

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: 01-0469	Issue Date: May 25 2001	CBL: 308 B057001
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Location of Construction: 220 Lane Ave	Owner Name: Hoglund Peter E Jr	Owner Address: 56 Lane Ave Portland, ME 04101	Phone: 575-3920 207-797-8992
Business Name: n/a	Contractor Name: Hoglund, Peter E	Contractor Address: 230 Lane Ave Portland	Phone: 2077978992
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Single Family	Zone: R-3

Past Use: Vacant	Proposed Use: New Single Family 45'4" x 34'4"	Permit Fee: \$558.00	Cost of Work: \$89,000.00	CEO District: 1
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Proposed Project Description: Build New single Family	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: 59 PERMIT ISSUED WITH REQUIREMENTS
	Signature:	Signature:
	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: 05/03/2001	Zoning Approval	
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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 N/A <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone Part 7 Zone X <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan # 2001-0077 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> Date: 5/24/01	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:
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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 _____

2001-0077

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

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: 220 Lane Avenue, Portland, Maine 04103

Total Square Footage of Proposed Structure 1790^{sq.} ft. Square Footage of Lot 8,424 Sq. ft.

Tax Assessor's Chart, Block & Lot Number Chart# 308 Block# B Lot# 57	Owner: Peter E. Hoglund, JR. and Nicole S. Hoglund	Telephone#: 207-797-8992
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Lessee/Buyer's Name (If Applicable) N/A	Owner's Purchaser/Lessee Address: 230 Lane Ave, Portland, ME	Cost Of Work: \$89,000 Fee: \$552 ^w - \$558.00
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Current use: Vacant Lot \$ 552 BP

If the location is currently vacant, what was prior use:
Approximately how long has it been vacant: Always a vacant lot \$ 300 minor m.

Proposed use: Single Family Home

Project description: 45' 4" x 34' 4" - Single Family Home

Contractor's Name, Address & Telephone: Peter E. Hoglund, JR.
230 Lane Ave, Portland, ME 04103

Applicants Name, Address & Telephone: Peter E. and Nicole S. Hoglund, JR.
230 Lane Ave, Portland ME

Who should we contact when the permit is ready: Nicole S. Hoglund
Telephone: (w) 761-8540

If you would like the permit mailed, what mailing address should we use:
Please call and I will come to City Hall and pick it up. Thank you
Nicole Hoglund

Rec'd By:

has CD

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PLOT PLAN INCLUDES THE FOLLOWING:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches; a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDES THE FOLLOWING:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
 - Floor Plans & Elevations
 - Window and door schedules
 - Foundation plans with required drainage and damp proofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

SEPARATE PERMITS ARE REQUIRED FOR INTERNAL & EXTERNAL PLUMBING, HVAC AND ELECTRICAL INSTALLATIONS

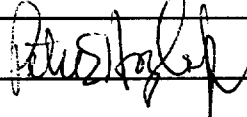
- All construction must be conducted in compliance with the 1999 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1999 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.



Minor/Minor Site Review Fee for New Single Family homes: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.


ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED

Certification

I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: 	Date: 5/3/01
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5/22/01 — Talked to both Nicole Hoglund & Peter Hoglund Jr —
Need revised site plan reflecting actual lot lines — And
copies of deed reflecting these changes.  
— Later in the day, I received both —
(w/ site plan & copies of deeds)

5/29/01 on site w/ — Mr & Mrs Hoglund Jr.
Discussed Inspection process / When day to be made —
Requested that they have lines & pins out —
Requested that they supply us w/ Copy of Chimney
Certificate — discussed treads, risers, headspace,
guard 

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

2001-0077

Application I. D. Number

Hoglund Peter E

Applicant

230 Lane Ave, Portland, ME 04103

Applicant's Mailing Address

5/4/01

Application Date

220 Lane Avenue

Project Name/Description

Consultant/Agent

Applicant Ph: (207) 831-2610 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

220 - 220 Lane Avenue, Portland, Maine 04103

Address of Proposed Site

308 B057

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) **45' 4" x 34'4" single family**

1,790 sf

Proposed Building square Feet or # of Units

8,424 sf

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 **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date **5/3/01**

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

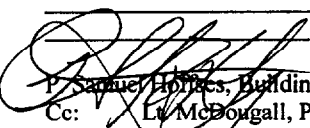
- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building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

GIS: 308 B057001 B400 1 of 1
Owner Name 1: HOGLUND PETER E JR
Owner 2:
Mailing Address: 56 LANE AVE
City, State, Zip: PORTLAND ME 04103

Property Address: 220 LANE AVE
Property Type: RESIDENTIAL
Description: 308-B-57
LANE AVE 220-232
21600 SF

		1990		AV
6		2		
3		0		
			No	
			No	

- *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. *Any requirements or conditions on the attached site 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.
- *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).


 P. Samuel Holmes, Building Inspector
 Cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager

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

2001-0077

Application I. D. Number

05/04/2001

Application Date

220 Lane Avenue

Project Name/Description

220 - 220 Lane Avenue, Portland, Maine 04103

Address of Proposed Site

308 B057001

Assessor's Reference: Chart-Block-Lot

Hoglund Peter E

Applicant

230 Lane Ave, Portland, ME 04103

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 831-2610

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) 45' 4" x 34' 4" single family

1,790 sf

8,424 sf

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 \$50.00 Subdivision _____ Engineer Review \$250.00 Date: 05/03/2001

Insp Approval Status:

Reviewer Marge Schmuckal

- Approved Approved w/Conditions See Attached Denied

Approval Date 05/24/2001 Approval Expiration 05/24/2002 Extension to _____ Additional Sheets Attached

Condition Compliance Marge Schmuckal 05/24/2001
signature date

Performance Guarantee Required* Not Required

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

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

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

Hoglund Peter E
Applicant
230 Lane Ave, Portland, ME 04103
Applicant's Mailing Address

Consultant/Agent
Applicant Ph: (207) 831-2610 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

2001-0077
Application I. D. Number
05/04/2001
Application Date
220 Lane Avenue
Project Name/Description
220 - 220 Lane Avenue, Portland, Maine 04103
Address of Proposed Site
308 B057001
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 Your submitted plans show no exterior decks. As stated above, any proposed exterior decks shall require a separate permit and approvals.

Approval Conditions of DRC

- 1 All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.
- 2 Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 3 Your new street address is now _____, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 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.
- 5 A sewer permit is required for your 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.
- 6 A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
- 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 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.
- 9 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Applicant: Peter Haglund, Jr.

Date: 5/22/01

Address: 220[?] Lane Ave

C-B-L: 308-B-57

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - construct New single family dwelling with attached 2 car garage

Sevage Disposal - City

Lot Street Frontage - 50' req - 78' shown

Front Yard - 25' req - 26' shown

Rear Yard - 25' req - 48' shown

WORK PER REVISED

Side Yard - 4' min - can reduce down to 8' on one side if add on to the other side
2 Story ~~4' shown~~ 9' 23.6' shown

Projections - front porch - No Decks shown

Width of Lot - 75' req - 78' shown

Height - 35' MAX - 24.5' shown

Lot Area - 6,500[#] MAX 8,424[#] shown

~~zone proposed~~
copy of the Deed & New Site Plan submitted 5/22/01

Lot Coverage/ Impervious Surface - 25% = 2229.65[#] MAX

Area per Family - 6,500[#]

36.33 x 45.33 = 1646.84

Off-street Parking - 2 req - 2 shown

Loading Bays - N/A

Site Plan - minor/minor #2001-0077

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 7 zone X

**CITY OF PORTLAND, MAINE
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DRC Copy**

2001-0077
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05/04/2001
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220 Lane Avenue
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Hoglund Peter E
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230 Lane Ave, Portland, ME 04103
Applicant's Mailing Address

220 - 220 Lane Avenue, Portland, Maine 04103
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Consultant/Agent
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1,790 sf 8,424 sf
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"/> 14-03 Streets Review |
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| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 05/03/2001

DRC Approval Status:

Reviewer Jay Reynolds

- Approved **Approved w/Conditions**
See Attached Denied

Approval Date 05/22/2001 Approval Expiration 05/22/2002 Extension to _____ Additional Sheets Attached
 Condition Compliance Jay Reynolds 05/22/2001
signature date

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	date	amount	expiration date
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	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
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<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
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	date	signature	
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	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
ADDENDUM**

2001-0077

Application I. D. Number

05/04/2001

Application Date

220 Lane Avenue

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Applicant

230 Lane Ave, Portland, ME 04103

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Consultant/Agent

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Applicant or Agent Daytime Telephone, Fax

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

Valuation: \$89,000.00 Plan Review # 495-2001

Fee: \$558.00 Date: 5/MAY/2001

Building Location: 20 Lane Ave. CBL: 308-B-057

Building Description: Single Family dwelling / attached private garage.

