



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 30 Maggie Ln lot #21

CBL 292 A041001

Issued to Chase Custom Homes And /Chase Custom Homes of Windham Date of Issue 04/10/2002

**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. 01-1178, 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

duplex

APPROVED OCCUPANCY

Use Group: R-3

Type: 5B

BOCA 1999

**Limiting Conditions:**

Temporary until June 30, 2002, for site work

This certificate supersedes  
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from  
owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

# City of Portland, Maine - Building or Use Permit Application

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

<b>PERMIT ISSUED</b>		Permit No: 01-1178	Issue Date: OCT 10 2001	CBL: 292 A041001
Location of Construction: 30 Maggie Ln lot #21	Owner Name: Chase Custom Homes And	Owner Address: One Percy Hawkes Rd		Phone:
Business Name: n/a	Contractor Name: Chase Custom Homes of Windham	Contractor Address: 1 Percy Hawks Road Windham		Phone: 2078922700
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Alterations - Duplex		Zone: R-5

Past Use: Vacant lot in subdivision	Proposed Use: 1344 Sq. Ft., 2 story duplex (28' x 48')	Permit Fee:	Cost of Work: \$239,400.00	CEO District: 1
Proposed Project Description: Build 28' x 48' Duplex  <i>cell: 415-0154</i> <i>Brent</i>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: <i>Sec. 310.5</i> Use Group: <i>R-3</i> Type: <i>5B</i> <b>PERMIT ISSUED WITH REQUIREMENTS</b> <i>10/10/01</i>	
		Signature: <i>[Signature]</i>		
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: Date:		

Permit Taken By: gg	Date Applied For: 09/18/2001	<b>Zoning Approval</b>		
<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>		<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>NA</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>panel 7 zone x</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i># 2001-0261</i> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> <i>OK with conditions</i> Date: <i>10/2/01</i>	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <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:
		<i>[Red Stamp: PERMIT ISSUED WITH REQUIREMENTS]</i>		

## 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

11-1501

Chadler let loads OK to Run  
Contractor to supply surveyor report  
for verification for placement  
Measured to see iron pin OK  
MM

1-9-02 Did framing + electrical + Plumbing w DC  
tests on OK Plumbing / Met w / electrician  
OK on electrical / Framing, Need braces on trusses,  
fix temp supports under <sup>(INTERIOR)</sup> stairs, fill penetration  
around sprinkler pipe 2nd Floor  
I contacted the office of Chase Custom Homes  
and told them items MM 1-10-02

4/3/02 OK for c/o except for need to  
grade up to front and back steps. AR

4/9/02 OK for c/o. AR





# CITY OF PORTLAND, MAINE

## Department of Building Inspections

4/10

20 02

Received from

Chase Custom/James O'Leary

Location of Work

30 Maggie Lane

Cost of Construction

\$

Permit Fee

\$ 130-

heating  
permit

Building (I1) \_\_\_ Plumbing (I5) \_\_\_ Electrical (I2) \_\_\_ Site Plan (U2) \_\_\_

Other \_\_\_

CBL:

292-A-041

After fact  
\$100

Check #:

1034

Total Collected \$

130

## THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy



CBL 292-A-41 STREET ADDRESS 30 Maggie Lane

30 Maggie Lane

[illegible]

INITIALS

[illegible]

## BUILDING PERMIT REPORT

DATE: 25 September 2001 ADDRESS: 30 Maggie Lane (Lot #21) CBL: 292-A-041REASON FOR PERMIT: To Construct a 2 Story duplex (28' x 48')BUILDING OWNER: Chase Custom HomesPERMIT APPLICANT: \_\_\_\_\_ / CONTRACTOR Chase Custom Homes of WandaUSE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: 239,400 PERMIT FEES: \$1,464.00

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 APPROVALThis 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 \*22 \*28 \*29 \*30 \*31 \*33 \*34 \*35 \*36 \*38 \*40 \*42 \*43 \*44 \*45 \*46 \*47 \*48 \*49 \*50 \*51 \*52 \*53 \*54 \*55 \*56 \*57 \*58 \*59 \*60 \*61 \*62 \*63 \*64 \*65 \*66 \*67 \*68 \*69 \*70 \*71 \*72 \*73 \*74 \*75 \*76 \*77 \*78 \*79 \*80 \*81 \*82 \*83 \*84 \*85 \*86 \*87 \*88 \*89 \*90 \*91 \*92 \*93 \*94 \*95 \*96 \*97 \*98 \*99 \*100

- \*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 1/4" 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 (508mm), 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)



- \*20. 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).
- \*28. 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.
- \*30. 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)
- \*32. Please read and implement the attached Land Use Zoning report requirements. *all conditions and requirements on the attach side plan Development review sheets shall be met*
- \*33. 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. *by me*
- \*34. Bridging shall comply with Section 2305.16.
- \*35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- \*36. All flashing shall comply with Section 1406.3.10.
- \*37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
- \*38. *This permit was issued under Section 710.0 and shall require automatic sprinkler sys.*

*[Signature]*  
P. J. McLaughlin, Building Inspector

cc: Lt. McDougall, PFD

Marge Schmuckal, Zoning Administrator

Michael Nugent, Inspection Service Manager

PSH 10/L00

\*\*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



MINOR 200 10261 / 01 V178

# All Purpose Building Permit Application

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

Location/Address of Construction: LOT 21, MAGGIE LANE SUBDIVISION		
Total Square Footage of Proposed Structure 1,374 S.F.	Square Footage of Lot 11, 347 S.F.	
Tax Assessor's Chart, Block & Lot Chart# 292 Block# A Lot# 41	Owner: Chase Custom Homes & Finance	Telephone: (207) 892-2700
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: C.C.H. & F., Inc. 1 Percy Hawkes Road Windham, ME 04062	Cost Of Work: \$ 239,400.00  Fee: \$
<p>Current use: <u>Vacant lot in subdivision</u></p> <p>If the location is currently vacant, what was prior use: _____</p> <p>Approximately how long has it been vacant: _____</p> <p>Proposed use: <u>Duplex-Residential</u></p> <p>Project description:</p>		
<p>Contractor's name, address &amp; telephone:</p> <p>Who should we contact when the permit is ready: <u>Jim Fisher</u></p> <p>Mailing address: <u>Northeast Civil Solutions, Inc.</u> <u>153 U.S. Route 1</u> <u>Scaborough, ME 04074</u></p> <p style="text-align: right;">Phone: <u>883-1000</u></p>		

**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:	Date: <u>9.18.01</u>
-------------------------	----------------------

**This is not a permit, you may not commence ANY work until the permit is issued**

TO: Inspections

FROM: Jay Reynolds, Development Review Coordinator

DATE: April 5, 2002

RE: C. of O. for # 28-30 Maggie Lane  
Lead CBL (292-A-041) ID# (2001-0261)

---

After visiting # 28-30 Maggie Lane, I have the following comments:

1. Final Grading Incomplete.
2. Loam and Seed Incomplete.
3. Landscaping incomplete.
4. CMP Transformer needs to be backfilled.
5. Rip-Rap area around field inlet needs to be redone.

Due to the time of year, it is not possible to complete these items. I would estimate that these items could be completed by **June 30, 2002**. Once these items are addressed and re-inspected, then a permanent Certificate of Occupancy can be issued.

**At this time, I recommend issuing a temporary Certificate of Occupancy.**

Please contact me if you have any questions or comments.  
Thank You.

Cc: Sarah Hopkins, Development Review Services Manager  
Mike Nugent, Inspection Services Manager  
file

File: O:\drc\maggielot21b.doc

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

2001-0261

Application I. D. Number

9/21/01

Application Date

Maggie Lane Lot # 21

Project Name/Description

Chase Custom Homes And

Applicant

One Percy Hawkes Rd , Windham , ME 04062

Applicant's Mailing Address

Northeast Civil Solutions, Inc.

Consultant/Agent

Applicant Ph: (207) 882-2700 Agent Fax: (207) 883-1001

Applicant or Agent Daytime Telephone, Fax

30 - 30 Maggie Ln , Portland, Maine

Address of Proposed Site

292 A041001

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) Duplex

1,374 sq. ft.

Proposed Building square Feet or # of Units

11,347 sq. ft.

Acreage of Site

R-5

Zoning

**Check Review Required:**

- |                                                                |                                                         |                                                |                                                  |
|----------------------------------------------------------------|---------------------------------------------------------|------------------------------------------------|--------------------------------------------------|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># 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<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                |                                                | <input type="checkbox"/> Other _____             |

Fees Paid: Site Plan \$400.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date 9/21/01

**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

- |                                                             |                |                                                    |                 |
|-------------------------------------------------------------|----------------|----------------------------------------------------|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted     | _____          | _____                                              | _____           |
|                                                             | date           | amount                                             | expiration date |
| <input type="checkbox"/> Inspection Fee Paid                | _____          | _____                                              |                 |
|                                                             | date           | amount                                             |                 |
| <input type="checkbox"/> Building Permit Issue              | _____          |                                                    |                 |
|                                                             | 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           |                                                    | expiration 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                                          |                 |



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

2001-0261

Application I. D. Number

09/21/2001

Application Date

Maggie Lane Lot # 21

Project Name/Description

Chase Custom Homes And

Applicant

One Percy Hawkes Rd , Windham , ME 04062

Applicant's Mailing Address

Northeast Civil Solutions, Inc.

Consultant/Agent

Applicant Ph: (207) 892-2700 Agent Fax: (207) 883-1001

Applicant or Agent Daytime Telephone, Fax

30 - 30 Maggie Ln , Portland, Maine

Address of Proposed Site

282 A041001

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) Duplex

1,374 sq. ft.

11,347 sq. ft.

