

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

Location of Construction: Spar Lane, Lot 10 44 Spar Lane		Owner: David J. Thomas		Phone: 774-8651		Permit No: 960154	
Owner Address: 18 Candlerwick Ter		Leasee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Equity Plus		Address: 22 Allison Aven		Phone: 878-3361		Permit Issued: MAR - 8 1996	
Past Use: Vacant lot		Proposed Use: single family dwelling		COST OF WORK: \$ 140,000		PERMIT FEE: \$ 720.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group <i>R3</i> Type <i>5B</i> <i>BOCA 93</i>	
				Signature:		Signature: <i>[Signature]</i>	
Proposed Project Description: single family dwelling as per plans				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zone: <i>R-2</i> CBL: 226-A-016	
				Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning Approval:	
				Signature:		Date:	
Permit Taken By: Victoria A. Dover		Date Applied For: February 26, 1996					

1. This permit application doesn't 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..

**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

David J. Thomas 18 Candlerwick Ter 06 March 1996 - Bldg Permit Routed
SIGNATURE OF APPLICANT David J. Thomas ADDRESS: 774-8651 DATE: 2/26/96 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

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: *3/6/96*

CEO DISTRICT

4

Mr. Carroll

COMMENTS

7/9/96 - Settlements ok - ~~Foundation~~ Forms ok - ok to backfill D

8/15/96 - Framing & Rough Plumbing in progress - not ready for Inspect D

8/19/96 Framing completed - Plumber called for inspection - though not ready yet.

8/20/96 11:30 AM - Plumbing - Waste lines ok - Supply lines not ready D

8/22/96 3:45 PM - Plumbing - Supply lines ok D

10/30/96 - Pre Cofo Inspection, contractor has added sheet metal to area of furnace where pipe penetrates the floor joists and goes through garage wall. This is still to be sealed @ corners. Added 2 windows in bathroom in Master bath, see plan.

11/20/96 Initial cofo inspection items not completed yet. Contractor to pull an amendment to Permit for the deck added to back. Final grading inspection to be by Deluca-Hoffman Review Coordinator. Plumbing fixtures not to set yet. Granite steps not required to be provided w/handrail.

2/14/97 Inspection of rear deck Amendment # 970097. Send temporary Cofo. OK to issue.

3-4-99 I checked the stairs on the deck, tested Smoke Alarms, Looked through the house. (TR) OK to Issue cofo

Inspection Record		Date
Foundation:		
Framing:		
Plumbing:	D. E. Reinhold	
Final:		3-4-99
Other:		



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 44 Spar Lane

CBL#226-A-016

Issued to Coleen & David J. Thomas

Date of Issue March 4, 1999

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. 260154/970097, 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
Group R 3
Type 5 B
Boca 93

Limiting Conditions:

This certificate supersedes
certificate issued 2-14-97

Approved:

March 4, 1999

(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.



226-A-016

226-A-016

mw

CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Code Enforcement

FROM: Jim Wendel, Development Review Coordinator

DATE: November 11, 1998

SUBJECT: Certificate of Occupancy
44 Spar Lane (lot 10)

A site visit on 11-11-98 was made to review the completion of the conditions of the site plan approval and previous comments. My comments are:

It is my opinion that all of the conditions of the site plan approval have been satisfactorily completed and a permanent Certificate of Occupancy could be issued assuming Code Enforcement has no outstanding issues.



