

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

Location of Construction: 101 Tucker Ave. Lot 15		Owner: * Paul Vose, Inc.		Phone: 799-2731		Permit No: 990826	
Owner Address: P.O. Box 7543 Portland, ME 04101		Lessee/Buyer's Name: N/A		Phone:		Business Name:	
Contractor Name: I.E. Lydon Jr. Construction, Inc.		Address: 183 Mitchell Rd, Cape Elizabeth, ME 04107		Phone: 799-5495		Permit Issued: AUG 6 1999	
Past Use: Vacant		Proposed Use: New Single Family		COST OF WORK: \$ 60,000		PERMIT FEE: \$ 384.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature: <i>[Signature]</i>		Signature:	
Proposed Project Description: Construct new single family colonial with porch.				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: UB		Date Applied For: 7-26-99		Signature: <i>[Signature]</i>		Date: <i>[Date]</i>	

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

\*\*\*Call Paul Vose for Pick Up 799-2731

*paid site Williamson*

**PERMIT ISSUED WITH REQUIREMENTS**

**CERTIFICATION**

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

SIGNATURE OF APPLICANT	ADDRESS:	DATE: 7-29-99	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

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

**CITY OF PORTLAND**

Zone: CBL: 332-D-006

**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: *[Signature]*

CEO DISTRICT  
ub

*[Signature]*

COMMENTS

30 July 99 Priced out Home by Mean's (Ave.) Const. 75,111.00 called Contractor on this also stairs - #

8/6 Prelim in office w contractor review required inspections and conditions of approval DC

9/2/99 Set backs good per new revised plot plan JB

9/24/99 OK to backfill DC

11/68 Close in Request roof vent, JK

12/17, Close in 3 Egress Windows to be adjusted 1/4" height, Headroom at bottom of basement stairs to be corrected to 80", discuss clearances required for SSZ power vent DC 3/17 OK DC

~~Final~~ 3/17 Final - Close Rigors Basement SSZ clearance DC

3/20 Final OK DC

CBL: 332-D-008

Permit. 990826

Inspection Record

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



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 101 Tucker Ave. Lot 15 CBL 332-D-008

Issued to Paul Vose, Inc.

Date of Issue 3-20-00

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. 990826, 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 R-3  
Type 5 B, Boca 96

**Limiting Conditions:**

Temporary - Expires June 15, 2000  
Site Work to be completed per DRC

This certificate supersedes  
certificate issued

Approved:

3/20/00  
.....  
(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.



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 101 Tucker Ave. CBL: 332-D-008

Issued to Vert & Vach Pra

Date of Issue October 5, 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. 990826, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Single Family  
Use Group R3  
Type 5B  
BOCA 1996

Limiting Conditions:

This certificate supersedes  
certificate issued March 20, 2000

Approved:

.....  
(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.

DAVE / JON  
S/F



Area 1  
(K)

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

Date 10/6/99  
Permit # \_\_\_\_\_  
CBL# 332-D-008

SITE LOCATION: TUCKER AVE #101 LOT 15

OWNER Curry Lydon TENANT \_\_\_\_\_

						TOTAL EACH FEE		
<b>OUTLETS</b>	Receptacles	40	Switches	25	Smoke Detectors	6	.20	14.20
<b>FIXTURES</b>	incandescent	17	fluorescent		Strips		.20	3.40
<b>SERVICES</b>	Overhead		Underground	✓	TTL AMPS	<800	15.00	15.00
	Overhead		Underground			>800	25.00	
<b>Temporary Service</b>	Overhead		Underground	✓	TTL AMPS	100	25.00	25.00
							25.00	
<b>METERS</b>	(number of)	1					1.00	1.00
<b>MOTORS</b>	(number of)						2.00	
<b>RESID/COM</b>	Electric units						1.00	
<b>HEATING</b>	oil/gas units	1	Interior		Exterior		5.00	5.00
<b>APPLIANCES</b>	Ranges	1	Cook Tops		Wall Ovens		2.00	2.00
	Insta-Hot		Water heaters		Fans		2.00	
	Dryers	1	Disposals	1	Dishwasher	1	2.00	6.00
	Compactors		Spa		Washing Machine	1	2.00	2.00
	Others (denote)						2.00	
<b>MISC. (number of)</b>	Air Cond/win						3.00	
	Air Cond/cent				Pools		10.00	
	HVAC		EMS		Thermostat		5.00	
	Signs						10.00	
	Alarms/res						5.00	
	Alarms/com						15.00	
	Heavy Duty(CRKT)						2.00	
	Circus/Carnv						25.00	
	Alterations						5.00	
	Fire Repairs						15.00	
	E Lights						1.00	
	E Generators						20.00	
<b>PANELS</b>	Service		Remote		Main	1	4.00	4.00
<b>TRANSFORMER</b>	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		77.00

