

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

Location of Construction: 132 Tucker Ave. Lot #6		Owner: Design Dwellings Inc.		Phone: 839-2631	
Owner Address:		Lessee/Buyer's Name:		Phone:	
Contractor Name: Design Dwellings Inc.		Address: 65 Main St. Gorham, ME		Phone: 839-2631	
Past Use: Vacant		Proposed Use: New Single Family		COST OF WORK: \$ 80,000 PERMIT FEE: \$ 504.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: Type:	
Proposed Project Description: Construct new single family dwelling cape. 24x32 3 bedroom.		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____		Signature: _____ Signature: _____	
Permit Taken By: UB		Date Applied For: 9-29-99			

Permit No: 991127
PERMIT ISSUED
 Permit Issued:
 OCT 14 1999
 CITY OF PORTLAND

Zone: CBL: 332-B-022
 Zoning Approval:
Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

** Please call for Pick Up: Design Dwellings 839-2631

**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

Zoning Appeal
 Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

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

Action:
 Approved
 Approved with Conditions
 Denied

Date: 9

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

CEO DISTRICT
ub

COMMENTS

10/27 Footings & Sillback OK (D)

11/1 Foundation Drainage & Dampproof OK to backfill (D)

2-15-00 Close in ok, called Rick to remind of Attic scuttle opening
Plumbing ok. JB

4/20/00 Final step at driveway to be adjusted, washer
receptacle to be lowered, Island receptacle cable to be
protected (D) 4/20 OK for C&P

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



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 132 Tucker Ave

CBL 332 B02700101

Issued to Design Dwellings, Inc./Design Dwellings

Date of Issue 10/23/2001

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. 99-1127, 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 Dwelling

Use Group: R3

Limiting Conditions:

Type: 5B

Boca 1996

Permanent

**This certificate supersedes
certificate issued**

Approved:

10/23/01

(Date)

Inspector

Inspector of Buildings

D.C. (AR)

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 132 Tucker Ave., Lot#6 (CBL 332-B-022)

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. 991127, 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)

[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.

TO: Inspections
FROM: Jay Reynolds, Development Review Coordinator
DATE: October 18, 2001
RE: C. of O. for # 132 Tucker Avenue
Lead CBL (332B022); Id# (1999-0137)

After visiting # 132 Tucker Avenue, I have the following comments:

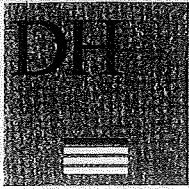
All site work complete.

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

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

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

File: O:\drc\132tucker1.doc



DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

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

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

MEMORANDUM

TO: 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 – 132 Tucker Avenue (Lot 6)

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 drainage swale between Lot 5 and Lot 6 shall be graded, loamed and seeded prior to June 15, 2000.
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 in the spring prior to issuance of a permanent certificate of occupancy.
4. Applicant is responsible for any erosion control measures until a substantial catch of grass is established.

It is my opinion that a **temporary certificate of occupancy could be issued**, assuming Code Enforcement has no outstanding issues. However, items 1 through 4 above must be reviewed and approved prior to the issuance of a permanent certificate of occupancy.

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

19990137

I. D. Number

Design Dwellings Inc.

Applicant _____

65 Main Street, Gorham, ME _____

Applicant's Mailing Address _____

Consultant/Agent _____

839-2631 _____

Applicant or Agent Daytime Telephone, Fax _____

9/29/99

Application Date _____

Tucker Ave Ext. Lot #6 132 _____

Project Name/Description _____

132 Tucker Ave, Portland Maine 04103 _____

Address of Proposed Site _____

332-B-022 _____

Assessor's Reference: Chart-Block-Lot _____

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

1408 _____ 10374 _____

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: 9/29/99

DRC Approval Status:

Reviewer Steve Bushey

- Approved Approved w/Conditions
see attached Denied

Approval Date 10/6/99 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 | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate Of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | |
| | date | | |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

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

19990137
I. D. Number

Design Dwellings Inc.
Applicant
66 Main Street, Gorham, ME
Applicant's Mailing Address
Consultant/Agent
839-2631
Applicant or Agent Daytime Telephone, Fax

9/29/99
Application Date
Tucker Ave Ext. Lot #6 132
Project Name/Description
132 Tucker Ave, Portland Maine 04103
Address of Proposed Site
332-B-022
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.

