

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

Location of Construction: 138 Tucker Ave. Lot#7(ext.)		Owner: Design Dwellings Inc.		Phone: 839-2631		Permit No: 991092	
Owner Address: ** Design Dwellings Inc. attn: Marie		Lessee/Buyer's Name: Gorham, ME 04038 65 Main St.		Phone: 839-2631		Business Name: Buyer: Don & Grace Ober	
Contractor Name: Design Dwellings Inc. Inc. attn: Marie		Address: Gorham, ME 04038 65 Main St.		Phone: 839-2631		Permit Issued: OCT 1 1999	
Past Use: Vacant		Proposed Use: New 26x32 Colonial Single Family Home		COST OF WORK: \$ 80,000		PERMIT FEE: \$ 504.00	
Proposed Project Description: New 26x32 Colonial Single Family Home		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R3 Type: 5B 1000A96		Zone: <input type="checkbox"/> CBL: 330-B-017	
		Signature: _____		Signature: <i>Hoffman</i>		Zoning Approval: _____	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature: _____ Date: _____		Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: UNA		Date Applied For: 9-21-99					

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..

** Send to: Design Dwellings Inc.
Attn: Marie
65 Main St.
Gorham, ME 04038

**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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: 9-21-99 PHONE: _____

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

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Action:
 Approved
 Approved with Conditions
 Denied

Date: _____

CEO DISTRICT 1

COMMENTS

10/13/99 Foundation & 3 setbacks OK (DC)

11/17/99 Close In Framing Insp. all OK (DC)

12/20/99 Final C.O. Need to fix the following for inspection 12/21 w/ additional #50 ^{or 90°}
 Side ~~fr.~~ & back hand Railings, Rear steps to code, Joist hanger at chimney single & double (headers)
 Closing 12/23 1PM Per Mike Collins (protection for foam in Island), staple wires
 above furnace (JB) Mike ok'd stapling to cabinet

Handrail Ready Sign, Protection Island Receptacle Cable
 12/21/99 Work Completed OK for Temp COFO DC
 9-18-00 Permanent CO. JMB OK to close out.
 CBL: 330-B-017

Permit: 991092

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	12/21
Other: _____	_____

3" steel to Basement OK

BUILDING PERMIT REPORT

DATE: 23 Sept. 99 ADDRESS: 138 Tucker Ave. Lot #7 CBL: 330-B-017
REASON FOR PERMIT: To Construct a 26'x32' single family dwelling
BUILDING OWNER: Design Dwelling Inc.
PERMIT APPLICANT: Contractor Design Dwelling Inc.
USE GROUP R-3 CONSTRUCTION TYPE 5-B


The City's Adopted Building Code (The BOCA National Building Code/1996 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, *12, *13, *14, *15, *19, *26, *27, *28, *29, *30, *32, *33, #31
Approved with the following conditions:

- *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 means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
- *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", except Use Group R which is 36". 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 3e4" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) 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)
- *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) See attached detail -
- *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 1018.6)

- 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)
- *19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), 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
 In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2.
- 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 maintained to NFPA #72 Standard.
- 22. The Sprinkler System shall 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/1996)
- 24. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
- *26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- *27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min.72 hours notice) and plumbing inspections have been done.
- *28. All requirements must be met before a final Certificate of Occupancy is issued.
- *29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (the BOCA National Building Code/1996).
- *30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
- 31. Please read and implement the attached Land Use Zoning report requirements. *see attached*
- *32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
- *33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- 34. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code 1996).
- 35. _____
- 36. _____
- 37. _____
- 38. _____


 P. Samuel Flores, Building Inspector
 cc: Ly. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

PSH 7/24/99

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

**CITY OF PORTLAND, ME
BOCA 1996 Plan Review Record
One and Two Family Dwelling**

Valuation: \$80,000.00 Plan Review # 1322
 Fee: \$54.00 Date: 23 Sept. 99

Building Location: 138 Tucker Ave. Lot #17 CBL: 330-B-017

Building Description: 32'x26' dwelling Single Family

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 & building code requirements shall be completed before a Certificate of Occupancy can or will be issued	110.0
2.	All lot lines shall be clearly marked before calling for Foundation inspection.	111.0
3.	Foundations drain	1813.5.2
4.	Foundation anchors	2305.17
5.	Waterproofing & damp proofing	1813.0
6.	Chimneys & Vents NFPA 211 BOCA Mech./93 Chapter 12	
7.	Guardrail	1021.0
8.	Handrail	1022.0
9.	Headroom	1204.0
10.	Stair Construction	1014.0
11.	Stairway headroom	1014.4
12.	Sleeping room egress	1018.6

ELECTRICAL PERMIT

City of Portland, Me.

*DDUE / JON
S/P*



Area 1
(E)

To the Chief Electrical Inspector, Portland Maine:
The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of Portland Electrical Ordinance, National Electrical Code and the following specifications:

Date 10/26/99
Permit # _____
CBL# 330-B-017

SITE LOCATION: LOT 7, TUCKER ME #138

OWNER DESIGN DWELLINGS INC TENANT _____

							TOTAL EACH FEE		
OUTLETS	Receptacles	50	Switches	20	Smoke Detectors	6	.20	15.00	
FIXTURES	incandescent	10	fluorescent		Strips		.20	2.00	
SERVICES	Overhead		Underground	✓	TTL AMPS	<800	15.00	15.00	
	Overhead		Underground			>800	25.00		
Temporary Service	Overhead		Underground	✓	TTL AMPS		25.00		
							25.00		
METERS	(number of)	1					1.00	1.00	
MOTORS	(number of)						2.00		
RESID/COM	Electric units						1.00		
HEATING	oil/gas units		Interior		Exterior		5.00		
APPLIANCES	Ranges	1	Cook Tops		Wall Ovens		2.00	2.00	
	Insta-Hot		Water heaters		Fans		2.00		
	Dryers	1	Disposals	1	Dishwasher	1	2.00	6.00	
	Compactors		Spa		Washing Machine	1	2.00	2.00	
	Others (denote)						2.00		
MISC. (number of)	Air Cond/win						3.00		
	Air Cond/cent				Pools		10.00		
	HVAC		EMS		Thermostat		5.00		
	Signs						10.00		
	Alarms/res						5.00		
	Alarms/com						15.00		
	Heavy Duty(CRKT)						2.00		
	Circus/Carnv						25.00		
Alterations						5.00			
Fire Repairs						15.00			
E Lights						1.00			
E Generators						20.00			
PANELS	Service		Remote	1	Main		4.00	4.00	
TRANSFORMER	0-25 Kva						5.00		
	25-200 Kva						8.00		
	Over 200 Kva						10.00		
TOTAL AMOUNT DUE									
MINIMUM FEE/COMMERCIAL 35.00							MINIMUM FEE	25.00	47.00

INSPECTION: Will be ready _____ or will call _____

CONTRACTORS NAME Kirk Ordway MASTER LIC. # PG67
 ADDRESS 33 CHAPEL ST LIMITED LIC. # _____
 TELEPHONE 799-6104

SIGNATURE OF CONTRACTOR Kirk Ordway



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 138 Tucker Ave. CBL: 330-B-017

Issued to Design Dwellings Lot#7 Date of Issue 12-21-99

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. 991092, 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
Use Group R-3
Type 5B
Boca '96

Limiting Conditions:

Temporary due to landscaping restrictions until
June 30, 2000

**This certificate supersedes
certificate issued**

Approved:

12/21/99
(Date)

[Signature]
Inspector

[Signature]
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.

