

Permit No: **980659**

PERMIT ISSUED
 Permit Issued:
JUN 22 1998
CITY OF PORTLAND

Zone: CBL: 336-N-059
 Zoning Approval: *with conditions*
 Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

Zoning Appeal
 Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

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

Action:
 Approved
 Approved with Conditions
 Denied
 Date: *9*

CEO DISTRICT 7

Location of Construction: **26 Buca Run (Lot #9)**
 Owner: **Diversified Properties** Phone: **773-4988**

Lessee/Buyer's Name: **Phone:**
 Business Name: **Phone:**

Contractor Name: **Custom Built Homes of Maine** Address: **27 Main St Windham, ME 04062** Phone: **892-3149**

Past Use: **Vacant Land**
 Proposed Use: **1-fam**

COST OF WORK: \$ **75,000.00**
PERMIT FEE: \$ **395.00**
FIRE DEPT. Approved Denied
INSPECTION: Use Group **A-3** Type **5B**
 Signature: *POCA 96*

Proposed Project Description: **PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)**
 Action: Approved Approved with Conditions Denied
 Signature: *[Signature]* Date: *[Date]*

Permit Taken By: **Mary Gresik** Date Applied For: **02 June 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..

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

PERMIT ISSUED WITH REQUIREMENTS

11 June 1998 - Permit Routed
03 June 1998

SIGNATURE OF APPLICANT _____ ADDRESS: _____ 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

6/29/98 Allen w/call when ready for Per En

7/30/98 Set suchs etc. OK Fine

9/8/98 Framing needs chimney clearance DC 9/11 Plumbing OK 1st Floor up

basement not roughed in yet for 1st Floor bath DC

10/7/98 Final check Side Entry Deck, handrails DC

10/9/98 Final OK DC

Inspection Record

Type

Date

Foundation: _____

Framing: _____

Plumbing: _____

Final: _____

Other: _____

336-H-059



Certificate of Occupancy

CBL: 336-H-59

LOCATION

Issued to Diversified Properties 26 Buca Run
Lot #9

Date of Issue 10/9/98

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

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Single Family Home

Limiting Conditions:

None

This certificate supersedes certificate issued

Approved:

10/10/98 [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.

BUILDING PERMIT REPORT

DATE: 19 June 98 ADDRESS: 26 Buca RUN (336-H-059)
REASON FOR PERMIT: To Construct a single Family dwelling
BUILDING OWNER: Diversified Properties
CONTRACTOR: Custom BUILT Homes of MAINE
PERMIT APPLICANT: ↑
USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 53

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, *6, *8, *10, *12, *16, *24, *25, *26, *29, *30, *31, *32, *33, *34

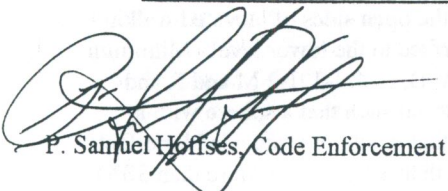
1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution must be taken to protect concrete from freezing.
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 ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
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).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
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".
9. Headroom in habitable space is a minimum of 7'6".
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.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
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.
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.
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.)
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
16. 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 19, 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)

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.
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.
23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code.
- X 24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- X 25. All requirements must be met before a final Certificate of Occupancy is issued.
- X 26. 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).
27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
28. Please read and implement the attached Land Use-Zoning report requirements.
- X 29. Foundation drain shall be installed as per section 1813.5.2
- X 30. Dampproofing & Water proofing of foundation as per section 1813.0.
- X 31. Drain, Cutting and Notching shall be done in accordance 2305.5.1 & 2305.3.
- X 32. All wood members shall be Fasten as per Table 2305.2
- X 33. Draft & Firestopping section 721.7
- X 34. All Glass & Glazing shall be installed as per chapter 24.
- 32.



P. Samuel Hoffses, Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

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."

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

19980056
I. D. Number

Custom Built Homes of Maine

Applicant

27 Main St, Windham, ME 04062

Applicant's Mailing Address

Ted

Consultant/Agent

892-3149

Applicant or Agent Daytime Telephone, Fax

6/3/98

Application Date

Buca Run (26) lot #9

Project Name/Description

26 Buca Run

Address of Proposed Site

336-H-057

Assessor's Reference: Chart-Block-Lot

DRC 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 26 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 your project. Please contact Carol Merritt at 874-8300, ext. 8828. The Wastewater

and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

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. A crushed stone construction entrance shall be installed on the lot.

Planning Conditions of Approval

Inspections Conditions of Approval

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

19980056

I. D. Number

Custom Built Homes of Maine

6/3/98

Applicant

Application Date

27 Main St, Windham, ME 04062

Buca Run (26) lot #9

Applicant's Mailing Address

Project Name/Description

Ted

26 Buca Run

Consultant/Agent

Address of Proposed Site

892-3149

330-11-057

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

1. The min. sill elevation is 78.8 and the lowest bidg opening is 77.3. Any reduction in these required elevations shall first be approved thur the Planning di
2. Separate permits shall be required for future decks, sheds, pool and/or garage.

