

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

Location of Construction: 112 Tucker Ave Lot 3 04103		Owner: *** Design Dwellings Inc		Phone: 839-2631		Permit No: 000133	
Owner Address: 65 Maine St. Gorham 04038		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Same		Address:		Phone:		Permit Issued: FEB 23 2000	
Past Use: Single Family		Proposed Use: Same		COST OF WORK: \$		PERMIT FEE: \$ 30.00	
Proposed Project Description: Amend Permit #000016 Changed from Split Style to 24x42 Ranch				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R3 Type 5/9 DEC 90	
				Signature:		Signature:	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				Action: <input type="checkbox"/> Approved		Zoning Approval:	
				Action: <input type="checkbox"/> Approved with Conditions		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"/>	
Action: <input type="checkbox"/> Denied				Signature:		Date:	
Permit Taken By: GD		Date Applied For: GD February 17, 2000		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..

**** Send TO DEsign Dwellings****

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

February 17, 2000

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

Action:

Approved
 Approved with Conditions
 Denied

Date: _____

CEO-DISTRICTED WITH REQUIREMENTS

COMMENTS

3/6/00 Set backs OK (DC)

3/6/00 Foundation, Drainage & Damp proof OK (DC)

3/22/00 Close in - stairs, egress etc all ok (DC)

4/19/00 Final - Handrail to be installed side stair OK (DC)
OK For CoFO (DC)

CBL: 332-B-012

permit: 000133

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 112 Tucker Ave 332-B-012

Issued to Rick Foster

Date of Issue October 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. 000016 , 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 April 20 2000

Approved:

10/18/00

(Date)

Inspector

Inspector of Buildings

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



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 112 Tucker Ave., Lot#3 (CBL 332-B-012)

Issued to Design Dwellings

Date of Issue April 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. 000133, 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 Dwelling
Use Group R₃
Type 5B BOCA 96

Limiting Conditions:

Temporary until June 15, 2000
Per DRC - Sitework to be completed

This certificate supersedes
certificate issued

Approved:

4/20/00 _____
(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.

ELECTRICAL PERMIT

City of Portland, Me.

Single Family Area #1



[Handwritten initials]

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 3/9/00
 Permit # 193
 CBL# 332-B-012

SITE LOCATION: Lot # 3 112 Tucker Avenue

OWNER Design Dwellings TENANT _____

						TOTAL EACH FEE			
OUTLETS	Receptacles	<u>90</u>	Switches	<u>30</u>	Smoke Detectors	<u>5</u>	<u>75</u>	.20	<u>15.00</u>
FIXTURES	incandescent	<u>15</u>	fluorescent		Strips		<u>15</u>	.20	<u>3.00</u>
SERVICES	Overhead		Underground	<input checked="" type="checkbox"/>	TTL AMPS <u>100 amp</u>	<800		15.00	<u>15.00</u>
	Overhead		Underground			>800		25.00	
Temporary Service	Overhead		Underground		TTL AMPS			25.00	
								25.00	
METERS	(number of)	<u>1</u>					<u>1</u>	1.00	<u>1.00</u>
MOTORS	(number of)							2.00	
RESID/COM	Electric units							1.00	
HEATING	oil/gas units		Interior		Exterior			5.00	
APPLIANCES	Ranges	<u>1</u>	Cook Tops		Wall Ovens		<u>1</u>	2.00	<u>2.00</u>
	Insta-Hot		Water heaters		Fans		<u>1</u>	2.00	<u>2.00</u>
	Dryers	<u>1</u>	Disposals	<u>1</u>	Dishwasher		<u>3</u>	2.00	<u>6.00</u>
	Compactors		Spa		Washing Machine		<u>1</u>	2.00	<u>2.00</u>
	Others (denote)							2.00	
MISC. (number of)	Air Cond/win							3.00	
	Air Cond/cent							10.00	
	HVAC		EMS		Pools			5.00	
	Signs				Thermostat			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		Main		<u>1</u>	4.00	<u>4.00</u>
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		