97C Lot 14C



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 138 Tucker Ave 330-B-017

Issued to Don Oberg

Date of Issue Sept. 18 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. 991092, 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 use group R3 type 5B
Boca 96

Limiting Conditions:

This certificate supersedes
certificate issued

December 21, 1999

Approved:

9-18-00

(Date)

Janice Bourke
Inspector

[Signature]
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.

PLUMBING APPLICATION

330-B-017

Department of Human Sciences
Division of Health Engineering

PROPERTY ADDRESS

Town or
Plantation

Portland Me.

Street
Subdivision Lot #

138 Tucker Ave #7

PROPERTY OWNERS NAME

Last:

First:

Applicant
Name:

Richard P. Martin

Mailing Address of
Owner/Applicant
(If Different)

36 Constitution Dr
Westbrook Me. 04092

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

Signature of Owner/Applicant

Date

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

Date Approved

PORTLAND
Date Permit Issued: 11/16/99 7074
TOWN COPY
\$ 98.00 FEE Double Fee Charged
L.P.I. # 0124
Local Plumbing Inspector Signature

PERMIT INFORMATION

This Application is for

1. NEW PLUMBING
2. RELOCATED PLUMBING

Type of Structure To Be Served:

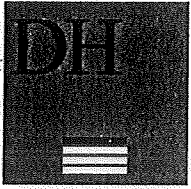
1. SINGLE FAMILY DWELLING
2. MODULAR OR MOBILE HOME
3. MULTIPLE FAMILY DWELLING
4. OTHER - SPECIFY _____

Plumbing To Be Installed By:

1. MASTER PLUMBER
2. OIL BURNERMAN
3. MFG'D. HOUSING DEALER/MECHANIC
4. PUBLIC UTILITY EMPLOYEE
5. PROPERTY OWNER

LICENSE # 02727

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.	2	Hosebibb / Sillcock	1	Bathtub (and Shower)
		Floor Drain	1	Shower (Separate)
OR		Urinal	1	Sink
		Drinking Fountain	3	Wash Basin
HOOK-UP: to an existing subsurface wastewater disposal system.		Indirect Waste	2	Water Closet (Toilet)
PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Water Treatment Softener, Filter, etc.	1	Clothes Washer
		Grease / Oil Separator	1	Dish Washer
OR		Dental Cuspidor	1	Garbage Disposal
		Bidet		Laundry Tub
TRANSFER FEE [\$6.00]		Other: _____		Water Heater
		Fixtures (Subtotal) Column 2	11	Fixtures (Subtotal) Column 1
SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE				
			2	Fixtures (Subtotal) Column 2
			13	Total Fixtures
			78.00	Fixture Fee
				Transfer Fee
				Hook-Up & Relocation Fee
			98.00	Permit Fee (Total)



DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

H 1
Steve

- 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: August 2, 2000

RE: Certificate of Occupancy – 138 Tucker Avenue

On July 27, 2000, the site was reviewed for compliance with the conditions of approval.

It is our opinion that a **permanent certificate of occupancy could be issued**, assuming Code Enforcement has no outstanding issues.



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT

991345

PERMIT ISSUED

DEC 7 1999

330-B-017

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location Lot 7 Tucker Ave Use of Building Residence Date 12/3/99

Name and address of owner of appliance DeStefano Dwellings

Installer's name and address John Ross
41 Middle Rd Cumberland ME 04021 Telephone 829 42 48

Location of appliance:

- Basement
- Floor
- Attic
- Roof

Type of Fuel:

- Gas
- Oil
- Solid

Appliance Name:

Burner
U.L. Approved Yes No

Will appliance be installed in accordance with the manufacture's installation instructions? Yes No

IF NO Explain:

The Type of License of Installer:

- Master Plumber # _____
- Solid Fuel # _____
- Oil # 4585
- Gas # _____
- Other _____

Type of Chimney:

- Masonry Lined
Factory built _____
- Metal
Factory Built U.L. Listing # _____
- Direct Vent
Type _____ UL# _____

Type of Fuel Tank

- Oil
- Gas

Size of Tank 275

Number of Tanks 1

Distance from Tank to Center of Flame 6' feet.

Cost of work 4,000
fee 90.00

Approved

Fire: [Signature]
Ele.: _____
Bldg.: _____

Approved with Conditions

- See attached letter or requirement

Signature of Installer _____

Applicant: Design Dwellings INC

Date: 9/30/99

Address: 138 Tucker Ave (lot #7)

C-B-L: 330-B-17

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-2

Interior or corner lot -

Proposed Use/Work - 26' x 32' colonial single family Dwelling - No garage
No rear deck shown

