

Permit No: 01-0377

PERMIT ISSUED
APR 20 2001

CITY OF PORTLAND
292-A-030
Zoning Approval: *[Signature]*
Special Zone or Reviews: *[Signature]*
 Subdivision
 Flood Zone
 Wetland
 Shoreland
 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: *[Signature]*
CITY OF PORTLAND
PERMIT ISSUED

Location of Construction: 13-8 Maggie Lane lot 16
Owner: Diversified Properties
Owner's Phone: 773-4988
Lessee/Buyer's Name: _____
Phone: _____
Business Name: _____
Phone: _____

Contractor Name: SAA
Address: _____
Phone: _____

Past Use: Vacant
Proposed Use: Duplex
COST OF WORK: \$ 100,000
PERMIT FEE: \$624.00
INSPECTION: FIRE DEPT. Approved Denied
Use Group: 4-3 Type 53
Signature: *[Signature]*

Proposed Project Description: New duplex
Action: Approved Approved with Conditions Denied
Signature: _____
Date: _____

Permit Taken By: _____
Date Applied For: July 24 2000 K

- 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

SIGNATURE OF APPLICANT: _____
ADDRESS: _____
DATE: July 24 2000
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

BUILDING PERMIT REPORT

DATE: 24 July 2000 ADDRESS: Lot #16 Maggie Lane CBL: 292-A-036

REASON FOR PERMIT: To Construct a duplex dwelling

BUILDING OWNER: Diversified Properties

PERMIT APPLICANT: CONTRACTOR SAO

USE GROUP: A-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: 100,000 PERMIT FEES: 624.00

The City's Adopted Building Code (The BOCA National Building code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

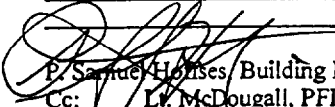
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1, *2, *3, *4, *5, *9, *10, *11, *13, *14, *15, *19, *27, *28, *29, *32, *33, *36, *31

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7' into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's.
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

7/24

- *19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), 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
- 20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
- 21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
- 22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
- 23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
- 24. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
- 26. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- *27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- *28. All requirements must be met before a final Certificate of Occupancy is issued.
- *29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
- 30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
- 31. Please read and implement the attached Land Use Zoning report requirements. *Attached Site Plan development sheets shall be met*
- *32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
- *33. Bridging shall comply with Section 2305.16.
- 34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- 35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
- *36. *The separation between the two dwelling units shall be one (1) hour Fire Partition - 711g.*


 P. Samuel Haines, Building Inspector
 Cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

PSH 1/26/00

**On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.

*****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.**

******CERTIFICATE OF OCCUPANCY FEE \$50.00**

****** ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT.2000, OR EQUIVALENT.**

Applicant: Diversified

Date: 4/19/01

Address: 93-95 Maggie Ln (#16) C-B-I: 292-A-036

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - construct 2 unit 26 X 36 - NO GARAGE

Sewage Disposal - City 2-9'x6' rear deck

Lot Street Frontage - 50' req - 50' shown

Front Yard - 20' min - 20' shown

Rear Yard - 20' min - 20' shown

Side Yard - 12' req - 12' & 13' shown

Projections - front porch - 9x6

Width of Lot - 60' req - ~61' shown

Height - 35' max/min - 27' scaled to the ridge

Lot Area - 6,000[#] min - 8,866[#] or 3546.4[#] max

Lot Coverage/ Impervious Surface - 40%

Area per Family - 3000 - ok

Off-street Parking - 4 req - 4 shown

Loading Bays - N/A

Site Plan - minor/minor # 2000-0109

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 7 zone X

check very close

26 X 36 = 936[#]

2(6x9) = 108
1044[#]

**CITY OF PORTLAND, ME
BOCA 1999 Plan Review Record
One and Two Family Dwelling**

Valuation: \$100,000.00 Plan Review # 1132/2K.
 Fee: \$624.00 Date: 24 July 2K
 Building Location: LOT 46, Maggie Lane. CBL: 292-A-036
 Building Description: 2 Family Dwelling
 Reviewed By: S. Hoffses

Use or Occupancy: _____ Type of Construction: _____
 *NR: Not Required NA: Not Applicable SR: See Report X: OK per plan

Correction List		
NO:	Description	Code Section
1.	All Site Plan and Building Code requirements shall be completed before a certificate of occupancy can or will be issued	111.0 118.0
2.	Review and implement all requirements from the DRC.	
3.	Before calling for a Foundation Inspection All lot lines shall be clearly marked.	
4.	Foundation drains shall comply with section 1813.5.2	1813.5.2
5.	Water proofing and damp proofing shall comply with section 1813.0	1813.0
6.	All Chimney and vents shall comply with NFPA 211 and BOCA mech. 93 Chapter 12-	NFPA 211-93 BOCA mech 93 Ch 12
7.	Attic access shall comply with section 1211.0 22' x 30'	1211.0
8.	Bridging shall comply with section 2305.16	2305.16
9.	Boring, cutting and notching shall comply with sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1	see section
10.	All Fastening shall comply with Table 2305.2	Table 2305.2
11.	Concrete Floors shall comply with section 1905.0	1905.0
12.	Roof Trusses shall comply with section 2313.3.1	2313.3.1
13.	Roof Covering shall comply with sections 1505 thru 1507.	1505 thru 1507

REV: PSH 4-7-00

Foundations (Chapter 18)

Wood Foundation (1808)

NA Design
NA Installation

Footings (1807.0)

X Depth below (outside) grade 4' minimum;
but below frost line except for insulated footings.
NA Insulated footing provided
X Soil bearing value (table 1804.3)
X Footing width
X Concrete footing (1810.0) .3.1, 3.2

Foundation Walls

X Design (1812.1)
X Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)
SA Water-proofing and damp proofing Section 1813
X Sill plate (2305.17)
SA Anchorage bolting in concrete (2305.17)
X Columns (1912)
NA Crawl space (1210.2) Ventilation
NA Crawl opening size (1210.2.1)
SA Access to crawl and attic space (1211.0)

Floors (Chapter 16-23)

X Joists - Non sleeping area LL40PSF (Table - 1606)
X Joists - Sleeping area LL30PSF (Table - 1606)
X Grade
X Spacing
X Span
X Girder 4" bearing 2305.6.1

Floors (contd.)

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

Wall Construction (Chapter 2300)

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

Roof-Ceiling Construction (Chapter 23)

- ~~MA~~ Roof rafters - Design (2305.15) spans
- ~~X~~ Roof decking and sheathing (2305.15.1) 5/8" boards and (2307.3) (Table 2307.3.1(2))
- ~~SA~~ Roof trusses (2313.3.1)

Roof Coverings (Chapter 15)

- ~~SA~~ Approved materials (1404.1)
- ~~I~~ Performance requirement (1505)
- ~~I~~ Fire classification (1506)
- ~~I~~ Material and installation requirements (1507)
- ~~I~~ Roof structures (1510.0)
- ~~I~~ Type of covering (1507)

**Chimneys and Fireplaces
 BOCA Mechanical/1993**

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

**Mechanical
 1993 BOCA Mechanical Code**

Load Design Criteria

Floor live load sleeping	<u>30 PSF</u>	<u>X</u>
Floor live load non sleeping	<u>40 PSF</u>	<u>X</u>
Roof live load	<u>42 PSF</u>	<u>X</u>
Roof snow load	<u>48 PSF</u>	<u>X</u>
Seismic Zone	<u>2</u>	<u>X</u>
Weathering area	<u>S</u>	<u>X</u>
Frost line depth	<u>4' MIN</u>	<u>X</u>

Glazing (Chapter 24)

<u>SR</u>	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)

<u>NA</u>	General (407)
_____	Beneath rooms (407.3)
_____	Attached to rooms (407.4)
_____	Door sills (407.5)
_____	Means of egress (407.8)
_____	Floor surface (407.9)

Egress (Chapter 10)

- ~~X~~ One exit from dwelling unit (1010.2)
- ~~SA~~ Sleeping room window (1010.4)
- ~~X~~ EXIT DOOR (1017.3) 32" W 80" H
- ~~X~~ Landings (1014.3.2) stairway
- ~~NA~~ Ramp slope (1016.0)
- ~~SA~~ 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)
- ~~SR~~ 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)

- ~~SA~~ Location and interconnection
- ~~SA~~ Power source

Dwelling Unit Separation

Table 602
SECTION 711.0

Electrical
NFPA # 70

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

2000-0109

Application I. D. Number

06/20/2000

Application Date

Lot #16 Maggie Lane

Project Name/Description

Diversified Properties

Applicant

P.O. Box 10127, Portland, ME 04104

Applicant's Mailing Address

Gorrill-Palmer Consulting Eng.