DeLUCA HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

MEMORANDUM

TO: Code Enforcement

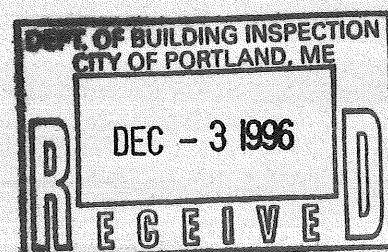
FROM: Jim Wendel, Development Review Coordinator

DATE: November 26, 1996

RE: Request for Certificate of Occupancy
44 Spar Lane(lot 10)

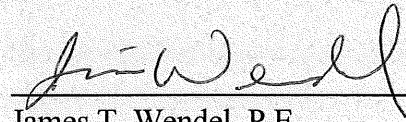
On November 26, 1996 I reviewed the site for compliance with the conditions of approval as part of the process for a certificate of occupancy. Additional work is required:

1. The repair to the sidewalk is insufficient. The pavement for the sidewalk should be removed completely from the drive to the street light in a clockwise direction and repaved (condition 1).
2. The disturbed lawn area should be heavily mulched as well as placement of other appropriate measures necessary to stabilize the site for the winter (condition 12).
3. The embankment slope at the culvert outlet on the south property line needs to be rippedraped. The embankment is long and steep and the embankment will likely never be stable with a grass cover (condition 12).
4. Additional embankment material is needed on the backside of the sidewalk to support the edge of pavement of the sidewalk (condition 12).
5. The site plan should be revised to show the location of the foundation drain and the additional stone wall (condition 11).
6. The builder must submit a copy of the sewer permit as proof that Public Works has the required as-built data (condition 8).
7. A cross section detail of the stone wall must be submitted to the DRC (condition 14).
8. Installation of two City of Portland trees (condition 2).



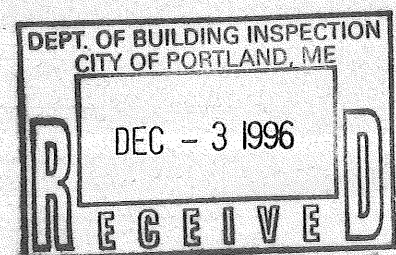
9. Repair the damaged pavement of the cul-de-sac to City of Portland standards where the water service partially came up through the pavement.
10. The electrical trench in the cul-de-sac needs to be properly backfilled (condition 1).
11. The street number needs to be placed on the house (condition 3).

It is my recommendation that no type of certificate of occupancy be issued until item 2 is satisfactorily completed and assuming code enforcement has no outstanding issues.


James T. Wendel, P.E.

c: Kandi Talbot, Planning Department
Katherine Staples, P.E. City Engineer

JN1350.1044spar



DeLUCA-HOFFMAN ASSOCIATES, INC.

Consulting Engineers
778 Main Street Suite 8
SOUTH PORTLAND, MAINE 04106
(207) 775-1121
FAX (207) 879-0896

JOB _____

SHEET NO. _____ OF _____

CALCULATED BY _____ DATE _____

CHECKED BY _____ DATE _____

SCALE _____

1/27/97

Amy Powers,

I REVIEWED THE MULCH WORK
@ 44 SPAN LANE TODAY.

THE MULCHING IS ACCEPTABLE.

Jim Wendor

Applicant: David J. Thomas

Date: 7/mar/95

Address: 44 Spar Lane.

Assessors No.: 226-A-0169

R-2

CHECK LIST AGAINST ZONING ORDINANCE

Date - 7/march/95

Zone Location - R-2

Interior or corner lot - Int.

Use - Single Family

Sewage Disposal - Public

Rear Yards - 25' req - 50' on plan

Side Yards -

Front Yards - 25' req. 25' +

Projections - yes

Height - 2 stories

Lot Area - 27,157 sq ft

Building Area - 2000 sq ft

Area per Family -

Width of Lot - 130'

Lot Frontage - 116.79'

Off-street Parking - yes

Loading Bays - N/A

Site Plan - minor-minor

Shoreland Zoning -

Flood Plains - NO

BUILDING PERMIT REPORT

DATE: March 8, 1996

ADDRESS: 44 Spar Lane (Lot #10)