R-5

Proposed Building square Feet or # of Units

Acresage of Site

Zoning

**Check Review Required:**

- |                                                                |                                                         |                                                |                                                  |
|----------------------------------------------------------------|---------------------------------------------------------|------------------------------------------------|--------------------------------------------------|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># 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<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                | <input type="checkbox"/> Other _____           |                                                  |

Fees Paid: Site Plan \$400.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date: 09/21/2001

**Insp Approval Status:**

Reviewer Marge Schmuckal

☐ Approved

☒ Approved w/Conditions  
See Attached

☐ Denied

Approval Date 10/02/2001

Approval Expiration 10/02/2002

Extension to \_\_\_\_\_

☒ Additional Sheets  
Attached

☒ Condition Compliance

Marge Schmuckal  
signature

10/02/2001  
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**

**Chase Custom Homes And**  
Applicant  
**One Percy Hawkes Rd , Windham , ME 04062**  
Applicant's Mailing Address  
**Northeast Civil Solutions, Inc.**  
Consultant/Agent  
**Applicant Ph: (207) 892-2700      Agent Fax: 2078831001**  
Applicant or Agent Daytime Telephone, Fax

**2001-0261**  
Application I. D. Number  
**09/21/2001**  
Application Date  
**Maggie Lane Lot # 21**  
Project Name/Description  
**30 - 30 Maggie Ln , Portland, Maine**  
Address of Proposed Site  
**292 A041001**  
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. Currently only an 8' x 12' left side deck is shown.
- 3 A daylight basement is not being shown and is therefore not being approved.
- 4 Your driveway pavement is required to be extended two (2) feet in order to accommodate 4 parking spaces that are 9' x 19'. That would mean the length of the parking area shall be 38' not 36'.

**Approval Conditions of Fire**

- 1 Applicant must show hydrant within 500' path of travel.
- 2

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

2001-0261

Application I. D. Number

09/21/2001

Application Date

Maggie Lane Lot # 21

Project Name/Description

Chase Custom Homes And

Applicant

One Percy Hawkes Rd , Windham , ME 04062

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Northeast Civil Solutions, Inc.

Consultant/Agent

Applicant Ph: (207) 892-2700 Agent Fax: (207) 883-1001

Applicant or Agent Daytime Telephone, Fax

~~30-30~~ Maggie Ln , Portland, Maine

Address of Proposed Site

292 A041001

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) Duplex

1,374 sq. ft.

11,347 sq. ft.

R-5

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

**Check Review Required:**

- |                                                                |                                                         |                                                |                                                  |
|----------------------------------------------------------------|---------------------------------------------------------|------------------------------------------------|--------------------------------------------------|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># 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<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                | <input type="checkbox"/> Other _____           |                                                  |

Fees Paid: Site Plan \$400.00 Subdivision \_\_\_\_\_ Engineer Review \$300.00 Date 10/09/2001

**DRC Approval Status:**

Reviewer Jay Reynolds

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

Approval Date 10/05/2001

Approval Expiration 10/05/2002

Extension to \_\_\_\_\_

☒ Additional Sheets Attached

☒ Condition Compliance

Jay Reynolds

10/05/2001

signature

date

**Performance Guarantee**

☒ Required\*

☐ Not Required

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

- |                                                                    |                         |                                                    |                               |
|--------------------------------------------------------------------|-------------------------|----------------------------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Performance Guarantee Accepted | 10/09/2001<br>date      | \$2,550.00<br>amount                               | 08/04/2001<br>expiration date |
| <input type="checkbox"/> Inspection Fee Paid                       | _____<br>date           | _____<br>amount                                    |                               |
| <input type="checkbox"/> Building Permit Issue                     | _____<br>date           |                                                    |                               |
| <input type="checkbox"/> Performance Guarantee Reduced             | _____<br>date           | remaining balance                                  | signature                     |
| <input type="checkbox"/> Temporary Certificate of Occupancy        | _____<br>date           | <input type="checkbox"/> Conditions (See Attached) | expiration date               |
| <input type="checkbox"/> Final Inspection                          | _____<br>date           | signature                                          |                               |
| <input type="checkbox"/> Certificate Of Occupancy                  | _____<br>date           |                                                    |                               |
| <input type="checkbox"/> Performance Guarantee Released            | _____<br>date           | signature                                          |                               |
| <input type="checkbox"/> Defect Guarantee Submitted                | _____<br>submitted date | amount                                             | expiration date               |
| <input type="checkbox"/> Defect Guarantee Released                 | _____<br>date           | signature                                          |                               |



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

**2001-0261**

Application I. D. Number

**09/21/2001**

Application Date

**Maggie Lane Lot # 21**

Project Name/Description

**Chase Custom Homes And**

Applicant

**One Percy Hawkes Rd , Windham , ME 04062**

Applicant's Mailing Address

**Northeast Civil Solutions, Inc.**

Consultant/Agent

**Applicant Ph: (207) 892-2700      Agent Fax: 2078831001**

Applicant or Agent Daytime Telephone, Fax

**30 - 30 Maggie Ln , Portland, Maine**

Address of Proposed Site

**292 A041001**

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. Currently only an 8' x 12' left side deck is shown.
- 3 A daylight basement is not being shown and is therefore not being approved.
- 4 Your driveway pavement is required to be extended two (2) feet in order to accommodate 4 parking spaces that are 9' x 19'. That would mean the length of the parking area shall be 38' not 36'.

**Approval Conditions of DRC**

- 1 2 Foundation plantings per unit is required.
- 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 PER UNIT must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 4 Your new street address is now 28-30 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 (874-8632) 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 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.
- 7 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.
- 8 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.
- 9 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.
- 10 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

**Approval Conditions of Fire**

- 1 Applicant must show hydrant within 500' path of travel.

2

## GENERAL RECEIPT

## CITY OF PORTLAND, MAINE

DEPARTMENT Inspections DATE 9/19/01  
 RECEIVED FROM Case Custom Homes  
 ADDRESS LOT # 21 Maggie Lane

IT	ITEM	REVENUE CODE	DOLLAR AMOUNT
	Site Plan		400.00
	Check # 8783		
	CBL: 292 A 04/		
ASH <input checked="" type="checkbox"/> CHECK <input type="checkbox"/> OTHER	TOTAL		400.00

VED BY [Signature]

## GENERAL RECEIPT

## CITY OF PORTLAND, MAINE

DEPARTMENT Inspections DATE 9/19/01  
 RECEIVED FROM Case Custom Homes  
 ADDRESS LOT # 21 Maggie Lane

UNIT	ITEM	REVENUE CODE	DOLLAR AMOUNT
	Building fee		
	estimated fee		
	239,400.00		1444.00
	Check # 8783		
	CBL 292 A 04/		
<input type="checkbox"/> CASH <input checked="" type="checkbox"/> CHECK <input type="checkbox"/> OTHER	TOTAL		1444.00

RECEIVED BY [Signature]



SURVEYING ENGINEERING LAND PLANNING  
**Northeast Civil Solutions**  
INCORPORATED

September 19, 2001

153 U.S. Route 1  
Scarborough  
Maine 04074

City of Portland, ME  
389 Congress St.  
Portland, ME 04101  
Attn: Planning Department

RE: Lot 21, Maggie Lane Subdivision

tel  
207.883.1000  
800.882.2227

To Whom It May Concern:

Enclosed please find the Minor Site Review and Building Permit Application for Lot 21, Maggie Lane, shown on Portland's assessing map 292, block A, parcel 41.

fax  
207.883.1001

We are proposing a 1344 S.F., 2 story duplex (28' X 48') on Lot 21, Maggie Lane. This lot is 11,347 S.F. We are also proposing an 18' X 36' paved parking area to accommodate 4 vehicles.

We feel this application is complete and conforms to the zoning ordinances of the City of Portland.

Please call me at (207) 883-1000 with any questions regarding this project.

Thank you in advance for your expedient approval of this project.

Sincerely,

Dick Hamilton  
Project Manager

Enclosures

DH/nmw



**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

**NOTE\*\*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.**

Chase Custom Homes & Finance, Inc.  
Applicant

9/18/01

Application Date

One Percy Hawkes Road, Windham, ME 04062  
Applicant's Mailing Address

Lot 21, Maggie Lane  
Project Name/Description

Northeast Civil Solutions, Inc.

Lot 21, Maggie Lane

Consultant/Agent

883-1000

Address Of Proposed Site

883-1001 FAX

292-A-41

Applicant/Agent Daytime telephone and 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 ☐ Parking Lot ☐ Other(Specify) \_\_\_\_\_

1,374 SF/ 2 Units

11,347 SF

R5

Proposed Building Square Footage and /or # of Units

Acreage of Site

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) 9 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: 	Date: <u>9/18/01</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.