Your new street address is now 132 Tucker Ave
, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

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

A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8828.
(Only excavators licensed by the City of Portland are eligible.)

As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation 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.

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 be responsible to install and maintain erosion control measures and drainage measures to ensure no impacts to abutting properties as a result of increased run-off. The applicant shall maintain Tucker Avenue free of mud and debris.

Planning Conditions of Approval

Inspections Conditions of Approval

Fire Conditions of Approval

BUILDING PERMIT REPORT

DATE: 29 Sep 1999 ADDRESS: 132 Tucker Ave. CBL: 332-B-022

REASON FOR PERMIT: To Construct a single family dwellings

BUILDING OWNER: Design Dwellings Inc.

PERMIT APPLICANT: /Contractor SAO

USE GROUP R-3 CONSTRUCTION TYPE S-B

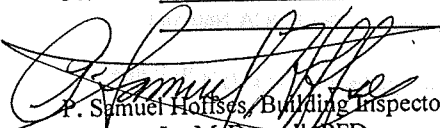
The City's Adopted Building Code (The BOCA National Building Code/1996 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

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,*32,*33
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.
*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.
*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.
*7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
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.
*9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
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.
*12. Headroom in habitable space is a minimum of 7'6".
*13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise.
*14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
*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.

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 Hoffes, Building Inspector
 cc: Lt. 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.**

PLUMBING APPLICATION

Department of Human Sciences
Division of Health Engineering

332-6002

PROPERTY ADDRESS

Town or Plantation: CITY OF PORTLAND
Street Subdivision Lot #: 132 TUCKER AVE LOT 6

PROPERTY OWNERS NAME

Last: Design Dwellings Inc. First:

Applicant Name: Solovskiy & Sons High Hygiene

Mailing Address of Owner/Applicant (If Different): P.O. Box 242 Cape Cottage Br. Cape Elizabeth Me. 04109

PORTLAND 7158 TOWN COPY

Date Permit Issued: 2/11/00 \$ 600 If Double Fee Charged

Local Plumbing Inspector Signature: [Signature] L.P.I. # 2124

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: 2.10.00

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: 1/29/01

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 checked="" 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>2309</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. PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures. OR TRANSFER FEE [\$6.00]	2	Hosebibb / Sillcock	1	Bathtub (and Shower)
		Floor Drain		Shower (Separate)
		Urinal	1	Sink
		Drinking Fountain	2	Wash Basin
		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
			2	Fixtures (Subtotal) Column 2
			10	Total Fixtures
				Fixture Fee
				Transfer Fee
				Hook-Up & Relocation Fee
				Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT

FEB 14 2000

CITY OF PORTLAND

332-B-022

000102

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 132 Tucker Ave Lot #6 Use of Building Single Family Date 2.10.00

Name and address of owner of appliance Design Dwellings Inc, Gorham Me.

Installer's name and address Solavsky & Sons Plb. Inc, P.O. Box 240 Cape Elizabeth, Cape Eliz. Telephone 883 8069

Location of appliance:

- Basement
- Attic
- Floor
- Roof

Type of Fuel:

- Gas
- Oil
- Solid

Appliance Name: New Yorker V

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 # 2309
- Solid Fuel # 2710
- Oil # 2710
- 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 gal

Number of Tanks One (1)

Distance from Tank to Center of Flame 15+ feet.

fee 30.00

Approved

Fire: [Signature]

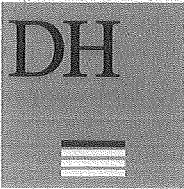
Ele.: _____

Bldg.: [Signature]

