

City of Portland, Maine – Building or Use Permit Application

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

| | | | | | |
|---|--|---|--|--|--|
| Location of Construction: <i>23 Rabbit Run (Lot 19) Maplewood Subdiv</i> | | Owner: <i>Vinola Ly and Christine Le</i> | | Phone: <i>772-2127</i> | |
| Owner Address: <i>Same</i> | | Lessee/Buyer's Name: | | Phone: | |
| Contractor Name: <i>Greg McCormack/Flaggy Meadow Bld.</i> | | Address: <i>426 Forest Avenue</i> | | Phone: | |
| Past Use: | | Proposed Use: <i>Const. new single family residence w/attached garage.</i> | | COST OF WORK: <i>\$ 228,000.00</i> | |
| | | | | PERMIT FEE: <i>\$ 1,460.00</i> | |
| | | | | INSPECTION: <i>Use Group R3 Type 5B BOCA 96</i> | |
| | | | | Signature: <i>[Signature]</i> | |
| Proposed Project Description: <i>Construction of single family residence with attached garage.</i> | | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) | | Signature: <i>[Signature]</i> | |
| | | Action: <input type="checkbox"/> Approved | | Date: <i>10-5-98</i> | |
| | | <input type="checkbox"/> Approved with Conditions | | | |
| | | <input type="checkbox"/> Denied | | | |
| Permit Taken By: <i>UB</i> | | Date Applied For: <i>10-5-98</i> | | | |

Permit No: **981201**

PERMIT ISSUED

Permit Issued:
OCT 21 1998

CITY OF PORTLAND

Zone: *CBL* CBL: *196-G-017*

Zoning Approval: *10/16/98*

Special Zone or Reviews:

Shoreland

Wetland

Flood Zone

Subdivision

Site Plan maj minor mm

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: *10/16/98*

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.

2. Building permits do not include plumbing, septic or electrical work.

3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

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

PERMIT ISSUED WITH REQUIREMENTS

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

CEO DISTRICT 3

- 10/2/98 Excavator some trees cut where house is going down
- 11/4/98 Footing has been installed measured setbacks MW
- 1/98 Checked waterproofing & drain tile OK to backfill
- 4-16-99 walk through ? on stairs Rizers missing on garage stairs; ? on Hand Rail and what is a guard and what is Hand Rail cap 2" sewer lines in Basement.
- 4-23-99 stairs have been corrected OK for code. all Railing and Guards meet height Requirements.

Inspection Record

| Type | Date |
|-------------------|-------|
| Foundation: _____ | _____ |
| Framing: _____ | _____ |
| Plumbing: _____ | _____ |
| Final: _____ | _____ |
| Other: _____ | _____ |



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 13 Rabbit Run 196-G-017

Issued to Vinnie Ly & Christine Le

Date of Issue 4/23/99

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. 981201, 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
Boca 96
Use R-3
Type 5-B

Limiting Conditions:

Temp C of O expires 6/15/99
and scope work to be completed
by above date.

**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

③
TR/mw

MEMORANDUM

TO: Code Enforcement
FROM: Jim Wendel, Development Review Coordinator
DATE: March 8, 1999
RE: Request for Certificate of Occupancy
13 Rabbit Run (lot 19)

On March 3, 1999, the site was reviewed for compliance with the conditions of approval dated October 19, 1998.

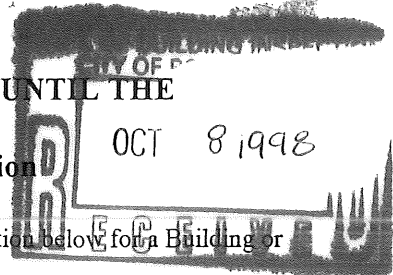
My comments are:

1. The landscape work could not be completed due to the time of year. This work must be completed by June 15, 1999.
2. The street number needs to be placed on the house.

It is my opinion that when item #2 above is completed, a temporary certificate of occupancy could be issued, assuming that code enforcement has no outstanding issues.

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.

