

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

Location of Construction: 3 Buca Run (Lot #13)		Owner: Custom Built		Phone:		Permit No: 981429	
Owner Address:		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Custom Built Homes of Maine		Address: 27 Main St Windham, ME 04062		Phone: 892-3149		Permit Issued: DEC 21 1998	
Past Use: Vacant Land		Proposed Use: 1-fam dwelling		COST OF WORK: \$ 72,000.00		PERMIT FEE: \$ 380.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
Proposed Project Description: Construct Single Family Dwelling		Signature:		Signature:		Zone: <u>R-2</u> CBL: 335-C-063	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning Approval: <u>OK with conditions 12/21/98</u> Special Zone or Reviews: <u>NA</u> <input type="checkbox"/> Shoreland <u>NA</u> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <u>zonal pad</u> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input checked="" type="checkbox"/>	
Permit Taken By: MG		Date Applied For: 07 December 1998					

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..

**Zoning Appeal**

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review

**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

**Action:**

Approved  
 Approved with Conditions  
 Denied

Date: 9

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS: \_\_\_\_\_ DATE: 07 December 1998 PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

CEO DISTRICT /


COMMENTS

2/18/99 - unable to do out tracks for footing at this point.  
 allow

2/19/99 Still unable to determine RT tracks. Land Use Council  
 will provide document for foundation location. Allow

3/10/99 Rough Framing & Plumbing - replace upstairs tab unit,  
 stairs, windows all OK <sup>OK/SH</sup>

3/15/99 Final - Power not on, fixture to be set, setback OK,  
 need attic scuttle, ~~trades at bulkhead opening, so need proper~~  
 foundation post at side deck

4/20/99 Power on fixtures installed & conditioned  
 attic scuttle install, side deck foundation posts installed  
 building final OK site work to be completed 

Inspection Record

Type

Foundation: \_\_\_\_\_  
 Framing: \_\_\_\_\_  
 Plumbing: \_\_\_\_\_  
 Final: 4/20 DC  
 Other: \_\_\_\_\_

Date

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

## BUILDING PERMIT REPORT

DATE: 10 DEC, 98 ADDRESS: 3 BUCA Run (Lot #13) CBL 335-G-063  
REASON FOR PERMIT: To Construct a single family dwelling  
BUILDING OWNER: Custom BLT. Homes of MAINE.  
CONTRACTOR: 1  
PERMIT APPLICANT: 1  
USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5-B

### CONDITION(S) OF APPROVAL

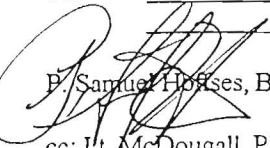
This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: \*1, \*2, \*2.5, \*2.6, \*3, \*6, \*8, \*9, \*10, \*11, \*12, \*23, \*24, \*25, \*26, \*27, \*28, \*29, \*30, \*31

- X 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- X 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)
- X 2.5 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
- X 2.6 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)
- X 3. Precaution must be taken to protect concrete from freezing. Section 1908.0
4. 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.
5. 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)
- X 6. 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
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- X 8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42" , except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
- X 9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- X 10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread. 7" maximum rise. (Section 1014.0)
- X 11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4
- X 12. 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 )

13. 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
14. 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
15. 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
- X16. 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 basementsIn 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
17. 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
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
21. 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".
22. 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 to the Division of Inspection Services.
- X23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)
- X24. 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.
- X25. All requirements must be met before a final Certificate of Occupancy is issued.
- X26. 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).
- X27. 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 )
- X28. Please read and implement the attached Land Use-Zoning report requirements.
- X29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.
- X30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- X31. Water proofing & damp proofing 1813.0.
32. \_\_\_\_\_
33. \_\_\_\_\_

  
P. Samuel Hedges, Building Inspector

cc: Lt. McDougall, PFD


Marge Schmuckal, Zoning Administrator

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

Valuation: \$72,000.00 Plan Review # \_\_\_\_\_  
 Fee: 1,380.00 Date: 10 Dec 98

Building Location: 3 Boca Run (lot #13) CBL: 335-C-063

Building Description: Single Family Dwelling

Reviewed by: 

Use or Occupancy: R-3 Type of Construction: 513

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

Correction List		
NO:	Description	Code Section
1.	All site plan & building code requirements must be completed before a Certificate of Occupancy can or will be issued -	111.0
2.	Foundation drain	1813.5.2
3.	Waterproofing & dampproofing	1813.0
4.	Foundation anchor	2305.
5.	Concrete protection	1908.0
6.	Chimneys & Vents BOCA Mech./1993 Chapter 12	MEPA 21
7.	Guards & handrails	1021 1022
8.	Hub, Table headroom	1204.0
9.	Stair Construction	1014.0
10.	Headroom STAIRS	1014.4
11.	Sleeping room window egress	1018.C
12.	Smoke detectors	902.3.2
13.	Ventilations	1210