Consultant/Agent

Applicant Ph: (207) 773-4988

Applicant Fax: 2077736875

Applicant or Agent Daytime Telephone, Fax

93 - 95 Maggie Ln, Portland

Address of Proposed Site

292 A036

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

- 1 The building shall have a minimum 7 in 12 pitch
- 2 The right and left building side elevations shall have a minimum of 2 windows per floor (4 windows per side)
- 3 Requirements of the Development Review Coordinator

Approval Conditions of Insp

- 1 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2 Separate permits shall be required for future decks, sheds, pools, and/or garage.
- 3 It is a condition of approval that prior to the issuance of a temporary or permanent certificate of occupancy, each dwelling unit in the Maggie Lane subdivision shall be outfitted with a fire protection sprinkler system in accordance with NFPA 13d or 13r.
- 4 Your submitted construction plans DO NOT show any daylight basements. The grade is shown at a fairly even level around the building. IF THERE ARE ANY CHANGES TO THIS PLAN IN REGARDS TO THE BUILDING GRADE ELEVATIONS, CONTACT THIS OFFICE. AN AMENDMENT SHALL BE NECESSARY.
- 5 The two 6' x 9' decks shown on the rear are approved because they are located at grade level and meet all other setback requirements.

Approval Conditions of DRC

- 1 Approved subject to site plan review condition of approval sheet.
- 2 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.
- 3 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.
- 4 Your new street address is now 93-95 Maggie Lane, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 5 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.
- 6 Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.
- 7 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.
- 8 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.
- 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 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 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 12 The applicant shall coordinate with Diversified Properties, Inc and their contractor A. H. Grover, for all grading, utilities and curb opening to insure compliance with the approved subdivision plans.
- 13 The applicant shall be responsible for all erosion control measures, including but not limited to silt fence, haybales and stabilized construction entrance. The applicant shall be responsible to cleanup any tracking of mud onto Maggie Lane or Forest Avenue as a result of this project.

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

2000-0109

Application I. D. Number

06/20/2000

Application Date

Lot #16 Maggle Lane

Project Name/Description

Diversified Properties

Applicant

P.O. Box 10127, Portland, ME 04104

Applicant's Mailing Address

Gorrill-Palmer Consulting Eng.

Consultant/Agent

Applicant Ph: (207) 773-4988

Applicant Fax: 2077736875

Applicant or Agent Daytime Telephone, Fax

93 - 95 Maggle Ln, Portland

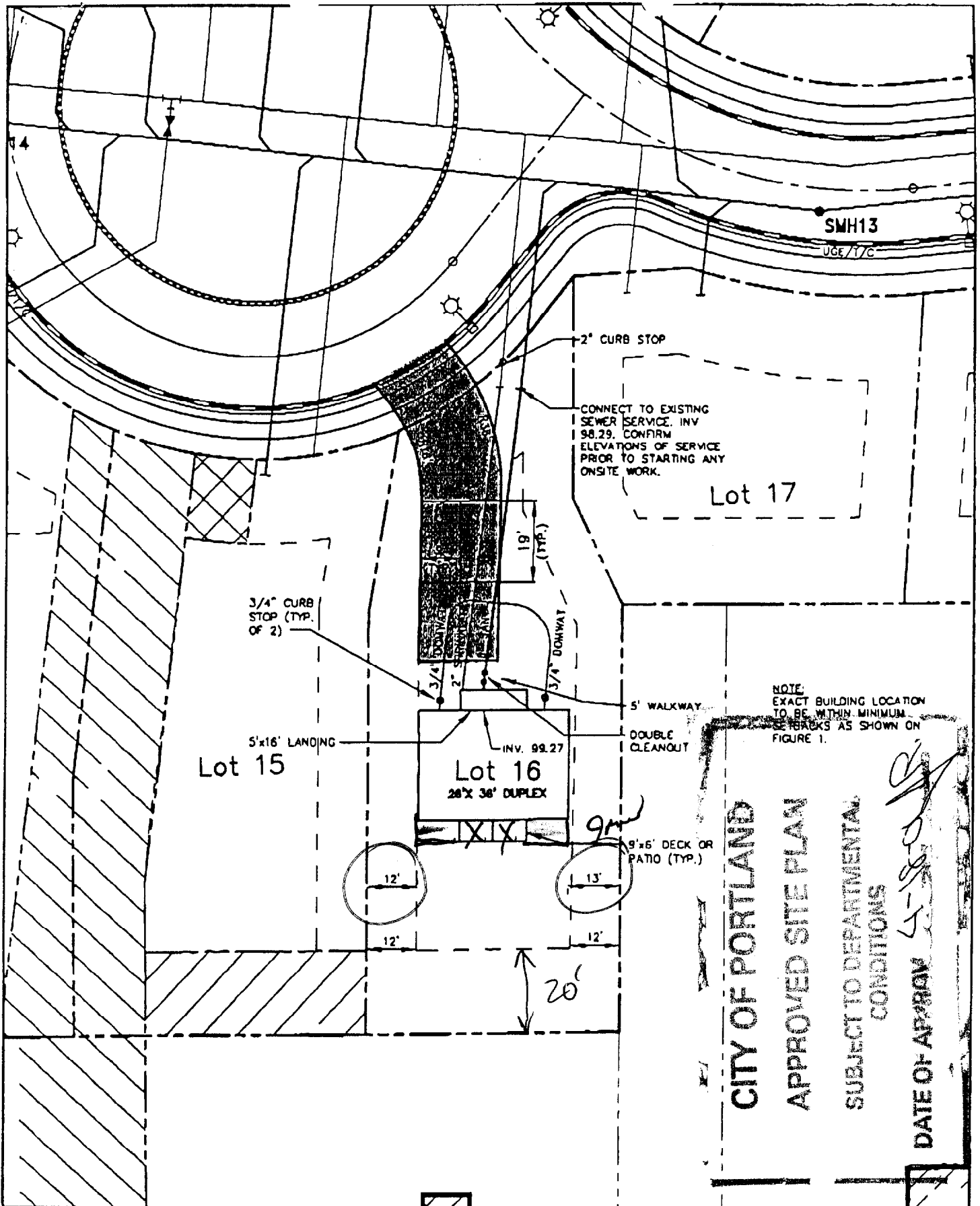
Address of Proposed Site

292 A036

Assessor's Reference: Chart-Block-Lot

Approval Conditions of DRC

14 The site grading shall be accomplished to avoid any ponding of water or concentrated flow of runoff onto adjacent properties.



NOTE:
EXACT BUILDING LOCATION
TO BE WITHIN MINIMUM
SETBACKS AS SHOWN ON
FIGURE 1.