NOTEIf you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.**

| | | | |
|--|--|---|---|
| Location/Address of Construction: Lot 19 Maplewood Subdivision (13 Rabbit Run) | | | |
| Total Square Footage of Proposed Structure 3000 sq ft + | | Square Footage of Lot 27000 sq. ft. | |
| Tax Assessor's Chart, Block & Lot Number Chart# 196 Block# G Lot#17 | | Owner: Vinnie Ly and Christine Le | Telephone#: 772-2127 |
| Lessee/Buyer's Name (If Applicable) | | Owner's/Purchaser/Lessee Address: same | Cost Of Work: Fee: \$ 228,000 \$ 1,460 |
| Proposed Project Description:(Please be as specific as possible) Construction of Single Family Residence with attached garage <i>UNW TAXES OR</i> | | | |
| Contractor's Name, Address & Telephone Greg McCormack/ DBA Flaggy Meadow Builders 426Forest Ave. Port.04101 | | | Rec'd By: |

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>[Handwritten Signature]</i> | Date: 10-1-98 |
|--|---------------|

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: Greg McCormack Date: 10/15/98
Address: 13 Rabbit Run (lot #19) C-B-L: 196-G-17

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3

Interior or corner lot -

28' x 56'

26' x 34'8"

Proposed Use/Work - Construct single family dwelling with attached garage

Sevage Disposal - City

Lot Street Frontage - 50' req

Front Yard - 25' req - 30' shown

Rear Yard - 25' req - 35' shown

Side Yard - 14' req - 20' + shown

Projections - STAIRS & deck on rear

Width of Lot - 75' req - 140' shown

Height - 2 story house - 1 story garage

Lot Area - 6,500 sq ft req - 27,496 sq ft shown

Lot Coverage/ Impervious Surface - 25% = 6874 sq ft

Area per Family - 6,500 sq ft

Off-street Parking - 2 spc. req - 2 shown

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Zone C - Panel 13

28 x 56 = 1568
26' x 34.66' = 901
12 x 34.66' = 416
2885

10/16/98 - spoke with Jim W. concerning The Siting & ENVELOPE AREA shown on original

or

BUILDING PERMIT REPORT

DATE: OCT. 98 ADDRESS: 13 Rabbit Run (Lot #19) CBL 196-G-017
 PERMIT: Single Family dwelling w/attached garage
 OWNER: Vivian Ly & Christine Le
 ACTOR: Greg McCormack / Flaggy Meadow Bldg.
 APPLICANT: ↑
 GROUP: R-3 BOCA 1996 CONSTRUCTION TYPE: 5B

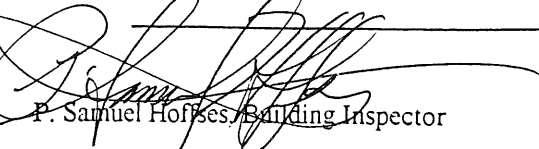
CONDITION(S) OF APPROVAL

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

Approved with the following conditions: *1 *2 *2.5 *2.6 *5 *6 *8 *9 *10 *11 *12 *16 *23 *24
*25 *26 *27 *29 *30 *31 *32 *33 *34

- 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)
- 2.5 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
- 2.6 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)
- 3. Precaution must be taken to protect concrete from freezing. Section 1908.0
- 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 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)
- 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). Chapter 12 & NFPA 211
- 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". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
- 9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- 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. (Section 1014.0)
- 11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4

- X12. 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)
- 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. Section 1010.1
- 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.) Section 710.0
- 15. 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
- X16. 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
- 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. Section 921.0
- 18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 19. The Sprinkler System shall 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.
- X23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)
- X24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- X25. All requirements must be met before a final Certificate of Occupancy is issued.
- X26. 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).
- X27. 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)
- 28. Please read and implement the attached Land Use-Zoning report requirements.
- X29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.
- X30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- X31. Steel beam design spec. must be submitted.
- X32. No wood roof singles as per Fire Chief's Amendment To Bldg. Code.
- 33. Water proofing and damp proofing shall be done in accordance with Section 1812.0 of The C
- 34. DRAFT STOPPING shall meet SECTION 721.2 requirements
- 35.