INSPECTION: Will be ready _____ or will call

CONTRACTORS NAME Cary G. Webber
 ADDRESS 7 Bridle Path Way
 TELEPHONE 839 4600

MASTER LIC. # MS600004893
 LIMITED LIC. # _____

SIGNATURE OF CONTRACTOR Cary G. Webber

ELECTRICAL INSTALLATIONS

Permit Number _____

Location _____

Owner _____

Date of Permit _____

Final Inspection 4/19/80

By Inspector D. Caddell

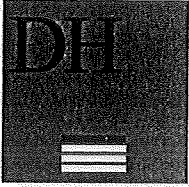
INSPECTION: Service 3/30/00 by D. Caddell

Service called in _____

Closing-in 3/22 by D. Caddell

PROGRESS INSPECTIONS: _____ / _____ / _____
_____ / _____ / _____
_____ / _____ / _____
_____ / _____ / _____
_____ / _____ / _____
_____ / _____ / _____

DATE:	REMARKS:
3/21/00	Service failed ditch backfilled <u>DC</u> OK 3/22
3/28	Basement Panel installed w/ GFCT & <u>HD</u>
4/14	Washer Outlet required to be inaccessible <u>DC</u>
	7/4/20 OK DC



DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

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

- 7 / 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 – 112 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.

332-B-012

PLUMBING APPLICATION

Department of Human Sciences
Division of Health Engineering

332 B 012

PROPERTY ADDRESS

Town or Plantation: City of Portland
 Street Subdivision Lot #: Tucker Ave Lot #3

PROPERTY OWNERS NAME

Last: Design Dwellings Inc First: Tina
 Applicant Name: Salevsky & Sons Plg & Htg Inc
 Mailing Address of Owner/Applicant (If Different): P.O. Box 242 Cape Cottage Branch, Cape Elizabeth Maine 04107

PORTLAND Permit Issued: 3,27,00 7211 \$ 54 TOWN COPY Double Fee Charged
 Local Plumbing Inspector Signature: [Signature] L.P.I. # 011214

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: [Signature] Date: 3/24/00

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: [Signature] Date Approved: 4/29/00

PERMIT INFORMATION

This Application is for	Type of Structure To Be Served:	Plumbing To Be Installed By:
1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	1. <input type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER - SPECIFY _____	1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER/MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # <u>B3091</u>

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District. OR HOOK-UP: to an existing subsurface wastewater disposal system.	1	Hosebibb / Sillcock	1	Bathtub (and Shower)
		Floor Drain		Shower (Separate)
OR PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Urinal	1	Sink
		Drinking Fountain	2	Wash Basin
OR TRANSFER FEE [\$6.00]		Indirect Waste	2	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.	1	Clothes Washer
		Grease / Oil Separator	1	Dish Washer
		Dental Cuspidor		Garbage Disposal
		Bidet		Laundry Tub
		Other: _____		Water Heater
		Fixtures (Subtotal) Column 2	8	Fixtures (Subtotal) Column 1
			1	Fixtures (Subtotal) Column 2
			9	Total Fixtures
				Fixture Fee
				Transfer Fee
				Hook-Up & Relocation Fee
				Permit Fee (Total)

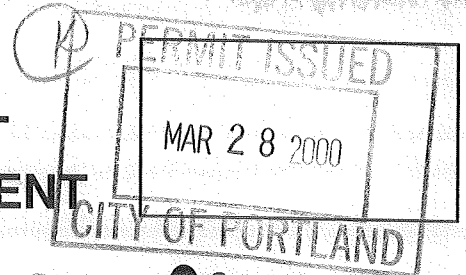
SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

24.00



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT



#1

332-B-012

000239

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 Tucker Ave Lot #3 Use of Building Single Family Date 3.27.00

Name and address of owner of appliance Design Dwellings Inc. Rt # 25 Gorham Me.

Installer's name and address Salevsky & Sons Pl & Htg Inc / Po. Box 242 Cape Cottage Branch Cape Elizabeth Maine 04107 Telephone 883-8069

Location of appliance:
 Basement Floor
 Attic Roof

Type of Fuel:
 Gas Oil Solid

Appliance Name: Thermal Dynamics
 U.L. Approved Yes No

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

IF NO Explain: _____

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 Gal.

