

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED	
Permit No: 01-0794	Issue Date: JUL - 6 2001
CBL: 292 A038001	
Location of Construction: 50 Maggie Ln	Owner Name: Maggie Lane Development Llc
Business Name: n/a	Contractor Name: Custom Build Homes of Maine
Lessee/Buyer's Name: n/a	Phone: 207-892-3149
Phone: n/a	Permit Type: Z.P.U. Family
Zone: R-S	

Past Use: Vacant Lot	Proposed Use: New 26 X 36 Duplex. Site Plan # 2001-0170. Call Danny at 892-3149 when ready.	Permit Fee: \$804.00	Cost of Work: \$130,000.00	CEO District: 1
Proposed Project Description: Build a New 26' X 36' Duplex		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Use Group: <input checked="" type="checkbox"/> Type 5 PERMIT ISSUED WITH REQUIREMENTS 7/26/01		
Signature:		Signature:		
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Date:		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		Date:		

Permit Taken By: cih	Date Applied For: 07/02/2001	Zoning Approval		
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..		Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan #2001-0170 Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM Date: <i>OK with Conducting 7/26/01</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:

PERMIT ISSUED WITH REQUIREMENTS

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 provision of the code(s) applicable to such permit.

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

All Purpose Building Permit Application

If 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: <u>Lot # 18 (50 Maggie Lane</u>		
Total Square Footage of Proposed Structure <u>1872</u>	Square Footage of Lot <u>6,080</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>292</u> Block# <u>A</u> Lot# <u>028</u>	Owner: <u>Maggie Lane Development</u> <u>Custom Built Homes of ME</u>	Telephone: <u>207-892-3149</u>
Lessee/Buyer's Name (If Applicable) <u>Custom Built Homes</u>	Applicant name, address & telephone: <u>892-3149</u>	Cost Of Work: \$ <u>130,000</u> Fee: \$ <u>804.00</u>
Current use: <u>Land only</u>		
If the location is currently vacant, what was prior use: <u>Land only</u>		
Approximately how long has it been vacant: _____		
Proposed use: <u>Duplex</u>		
Project description: <u>26 x 36 Townhouse style Duplex</u> <u>2 Bedroom 1 Bath in each unit</u>		
Contractor's name, address & telephone: <u>Custom Built Homes</u>		
Who should we contact when the permit is ready: <u>Danny McCarthy</u>		
Mailing address: <u>27 main st</u> <u>Windham ME 04062</u>		
Phone: <u>892-3149</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work 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: <u>Daniel J. McCarthy</u>	Date: <u>7/3/01</u>
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This is not a permit, you may not commence ANY work until the permit is issued

2001-0170

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.**

Custom Built Homes of ME
Applicant

7/01/01
Application Date

27 Main St Windham 04062
Applicant's Mailing Address

Maggie Lane Development
Project Name/Description

Danny McCarthy
Consultant/Agent

50
Address Of Proposed Site

842-3149 / 842-1383
Applicant/Agent Daytime telephone and FAX

292 A - 038
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) _____

1872 total 2 unit
Proposed Building Square Footage and /or # of Units

6.080
Acreage of Site

R-3
Zoning

Major Site Plan _____ Minor Site Plan ☒

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) 10 sets of Site Plan packages containing the information found in the attached sample plans and checklist.

(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: <u>Daniel J. McCarthy</u>	Date: <u>7/01/01</u>
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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.

BUILDING PERMIT REPORT

DATE: 5 July 2001 ADDRESS: 50 Maggie Ln. CBL: 292-A-038

REASON FOR PERMIT: To Construct a duplex dwelling unit

BUILDING OWNER: Maggie Lane Deve. Llc

PERMIT APPLICANT: _____ / CONTRACTOR Custom Build Homes of Me.

USE GROUP: A-3 CONSTRUCTION TYPE: 50 CONSTRUCTION COST: 130,000 PERMIT FEES: \$8,400

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 shall be met: *1, *2, *3, *4, *5, *9, *10, *11, *13, *16, *20, *28, *30, *33, *34, *35, *36, *38

- *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) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
- *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. 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
- *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. Section 2305.17
- *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 and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
7. 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.
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. 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/1999)
- *9. 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
- *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. Minimum height all Use Groups 42". In occupancies in Use Group A, B.H-4, I-1, I-2, M, R, 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". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). 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) **R-3 (ONE & TWO FAMILY DWELLINGS) GUARD HEIGHT IS 36" MINIMUM.**
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- *13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
- *16. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508)mm, and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
17. 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)
18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
19. 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)

