



CITY OF PORTLAND, MAINE
Department of Building Inspection

CBL-330-B-16

Certificate of Occupancy

LOCATION

#146 TUCKER AVE.

Issued to L. E. LYDON CONSTRUCTION, INC. Date of Issue 12-20-2000

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. 000520, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

ENTIRE

APPROVED OCCUPANCY

SINGLE FAMILY

~~ZONE 2B~~ USE R'3

Limiting Conditions:

TEMPORARY UNTIL 5-15-2001
DUE TO LANDSCAPING RESTRICTION

TYPE = 5B
BOCA 99

See attached memo 12-14-2000 conditions

This certificate supersedes certificate issued

Approved:

nb

(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.

The underlayment of blacktop needs to be repaired to meet the stair rise requirement at the bottom step



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 146 TUCKER AVE CBL 330-B-016

Issued to L.E. LYDON CONSTRUCTION, INC

Date of Issue 12-20-2000

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. 00520, 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

APPROVED OCCUPANCY

ENTIRE

SINGLE FAMILY
TYPE 5B
USE GROUP R-3
BOCA 1999

Limiting Conditions:

TEMPORARY UNTIL MAY 15, 2001
SEE ATTACHED COPY OF SITE CONDITIONS

This certificate supersedes
certificate issued

Approved:

12-20-2000

(Date)

Inspector

Elect. LKW

[Handwritten signature]

Inspector of Buildings

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

Location of Construction: Lot #8 Tucker Ave. 04103 #146		Owner: LE Lydon/Paul Vose		Phone: 799-5495		Permit No: 000520	
Owner Address: 183 Mitchell Rd. Cape 04107		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: ** L.E. Lydon Construction, Inc.		Address: ** 183 Mitchell Rd. Cape Elizabeth 04107		Phone: 799-5495		Permit Issued: 18	
Past Use: Vacant		Proposed Use: 2 Story Single Family		COST OF WORK: \$ 70,000.00		PERMIT FEE: \$ 444.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
Proposed Project Description: Construct New Single Family Home		Signature:		Signature:		Zone: CBL: 330-B-16 R-2 332-B-008	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning Approval: OK with conditions Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm	
Permit Taken By: UB		Date Applied For: GD May 3, 2000		Signature:		Date: #20000676 Zoning Appeal	

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..

Please Call Larry for P/U
799-5495

CERTIFICATION

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

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: May 3, 2000 PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

PERMIT ISSUED
WITH REQUIREMENTS

- Historic Preservation
- Not in District or Landmark
 - Does Not Require Review
 - Requires Review

- Action:
- Approved
 - Approved with Conditions
 - Denied

Date: _____

PERMIT ISSUED
WITH REQUIREMENTS
CEO DISTRICT

Inspection Services
Michael J. Nugent
Manager



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

Congratulations!!!!

**Minor/Minor Site Review, Building or Use Permit Pre-Application
Detached Single Family Dwelling**

As an applicant for a building permit, you are about to enter into a relationship with our Office. We welcome any questions, comments or suggestions that will make the process more efficient. Attached you will find an application and some samples of the submissions you will provide at application time. Please read **ALL** of the information and if you need any further assistance please call 874-8703 or 874-8693.

Steve,

12/18/00

Please call
Larry Lydon
ASAP
at

415-2094

for C.O. insp
lot 8 Tucker

First call requested c.a. Thanks
12/13/00

JB

7) 874-8700 FAX 874-8716 TTY 874-8936

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

**Minor/Minor Site Review, Building or Use Permit Pre-Application
Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

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

Location/Address of Construction: <i>lot # 8 Tucker Avenue extension</i>		
Total Square Footage of Proposed Structure <i>1332 #</i>	Square Footage of Lot <i>12,500 #</i>	
Tax Assessor's Chart, Block & Lot Number Chart# <i>332</i> Block# <i>B</i> Lot# <i>008</i>	Owner: <i>L.E. Lydon Const Inc</i> <i>Paul Vose Inc</i>	Telephone#: <i>799-5495</i>
Lessee/Buyer's Name (If Applicable) <i>N/A</i>	Owner's/Purchaser/Lessee Address: <i>183 Mitchell Rd.</i> <i>Cape Elizabeth, ME 04107</i>	Cost Of Work: <i>\$ 70,000.</i> Fee: <i>\$ 444.00</i>
Proposed Project Description:(Please be as specific as possible) <i>Two story wood frame single family residence</i>		
Contractor's Name, Address & Telephone <i>L.E. Lydon Construction Inc Cape Elizabeth ME 04107 799-5495</i>		Rec'd By: <i>UG</i>

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 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 1996 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.