Sevage Disposal - City

Lot Street Frontage - 50' req - 80' shown

Front Yard - 25' req - 30' shown

Rear Yard - 25' req - 30' shown

Side Yard - 14' req - 14.5' + 33.5' shown

Projections - front stairs - rear ~~deck~~ ^{bullhead} - side stairs

Width of Lot - 80' req - 80' shown

Height - 2 story

Lot Area - 10,000^{sq} min - 10,372^{sq} shown

Lot Coverage/Impervious Surface - 20%

= 2074.4 MAX

Area per Family - 10,000

Off-street Parking - 2 req - 2 shown

26 x 32 = 832^{sq}

Loading Bays - N/A

Site Plan - minor/minor - 19990133

Shoreland Zoning/Stream Protection - N/A

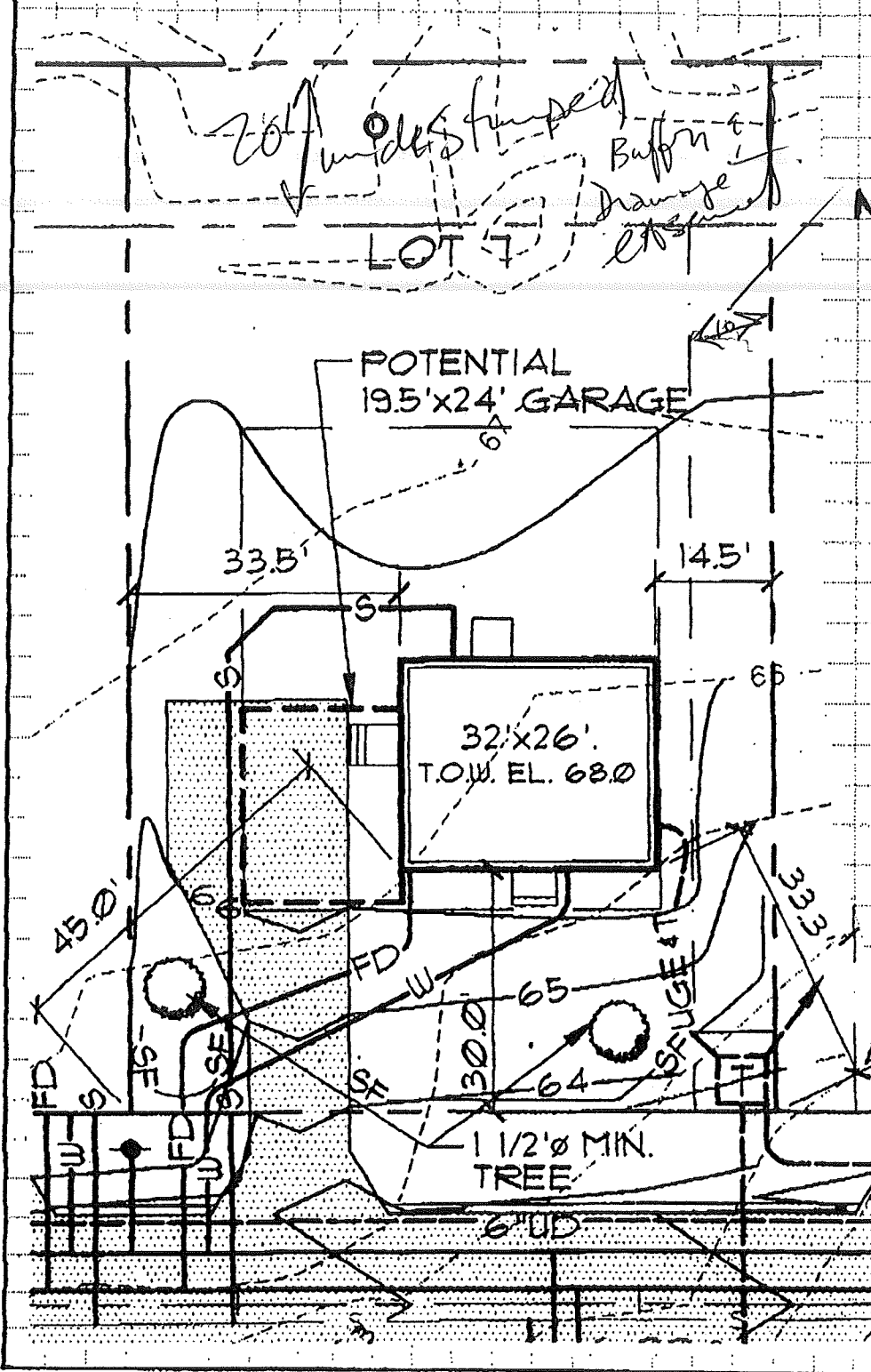
Flood Plains - Panel #1 - Zone C

see conditions

1) 10' Right side Drainage easement

2) 20' rear undisturbed/natural Buffer; Drainage easement

LOT 7 * TUCKER WOODS SUBDIVISION - SINGLE FAMILY RESIDENCE PLOT PLAN



10' Drains off at street

NOTES:

1. ELEVATIONS AND UTILITY LOCATIONS 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 & SEDIMENTATION CONTROL.
3. IF TWO EXISTING TREES EXIST WHICH ARE LARGER THAN 2 IN. DIA. TRUNK, THEY MAY BE SUBSTITUTED IF THE SPECIES IS ON THE CITY'S APPROVED LIST.
4. THE PROPOSED GRADE OF THE FIELD INLET RIM LOCATED ON LOT 8 IS 59.0, MAY BE UTILIZED AS A SITE BENCHMARK.



DELUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE A
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0396

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

MEMORANDUM

TO: Codes Enforcement – Dave Kadell
 FROM: Steve Bushey, Acting Development Review Coordinator
 DATE: December 17, 1999
 RE: Request for Permanent Certificate of Occupancy
 138 Tucker Avenue (Lot 7)

330-B

On December 16, 1999, DeLuca-Hoffman Associates, Inc. staff reviewed the single-family residence at #138 Tucker Avenue for compliance with the site plan conditions of approval and a request for a certificate of occupancy.

All the conditions of the site plan approval have been met except final landscaping. It is my opinion that a temporary certificate of occupancy could be issued, providing Code Enforcement has no outstanding issues. Landscaping shall be completed by June 30, 2000. It shall be noted that a 10' wide drainage easement exists on the right (north) side of the property.

DESIGN DWELLINGS, INC.
CONTRACT FOR THE SALE OF REAL ESTATE

September 2, 1999

Received of Donald + Grace Oberg

of 7 Crossings Drive Seab., Me 04074

Telephone number 883 0154 deposit held by the seller, the sum of

1 (One thousand) - dollars as earnest money

and in part payment on account of the purchase price of the real estate situated in the

County of CUMBERLAND, and State of Maine described as follows:

LOT 7 Tucker Ave Portland together with a 2432 Colonial to be built per plans and specs.

The following items to be included in the sale are represented in the plans and specification sheets which is signed of the same date by all parties.

The total purchase price is

DCO
GMO
1.

1000 dollars payment to be made as follows:

deposit upon signing of this contract.

additional deposit due

upon final bank approval
Sept 30, 1999
GMO
DCO

Balance upon completion.

Said earnest money is received and held by DESIGN DWELLINGS, INC., subject to the following conditions:

1. That DESIGN DWELLINGS, INC. shall hold said earnest money and act as escrow agent until transfer of title; that 1 days shall be given for obtaining the Seller's acceptance and in the event of the Seller's non-acceptance, this earnest money shall be promptly returned to the Purchaser.

complying with the requirements of Maine's Home Construction Act, Title 10 M.R.S.A. section 1486 et se items 1 thru 4 as stated above in this contract. as set forth herein.

See Addendum attached

I/We hereby agree to purchase the above described property at the price and upon the terms and conditions set forth.

Sylvia Swiger 9/7/99
Witness Date

Ronald C. Jey 007-46-2994
Purchaser Soc. Sec.#

Sylvia Swiger 9/7/99
Witness Date

Grace M. Oberg 005-48-1829
Purchaser Soc. Sec.#

I/We hereby accept the offer and agree to deliver the above described property at the price and upon the terms and conditions above stated.

Witness Date

[Signature]
Susan J. Duchaine
President: Design Dwellings, Inc.
Fed. ID# 01-0422077

I further agree to pay the broker a commission for his/her services 6 % of the purchase price.

Broker: Sylvia Swiger / Lisa Saldaña

Soc. Sec.# _____

[Signature]
Susan J. Duchaine
President: Design Dwellings, Inc.

Effective date of contract: _____

EXTENSION

The time for the performance of this contract is extended until _____.

Witness our hands this _____ day of _____.

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that the City of Portland, a body politic and corporate in the County of Cumberland, State of Maine, in consideration of one dollar (\$1.00) and other valuable consideration paid by Design Dwellings, Inc., a Maine corporation with a place of business at 65 Main Street, Gorham, County of Cumberland, State of Maine, the receipt whereof is hereby acknowledged, does hereby remise, release, bargain, sell and convey and forever quitclaim to the said Design Dwellings, Inc., its successors and assigns, a certain lot or parcel of land described in Schedule A, attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said City of Portland has hereunto caused this instrument to be signed by Duane G. Kline, its duly authorized Director of Finance, this 14 day of January, 1999.