REASON FOR PERMIT: To construct a single family dwelling

BUILDING OWNER: Mr. and Mrs. David J. Thomas

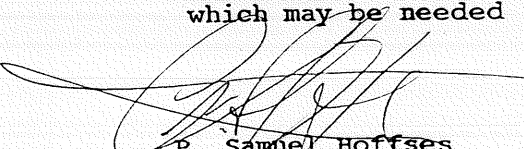
CONTRACTOR: Equity Plus

APPROVED: Per items 1,2,3,7,9,10
11, 13, 14 and 15

CONDITIONS OF APPROVAL

1. Before concrete for foundation is placed, approvals from Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precautions 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 square feet per sprinkler.
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 (508mm), and a minimum net clear opening of 5.7 square 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.
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, Chapters 18 and 19. (Smoke detectors shall be installed and maintained at the following locations):
 - a. In the immediate vicinity of bedrooms
 - b. In all bedrooms
 - c. In each story within a dwelling unit, including basementsIn 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.

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)
11. Guardrail and 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 inches, except Use Group R which is 36 inches. 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 inches 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 and Subsections 1023. and 1024. of the City's Building Code. (The BOCA National Building Code/1993)
13. Stair construction in Use Group R-3 and R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum is 11" tread, and 7" maximum rise.
14. Headroom in habitable space is a minimum of 7'6".
15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
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 for 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, Inspection Services

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

March 8, 1996

Mr. and Mrs. David J. Thomas
18 Candlewyck Terrace
Portland, Maine 04102

RE: 44 Spar Lane
Lot #10

Dear Mr. and Mrs. Thomas,

Your applications to construct a single family dwelling has been reviewed and a permit is herewith issued subject to the requirements listed below. 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 - Please read and implement attached site plan review addendum. - J. Seymour

Building Inspections - The requirements of the shoreland regulations of the City's Land Use Code (Division 26) shall be met. All principal and accessory structures shall be set back at least 75' from the normal high water line of bodies of water, tributaries, streams or the upland edge of wetlands. - P.S. Hoffses

Building Code Requirements

1. Please read and implement items 1, 2, 3, 7, 9, 10, 11, 13, 14 and 15 of the attached Building Permit Report.
2. Waterproofing and damp proofing shall be done in accordance with Chapter 18, Section 1813 of the City's Building Code. (The BOCA National Building Code/1993)

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

Sincerely,


P. Samuel Hoffses
Chief, Code Enforcement Division

cc: J. Seymour, DRC
M. Schmuckal, Asst.C, Code Enf Div

FEB-27-96 TUE 11:22 AM

P.01

Post-it Fax Note	7671	Date	2/27/96	Page	4
To	Marge Schmuckal	From	Colleen Thomas		
Co./Dept	Zoning	Co.	Shaw		
Phone #	874-5695	Phone #	773-0211		
Fax #		Fax #			

February 27, 1996

To: Marge Schmuckal

From: Colleen Thomas

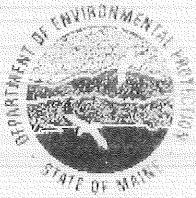
Subject: ADDITION TO BUILDING PERMIT

The following three pages are additional information *to be placed with the building permit* for *David Jeffrey Thomas and Colleen Thomas* for property located at *Spar Lane* Lot #10 at Stroudwater Pointe in Portland, Maine. The building permit was *filed* on Monday, *February 26, 1996*. Included is a letter from the DEP and a listing brochure detailing the size of the lot as 27,157 sq. ft.

I can be reached at 773 - 0211 extension 8228.

Thank you for your assistance.





STATE OF MAINE

DEPARTMENT OF ENVIRONMENTAL PROTECTION

ANGUS S. KING, JR.
GOVERNOREDWARD O. SULLIVAN
COMMISSIONER

February 7, 1996

Coleen & Jeff Thomas
18 Candlewick Terrace
Portland, ME 04102

Re: Property in Stroudwater Point Subdivision in Portland, Maine

Dear Mr. & Ms. Thomas:

Thank you for meeting with me at your prospective property located in Stroudwater subdivision in Portland, Maine. As we discussed the property is directly adjacent to the Stroudwater River and any construction on the property that involves soil disturbance will require a permit from the Department. Based on the tentative plans that you presented to me I believe that your project can be processed using the Permit-By-Rule permitting system.