You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

*call Harry for
P/O 799-5495*

A "minor/minor" site plan review is required prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor (2 copies are required). A complete plot plan (Site Plan) includes:

- 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

4) Building Plans (Sample Attached)

A complete set of construction drawings showing all of the following elements of construction:

- 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 dampproofing
- 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.

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: <i>[Signature]</i>	Date: <i>5-3-00</i>
--	---------------------

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

*Building 444.00
Minor/Minor 300.00*



①

COMMENTS

7-11-00 Set back and backfill inspection. Harry had called for setback and thought it had been done - miscommunication. Right side = 16' Front = 28'

Building foundation as plans for drain, filter, stones in & out - ok to backfill JB

8/15/00 Framing, plumbing rough in ok per Allow. Electrical JB
ok per Dave Caddell. a line

12-19-2K Final Insp. Basement Stair top step @ $8\frac{1}{2}$ " Railings for
Step @ Side Entrance & Deck @ $40\frac{1}{2}$ ". Smoke Detector @

~~Step~~ left rear bedroom not inter connected to others, grade @

Side Steps + Sunkers needing to be filled in. SKW

12-20-2K. All above issues corrected - Issued Temporary Cop.

Inspection Record

Type

Foundation: _____

Framing: _____

Plumbing: _____

Final: _____

Other: _____

Date

BUILDING PERMIT REPORT

330-B-16

DATE: 3 MAY 2008 ADDRESS: Lot 29 Tucker Ave CBL: 332-B-008

REASON FOR PERMIT: Single family dwelling

BUILDING OWNER: L.E. Lyden Const. Inc.

PERMIT APPLICANT: _____ CONTRACTOR L.E. Lyden Const Inc.

USE GROUP: R-3 CONSTRUCTION TYPE: 5-13 CONSTRUCTION COST: \$70,000.00 PERMIT FEES: \$444.00

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

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1 *2 *3 *4 *5 *7 *9 *11 *13 *14 *15 *19 *20 *22 *28 *29 *32 *33 *34 *31

- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- *2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (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 from freezing. Section 1908.0
- *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 and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (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" and not more than 42". Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/2" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
- *12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- *13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- *14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- *15. 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)
- 16. 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)
- 17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
- 18. 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)

- X19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
- In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
24. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
- X26. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1214.0 of the City's Building Code. (Crawl spaces & attics).
- X27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- X28. All requirements must be met before a final Certificate of Occupancy is issued.
- X29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements. *see attached Site Development Review requirements & conditions*
- X32. 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.
- X33. Bridging shall comply with Section 2305.16.
- X34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- X35. 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 Hoffses, Building Inspector
 Cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

PSH 1.26.00

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

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

****CERTIFICATE OF OCCUPANCY FEE \$50.00

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



DELUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 9
SOUTH PORTLAND, MAINE 04106
TEL 207 775 1121
FAX 207 879 0896

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

MEMORANDUM

TO: Code Enforcement
Kandi Talbot, Planner

FROM: Chris Earle, Construction Representative
Reviewed by Steve Bushey, P.E., Acting Development Review Coordinator

DATE: December 14, 2000

RE: Certificate of Occupancy - 146 Tucker Avenue (Lot 8)

On December 13, 2000, the site was reviewed for compliance with the conditions of approval. Our comments are:

1. The applicant is required to plant three 6' tall white pine trees. This has not been accomplished.

It is our opinion that a **temporary certificate of occupancy** could be issued, assuming neither Code Enforcement nor Public Works has any outstanding issues. The applicant shall coordinate with the City Arborist to determine where to plant these trees. This should be completed by May 15, 2001. At that time, the site will be thoroughly reviewed for compliance.