Reviewed By: [Signature]

Use or Occupancy: R-3 Type of Construction: 5B

*NR: Not Required NA: Not Applicable SR: See Report X: OK per plan

Correction List		
NO:	Description	Code Section
1.	All site plan and building permits shall be completed before Certificate of occupancy can or will be issued.	111.0 118.0
2.	Before placing concrete for foundation call for setback inspection	111.0
3.	Foundation drains shall comply with section 1813.5.2	1813.5.2
4.	Foundation anchors shall comply with section 2305.12	2305.12
5.	Waterproofing & damp proofing shall comply with section 1813.0	1813.0
6.	Protection of concrete & masonry shall comply with section 1900.9-1900.10 / masonry Sec 2111.3-2111.4	see 2 reg
7.	Private garages shall comply with section 407.0	407.0
8.	Chimneys & vents shall comply with NFPA 211	NFPA 211
9.	Guardrails & handrails shall comply with sections 1021.0 & 1022.0	1021.0 1022.0
10.	STAIR construction shall comply with section 1014.0 (see attachment)	1014.0
11.	Sleeproom room egress or rescue window shall comply with section 1010.4 (see attachment)	1010.4
12.	Smoke detectors shall comply with section 920.2.2	920.2.2

REV: PSH 4-7-00

Foundations (Chapter 18)

Wood Foundation (1808)

NA Design
NA Installation

Footings (1807.0)

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

Foundation Walls

✓ Design (1812.1)
✓ Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)
~~SA~~ Water proofing and damp proofing Section 1813
✓ Sill plate (2305.17)
~~SA~~ Anchorage bolting in concrete (2305.17)
✓ 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)

✓ Joists - Non sleeping area LL40PSF (Table - 1606)
✓ Joists - Sleeping area LL30PSF (Table - 1606)
✓ Grade
✓ Spacing
✓ Span
✓ Girder 4" bearing 2305 steel

Floors (contd.)

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

Wall Construction (Chapter 2300)

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

Roof-Ceiling Construction (Chapter 23)

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

Roof Coverings (Chapter 15)

- 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**

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

**Mechanical
 1993 BOCA Mechanical Code**

Load Design Criteria

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

Glazing (Chapter 24)

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

Private Garages (Chapter 4)

- 51 _____ General (407)
_____ Beneath rooms (407.3)
_____ Attached to rooms (407.4)
_____ Door sills (407.5)
_____ Means of egress (407.8)
_____ Floor surface (407.9)

Egress (Chapter 10)

- ~~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**

N/A

B16235 P138

mc 4/25/01

@ 3:01

QUITCLAIM DEED WITH COVENANT

KNOW ALL PERSONS BY THESE PRESENTS, that **Peter E. Hoglund, Jr.**, of Portland, County of Cumberland and State of Maine, in consideration of One Dollar (\$1.00) and other valuable consideration paid by **Peter E. Hoglund, Jr. and Nicole S. Hoglund**, of Portland, County of Cumberland and State of Maine, the receipt whereof is hereby acknowledged, does hereby **REMISE, RELEASE, BARGAIN, SELL AND CONVEY, and forever QUITCLAIM** unto the said **Peter E. Hoglund, Jr. and Nicole S. Hoglund**, their heirs and assigns forever, with quitclaim covenant, the real estate property described below:

A certain portion of a lot or parcel of land on the southeasterly side of Lane Avenue in the City of Portland, County of Cumberland, State of Maine, more particularly bounded and described as follows:

Commencing on the southeasterly side of Lane Avenue Extension as shown on a plan entitled "Standard Boundary Survey Proposed Extension of Lane Avenue in Portland, Maine, plan made for Euclid Ambler Associates" by D.A. Maxfield, Jr. dated February 1988 and recorded in the Cumberland County Registry of Deeds in Plan Book 169, Page 30, said commencement point being the northwesterly property corner of the lot or parcel of land now or formerly of Jill Welch Barker as described in a warranty deed dated August 22, 1990 and recorded in said registry in Book 9288, page 74, thence along the southeasterly side of said Lane Avenue Extension on a grid bearing of South 31° 15' 15" West a distance of 225.58 feet to the northeasterly property corner of land now or formerly of Peter E. Hoglund, Jr. as described in a warranty deed dated May 9, 1990 and recorded in Book 9165, Page 332, said corner being the **Point of Beginning**;

Thence along the land of Peter E. Hoglund Jr. South 58° 44' 45" East, a distance of 108.0 feet to the land now or formerly of Alfred J. Waxler;

Thence along the land of said Alfred J. Waxler North 31° 15' 15" East, a distance of 4.58 feet;

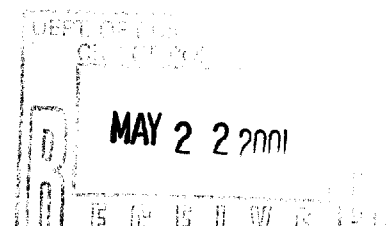
Thence along the remaining land of said grantor North 58° 44' 45" West, a distance of 108.0 feet to the side of said Lane Avenue Extension;

Thence along the side of said Lane Avenue Extension South 31° 15' 15" West, a distance of 4.58 feet to the **Point of Beginning**; specifically excluding any right, title, and interest of said Grantors in and to said Lane Avenue.

Containing approximately 494.6 square feet.

Being a portion of the premises conveyed to Peter E. Hoglund, Sr. and Annette Hoglund, by warranty deed of Peter Hoglund, Inc. and Peter Hoglund, dated July 28, 1986 and recorded in the aforementioned registry in Book 7292, Page 286.

Bearings are based upon Grid North as defined by the Maine State Coordinate System West Zone as provided by the City of Portland's Engineering Departments aerial photography dated 1996.



Also, another certain lot or parcel of land situated on the southeasterly side of Lane Avenue, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a point on the southeasterly side of Lane Avenue Extension, which Lane Avenue Extension is shown on a plan entitled "Standard Boundary Survey Proposed Extension of Lane Avenue in Portland, Maine, plan made for Euclid Ambler Associates" by D.A. Maxfield, Jr. dated February 1988 and recorded in the Cumberland County Registry of Deeds in Plan Book 169, Page 30, which point of beginning is described as being northeasterly one hundred twenty-six and 58/100 (126.58) feet from the westerly corner, or point of beginning of land now of Peter E. Hoglund, Jr. as described in deed to him dated May 2, 1990 and recorded in the Cumberland County Registry of Deeds in Book 9165, Page 331;

Thence running southeasterly, by remaining land of said Peter E. Hoglund, Jr. to land now or formerly of Alice B. Farnham;

Thence running northeasterly by said land of Alice B. Farnham a distance of seventy-three and 42/100 (73.42) feet to the easterly corner of land of said Peter E. Hoglund, Jr. as described in said deed recorded in said Registry of Deeds in Book 9165, Page 331;

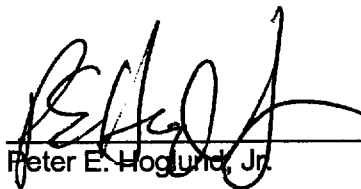
Thence running northwesterly to Lane Avenue as improved;

Thence running southwesterly along said Lane Avenue as improved a distance of seventy-three and 42/100 (73.42) feet to the point of beginning

Said parcel being the easterly seventy-three and 42/100 (73.42) feet of the premises described in said deed recorded in the Cumberland County Registry of Deeds in Book 9165, Page 331.

Witness my hands and seals this 24 day of April, 2001.

**Signed, Sealed and Delivered
In the Presence of.**



Peter E. Hoglund, Jr.