CITY OF PORTLAND
APPROVED SITE PLAN
SUBJECT TO DEPARTMENTAL
CONDITIONS

DATE OF APPROVAL 4-18-01

Design: DER	Date: JUN 2000
Draft: DB	Job No.: 99103
Checked: AMP	Scale: 1"=30'
File Name: 99103-ALL-LOTS2.DWG	

GP Traffic and Civil Engineering Services
 PO Box 1237, 25 Main Street
 Gray, ME 04039
 207-657-6910

Drawing Name: Layout & Utilities - Lot 16
Project: MAGGIE LANE, PORTLAND

Figure No. 3

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

2000-0109
Application I. D. Number

06/20/2000
Application Date

Lot #16 Maggie Lane
Project Name/Description

Diversified Properties

Applicant

P.O. Box 10127, Portland, ME 04104

Applicant's Mailing Address

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- 6 Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.
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- 11 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 12 The applicant shall coordinate with Diversified Properties, Inc and their contractor A. H. Grover, for all grading, utilities and curb opening to insure compliance with the approved subdivision plans.
- 13 The applicant shall be responsible for all erosion control measures, including but not limited to silt fence, haybales and stabilized construction entrance. The applicant shall be responsible to cleanup any tracking of mud onto Maggie Lane or Forest Avenue as a result of this project.
- 14 The site grading shall be accomplished to avoid any ponding of water or concentrated flow of runoff onto adjacent properties.

Diversified Properties, Inc.

P.O. Box 10127, Portland, ME 04104
Tel 207-773-4988 • Fax 207-773-6875

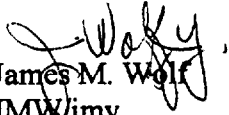
March 19, 2001

Building Inspections
City of Portland
389 Congress Street
Portland, ME 04101

RE: Lot 16, Maggie Lane Subdivision

Pursuant to the Planning Department's recommendations, here are the revised plans for the above referenced lot.

Very truly yours,


James M. Wolf

JMW:jmy

Enclosures

Cc: Alex Jaegerman
Terry N. Snow, Esq.

DEPT. OF PUBLIC WORKS
CITY OF PORTLAND

MAR 21 2001


SPACE AND BULK REQUIREMENTS - LOT 16

MINIMUM LOT SIZE:	6,000 S.F.
MINIMUM FRONTAGE:	50 FT.
MINIMUM SETBACKS:	20 FT.
FRONT YARD	
REAR YARD	20 FT.
SIDE YARD*	
1 STORY	8 FT.
1 1/2 STORY	8 FT.
2 STORY	12 FT.
2 1/2 STORY	14 FT.
MINIMUM LOT WIDTH:	
OTHER USES	60 FT.

* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET IN WIDTH.

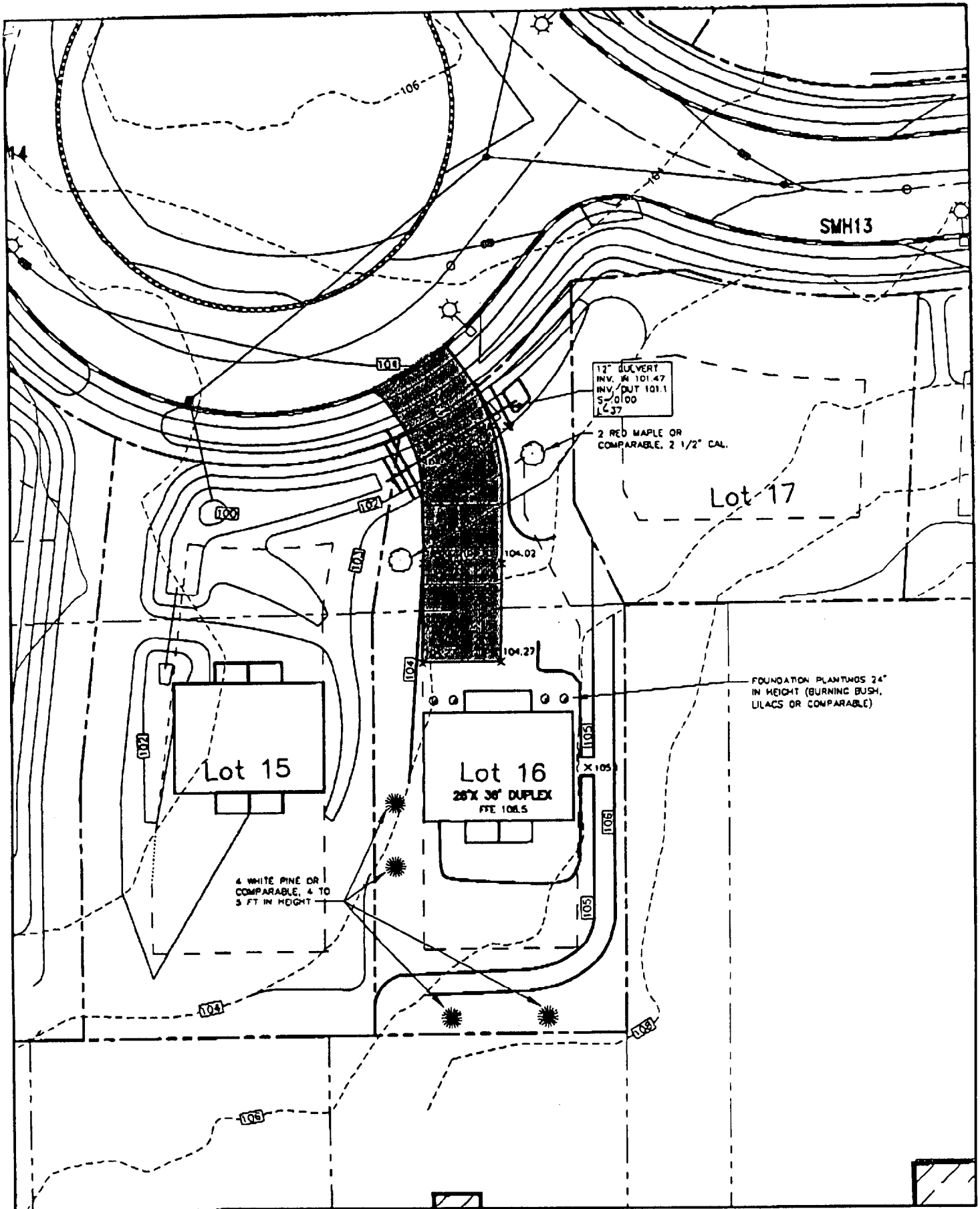
THE SIDE YARDS SHOWN ON THE FOLLOWING FIGURES ARE BASED UPON A 2 STORY STRUCTURE AND MAY BE INCREASED OR DECREASED DEPENDING UPON THE NUMBER OF STORIES.

Design: DER	Date: FEB 2000
Draft: LAN	Job No.: 9910J
Checked: AMP	Scale: NONE
File Name: 9910J-ALL-LOTS2.DWG	

	Traffic and Civil Engineering Services
	PO Box 1237, 26 Main Street
	Croy, ME 04039
	207-657-6910