Number of Tanks 1

Distance from Tank to Center of Flame 15' feet.

fee 30.00

The Type of License of Installer:
 Master Plumber # 2309 ✓
 Solid Fuel # _____
 Oil # 2710 ✓
 Gas # _____
 Other _____

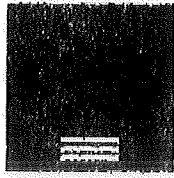
Approved

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

Approved with Conditions

See attached letter or requirement

Signature of Installer _____



DELUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

772 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 773 1121
FAX 207 878 0896

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

MEMORANDUM

TO: Dave Kadell, Code Enforcement
Kandi Talbot, Planner

FROM: Gordon Smith, Director of Construction Services
Reviewed by Steve Bushey, P.E., Acting Development Review Coordinator

DATE: April 20, 2000

RE: Certificate of Occupancy – Tucker Avenue (Lot 3)

On April 20, 2000, the site was reviewed for compliance with the conditions of approval. My comments are:

1. The landscape work, including lawns and trees, could not be completed due to the time of year. This work must be completed by June 15, 2000.
2. The applicant is responsible for any erosion control measures until a substantial catch of grass is established.
3. Nancy Knauber of the City of Portland's Inspection division, will need to inspect the driveway apron, roadway, and any other right-of-way work for damage in the spring prior to issuance of a permanent certificate of occupancy.

It is my opinion that a **temporary certificate of occupancy could be issued**, assuming Code Enforcement has no outstanding issues. However, items 1 through 3 above must be reviewed and approved prior to the issuance of a permanent certificate of occupancy.

BUILDING PERMIT REPORT

DATE: 18 February 2000 ADDRESS: 112 Tucker Ave. Lot #3 CBL: 332-B-012

REASON FOR PERMIT: To Amend Permit # 000016

BUILDING OWNER: Design Dwellings Inc.

PERMIT APPLICANT: _____ /CONTRACTOR Owner

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: _____ PERMIT FEES: \$30,00

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, *5, *6, *9, *11, *12, *13, *15, *19, *22, *29, *34, *36 # 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 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 34" 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)
- 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)

2/17

- *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
- 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 Zoning report conditions*
- 32. 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.
- 33. Bridging shall comply with Section 2305.16.
- *34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2405.0)
- 35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1996).
- *36. All conditions of permit # 688016 are still in effect, and shall be adhere to.

P. Samuel
 P. Samuel, Building Inspector
 Cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

PSH 11/25/99

**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

LAND USE - ZONING REPORT

ADDRESS: 112 Tucker Ave (lot # 3) DATE: 2/22/2000

REASON FOR PERMIT: Amend original permit - from 2 story split level to 1 story ranch

BUILDING OWNER: Design Dwellings LLC-B-L: 332-B-12

PERMIT APPLICANT: owner

APPROVED: with conditions DENIED: _____

#1, #4

CONDITION(S) 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. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
3. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
4. All the conditions placed on the original, previously approved, permit issued on 1/11/2000 are still in effect for this amendment.
5. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will **not** be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the _____ in place and in phases.
6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
7. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
8. Separate permits shall be required for any signage.
9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
10. This is **not** an approval for an additional dwelling unit. You **shall not** add any additional kitchen equipment, such as stoves, microwaves, refrigerators, or kitchen sinks, etc.
11. Other requirements of condition _____

Marge Schmuckal Marge Schmuckal, Zoning Administrator

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

**Building or Use Permit Pre-Application
Additions/Alterations/Accessory Structures
To 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: Tucker Ave ext. lot #3 - 112 Tucker Ave. Portland, ME 04103

