to two(2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
6. The boiler shall be protected by enclosing with one(1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 sq. feet per sprinkler.
- X 7. Every sleeping room below the fourth story, in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue, they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508 mm), and a minimum net clear opening of 5.7 sq. feet.
8. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
- X 9. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's building code Chapter 9, section 19, 919.3.2(BOCA National Building Code/1993), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. 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.

- X 10. 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/1993)
- X 11. Guardrail & 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.
12. 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/1993)
- X 13. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise.
- X 14. Headroom in habitable space is a minimum of 7'6".
- X 15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- X 16. 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.
17. 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".
18. 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 of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.


P. Samuel Hoffses, Chief of Inspection Services

/el 3/16/95

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

June 30, 1995

CITY OF PORTLAND

Michael Russo
39 Walton St
Portland, ME 04103

Re: 50 Eastfield Rd

Dear Sir,

Your application to construct a single family dwelling with attached 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

Development Review Coordinator: See Attached - M. O'Sullivan
Building Inspections - 1. "The City of Portland Development Review Coordinator has reviewed and approved this plan. The lot is located in an area that is subject to seasonal conditions of saturation by surface or groundwater. Approval of this plan does not constitute a guarantee that no water problems will be experienced by the homeowners in this vicinity. Homeowners are advised to exercise care and diligence to ensure that their home and yard is adequately constructed and graded for localized drainage conditions."


2. All projections such as steps, bulkheads, and overhangs shall meet the setback requirements.
3. All openings shall meet the required sillheight (including garaged and bulkheads).
4. A separate permit shall be required for future work and occupancy above garage.

Building Code Requirements

1. Please read and implement items 1, 7, 9, 10, 11, 13, 14, 15 and 16 of the attached building permit report.
2. Your plan doesn't show foundation perimeter drainage - as required by section 1813.5 of City' building code.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

cc: M. Schmuckal, Asst. Chief of Inspection Services

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

APPLICANT: Michael Russo
ADDRESS: 39 Walton Street Portland ME
SITE ADDRESS/LOCATION: 50 Eastfield Road (lot #11)
DATE: 24 JUN 95

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 not 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 ARE IN FORCE FOR YOUR SITE PLAN

- X All damage to sidewalk, curb, street, or public utilities shall be repaired prior to issuance of a Certificate of Occupancy.
- X 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.
- X Your new street address is now 50 Eastfield Road, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- X 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.
- X A sewer permit is required for your project. Please notify Paul Niehoff at 874-8300, ext. 8838. The Sewer Division of Parks and Public works (Jackie Wurslin at 797-5302) must be notified five(5) working days prior to sewer connection to schedule an inspector for your site.

X
As-built record information for sewer and storm service connections must be submitted to Parks and Public Works engineering Division (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

_____ A street opening permit(s) is required for your site. Please contact Carol Poliskey at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

X
The building contractor shall 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. (SET @ 47.5')

X
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.

X
A drainage plan shall be submitted to the 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 and outlets for the drainage from the property.

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

X
The Development Review Coordinator (874-8300, ext. 8722) must be notified at the time the building foundation forms have been installed to perform an inspection.

cc: Paul Niehoff, Materials Engineer



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

I. D. Number

Michael Russo
Applicant
39 Walton St Portland, ME 04103
Applicant's Mailing Address
Mike - 854-3859
Consultant/Agent
Applicant or Agent Daytime Telephone, Fax

09 June 1995
Application Date
Frost St Development
Project Name/Description
50 Eastfield Rd (Lot #11)
Address of Proposed Site
194-C-053
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) _____
 1,824 sq ft Proposed Building Square Feet or # of Units 58,962 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 checked="" type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 50.00 subdivision _____

Approval Status:

Reviewer *[Signature]*
 Approved Approved w/Conditions listed below Denied

1. _____
2. _____
3. _____
4. _____

Approval Date 25 Jun 95 Approval Expiration 25 Jun 96 Extension to _____ date _____ date