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SOUTH PORTLAND, MAINE 04106
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1 AR

Applicant: L.E. Lydon Construct, Inc Date: 5/15/00
Address: ~~144~~ Tucker Ave lot #8 C-B-L: ~~332-B~~ 330-B-16e

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-2

Interior or corner lot -

Proposed Use/Work - New 2 story 24'x30' house - No garage
12' x 12' REAR Deck

Sewage Disposal - City

Lot Street Frontage - 50' req - 80' shown

Front Yard - 25' req - 28' shown

Rear Yard - 25' req - ~40' shown

Side Yard - ^{25' req} 14' req - 16' & 40' shown

Projections - front porch - 12' x 12' deck - rear bulk head

Width of Lot - 80' req - 80' shown

Height - 35' MAX - 25' scaled

Lot Area - 10,000^{sq} req - 10,370^{sq}

Lot Coverage/ Impervious Surface - 20% or 2074^{sq} MAX allowed

Area per Family - 10,000^{sq}

Off-street Parking - 2 req - 2 shown

Loading Bays - N/A

Site Plan - minor/minor
#20000076

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - flood panel 1 Zone C

$$24' \times 30' = 720$$

$$12' \times 12' = 144$$

$$864 \text{ sq}$$



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MEMORANDUM

TO: Code Enforcement
Kandi Talbot, Planner

FROM: Chris Earle, Construction Representative
Reviewed by Steve Bushey, P.E., Acting Development Review Coordinator

DATE: December 14, 2000

RE: Certificate of Occupancy – 146 Tucker Avenue (Lot 8) 330 B 016

On December 13, 2000, the site was reviewed for compliance with the conditions of approval. Our comments are:

1. The applicant is required to plant three 6' tall white pine trees. This has not been accomplished.

It is our opinion that a **temporary certificate of occupancy** could be issued, assuming neither Code Enforcement nor Public Works has any outstanding issues. The applicant shall coordinate with the City Arborist to determine where to plant these trees. This should be completed by May 15, 2001. At that time, the site will be thoroughly reviewed for compliance.

1 AR

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

20000076

I. D. Number

L.E. Construction Inc.

5/3/00

Applicant

Application Date

183 Mitchell Road, Cape Elizabeth, ME 04107

Tucker Ave Lot #8

Applicant's Mailing Address

Project Name/Description

Larry Lydon

Tucker Ave

Consultant/Agent

Address of Proposed Site

799-5495

~~332-B-008~~ 330-B-16

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) **Single Family**

1332

12,500

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 checked="" type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other |

Fees Paid: Site Plan \$200.00 Subdivision Engineer Review \$100.00 Date: 5/3/00

Inspections Approval Status:

Reviewer _____

- Approved Approved w/Conditions
see attached Denied

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

- Condition Compliance _____
signature _____ date _____

Performance Guarantee Required* Not Required

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

- | | | | |
|---|----------------|--|-----------------|
| <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 | | |
| <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 | |

Tucker Ave - Lot # 8

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

20000076

I. D. Number

Construction Inc.

5/3/00

Applicant

Application Date

83 Mitchell Road, Cape Elizabeth, ME 04107

Tucker Ave Lot #8

Applicant's Mailing Address

Project Name/Description

Larry Lydon

146 Tucker Ave

Consultant/Agent

Address of Proposed Site

799-5495

330-B-016

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

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.

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.

Your new street address is now 146 Tucker Avenue, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

The Development Review Coordinator (874-8300 ext.8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.

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.

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.)

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.

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 allow for positive drainage away from entire footprint of building.

The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in accordance 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.

The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Applicant shall be responsible for all installation and maintenance of necessary erosion control measures. The applicant shall minimize and be responsible to sweep all tracking of mud onto city streets.

Applicant shall not remove any trees within the 20' undisturbed buffer.