 P. Samuel Hoffses, Building Inspector

cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

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

Valuation: \$228,000.00 Plan Review # _____
 Fee: 1,460.00 Date: 17 OCT. 98

Building Location: 13 Rabbit Run Lot #19 CBL: 196-G-017

Building Description: Single Family dwelling w/attached 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 requirements and Building code requirements must be completed before a certificate of occupancy can or will be issued | 111.0 |
| 2. | Foundation drain | 1813.5.2 |
| 3. | Waterproofing & damp proofing | 1813.0 |
| 4. | Foundation anchor | 2305.12 |
| 5. | Private garage | 407.0 |
| 6. | Chimney and vents NFPA 211 | BOCA-M-Chapter 412 |
| 7. | Guards and Handrails | 1021 1022 |
| 8. | Headroom in habitable spaces | 104 |
| 9. | STAIR CONST. | 1014.0 |
| 10. | Headroom stairs | 1014.4 |
| 11. | Egress window (Sleeprooms) | 1018.6 |

REV: PSH 6-28-98

Foundations (Chapter 18)

Wood Foundation (1808)

NA Design
NA Installation

Footings (1807.0)

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

NA Insulated footing provided

OK Soil bearing value (table 1804.3)

OK Footing width

OK Concrete footing (1810.0) .3.1, 3.2

Foundation Walls

OK Design (1812.1)

OK Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)

SR Water proofing and damp proofing Section 1813

OK Sill plate (2305.17)

SR Anchorage bolting in concrete (2305.17)

OK Columns (1912)

SR Crawl space (1210.2) Ventilation

SR Crawl opening size (1210.2.1)

SR Access to crawl and attic space (1211.0)

Floors (Chapter 16-23)

OK Joists - Non sleeping area LL40PSF (Table - 1606)

OK Joists - Sleeping area LL30PSF (Table - 1606)

OK Grade

OK Spacing

OK Span

OK Girder 4" bearing 2305.6.1

S.R. Steel Beam

See report on Steel beam Floors (contd.)

- OK Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3") 2305.2
 - SA Bridging (2305.16)
 - SA Boring and notching (2305.5.1)
 - SA Cutting and notching (2305.3)
 - SA Fastening table (2305.2)
 - NA Floor trusses (AFPANDS Chapter 35)
 - SM Draft stopping (721.7)
 - OK Framing of openings (2305.11) (2305.12)
 - OK Flooring - (2304.4) 1" solid - 1/2" particle board
 - OK Concrete floors (1905) 3 1/2" 6 mil polyethylene vapor retarder
- _____

Wall Construction (Chapter 2300)

- OK Design (1609) wind loads
- OK Load requirements
- OK Grade
- SA Fastening schedule (Table 2305.2)
- OK Wall framing (2305.4.1)
- OK Double top plate (2305.4.2)
- OK Bottom plates: (2305.4.3)
- SM Notching and boring: (2305.4.4) studs
- OK Non load bearing walls (2305.5)
- SM Notching and boring (2305.5.1)
- OK Wind bracing (2305.7)
- OK Wall bracing required (2305.8.1)
- OK Stud walls (2305.8.3)
- OK Sheathing installation (2305.8.4)
- OK Minimum thickness of wall sheathing (Table 2305.13)
- NA Metal construction
- NA Masonry construction (Chapter 21)
- OK Exterior wall covering (Chapter 14)
- OK Performance requirements (1403)
- OK Materials (1404)
- NA Veneers (1405)
- OK Interior finishes (Chapter 8)

Roof-Ceiling Construction (Chapter 23)

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

- _____
- _____
- _____
- _____
- _____

Roof Coverings (Chapter 15)

- See Report - wood shingles? NOT ALLOWED, Per Fire Dept.*
- _____ Approved materials (1404.1)
 - _____ Performance requirement (1505)
 - _____ Fire classification (1506)
 - _____ Material and installation requirements (1507)
 - NA Roof structures (1510.0)
 - _____ Type of covering (1507)