Additional Sheets Attached

Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

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

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

Address: 50 Eastfield Rd (Lot #11)



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

I. D. Number

Applicant: Michael Russo
 Applicant's Mailing Address: 39 Walton St Portland, ME 04103
 Consultant/Agent: Mike - 854-3859
 Applicant or Agent Daytime Telephone, Fax: _____

Application Date: 09 June 1995
 Project Name/Description: Frost St Development
 Address of Proposed Site: 50 Eastfield Rd (Lot #11)
 Assessor's Reference: 194-C-053 Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Other (specify) _____
 Proposed Building Square Feet or # of Units: 1,824 sq ft Acreage of Site: 58,962 sq ft Zoning: R-3

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 _____

Approval Status:

Approved Approved w/Conditions listed below Denied
 Reviewer: Mary Schumaker

- See Attached Statement on Existing poorly drained Areas
- All projections such as steps, bulkheads, and overhangs shall meet the setback req.
- All openings shall meet the required sill height (including garages & bulkheads)
- A separate permit shall be required for future work and occupancy above

Approval Date: 6/29/95 Approval Expiration: _____ date Extension to: _____ date
 Additional Sheets Attached: The garage

Condition Compliance _____ signature _____ date _____

Performance Guarantee

* No building permit may be issued
 Performance Guarantee A
 Inspection Fee Paid
 Performance Guarantee R
 Performance Guarantee F
 Defect Guarantee Submitted
 Defect Guarantee Released

Required* Not Required

"The City of Portland Development Review Coordinator has reviewed and approved this plan. The lot is located in an area that is subject to seasonal conditions of saturation by surface or groundwater. Approval of this plan does not constitute a guarantee that no water problems will be experienced by the homeowners in this vicinity. Homeowners are advised to exercise care and diligence to ensure that their home and yard is adequately constructed and graded for localized drainage conditions."

_____ date _____ signature _____
 submitted date amount expiration date
 _____ date _____ signature _____

Address: 50 Eastfield Rd (Lot #11)

MEMORANDUM

TO: Code Enforcement
Kandi Talbot, Planner

FROM: Jim Wendel, P.E. Development Review Coordinator

DATE: May 27, 1999

RE: Certificate of Occupancy
46 Eastfield Road (Lot 10)

On May 27, 1999 the site was reviewed for compliance with the conditions of approval dated June 1, 1998. My comment is:

1. No comment. The site appears to be in conformance.

It is my opinion that a **permanent certificate of occupancy could be issued**, assuming Code Enforcement has no outstanding issues.

BUILDING PERMIT REPORT

DATE: 11 June 98 ADDRESS: 46 East Field RD. (Lot #10) 194-C-054
REASON FOR PERMIT: To Construct a Single Family dwelling / with 2 Car garage
BUILDING OWNER: Morin, Gerald & Maryann
CONTRACTOR: SAA
PERMIT APPLICANT: ↑
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, *5, *6, *8, *9, *10, *11, *12, *16, *23, *24, *25, *26, *27, *29

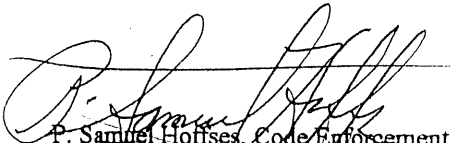
- * 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- ✓ 2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. 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. This is done to verify that the proper setbacks are maintained.
- ✓ 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 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 ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
- ✓ 6. 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).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- ✓ 8. 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 34" 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".
- ✓ 9. Headroom in habitable space is a minimum of 7'6".
- ✓ 10. 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.
- ✓ 11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
- ✓ 12. 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.
13. 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.
14. 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.)
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
- ✓ 16. 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. (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)