# 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: LOT 21, MAGGIE LANE SUBDIVISION		
Total Square Footage of Proposed Structure 1,374 S.F.	Square Footage of Lot 11,347 S.F.	
Tax Assessor's Chart, Block & Lot Chart# 292 Block# A Lot# 41	Owner: Chase Custom Homes & Finance	Telephone: (207) 892-2700
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: C.C.H. & F., Inc. 1 Percy Hawkes Road Windham, ME 04062	Cost Of Work: \$ 239,400.00 Fee: \$
Current use: <u>Vacant lot in subdivision</u> If the location is currently vacant, what was prior use: _____ Approximately how long has it been vacant: _____ Proposed use: <u>Duplex-Residential</u> Project description:		
Contractor's name, address & telephone: Who should we contact when the permit is ready: <u>Jim Fisher</u> Mailing address: Northeast Civil Solutions, Inc. 153 U.S. Route 1 Scaborough, ME 04074 Phone: 883-1000		

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 APROVE 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: 	Date: 9.18.01
-------------------------------------------------------------------------------------------------------------	---------------

This is not a permit, you may not commence ANY work until the permit is issued

# LEGEND

	EXISTING	PROPOSED
EDGE OF PAVEMENT	---	---
CONTOUR	---	---
SPOT GRADE		X 174.2'
SANITARY	— S —	— S —
WATER	— W —	— W —
STORM DRAIN	— SD —	— SD —
SILT FENCE		— SF —

# NOTES

- BOUNDARY LINES BASED UPON PLAN REFERENCED IN NOTE 3.A BELOW.
- DATUM:  
HORIZONTAL— BASED UPON PLAN REFERENCED IN NOTE 3.A BELOW.  
VERTICAL— BASED UPON PLAN REFERENCED IN NOTE 3.A BELOW.
- PLAN REFERENCES:  
A. PLAN ENTITLED "MAGGIE LANE SUBDIVISION FOREST AVENUE, PORTLAND, MAINE," DATED 02/02/99 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 250 PAGE 460.
- CONTRACTOR SHALL INSTALL AND MAINTAIN SILT FENCE IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR BEST MANAGEMENT PRACTICE.
- ALL UTILITIES SHALL BE CONNECTED TO EXISTING STUBS AS SHOWN.
- THE CURB AND SIDEWALK WERE NOT CONSTRUCTED AT THE TIME OF THIS SURVEY. GRADES WILL CHANGE IN THIS AREA.
- FOUNDATION SHRUBS SHALL BE OF ACCEPTABLE QUALITY TO THE CITY OF PORTLAND'S ARBORIST.

## SITE PLAN OF LAND IN PORTLAND MAINE

DATE: SEPTEMBER 17, 2001  
REVISED: OCTOBER 5, 2001

SCALE: 1" = 20'

PREPARED FOR: CHASE CUSTOM HOMES & FINANCE INC.  
ONE PERCY HAWKES ROAD  
WINDHAM, MAINE 04062

JOB NUMBER: 22324

ACAD FILE: 22324



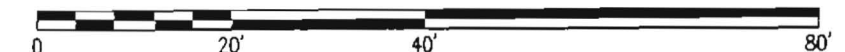
SURVEYING ENGINEERING LAND PLANNING  
**Northeast Civil Solutions**  
INCORPORATED

153 US ROUTE 1, SCARBOROUGH, MAINE 04074

tel  
207.883.1000  
800.882.2227

fax  
207.883.1001

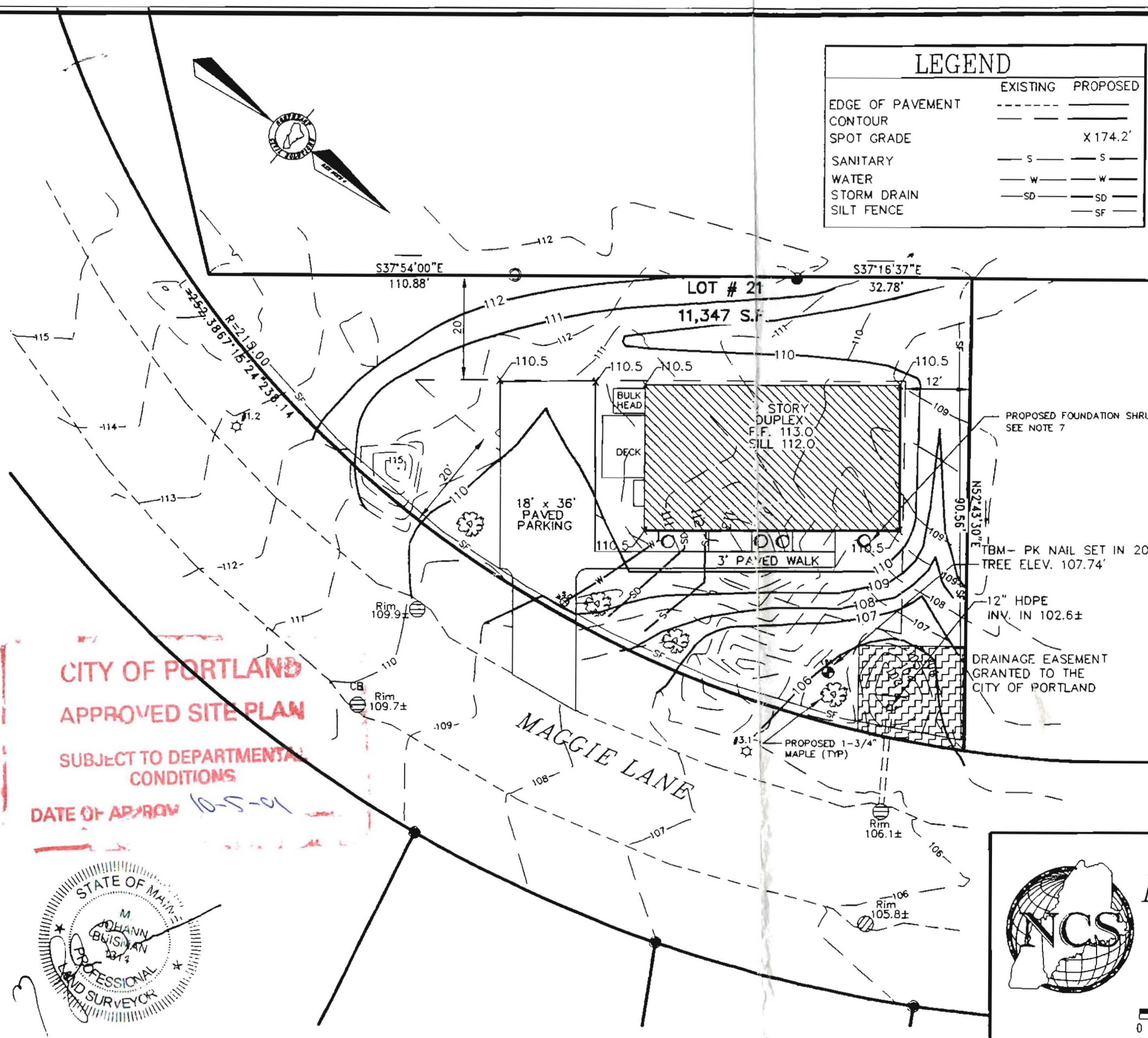
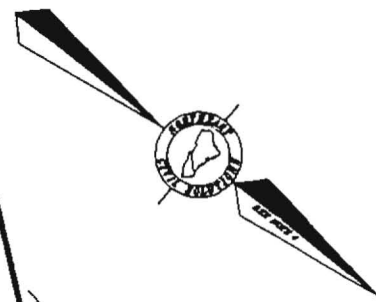
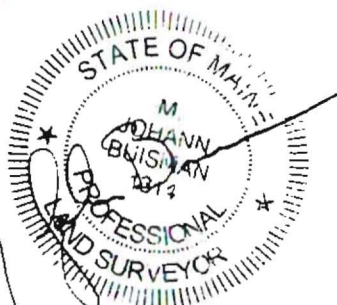
e-mail  
ncs@maine.rr.com



CITY OF PORTLAND  
APPROVED SITE PLAN

SUBJECT TO DEPARTMENTAL  
CONDITIONS

DATE OF APPROVAL 10-5-01



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

Valuation: \$239,400.00 Plan Review #                     

Fee: \$1,464.00 Date: 25 September 2001

Building Location: 30 Maggie Lane (lot #21) CBL: 292-A-041

Building Description: To Construct a 2 story duplex dwelling (24x48')

Reviewed By: *B. Samuel H. H. H.*

Use or Occupancy: R-3 (section 10.3) Type of Construction: 53

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 Foundation you shall call this office for setback and form inspection.	111.0
3.	Foundation drains shall comply with section 1813.5.2	1813.5.2
4.	Foundation anchors shall comply with section 2305.1.2	2305.1.2
5.	All Chimneys and vents shall comply with section NFPA 211	NFPA 211
6.	Sound Transmission shall comply with section 1214.0	1214.0
7.	Stairway & stair construction shall comply with section 1014.0	1014.0
8.	Guardrails & handrails shall comply with sections 1021.0 & 1022.0	1021.0 1022.0
9.	Sleeping room egress or rescue window shall comply with section 1010.4	1010.4
10.	Smoke detectors shall comply with section 920.3.2	920.3.2
11.	Ventilation and access of crawl & attic spaces shall comply with section 1210.0 & 1211.0	1210.0 1211.0
12.	All Fastening shall comply with table 2305.2	2305.2

REV: FSH 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.  
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)  
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")
- ~~SL~~ Bridging (2305.16)
- ~~SL~~ Boring and notching (2305.5.1)
- ~~SL~~ Cutting and notching (2305.3)
- ~~SL~~ 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
- ~~X~~ Concrete floors (1905) 3 1/2" 6 mil polyethylene vapor retarder
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

### Wall Construction (Chapter 2300)

- ~~1~~ Design (1609) wind loads
- ~~1~~ Load requirements
- ~~X~~ Grade
- ~~SL~~ Fastening schedule (Table 2305.2)
- ~~X~~ Wall framing (2305.4.1)
- ~~X~~ Double top plate (2305.4.2)
- ~~1~~ Bottom plates: (2305.4.3)
- ~~SL~~ Notching and boring: (2305.4.4) studs
- ~~X~~ Non load bearing walls (2305.5)
- ~~SL~~ Notching and boring (2305.5.1)
- ~~X~~ Wind bracing (2305.7)
- ~~X~~ Wall bracing required (2305.8.1)
- ~~1~~ Stud walls (2305.8.3)
- ~~X~~ Sheathing installation (2305.8.4)
- ~~X~~ Minimum thickness of wall sheathing (Table 2305.13)
- ~~NA~~ Metal construction
- ~~X~~ 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)