Correction List		
NO:	Description	Code Section
14	Elec. & plbg. permits	
15	fastening schedule	Table 2305.5
16	VENTILATION	BOCA mech/93 Chapter 16
17	Boring, cutting and notching	2305.3, 2305.4, 2305.5
18	Glass & glazing	Chapter 24
19	<del>water</del>	

## Foundations (Chapter 18)

### Wood Foundation (1808)

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

### Footings (1807.0)

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

### Foundation Walls

~~X~~ Design (1812.1)  
~~X~~ Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)  
~~SR~~ Water proofing and damp proofing Section 1813  
~~X~~ Sill plate (2305.17)  
~~SR~~ Anchorage bolting in concrete (2305.17)  
~~X~~ Columns (1912)  
~~SR~~ Crawl space (1210.2) Ventilation  
~~I~~ 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)
- ~~SN~~ 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)
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_





State Plumbing Code

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

Load Design Criteria

Floor live load sleeping	<u>30 PSF</u>	<u>X</u>
Floor live load non sleeping	<u>40 PSF</u>	<u>X</u>
Roof live load	<u>42 PSF</u>	<u>X</u>
Roof snow load	<u>46 PSF</u>	<u>X</u>
Seismic Zone	<u>2</u>	<u>X</u>
Weathering area	<u>S</u>	<u>S</u>
Frost line depth	<u>4' MIN</u>	<u>X</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>NO</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
- ~~NA~~ Landings (1014.3.2) stairway
- ~~NA~~ Ramp slope (1016.0)
- ~~SR~~ Stairways (1014.3) 36" W
- ~~SR~~ Treads (1014.6) 10" min.
- ~~SR~~ Riser (1014.6) 7 3/4" max.
- ~~SR~~ Solid riser (1014.6.1)
- ~~NA~~ Winders (1014.6.3)
- ~~NA~~ Spiral and Circular (1014.6.4)
- ~~SR~~ Handrails (1022.2.2.) Ht.
- ~~SR~~ Handrail grip size (1022.2.4) 1 1/4" to 2"
- ~~SR~~ Guards (1012.0) 36" min.

Smoke Detectors (920.3.2)

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

Dwelling Unit Separation  
Table 602

~~N/A~~



**CITY OF PORTLAND**  
**Planning and Urban Development Department**

**MEMORANDUM**

**TO:** Code Enforcement

**FROM:** Jim Wendel, Development Review Coordinator

**DATE:** April 16, 1999

**SUBJECT:** Certificate of Occupancy  
3 Buca Run (lot 13)

On April 16, 1999 I reviewed the site for compliance with the conditions of approval dated 12-16-98. My comments are:

1. The street number must be placed on the house.
2. The final site work could not be completed due to the time of year. In addition to loaming and seeding and the two trees, installation of riprap along the roof drip line of the house and the slope where the roof runoff drains down the slope shall be included in the site work. The riprap shall be 3' wide with a D50 stone size of 4", a thickness of 9" with a liner of geotextile between the stone and the embankment soil. This work must be completed by May 30, 1999.

It is my opinion that when item 1 above is completed a **temporary Certificate of Occupancy could be issued** assuming Code Enforcement has no outstanding issues.

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

**Building or Use Permit 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: <u>Lot # 13 Buca Run 3 Buca Run</u>		
Total Square Footage of Proposed Structure: <u>1536</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# <u>335</u> Block# <u>C</u> Lot# <u>063</u>	Owner: <u>Custom Built Homes</u>	Telephone#: <u>892-3149</u>
Owner's Address: <u>Custom Built Homes 27 main st Windham, ME 04062</u>	Lessee/Buyer's Name (If Applicable): <u>N/A</u>	Cost Of Work: <u>\$ 72,000 380</u>
Proposed Project Description:(Please be as specific as possible) <u>Single family House</u>		
Contractor's Name, Address & Telephone: <u>Custom Built Homes of ME 207-892-3149</u> <i>MM</i>		

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

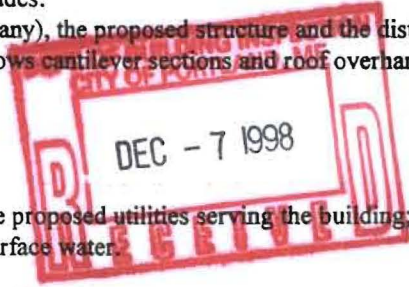
- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by 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)