17. 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.
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall be maintained to NFPA #13 Standard.
20. 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)
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. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code.
- *24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- *25. All requirements must be met before a final Certificate of Occupancy is issued.
- *26. 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).
- *27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
28. Please read and implement the attached Land Use-Zoning report requirements.
- *29. Water proofing and damp proofing, shall be done in accordance with section 1813.0 of The City's bldg. Code.
- *30. Anchorage bolting in concrete as per section 2305.17 of The bldg. Code.
- *31. Boring, cutting & notching as per sections 2305.5.1 & 2305.3 of The bldg. Code.
- *32. Masonry fire places as per section 1404 of The Mechanical Code.
- *33. Glass & Glazing shall be done in accordance with Chapter 2400


P. Samuel Hoffses, Code Enforcement
cc: Lt. McDougall, PRD
Marge Schmuckal

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

19980051
I. D. Number

Morin, Gerald & Maryann

5/26/98

Applicant

Application Date

41 Bancroft St, Portland, ME 04102

Eastfield Rd, 46 Lot #10

Applicant's Mailing Address

Project Name/Description

SAA

46 Eastfield Rd

Consultant/Agent

Address of Proposed Site

774-1645

194-C-054

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

DRC 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 46 Eastfield Road, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

The Development Review Coordinator (874-8300 ext.8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

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

A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.

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

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

Eroded soil shall be contained on site. Silt fence shall be installed down gradient of disturbed area to protect the buffer in the back yard. A crushed stone construction entrance is required.

Planning Conditions of Approval

Inspections Conditions of Approval

1. Separate permits shall be required for future decks, sheds, pool and/or garage.

Fire Conditions of Approval



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner

FROM: James Seymour, Acting Development Review Coordinator

DATE: April 5, 1995

SUBJECT: Disclaimer Statement of Existing Poorly Drained Areas

It is the responsibility of the lot owner/homebuilder to assess drainage and provide for appropriate stormwater management design and engineering in an area which has evidence of poor hydrologic soil conditions, and/or a history of poor drainage, ponding, or soils saturation due to topography, fluctuation of seasonal ground water tables creating surface flooding, or as a result from rainfall events or snow/ice melts. The City of Portland is not responsible for resolving the drainage of land areas which could be described in any one of the above conditions.

The City of Portland Development Review Coordinator reviews lot grading for all single family homes to assure that field elevations will conform to the grades which exist at the abutting property line or to the grades which have been previously approved at the abutting property lines. The construction standards require that final foundation elevations be provided on site plans which are a minimum of 2 1/2 feet higher than street grades established at the frontage of the lot and provide positive drainage away from the entire foundation perimeter, including garage, and all basement accesses (ie. bulkheads, doorways and windows). As long as these standards are strictly enforced, most water problems on single family lots will be avoided. However, in locations with clear evidence of hydric soils, the following note shall be placed on all approved site plans:

"The City of Portland Development Review Coordinator has reviewed and approved this plan. The lot is located in an areas that is subject to seasonal conditions of saturation by surface or groundwater. Approval of this plan does not constitute a guarantee that no water problems will be experienced by the homeowners in this vicinity. Homeowners are advised to exercise care and diligence to ensure that their home and yard is adequately constructed and graded for localized drainage conditions."

CITY OF PORTLAND, MAINE
PUBLIC NOTICE

To All Building Permit Applicants and/or Contractors:

Effective immediately all temporary erosion control measures as shown on submitted site plans or as made part of a conditional approval of a site plan shall be installed, maintained, and inspected for proper functioning. Erosion control measures include but are not limited to silt fencing hay bales, stone check dams, earthen berms, stone lined swales, riprap embankments, riprap inlet/outlets of any pipe channel or culvert, sodded or grass strips, hay mulch cover on exposed soils, jute matting or erosion control blanket/matting, geotextile grids or webbing, and any provision approved by the City Engineer or Development Review Coordinator to decrease erosion or sedimentation.

All temporary and permanent erosion control measures shall be in conformance with the Maine Erosion and Sediment Control Handbook for construction: Best Management Practices as published by Cumberland County SWCD and the Maine Department of Environmental Protection. Consistent failure to install, maintain, or construct in an acceptable manner will result in a stop work order on the building permit. All erosion control measures shall be established in proposed areas of disturbed soils resulting from construction activities prior to actual construction unless a specific deadline has been made a condition of approval or agreed to by a Public Works Engineer or the Development Review Coordinator.