Approved with Conditions

- See attached letter or requirement

Signature of Installer _____



DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

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

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

MEMORANDUM

TO: Dave Kadell, Code Enforcement
Kandi Talbot, Planner

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

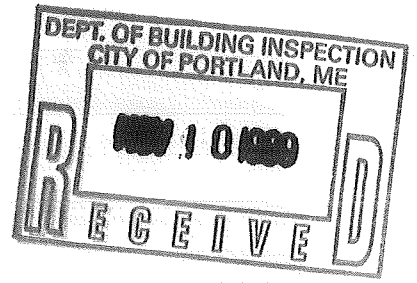
DATE: April 20, 2000

RE: Certificate of Occupancy – 132 Tucker Avenue (Lot 6) *332-B-022*

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 drainage swale between Lot 5 and Lot 6 shall be graded, loamed and seeded prior to June 15, 2000.
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 in the spring prior to issuance of a permanent certificate of occupancy.
4. Applicant is responsible for any erosion control measures until a substantial catch of grass is established.

It is my opinion that a **temporary certificate of occupancy could be issued**, assuming Code Enforcement has no outstanding issues. However, items 1 through 4 above must be reviewed and approved prior to the issuance of a permanent certificate of occupancy.



Design Dwellings, Inc.

BUILDER / DEVELOPER

November 5, 1999

Code Enforcement Officer
City of Portland
P.O. Box 544
Portland, Maine 04112-0544

To Whom It May Concern,

Enclosed please find the revised plans for Tucker Lot 6.

Permit # 991127 #132 Tucker Avenue.

Thank You,

Edie

Edie

332-B-022 LOT # 6

Design Dwellings

132 Tucker Ave

839-2631

(1)



65 Main Street, Gorham, Maine 04038



207-839-2631 / Fax 839-4509



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 9-22-99

Address: 65 Main St. Gorham Phone No: 839-2631

Hereby request permission to excavate lot #6 Tucker Ave EXT.
Street number and name

Beginning _____ Ending _____ dates of proposed work.

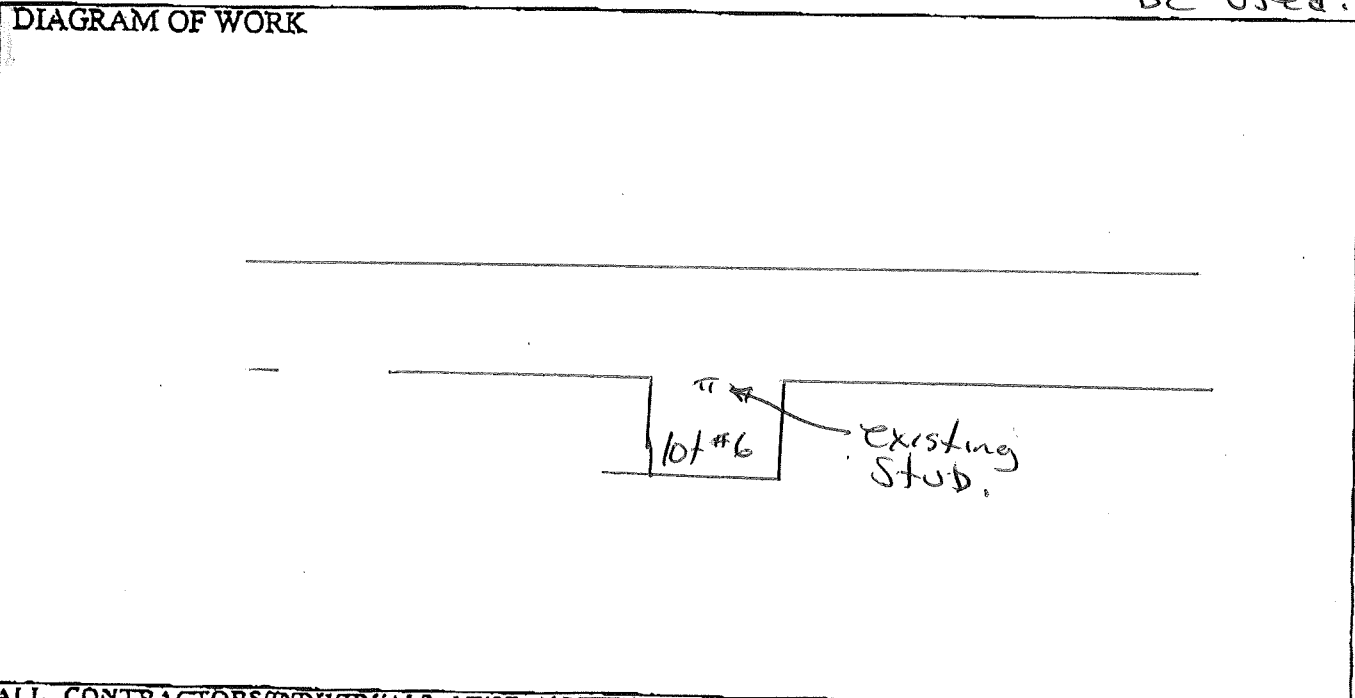
Purpose, scope, and limits of work to be done; including the utility and description of materials to be used:
Connection of Sewer. 4" SDR35 - to existing
Stub on lot.