- NA 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)

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

### Chimneys and Fireplaces BOCA Mechanical/1993

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

### Mechanical 1993 BOCA Mechanical Code

- SA  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

*Venting*

### 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>NA</u>
Decks	<u>42 PSF</u>	<u>X</u>
Guardrails & Handrails	<u>200 Live Load</u>	<u>NA</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)

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

## Smoke Detectors (920.3.2)

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

## Dwelling Unit Separation Table 602

Sec. 310.5

Applicant: Chase Custom Homes

Date:

10/2/01

Address: 30 Maggie LN - 6th #2/ C-B-L: 292-A-041

### CHECK-LIST AGAINST ZONING ORDINANCE

Date - NW

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - Construct 28' x 48' Duplex - No garage.  
Deck on left side  
8' x 12'

Sevage Disposal - City

Lot Street Frontage - 50' req - 100' + shown

Front Yard - 20' req - 25' shown

Rear Yard - 20' req - 21' shown

Side Yard - 12' req - 13' & 45' shown  
2 story

Projections - 8' x 12' Deck - Bulkhead

Width of Lot - 60' required - 100' +

Height - 35' MAX - 25' all the way to the ridge -

Lot Area - 6,000 sq ft min 11,347 sq ft shown

Lot Coverage/ Impervious Surface - 40% = 4538.8 sq ft MAX

Area per Family - 3,000 sq ft/unit or 6,000 sq ft

→ Off-street Parking - 4 required - Needs to extend by 2' to 38'

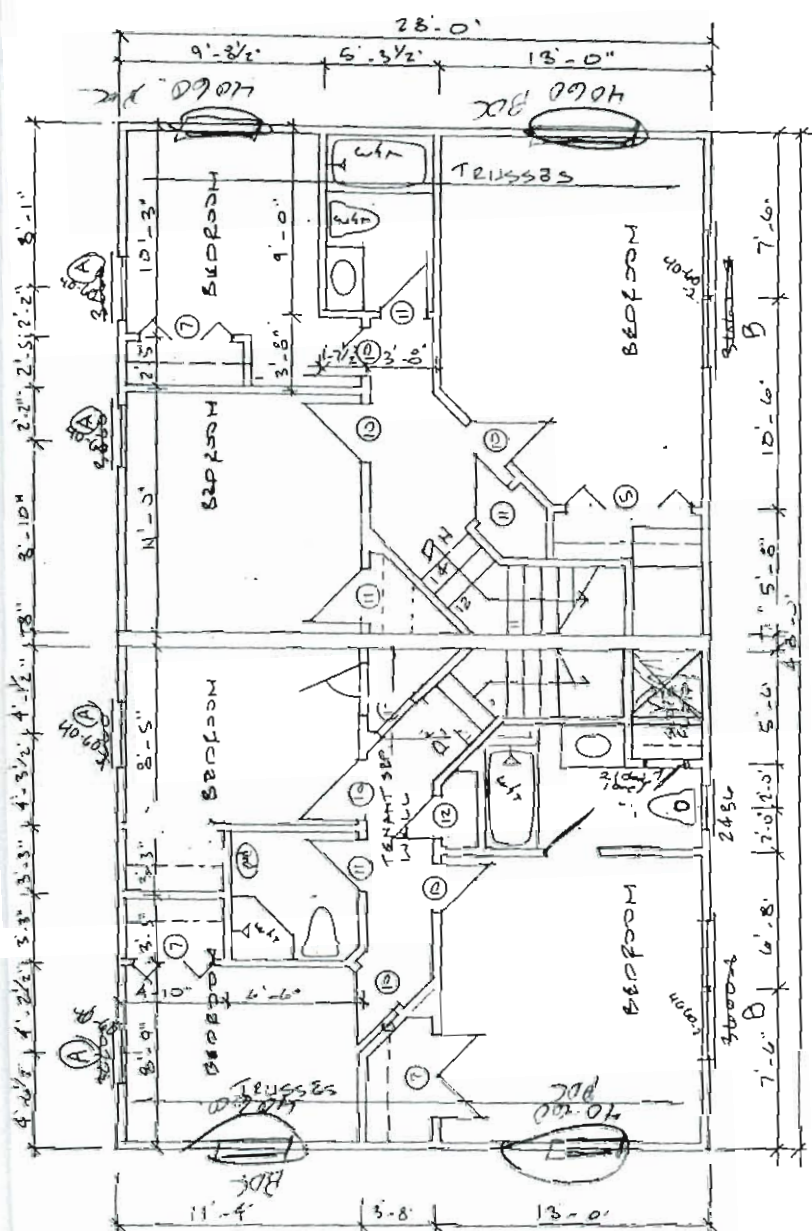
Loading Bays - N/A

Site Plan - minor #2001-0261

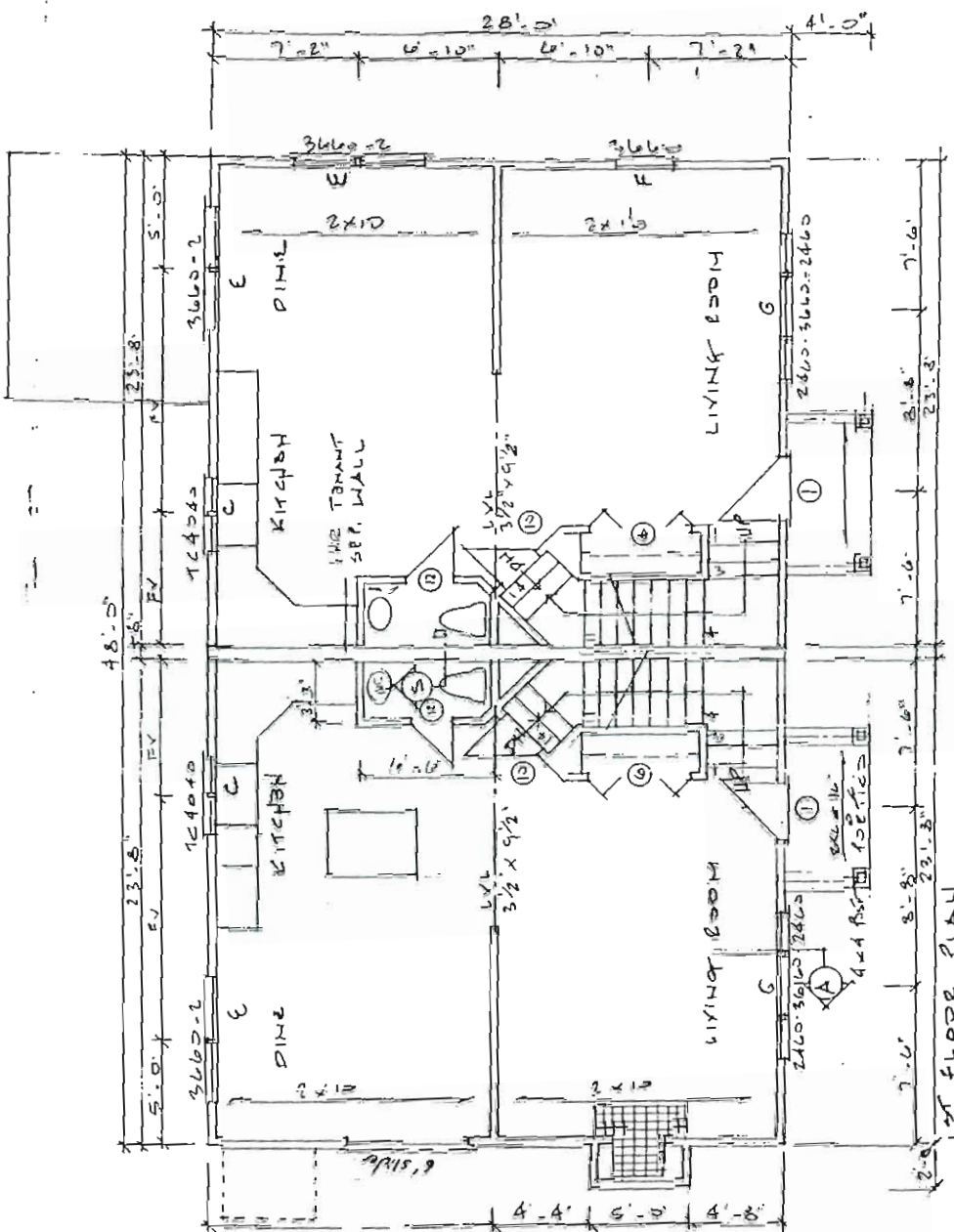
Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 7 - Zone X

8' x 12' = 96 sq ft  
28' x 48' = 1344 sq ft  
1440 sq ft



END FOR PUGH



✓ flood plain

[illegible]

FOUNDAION SPECIFICATIONS  
 SECTION 11.00 - FOUNDATION  
 11.01 - CONCRETE  
 11.02 - REINFORCING STEEL  
 11.03 - FORMWORK  
 11.04 - BRICKWORK  
 11.05 - MASONRY  
 11.06 - BLOCKWORK  
 11.07 - STONEWORK  
 11.08 - PLASTER  
 11.09 - PAINT  
 11.10 - ROOFING  
 11.11 - FLOORING  
 11.12 - WALLS  
 11.13 - CEILING  
 11.14 - DOORS  
 11.15 - WINDOWS  
 11.16 - STAIRS  
 11.17 - ELEVATORS  
 11.18 - MECHANICAL  
 11.19 - ELECTRICAL  
 11.20 - PLUMBING  
 11.21 - HEATING  
 11.22 - COOLING  
 11.23 - VENTILATION  
 11.24 - INSULATION  
 11.25 - GLASS  
 11.26 - METAL  
 11.27 - WOOD  
 11.28 - CERAMIC  
 11.29 - FABRIC  
 11.30 - LEATHER  
 11.31 - PAPER  
 11.32 - GLUE  
 11.33 - NAILS  
 11.34 - SCREWS  
 11.35 - BOLTS  
 11.36 - WELDS  
 11.37 - BRACKETS  
 11.38 - CLIPS  
 11.39 - PINS  
 11.40 - RIVETS  
 11.41 - SPLICERS  
 11.42 - JOINTS  
 11.43 - SEAMS  
 11.44 - EDGES  
 11.45 - CORNERS  
 11.46 - MOUNTS  
 11.47 - HOLDERS  
 11.48 - SUPPORTS  
 11.49 - BRACES  
 11.50 - REINFORCEMENT