Drawing Name: Space & Bulk Requirements Lot 16
Project: MAGGIE LANE, PORTLAND

Figure No. 1



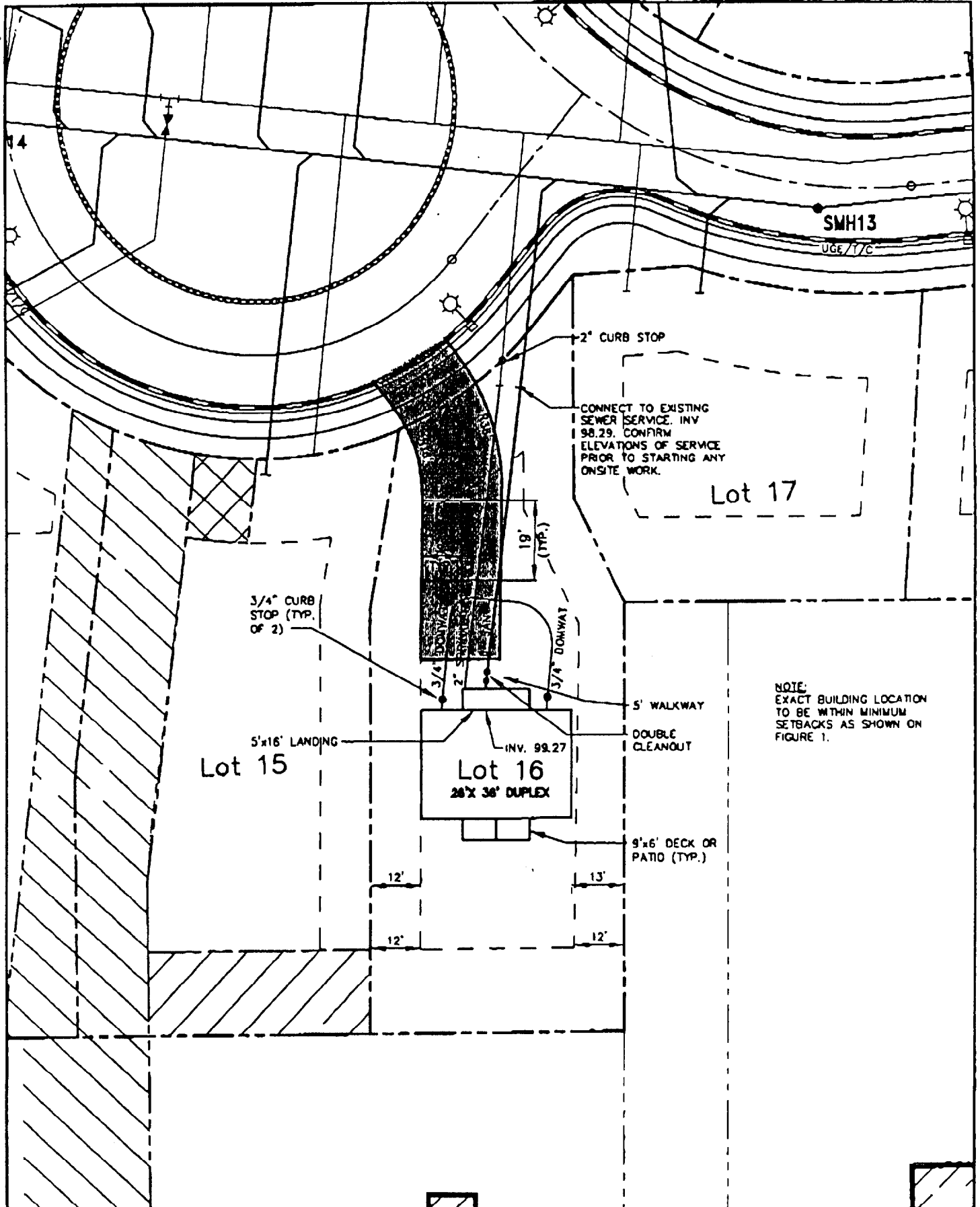
Design: DER	Date: JUN 2000
Draft: DB	Job No.: 99103
Checked: AMP	Scale: 1"=30'
File Name: 99103-ALL-LOTS2.DWG	

GP Traffic and Civil Engineering Services
 PO Box 1237, 26 Main Street
 Gray, ME 04039
 207-657-6910

Drawing Name:
Grading & Drainage - Lot 16

Project:
MAGGIE LANE, PORTLAND

Figure No.
2



Design: DER	Date: JUN 2000
Draft: DB	Job No.: 99103
Checked: AMP	Scale: 1"=30'
File Name: 99103-ALL-LOTS2.DWG	

GP Traffic and Civil Engineering Services
 PO Box 1237, 26 Main Street
 Gray, ME 04039
 207-657-6910

Drawing Name:
Layout & Utilities - Lot 16

Project:
MAGGIE LANE, PORTLAND

Figure No.
3

From: Marge Schmuckal
To: Jay Reynolds
Subject: Lot #16 Maggie Ln

4/9/01

Jay - Have you gotten a revised site plan that is scaleable for Lot 16 Maggie Ln ? I have no revised plans. Can you make sure I get a copy of the newest site plan? I can't attempt to sign off on it until I do.
Thanks

From: Marge Schmuckal
To: ALEX JAEGERMAN; Jay Reynolds; PENNY LITTELL; R...
Subject: Lot #16 Maggie Lane

Penny, This is a follow-up to your question concerning the permit application for lot #16 Maggie Lane. The original permit application for a duplex was applied for on July 24, 2000. There were problems with his first plans submittals and we requested revised plans. On 8/8/2000, we received revised site plans. I still had some major problems with those plans. First, the site plan building does not resemble the construction plans. Secondly, the structure is right up against the rear lot line and the structural plan show an extending bulkhead into the rear setback (more than 2 feet). Thirdly, the structural plans show rear sliding doors which indicate that a deck would be built at sometime, again, violating the 20' rear setback. Fourthly, the plot plan does show one 20' wide driveway up to the building, smack dab in the middle of the lot. We requested that that drive be located more to one side and to indicate where the four parking spaces were available. I am not sure what Chris Earle had for DRC requirements. He may have had some issues too. Maybe Rick would have a record of that.

When I met with Custom Built Homes concerning Lot #5 and lot #12, I reminded them that we still had lot #16 open and they said that they didn't need that permit and would follow up with it later. I have seen nothing since then. We are still waiting for valid, revised plans.

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

20000109

I. D. Number

Diversified Properties, Inc.

Applicant

P.O. Box 10127, Portland, ME 04104

Applicant's Mailing Address

Gorrill Palmer

Consultant/Agent

773-4988 **773-8895**

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply):
 New Building B
 Office Retail Manufacturing Warehouse/Distribution

1,920 **8,866**
 Proposed Building square Feet or # of Units Acreage of S

93 Maggie Ln, Portland

Address of Proposed Site

292-A-036

Assessor's Reference: Chart-Block-Lot

6/20/00

Application Date

Lot #16 Maggie Lane

Project Name/Description

Residential
 (city) **New duplex**

R-5

Zoning

Building & Permit has been paid 6/20/00

Check Review Required:

Site Plan (major/minor) Subdivision # of lots _____
 Flood Hazard Shoreland
 Zoning Conditional Use (ZBA/PB) Zoning Variance

Historic Preservation

14-403 Streets Review

DEP Local Certification

Other

Fees Paid: Site Plan **\$400.00** Subdivision

Engineer Review

Date: **6/20/00**

Inspections Approval Status:

Reviewer _____

Approved Approved w/Conditions see attached Denied

Approval Date _____ 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

Performance Guarantee Accepted _____ date _____ amount _____ expiration date _____

Inspection Fee Paid _____ date _____ amount _____

Building Permit Issued _____ date _____

Performance Guarantee Reduced _____ date _____ remaining balance _____ signature _____

Temporary Certificate of Occupancy _____ date _____ Conditions (See Attached)

Final Inspection _____ date _____ signature _____

Certificate Of Occupancy _____ date _____

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**

20000109

I. D. Number

Diversified Properties, Inc.

Applicant

P.O. Box 10127, Portland, ME 04104

Applicant's Mailing Address

Gorrill Palmer

Consultant/Agent

773-4988 **773-6895**

Applicant or Agent Daytime Telephone, Fax

6/20/00

Application Date

Lot #16 Maggie Lane

Project Name/Description

93- 95 Maggie Ln, Portland

Address of Proposed Site

292-A-036

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) **New duplex**

1,920 **8,866** **R-5**

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 **\$400.00** Subdivision _____ Engineer Review _____ Date: **6/20/00**

DRC Approval Status:

Reviewer **Steve Bushey**

Approved Approved w/Conditions see attache Denied

Approval Date **7/8/00** Approval Expiration **7/8/01** Extension to _____ Additional Sheets Attached

Condition Compliance **Steve Bushey** **7/8/00**
signature date

Performance Guarantee Required* Not Required

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

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate Of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

Inspections



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.

**Site Review Pre-Application
Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling
or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

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.**

Diversified Properties, Inc.