Tax Assessor's Chart, Block & Lot Number Chart# <u>332</u> Block# <u>B</u> Lot# <u>012</u>		Owner: <u>Design Dwellings Inc.</u>	Telephone: <u>839-2631</u>
Owner's Address: <u>65 Main St. Gorham</u>		Lessee/Buyer's Name (If Applicable): <u>N/A</u>	Cost Of Work: <u>70,000</u> Fee: <u>\$ Paid see attached</u>
Proposed Project Description: (Please be as specific as possible) <u>24x42. 3 Bed RM Ranch style home.</u>			
Contractor's Name, Address & Telephone: <u>Design Dwellings Inc. 65 Main St. Gorham 839-2631</u>		Rec'd By:	

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)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- 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 required zoning district setbacks

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: <u>[Signature]</u>	Date: <u>2-15-00</u>
--	----------------------

Building Permit Fee: \$30.00 for the 1st \$1000.00 plus \$6.00 per \$1,000.00 construction cost thereafter.



Design Dwellings, Inc.

BUILDER / DEVELOPER

MEMO

To: City of Portland

From: Design Dwellings, Inc.

Re: Permit number 000016
112 Tucker Ave., Lot 3

Main

Date: 1/16/00

Dear Sir/Madam,

Enclosed is a amendment fee of \$30.00 for Tucker Ave. The house has changed from a split style home to a 24x42 ranch. I have enclosed an updated plot plan from Sebago Technics and also new plans.

If you require any other information please call me at once. Also please mail the updated permit to Design Dwellings, Inc., 65 Main Street Gorham Maine 04038.

Thanking you in advance.



65 Main Street, Gorham, Maine 04038

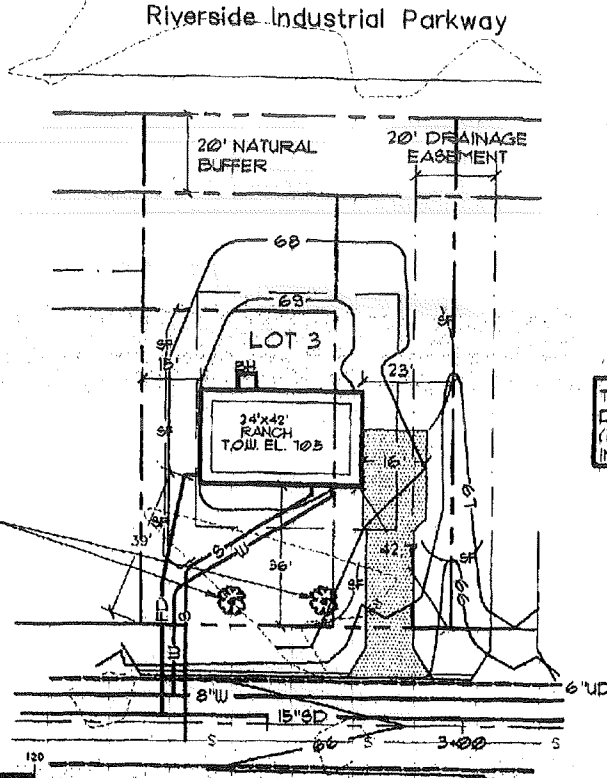


207-839-2631 / Fax 839-4509



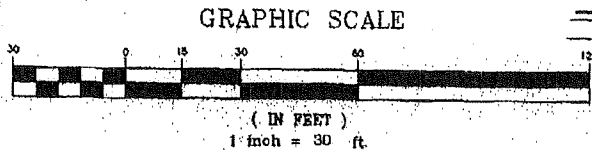
NOTE:

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.



TEM
DMH-2 RIM EL = 66.6
(MIDDLE OF STREET
IN FRONT OF LOT 2)

REQUIRED STREET TREES
TO BE PLANTED, SEE
NOTE 3.