DOOR SCHEDULE	
1	3'0" X 6'8" EXTERIOR
2	6'0" X 6'8" EXTERIOR
3	3'0" X 6'8" FIRE LATCH
4	3'0" X 6'8" EXTERIOR
5	6'0" X 6'8" INTERIOR
6	6'0" X 6'8" EXTERIOR
7	4'0" X 6'8" INTERIOR
8	3'0" X 6'8" INTERIOR
9	3'0" X 6'8" INTERIOR
10	3'0" X 6'8" INTERIOR
11	3'0" X 6'8" INTERIOR
12	3'0" X 6'8" INTERIOR
13	1'6" X 6'8" INTERIOR
14	1'0" X 6'8" INTERIOR
15	1'0" X 6'8" INTERIOR
16	
17	
18	

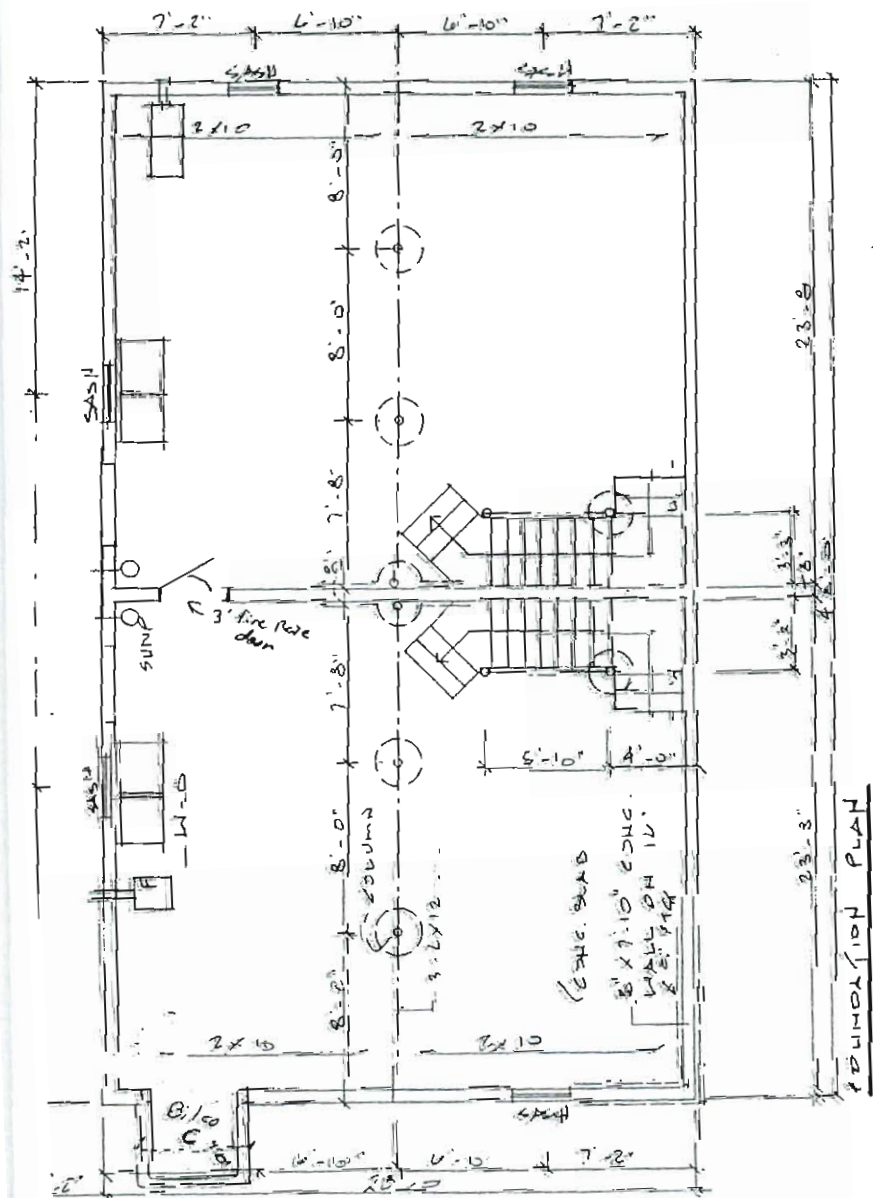
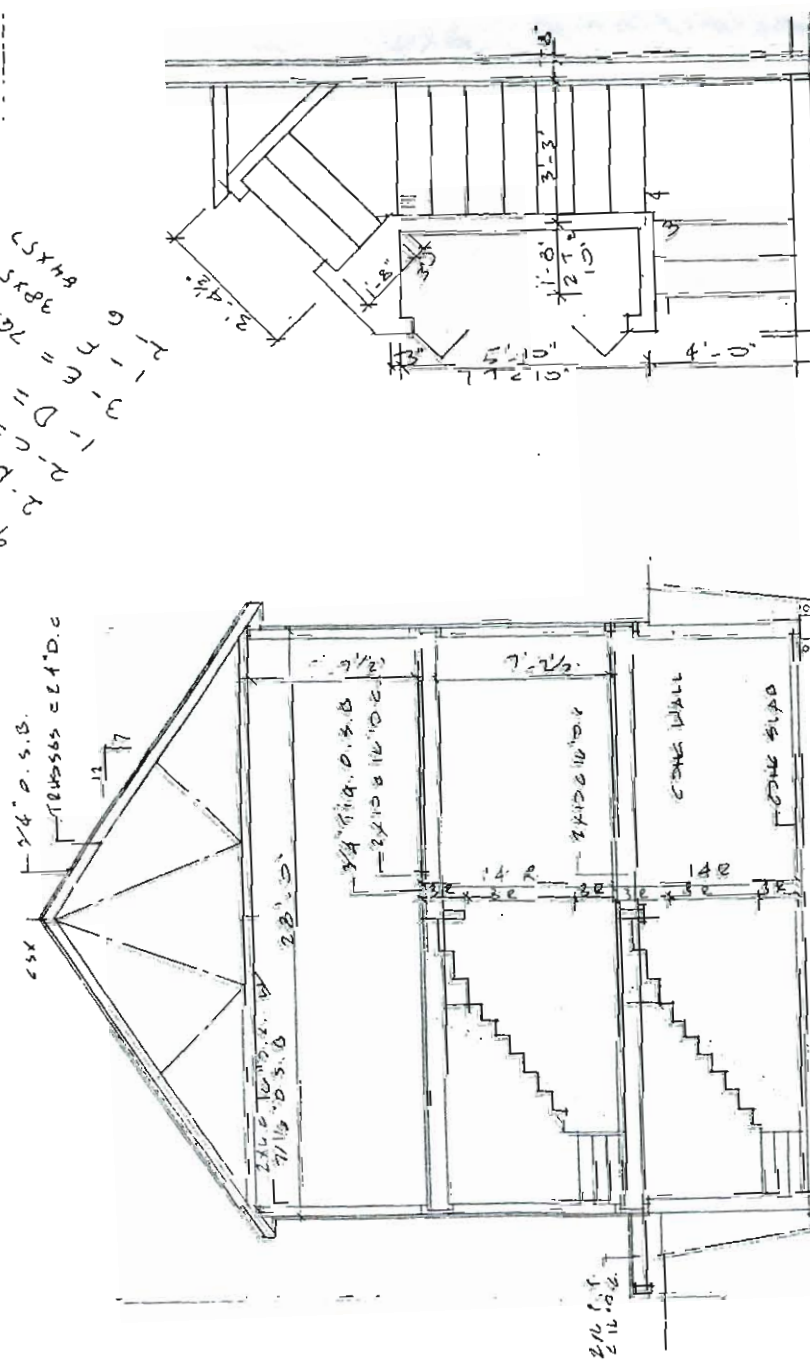


PLATE 107

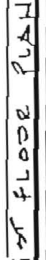
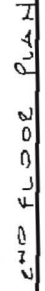
$2 \times 4 = 8$   
 $2 \times 3 = 6$   
 $2 \times 2 = 4$   
 $2 \times 1 = 2$   
 $2 \times 0 = 0$   
 $2 \times -1 = -2$   
 $2 \times -2 = -4$   
 $2 \times -3 = -6$   
 $2 \times -4 = -8$



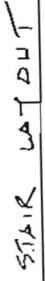
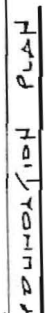
### 'A' section

STAIR LAYOUT



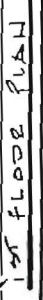
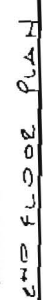


DOOR SCHEDULE

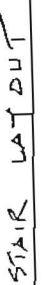


$1-A = 10 \times 0.01 = 0.1$   
 $2-B = 2 \times 0.05 = 0.1$   
 $2-C = 2 \times 0.05 = 0.1$   
 $3-D = 3 \times 0.03 = 0.09$   
 $4-E = 4 \times 0.02 = 0.08$   
 $5-F = 5 \times 0.01 = 0.05$   
 $5-G = 5 \times 0.01 = 0.05$





DOOR SCHEDULE	
1	30" X 68" EXTERIOR
2	60" X 68" EXTERIOR
3	18" X 68" PRELATED
4	18" X 48" EXTERIOR
5	60" X 58" EXTERIOR
6	50" X 68" INTERIOR
7	40" X 68" EXTERIOR
8	30" X 68" INTERIOR
9	18" X 48" EXTERIOR
10	18" X 48" INTERIOR
11	30" X 68" INTERIOR
12	30" X 68" INTERIOR
13	18" X 68" INTERIOR
14	18" X 68" INTERIOR
15	10" X 68" INTERIOR
16	
17	
18	





SURVEYING ENGINEERING LAND PLANNING  
***Northeast Civil Solutions***  
INCORPORATED

September 19, 2001

153 U.S. Route 1  
Scarborough  
Maine 04074

City of Portland, ME  
389 Congress St.  
Portland, ME 04101  
Attn: Planning Department

RE: Lot 21, Maggie Lane Subdivision

tel  
207.883.1000

800.882.2227

fax  
207.883.1001

To Whom It May Concern:

Enclosed please find the Minor Site Review and Building Permit Application for Lot 21, Maggie Lane, shown on Portland's assessing map 292, block A, parcel 41.