Effective immediately any request for Certificate of Occupancy will be denied if the above measures have not been addressed or completed. Only under extreme conditions, due to weather, shall the omission of the erosion control standards be included on the conditions for a Certificate of Occupancy, otherwise the request for a Certificate will be refused.

The City of Portland Planning Department and Public Works Department consider Erosion and Sediment Control Planning to be an absolutely necessary initial construction activity that requires as much attention and enforcement as building construction. For the protection of sensitive waterbodies, undisturbed lands, neighboring properties, established vegetated areas, and municipal drainage systems please pay careful attention to erosion and sediment control measures and conform to the notes, details, and conditions of approval as noted on your approved site plan. These controls must be installed and maintained continuously throughout the construction period. The City may inspect the site at any time to ensure compliance, and violations could result in work stoppage orders as indicated above.

We appreciate your prompt compliance with these requirements.

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

**Building or Use Permit 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.

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: 46 EASTFIELD RD, PORTLAND, MAINE 04102 (lot #10)		
Total Square Footage of Proposed Structure 2280	Square Footage of Lot 3748 37948	
Tax Assessor's Chart, Block & Lot Number Chart# 194 Block# C Lot# 54 10	Owner: GERALD & MARYANN MORIN	Telephone#: 207-7741645
Owner's Address: 41 BANCROFT ST., PRD, ME 04102	Lessee/Buyer's Name (If Applicable)	Cost Of Work: \$100,000.00
Proposed Project Description:(Please be as specific as possible) ONE STORY PRIVATE DWELLING w/ ATTACHED TWO CAR GARAGE + MORIN SITE PLAN		
Contractor's Name, Address & Telephone: GERALD H. MORIN, 41 BANCROFT ST. PORTLAND, ME 04102		

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

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

You must Include the following with you application:

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

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

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

4) Building Plans (Sample Attached)

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

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

Certification

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

Signature of applicant: <i>[Signature]</i>	Date: 5/26/98
--	----------------------

Site Review Fee: \$150.00/Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

**DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME**

MAY 26 1998

[Signature]

+ S.P. \$520
150
5/26/98

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

19980051

I. D. Number

Morin, Gerald & Maryann

Applicant

41 Bancroft St, Portland, ME 04102

Applicant's Mailing Address

SAA

Consultant/Agent

774-1645

Applicant or Agent Daytime Telephone, Fax

5/26/98

Application Date

Eastfield Rd, 46 Lot #10

Project Name/Description

46 Eastfield Rd

Address of Proposed Site

194-C-054

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) _____

2,504 Sq Ft

Proposed Building square Feet or # of Units

37,948 Sq Ft

Acreage of Site

R-3

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 \$50.00 Subdivision _____ Engineer Review \$100.00 Date: 5/26/98

Inspections Approval Status:

Reviewer Marge Schmuckal

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

Approval Date 6/10/98 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 | | | |

Applicant: Gerald Morin

Date: 6/8/98

Address: 46 Eastfield Rd (lot #10)

C-B-L: 194-C-54

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - construct new single family with attached garage and rear deck

Sewage Disposal - City

Lot Street Frontage - 50' min - 50'+ shown

Front Yard - 25' req - 25' shown

Rear Yard - 25' req - 25'+ shown

Side Yard - 8' req - 13.16' & 13.79' shown

Projections - side door - rear deck

Width of Lot - 75' req - 75' shown

Height - 1/2 stories shown

Lot Area - 6,500^{sq} min 37,948^{sq}

Lot Coverage/ Impervious Surface - 25%

Area per Family - 6,500^{sq} min

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

Loading Bays - N/A

Site Plan - minor

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A Zone C MAP 13

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

Valuation: \$100,000
Fee: \$520.00

Plan Review # 98098
Date: 11 June

Building Location: 46 East Field Rd. LOT#10 CBL: 194-C-054

Building Description: Single family dwelling/att. 2 car garage.