Applicant
P.O. Box 10127, Portland, ME 04104

Application Date
6-19-00

Applicant's Mailing Address
Gorrell Palmer

Project Name/Description

Consultant/Agent
Gorrell Palmer

Duplex
Address Of Proposed Site
93 Maggie Lane, Lot #16

Applicant/Agent Daytime telephone and FAX 773-4988 773-6895

Assessor's Reference, Chart#, Block, Lot# 298-A-036

Proposed Development (Check all that apply) New Building Building Addition Change of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Other(Specify) Duplex

1920 / 2 units
Proposed Building Square Footage and /or # of Units

8,866 S.F.
Acreage of Site

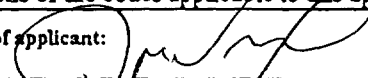
R-5
Zoning

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) 7 sets of Site Plan packages containing the information found in the attached sample plans and checklist. 2 extra Site Plans

(Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

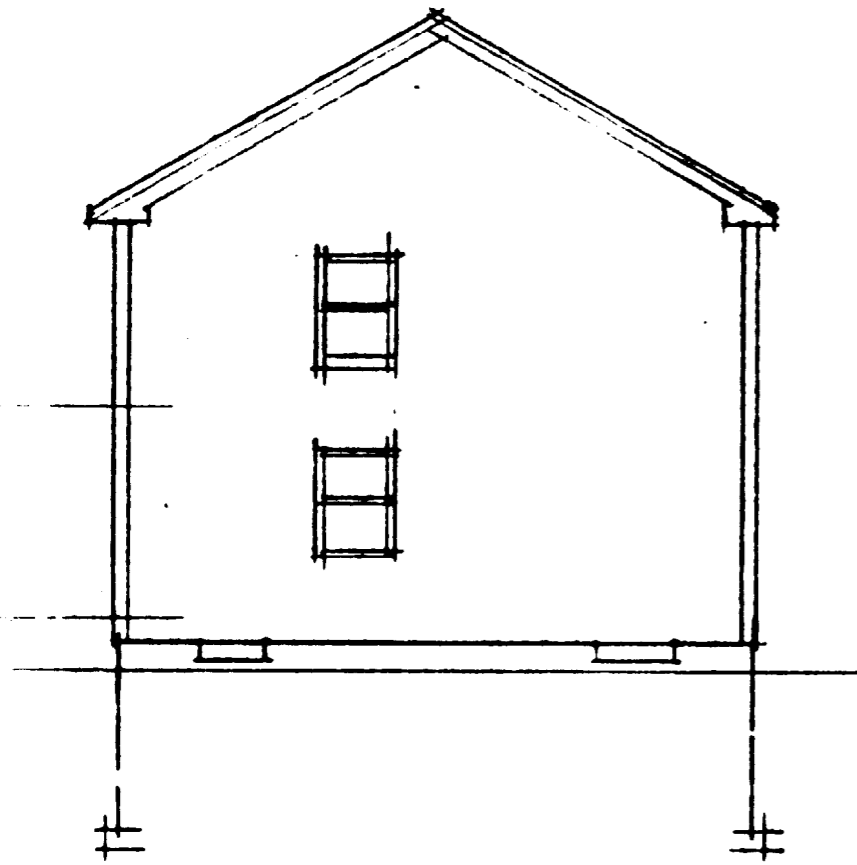
I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if an approval for the proposed project or use 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 approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

Signature of applicant: 	Date: <u>6-19-00</u>
---	----------------------

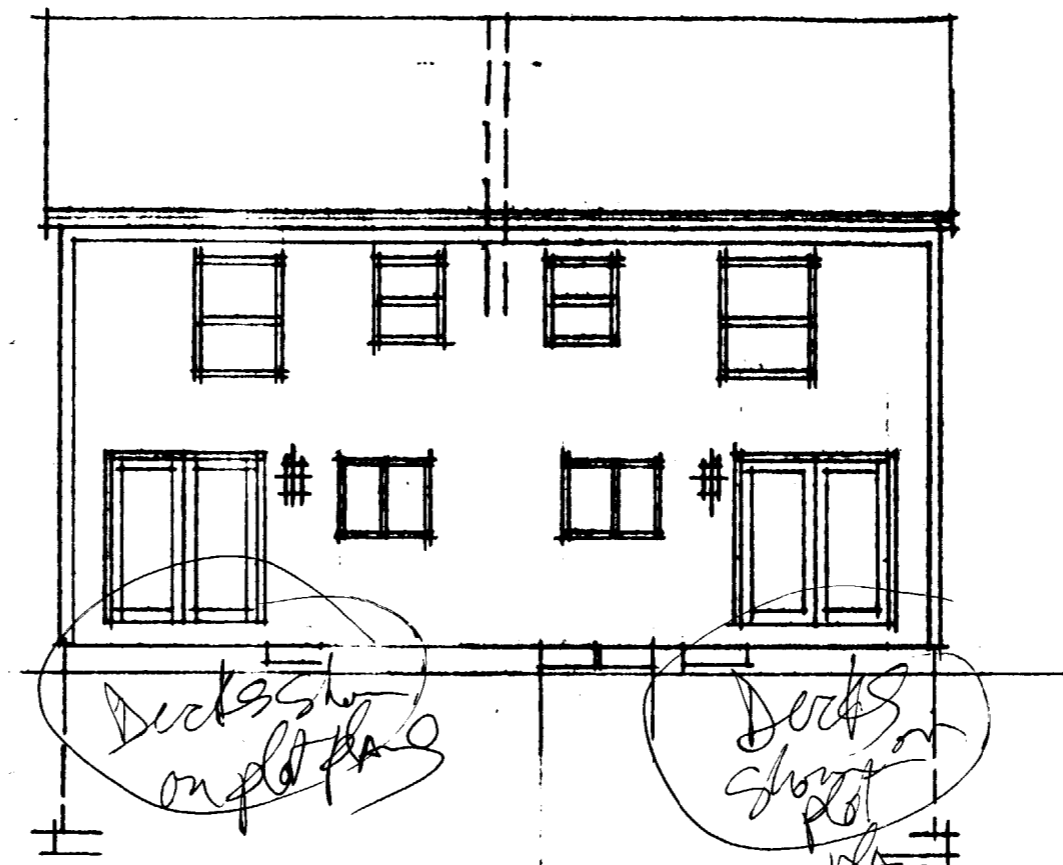
Site Review Fee: Major \$500.00 Minor 400.00

This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.