STATE OF MAINE
CUMBERLAND, ss

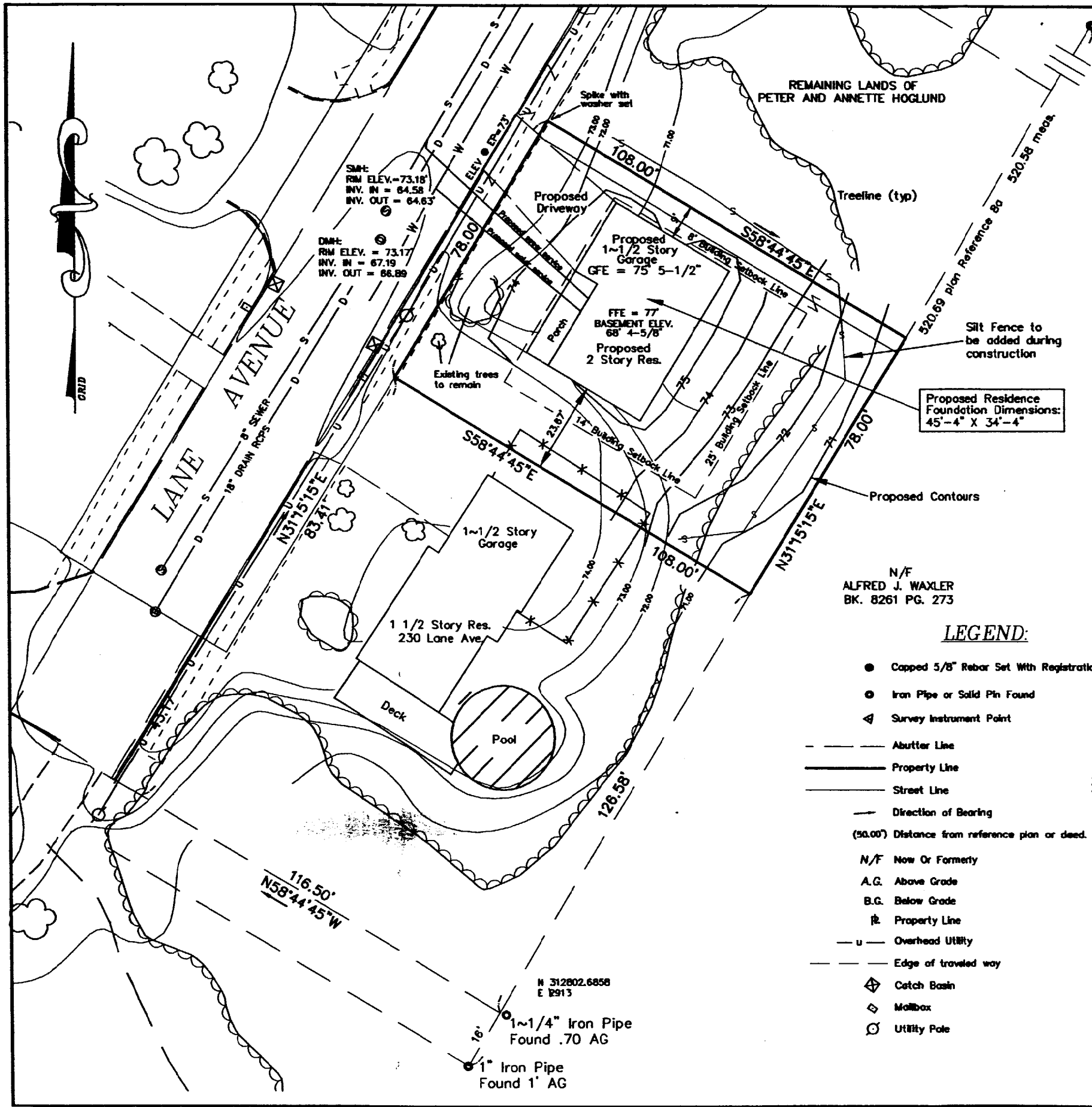
April 24, 2001

Then personally appeared the above-named Peter E. Hoglund, Jr. and acknowledged the foregoing instrument to be his free act and deed.

Before me,


Notary Public/Attorney at Law
LOUIS MANTER
PRINTED NAME:

LOUIS MANTER
Notary Public - Maine
My Commission Expires 14 January 2004



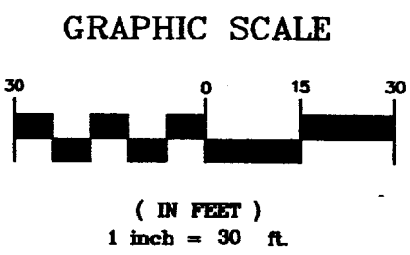
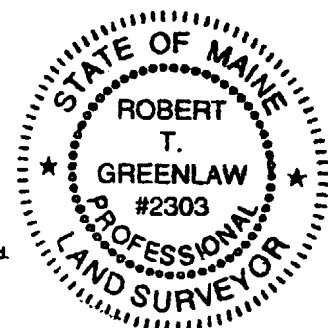
Capped Rebar Found
 PLS No. 1177 (Maxfield)
 (Held)

GENERAL NOTES

1. RECORD OWNER OF PARCEL: PETER E. HOGLUND JR. AND NICOLE S. HOGLUND SEE DEED RECORDED IN BOOK 16235 PAGE 138 IN THE CLAMBERLAND COUNTY REGISTRY OF DEEDS.
2. BEARINGS ARE BASED UPON GRID NORTH AS DEFINED BY THE MAINE STATE COORDINATE SYSTEM WEST ZONE AS PROVIDED BY THE CITY OF PORTLAND'S ENGINEERING DEPARTMENTS AERIAL PHOTOGRAPHY DATED 1996.
3. AREA OF PARCEL: 8424 SQUARE FT. OR .19 ACRES.
4. THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY BACK BAY BOUNDARY, INC. DURING APRIL, 2001 UTILIZING THE FOLLOWING EQUIPMENT:
SOKKISHA LIETZ SET 4 ELECTRONIC DISTANCE METER AND LIETZ SDR 24 ELECTRONIC FIELD BOOK
5. ALL DOCUMENTS REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY ARE OF PUBLIC RECORD. THERE MAY EXIST OTHER DOCUMENTS THAT ARE NOT PART OF PUBLIC RECORD WHICH COULD AFFECT THE RESULTS OF THIS SURVEY.
6. THE EXISTING CONTOURS WERE DEVELOPED FROM DIGITAL MAPS DATED 1996, PROVIDED BY THE CITY OF PORTLAND ENGINEERING DEPT. THE CONTOURS WERE CHECKED IN THE FIELD AND FOUND TO BE ACCURATE WITHIN CURRENT NATIONAL MAPPING STANDARDS.
7. VERTICAL IS BASED UPON GENERAL NOTE NUMBER 5 ON PLAN REFERENCE 8g BELOW.
8. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a) PLAN MADE FOR EUCLID AMBLER ASSOCIATES BY D.A. MAXFIELD, JR. DATED FEBRUARY, 1988 AND RECORDED IN SAID REGISTRY IN PLAN BOOK 169 PAGE 30.
 - b) STANDARD BOUNDARY SURVEY OF EUCLID AMBLER ASSOC. BY D.A. MAXFIELD, JR. DATED JANUARY, 1986 AND RECORDED IN SAID REGISTRY.
 - c) PORTLAND WATER DISTRICT INFILTRATION-INFLOW ANALYSIS SHEET DRAWING NO. 1-25 DATED 1988.
 - d) PROPOSED FOUR LOT SUBDIVISION, LANE AVE EXTENSION, BY DELTA REALTY DATED 5-7-1990 AND RECORDED IN SAID REGISTRY IN PLAN BOOK 187 PAGE 20.
 - e) PLAN SHOWING PHASE III OF PINE TREE TERRACE FOR EUCLID AMBLER ASSOC. BY D.A. MAXFIELD, JR. DATED MAY, 1985 AND RECORDED IN SAID REGISTRY IN PLAN BOOK 148 PAGE 34.
 - f) CITY OF PORTLAND ASSESSORS MAP NO. 308 BLOCK B LOT 57.
 - g) MINOR SITE PLAN FOR JAMES M. HOGLUND BY BACK BAY BOUNDARY, INC. DATED 03-05-2001.