In order to qualify for a Permit-By-Rule you must be able to maintain a 25' undisturbed buffer from the edge of the Stroudwater River. I have attached a copy of the Permit-By-Rule notification form and the soil disturbance stands for your review.

The freshwater wetland swale that is adjacent to your parcel of land is also regulated by the Department. While it is ok to disturb soil adjacent to the wetland swale with no permits from the Department the actual placement of fill in the swale will be dependant on the following: 1) You are exempt from any permit requirements for the placement fill in 4300 square feet of freshwater wetland provided that no part of the wetland fill is within the shoreland zone as determined by the city of Portland. 2) If the proposed fill extends within the shoreland zone as determined by the City of Portland the fill will require a wetlands permit pursuant to the Natural Resources Protection Act. As we discussed during our site walk I do not see a problem with placing a small amount of fill in the wetland swale near the subdivision cul-de-sac. If this area turns out to be within the Portland defined shoreland zone you will need a permit but the process will be simple and should not cost you more than the \$35 application fee for a wetlands permit.

Serving Maine People & Protecting Their Environment

AUGUSTA
17 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0017
(207) 287-7684 FAX: (207) 287-7826

PORTLAND
312 CANCO ROAD
PORTLAND, ME 04103
(207) 522-8300 FAX: (207) 822-6303

BANGOR
105 HOGAN ROAD
BANGOR, ME 04401
(207) 941-4570 FAX: (207) 941-4584

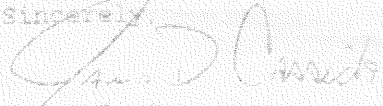
PRESQUE ISLE
1235 CENTRAL DRIVE, SKYWAY PARK
PRESQUE ISLE, ME 04769
(207) 764-0477 FAX: (207) 764-1507

FEB-27-98 TUE 11:23 AM

P.03

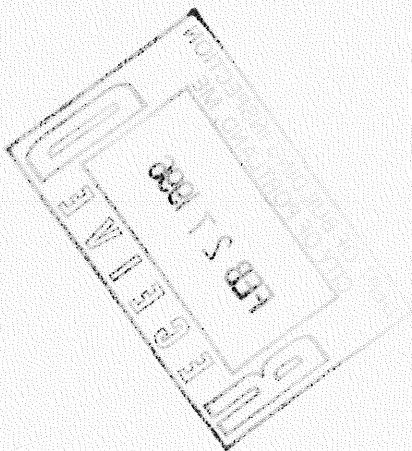
I have enclosed a copy of the wetlands permit for you review. If you have any question please give me a call at 822-6328.

Sincerely,



James D. Cassida
Division of Land Resource Regulation
Bureau of Watershed Management

cc: file



12.29.95 04:12PM *CONNOLLY WEBBER

P. 01

Owners Disclosure Statements

WEBBER

Real Estate Associates

2063 Congress Street
Portland, Maine 04103

772-4663

Listing Brochure

Listing Broker: Gary Miller Price: \$34,900Home Phone #: 883-9425Showing Instructions:
Vacant Land

Directions:

Congress Street to Westbrook Street
Rt. onto Kingsmark Lft on Spar Lane.CO: S.A. I.O./B.A.3Property Address: Lot #16, Shawwater Point Subdivision
Portland, Maine

Description:

A vacant parcel of land adjacent to the
Shawwater Audubon Preserve, located
in an exclusive subdivision of fine
housesLot Size: Sq.Ft. 27,157 or Acres .62Road Fm: 88.79Water Fm: 0/0Rear: 80'Depth: 150'Owner: DennisTaxes: \$762.58Tax Year: 92Zoning: 888.7/S.P.Type of Deed: WarrantyBook: Page: Mortgage: See BrokerDate Of Purchase: See BrokerOccupancy: Immediate

Seller(s) hereby acknowledge(s) the existence of any known hazardous materials on or in the real estate, including but not limited to:

ASBESTOS

YES NO XUNKNOWN

LEAD

YES NO XUNKNOWN

OIL

YES NO UNKNOWN X

UNDERGROUND

YES NO XUNKNOWN

HAZARDOUS WASTE

YES NO XUNKNOWN General Comments: Improve lot adjacent to hiking & cross country trails.