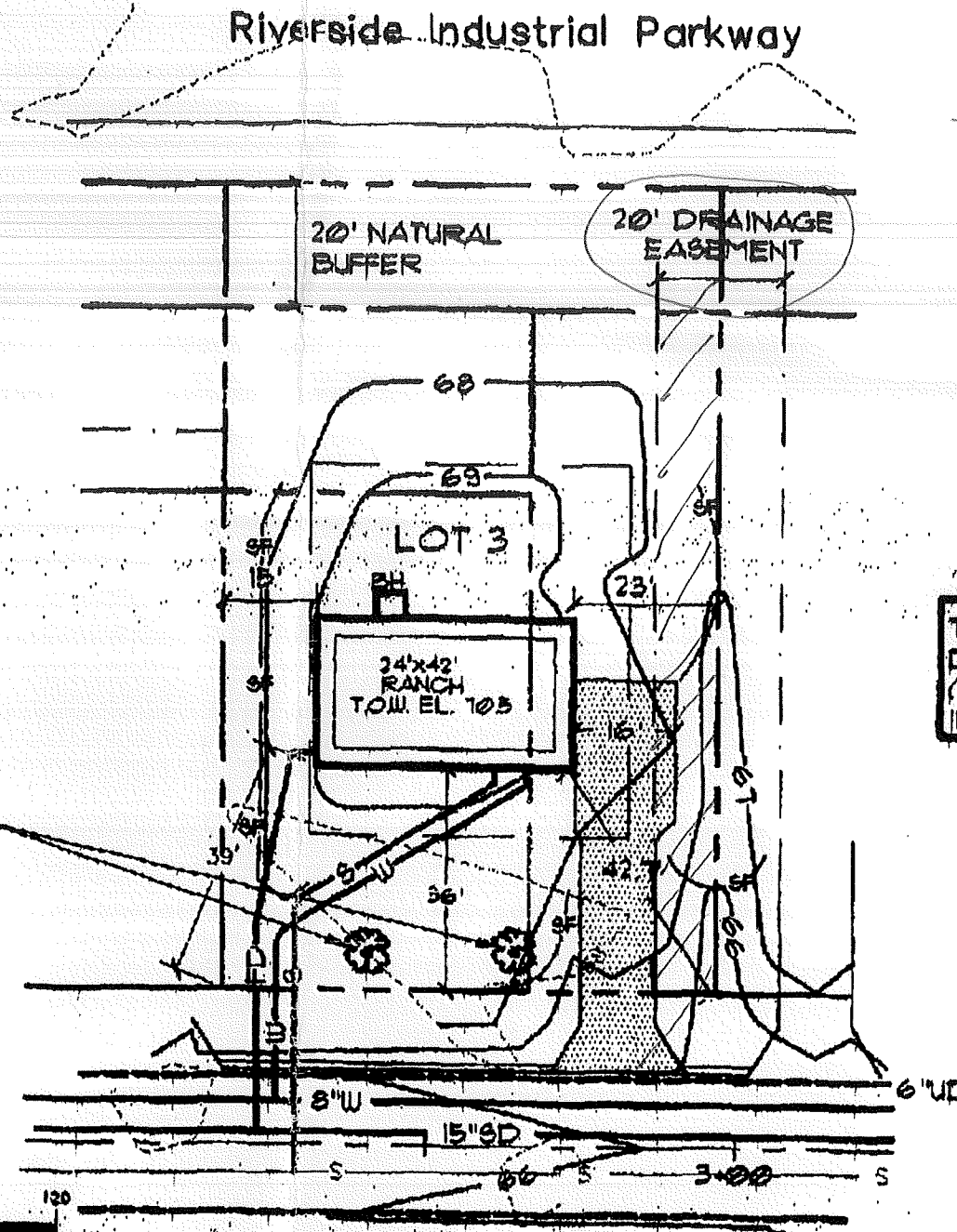
Sebago Technics
Engineering & Planning for the Future
ONE CHABOT STREET
WESTBROOK, ME 04098-1339
TEL (207) 856-0277

SINGLE FAMILY RESIDENCE PLOT PLAN
OF:
LOT 3 TUCKER WOODS SUBDIVISION
TUCKER AVENUE
PORTLAND, ME
FOR:
DESIGN DWELLINGS, INC.
65 MAIN STREET
GORHAM, ME 04038

DESIGN BY:	
DRAWN BY:	PLS
CHECKED BY:	JRS
DATE:	2-15-00
SCALE:	1" = 30'
FIELD BK:	-----
PROJ. NO:	98475
DRAWING:	LOT3.DWG
SHEET 1 OF 1	

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 (BMP'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.