**Chimneys and Fireplaces
BOCA Mechanical/1993**

- SA Masonry (1206.0)
- _____ Factory - built (1205.0)
- SA Masonry fireplaces (1404)
- _____ Factory - built fireplace (1403)
- SA NFPA 211

**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> | <u>OK</u> |
| Roof live load | <u>42 PSF</u> | <u>OK</u> |
| Roof snow load | <u>46 PSF</u> | <u>OK</u> |
| Seismic Zone | <u>2</u> | <u>OK</u> |
| Weathering area | <u>S</u> | <u>OK</u> |
| Frost line depth | <u>4' MIN</u> | <u>OK</u> |

Glazing (Chapter 24)

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

Private Garages (Chapter 4)

- SR General (407)
- SR Beneath rooms (407.3)
- SR Attached to rooms (407.4)
- SR Door sills (407.5)
- SR Means of egress (407.8)
- SR 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
 - ~~OK~~ Landings (1014.3.2) stairway
 - ~~NA~~ Ramp slope (1016.0)
 - ~~SR~~ Stairways (1014.3) 36" W
 - ~~SR~~ Treads (1014.6) 10" min.
 - ~~SR~~ Riser (1014.6) 7 3/4" max.
 - ~~SR~~ 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 #

SHORT FORM WARRANTY DEED

Ralph Romano, Jr., Inc. a Maine corporation, with a principal place of business at 12 Two Lights Terrace, Cape Elizabeth, ME, 04107, FOR CONSIDERATION PAID, grants to Vinh A. Ly and Lynne L. Lee of 81 Jordan Street, Portland, ME, 04103, as joint tenants and not as tenants in common, with WARRANTY COVENANTS, the following described real property located in the City of Portland, County of Cumberland and State of Maine:

A certain lot or parcel of land, with the buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine, and being shown as Lot 19 on Plan entitled "Frost Street Subdivision, Subdivision Plat, Phase IV" dated February 1992 and recorded in the Cumberland County Registry of Deeds in Plan Book 193, Page 179, to which plan reference is made for a more particular description.

This conveyance is made subject to the rights of way and utility easements of record that may affect the above-described premises and the following:

1. Certification of Subdivision Variance Approval dated August 1, 1992 and recorded in the Cumberland County Registry of Deeds in Book 10234, Page 195.
2. Certification of Subdivision Variance Approval dated August 11, 1992 and recorded in the Cumberland County Registry of Deeds in Book 10234, Page 198.
3. Matters affecting the premises, if any, as shown on plans entitled "Frost Street Subdivision, Subdivision Plat, Phase I, II, III and IV, dated February 1992 and recorded in the Cumberland County Registry of Deeds in Plan Book 193, Pages 7, 70, 178 and 179, respectively ("Frost Street Subdivision Plan").
4. Amended and Restated Frost Street Subdivision, Portland, Maine, Declaration of Protective Covenants By Ralph Romano, Jr., Inc., dated January 26, 1994 and recorded in said Registry of Deeds in Book 11303, Page 22, and by Amendment to Declaration of Protective Covenants Frost Street Subdivision, Portland, Maine, by Ralph Romano, Jr., Inc., dated May 4, 1994 and recorded in said Registry of Deeds in Book 11433, Page 102. The Grantees herein, by acceptance of this deed, agree to comply with and be subject to the terms and conditions of said Declaration, as amended.

Excepting and reserving to the Grantor, the fee interest in the streets and roads shown on the Frost Street Subdivision Plans, which Grantor may in the future dedicate to the City of Portland, Maine, for acceptance as public streets, provided, however, that Grantees shall have the right to use said streets and roads in common with Grantor, other owners of lots in the Frost Street Subdivision and the public.