INSPECTION: Will be ready Today or will call \_\_\_\_\_  
Trench

CONTRACTORS NAME Carl F. Stephenson MASTER LIC. # UM 56016788  
ADDRESS 235 Fowler Rd. Cape Elizabeth Me. LIMITED LIC. # \_\_\_\_\_  
TELEPHONE 799-8784

SIGNATURE OF CONTRACTOR Carl F. Stephenson



**BUILDING PERMIT REPORT**

DATE: 30 July 99 ADDRESS: 101 Tucker Ave. Lot #15 CBL: 332-D-608  
 REASON FOR PERMIT: To Construct a single family dwelling with porch.  
 BUILDING OWNER: Paul Vose, Inc.  
 PERMIT APPLICANT: \_\_\_\_\_ Contractor L.E. Lydon Jr. Const. Inc  
 USE GROUP R-3 CONSTRUCTION TYPE 5B

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,

Approved with the following conditions: \*14, \*15, \*19, \*26, \*27, \*28, \*29, \*30, \*32, \*33 #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)
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2, M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 3e4" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 76". (Section 1204.0)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0) See attached detail.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6) See attached detail.
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)
- X 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.
- X 26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- X 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.**
- X 28. All requirements must be met before a final Certificate of Occupancy is issued.
- X 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).
- X 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.
- X 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.
- X 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).
- X 35. RAFTERS 2"x8" @ 16" O.C. MAX SPAN 12' 11"
36. \_\_\_\_\_
37. \_\_\_\_\_
38. \_\_\_\_\_

  
 Samuel Hoffes, Building Inspector  
 cc: M. 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.**



**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.

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

Location/Address of Construction: <i>Lot 15 Tucker Ave (# 101)</i>			
Total Square Footage of Proposed Structure <i>1325 sq ft</i>		Square Footage of Lot <i>12000</i>	
Tax Assessor's Chart, Block & Lot Number Chart# <i>332</i> Block# <i>D</i> Lot# <i>008</i>	Owner: <i>* Paul Vose, Inc</i>	Telephone#: <i>* 799-2731</i>	
Lessee/Buyer's Name (If Applicable) <i>N/A</i>	Owner's/Purchaser/Lessee Address: <i>P.O. Box 7543 - Portland, Me 04101</i>	Cost Of Work: <i>\$ 60,000</i>	Fee: <i>\$ 384</i>
Proposed Project Description:(Please be as specific as possible) <i>Colonial w/ porch new single family</i>			
Contractor's Name, Address & Telephone <i>L.E. LYDON JR. CONSTRUCTION, INC LYDON 183 Mitchell Rd Cape Elizabeth, Me 04107</i>		<i>799-5495</i>	Rec'd By: <i>UB</i>

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

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with you application:

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

*call PIO 799-2731  
Paul Vose*

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

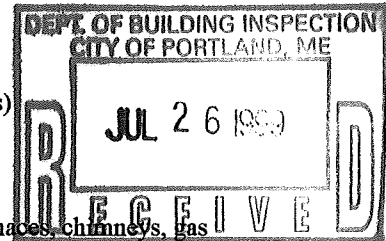
- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.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

*MN 300.00  
Fee 384.00  
684.00*

**4) Building Plans (Sample Attached)**

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

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



**Certification**

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

Signature of applicant: <i>Paul Vose</i>	Date: <i>7/26/99</i>
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Site Review Fee: \$300.00/Building Permit Fee: \$25.00 for the 1st \$1000.00 cost plus \$5.00 per \$1,000.00 construction cost thereafter.

*30.00 6.00*



Inspection Services  
Michael J. Nugent  
Manager

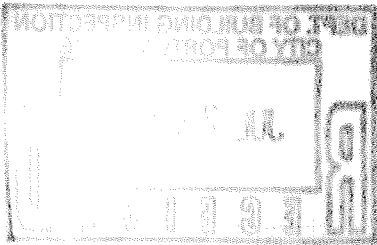
Department of Urban Development  
Joseph E. Gray, Jr.  
Director

**CITY OF PORTLAND**

*congratulations!!!!!!*

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

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



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

Valuation: 60,000? <sup>called contractor</sup> Plan Review # 1025/99  
 Fee: \_\_\_\_\_ Date: 30 July