Janette Joseph
Witness

CITY OF PORTLAND
By: [Signature]
Duane G. Kline
Director of Finance

STATE OF MAINE
CUMBERLAND, ss.

Date: Jan 14, 1999

Personally appeared the above-named Duane G. Kline in his capacity as the Director of Finance of the City of Portland, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of the City of Portland.

Before me,
Donna M. Katsiafikas
Notary Public/Attorney at Law
DONNA M. KATSIAFIKAS
Printed Name

Legal Description
Land to be conveyed
from the City of Portland
to Design Dwellings, Inc.

EXHIBIT A

A certain lot or parcel of land, together with the improvements thereon, situated on the easterly side of Tucker Avenue, in the City of Portland, County of Cumberland, and the State of Maine, being more particularly bounded and described as follows:

Beginning at an 5/8 inch rebar with cap "STI" to be set at the most westerly corner of land now or formerly of Bernard Higgins, at the southeasterly sideline of Tucker Avenue Extension, being approximately 217.04 feet southwesterly of its intersection with Newell Street;

Thence S 62°-01'-08" E along land now or formerly of Higgins and of Robert Titcomb, a distance of 150.00 feet to a 5/8 inch rebar with cap "STI" to be set at the northwesterly sideline of Beal Street;

Thence S 27°-58'-42" W along the northwesterly sideline of Beal Street, a distance of 450.00 feet to the northeasterly sideline of land formerly of Theresa M Risbara;

Thence N 62°-01'-18" W along land formerly of Risbara, a distance of 150.00 feet to the southeasterly sideline of Tucker Avenue Extension;

Thence N 27°-58'-42" E along the southeasterly sideline of Tucker Avenue Extension, a distance of 230.00 feet to a 5/8 inch rebar with cap "STI" to be set at land now or formerly of Donna L. Currier;

Thence S 62°-01'-18" E along land now or formerly of Currier, a distance of 75.00 feet to a 5/8 inch rebar with cap "STI" to be set;

Thence N 27°-58'-42" E along land now or formerly of Currier, a distance of 120.00 feet to a 5/8 inch rebar with cap "STI" to be set;

Thence N 62°-01'-18" W along land now or formerly of Currier, a distance of 75.00 feet to a 5/8 inch rebar with cap "STI" to be set;

Thence N 27°-58'-42" E along the southeasterly sideline of Tucker Avenue Extension, a distance of 90.00 feet to the Point of Beginning.

The total area of the here-in-described parcel is approximately 58,500 square feet.

Reference is made to a plan entitled "Final Subdivision Plan of Tucker Avenue Extension for Design Dwellings, Inc."; by Sebago Technics, Inc., dated October 6, 1998, and still under revision, to be recorded at the Cumberland County Registry of Deeds.

Meaning and intending to describe the following City of Portland Tax Lots:

Map 332, Block D, Lots 12-19, 23-33, 47

Map 330, Block D, Lots 2-4, 13-15

MWE:mwe/jc

January 4, 1999

A certain lot or parcel of land located on the easterly side of Riverside Industrial Parkway in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point on the easterly sideline of Riverside Industrial Parkway at the northerly corner of land now or formerly of Melvin E. Ireland as described in a deed recorded in the Cumberland County Registry of Deeds in Book 2981, Page 724 and at the westerly corner of land now or formerly of Theresa M. Risbara as described in a deed recorded in said Registry in Book 6947, Page 144;

Thence by the following courses and distances:

N 62°-01'-18" W, a distance of 20.00 feet to a point;

N 27°-59'-41" E, a distance of 691.28 feet to a point and the southerly sideline of Newell Street;

N 82°-58'-48" E by the southerly sideline of said Newell Street, a distance of 97.50 feet to a point in the southerly sideline of said Newell Street and the westerly sideline of Tucker Avenue;

S 14°-28'-57" W along the westerly sideline of said Tucker Avenue, a distance of 213.09 feet to an angle point in the westerly sideline of said Tucker Avenue;

S 27°-58'-42" W along the westerly sideline of said Tucker Avenue, a distance of 180.00 feet to a point and the easterly corner of land now or formerly of Theresa M. Risbara as recorded in a deed in said Registry in Book 7011, Page 156;

N 62°-01'-18" W by land of said Risbara, a distance of 109.70 feet to a point;

S 27°-59'-41" W by land of said Risbara, a distance of 150.00 feet to a point;

S 62°-01'-18" E by land of said Risbara, a distance of 109.74 feet to a point and the westerly sideline of said Tucker Avenue;

S 27°-58'-42" W by the westerly sideline of said Tucker Avenue, a distance of 120.00 feet to a point and the easterly corner of land now or formerly of Theresa M. Risbara as described in a deed recorded in said Registry in Book 6947, Page 144;

N 62°-01'-18" W by land of Risbara, a distance of 109.77 feet to a point;

S 27°-59'-41" W by land of said Risbara, a distance of 90.00 feet to the point of beginning.

The above described parcel contains 63,183 square feet, or 1.44 acres, and being shown as land now or formerly of the City of Portland on a plan entitled, "Recording Plat of Tucker Avenue Extension by Sebago Technics, Inc. dated October 6, 1998 and revised January 6, 1999.

Bearings are referenced to True North.

Meaning and intending to convey the interest acquired by the City of Portland by virtue of the following Collector's Tax Deeds:

Deed dated February 28, 1956, recorded March 27, 1958 in Book 2401, Page 236;

Deed dated February 26, 1971, recorded June 6, 1973 in Book 3407. Page 193;

Deed dated February 27, 1965 recorded August 2, 1967 in Book 3005, Page 520;

Deed dated February 28, 1935, recorded March 23, 1945 in Book 1776, Page 227;

Deed dated February 27, 1970, recorded June 6, 1973 in Book 3407, Page 187;

Deed dated February 24, 1932, recorded March 23, 1945 in Book 1776, Page 123.

Also meaning and intending to convey a portion of the lot acquired by the City of Portland from the following warranty deeds:

1. Deed of Olive M. Williamson to City of Portland, dated January 11, 1965 recorded in Book 2879, Page 84;
2. Deed of Catherine Connolly to City of Portland, dated March 31, 1964, recorded in Book 2814, Page 327;
3. Deed of Catherine H. Myatt to City of Portland, dated March 31, 1964, recorded in Book 2816, Page 178;
4. Deed of Thomas E. Greaney to City of Portland, dated March 12, 1964, recorded in Book 2816, Page 192;
5. Deed of Melvin E. Ireland and Katherine G. Ireland to City of Portland, dated March 31, 1964, recorded in Book 2816, Page 184;
6. Deed of Albert T. Webster to City of Portland, dated November 18, 1963, recorded in Book 2816, Page 198.

All deeds recorded in the Cumberland County Registry of Deeds.