D13 change
B/E

13 Rabbit Run

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

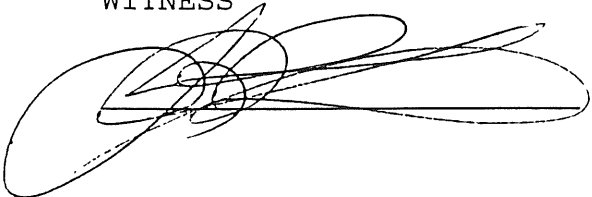
This conveyance is made subject to unpaid real estate taxes for the current tax year, if any, which the Grantees herein, by acceptance of this deed, assume and agree to pay.

Meaning and intending to convey and hereby conveying a portion of the same premises conveyed to the Grantor herein by deed of Albert Romano, Janet Pelletier and Ralph Romano, III, Trustees of a Trust for the benefit of Maria Anne Romano and Joseph Anthony Romano, dated March 28, 1989 and recorded in the Cumberland County Registry of Deeds in Book 8705, Page 129.

IN WITNESS WHEREOF, Ralph Romano, Jr., Inc. has caused this instrument to be executed by Ralph Romano Sr, its President, thereunto duly authorized, this 14th day of August, 1996.

WITNESS

RALPH ROMANO, JR., INC.



By: Ralph Romano Sr


Its: pres.

STATE OF MAINE
Cumberland, ss.

August 14, 1996

Personally appeared the above named Ralph Romano Sr, President of Ralph Romano, Jr., Inc. and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity, and the free act and deed of Ralph Romano, Jr., Inc.

Before me,


Notary Public/Attorney at Law
James R. Lemieux
print name

To: Marland Wong
 From: Greg McMahon
 Re: lot 19 Maplewood (13 Rabbit Run) Job.
 Steel Beam Specs for your file.
 Greg McMahon (W) 772 2127
 (VM) 791 0163

TELEPHONE 603-752-2044
 1-800-752-2045
 FAX 603-752-2821

STEEL FABRICATION AND WAREHOUSE
 INVOICE

THURSDAY
 CHECKED ENTERED PAID

Cust No. 1560ms

ISI Isaacson Steel, Inc. No 267390
 JERICHO ROAD • P.O. BOX 67 • BERLIN, N.H. 03570-0067



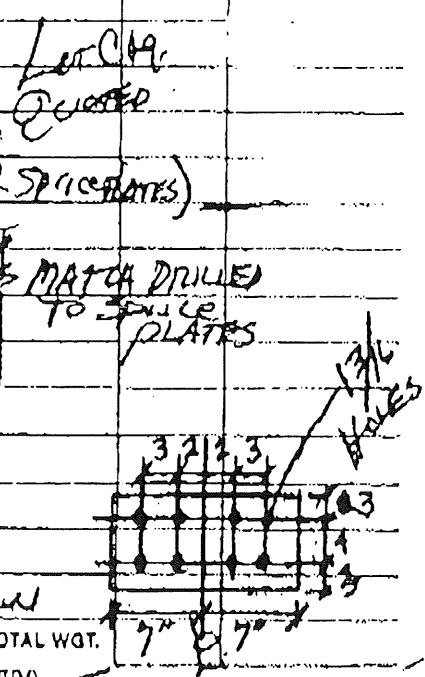
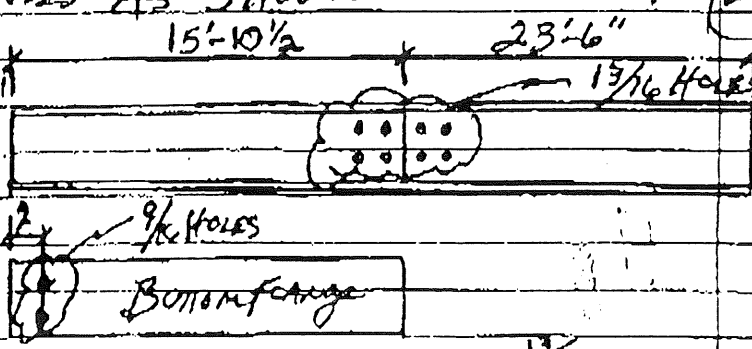
Sold To CHICK LUMBER
Jim Purcell