Building Location: 101 Tucker Ave. \*LOT 15 CBL: 332-D-008

Building Description: Single Family dwelling Two stories

Reviewed by: S. Hoffses

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

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

Correction List		
NO:	Description	Code Section
1.	All site plan and building Code requirements shall be completed before a certificate of occupancy can or will be issued	111.0
2.	Foundation drain	1813.5.2
3.	Foundation anchor	2305.17
4.	Waterproofing & damp proofing	1813.0
5.	Chimneys & Vent NFPA 211	BOCA Mech/98 ch 12
6.	Guardrails & Handrails	1022.0 1021.0
7.	Headroom habitable space	1204.0
8.	STAIR CONSTRUCTION	1014.0
9.	Headroom stairways	1014.4
10.	Sleeproom egress	1018.6
11.	Smoke detectors	921.0
12.	Ventilation attic & crawl spaces	1210.0
13.	Building Fastening schedule	Table 2305.2



Foundations (Chapter 18)

Wood Foundation (1808)

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

Footings (1807.0)

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

Foundation Walls

- Design (1812.1)
- Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)
- ~~SR~~ Water-proofing and damp-proofing Section 1813
- Sill plate (2305.17)
- ~~SA~~ Anchorage bolting in concrete (2305.17)
- Columns (1912)
- ~~SR~~ 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)
- ~~SR~~ Boring and notching (2305.5.1)
- ~~SR~~ Cutting and notching (2305.3)
- ~~SR~~ Fastening table (2305.2)
- ~~NA~~ Floor trusses (AFPANDS Chapter 35)
- ~~X~~ Draft stopping (721.7)
- ~~X~~ Framing of openings (2305.11) (2305.12)
- ~~X~~ Flooring - (2304.4) 1" solid - 1/2" particle board
- ~~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
- ~~SR~~ Fastening schedule (Table 2305.2)
- ~~X~~ Wall framing (2305.4.1)
- ~~X~~ Double top plate (2305.4.2)
- ~~X~~ Bottom plates: (2305.4.3)
- ~~SR~~ Notching and boring: (2305.4.4) studs
- ~~X~~ Non load bearing walls (2305.5)
- ~~SR~~ Notching and boring (2305.5.1)
- ~~X~~ Wind bracing (2305.7)
- ~~X~~ Wall bracing required (2305.8.1)
- ~~X~~ Stud walls (2305.8.3)
- ~~X~~ Sheathing installation (2305.8.4)
- ~~X~~ Minimum thickness of wall sheathing (Table 2305.13)
- ~~NA~~ Metal construction
- ~~NA~~ Masonry construction (Chapter 21)
- ~~X~~ Exterior wall covering (Chapter 14)
- ~~X~~ Performance requirements (1403)
- ~~X~~ Materials (1404)
- ~~NA~~ Veneers (1405)
- ~~X~~ Interior finishes (Chapter 8)
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Roof-Ceiling Construction (Chapter 23)

- SR Roof rafters - Design (2305.15) spans *2x8 @ 16" O.C. MAX SPAN 12'11"*
- X Roof decking and sheathing (2305.15.1) 5/8" boards and (2307.3) (Table 2307.3.1(2))
- NA Roof trusses (2313.3.1)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Roof Coverings (Chapter 15)

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

Chimneys and Fireplaces  
BOCA Mechanical/1993

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

Mechanical  
1993 BOCA Mechanical Code

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

State Plumbing Code

Public  
Water  
sewer

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Load Design Criteria

Floor live load sleeping	<u>30 PSF</u>	<u>X</u>
Floor live load non sleeping	<u>40 PSF</u>	<u>X</u>
Roof live load	<u>42 PSF</u>	<u>SA</u>
Roof snow load	<u>46 PSF</u>	<u>SA</u>
Seismic Zone	<u>2</u>	<u>X</u>
Weathering area	<u>S</u>	<u>X</u>
Frost line depth	<u>4' MIN</u>	<u>h</u>

Glazing (Chapter 24)

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

Private Garages (Chapter 4)

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



## Egress (Chapter 10)

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

## Smoke Detectors (920.3.2)

- ~~SR~~ Location and interconnection
- ~~SR~~ Power source

## Dwelling Unit Separation Table 602

# PLUMBING APPLICATION

332-D-008 ①

Department of Human Sciences  
Division of Health Engineering

60

## PROPERTY ADDRESS

Town or Plantation: Portland #101  
 Street Subdivision Lot #: Lot #35 Tucker Av #35

## PROPERTY OWNERS NAME

Last: Vose/Lydon First: \_\_\_\_\_  
 Applicant Name: Scott Pettis  
 Mailing Address of Owner/Applicant (If Different): 14 Maple St, Westbrook, ME 04092

PORTLAND  
 Date Permit Issued: 12/16/99 7109 TOWN COPY  
 \$ 186.00  If Double Fee Charged  
 Local Plumbing Inspector Signature: [Signature] L.P.I. # 0124