Applicant shall install (3) three - 6' tall white pine trees to offset recent cutting of pine trees. The Applicant shall coordinate with the City Arborist (Jeff Tarling 874-8793) for exact tree locations.

Planning Conditions of Approval

Inspections Conditions of Approval

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

There is a 20 ft. wide undisturbed /natural buffer AND an additional drainage easement along the rear of this property which shall remain in a natural state with no disturbance allowed. Any changes to this area shall require written permission from the Planning Division.

Separate permits shall be required for future decks, sheds, pools, and/or garage.

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)
X Crawl space (1210.2) Ventilation
X Crawl opening size (1210.2.1)
SA Access to crawl and attic space (1211.0)

Floors (Chapter 16-23)

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

Floors (contd.)

- ~~X~~ Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3") 2305.2
- ~~SA~~ Bridging (2305.16)
- ~~SA~~ Boring and notching (2305.5.1)
- ~~SA~~ Cutting and notching (2305.3)
- ~~SA~~ 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
- ~~SA~~ Concrete floors (1905) 3 1/2" 6 mil polyethylene vapor retarder
- _____
- _____
- _____
- _____
- _____

Wall Construction (Chapter 2300)

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

Roof-Ceiling Construction (Chapter 23)

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

Glazing (Chapter 24)

<u>SR</u> Labeling (2402.1)
_____ Louvered window or jalousies (2402.5)
_____ Human impact loads (2405.0)
_____ Specific hazardous locations (2405.2)
_____ Sloped glazing and skylights (2404)

Private Garages (Chapter 4)

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

Egress (Chapter 10)

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

Smoke Detectors (920.3.2)

- SR Location and interconnection
- SR Power source

Dwelling Unit Separation
Table 602

N/A

Electrical
NFPA # 7F

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

20000076

I. D. Number

L.E. Construction Inc.

Applicant

183 Mitchell Road, Cape Elizabeth, ME 04107

Applicant's Mailing Address

Larry Lydon

Consultant/Agent

799-5495

Applicant or Agent Daytime Telephone, Fax

5/3/00

Application Date

Tucker Ave Lot #8

Project Name/Description

Tucker Ave

Address of Proposed Site

330-B-016

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Planning Conditions of Approval

Inspections Conditions of Approval

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. There is a 20 ft. wide undisturbed /natural buffer AND an additional drainage easement along the rear of this property which shall remain in a natural state with no disturbance allowed. Any changes to this area shall require written permission from the Planning Division.
3. Separate permits shall be required for future decks, sheds, pools, and/or garage.

Fire Conditions of Approval

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

20000076
I. D. Number

L.E. Construction Inc.
Applicant
183 Mitchell Road, Cape Elizabeth, ME 04107
Applicant's Mailing Address
Larry Lydon
Consultant/Agent
799-5495
Applicant or Agent Daytime Telephone, Fax

5/3/00
Application Date
Tucker Ave Lot #8
Project Name/Description

146 Tucker Ave
Address of Proposed Site
330-B-016
Assessor's Reference: Chart-Block-Lot

INSPECTIONS

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) no garage - deck
1332 10,370 R-2
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

Site Plan (major/minor) Subdivision # of lots PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other

Fees Paid: Site Plan \$200.00 Subdivision _____ Engineer Review \$100.00 Date: 5/3/00

DRC Approval Status:

Reviewer Gordon Smith

Approved Approved w/Conditions see attache Denied

Approval Date 5/11/00 Approval Expiration 5/11/01 Extension to _____ Additional Sheets Attached

Condition Compliance Gordon Smith 5/11/00
signature date

Performance Guarantee Required* Not Required

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

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

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

20000076

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5/3/00

Application Date

Tucker Ave Lot #8

Project Name/Description

Tucker Ave

Address of Proposed Site

330-B-016

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) no garage - deck

1332

10,370

R-2

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- Site Plan (major/minor)
 Subdivision # of lots _____
 PAD Review
 14-403 Streets Review
 Flood Hazard
 Shoreland
 Historic Preservation
 DEP Local Certification
 Zoning Conditional Use (ZBA/PB)
 Zoning Variance
 Other _____