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 874-8841, 24 HOURS BEFORE EXCAVATING. ALSO, YOU MUST NOTIFY PPW WASTEWATER & DRAINAGE AT 874-8467 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.

Book 14510
06019 1/29/99

DESIGN.QUITCLAIM.DMK.2
01.14.99

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. KATSAFIKAS
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. Carrier;

Thence S 62°-01'-18" E along land now or formerly of Carrier, 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 Carrier, 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 Carrier, 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.

Applicant: Design Dwellings Inc Date: 10/15/99

Address: 132 Tucker Ave (lot #6) C-B-L: 332-B-22

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R2

Interior or corner lot -

Proposed Use/Work - construct new single family dwelling - no garage
cape with dormer = 2 story } no deck

24x32

Sevage Disposal - City

Lot Street Frontage - 50' req - 80' shown

Front Yard - 25' req \approx 27' shown to front

Rear Yard - 25' req \approx 65' shown

Side Yard - 14' req - 15' shown & 33' shown

Projections - bulkhead on rear - right side entry - front entry

Width of Lot - 80' req - 80' shown

Height - 2 story shown

Lot Area - 10,000 ϕ min - 10,374 ϕ shown

Lot Coverage/ Impervious Surface - 20% ~~req~~ MAX

2074.8 ϕ MAX
24x32 = 768 ϕ

Area per Family - 10,000 ϕ ok

Off-street Parking - 2 req - 2 shown

Loading Bays - N/A

Site Plan - minor/minor # 19990137

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Zone C - panel #1

- ① 20' ft wide undisturbed/natural Buffer; drainage easement shall remain in A Natural State along rear lot line.
- ② 10' drainage easement along left side lot line.

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

19990137

I. D. Number

Design Dwellings Inc.

Applicant

65 Main Street, Gorham, ME

Applicant's Mailing Address

9/29/99

Application Date

Tucker Ave Ext. Lot #6 132

Project Name/Description

Consultant/Agent

839-2631

Applicant or Agent Daytime Telephone, Fax

132 Tucker Ave, Portland Maine 04103

Address of Proposed Site

332-B-022

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) _____

1408

10374

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: 9/29/99

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

<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

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: <u>Tucker Ave ext. lot #6 - 132 Tucker Ave.</u>		
Total Square Footage of Proposed Structure <u>1408</u>	Square Footage of Lot <u>10374</u>	
Tax Assessor's Chart, Block & Lot Number Chart# <u>332</u> Block# <u>B</u> Lot# <u>22</u>	Owner: * <u>Call when ready.</u> <u>Design Dwellings Inc.</u>	Telephone#: <u>859-2631</u>
Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address:	Cost Of Work: <u>\$80,000</u> Fee: <u>\$504</u>
Proposed Project Description:(Please be as specific as possible) <u>24x32 3 BR Cape.</u> Fee: 504		
Contractor's Name, Address & Telephone <u>Design Dwellings Inc. 65 main St. Gorham.</u>		Rec'd By: <u>WB</u>

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.