## 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: 12/16/99

## 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: 9-14-00

## PERMIT INFORMATION

This Application is for:

- NEW PLUMBING
- RELOCATED PLUMBING

Type of Structure To Be Served:

- SINGLE FAMILY DWELLING
- MODULAR OR MOBILE HOME
- MULTIPLE FAMILY DWELLING
- OTHER - SPECIFY \_\_\_\_\_

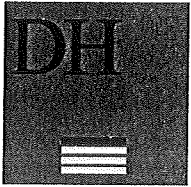
Plumbing To Be Installed By:

- MASTER PLUMBER
- OIL BURNERMAN
- MFG'D. HOUSING DEALER/MECHANIC
- PUBLIC UTILITY EMPLOYEE
- PROPERTY OWNER

LICENSE # 07554

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
<p>HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.</p> <p><b>OR</b></p> <p>HOOK-UP: to an existing subsurface wastewater disposal system.</p> <p>PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.</p> <p><b>OR</b></p> <p>TRANSFER FEE [\$6.00]</p>	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	1	Garbage Disposal
		Bidet		Laundry Tub
		Other: _____		Water Heater
		9	Fixtures (Subtotal) Column 1	
		2	Fixtures (Subtotal) Column 2	
		11	<b>Total Fixtures</b>	
		66.00	Fixture Fee	
		20.00	Transfer Fee	
		86.00	Hook-Up & Relocation Fee	
		86.00	<b>Permit Fee (Total)</b>	

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE



DeLUCA-HOFFMAN ASSOCIATES, INC.  
CONSULTING ENGINEERS

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

#

Steve

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

MEMORANDUM

332-D-8

**TO:** Code Enforcement  
Kandi Talbot, Planner

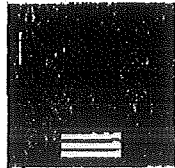
**FROM:** Chris Earle, Construction Representative  
Reviewed by Steve Bushey, P.E., Acting Development Review Coordinator

**DATE:** August 2, 2000

**RE:** Certificate of Occupancy – 101 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.



DELUCA-HOFFMAN ASSOCIATES, INC.  
CONSULTING ENGINEERS

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SUITE 8  
SOUTH PORTLAND, MAINE 04106  
TEL: 207 775 1121  
FAX: 207 879 0696

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

## MEMORANDUM

**TO:** Code Enforcement  
Kandi Talbot, Planner

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

**DATE:** March 17, 2000

**RE:** Certificate of Occupancy - 101 Tucker Avenue (Lot 15)

On March 14 and March 15, 2000, the site was reviewed for compliance with the conditions of approval. My comments are:

1. The landscaped work could not be completed due to the time of year. This work must be completed by June 15, 2000.
2. Due to the snow cover, the condition of the curb in front of the house could not be inspected.
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. The applicant shall mulch the site no later than 3 days after the snow melt.

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.

Warranty Deed

Design Dwellings, Inc., a Corporation organized and existing under the laws of the State of Maine and having a place of business at 65 Main Street, Gorham, in the County of Cumberland and State of Maine, for consideration paid, grant to Paul Vose, Inc., a Corporation organized and existing under the laws of the State of Maine and having a place of business at P.O. Box 7543, County of Cumberland and State of Maine and L.E. Lydon, Jr. Construction, Inc. with a mailing address of: P.O. Box 7543, County of Cumberland and State of Maine, with WARRANTY COVENANTS, as Tenants in Common, the land in Portland, Cumberland County, Maine, described as follows:

See attached Exhibit A.

WITNESS my hand and seal this 21<sup>th</sup> day of May, 1999.

Signed, Sealed and Delivered  
in the presence of:

Marie L. LaVoie  
Witness

Design Dwellings, Inc.,

By: [Signature]  
Susan J. Duchaine, President

State of Maine  
County of Cumberland ss:

May 21, 1999

Then personally appeared the above named Susan J. Duchaine, President of Design Dwellings, Inc. and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said corporation.

Before me,

Marie L. LaVoie

Notary Public / Attorney at Law

MARIE L. LAVOIE

NOTARY PUBLIC, STATE OF MAINE  
MY COMMISSION EXPIRES  
JULY 30, 2005

Applicant: Paul Vose, INC

Date: 8/5/99

Address: 101 Tucker Ave - lot #15

C-B-L: 332-D-8

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-2

Interior or corner lot -

Proposed Use/Work - construct 32' x 24' colonial with rear deck 12' x 12'

Sewage Disposal - City

NO GARAGE

Lot Street Frontage - 50' req - 50' shown

Front Yard - 25' req  $\approx$  45' shown

Rear Yard - 25' req  $\approx$  55' shown

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

Projections - Right side entry - rear bulkhead - rear 12' x 12' deck  
front steps