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>Tucker Ave Ext. Lot #7 - 138 Tucker Ave.</i>			
Total Square Footage of Proposed Structure <i>1664</i>		Square Footage of Lot <i>10372</i>	
Tax Assessor's Chart, Block & Lot Number Chart# <i>330</i> Block# <i>B.</i> Lot# <i>17</i>		Owner: <i>Design Dwellings Inc.</i>	Telephone#: <i>839-2631</i>
Lessee/Buyer's Name (If Applicable) <i>Don & Grace Oberg.</i>		Owner's/Purchaser/Lessee Address: <i>7 Crossing drive Scarb.</i>	Cost Of Work: <i>\$80,000</i> Fee: <i>\$504.00</i>
Proposed Project Description:(Please be as specific as possible) <i>26x32 Colonial Finished both Floors.</i>			
Contractor's Name, Address & Telephone <i>Design Dwellings S. Inc. 65 main St - Berham 839-2631</i>			Rec'd By: <i>UB</i>

04038
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.

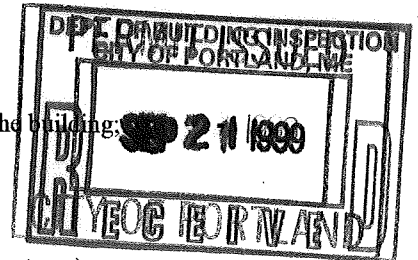
You must include the following with you application:

- 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)

*Work 504.00
Site 300.00
804.00*

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>9-14-99</i>
--	----------------------

Site Review Fee: \$300.00/Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

CITY OF PORTLAND, ME PERMIT REQUEST STREET OPENINGS

PERMIT NUMBER _____
DIG SAFE NUMBER _____

24 HOUR NO: 839-2631

Company Name: Design Dwellings Inc. Date of Request 9-14-99
Address: 65 main St. Berham me Phone No: 839-2631
Hereby request permission to excavate lot #7 Tucker Ave ext.

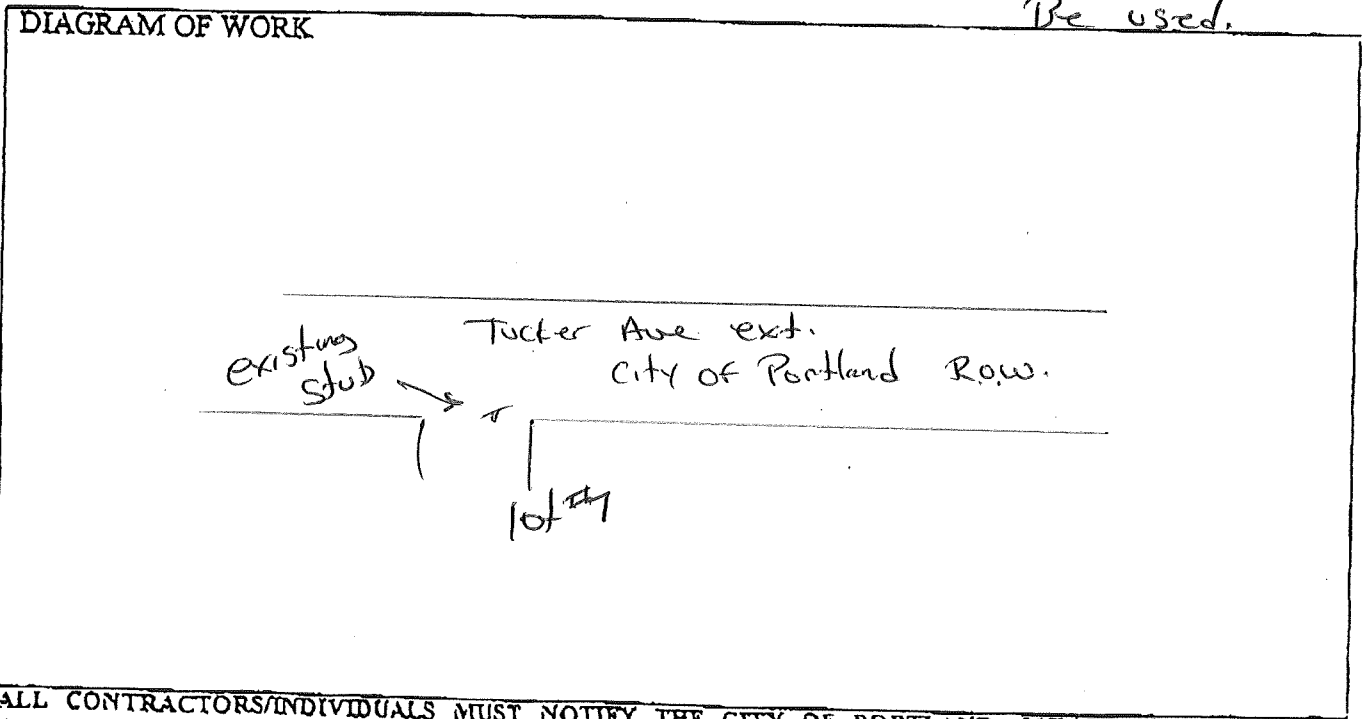
Beginning ? Ending _____ Street number and name _____ dates of proposed work.

Purpose, scope, and limits of work to be done; including the utility and description of materials to be used:
Connection of Sewer - 4" SDR 35 to existing stub on lot.

If this is an EMERGENCY, has work been completed? YES _____ NO ✓
Date & Time _____

Location, size, and number of pavement cuts anticipated: none this work will not enter the city's ROW.

Method of excavation and backfill with certified soil test; gravel reports must include stockpile location address: excavator - Backfill with native soil no gravel to be used.



ALL CONTRACTORS/INDIVIDUALS MUST NOTIFY THE CITY OF PORTLAND, PUBLIC WORKS STREET OPENING INSPECTOR AT 374-8841, 24 HOURS BEFORE EXCAVATING. ALSO, YOU MUST NOTIFY PPW WASTEWATER & DRAINAGE AT 374-8467 FOR INSPECTION BEFORE BACKFILLING SEWER DRAIN CONNECTIONS FOR INSPECTIONS. A MINIMUM OF 4 HOURS NOTICE IS NEEDED. FIVE WORKING DAYS NOTIFICATION MUST BE GIVEN FOR ALL SEWER CONNECTIONS MADE BY THE CITY.

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

19990133

I. D. Number

Design Dwellings Inc.

Applicant

138 Tucker Ave Lot #7 ext., Portland, ME 04103

Applicant's Mailing Address

Design Dwellings

Consultant/Agent

839-2631

Applicant or Agent Daytime Telephone, Fax

9/22/99

Application Date

Tucker Ave 138 lot #7 ext.

Project Name/Description

138 Tucker Ave, Portland, Maine 04103

Address of Proposed Site

330-B-017

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)

1664 sq. ft **10,372 sq. ft**

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 **\$300.00** Subdivision _____ Engineer Review _____ Date: **9/22/99**

Inspections Approval Status:

Reviewer _____

- Approved Approved w/Conditions see attached Denied
- Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached
- Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

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

- Performance Guarantee Accepted _____ date _____ amount _____ expiration date
- Inspection Fee Paid _____ date _____ amount _____
- Building Permit Issued _____ date _____
- Performance Guarantee Reduced _____ date _____ remaining balance _____ signature _____
- Temporary Certificate of Occupancy _____ date Conditions (See Attached)
- Final Inspection _____ date _____ signature _____
- Certificate Of Occupancy _____ date _____
- Performance Guarantee Released _____ date _____ signature _____
- Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date

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

19990133

I. D. Number

Design Dwellings Inc.