LEGEND:

- Capped 5/8" Rebar Set With Registration Number 2303.
- Iron Pipe or Solid Pin Found
- ▲ Survey Instrument Point
- Abutler Line
- Property Line
- Street Line
- Direction of Bearing
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- A.G. Above Grade
- B.G. Below Grade
- ▬ Property Line
- u- Overhead Utility
- Edge of traveled way
- ◆ Catch Basin
- ◇ Mailbox
- Utility Pole



SURVEYORS STATEMENT:

I HEREBY CERTIFY TO PETER E. HOGLUND JR. EXCLUSIVELY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- a) NO WRITTEN REPORT

ROBERT T. GREENLAW PLS
 REGISTRATION NO. 2303



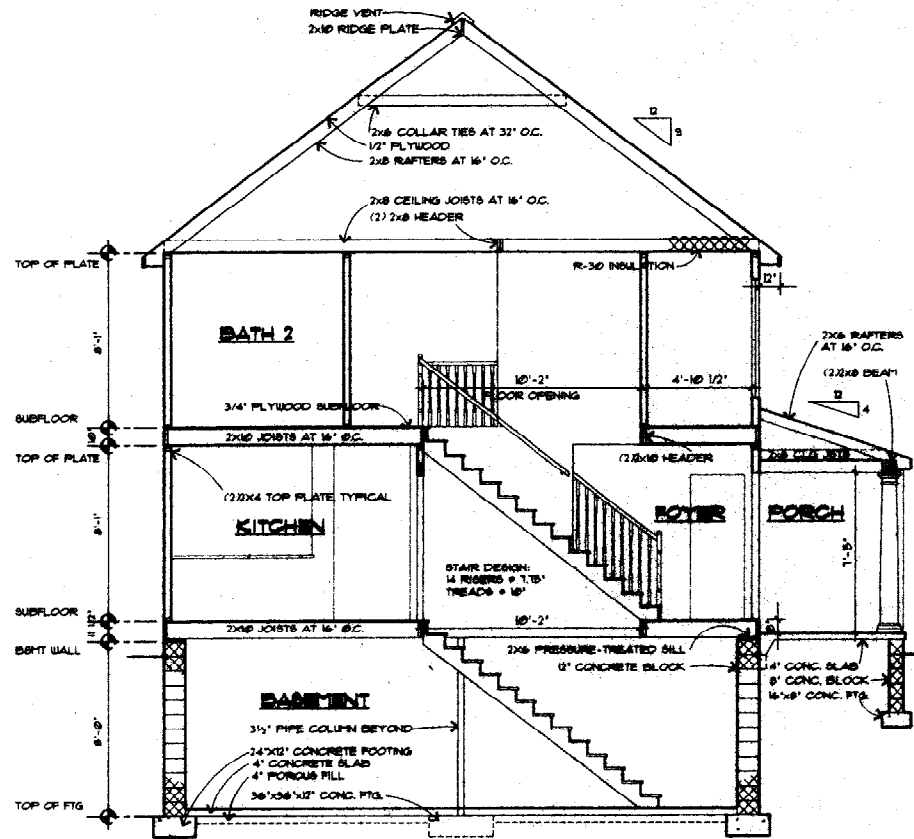
DATED: MAY 22, 2001

Revised: May 22, 2001 Changed lot lines lot no. 2 / Corners set lot No. 2
BOUNDARY SURVEY/SITE PLAN
AT 230 LANE AVENUE PORTLAND MAINE
 FOR: **PETER E. HOGLUND JR.**

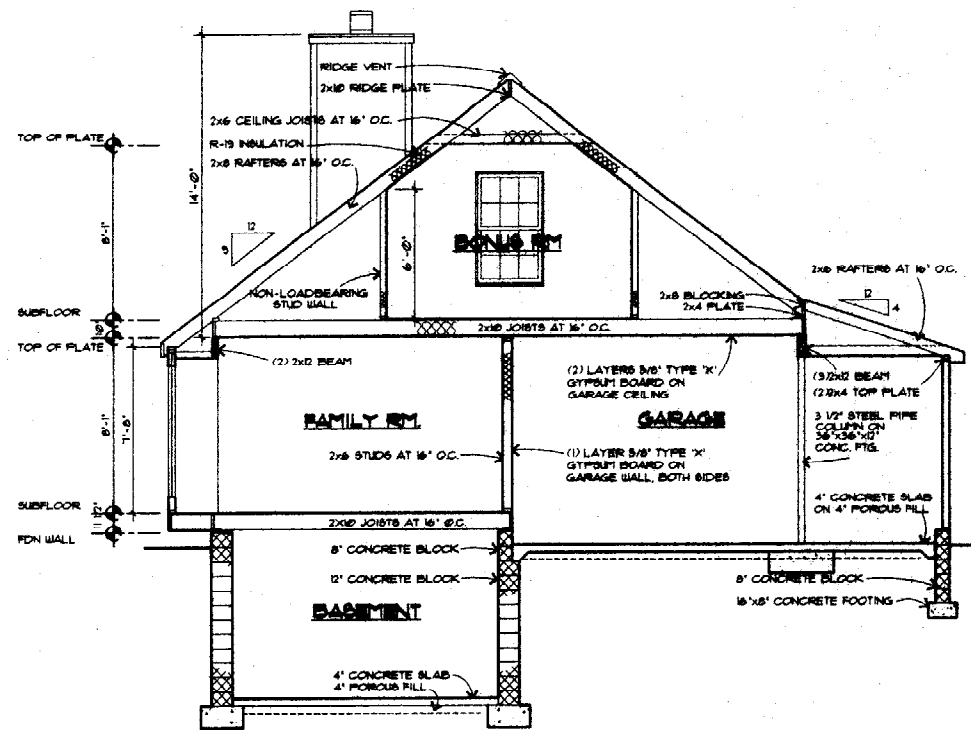
DRAWN BY:	SBB
CHECKED BY:	RTG
SCALE:	1" = 30'
DATE:	04-16-2001
JOB NUMBER:	-200109P
SHEET:	2 of 2

PREPARED BY:
BACK BAY BOUNDARY, INC.
 PROFESSIONAL LAND SURVEYING
 65A NEWBURY STREET
 PORTLAND, MAINE
 207-774-2855 FAX 207-774-4669

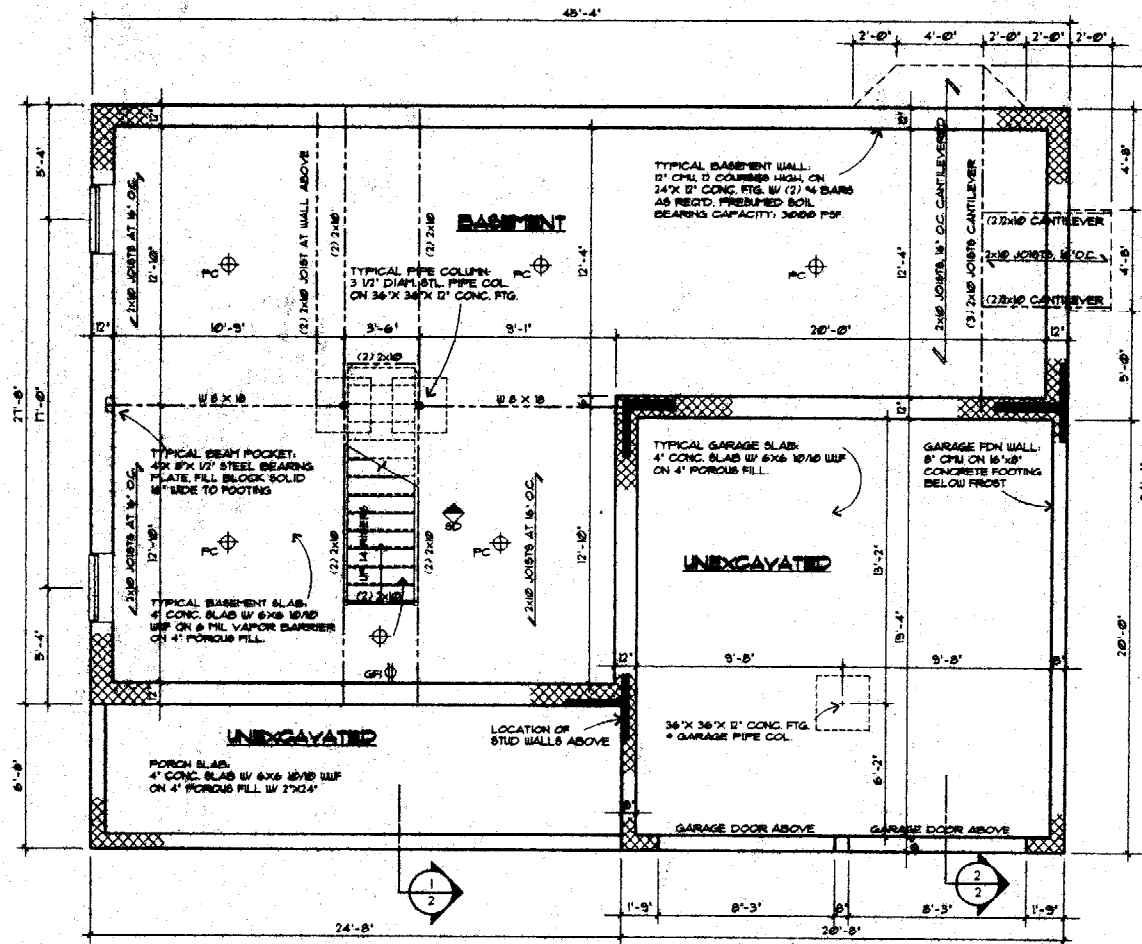
DRAWER: NO:



SECTION 1
SCALE: 1/4" = 1'-0"



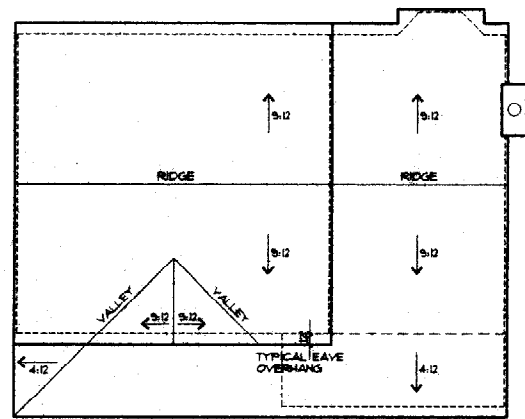
SECTION 2
SCALE: 1/4" = 1'-0"



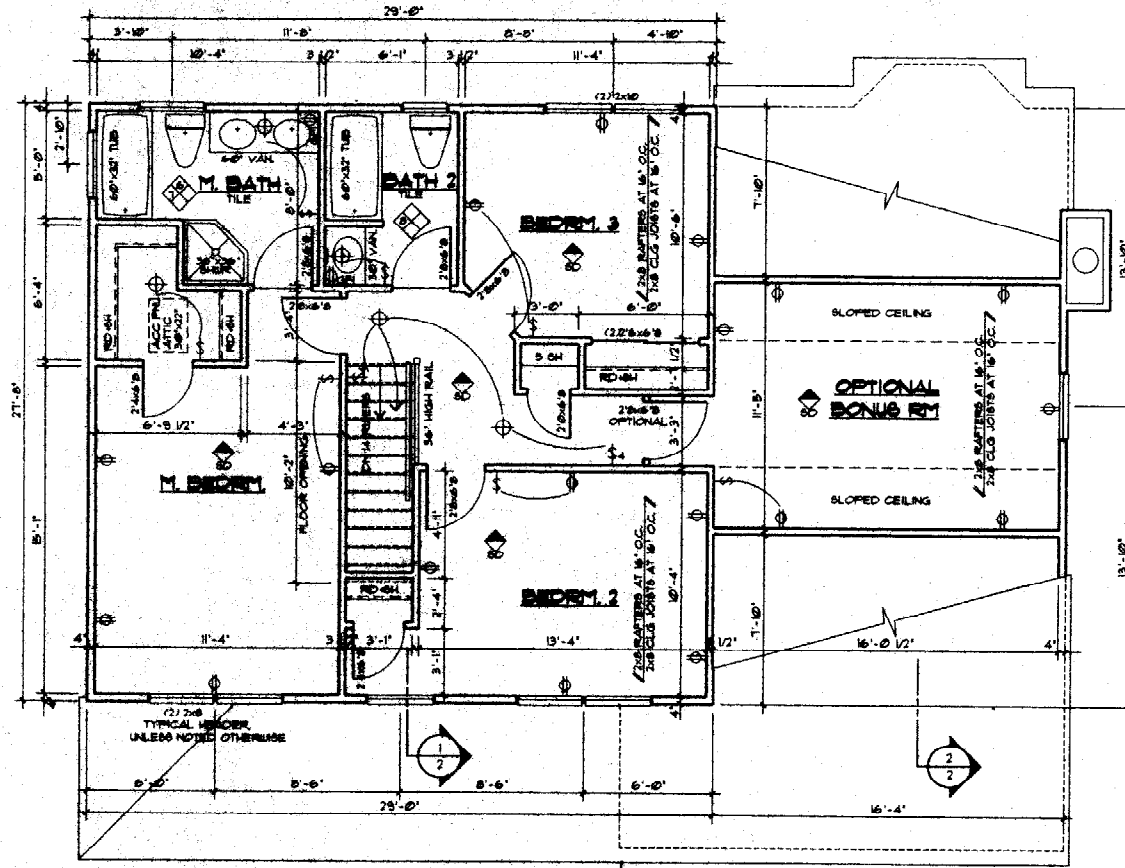
FOUNDATION/BASEMENT PLAN
SCALE: 1/4" = 1'-0"

All designs, plans and drawings shown are the property of Orchard House and are to be used only for the construction of one building only. Any other use, transfer or reproduction is prohibited.

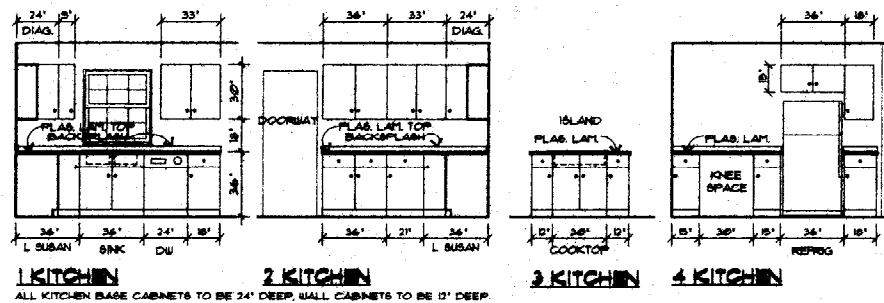
REVISION:
DATE: 6-11-87



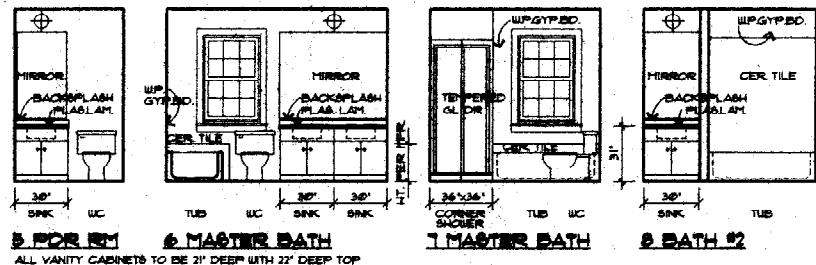
ROOF PLAN
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