Width of Lot - 80' req - 80' shown

Height - ~~1~~ 2 story

Lot Area - 10,000<sup>#</sup> - 12,000<sup>#</sup> shown

Lot Coverage Impervious Surface - 20% of 2,400<sup>#</sup>

Area per Family - 10,000<sup>#</sup>

Off-street Parking - 2 req - 2 shown

Loading Bays - N/A

Site Plan - minor/minor 19990103

Shoreland Zoning/Stream Protection - N/A

Flood Plains - flood panel #1 - Zone C

There is a ~~20'~~ 20' rear private drainage easement -  
There is a 10' x 10' utility easement off the front  
There is a 10' private drainage easement along the left side lot line

$32 \times 24 = 768$

$12 \times 12 = 144$

~~Off~~  $912$

SEBAGO TECHNICS, INC.

12 Westbrook Common  
P.O. Box 1339  
WESTBROOK, MAINE 04098  
(207) 856-0277 FAX (207) 856-2206

JOB 99401

SHEET NO.

OF

CALCULATED BY JRS

DATE

7-28-99

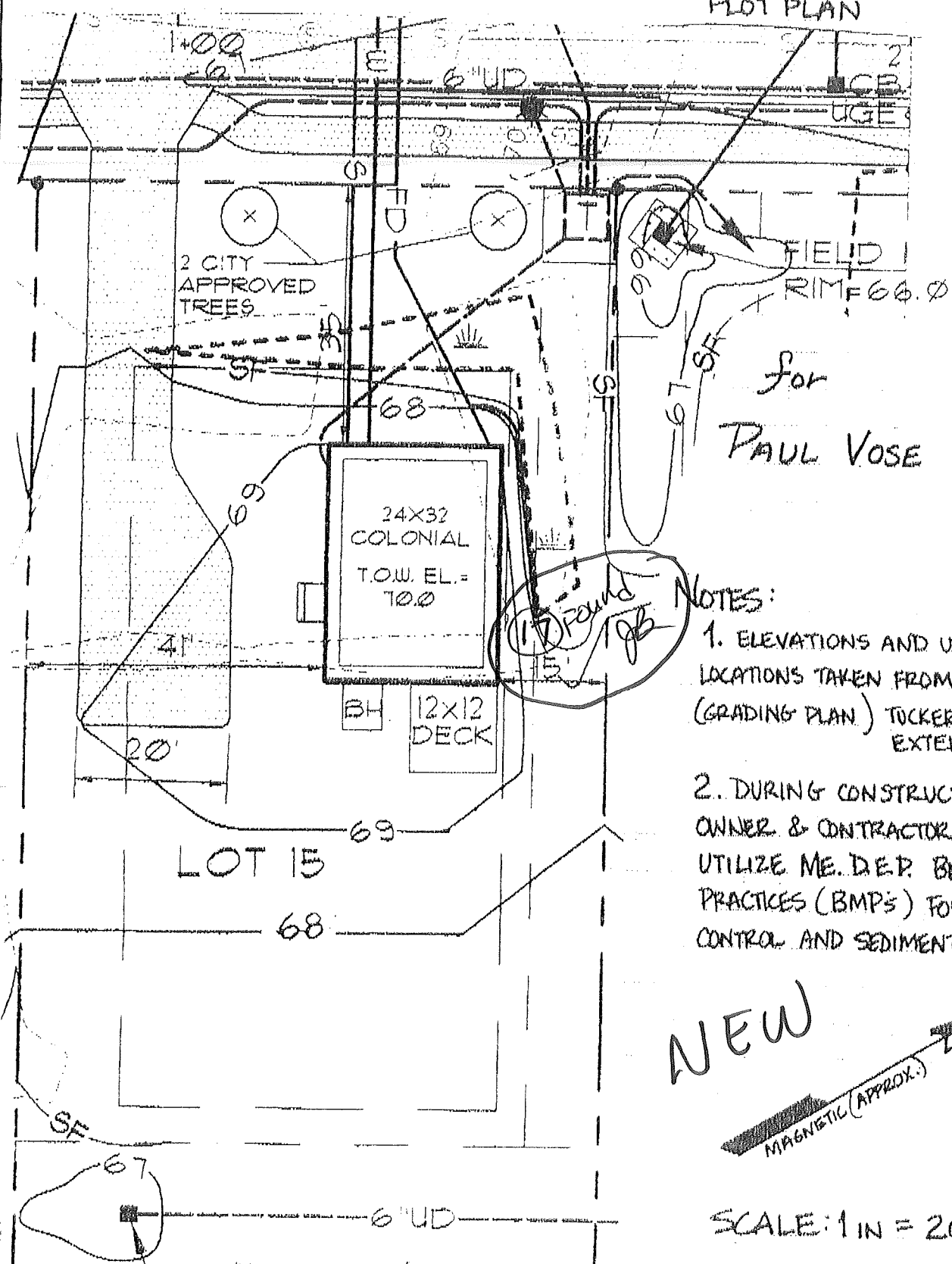
CHECKED BY

DATE

REV. 8-12-99

SCALE 1" = 20'