Please explain any recent or ongoing issues which you have experienced with your property.

I am the owner of the above described property. I have supplied all the information which is contained on the property data form. I know the information will be communicated to prospective buyers and will be relied upon by them in their decision to purchase the property. I have read the above data sheet and the information contained therein, and I hereby represent that all statements and information are correct. The electrical system, plumbing system, heating system and included appliances are adequate and in good working order to the best of my knowledge. There are no defects or hazardous conditions known to me on the property except as described herein.

The parties hereto acknowledge that the broker(s) are acting as Seller(s) agent(s) in this transaction. The Purchaser(s) agree that the broker(s) make no warranty of any kind regarding the condition or value of the Seller(s) real or personal property.

The Purchaser(s) acknowledge that the broker(s) have recommended that Purchaser(s) have the property inspected by professionals for any or issues or concerns. Purchaser(s) acknowledge receipt of a copy of this data sheet.

Post-It brand fax transmittal memo 7671

of pages 4

Buyer

Buyer

To: Lot #16
From: Gary Miller
Co: Webber
Phone: 772-4663

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

APPLICANT: DAVID THOMAS

ADDRESS: 18 CANDLEWYCK TERRACE, PORTLAND, ME

SITE ADDRESS/LOCATION: 44 SPAR LANE

DATE: 3/1/96

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

CONDITIONS CHECKED OFF BELOW WILL BE ENFORCED FOR YOUR SITE PLAN

1. ☒ All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.
2. ☒ Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
3. ☒ Your new street address is now 44 SPAR LANE, the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4. ☒ The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
5. ☒ Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6. ☒ A sewer permit is required for your project. Please contact Carol Poliskey at 874-8300, ext. 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

7. _____ A street opening permit(s) is required for your site. Please contact Carol Poliskey at 874-8300 , ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
8. ✓ As-built record information for sewer and stormwater service connections must be submitted to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
9. _____ The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.
10. ✓ The site contractor shall establish finish grades at the building foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
11. ✓ A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (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 the drainage from the property. — FOUNDATION DRAIN LOCATION.
12. ✓ The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
13. ✓ LOCATIONS AND TYPES OF EROSION CONTROL MEASURES MUST BE SHOWN ON THE PLAN. AN EROSION AND SEDIMENTATION PLAN WITH THE ANTICIPATED CONSTRUCTION SCHEDULE SHALL BE SUBMITTED AND APPROVED BY THE DEVELOPMENT REVIEW COORDINATOR PRIOR TO CONSTRUCTION. ALL EROSION CONTROL MEASURES MUST BE IN PLACE PRIOR TO CONSTRUCTION.
14. ✓ DETAILS, TO INCLUDE CROSS SECTION VIEWS, MATERIALS AND ELEVATION MUST BE SUBMITTED FOR ANY PROPOSED RETAINING WALL. IT SHALL BE NECESSARY TO OBTAIN APPROVAL FOR ANY WALL PRIOR TO CONSTRUCTION
15. ✓ DRIVEWAY GRADING SHALL BE ESTABLISHED SUCH THAT DRAINAGE FLOWS TO A LOW POINT PRIOR TO REACHING THE GARAGE FLOOR ELEV. OR THAT THE DRIVEWAY BE GRADED TO DIRECT FLOWS AWAY FROM THE GARAGE ENTRANCE.

16.

EROSION CONTROL MESH OR MATTING SHALL BE USED TO SECURE DISTURBED STEEP SLOPES WITH GRADES STEEPER THAN (4:1 OR 25%). MESH SHALL BE ANCHORED AND INSTALLED IN ACCORDANCE TO THE GUIDELINES FOR "BEST MANAGEMENT PRACTICES FOR CONSTRUCTION EROSION AND SEDIMENTATION CONTROL" AS PUBLISHED BY THE ME. DEP.