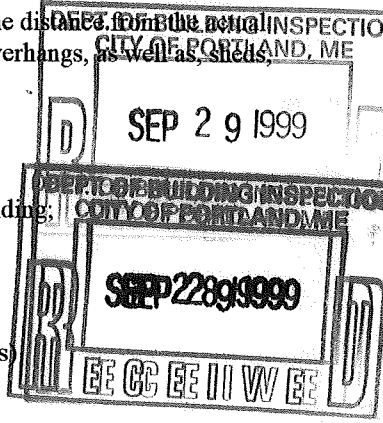
You must Include the following with you application:

- 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)

FEE 504.00
MN/MN 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 building to the 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: <u>[Signature]</u>	Date: <u>9-22-99</u>
--	----------------------

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
BOCA 1996 Plan Review Record
One and Two Family Dwelling**

Valuation: \$80,000.00 Plan Review # 1367
 Fee: \$504.00 Date: 29/Sept./99

Building Location: 132 Tucker Ave. Lot #6 CBL: 332-B-022

Building Description: Single Family dwelling

Reviewed by: S. Hoffes

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

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

Correction List		
NO:	Description	Code Section
1.	All site plan and building code requirement shall be completed before a certificate of occupancy can or will be issued.	111.0
2.	Foundation - placement.	
3.	Foundation drains	1813.5.2
4.	Foundation anchors	2305.1.2
5.	Water proofing & damp proofing	1813.0
6.	Chimneys & vents (BOCA/mech/93 Chapter 12)	NFPA 211
7.	Guardrails	1021.0
8.	Handrails	1022.0
9.	Headroom space	1204.0
10.	Stair construction	1014.0
11.	Sleeping room egress	1018.6
12.	Smoke detectors	921.0

CORRECTION LIST

Correction List		
NO:	Description	Code Section
13.	Ventilation Crawl & attic spaces	1210.0
14.	Fastening Schedule	Table 2305.2
15.	Boring, Cutting & Notching	2305.0
16.	Glass & Glazing	Chapter 24

Foundations (Chapter 18)

Wood Foundation (1808)

- ~~NA~~ Design
- ~~NA~~ Installation

Footings (1807.0)

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

Foundation Walls

- ~~X~~ Design (1812.1)
- ~~X~~ Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)
- ~~SA~~ Water proofing and damp proofing Section 1813
- ~~X~~ Sill plate (2305.17)
- ~~SA~~ Anchorage bolting in concrete (2305.17)
- ~~X~~ Columns (1912)
- ~~SA~~ Crawl space (1210.2) Ventilation
- ~~SA~~ Crawl opening size (1210.2.1)
- _____
- _____
- _____
- _____
- _____

Floors (Chapter 16-23)

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

Floors (contd.)

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

Wall Construction (Chapter 2300)

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

State Plumbing Code

Public water
" Sewer

Load Design Criteria

Floor live load sleeping	30 PSF	X
Floor live load non sleeping	40 PSF	X
Roof live load	42 PSF	X
Roof snow load	<u>48 PSF</u>	X
Seismic Zone	2	X
Weathering area	S	X
Frost line depth	4' MIN	X

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)

Roof-Ceiling Construction (Chapter 23)

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

Roof Coverings (Chapter 15)

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

Chimneys and Fireplaces
BOCA Mechanical/1993

- ~~SA~~ Masonry (1206.0)
- ~~SA~~ Factory - built (1205.0)
- ~~SA~~ Masonry fireplaces (1404)
- ~~SA~~ Factory - built fireplace (1403)

Mechanical
1993 BOCA Mechanical Code

- ~~SA~~ _____
- _____
- _____
- _____
- _____
- _____
- _____

Egress (Chapter 10)

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

Smoke Detectors (920.3.2)

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

Dwelling Unit Separation
Table 602

N/A

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

19990137

I. D. Number

Design Dwellings Inc.