- X20. 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
21. 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)
22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
24. 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)
25. 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".
26. 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.
27. 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).
- X28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
29. All requirements must be met before a final Certificate of Occupancy is issued.
- X30. 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).
31. 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)
- X32. Please read and implement the attached Land Use Zoning report requirements. *all requirements and conditions on the attached site development review shall be met.*
- X33. 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.
- X34. Bridging shall comply with Section 2305.16.
- X35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- X36. All flashing shall comply with Section 1406.3.10.
- X37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
- X38. *Roofing shall comply with section 1505.9*
- _____

- P. Samuel Hoffses, Building Inspector
C. McDougall, PFD
Marge Schmuckal, Zoning Administrator
Michael Nugent, Inspection Service Manager
MSM
- PSH 10/1/00
- **This permit is herewith issued, 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. (You Shall Call for Inspections)**
- ****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, DXF FORMAT OR EQUIVALENT.**
- *****CERTIFICATE OF OCCUPANCY FEE \$50.00**

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

Valuation: \$130,000.00 Plan Review # 845/01

Fee: \$84.00 Date: 5 July 2001

Building Location: 50 Maggie Ln. CBL: 292-A-038

Building Description: Duplex dwelling unit.

Reviewed By: S. Noffses

Use or Occupancy: R-3 Type of Construction: 50

Numerals indicated in parenthesis are applicable code sections of the 1999 Edition of the BOCA National Building Code. The plan review accomplished as indicated in this record is limited to those code sections specifically identified herein. This record references commonly applicable code sections with due regard for the amount and type of detailed information which is typically found on construction documents for one and two family dwellings. It does not reference all code provisions, which may be applicable to specific buildings. This record is designed to be used only by those who are knowledgeable and capable of exercising competent judgment in evaluating construction documents for code compliance.

*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.	Before placing concrete for foundation you shall call this office for a setback insp.	111.0
3.	Foundation drains shall comply with sec. 1813.5.2	1813.5.2
4.	Foundation anchors shall comply with sec. 2305.1.1	2305.1.2
5.	Waterproofing & dampproofing shall comply with section 1813.0	1813.0
6.	Chimneys & vents shall comply with NFPA 211	NFPA 211
7.	Sound Transmission Control shall comply with sec. 1214	1214
8.	Guardrails & hand rails shall comply with sections 1021.0 & 1022.0	1021.0 1022.0
9.	STAIR CONSTRUCTION shall comply with section 1014.0	1014.0
10.	Sleeping room egress or rescue window shall comply with section 1010.4	1010.4
11.	Smoke detectors shall comply with sec. 920.3.2	920.3.2
12.	Fastening of bldg. elements shall comply with table 2305.2	2305.2
13.	Boring, cutting and notching shall comply with section 2305.4	2305.4
14.	Bridging shall comply with sec. 2305.1.6	2305.1.6
15.	Safety glazing shall comply with sec. 2406.0	2406.0

REV: PSH 6/16/01

CORRECTION LIST (cont'd.)

[illegible]

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.
NR 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)
X Anchorage bolting in concrete (2305.17)
X Columns (1912)
SA Crawl space (1210.2) Ventilation
SA 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

Floors (contd.)

- ~~X~~ Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3")
- ~~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 (AFANDS 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
- ~~X~~ 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)
- ~~X~~ Notching and boring: (2305.4.4) studs
- ~~X~~ 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)
- ~~NA~~ 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)

- NO 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))
X Roof trusses (2313.3.1)

Roof Coverings (Chapter 15)

- SR Approved materials (1404.1)
X Performance requirement (1505)
X Fire classification (1506)
X Material and installation requirements (1507)
NA Roof structures (1510.0)
SR Type of covering (1507)

Chimneys and Fireplaces BOCA Mechanical/1993

- X Masonry (1206.0)
X Factory - built (1205.0)
X Masonry fireplaces (1404)
X Factory - built fireplace (1403)
SA 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 PSE</u>	<u>X</u>
Roof live load	<u>42 PSF</u>	<u>X</u>
Seismic Zone	<u>C</u>	<u>X</u>
Weathering area	<u>S</u>	<u>X</u>
Frost line depth	<u>4' MIN</u>	<u>X</u>
Exterior balconies	<u>60 PSF</u>	<u>N/A</u>
Decks	<u>42 PSF</u>	<u>N/A</u>
Guardrails & Handrails	<u>200 Live Load</u>	<u>X</u>

Glazing (Chapter 24)

<u>SA</u>	Labeling (2403.1)
<u>/</u>	Louvered window or jalousies (2403.5)
<u>/</u>	Human impact loads (2406.0)
<u>/</u>	Specific hazardous locations (2406.2)
<u>/</u>	Sloped glazing and skylights (2405)
<u>/</u>	Safety glazing (2406.0)

Private Garages (Chapter 4)

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

Egress (Chapter 10)

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

Smoke Detectors (920.3.2)

<u>SA</u>	Location and interconnection
<u>SA</u>	Power source

Dwelling Unit Separation

Table 602

A-5-
SPRINKLED
1 Hr.