Applicant

138 Tucker Ave Lot #7 ext., Portland, ME 04103

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839-2631

Applicant or Agent Daytime Telephone, Fax

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Address of Proposed Site

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New Building Building Addition Change Of Use Residential

Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

1664 sq. ft. 10,372 sq. ft.

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 \$300.00 Subdivision _____ Engineer Review _____ Date: 9/22/99

DRC Approval Status:

Reviewer Steve Bushy

Approved Approved w/Conditions see attached Denied

Approval Date 9/27/99 Approval Expiration 9/27/00 Extension to _____ Additional Sheets Attached

Condition Compliance Steve Bushy 9/27/99 Additional Sheets Attached
signature date

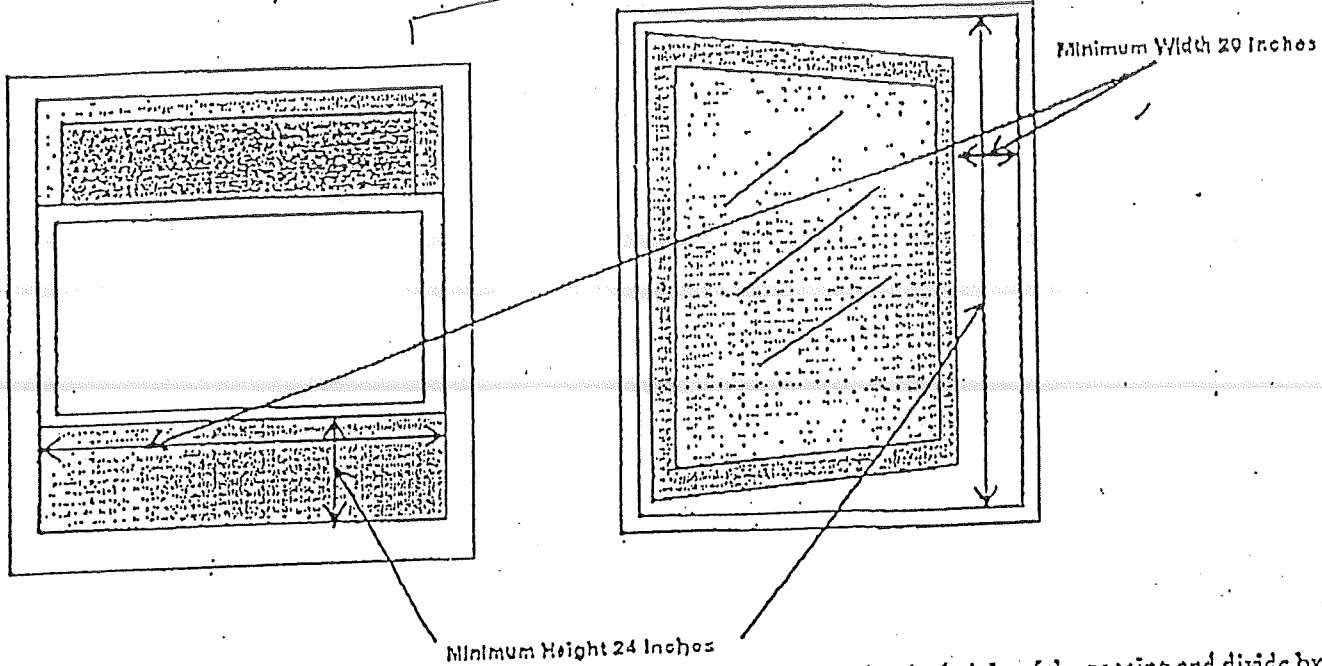
Performance Guarantee Required* Not Required

* 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			

whom it may concern,

The Department of Public Safety does not recognize the act of removing the sashes of a double hung window to give the minimum of 5.7 square feet of clear opening. The method used by this department in measuring the clear opening of a window is illustrated below. This method uses the opening when the window is in its normal open position.



To calculate the square footage of the opening multiply the width of the opening by the height of the opening and divide by 144.

SAMPLE

32" WIDE TIMES 26" TALL, = 832 SQUARE INCHES. WHEN DIVIDED BY 144 THIS COMES OUT AT 5.777 SQUARE FEET

Height	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
24	3.33	3.50	3.67	3.83	4.00	4.17	4.33	4.50	4.67	4.83	5.00	5.17	5.33	5.50	5.67	5.83	6.00
25	3.47	3.65	3.82	3.99	4.17	4.34	4.51	4.68	4.85	5.03	5.21	5.38	5.55	5.73	5.90	6.08	6.25
26	3.61	3.79	3.97	4.15	4.33	4.51	4.69	4.87	5.05	5.24	5.42	5.60	5.78	5.97	6.14	6.32	6.50
27	3.75	3.94	4.13	4.31	4.50	4.69	4.87	5.06	5.25	5.44	5.63	5.81	6.00	6.19	6.38	6.56	6.75
28	3.89	4.08	4.28	4.47	4.67	4.86	5.05	5.25	5.44	5.64	5.83	6.03	6.22	6.42	6.61	6.81	7.00
29	4.03	4.23	4.43	4.63	4.83	5.03	5.24	5.44	5.64	5.84	6.04	6.24	6.44	6.65	6.85	7.05	7.25
30	4.17	4.38	4.58	4.79	5.00	5.21	5.42	5.63	5.83	6.04	6.25	6.45	6.67	6.88	7.08	7.29	7.50
31	4.31	4.52	4.74	4.95	5.17	5.38	5.59	5.81	6.03	6.24	6.45	6.67	6.89	7.10	7.32	7.53	7.75
32	4.44	4.67	4.89	5.11	5.33	5.55	5.77	6.00	6.22	6.44	6.67	6.89	7.11	7.33	7.55	7.78	8.00
33	4.58	4.81	5.04	5.27	5.50	5.73	5.97	6.19	6.42	6.65	6.88	7.10	7.33	7.55	7.79	8.02	8.25
34	4.72	4.95	5.19	5.43	5.67	5.91	6.14	6.38	6.61	6.85	7.08	7.32	7.55	7.79	8.03	8.26	8.50
35	4.86	5.10	5.34	5.58	5.83	6.07	6.31	6.55	6.79	7.03	7.27	7.51	7.75	8.00	8.25	8.50	8.75
36	5.00	5.25	5.50	5.75	6.00	6.25	6.50	6.75	7.00	7.25	7.50	7.75	8.00	8.25	8.50	8.75	9.00
37	5.14	5.40	5.65	5.91	6.17	6.42	6.68	6.94	7.19	7.45	7.71	7.97	8.22	8.48	8.74	8.99	9.25
38	5.28	5.54	5.81	6.07	6.33	6.59	6.85	7.11	7.37	7.63	7.89	8.15	8.41	8.67	8.93	9.19	9.45
39	5.42	5.69	5.96	6.23	6.50	6.77	7.04	7.31	7.58	7.85	8.13	8.40	8.67	8.94	9.21	9.48	9.75
40	5.56	5.83	6.11	6.39	6.67	6.94	7.22	7.50	7.78	8.06	8.33	8.61	8.89	9.17	9.44	9.72	10.00
41	5.70	5.98	6.26	6.55	6.83	7.12	7.40	7.69	7.97	8.26	8.54	8.83	9.11	9.40	9.68	9.97	10.25
42	5.84	6.13	6.42	6.71	7.00	7.29	7.58	7.88	8.17	8.46	8.75	9.04	9.33	9.63	9.92	10.21	10.50
43	5.97	6.27	6.57	6.87	7.17	7.47	7.76	8.06	8.36	8.66	8.95	9.25	9.55	9.85	10.15	10.45	10.75