CC: KATHI STAPLES P.E. - City of Portland - Engineer



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

I. D. Number

David J. Thomas

February 26, 1996

Applicant 18 Candlewyck Ter

Application Date

Applicant's Mailing Address

Project Name/Description

Consultant/Agent

Spar Lane, Lot 10 42-46 Spar Lane
Address of Proposed Site

226-A-016

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☐ New Building ☐ Building Addition ☐ Change of Use ☒ Residential
☐ Office ☐ Retail ☐ Manufacturing ☐ Warehouse/Distribution ☐ Other (specify) _____
1876 GFC 2,000 sq ft ~~XXXXXX~~ sq ft

Proposed Building Square Feet or # of Units

Acreage of Site 27,157

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

- Shall meet the requirements of shoreland reg. of the city's Land use code, Div. 26.
- ALL principal and accessory structures shall be set back at least 75' from the normal high water line of water bodies, tributary streams or the upland edge of a wetland.

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

☐ Condition Compliance

[Signature]
signature

7/MAR/96
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 _____ | |



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

David J. Thomas

I. D. Number

February 26, 1996

Applicant 18 Candlewyck Ter

Application Date

Applicant's Mailing Address

Project Name/Description

Consultant/Agent

Spar Lane, Lot 10 42-46 Spar Lane
Address of Proposed Site

XX 226-A-016

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☐ New Building ☐ Building Addition ☐ Change of Use ☒ Residential
☐ Office ☐ Retail ☐ Manufacturing ☐ Warehouse/Distribution ☐ Other (specify) _____
1876 GFC 2,000 sq ft 25x615 sq ft

Proposed Building Square Feet or # of Units

Acreage of Site 27,157

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 James Seymour

- ☐ Approved ☒ Approved w/Conditions listed below ☐ Denied

- Please See Standard Conditions Attached
- Please take notice of note 13 & 16 referring to erosion control measures
- Please take notice of note 14 requesting details and information of any retaining walls.
- Please notice note 15 regarding suggestions for grading of the driveway.

Approval Date 3/1/96 Approval Expiration 3/97 Extension to _____ date date

☒ Additional Sheets Attached

☐ Condition Compliance James Seymour 3/1/96
signature date

Performance Guarantee ☐ Required* ☒ Not Required

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<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: 42-46 Spar Lane

970097



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. _____

Portland, Maine, _____

PERMIT ISSUED

FEB - 6 1997

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

30 January 1997

The undersigned hereby applies for amendment to Permit No. 960154 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications: 226-A-16

Location 44 Spar Lane Within Fire Limits? _____ Dist. No. _____Owner's name and address Jeff & Colleen Thomas Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Equity Plus 22 Allison Ave Ptld, ME 04103 Telephone 878-3361

Architect _____ Plans filed _____ No. of sheets _____

Proposed use of building 1-fam w/deck No. families _____Last use 1-fam* No. families _____Increased cost of work 985.00 Additional fee 30.00

Description of Proposed Work

Construct deck to 1-fam 10 x 10

R-2 Zone

PERMIT ISSUED
WITH REQUIREMENTS

Jim White

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____

Height average grade to top of plate _____ Height average grade to highest point of roof _____

Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____

Material of foundation _____ Thickness, top _____ bottom _____ cellar _____

Material of underpinning _____ Height _____ Thickness _____

Kind of roof _____ Rise per foot _____ Roof covering _____

No. of chimneys _____ Material of chimneys _____ of lining _____

Framing lumber — Kind _____ Dressed or full size? _____

Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____

Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____

Studs (outside walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span over 8 feet.