LOT 15 TUCKER WOODS SUBDIVISION - SINGLE FAMILY RESIDENCE  
PLOT PLAN

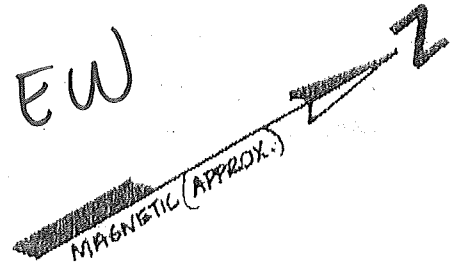


for  
PAUL VOSE

NOTES:

1. ELEVATIONS AND UTILITY LOCATIONS TAKEN FROM SHEET 3 OF 5 (GRADING PLAN) TUCKER AVENUE EXTENSION.
2. DURING CONSTRUCTION THE OWNER & CONTRACTOR SHALL UTILIZE ME. D.E.P. BEST MANAGEMENT PRACTICES (BMP'S) FOR EROSION CONTROL AND SEDIMENTATION.

NEW



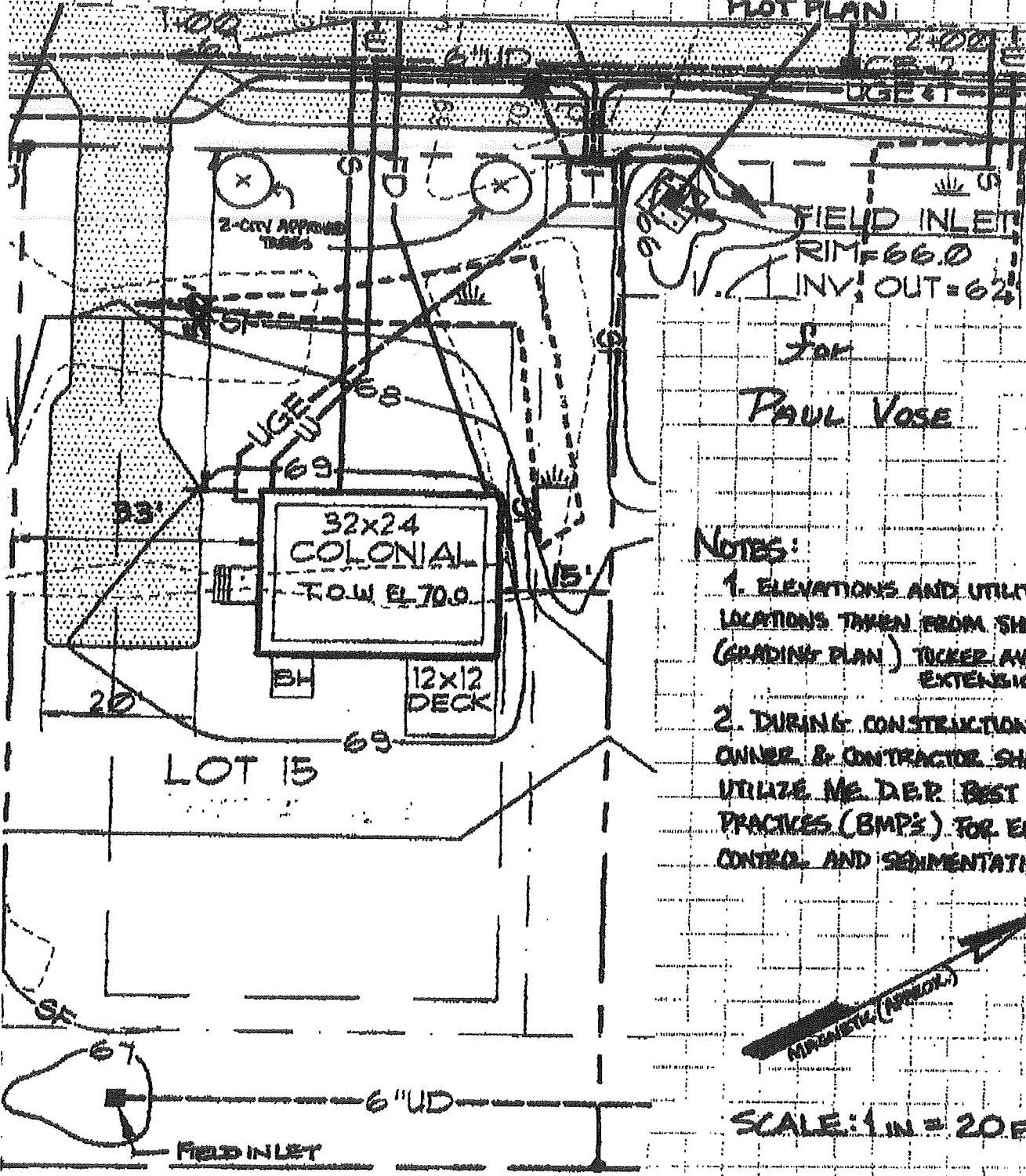
SCALE: 1 IN = 20 FT

**SEBAGO TECHNICS, INC.**

12 Westbrook Common  
P.O. Box 1339  
WESTBROOK, MAINE 04098  
(207) 856-0277 FAX (207) 856-2206

JOB **99401**  
SHEET NO. \_\_\_\_\_ OF \_\_\_\_\_  
CALCULATED BY **JRS** DATE **7-28-99**  
CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_  
SCALE **1" = 20'**

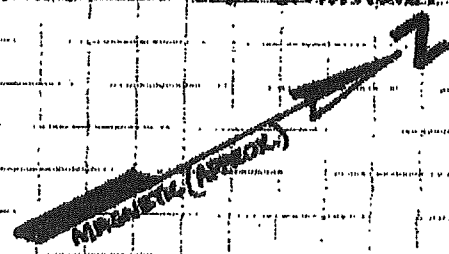
**LOT 15 TUCKER WOODS SUBDIVISION - SINGLE FAMILY RESIDENCE  
FLOT PLAN**



FOR  
**PAUL VOSE**

**NOTES:**

1. ELEVATIONS AND UTILITY LOCATIONS TAKEN FROM SHEET 3 OF 5 (GRADING PLAN) TUCKER AVENUE EXTENSION.
2. DURING CONSTRUCTION THE OWNER & CONTRACTOR SHALL UTILIZE ME D.E.P. BEST MANAGEMENT PRACTICES (BMP'S) FOR EROSION CONTROL AND SEDIMENTATION.



**SCALE: 1 IN. = 20 FT**

17 984-1 (Single Sheet) 984-1 (Packed) 984-1 (Box) 984-1 (Box) 984-1 (Box) 984-1 (Box) 984-1 (Box) 984-1 (Box) 984-1 (Box) 984-1 (Box)



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

**19990103**

I. D. Number

**Paul Vose, Inc.**

Applicant

**P.o. Box 7543, Portland, ME 04101**

Applicant's Mailing Address

**Paul Vose**

Consultant/Agent

**799-2731**

Applicant or Agent Daytime Telephone, Fax

**7/29/99**

Application Date

**Tucker Ave Lot 15 #101**

Project Name/Description

**101 Tucker Ave**

Address of Proposed Site

**332-D-008**

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)

**1325**

**12000**

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># 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<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                | <input type="checkbox"/> Other _____           |  |

Fees Paid:    Site Plan \_\_\_\_\_    Subdivision \_\_\_\_\_    Engineer Review **\$300.00**    Date: **7/29/99**

**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



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

19990103  
I. D. Number

Paul Vose, Inc.  
Applicant  
P.o. Box 7543, Portland, ME 04101  
Applicant's Mailing Address  
Paul Vose  
Consultant/Agent  
799-2731  
Applicant or Agent Daytime Telephone, Fax

7/29/99  
Application Date  
Tucker Ave Lot 15 #101  
Project Name/Description  
101 Tucker Ave  
Address of Proposed Site  
332-D-008  
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 101 Tucker Avenue, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

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

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

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

A street opening permit(s) is required for your site. Please contact Carol Merritt 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.

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

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

Eroded soil shall be contained on-site.