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

2001-0170

Application I. D. Number

07/02/2001

Application Date

Maggie Ln Lot #18

Project Name/Description

Maggie Lane Development Llc

Applicant

Po Box 10127, Portland , ME 04104

Applicant's Mailing Address

Danny McCarthy

Consultant/Agent

Agent Ph: (207)842-3149

Agent Fax: (207) 892-1383

Applicant or Agent Daytime Telephone, Fax

50 - 50 Maggie Ln , Portland, Maine

Address of Proposed Site

292 A038001

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) 26 X 36 Duplex

1872 SqFt

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

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

Fees Paid: Site Plan _____ Subdivision _____ Engineer Review _____ Date: _____

Insp Approval Status:

- ☐ Approved ☒ Approved w/Conditions
See Attached ☐ Denied

Approval Date 07/26/2001

Approval Expiration 07/26/2002

Extension to _____

☒ Additional Sheets
Attached

☒ Condition Compliance

Marge Schmuckal
signature

07/26/2001
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)

expiration date

☐ Final Inspection

date

signature

☐ Certificate Of Occupancy

date

☐ Performance Guarantee Released

date

signature

☐ Defect Guarantee Submitted

submitted date

amount

expiration date

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

2001-0170

Application I. D. Number

07/02/2001

Application Date

Maggie Ln Lot #18

Project Name/Description

Maggie Lane Development Llc

Applicant

Po Box 10127, Portland , ME 04104

Applicant's Mailing Address

Danny McCarthy

Consultant/Agent

Agent Ph: (207) 842-3149

Agent Fax: 2078921383

Applicant or Agent Daytime Telephone, Fax

50 - 50 Maggie Ln , Portland, Maine

Address of Proposed Site

292 A038001

Assessor's Reference: Chart-Block-Lot

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 NO REAR DECKS ARE SHOWN ON YOUR PLOT PLAN OR STRUCTURAL PLANS THAT MATCH. NO SUCH DECKS ARE BEING APPROVED. Separate permits shall be required for any decks, prior to the start of such construction.
- 4 NO DAYLIGHT BASEMENTS ARE BEING SHOWN. Any changes to grading shall first be reviewed and approved PRIOR to any new regrading.

Approval Conditions of Fire

- 1 Application requires State Fire Marshal approval. Sprinklers

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

2001-0170

Application I. D. Number

7/2/01

Application Date

Maggie Ln Lot #18

Project Name/Description

Maggie Lane Development Llc

Applicant

Po Box 10127, Portland , ME 04104

Applicant's Mailing Address

Danny McCarthy

Consultant/Agent

Agent Ph: (207)842-3149

Agent Fax: (207) 892-1383

Applicant or Agent Daytime Telephone, Fax

50 - 50 Maggie Ln , Portland, Maine

Address of Proposed Site

292 A038001

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) **26 X 36 Duplex**

1872 SqFt

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

☐ HistoricPreservation

☐ DEP Local Certification

☐ Zoning Conditional
Use (ZBA/PB)

☐ Zoning Variance

☐ Other _____

Fees Paid: Site Plan _____ Subdivision _____ Engineer Review _____ Date _____

Insp 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 Issue

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date

signature

☐ Defect Guarantee Submitted

submitted date

amount

expiration date

☐ Defect Guarantee Released

date

signature

MAGGIE LANE DEVELOPMENT LLC
P.O. BOX 10127
PORTLAND, ME 04104
TEL. (207) 773-4988
FAX (207) 773-6875

July 2, 2001

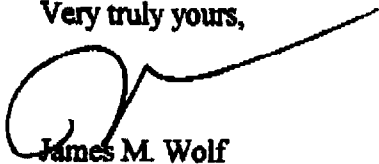
City of Portland
Building Inspections
389 Congress Street
Portland, ME 04101

RE: Lots 18 & 19, Maggie Lane Subdivision

Maggie Lane Development LLC, owner of Lots 18 & 19 in Maggie Lane Subdivision, hereby gives Custom Built Homes of Maine permission to apply for and obtain building permits and site plan review for the above referenced lot.

If you have any questions, please do not hesitate to contact me.

Very truly yours,



James M. Wolf
JMW/jmy



7/1/01

27 Main Street
Windham, Maine 04062
(207) 892-3149
1-877-892-3149
Fax: (207) 892-1383
E-mail: cbhm@ghi.net

Custom Built Homes of Maine proposes to build a 26'x36', 2 story duplex on lot # 18 Maggie Lane. Each unit will have 2 bedrooms and 1 bath. Completion date is approximately 120 days after start.