Ship To N. Conway

Received By _____

| ORDER DATE | SHIPPED VIA | SHIPPED DATE | YOUR ORDER NO. | JOB NO. | VEHICLE NO. |
|------------|-------------|---|----------------|---------|-------------|
| 11/11/98 | OT | | 59884 | MCM | |
| QUANTITY | BO | DESCRIPTION | PRICE | WGT. | TOTAL |
| ONE | | W14 X 43 X 15'-10 1/2" WF BEAM WITH HOLES AS SHOWN | | | |
| ONE | | W14 X 43 X 23'-6" WF BEAM WITH HOLES AS SHOWN | | | |
| 2 | | 1/4" X 10 X 1-1/2 HR FLAT WITH HOLES AS SHOWN TO BE MATCH DRILLED AT SPICE IN BEAMS | | | |

This (Chester) beam will support 24,000 lbs of static weight. Please consult with an engineer to confirm that this material is appropriate for its intended use.
 Note: The 23' beam must be supported at 15'



ACCOUNTS OVER 30 DAYS PAST DUE ARE SUBJECT TO A SERVICE CHARGE OF 1 1/2% PER MONTH (18% PER ANNUM)
 Material safety data sheets available upon request.

WEIGHT: 1692# TOTAL

196-G-17

TELEPHONE 603-762-2044
1-800-752-2045
FAX 603-762-2821

STEEL FABRICATION AND WAREHOUSE
INVOICE

J. P. Murray
 CHECKED ENTERED PAID

Cust. No. 1510ms

ISI Isaacson Steel, Inc. No 287392
JERICHO ROAD • P.O. BOX 67 • BERLIN, N.H. 03570-0067



Sold To CHICK LUMBER
Jim

Ship To N. Conway

Received By _____

| ORDER DATE | SHIPPED VIA | SHIPPED DATE | YOUR ORDER NO. | JOB NO. | VEHICLE NO. |
|---|-------------|--|----------------|---------|-------------|
| 11-1-92 | OT | 11/1 | 52804 | | |
| QUANTITY | BO | DESCRIPTION | PRICE | WGT. | TOTAL |
| ONE | | W14 x 43 x 16 L9 1/2 WFB EAM Lot (PLAIN - NO HOLES) City. Quoro | | | |
| 8 | | 3/4 x 2" HEX-HEX BOLTS WITH ONE NUT ONE FLAT WASHER EACH | 1.75 | | |
| <p>This (These) beam(s) will support _____ pounds of static weight. Please consult with an engineer to confirm that this material is appropriate for its intended use.</p> <p style="text-align: center; border: 1px solid black; border-radius: 50%; padding: 10px;">2400 #/ft</p> | | | | | |

TOTAL WGT. 125

Note: All claims must be made within 5 days after receipt of goods.
ACCOUNTS OVER 30 DAYS PAST DUE ARE SUBJECT TO A SERVICE CHARGE OF 1 1/2% PER MONTH (18% PER ANNUM)
Material safety data sheets available upon request.

James Hedaw
would like Plumb
inspection tomorrow
around 2:00

885-5469 or

883.8302

Richard
Carter

85
apartments

204 Decoy
2 Apt

1 water

00

PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering
(207) 289-3826

196-G-17

T14 me

PROPERTY ADDRESS

Town Or Plantation: Portland
Street Subdivision Lot #: lot 19-23 Rabbit Run

PROPERTY OWNERS NAME

Last: McCormick First: Greg
Applicant Name: James Gedaro
Mailing Address of Owner/Applicant (If Different): 28 Tenney Ln Scarborough

PORTLAND PERMIT # 6730 STATE COPY
Date Permit Issued: 1.13.99 \$ 116.4 If Double Fee Charged
L.P.I. # 0124
Local Plumbing Inspector 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 Inspector to deny a Permit.