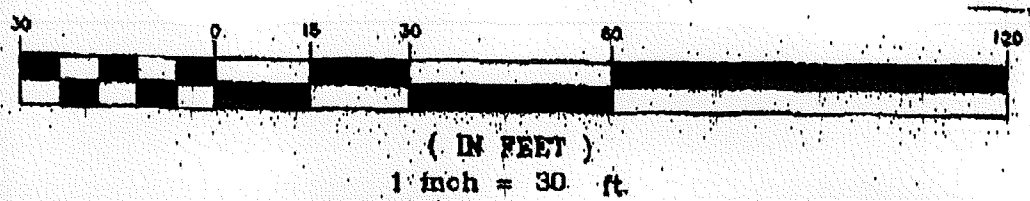
*R-2 Zone
for 1 story Ranch
12' req - 15' & 23' shown*

MAGNETIC

TBM
DMH-2 RIM EL = 66.6
(MIDDLE OF STREET
IN FRONT OF LOT 2)

*Newest
PLAN*

GRAPHIC SCALE



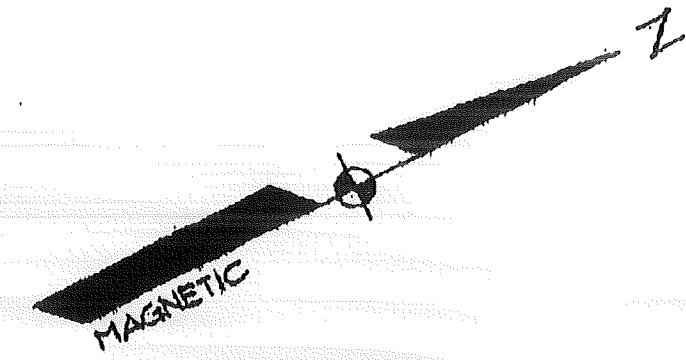
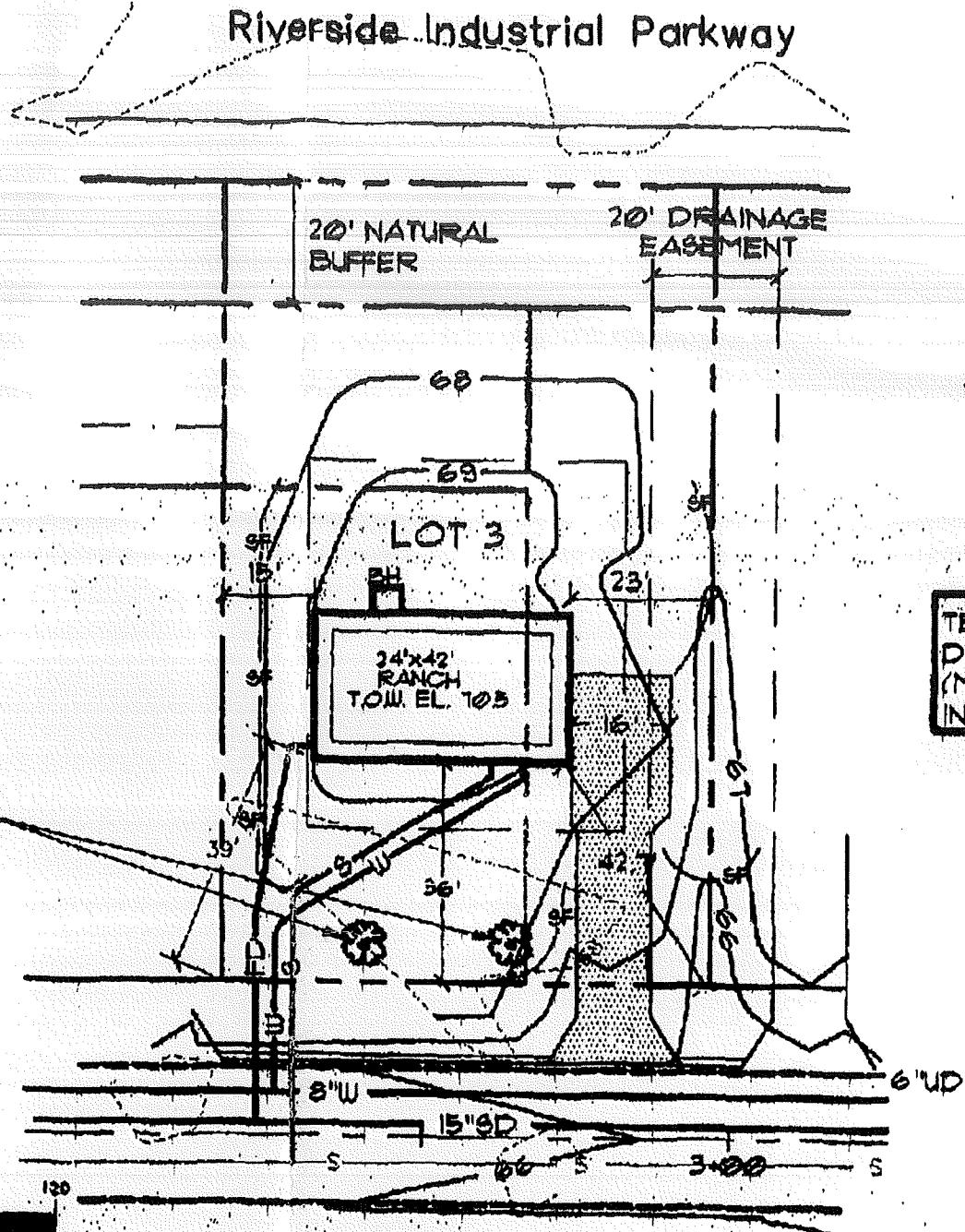
Sebago Technics
Engineering & Planning for the Future
ONE CHABOT STREET
WESTBROOK, ME 04098-1339
TEL (207) 856-0277