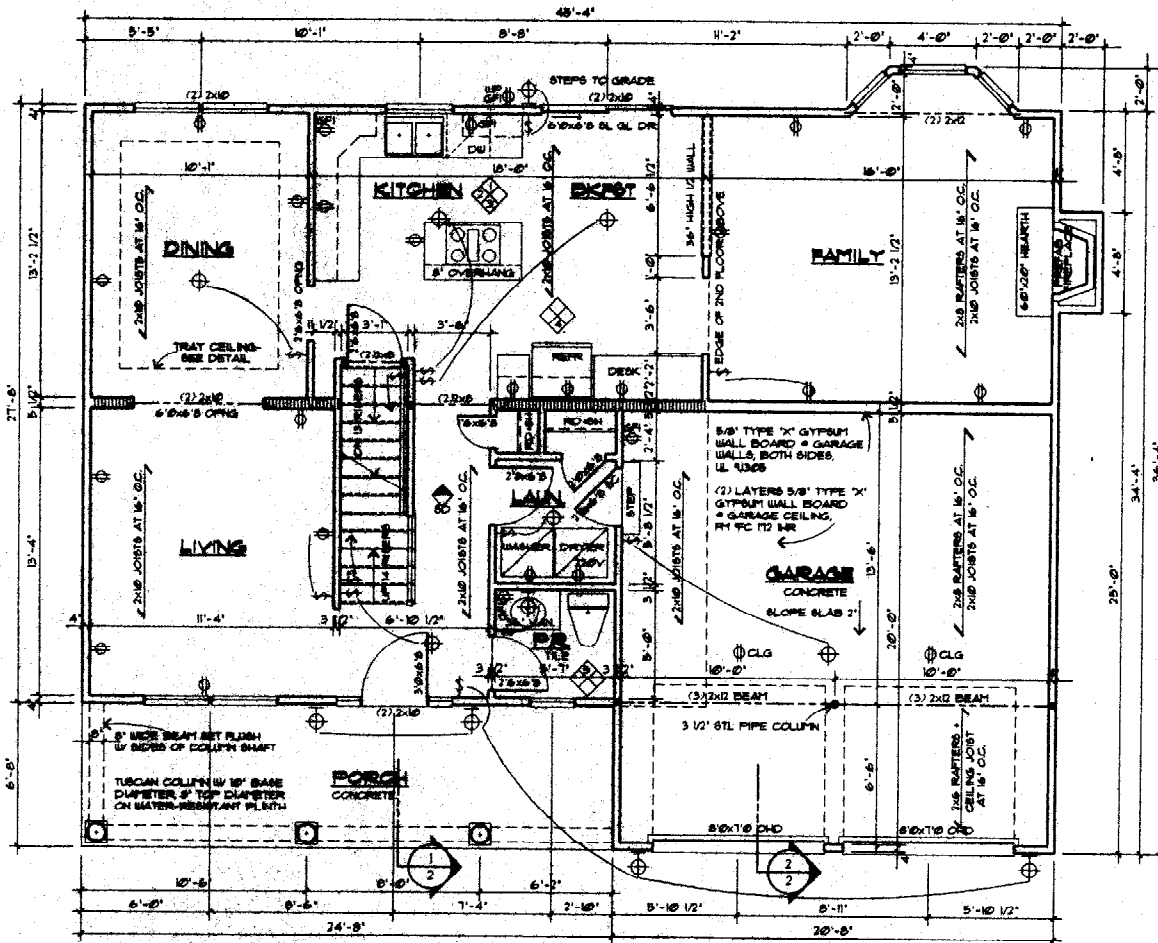


1 KITCHEN 2 KITCHEN 3 KITCHEN 4 KITCHEN
ALL KITCHEN BASE CABINETS TO BE 24" DEEP, WALL CABINETS TO BE 31" DEEP

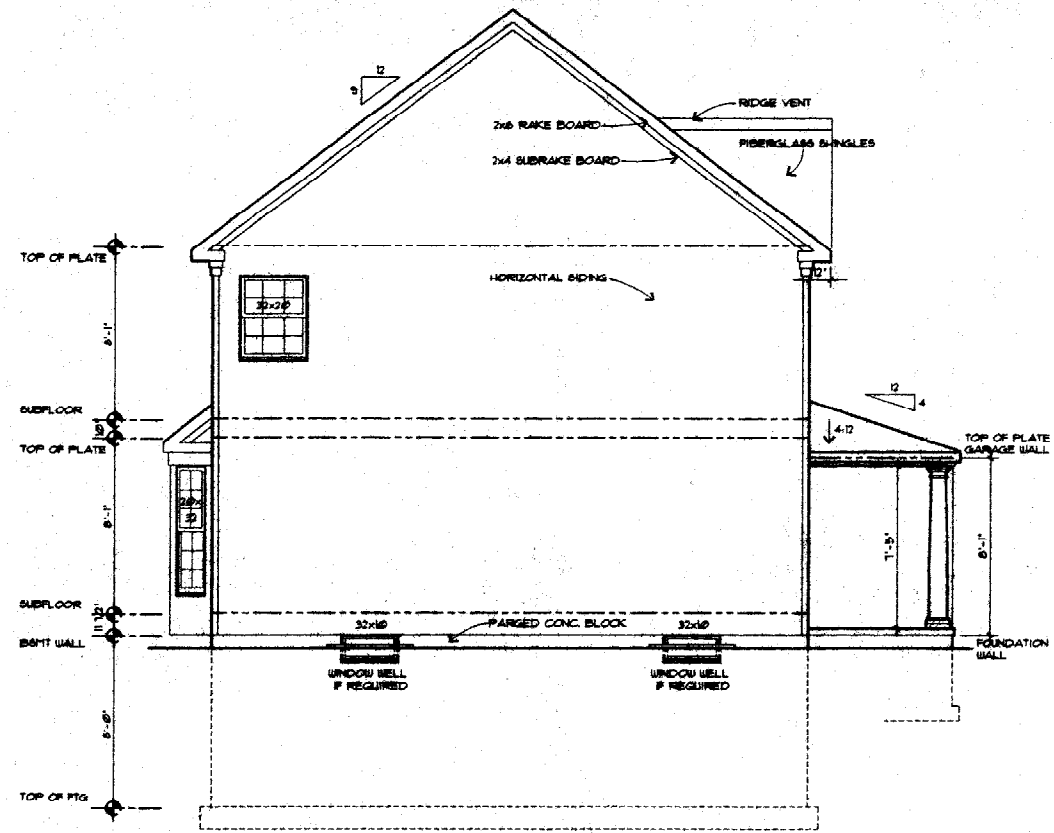


5 POR RM 6 MASTER BATH 7 MASTER BATH 8 BATH #2
ALL VANITY CABINETS TO BE 21" DEEP WITH 22" DEEP TOP

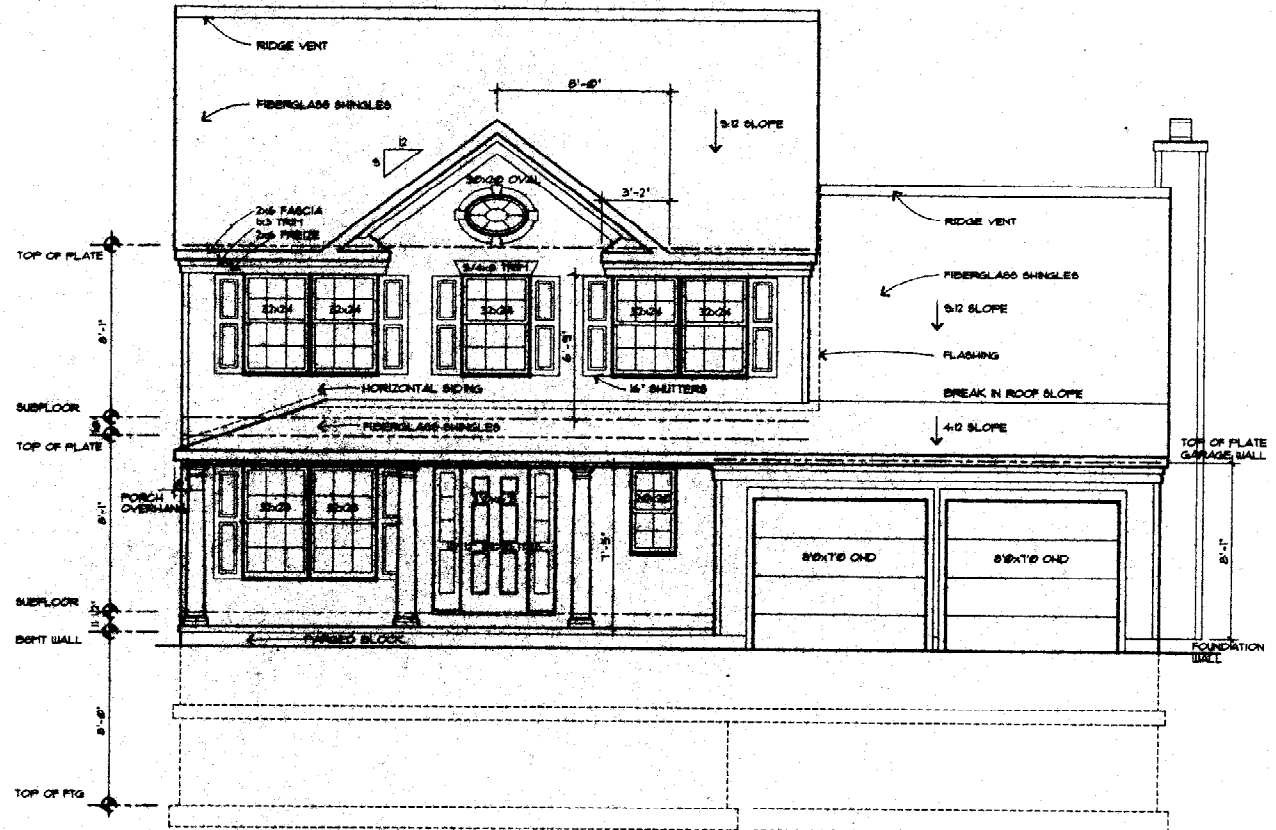
INTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"