Fees Paid: Site Plan \$200.00 Subdivision _____ Engineer Review \$100.00 Date: 5/3/00

Inspections Approval Status:

Reviewer Marge Schmuckal

- Approved
 Approved w/Conditions see attached
 Denied

Approval Date 5/15/00

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 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 | | |
| <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 | | | |

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

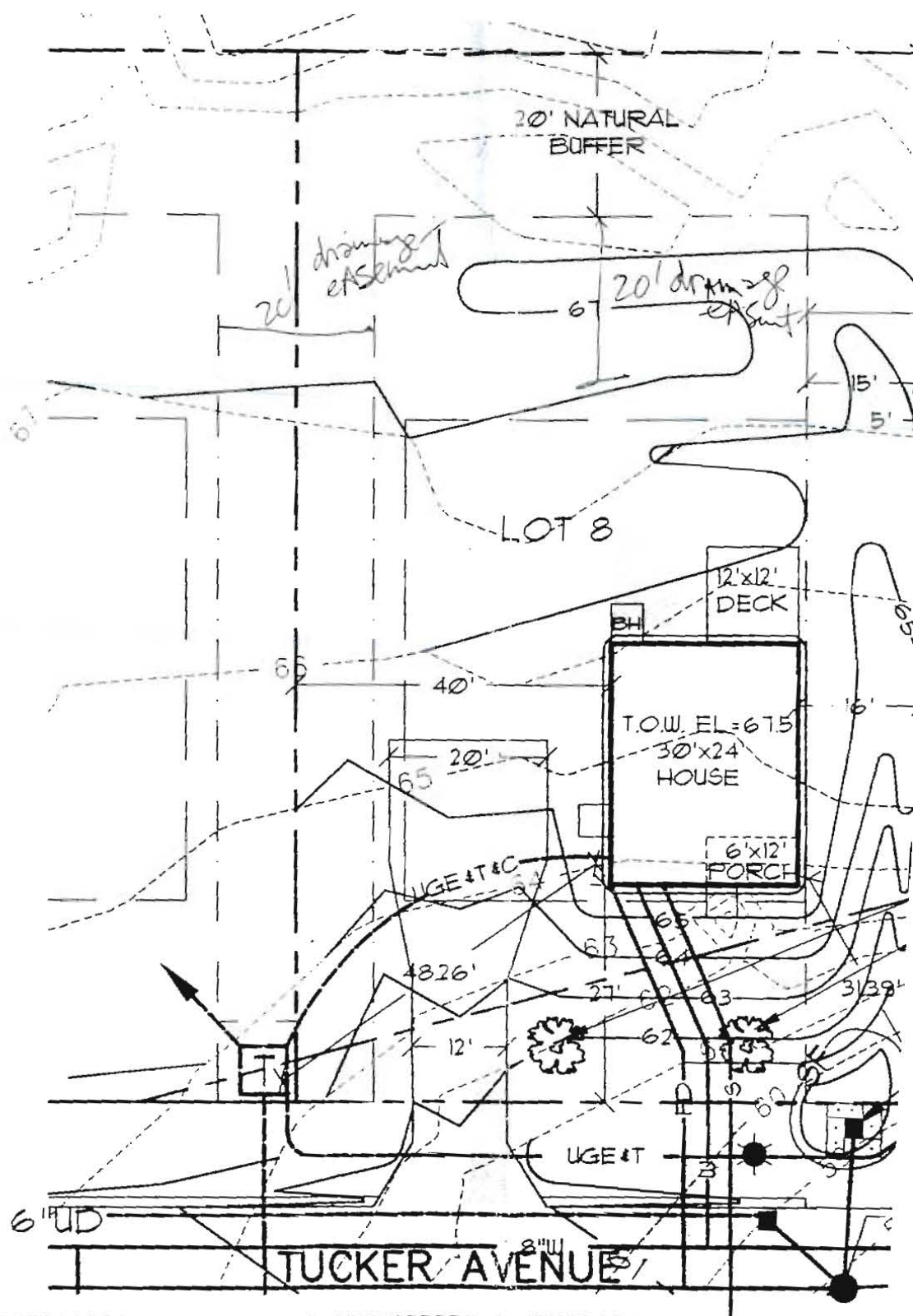
Valuation: \$70,000.00 Plan Review # 0653/2K
 Fee: \$444.00 Date: 3 MAY 2000
 Building Location: Lot #8 Tucker Ave CBL: 332-B-008 ^{330-B-16}
 Building Description: Single Family dwelling
 Reviewed By: S. Hoffes
 Use or Occupancy: R-3 Type of Construction: 5-B
 *NR: Not Required NA: Not Applicable SR: 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 issued	111.0
2.	Foundation drainage shall comply with section 1813.5.2	1813.5.2
3.	Water proofing and damp proofing shall comply with section 1813.0	1813.0
4.	Anchor bolts shall comply with section 2305.17	2305.17
5.	Concrete floors shall comply with section 1905.0	1905.0
6.	Access to crawl and attic space shall comply with section 1211.0	1211.0
7.	Bridging shall comply with section 2305.16	2305.16
8.	Boring, cutting and notching shall comply with sections 2305.3, 2305.3.1, 2305.4.4, & 2305.5.1	See 3001-
9.	All fastening shall comply with table 2305.2	2305.2
10.	Chimneys and vents shall comply with NFPA 211	NFPA 211
11.	All glass and glazing shall comply with chapter 24 - safety glazing shall comply with section 2406	2406
12.	Sleeping room egress or rescue windows shall comply with section 1010.4	1010.4
13.	Landings on stairways shall comply with	