SINGLE FAMILY RESIDENCE PLOT PLAN
OF:
LOT 3 TUCKER WOODS SUBDIVISION
TUCKER AVENUE
PORTLAND, ME
FOR:
DESIGN DWELLINGS, INC.
65 MAIN STREET
GORHAM, ME 04038

DESIGN BY:	
DRAWN BY:	PLS
CHECKED BY:	JRS
DATE:	2-15-00
SCALE:	1"=30'
FIELD BK:	-----
PROJ. NO:	98475
DRAWING:	LOT3.DWG
SHEET 1 OF 1	

NOTE:

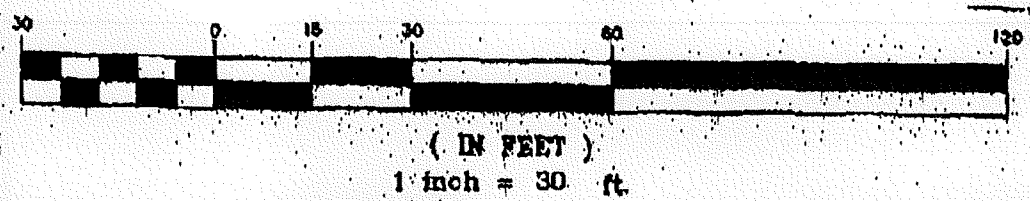
1. ELEVATION AND UTILITY LOCATION TAKEN FROM SHEET 3 OF 5 (GRADING PLAN) TUCKER AVENUE EXTENSION.
2. DURING CONSTRUCTION THE OWNER & CONTRACTOR SHALL UTILIZE ME. D.E.P. "BEST MANAGEMENT PRACTICES (BMP'S) FOR EROSION CONTROL & SEDIMENTATION CONTROL
3. IF TWO TREES EXIST WHICH ARE LARGER THAN 2" DIA. TRUNK,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



TBM
DMH-2 RIM EL = 66.6
(MIDDLE OF STREET
IN FRONT OF LOT 2)

REQUIRED STREET TREES
TO BE PLANTED, SEE
NOTE 3.