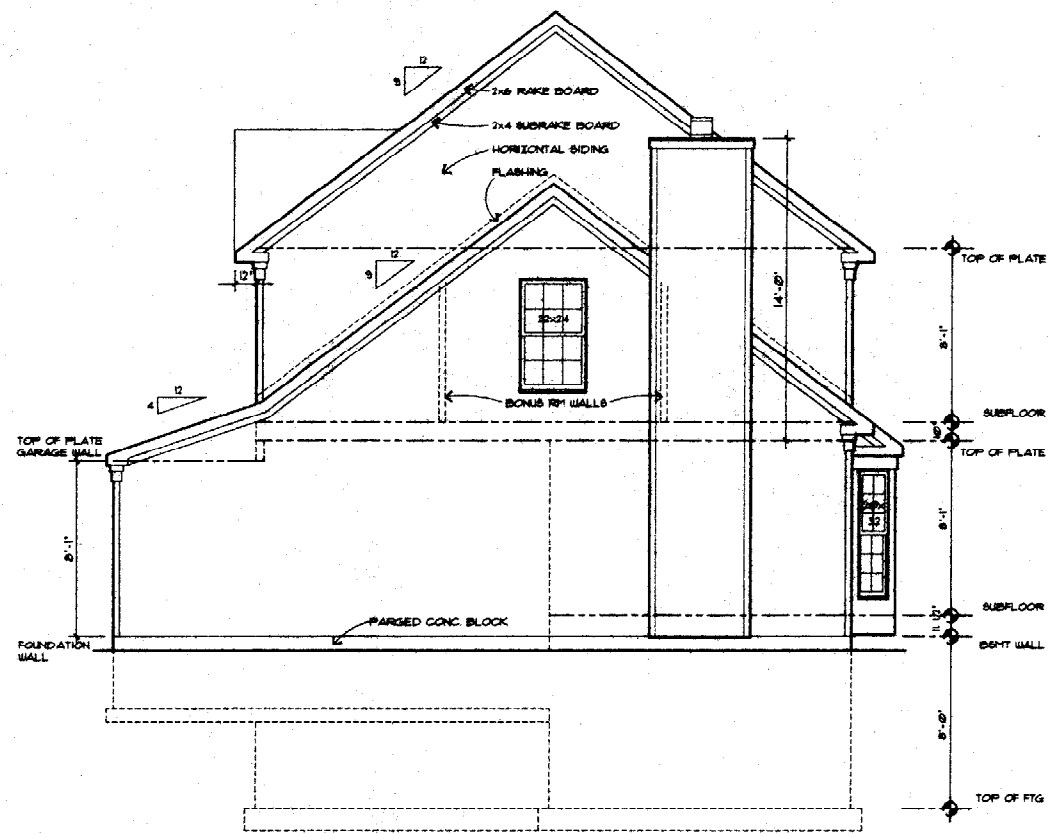
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



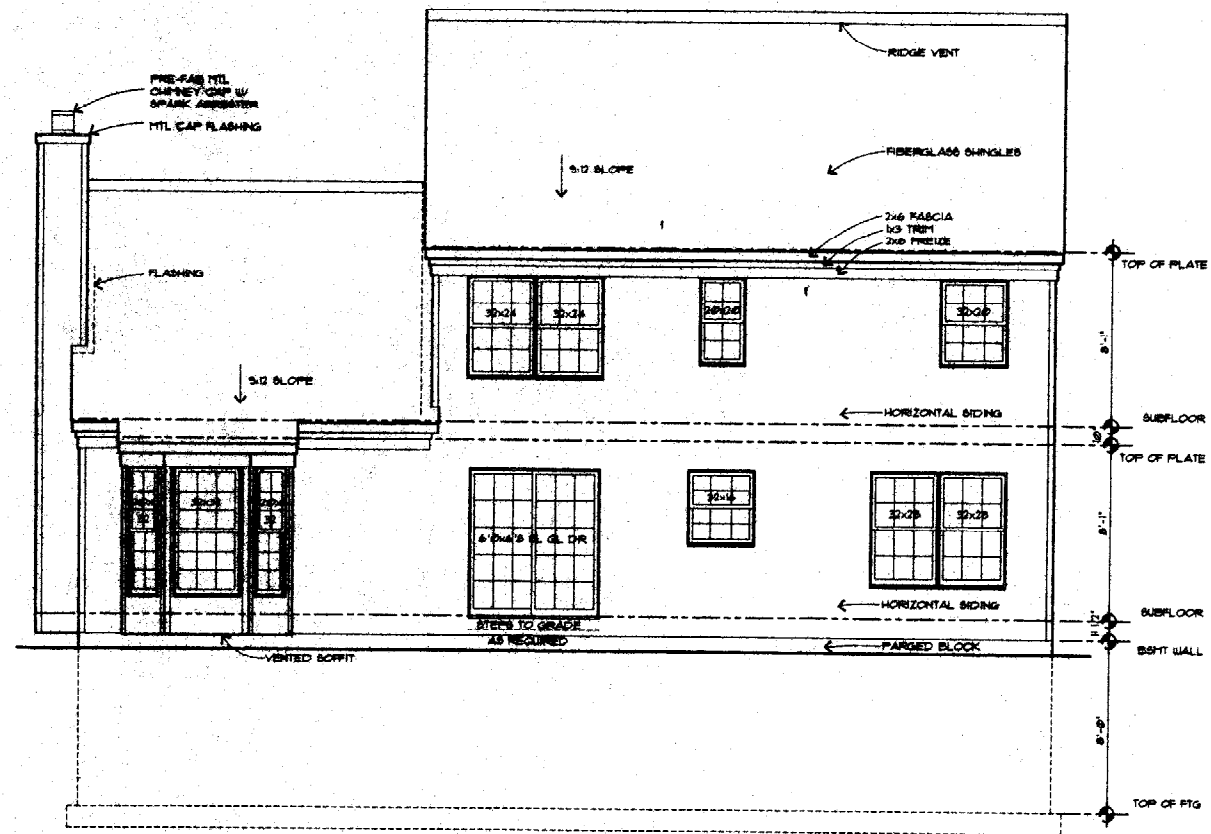
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



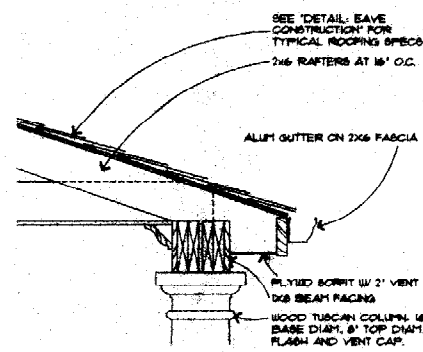
REAR ELEVATION
SCALE: 1/4" = 1'-0"

Orchard House
Box 277, Plymouth Meeting, PA 19462 610-826-4238

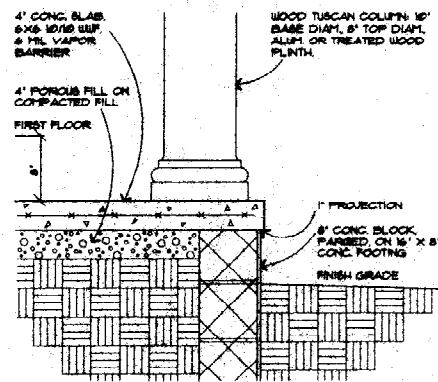
All designs, plans and drawings shown are produced by the design firm and are the property of Orchard House. They are issued in the original print form for the construction of one building only. Any other use, resale, transfer or reproduction is prohibited.