REV: PSH 4-7-00

NOTE:

1. ELEVATION AND UTILITY LOCATION TAKEN FROM SHEET 3 OF 5 (GRADING PLAN) TUCKER AVENUE EXTENSION.
2. DURING CONSTRUCTION THE OWNER & CONTRACTOR SHALL UTILIZE ME. D.E.P. " BEST MANAGEMENT PRACTICES (B.M.P.'S) FOR EROSION CONTROL & SEDIMENTATION CONTROL
3. IF TWO TREES EXIST WHICH ARE LARGER THAN 2" DIA. TRUNK, THEY MAY BE SUBSTITUTED FOR THE PROPOSED STREET TREES AS LONG AS THE SPECIES IS ON THE CITY'S APPROVED LIST.



Sebago Technics

Engineering & Planning for the Future

505 CHARLOT STREET

SINGLE FAMILY RESIDENCE PLOT PLAN

OF:

LOT 8 TUCKER WOODS SUBDIVISION

TUCKER AVENUE

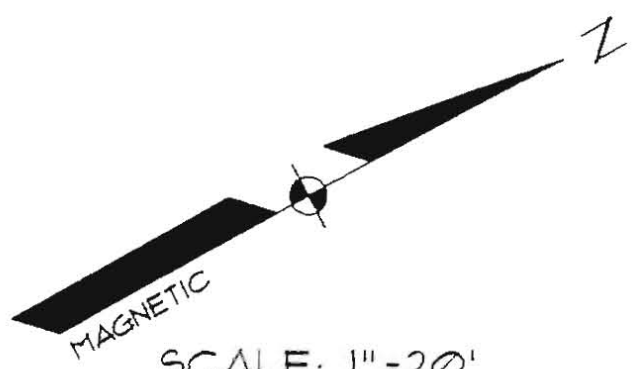
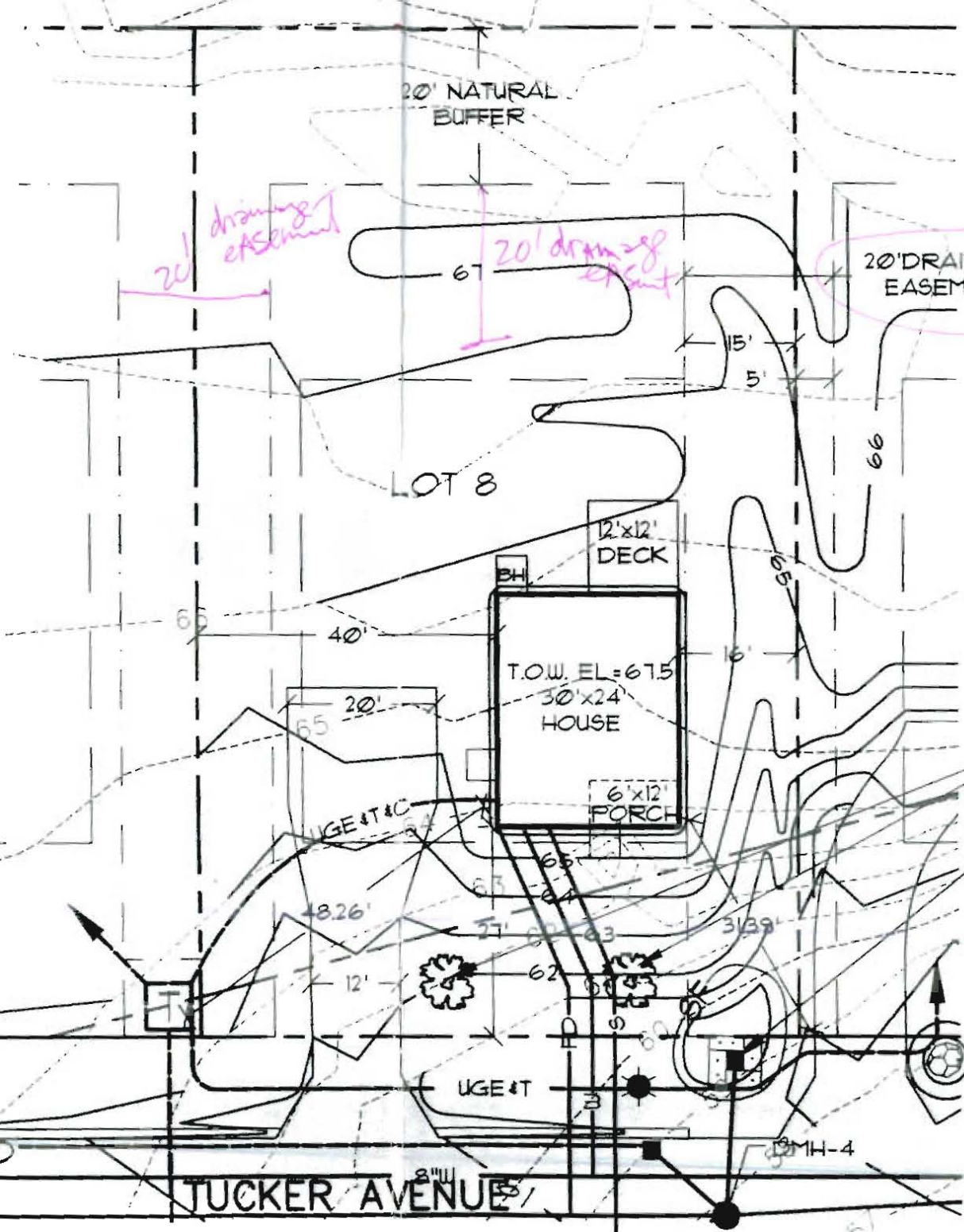
PORTLAND, ME

FOR:

PAUL VOSE

P.O. BOX 7543

DISCLOSED



SCALE: 1"=20'

TBM
DMH-4 RIM EL = 60.5±
(MIDDLE OF STREET
BETWEEN LOTS 8 & 9)

REQUIRED STREET TREES
TO BE PLANTED, SEE
NOTE 3.

FIELD INLET CB
RIM=59.0
INV. OUT=56.70

THE FAMILY RESIDENCE PLOT PLAN

8 TUCKER WOODS SUBDIVISION

AVENUE
D, ME

VOSE
7543

DESIGN BY:	
DRAWN BY:	PLS
CHECKED BY:	JRS
DATE:	4-21-00
SCALE:	1"=20'
FIELD BK:	-----
PROJ. NO:	99401
DRAWING:	LOT8.DWG

SHEET 1 OF 1