GRAPHIC SCALE

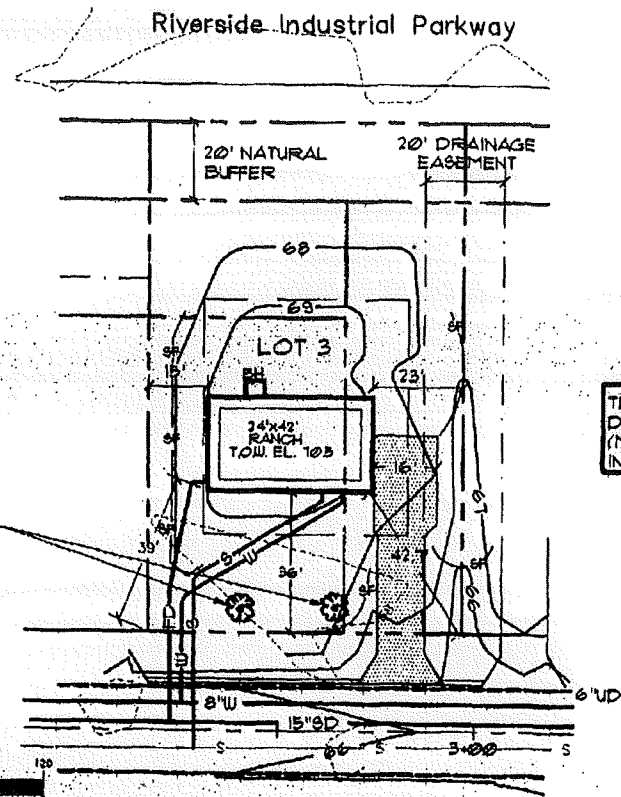


Sebago Technics
Engineering & Planning for the Future
ONE CHABOT STREET
WESTBROOK, ME 04098-1339
TEL (207) 856-0277

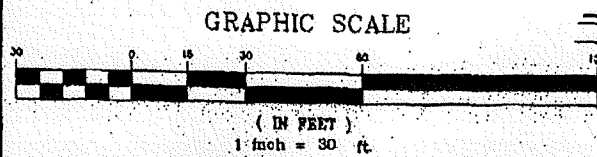
SINGLE FAMILY RESIDENCE PLOT PLAN
OF:
LOT 3 TUCKER WOODS SUBDIVISION
TUCKER AVENUE
PORTLAND, ME
FOR:
DESIGN DWELLINGS, INC.
65 MAIN STREET
GORHAM, ME 04038

DESIGN BY:	
DRAWN BY:	PLS
CHECKED BY:	JRS
DATE:	2-15-00
SCALE:	1"=30'
FIELD BK:	-----
PROJ. NO:	98475
DRAWING:	LOT3.DWG
SHEET 1 OF 1	

- NOTE:
- ELEVATION AND UTILITY LOCATION TAKEN FROM SHEET 3 OF 5 (GRADING PLAN) TUCKER AVENUE EXTENSION.
 - DURING CONSTRUCTION THE OWNER & CONTRACTOR SHALL UTILIZE ME. D.E.P.'S BEST MANAGEMENT PRACTICES (B.M.P.'S) FOR EROSION CONTROL & SEDIMENTATION CONTROL.
 - 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.



TEM
DMH-2 RIM EL. = 66.6
(MIDDLE OF STREET
IN FRONT OF LOT 2)



FEB 15 '00 12:33 SEBAGO TECHNICS, INC. 12078562206

P. 2/2

Sebago Technics
Engineering & Planning for the Future
ONE CHABOT STREET
WESTBROOK, ME 04098-1339
TEL (207) 856-0277

SINGLE FAMILY RESIDENCE PLOT PLAN
OF:
LOT 3 TUCKER WOODS SUBDIVISION
TUCKER AVENUE
PORTLAND, ME
FOR:
DESIGN DWELLINGS, INC.
65 MAIN STREET
GORHAM, ME 04038

DESIGN BY:	
DRAWN BY:	PLS
CHECKED BY:	JRS
DATE:	2-15-00
SCALE:	1"=30'
FIELD BK:	-----
PROJ. NO:	98475
DRAWING:	LOT3.DWG
SHEET 1 OF 1	