We are proposing a 1344 S.F., 2 story duplex (28' X 48') on Lot 21, Maggie Lane. This lot is 11,347 S.F. We are also proposing an 18' X 36' paved parking area to accommodate 4 vehicles.

We feel this application is complete and conforms to the zoning ordinances of the City of Portland.

Please call me at (207) 883-1000 with any questions regarding this project.

Thank you in advance for your expedient approval of this project.

Sincerely,

Dick Hamilton  
Project Manager

Enclosures

DH/nmw


# 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: LOT 21, MAGGIE LANE SUBDIVISION		
Total Square Footage of Proposed Structure 1,374 S.F.	Square Footage of Lot 11,347 S.F.	
Tax Assessor's Chart, Block & Lot Chart# 292 Block# A Lot# 41	Owner: Chase Custom Homes & Finance	Telephone: (207) 892-2700
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: C.C.H. & F., Inc. 1 Percy Hawkes Road Windham, ME 04062	Cost Of Work: \$ 239,400.00  Fee: \$
Current use: <u>Vacant lot in subdivision</u>  If the location is currently vacant, what was prior use: _____  Approximately how long has it been vacant: _____  Proposed use: <u>Duplex-Residential</u>  Project description:		
Contractor's name, address & telephone:  Who should we contact when the permit is ready: <u>Jim Fisher</u>  Mailing address: <u>Northeast Civil Solutions, Inc.</u> <u>153 U.S. Route 1</u> <u>Scaborough, ME 04074</u>  <u>Phone: 883-1000</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: 	Date: <u>9.18.01</u>
-------------------------------------------------------------------------------------------------------------	----------------------

This is not a permit, you may not commence ANY work until the permit is issued

**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

**NOTE\*\*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.**

Chase Custom Homes & Finance, Inc.  
Applicant

9/18/01

Application Date

One Percy Hawkes Road, Windham, ME 04062  
Applicant's Mailing Address

Lot 21, Maggie Lane  
Project Name/Description

Northeast Civil Solutions, Inc.

Lot 21, Maggie Lane

Consultant/Agent

883-1000

883-1001 FAX

Address Of Proposed Site

292-A-41

Assessor's Reference, Chart#, Block, Lot#

Applicant/Agent Daytime telephone and FAX

Proposed Development (Check all that apply) ☒ New Building ☐ Building Addition ☐ Change of Use ☒ Residential ☐ Office ☐ Retail  
☐ Manufacturing ☐ Warehouse/Distribution ☐ Parking Lot ☐ Other(Specify) \_\_\_\_\_

1,374 SF/ 2 Units

Proposed Building Square Footage and /or # of Units

11,347 SF

Acreage of Site

R5

Zoning

Major Site Plan \_\_\_\_\_

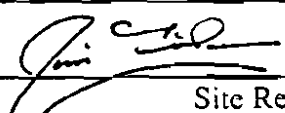
Minor Site Plan ☒

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) 9 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: 

Date:

9-18-01

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.



# LEGEND

	EXISTING	PROPOSED
EDGE OF PAVEMENT	---	---
CONTOUR	---	---
SPOT GRADE		X 174.2'
SANITARY	— S —	— S —
WATER	— W —	— W —
STORM DRAIN	— SD —	— SD —
SILT FENCE		— SF —

# NOTES

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## SITE PLAN OF LAND IN PORTLAND MAINE

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REVISED: OCTOBER 5, 2001  
SCALE: 1"= 20'  
PREPARED FOR: CHASE CUSTOM HOMES & FINANCE INC.  
ONE PERCY HAWKES ROAD  
WINDHAM, MAINE 04062

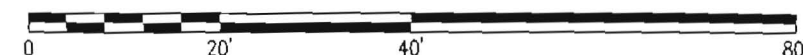
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SURVEYING ENGINEERING LAND PLANNING  
**Northeast Civil Solutions**  
INCORPORATED

153 US ROUTE 1, SCARBOROUGH, MAINE 04074

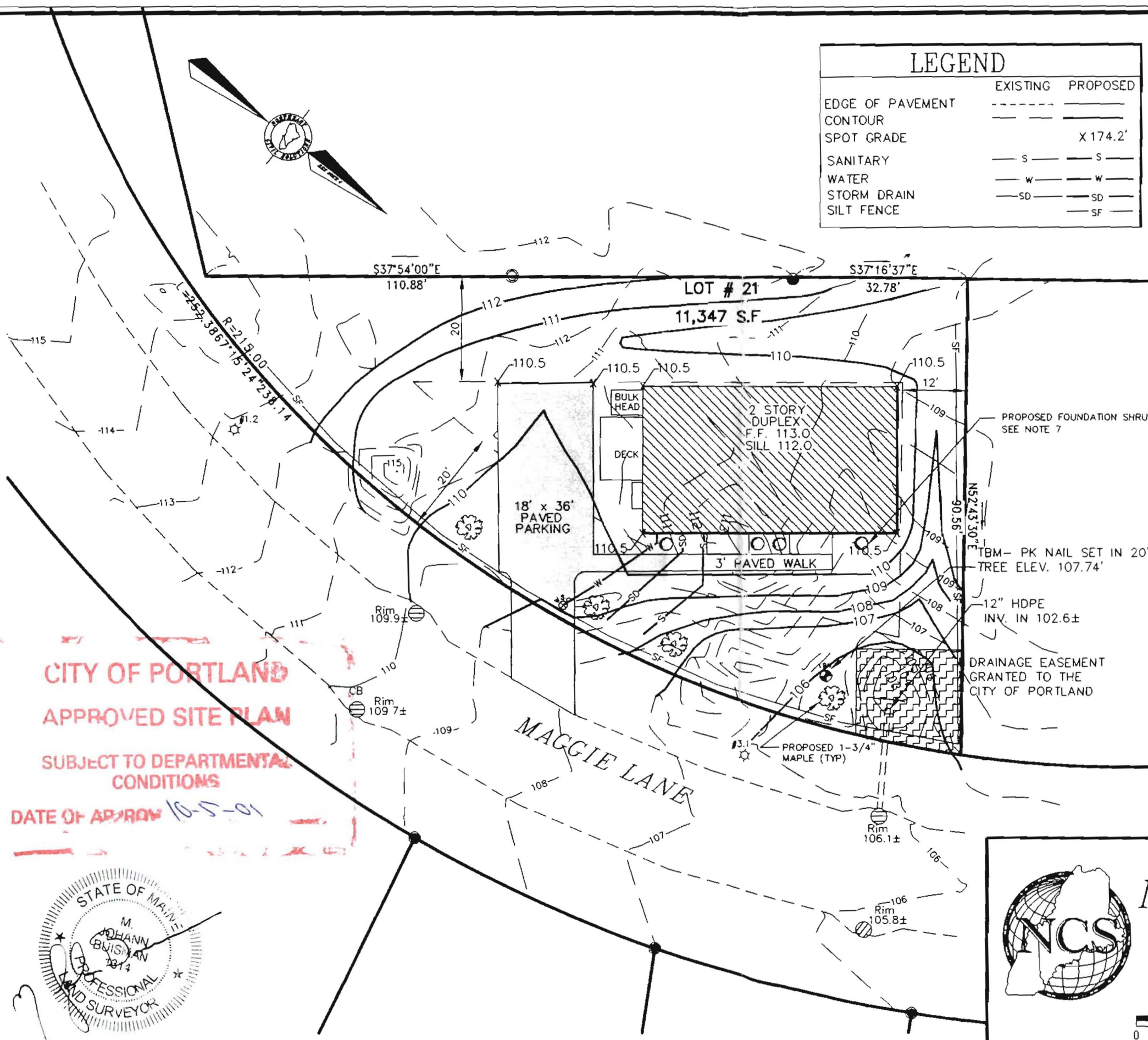
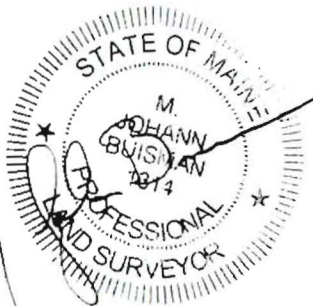
tel 207.883.1000 fax 207.883.1001 e-mail ncs@maine.rr.com  
800.882.2227