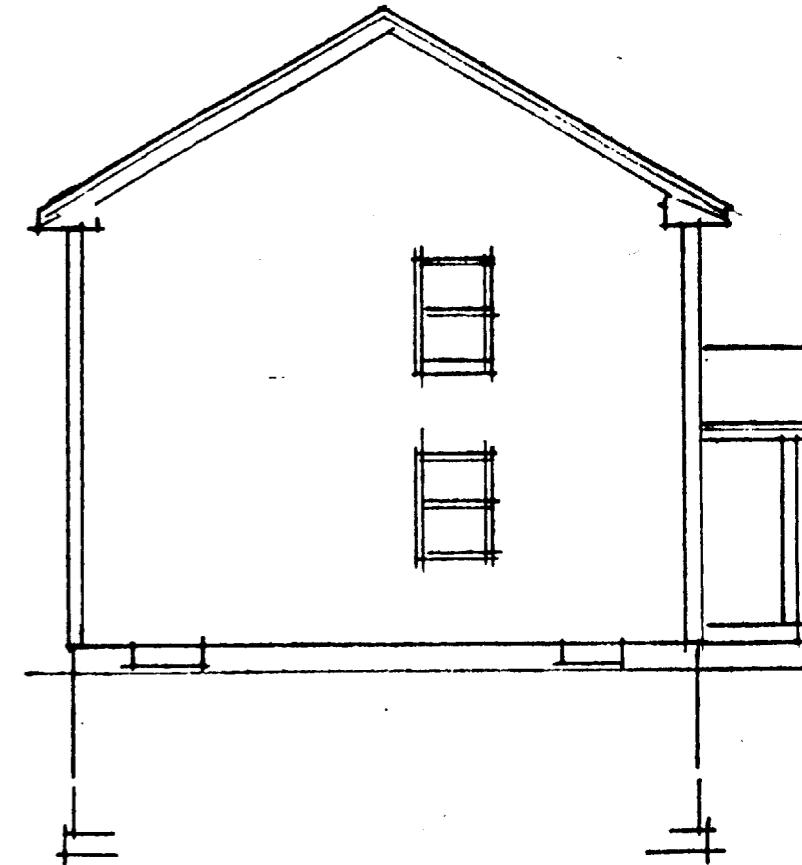
20
A
20



RIGHT ELEVATION



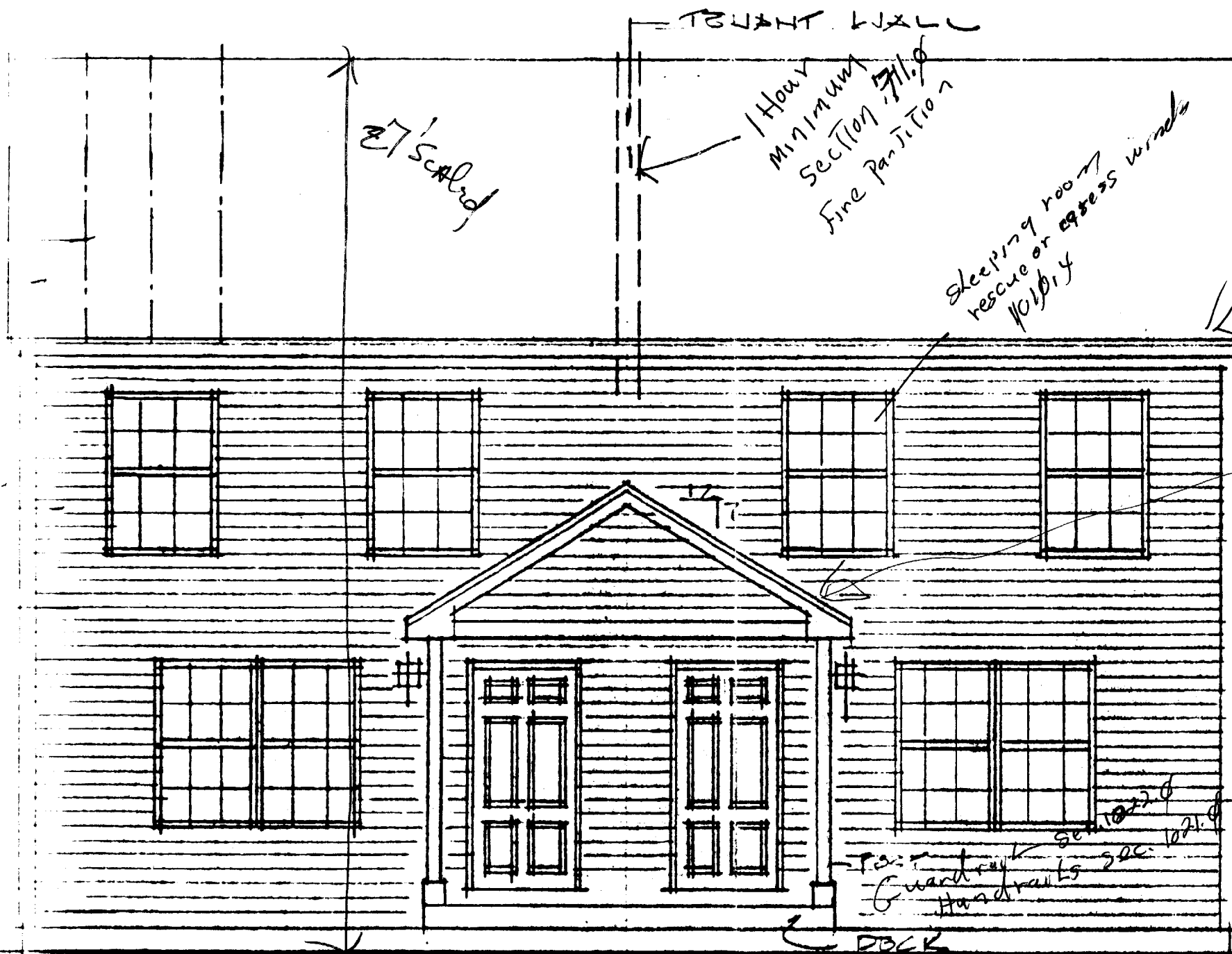
REAR ELEVATION



LEFT ELEVATION

TRUSSES
SPACERS

VINYL SIDING
& TRIMS



27' Spaced

TRUSS LINE

1 Hour
MINIMUM
SECTION 711.0
Fine Partition

Sleeping room
rescue or egress window
101.10.4

FLASHING
SEC. 1508.0

Front
Guardrail
Handrails SEC. 1021.0

DOOR

FRONT ELEVATION

FRAME SPECIFICATIONS

FLOOR SYSTEM:

joists as indicated
bridging as shown
2 x 6 joists as indicated
finish floor as per specs

EXTERIOR WALL:

2 x 6 studs as indicated
sheathing as indicated
air infiltration strip
paper sheath
plaster as indicated

INTERIOR WALLS:

2 x 4 studs as indicated

ROOF SYSTEM:

rafters as indicated
sheathing as indicated
1/4" sheathing
ice shield as per specs
shingles as indicated

INSULATION:

exterior walls 2" R-19
attic cap 2" R-19
sills 2" R-19

VENTILATION:

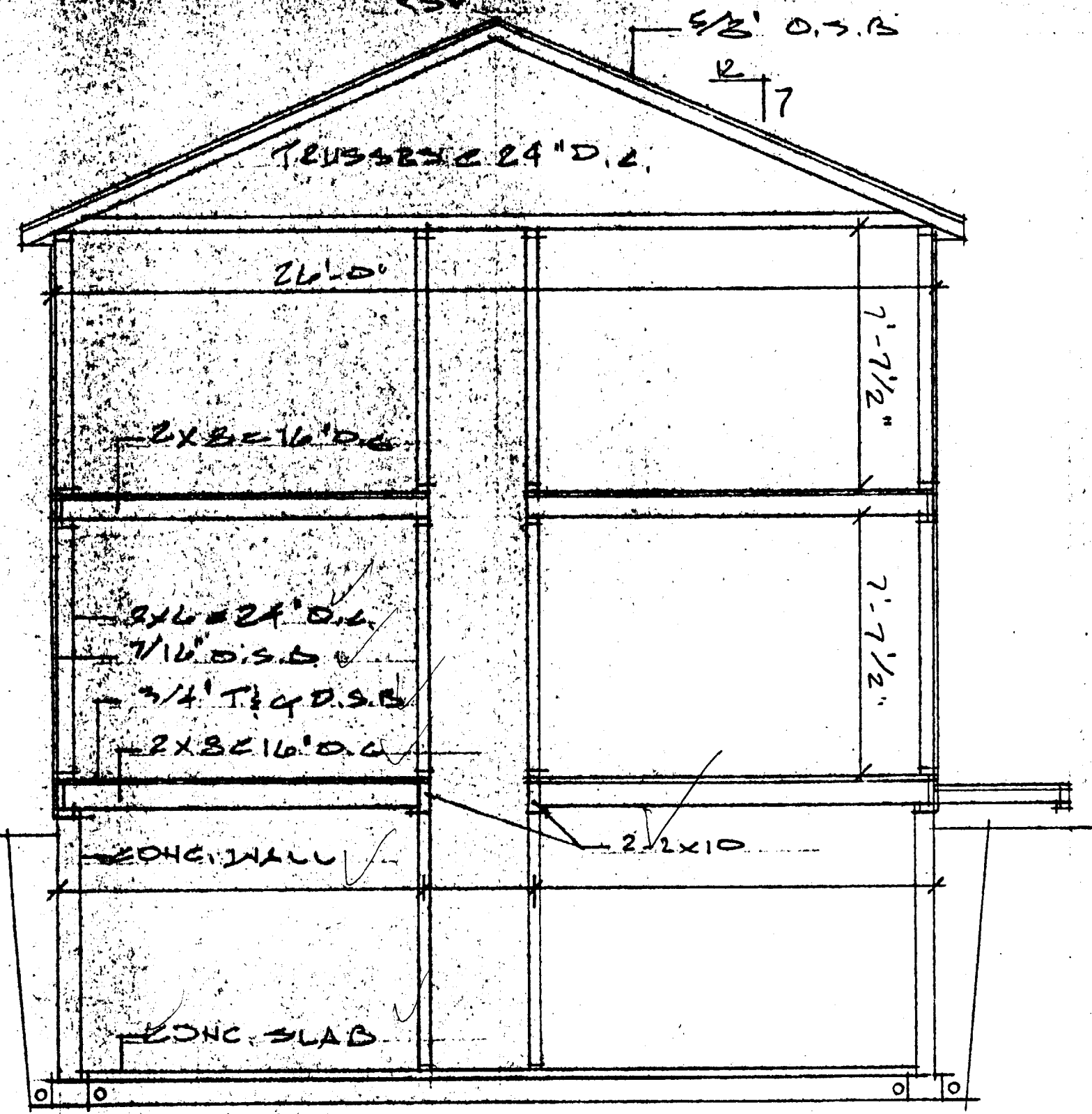
soffits 2" vent strip
ridge cap shingle vent
vent/floors as indicated
circ. suction vents between
rafters as shown