Applicant: DANNY McCarthy

Date: 7/26/01

Address: 50 Maggie Lane (lot #18)

C-B-L: 292-A-038

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-5 ~~res~~

Interior or corner lot -

Proposed Use/Work - construct 2 family 26' x 36' - No garage

Sewage Disposal - City

Lot Street Frontage - 50' req - 60' + shown

Front Yard - 20' req - 21' to front porch

Rear Yard - 20' req - 25' shown

Side Yard - 12' req - 18' : 23' sho

2 story
Projections - 2 rear bulk heads - front porch 4' x 10'

Width of Lot - 60' req - 78' scaled

Height - 35' MAX - 22.75' scaled

Lot Area - 6,000^{sq} min 6,030^{sq}

Lot Coverage/ Impervious Surface - 40% on

Area per Family - 3,000^{sq} at 6,000^{sq} min - shows 6,030^{sq}

Off-street Parking - 4 req - 4 shown

Loading Bays - N/A

Site Plan - minor # 2001-0170

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 7 - Zone X

NO DAYLIGHT BASEMENTS SHOWN

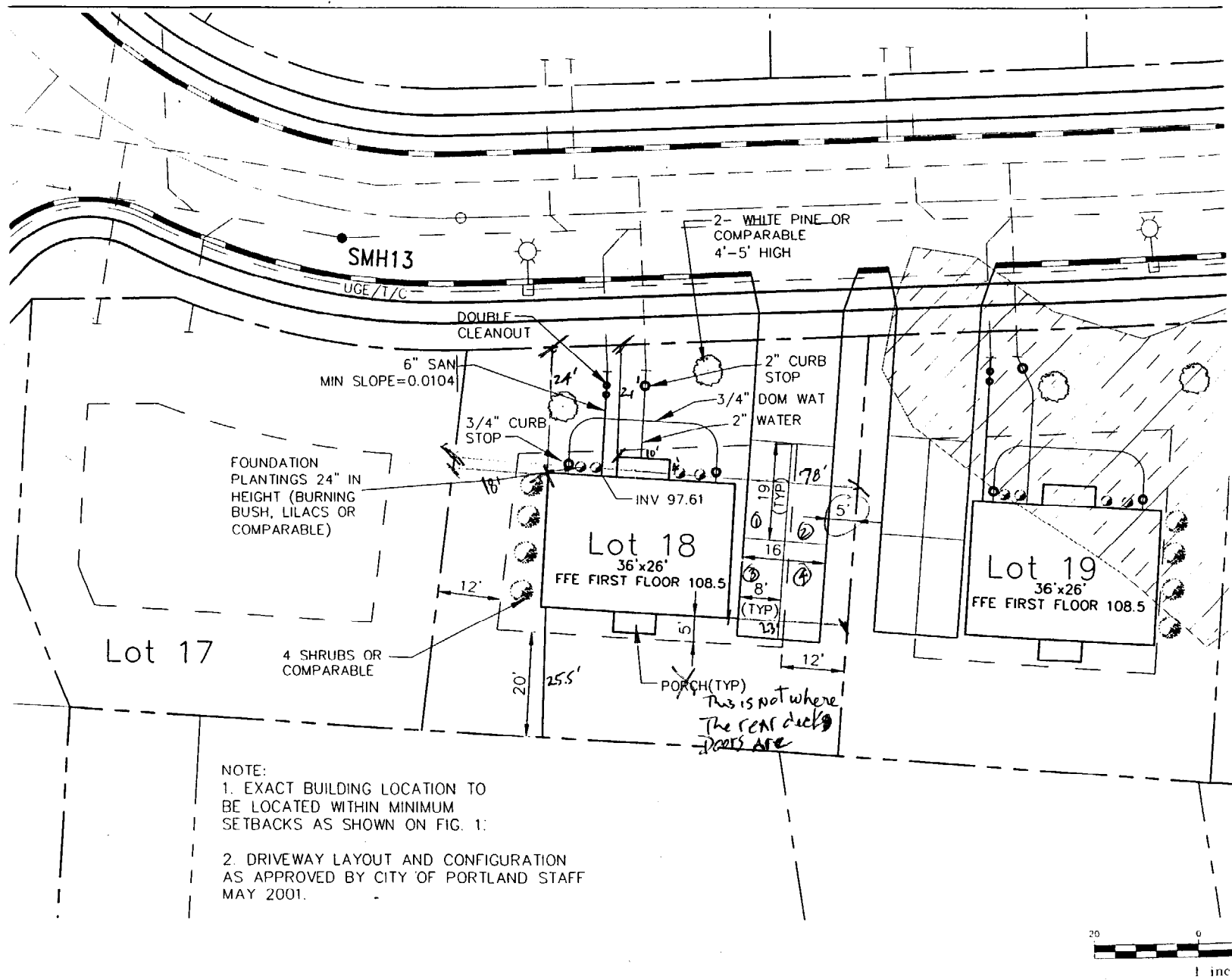
NO FEES
↓
none
Approved
with permit

2412^{sq} MAX

26 x 36 =
4 x 10

936^{sq}
40

976



Design	DER	Date	JUNE 2001
Draft	RAT	Job No.	165
Checked	AMP	Scale	1"=20'
File Name: 99103-ALL-LOT32.DWG			



Gorrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services

P.O. Box 1237
26 Main Street
Gray, ME 04038
207-657-6910
FAX 207-657-6912
E-Mail: gpc@maine.rr.com

Drawing Name	Layout & Utilities Lot 18
Project	MAGGIE LANE DEVELOPMENT

SMITH DUPLEX

6/28/01



RIGHT ELEVATION

Scale: NTS



P.V. Covered Entry

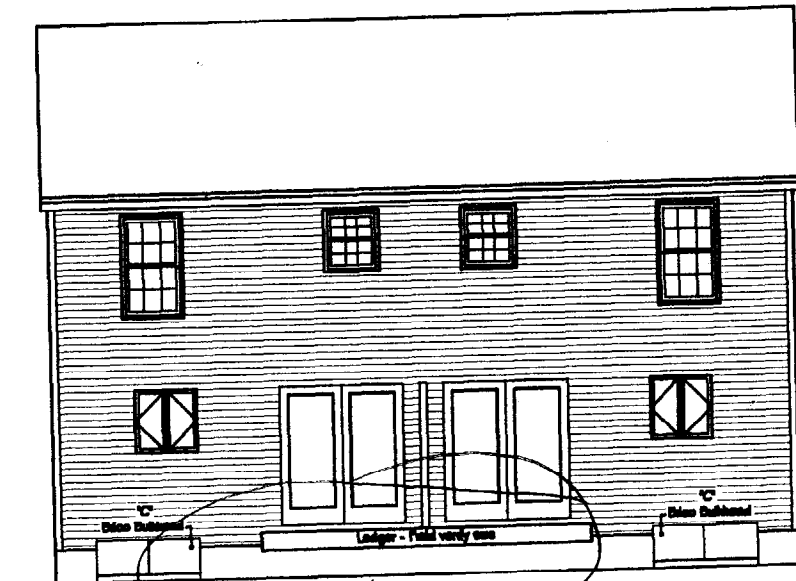
FRONT ELEVATION

Scale: NTS



LEFT ELEVATION

Scale: NTS



REAR ELEVATION

Scale: NTS

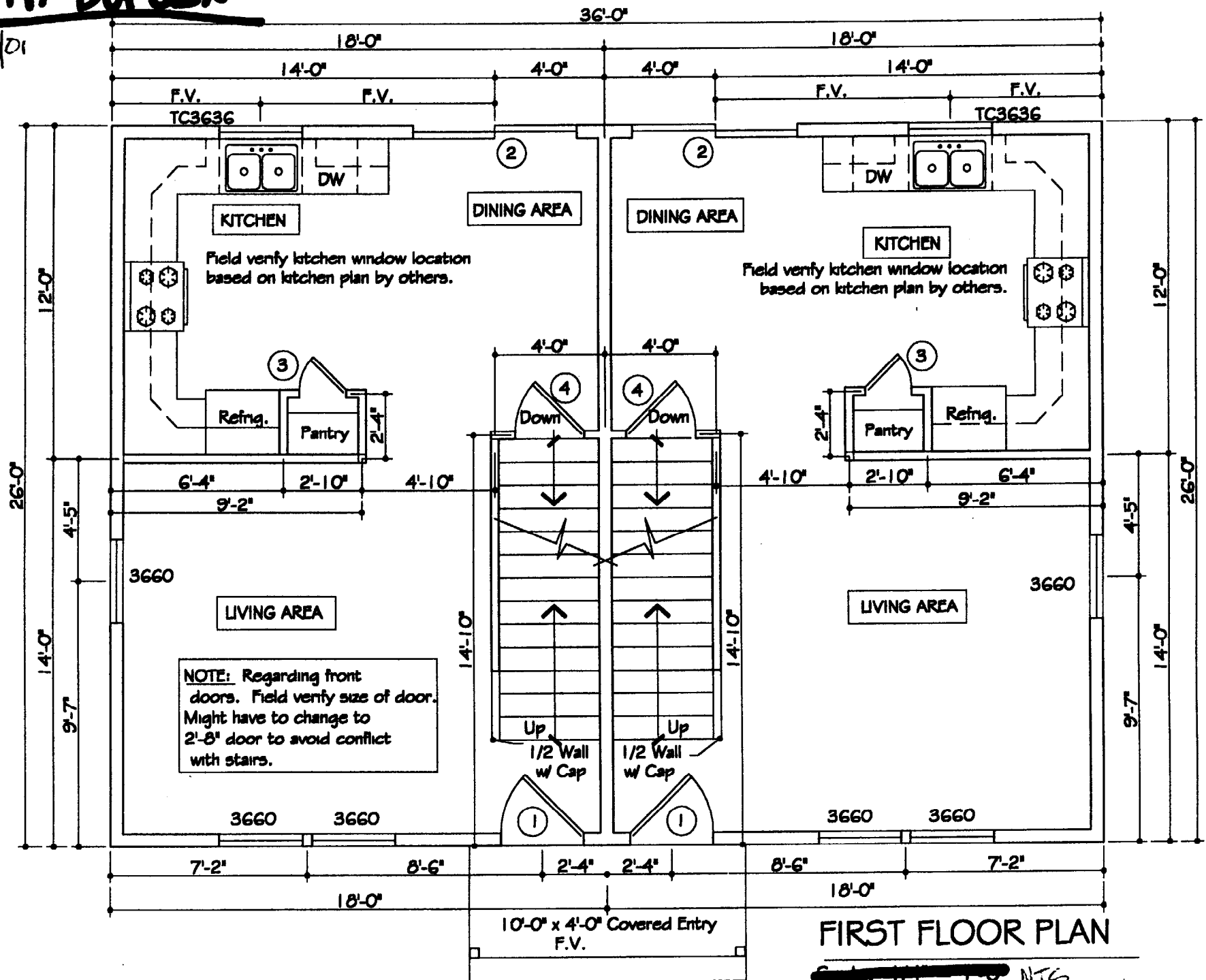
No Daylight
Basements
Shown

No Decks
Shown

5/July/01
Plans reviewed
on larger plans.
B

SMITH DUPLEX

6/28/01

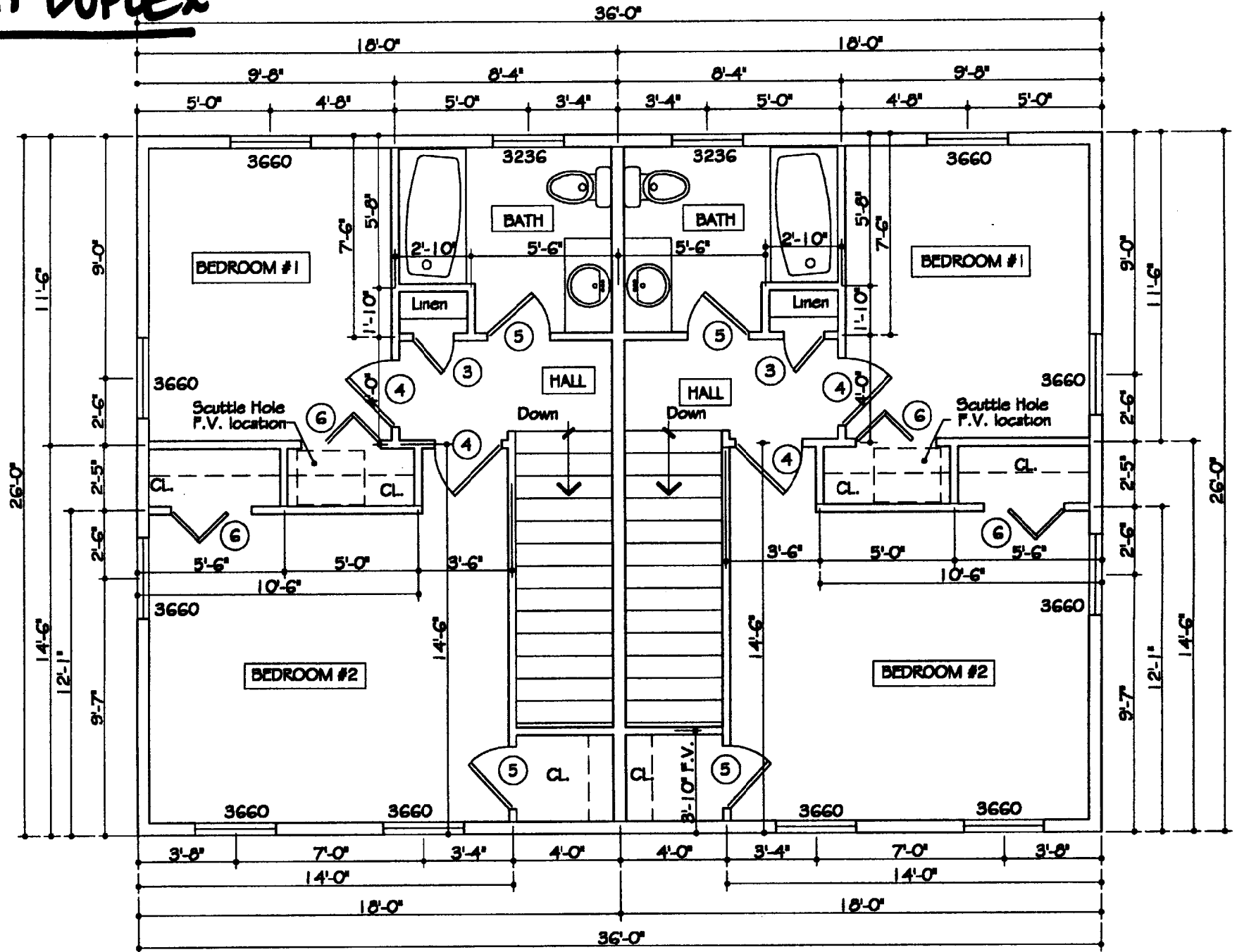