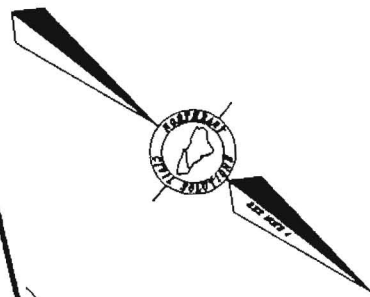
CITY OF PORTLAND  
APPROVED SITE PLAN

SUBJECT TO DEPARTMENTAL  
CONDITIONS

DATE OF APPROVAL 10-5-01







## LEGEND

	EXISTING	PROPOSED
EDGE OF PAVEMENT	---	---
CONTOUR	---	---
SPOT GRADE		X 174.2'
SANITARY	— S —	— S —
WATER	— W —	— W —
STORM DRAIN	— SD —	— SD —
SILT FENCE		— SF —

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e-mail ncs@maine.rr.com



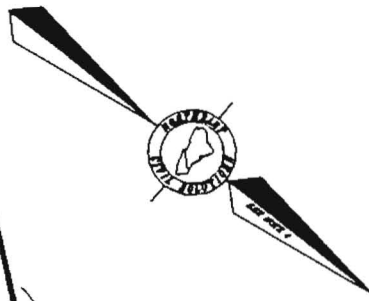
CITY OF PORTLAND

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CONTOUR	---	---
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SURVEYING ENGINEERING LAND PLANNING

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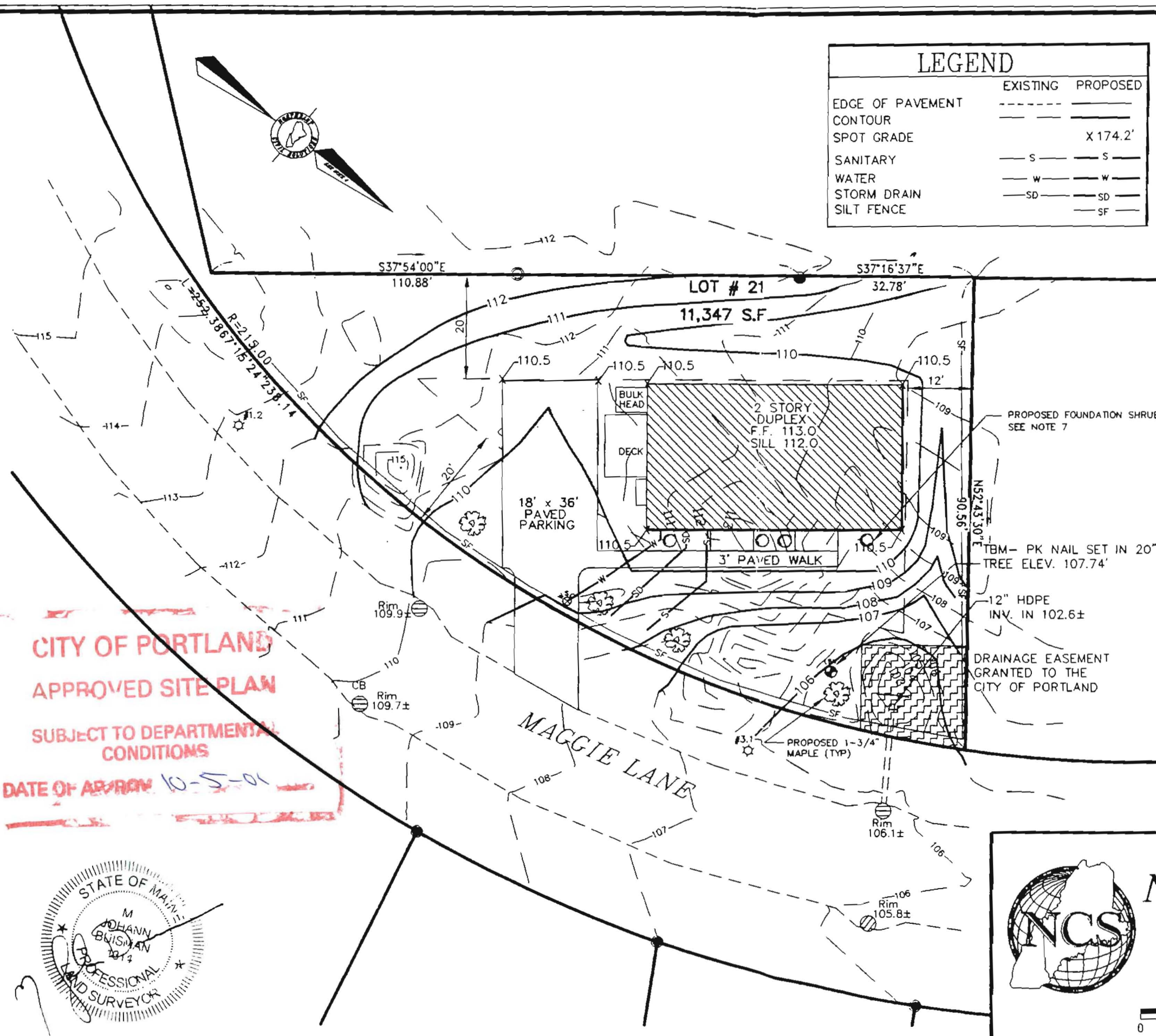
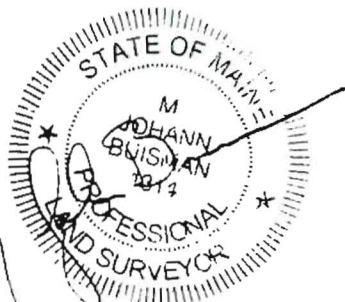
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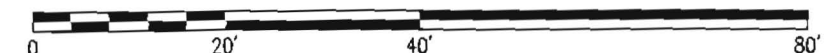
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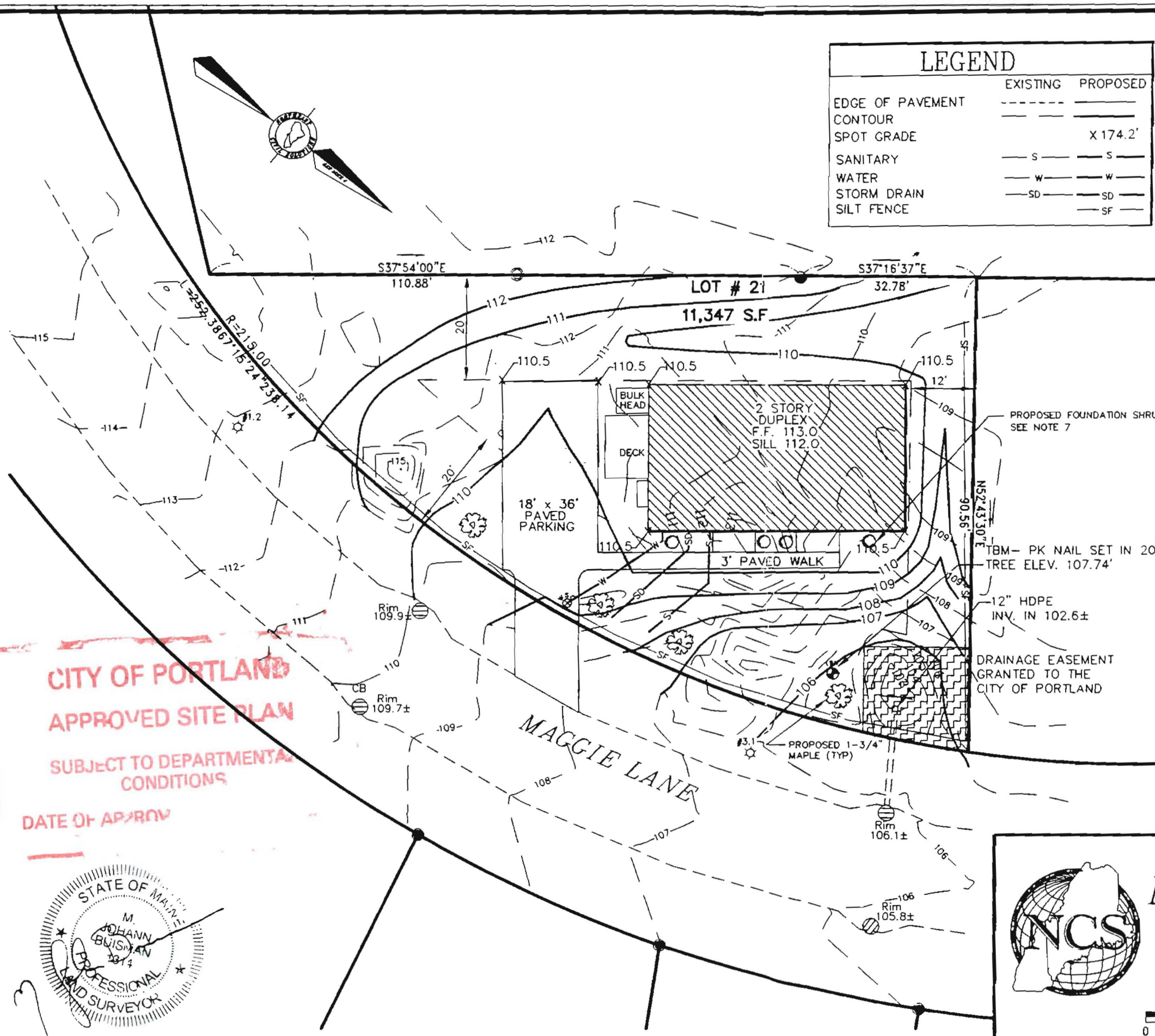
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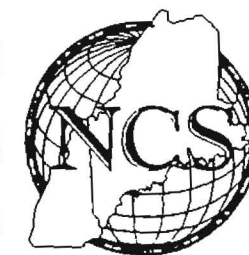
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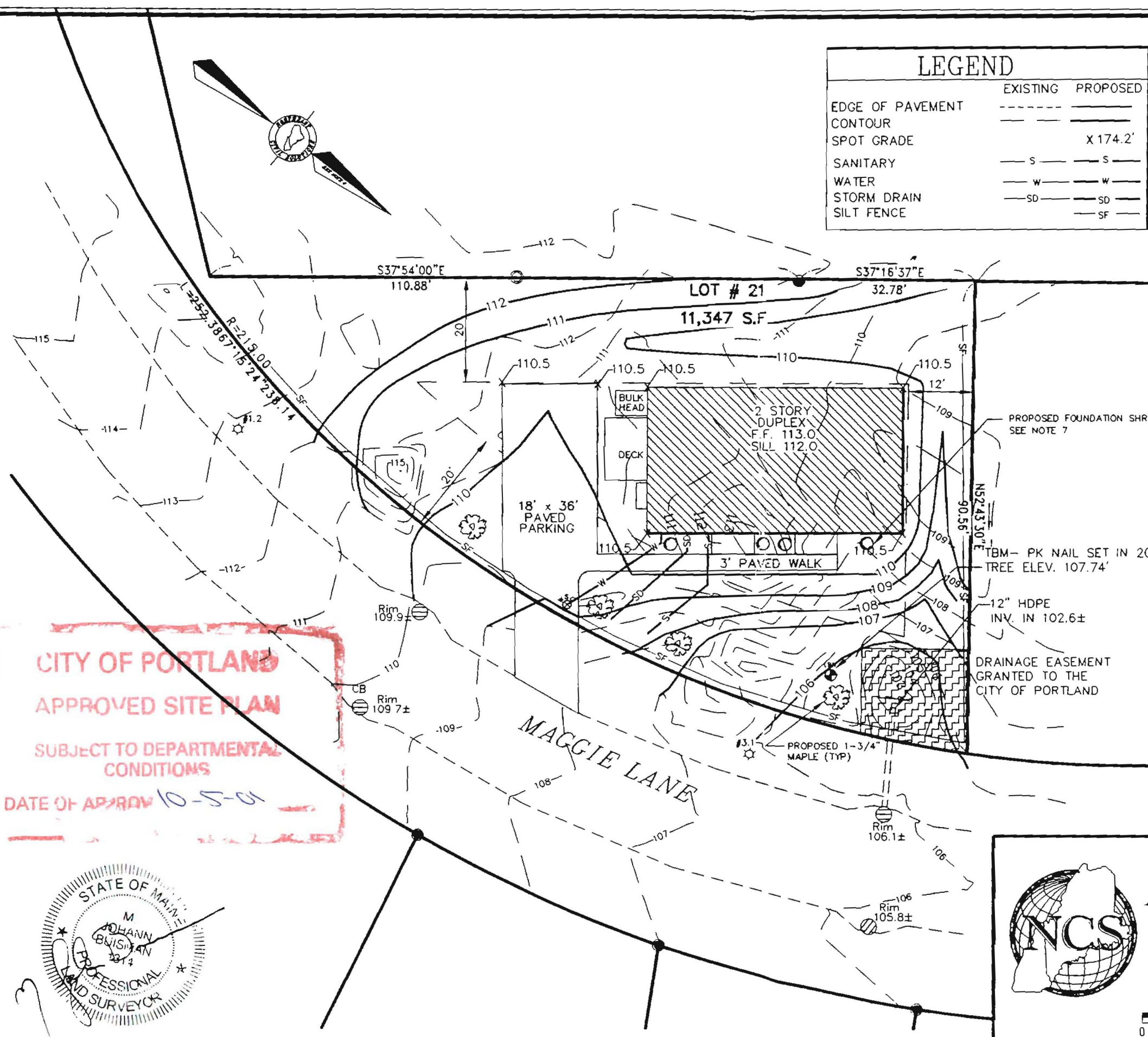
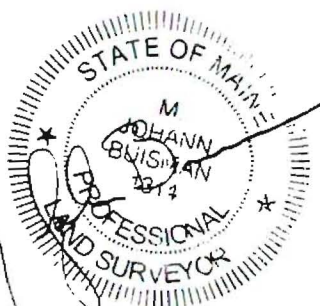
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# LEGEND