HEADERS:

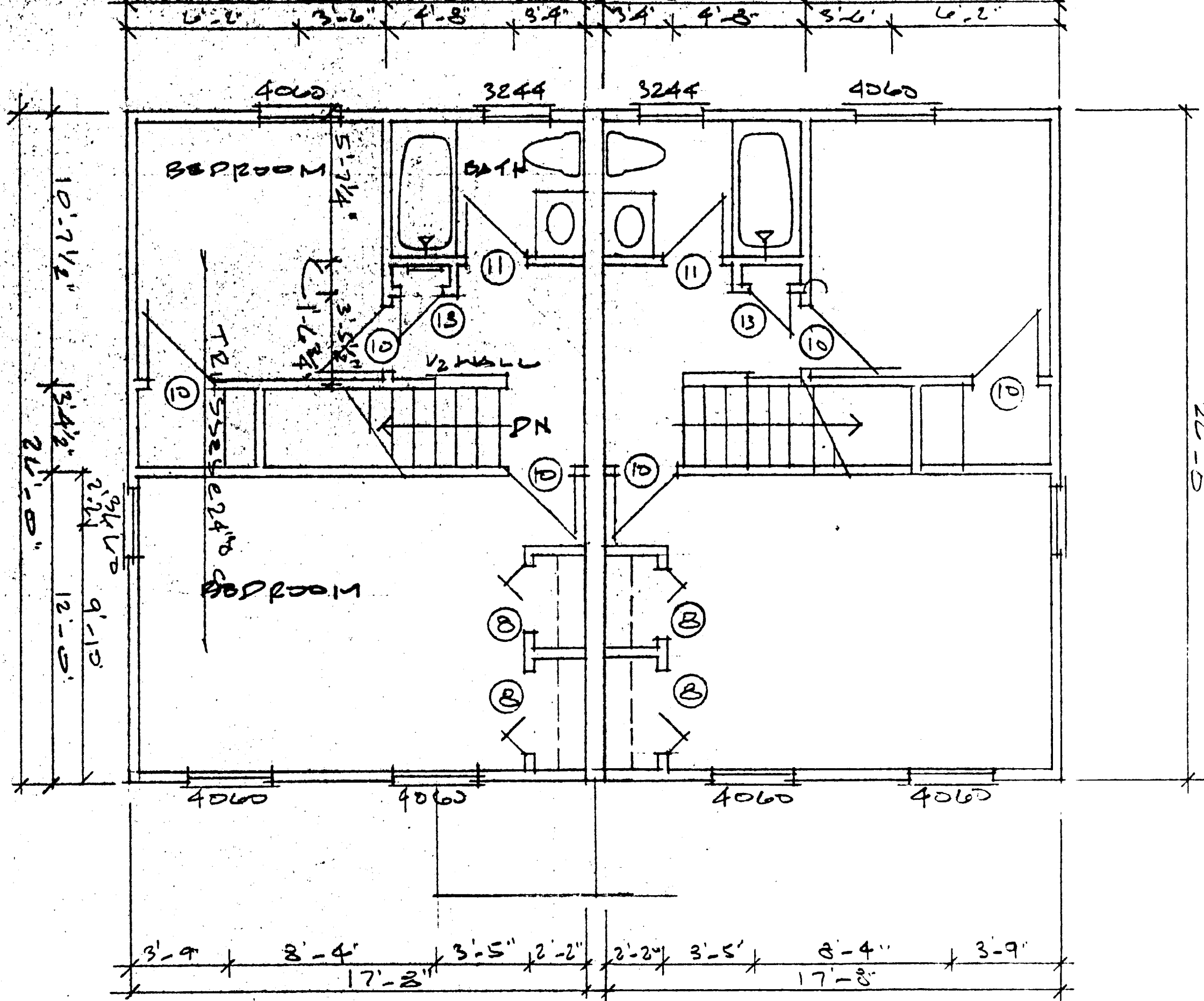
3-2 x 6 - 40" max span
3-2 x 8 - 72" max span
beams as indicated
min. 6" brg. all beams

INTERIOR FINISH:

1/2" gb walls/ceiling
paint/stain as per specs



SECTION 'A'