Nelson E. Collias
Public Safety Inspector

This is in all uses where emergency egress windows are allowed in lieu of a second means of egress

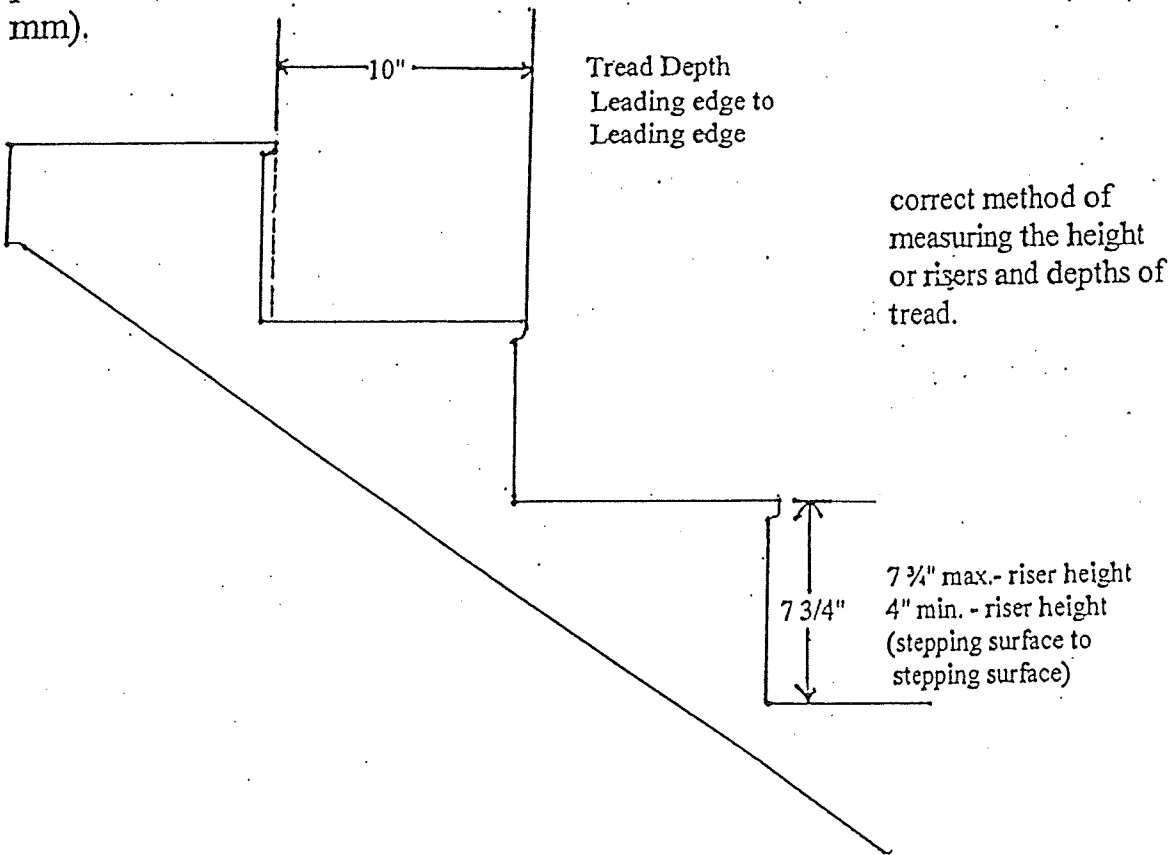
TREAD/RISER DIMENSIONS

ONE & TWO FAMILY

BOCA NATIONAL BUILDING CODE/1996

SECTION 1014.6 TREADS & RISERS

EXCEPTION: NO. 8 - In occupancies in use group R-3, within dwelling units in occupancies Use group R-2 and in occupancies in Use Group U which are accessory to an occupancy in Use Group R-3. The maximum riser height shall be 7 3/4 inches (197mm) and the minimum tread depth shall be 10 inches (254mm). A nosing not less than 3/4 inches but not more than 1 1/4 inches (32mm) shall be provided on stairways with solid risers where the depth is less than 11 inches (279 mm).



INSTALLATION STANDARDS

The 1996 Edition of NFPA #211 contains provisions for chimney, fireplaces, venting systems, and solid fuel burning appliances including their installations. The standards applies to residential as well as commercial and industrial installations.

PLEASE CHECK THE TYPE OF CONSTRUCTION TO BE BUILT:

Factory-Built Chimney and Chimney Units.

Factory-built chimney and chimney units shall be listed and installed in accordance with the temperature conditions of the listing, the manufacturer's instructions and all applicable sections of NFPA #211.

Factory-Built Fireplaces.

Factory-built fireplaces shall be listed and shall be installed in accordance with the terms of the listing. Hearth extensions shall be provided in accordance with the manufacturer's instructions or shall be of masonry on non combustible construction in accordance with applicable sections of NFPA #211.

Unlisted Metal Chimney (smokestacks) for Non Residential Applications.

Single wall metal chimneys or unlisted metal chimneys shall not be used inside or outside of one and two family dwellings. Metal chimneys shall be constructed and installed in accordance with the appropriate sections of NFPA #211

Masonry Chimney.

Masonry chimneys shall be constructed by appropriate sections of NFPA #211 for proper design, support, re-enforced, and installation..

Masonry Fireplace.

Masonry fireplaces shall comply with all requirements of NFPA #211 and all other pertinent sections.

CONSUMER CHECKLIST

1. Has the installer provided you with a written contract? 10 M.R.S.A., Chapter 219-A requires written contracts for any home remodeling or construction with an estimated cost in excess of \$1,400.
2. Have you asked the local fire department or code enforcement officials to inspect the installation during and after construction?
3. Is the installer familiar with current NFPA #211 standards and does he have a copy of same?
4. Have you asked for references to be provided by the installer?

**STATE OF MAINE
CHIMNEY OR FIREPLACE CONSTRUCTION/INSTALLATION
DISCLOSURE**

Dear Consumer: State law, specifically 32 M.R.S.A., Chapter 33, §2313-A, requires that chimney or fireplace installers, as of January 1, 1992, provide you with this "Disclosure" prior to the installation or construction of your chimney or fireplace. The purpose of this Disclosure is to inform you that the National Fire Protection Standard #211 (NFPA #211) is the current standard which applies to all new construction of chimneys and fireplaces. Please to note that the State of Maine does not require registration or licensure of chimney or fireplace installers. It is important to realize that many fires are caused each year from improperly constructed fireplaces and chimneys. This disclosure form should help you in making an informed decision as to the abilities of the installer and under what requirements the installation must comply.