Signature of Owner/Applicant: _____ Date: 1-13-99

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

- NEW PLUMBING
- RELOCATED PLUMBING

Type Of Structure To Be Served:

- SINGLE FAMILY DWELLING
- MODULAR OR MOBILE HOME
- MULTIPLE FAMILY DWELLING
- OTHER — SPECIFY _____

Plumbing To Be Installed By:

- MASTER PLUMBER
- OIL BURNERMAN
- MFG'D. HOUSING DEALER / MECHANIC
- PUBLIC UTILITY EMPLOYEE
- PROPERTY OWNER

LICENSE # 7632

| Hook-Up & Piping Relocation Maximum of 1 Hook-Up | | Column 2 Number | Type of Fixture | Column 1 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. | OR | <u>2</u> | Hosebibb / Sillcock | <u>1</u> | Bathtub (and Shower) |
| | | | Floor Drain | <u>2</u> | Shower (Separate) |
| HOOK-UP: to an existing subsurface wastewater disposal system. | OR | | Urinal | <u>1</u> | Sink |
| | | | Drinking Fountain | <u>4</u> | Wash Basin |
| PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures. | OR | | Indirect Waste | <u>3</u> | Water Closet (Toilet) |
| | | | Water Treatment Softener, Filter, etc. | <u>1</u> | Clothes Washer |
| Number of Hook-Ups & Relocations | | | Grease / Oil Separator | <u>1</u> | Dish Washer |
| \$ Hook-Up & Relocation Fee | | | Dental Cuspidor | <u>1</u> | Garbage Disposal |
| OR | TRANSFER FEE [\$6.00] | | Bidet | | Laundry Tub |
| | | | Other: _____ | | Water Heater |
| | | | Fixtures (Subtotal) Column 2 | <u>14</u> | Fixtures (Subtotal) Column 1 |
| | | | | <u>2</u> | Fixtures (Subtotal) Column 2 |
| | | | | <u>16</u> | Total Fixtures |
| | | | | \$ | Fixture Fee |
| | | | | \$ | Transfer Fee |
| | | | | \$ | Hook-Up & Relocation Fee |
| | | | | <u>\$64.</u> | Permit Fee (Total) |

SEE PERMIT FEE SCHEDULE
FOR CALCULATING FEE

1-14-19 JK or Rough III (TR)

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

19980134

I. D. Number

Flaggy Meadow Builders

Applicant

426 Forest Ave, Portland, ME 04101

Applicant's Mailing Address

Greg McCormack

Consultant/Agent

10/9/98

Application Date

Rabbit Run Lot 19 Maplewood

Project Name/Description

13 Rabbit Run

Address of Proposed Site

196-g-017

Assessor's Reference: Chart-Block-Lot

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply):

- New Building
 Building Addition
 Change Of Use
 Residential
 Office
 Retail
 Manufacturing
 Warehouse/Distribution
 Parking Lot
 Other (specify) w/ garage & deck

3000

27000 sq. ft.

R-3

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: 10/9/98

Inspections Approval Status:

Reviewer Marge Schmuckal

- Approved
 Approved w/Conditions see attached
 Denied

Approval Date 10/16/98 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 | | | |

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

19980134
I. D. Number

10/9/98
Application Date
Rabbit Run Lot 19 Maplewood
Project Name/Description

Flaggy Meadow Builders

Applicant
426 Forest Ave, Portland, ME 04101

Applicant's Mailing Address

Greg McCormack

Consultant/Agent

13 Rabbit Run

Address of Proposed Site

196-g-017

Assessor's Reference: Chart-Block-Lot

Applicant or Agent Daytime Telephone, Fax

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 13 Rabbit Run (Lot 19), the number must be displayed on the street frontage of your house prior to issuance of 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 and 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 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.

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.

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

The grading under the wood deck must drain away from the house at a minimum grade of 3%. This area must freely drain to the drainage easement without ponding. The drainage easement may require some minor grading.

The easterly sideline area must be graded to drain and not cause ponding on Lot 20.

Planning Conditions of Approval

Inspections Conditions of Approval

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