Reviewed by: S. Hoffses

Correction List		
NO:	Description	Code Section
	R-3 use Group 5B Construction Type	
1.	All site plan requirement must be met before a certificate of occupancy can or will be issued.	111.0
2.	Before concrete for foundation is placed approvals from the code enforcement office and development review coordinator must be obtained.	
3.	Private garage	407.1
4.	Chimneys and vents (mechanical code/1993)	Chapter 12
5.	Guardrails & Handrails	1023 1021
6.	Sleep rooms	1010.4
7.	Smoke Detectors	920.3.2
8.	Water & damp proofing	1813.0
9.	Anchorage	2305.17
10.	Boring, Cutting & Notching	2305.5.1 2305.3

11.
12.
PSH 5/6/98

Fine plack
Glass & Glazing

1404.0 M.C.
2400.

Foundations (Chapter 18)

Wood Foundation (1808)

N/A Design
N/A Installation

Footings (1807.0)

OK Depth below (outside) grade 4' minimum;
but below frost line except for insulated footings.

N/A Insulated footing provided

~~25'φ~~ OK Soil bearing value (table 1804.3)

OK Footing width 12 x 24

OK Concrete footing (1810.0) .3.1, 3.2

Foundation Walls

8" Design (1812.1)

8" Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)

See Report DR Water proofing and damp proofing Section 1813

2x6 Sill plate (2305.17)

See Report DR Anchorage bolting in concrete (2305.17)

4" Columns (1912)

16" Crawl space (1210.2) Ventilation

OK Crawl opening size (1210.2.1)

Floors (Chapter 16-23)

2x10" Joists - Non sleeping area LL40PSF (Table - 1606)

2x10" Joists - Sleeping area LL30PSF (Table - 1606)

Grade

16" Spacing

13'6" Span

_____ Girder 4" bearing 2305

Floors (contd.)

- Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3")
- 1x3" Bridging (2305.16)
- See Rep Boring and notching (2305.5.1)
- See Rep Cutting and notching (2305.3)
- Fastening table (2305.2)
- N/A Floor trusses (AFPANDS Chapter 35)
- _____ Draft stopping (721.7)
- Framing of openings (2305.11) (2305.12)
- 3/4" T&G Flooring - (2304.4) 1" solid - 1/2" particle board
- 4" Concrete floors (1905) 3 1/2" 6 mil polyethylene vapor retarder
- 3- 2x12 Girders.
- _____
- _____
- _____
- _____

Wall Construction (Chapter 2300)

- Design (1609) wind loads
- Load requirements
- Grade
- See Rep Fastening schedule (Table 2305.2)
- 2x6 Wall framing (2305.4.1)
- Double top plate (2305.4.2)
- Bottom plates: (2305.4.3)
- Notching and boring: (2305.4.4) studs
- Non load bearing walls (2305.5)
- Notching and boring (2305.5.1)
- Wind bracing (2305.7)
- Wall bracing required (2305.8.1)
- 2x4 Stud walls (2305.8.3) Interior
- 7/16" OSB Sheathing installation (2305.8.4)
- 7/16" Minimum thickness of wall sheathing (Table 2305.13)
- N/A Metal construction
- N/A Masonry construction (Chapter 21)
- Wood Exterior wall covering (Chapter 14)
- 1 Performance requirements (1403)
- Wood Materials (1404)
- _____ Veneers (1405)
- Gypsum Interior finishes (Chapter 8)
- _____
- _____
- _____

Roof-Ceiling Construction (Chapter 23)

- 2x10 Roof rafters - Design (2305.15) spans
- 5/8" Roof decking and sheathing (2305.15.1) 5/8" boards and (2307.3) (Table 2307.3.1(2))
- _____ Roof trusses (2313.3.1)
- _____
- _____
- _____
- _____
- _____