INSTALLER INFORMATION

Name of Installer _____

D.B.A. _____

Name of Installer (if incorporated) _____

D.B.A. _____

Legal Address _____

(Street and No.)

(City or Town)

(State)

(County)

(Zip Code)

Home Telephone _____ / _____ / _____ Business Telephone _____ / _____ / _____

Years of experience doing fireplace or chimney installations _____

CONSUMER IDENTIFICATION

Consumer's Name _____

Mailing Address _____

(Street and No.)

(City or Town)

(State)

(County)

(Zip Code)

Home Telephone _____ / _____ / _____ Business Telephone _____ / _____ / _____

Installer, please give a brief description of installation being offered.

I, _____, the installer, hereby attest that the preceding information provided is true to the best of my knowledge. I also understand that if I fail to conform with the standards as outlined in NFPA #211 that I shall be subject to penalties as outlined under Title 32, Chapter 33, and the Oil and Solid Fuel Board Rules.

Signature _____ Date _____

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
- ~~X~~ 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)
- ~~NA~~ 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
- ~~SA~~ Power source

Dwelling Unit Separation

Table 602

~~NA~~

State Plumbing Code

Public Water
Public Sewer

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>46 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)

SR 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)

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

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)
- SR Water proofing and damp proofing Section 1813
- X Sill plate (2305.17)
- X Anchorage bolting in concrete (2305.17)
- X Columns (1912)
- SR Crawl space (1210.2) Ventilation
- SR Crawl opening size (1210.2.1)
- _____
- _____
- _____
- _____
- _____

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



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner

FROM: James Seymour, Acting Development Review Coordinator

DATE: April 5, 1995

SUBJECT: Disclaimer Statement of Existing Poorly Drained Areas

It is the responsibility of the lot owner/homebuilder to assess drainage and provide for appropriate stormwater management design and engineering in an area which has evidence of poor hydrologic soil conditions, and/or a history of poor drainage, ponding, or soils saturation due to topography, fluctuation of seasonal ground water tables creating surface flooding, or as a result from rainfall events or snow/ice melts. The City of Portland is not responsible for resolving the drainage of land areas which could be described in any one of the above conditions.

The City of Portland Development Review Coordinator reviews lot grading for all single family homes to assure that field elevations will conform to the grades which exist at the abutting property line or to the grades which have been previously approved at the abutting property lines. The construction standards require that final foundation elevations be provided on site plans which are a minimum of 2 1/2 feet higher than street grades established at the frontage of the lot and provide positive drainage away from the entire foundation perimeter, including garage, and all basement accesses (ie. bulkheads, doorways and windows). As long as these standards are strictly enforced, most water problems on single family lots will be avoided. However, in locations with clear evidence of hydric soils, the following note shall be placed on all approved site plans:

"The City of Portland Development Review Coordinator has reviewed and approved this plan. The lot is located in an areas that is subject to seasonal conditions of saturation by surface or groundwater. Approval of this plan does not constitute a guarantee that no water problems will be experienced by the homeowners in this vicinity. Homeowners are advised to exercise care and diligence to ensure that their home and yard is adequately constructed and graded for localized drainage conditions."

CITY OF PORTLAND, MAINE
PUBLIC NOTICE

To All Building Permit Applicants and/or Contractors:

Effective immediately all temporary erosion control measures as shown on submitted site plans or as made part of a conditional approval of a site plan shall be installed, maintained, and inspected for proper functioning. Erosion control measures include but are not limited to silt fencing hay bales, stone check dams, earthen berms, stone lined swales, riprap embankments, riprap inlet/outlets of any pipe channel or culvert, sodded or grass strips, hay mulch cover on exposed soils, jute matting or erosion control blanket/matting, geotextile grids or webbing, and any provision approved by the City Engineer or Development Review Coordinator to decrease erosion or sedimentation.

All temporary and permanent erosion control measures shall be in conformance with the Maine Erosion and Sediment Control Handbook for construction: Best Management Practices as published by Cumberland County SWCD and the Maine Department of Environmental Protection. Consistent failure to install, maintain, or construct in an acceptable manner will result in a stop work order on the building permit. All erosion control measures shall be established in proposed areas of disturbed soils resulting from construction activities prior to actual construction unless a specific deadline has been made a condition of approval or agreed to by a Public Works Engineer or the Development Review Coordinator.

Effective immediately any request for Certificate of Occupancy will be denied if the above measures have not been addressed or completed. Only under extreme conditions, due to weather, shall the omission of the erosion control standards be included on the conditions for a Certificate of Occupancy, otherwise the request for a Certificate will be refused.

The City of Portland Planning Department and Public Works Department consider Erosion and Sediment Control Planning to be an absolutely necessary initial construction activity that requires as much attention and enforcement as building construction. For the protection of sensitive waterbodies, undisturbed lands, neighboring properties, established vegetated areas, and municipal drainage systems please pay careful attention to erosion and sediment control measures and conform to the notes, details, and conditions of approval as noted on your approved site plan. These controls must be installed and maintained continuously throughout the construction period. The City may inspect the site at any time to ensure compliance, and violations could result in work stoppage orders as indicated above.

We appreciate your prompt compliance with these requirements.

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

19990133

I. D. Number

Design Dwellings Inc.

Applicant

138 Tucker Ave Lot #7 ext., Portland, ME 04103

Applicant's Mailing Address

Design Dwellings

Consultant/Agent

839-2631

Applicant or Agent Daytime Telephone, Fax

9/22/99

Application Date

Tucker Ave 138 lot #7 ext.

Project Name/Description

138 Tucker Ave, Portland, Maine 04103

Address of Proposed Site

330-B-017

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Approved subject to Site Plan Review (Addendum) 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.

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.

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 to 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 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.

A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for drainage from the property.

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

The applicant shall maintain Tucker Avenue extension free of mud and debris. Erosion control measures including silt fence shall be installed on the down gradient side of the site and maintained in accordance with the State of Maine Erosion and Sedimentation control measures during construction "Best Management Practices." The applicant shall be responsible for constructing the site drainage to avoid discharge of runoff to adjacent properties and shall provide sufficient measures to stabilize the site from erosion.

Planning Conditions of Approval

Inspections Conditions of Approval

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

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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 no r. deck
1664 sq. ft 10,372 sq. ft R-2
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 \$300.00 Subdivision _____ Engineer Review _____ Date: 9/22/99

Inspections Approval Status:

Reviewer Marge Schmuckal

- Approved Approved w/Conditions
see attached Denied
- Approval Date 9/30/99 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 | | | |

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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 10 foot drainage easement off the right side lot line that shall be maintained/
3. At the rear of the property there is a 20 ft. wide undisturbed /natural buffer and drainage easement which shall remain in a natural state. Any changes to this area shall require a separate written approval thru the Planning Department.
4. There is no rear deck shown on the plot plan nor structural details given on the building plans. A separate permit shall be required before its construction.
5. Separate permits shall be required for future decks, sheds, pools and/or garage.

Fire Conditions of Approval