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



380  
300  
680

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

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

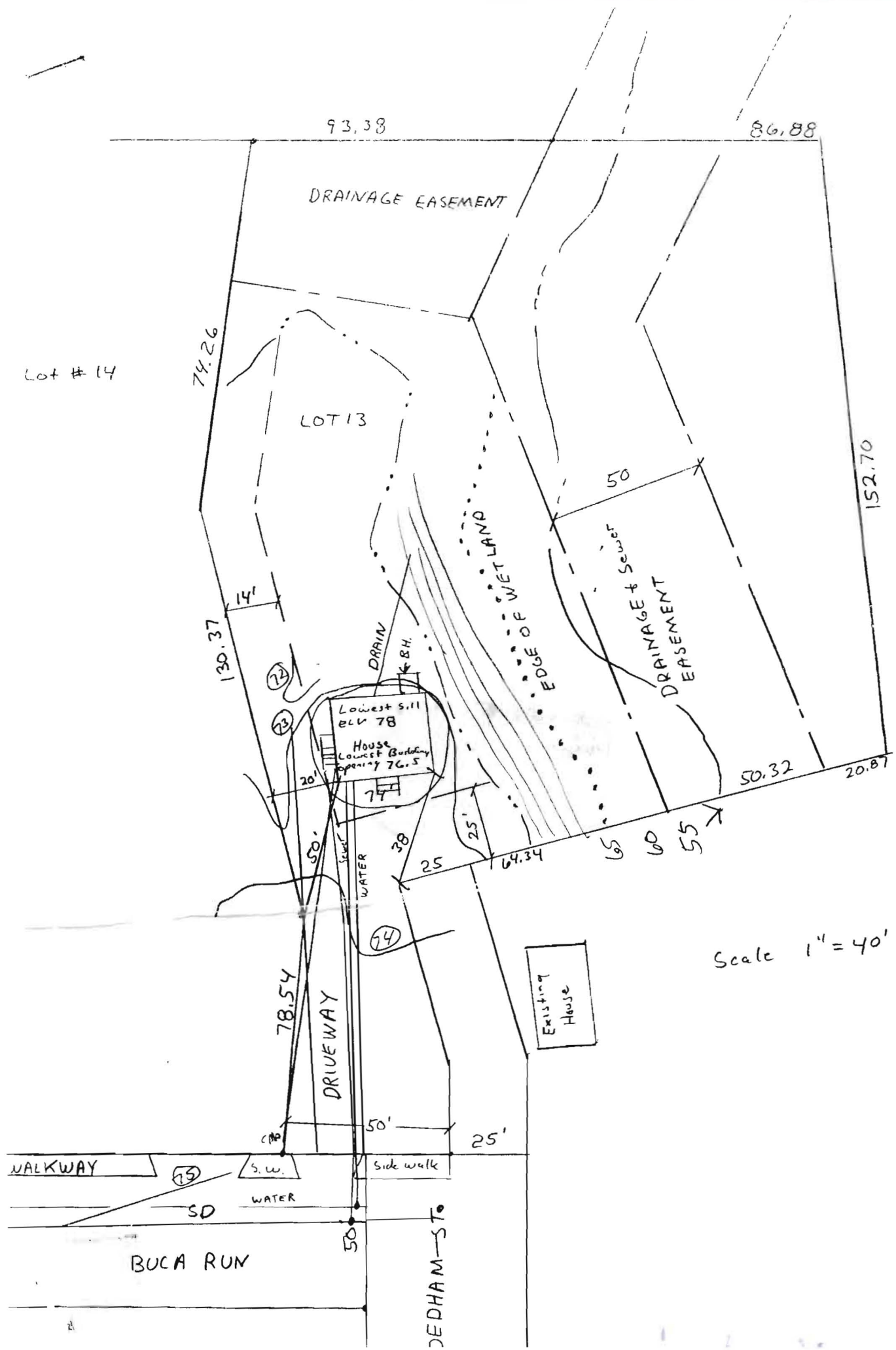
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such 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>Daniel J. McCarty</u>	Date: <u>11/2/98</u>
--	----------------------

Site Review Fee: \$150.00/Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.



Scale 1" = 40'

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

19980163  
I. D. Number

**Custom Built Homes of Maine**

Applicant  
**27 Main St, Windham, ME 04062**  
Applicant's Mailing Address  
**Dave McCarthy**  
Consultant/Agent  
**892-3149**  
Applicant or Agent Daytime Telephone, Fax

**12/7/98**  
Application Date  
**Buca Run #3, Lot #13**  
Project Name/Description

**3 Buca Run**  
Address of Proposed Site  
**335-C-063**  
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 - decks**  
**1536** **R-2 zone**  
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: **12/7/98**

**Inspections Approval Status:**

Reviewer Marge Schmuckal

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Approved   | <input checked="" type="checkbox"/> Approved w/Conditions<br>see attached | <input type="checkbox"/> Denied                                   |
| Approval Date <u>12/21/98</u>   | Approval Expiration _____   | Extension to _____  |
| <input type="checkbox"/> Condition Compliance _____<br>signature _____ date _____ |   | <input checked="" type="checkbox"/> Additional Sheets<br>Attached |