Roof Coverings (Chapter 15)

- OK Approved materials (1404.1)
- I Performance requirement (1505)
- ✓ Fire classification (1506)
- _____ Material and installation requirements (1507)
- N/A Roof structures (1510.0)
- Asphalt Type of covering (1507)

**Chimneys and Fireplaces
BOCA Mechanical/1993**

- ✓ Masonry (1206.0)
- N/A Factory - built (1205.0)
- ✓ Masonry fireplaces (1404)
- N/A Factory - built fireplace (1403)

**Mechanical
1993 BOCA Mechanical Code**

- _____
- _____
- _____
- _____
- _____
- _____
- _____

State Plumbing Code

Load Design Criteria

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

Glazing (Chapter 24)

____ 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)

See Report 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)

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

Smoke Detectors (920.3.2)

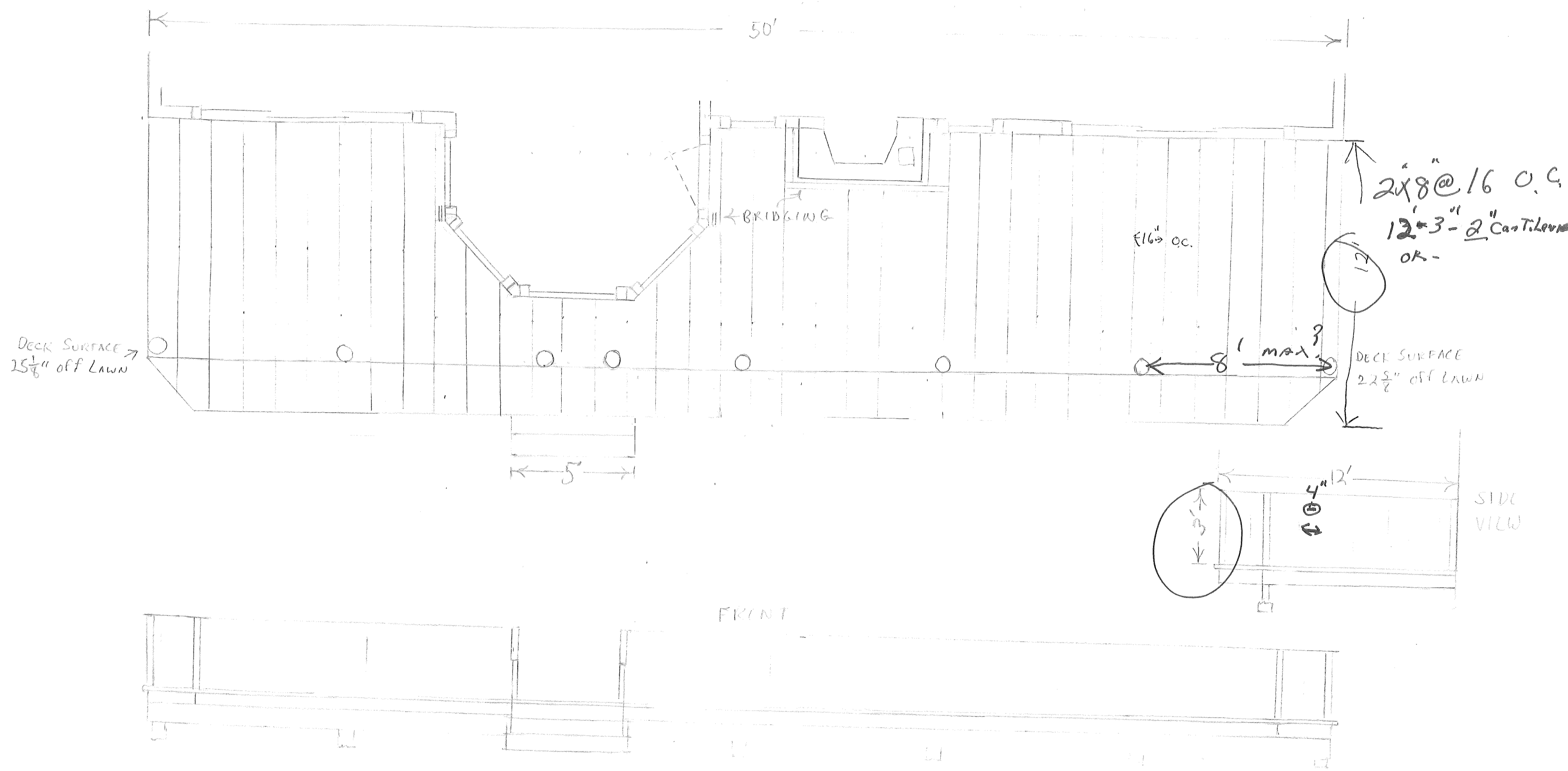
- See Report Location and interconnection
- Power source