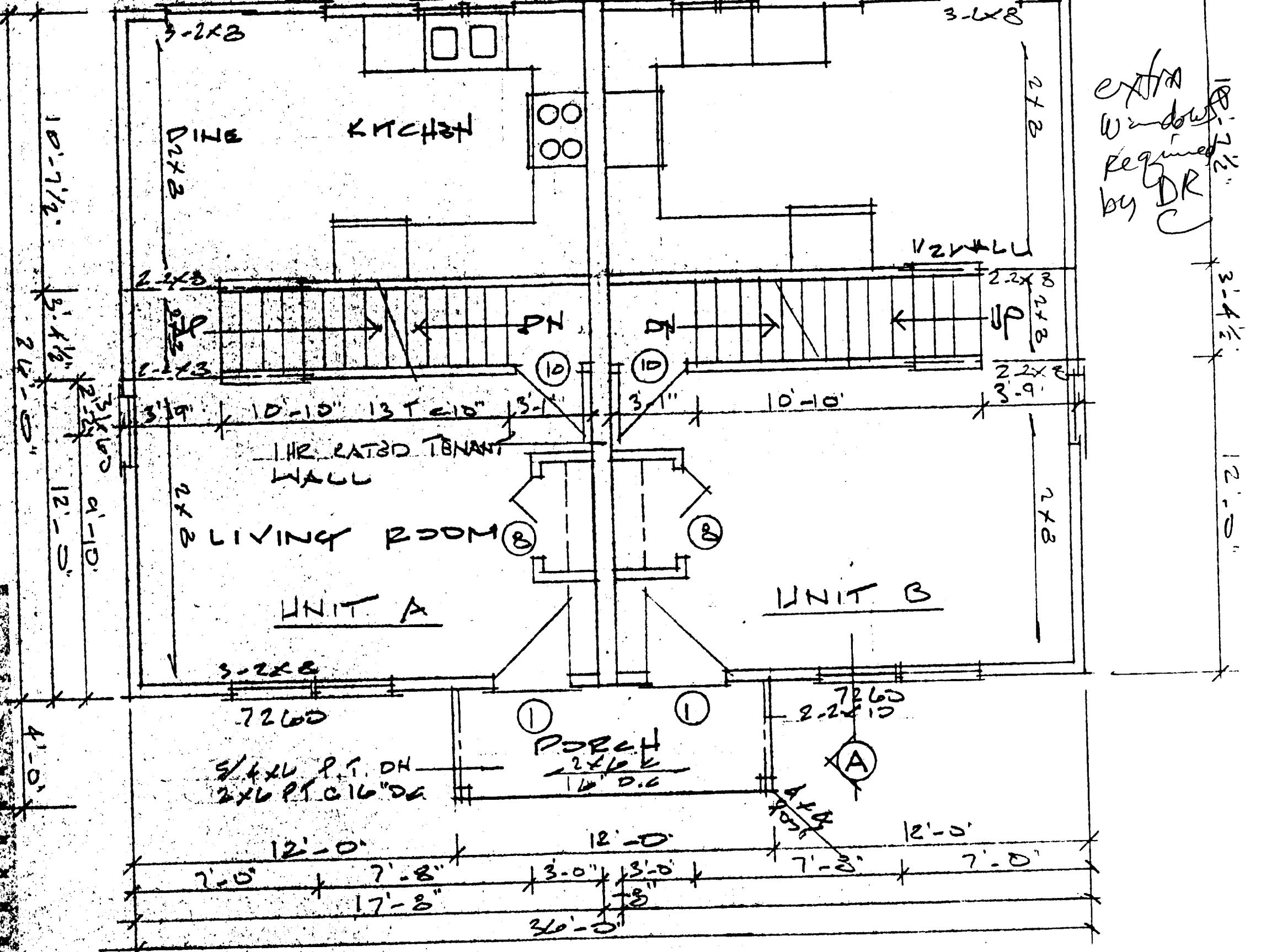
2ND FLOOR PLAN

CUSTOM BUILT HOMES OF MAINE, INC.
 27 MAIN STREET, WINDHAM, ME 207-892-3149

PLANNING / DESIGN ASSOCIATES
 RESIDENTIAL DESIGNERS
 P.O. Box 331, Windham, ME
 15 Partridge Road, Windham, ME 207-892-2648

DOOR SCHEDULE

1. 3'0" x 6'5" entry
2. 5'0" x 6'5" patio
3. 2'5" x 6'5" main
4. 2'5" x 6'5" entry
5. 6'0" x 6'5" main
6. 5'0" x 6'5" main
7. 4'0" x 6'5" main
8. 3'5" x 6'5" main
9. 2'5" x 6'5" main
10. 2'5" x 6'5" main
11. 2'5" x 6'5" main
12. 2'0" x 6'5" main
13. 2'0" x 6'5" main



extra windows required by DR

1ST FLOOR PLAN

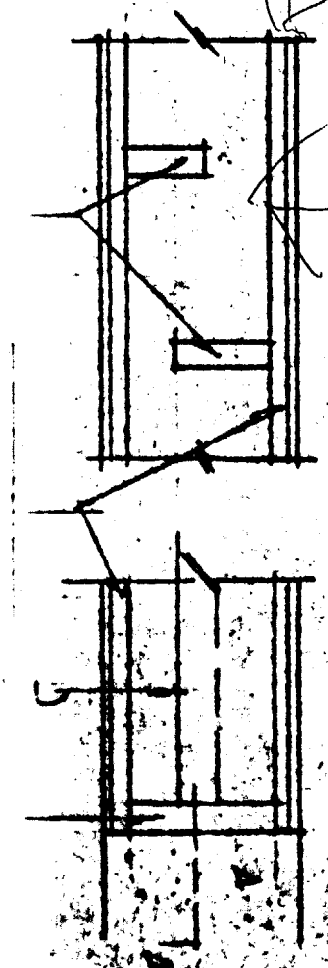
DUPLEX RESIDENCE

Date	1.5.25
Scale	1/4"
Drawn	
Job	
Sheet	2
PLANS	
Of	2 Sheets

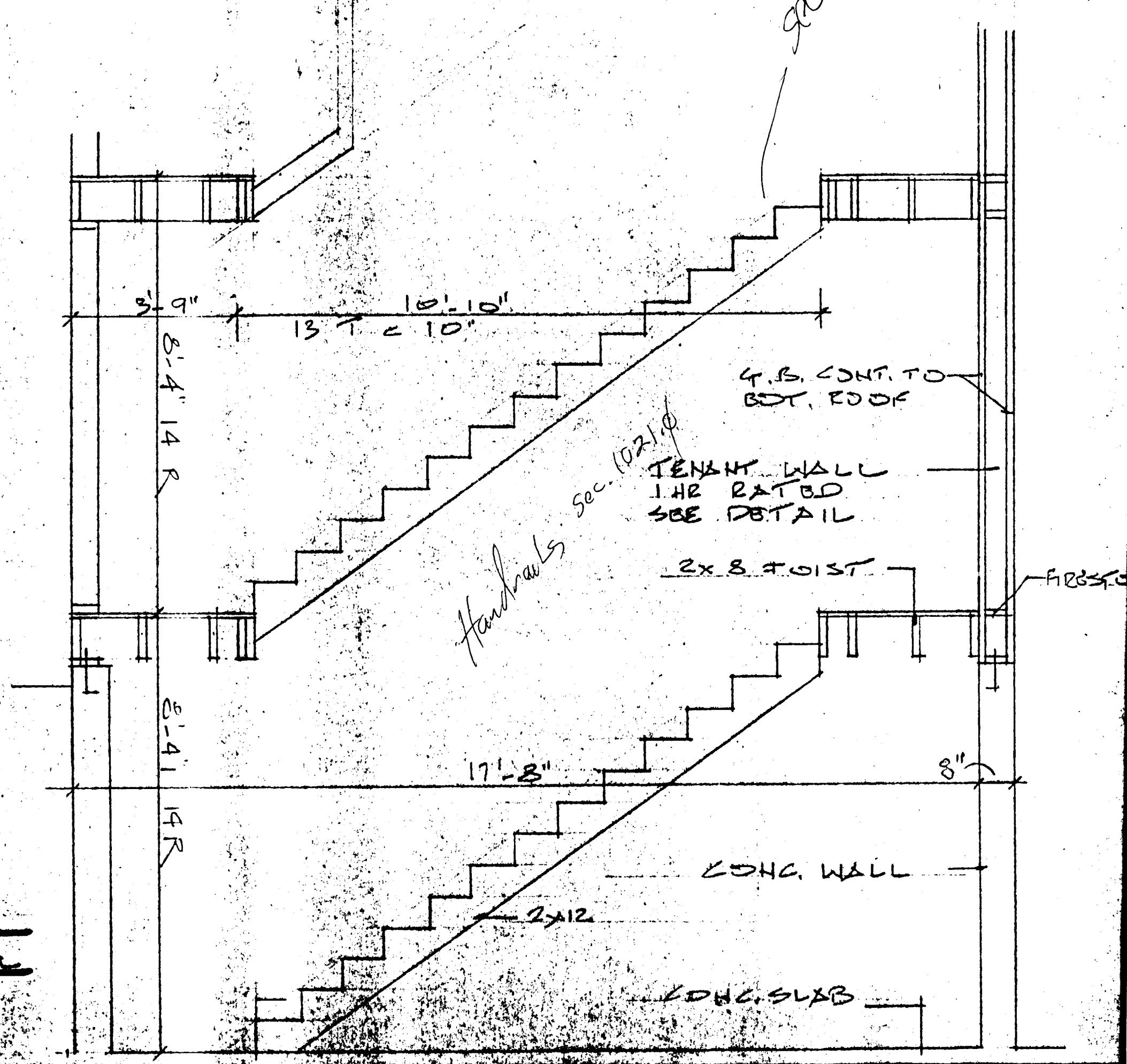
TO BE
32.00
11.00
CHART
5.00
3.00

1 Hr Fire Partition
Sec. 711.0

Sec. 1211.0 Sound Trns



STAIRS
TENANT WALL



4. B. CONT. TO BOT. FLOOR

TENANT WALL
1 HR RATED
SEE DETAIL

2x8 JOIST

Handrails
Sec. 1021.0

17'-8"

CONC. WALL

2x12

CONC. SLAB

FIBRE