---

**Planning Conditions of Approval**

---

**Inspections Conditions of Approval**

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

19990103

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Applicant's Mailing Address

**Paul Vose**

Consultant/Agent

**799-2731**

Applicant or Agent Daytime Telephone, Fax

7/29/99

Application Date

**Tucker Ave Lot 15 #101**

Project Name/Description

**101 Tucker Ave**

Address of Proposed Site

**332-D-008**

Assessor's Reference: Chart-Block-Lot

- 
1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
  2. This property has a 10' private drainage easement along the left side lot line and a 20' rear private drainage easement.
  3. This property has a 10' x 10' utility easement off the front street line.
  4. There is a 20 ft wide undisturbed/natural buffer and drainage easement which shall remain in a natural state with the exception of cutting dead trees.  
This buffer is to be recorded in each individual lot deed.
- 

**Fire Conditions of Approval**

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

19990103

I. D. Number

Paul Vose, Inc.  
Applicant  
P.o. Box 7543, Portland, ME 04101  
Applicant's Mailing Address  
Paul Vose  
Consultant/Agent  
799-2731  
Applicant or Agent Daytime Telephone, Fax

7/29/99  
Application Date  
Tucker Ave Lot 15 #101  
Project Name/Description

101 Tucker Ave  
Address of Proposed Site  
332-D-008  
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) \_\_\_\_\_

1325 Proposed Building square Feet or # of Units 12000 Acreage of Site \_\_\_\_\_ Zoning \_\_\_\_\_

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># 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<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                | <input type="checkbox"/> Other _____           |  |

Fees Paid: Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_ Engineer Review \$300.00 Date: 7/29/99

**DRC Approval Status:**

Reviewer Jim Wendel

- Approved  Approved w/Conditions  
see attached  Denied

Approval Date 8/3/99 Approval Expiration 8/3/00 Extension to \_\_\_\_\_  Additional Sheets  
Attached

Condition Compliance Jim Wendel 8/3/99  
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          | _____          | _____  |                 |

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

19990103  
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7/29/99  
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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 101 Tucker Avenue, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

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

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

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

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

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

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

The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.

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

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

Eroded soil shall be contained on-site.

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**Planning Conditions of Approval**

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**Inspections Conditions of Approval**

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

19990086

I. D. Number

**Design Dwellings**

Applicant  
65 Main St, Gorham, ME 04038  
Applicant's Mailing Address  
Marie Laviolet  
Consultant/Agent  
839-2631  
Applicant or Agent Daytime Telephone, Fax

6/28/99  
Application Date  
Tucker Ave Lot 11  
Project Name/Description

125 Tucker Ave  
Address of Proposed Site  
332-D-018  
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) \_\_\_\_\_  
1423 sq. ft. 12000 sq. ft.

Proposed Building square Feet or # of Units 1423 sq. ft. Acreage of Site 12000 sq. ft. Zoning \_\_\_\_\_

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># 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<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                | <input type="checkbox"/> Other _____           |  |

Fees Paid: Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_ Engineer Review \$300.00 Date: 6/28/99

**DRC Approval Status:**

Reviewer Jim Wendel

- Approved  Approved w/Conditions  
see attached  Denied

Approval Date 6/30/99 Approval Expiration 6/30/00 Extension to \_\_\_\_\_  Additional Sheets  
Attached

Condition Compliance Jim Wendel 6/30/99  
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          |                |  |                 |

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

19990086

I. D. Number

**Design Dwellings**

Applicant

65 Main St, Gorham, ME 04038

Applicant's Mailing Address

Marie Laviolet

Consultant/Agent

839-2631

Applicant or Agent Daytime Telephone, Fax

6/28/99

Application Date

Tucker Ave Lot 11

Project Name/Description

125 Tucker Ave

Address of Proposed Site

332-D-018

Assessor's Reference: Chart-Block-Lot

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**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 (2" - 2 1/2" caliper deciduous or 6' - 7' evergreen).

Your new street address is now 125 Tucker Avenue

, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

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

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

Eroded soil shall be contained on site. A crushed stone construction entrance shall be placed at the proposed curb cut.

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**Planning Conditions of Approval**

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**Inspections Conditions of Approval**



**CITY OF PORTLAND, MAINE  
PUBLIC NOTICE**

To All Building Permit Applicants and/or Contractors:

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

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

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

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

We appreciate your prompt compliance with these requirements.



CITY OF PORTLAND  
Planning and Urban Development Department

MEMORANDUM

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

**FROM:** James Seymour, Acting Development Review Coordinator

**DATE:** April 5, 1995

**SUBJECT:** Disclaimer Statement of Existing Poorly Drained Areas

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

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

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

## **Exhibit A**

Certain lots or parcels of land, situated in the City of Portland, County of Cumberland, and State of Maine and bounded and described as follows:

Lots 1, 13, 14, 15, and 16 as depicted on "Final Subdivision Plan of Tucker Avenue Extension for Design Dwellings, Inc.", by Sebago Technics, Inc., dated October 6, 1998, revised through February 1, 1999, and recorded in Cumberland County Registry of Deeds in Plan Book 199, Page 130.

The Lots are conveyed subject to the notes and easements shown on said plan and are conveyed subject to a drainage and landscape easement granted to the City of Portland by deed dated February 23, 1999 and recorded in Cumberland County Registry of Deeds in Book 14510, Page 15.