Applicant

65 Main Street, Gorham, ME

Applicant's Mailing Address

9/29/99

Application Date

Tucker Ave Ext. Lot #6 132

Project Name/Description

Consultant/Agent

839-2631

Applicant or Agent Daytime Telephone, Fax

132 Tucker Ave, Portland Maine 04103

Address of Proposed Site

332-B-022

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):

New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) no garage - no rear decks

1408

10374

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: 9/29/99

Inspections Approval Status:

- Approved **Approved w/Conditions**
see attached Denied

Reviewer Marge Schmuckal

Approval Date 10/15/99 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 | | | |

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

19990137

I. D. Number

Design Dwellings Inc.

Applicant

65 Main Street, Gorham, ME

Applicant's Mailing Address

9/29/99

Application Date

Tucker Ave Ext. Lot #6 132

Project Name/Description

Consultant/Agent

839-2631

Applicant or Agent Daytime Telephone, Fax

132 Tucker Ave, Portland Maine 04103

Address of Proposed Site

332-B-022

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.

Your new street address is now 132 Tucker Ave, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

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

A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext. 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation 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.

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 be responsible to install and maintain erosion control measures and drainage measures to ensure no impacts to abutting properties as a result of increased run-off. The applicant shall maintain Tucker Avenue free of mud and debris.

Planning Conditions of Approval

Inspections Conditions of Approval

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. There is a 20 ft. wide undisturbed/natural buffer & drainage easement along the rear lot line which shall remain in a natural state.
3. There is a 10 ft wide drainage easement running along the left side lot line which shall not be filled or graded differently than approved.
4. Separate permits shall be required for future decks, sheds, pool, and/or garage.

Fire Conditions of Approval

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

19990137

I. D. Number

Design Dwellings Inc.