**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**

19980163

I. D. Number

**Custom Built Homes of Maine**

Applicant

**27 Main St, Windham, ME 04062**

Applicant's Mailing Address

**Dave McCarthy**

Consultant/Agent

**892-3149**

Applicant or Agent Daytime Telephone, Fax

12/7/98

Application Date

**Buca Run #3, Lot #13**

Project Name/Description

**3 Buca Run**

Address of Proposed Site

**335-C-063**

Assessor's Reference: Chart-Block-Lot

- 
1. Separate permits shall be required for future decks, sheds, pools, and/or garage.
  2. The building window as shown on the recorded site plan for this lot #13 represents the MAXIMUM bldg area for houses.
  3. The sill elevation shall be a minimum of 78.0'. The lowest bldg. opening shall be 76.5'. Any change shall require Planning Dept. approvals in writing.
  4. The left hand side yard setback is right on the required setback. It will be necessary to show the inspector exactly where the lot line is for measuring.
- 

**Fire Conditions of Approval**



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

Your new street address is now 3 Buca Run

, 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.

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. Silt fence shall be installed down gradient of all disturbed areas. A crushed stone construction entrance shall be installed to the lot.

If the existing curb is relocated, all the work associated with the relocation shall conform to City Technical Standards.

**Planning Conditions of Approval**

**Inspections Conditions of Approval**

# Diversified Properties, Inc.

*P.O. Box 10127, Portland, ME 04104  
Tel 207-773-4988 • Fax 207-773-6875*

December 7, 1998

TO: Building Inspection  
City of Portland

FROM Diversified Properties, Inc.

RE. Buca Run

Diversified Properties, Inc. gives permission for Custom Built Homes of Maine to receive a building permit for construction on Lot 13, Buca Run.

If you have any questions, please contact Diversified Properties

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

19980163

I. D. Number

**Custom Built Homes of Maine**

Applicant

27 Main St, Windham, ME 04062

Applicant's Mailing Address

Dave McCarthy

Consultant/Agent

892-3149

Applicant or Agent Daytime Telephone, Fax

12/7/98

Application Date

Buca Run #3, Lot #13

Project Name/Description

3 Buca Run

Address of Proposed Site

335-C-063

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) \_\_\_\_\_

1536

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

**Check Review Required:**

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

Fees Paid: Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_ Engineer Review **\$300.00** Date: 12/7/98

**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 checked="" type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date

Applicant: Custom Built Homes Date: 12/9/98

Address: 3 BUCA RUN (lot #13) C-B-L: 335-C-63

CHECK-LIST AGAINST ZONING ORDINANCE

→ Date - New - Building Windows AS shown on recorded site plan for this lot #13 represents the MAXIMUM Building Area for houses

Zone Location - R-2 Zone

Interior or corner lot -

Proposed Use/Work - New Single family 24' x 32' - No GARAGE

Sewage Disposal - City

Lot Street Frontage - 50' req - 50' shown

Front Yard - 25' req - 25' + shown

Rear Yard - 25' req - 25' + shown

→ Side Yard - 14' req - 14' shown

very tight with stinson left side Projections - Right steps - rear bulkhead - Front steps

Width of Lot - 80' req - 164' + shown

Height - 2 story salt box -

→ Lot Area - 10,000<sup>#</sup> min ?

Lot Coverage/ Impervious Surface - 20% MAX

Area per Family - 10,000<sup>#</sup> 46,587<sup>#</sup>

Off-street Parking - 2 req - 2 shown

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 1 - Zone C

→ 5' ll elevation shall be min. of 78.0' / lowest Bldg agency shall be 76.5'

**DIVERSIFIED PROPERTIES, INC.**  
P.O. BOX 10127  
PORTLAND, ME 04104  
TEL (207) 773-4988  
FAX (207) 773-6875

April 23, 1999

TO: Glen Gervais  
Custom Built Homes of Maine

SENT VIA FAX

FROM: Jim Wolf

RE: Lot 13 & 15 Buca Run

Pursuant to the closing statement we have withheld \$1,500 per lot for the completion of loaming and seeding. We understand that the work will be performed within the next 90 days. If you have any questions, please contact me.

*P.O. Order Request  
Rene*

*Plz mail  
CO For Lot 13, 15  
to Custom Built  
Homes  
27 main Street  
Winthrop ME  
01*



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 3 Buca Run (Lot #13) CBL:335-C-063

Issued to Custom Built Homes of Maine

Date of Issue 4/27/99

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 981429, 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  
Construction type 5B  
Boca 96

Limiting Conditions:

Temporary until May 30, 1999  
Monies held for final ± sitework

This certificate supersedes  
certificate issued

Approved:

4/27/99 *[Signature]*  
.....  
(Date) 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.

*[Handwritten mark]*