**Dwelling Unit Separation
Table 602**

- PRESSURE TREATED 2"X10" BOLTED TO HOUSE EVERY 36" ✓
- " 2"X8" JOISTS 16" ON CENTER ✓
- " 2"X8" OUTSIDE FRAMING + DOUBLED AROUND CHIMNEY ✓
- " 1"X5 1/2" PLANKING SCREWED ON ✓
- " 2"X10" CANTILEVER SUPPORT DOUBLED ✓

DECK FOR
CBL 194-C-54

GERALD H. MORIN
46 EASTFIELD RD
PORTLAND, MAINE
04102
207 774-1645



DECK SURFACE
25 1/8" off LAWN

50'

BRIDGING

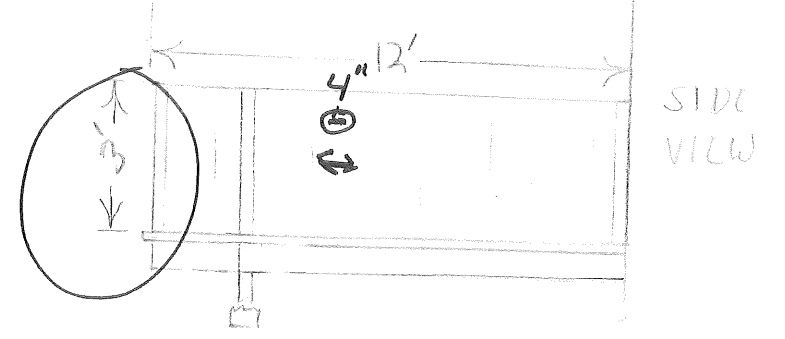
16" oc.

2"X8" @ 16" O.C.
12"X3" 2" Cant. Lever
OR -

8" max?

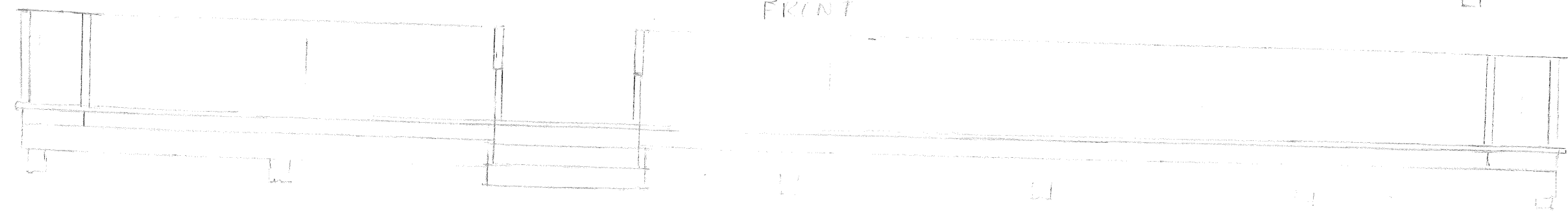
DECK SURFACE
22 5/8" off LAWN

5"



SIDE VIEW

FRONT



Sam will
you check the spans
on this deck

Tom R.