Applicant

65 Main Street, Gorham, ME

Applicant's Mailing Address

9/29/99

Application Date

Tucker Ave Ext. Lot #6 132

Project Name/Description

Consultant/Agent

839-2631

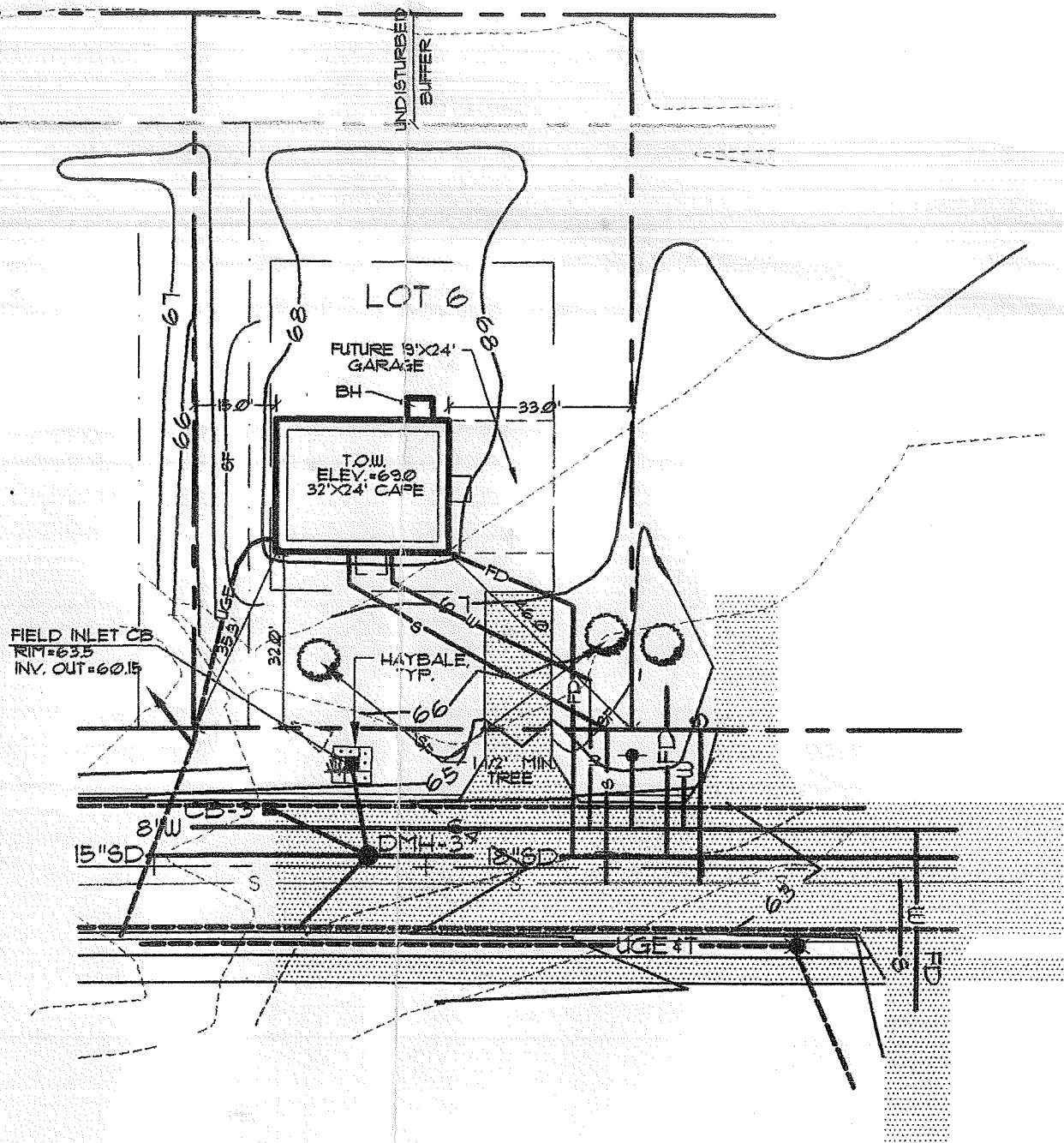
Applicant or Agent Daytime Telephone, Fax

132 Tucker Ave, Portland Maine 04103

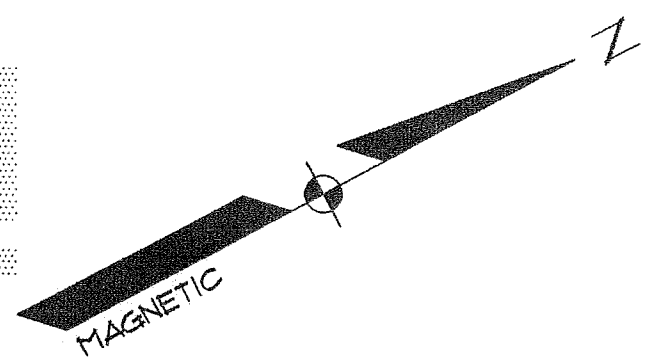
Address of Proposed Site

332-B-022

Assessor's Reference: Chart-Block-Lot



- 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 EXISTING TREE EXIST WHICH ARE LARGER THAN 2" DIA. TRUNK, THEY MAY BE SUBSTITUTED IF THE SPECIES IS ON THE CITY'S APPROVED LIST




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

SINGLE FAMILY RESIDENCE PLOT PLAN
 OF:
LOT 6 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:	9-23-99
SCALE:	1"=30'
FIELD BK:	-----
PROJ. NO:	99475
DRAWING:	99475
SHEET 1 OF 1	