REVISION: 6-23-97
DATE:

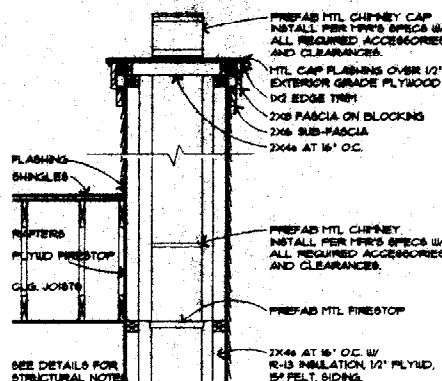
PLAN 305
SHEET NO. 4 of 5



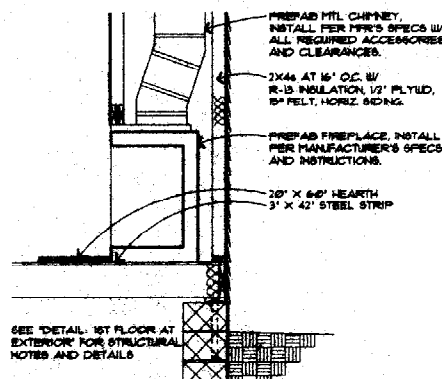
DETAIL: PORCH EAVE
SCALE: 1" = 1'-0"



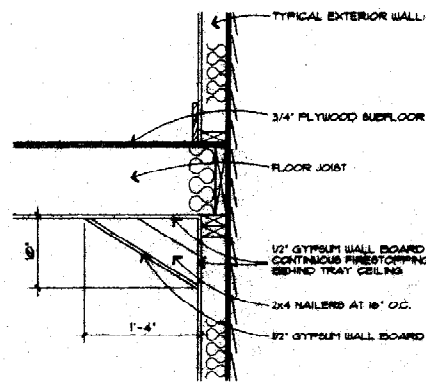
DETAIL: PORCH FLOOR
SCALE: 1" = 1'-0"



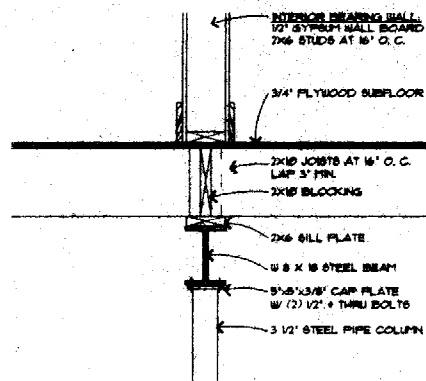
DETAIL: PRECAST CHIMNEY
SCALE: 1/2" = 1'-0"



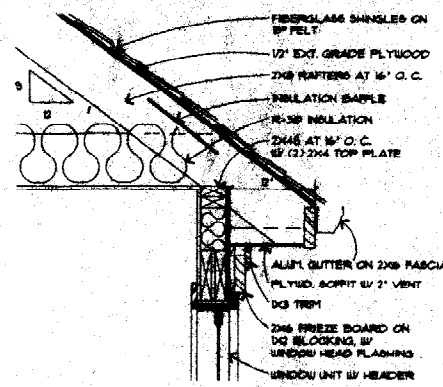
DETAIL: PRECAST FIREPLACE
SCALE: 1/2" = 1'-0"



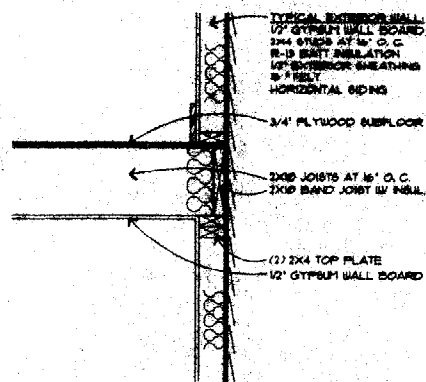
DETAIL: TRAY CEILING
SCALE: 1" = 1'-0"



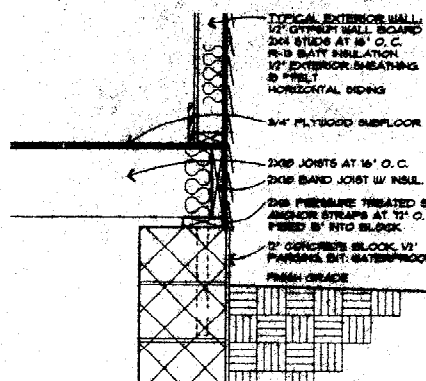
DETAIL: 1ST FLOOR AT BEAM
SCALE: 1" = 1'-0"



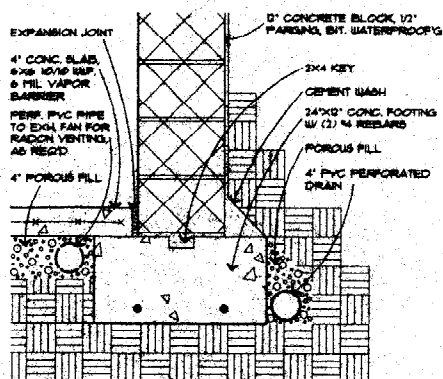
DETAIL: EAVE CONSTRUCTION
SCALE: 1" = 1'-0"



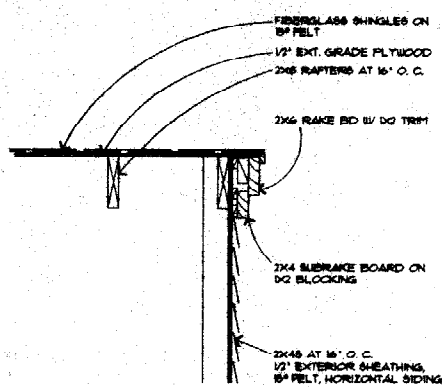
DETAIL: 2ND FLOOR AT EXTERIOR
SCALE: 1" = 1'-0"



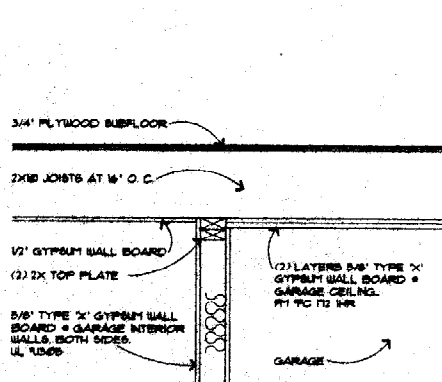
DETAIL: 1ST FLOOR AT EXTERIOR
SCALE: 1" = 1'-0"



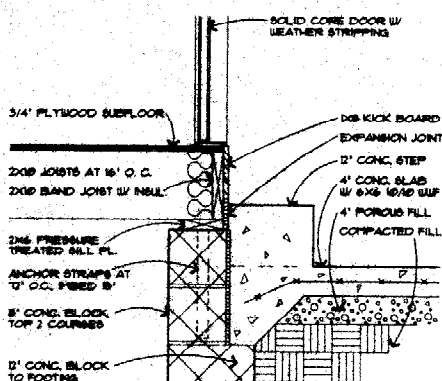
DETAIL: BASEMENT FOUNDATION
SCALE: 1" = 1'-0"



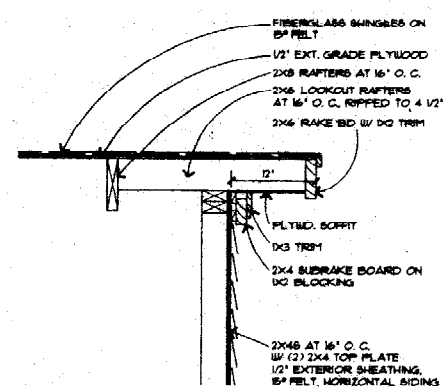
DETAIL: RAKE CONSTRUCTION
SCALE: 1" = 1'-0"



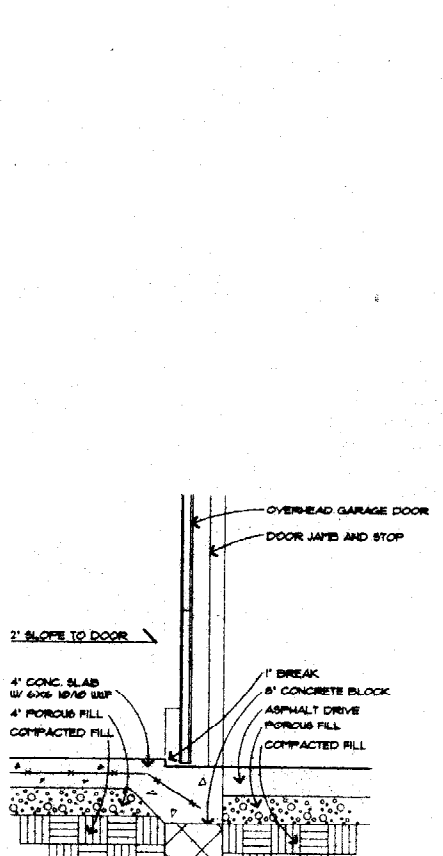
DETAIL: GARAGE CEILING/INT. WALL
SCALE: 1" = 1'-0"



DETAIL: 1ST FLOOR AT GARAGE
SCALE: 1" = 1'-0"



DETAIL: SLAB AT GARAGE DOOR
SCALE: 1" = 1'-0"



DETAIL: SLAB AT GARAGE DOOR
SCALE: 1" = 1'-0"