Joints and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____

On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____

Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____

Approved: _____

over 25' to rear - sides ok
ok - S 2/6/97

Signature of Owner _____

Approved _____

INSPECTION COPY — WHITE
APPLICANT'S COPY — YELLOWFILE COPY — PINK
ASSESSOR'S COPY — GOLDEN

Inspector of Buildings

PERMIT ISSUED
WITH REQUIREMENTS

226 A 016

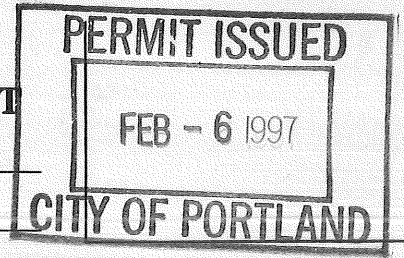


970097

APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. _____

Portland, Maine, _____



30 January 1997

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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PERMIT ISSUED
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Jim White

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Height average grade to top of plate _____ Height average grade to highest point of roof _____

Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____

Material of foundation _____ Thickness, top _____ bottom _____ cellar _____

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On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____

Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____

Approved: OK - S 2/6/97

Signature of Owner

Approved: _____

INSPECTION COPY — WHITE
APPLICANT'S COPY — YELLOWFILE COPY — PINK
ASSESSOR'S COPY — GOLDEN

Inspector of Buildings

PERMIT ISSUED
WITH REQUIREMENTS

80.00'

LOT 11

LOT 10

N 25° 19' 55" E
210.01'

235.00'
N 06° 47' 20" E

GAR.
SLAB AT
DOOR = 39.0

2 STY. FRAME
F.F. ELEV. =
40.5

EXISTING CURB

SPAR

LANE

CONNECT TO
EXISTING WATER

EXISTING SANITARY
SEWER STUB
ASSUMED INVERT ≈ 34.52
(VERIFY INFIELD)

NEW 4" PVC SCH 40
SEWER LINE

STONE WALL

SETBACK LINE (TYP.)

109.24'

N 87° 33' 50" E

LOT 12

60'

BUILDING PERMIT REPORT

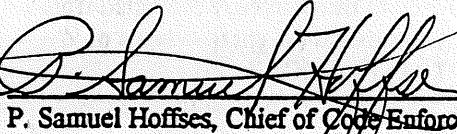
DATE: Feb. 6, 1997 ADDRESS: 44 Spar Lane.
REASON FOR PERMIT: To Construct a 10x10' deck.
BUILDING OWNER: Jeff & Colleen Thomas
CONTRACTOR: Equity Plus
PERMIT APPLICANT: _____ APPROVAL: *3*Z*9
~~DENIED:~~ _____

CONDITION OF APPROVAL ~~RECEIVED~~

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) UL 103.
 7. 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.
 8. Headroom in habitable space is a minimum of 7'6".
 9. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread. 7" maximum rise.
 10. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
 11. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. 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.
 12. Each apartment shall have access to two (20 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.
 13. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's.
 14. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
 15. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's building code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (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)

16. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
17. The Fire Alarm System shall be maintained to NFPA #72 Standard.
18. The Sprinkler System shall maintained to NFPA #13 Standard.
19. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023, & 1024. Of the City's building code. (The BOCA National Building Code/1996)
20. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
21. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
23. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
24. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code. 1
25. _____
26. _____
27. _____


P. Samuel Hoffses, Chief of Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

please check off the appropriate description

FOUNDATION

_____ Frost Wall, min 4" below grade.
8" thick

yes _____ Sono Tube, 4" below grade.
6" min. on footing, hard pan or
bedrock.
_____ Other

SILL

2x10 PT _____ Size

SPAN OF SILL

8' _____ Distance between foundation supports

JOISTS SPAN

10' _____

JOISTS SIZE

2x10x16 2 x 6 _____ 2 x 8 _____ 2 x 10

DISTANCE BETWEEN JOISTS

yes 16" O.C. _____ 24" O.C. _____ other

DECKING

yes 5/4 _____ other explain

GUARD HEIGHT

yes 36" _____ 42"

DISTANCE BETWEEN BALUSTER

yes 4" spacing between

STAIR CONSTRUCTION

minimum 9" tread
maximum 8 1/4" rise

please use space below for drawing of deck with measurements.