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EDGE OF PAVEMENT	---	---
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- CONTRACTOR SHALL INSTALL AND MAINTAIN SILT FENCE IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR BEST MANAGEMENT PRACTICE.
- ALL UTILITIES SHALL BE CONNECTED TO EXISTING STUBS AS SHOWN.
- THE CURB AND SIDEWALK WERE NOT CONSTRUCTED AT THE TIME OF THIS SURVEY. GRADES WILL CHANGE IN THIS AREA.
- FOUNDATION SHRUBS SHALL BE OF ACCEPTABLE QUALITY TO THE CITY OF PORTLAND'S ARBORIST.

## SITE PLAN OF LAND IN PORTLAND MAINE

DATE: SEPTEMBER 17, 2001  
REVISED: OCTOBER 5, 2001

SCALE: 1" = 20'

PREPARED FOR: CHASE CUSTOM HOMES & FINANCE INC.  
ONE PERCY HAWKES ROAD  
WINDHAM, MAINE 04062

JOB NUMBER: 22324

ACAD FILE: 22324



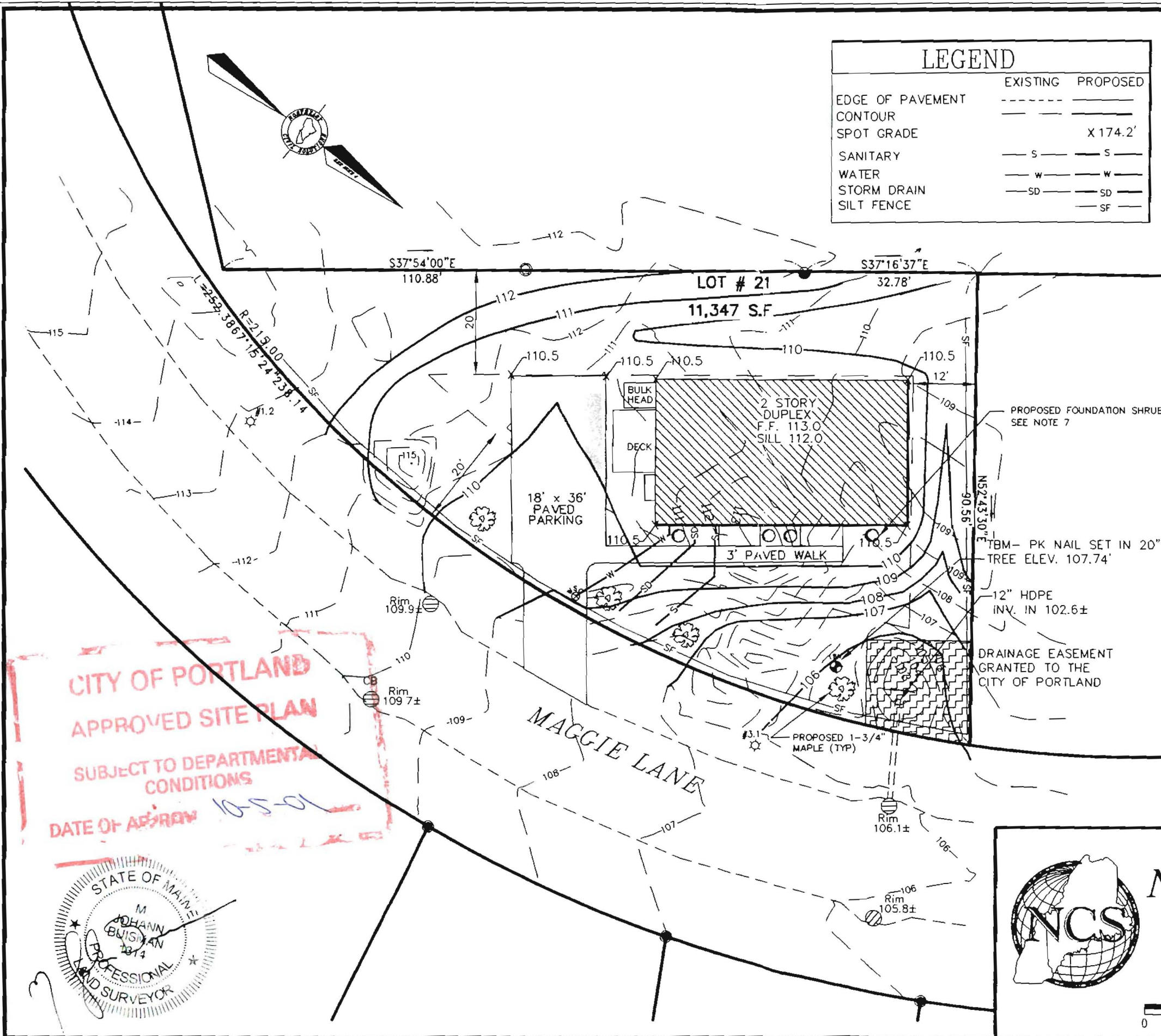
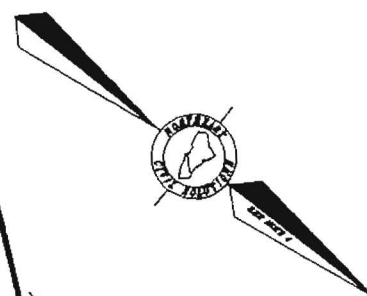
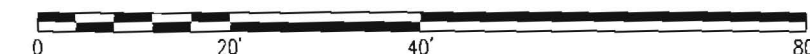
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**Northeast Civil Solutions**  
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CITY OF PORTLAND  
APPROVED SITE PLAN

SUBJECT TO DEPARTMENTAL  
CONDITIONS

DATE OF APPROVAL 10-5-01