FIRST FLOOR PLAN

NTS

SMITH DUPLEX

6/28/01

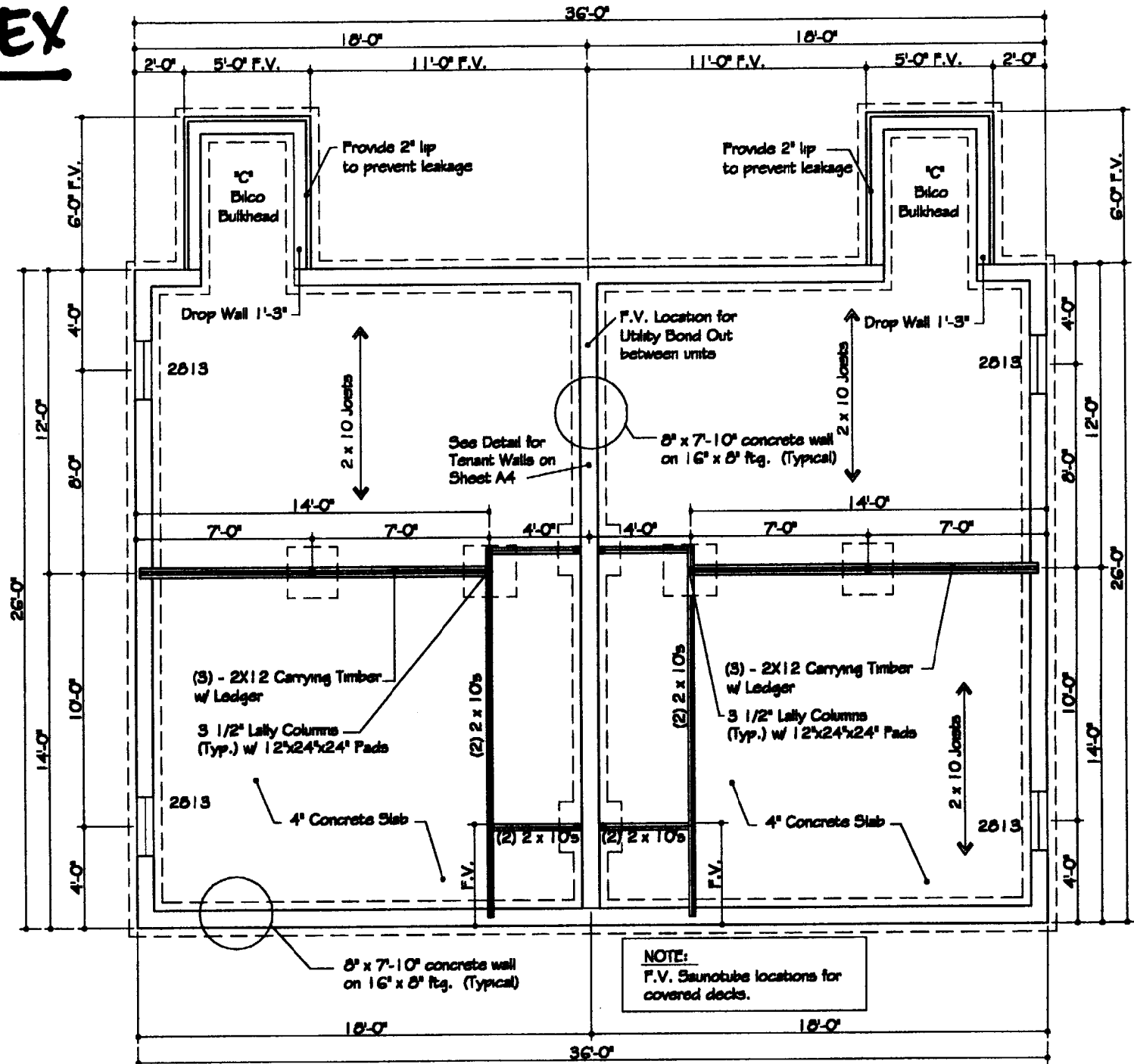


SECOND FLOOR PLAN

NTS

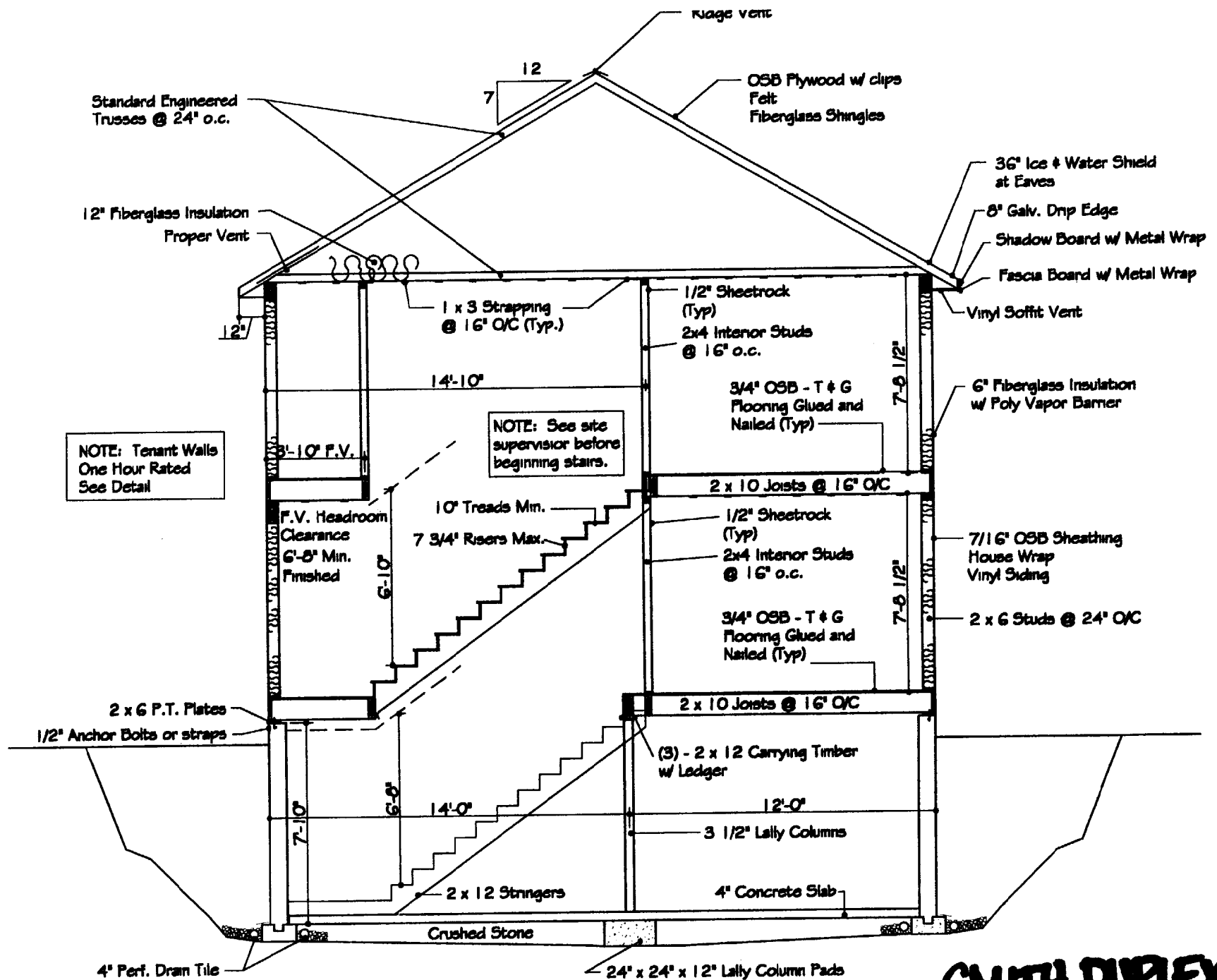
SMITH DUPLEX

6/28/01



FOUNDATION PLAN

~~Smith Duplex~~ NTS



CROSS SECTION

NTS

SMITH DUPLEX

6/28/01


SPACE AND BULK REQUIREMENTS - LOT 18

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: JUNE 2001
Draft: RAT	Job No.: 165
Checked: AMP	Scale: NONE
File Name: 99103-ALL-LOTS2.DWG	

 <i>Traffic and Civil Engineering Services</i>
PO Box 1237, 26 Main Street Gray, ME 04039 207-657-6910

Drawing Name: Space & Bulk Requirements Lot 18
Project: MAGGIE LANE, PORTLAND

Figure No.

1