Fire Conditions of Approval

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

19980056

I. D. Number

Custom Built Homes of Maine

Applicant

27 Main St, Windham, ME 04062

Applicant's Mailing Address

Ted

Consultant/Agent

892-3149

Applicant or Agent Daytime Telephone, Fax

6/3/98

Application Date

Buca Run (26) lot #9

Project Name/Description

26 Buca Run

Address of Proposed Site

336-H-057

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 or deck**
1408 Sq Ft 10000 Sq Ft R-2
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

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

Fees Paid: Site Plan \$50.00 Subdivision Engineer Review \$100.00 Date: 6/3/98

Inspections Approval Status:

Reviewer Marge Schmuckal

- Approved
- Approved w/Conditions see attached
- Denied

Approval Date 6/17/98 Approval Expiration Extension to Additional Sheets Attached

Condition Compliance signature date

Performance Guarantee Required* Not Required

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

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

Gifford/Tupper

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.

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

Location/Address of Construction: <u>26 Buca Run L#9</u>		
Total Square Footage of Proposed Structure: <u>1408</u>	Square Footage of Lot: <u>10000</u>	
Tax Assessor's Chart, Block & Lot Number Chart# <u>336</u> Block# <u>H</u> Lot# <u>59</u>	Owner: <u>Diversified Properties</u>	Telephone#: <u>773 4988</u>
Owner's Address: <u>Forest Ave Portland ME 04103</u>	Lessee/Buyer's Name (If Applicable): <u>Custom B.H. Homes of ME</u>	Cost Of Work: <u>\$ 75000</u>
Proposed Project Description:(Please be as specific as possible) <u>mm site plan Construct A 24x32 single family dwelling</u>		
Contractor's Name, Address & Telephone: <u>Custom Built Homes of ME, Inc. 27 Main St. Winham ME 04062 892-3149</u>		

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

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

You must include the following with you application:

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

395 -
50 -
100 -

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:

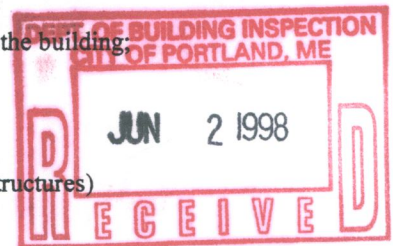
- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- 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

545.00

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: <u>[Signature]</u>	Date: <u>6/2/98</u>
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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.

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

Valuation: \$ 75,000.00 Plan Review #

Fee: \$ 395.00 Date: 19 June 1998

Building Location: 26 Buca Run CBL: 336-H-059

Building Description: Single Family Dwelling

Reviewed by: P. Samuel Hoffses

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

Correction List		
NO:	Description	Code Section
	<i>NA = NOT APPLICABLE</i>	
	<i>SR = See Review</i>	
1	All site plan requirements must be completed before a certificate of occupancy can or will be issued.	111.4
2.	Foundation drains shall be installed as per section 1813.5.3	1813.5. 3
3.	Waterproffing & Fireproffing	1813
4.	Boring, cutting and notching	2305.5. 12305. 3
5.	Fastening Table	2305.2
6.	Glass & Glazing	Chapte r 24
7.	Stairways	1014.0
8.	Guards	1012.0
9.	Handrails	1022.0
10.	Smoke Detectors	920.3.2

Revised PSH 6-10-98

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
- 2500psf Soil bearing value (table 1804.3)
- 12x20 Footing width
- X Concrete footing (1810.0) .3.1, 3.2
- 1813.5.2 Foundation drains must be installed as per section 1813.5.2

Foundation Walls

- X Design (1812.1)
- X Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)
- X Water proofing and damp proofing Section 1813
- 2x6 Sill plate (2305.17)
- X Anchorage bolting in concrete (2305.17)
- X Columns (1912)
- X Crawl space (1210.2) Ventilation
- X Crawl opening size (1210.2.1)

Floors (Chapter 16-23)

- 2X8 Joists - Non sleeping area LL40PSF (Table - 1606)

2x8 Joists - Sleeping area LL30PSF (Table - 1606)
Grade
16" Spacing
12' Span
3-2x10 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)
XX Boring and notching (2305.5.1)
XX Cutting and notching (2305.3)
XX Fastening table (2305.2)
NA Floor trusses (AFPANDS Chapter 35)
XX Draft stopping (721.7)
X Framing of openings (2305.11) (2305.12)
3/4"t&g 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
S.R. Fastening schedule (Table 2305.2)
2"x6" Wall framing (2305.4.1)
X Double top plate (2305.4.2)
X Bottom plates: (2305.4.3)
XX Notching and boring: (2305.4.4) studs
X Non load bearing walls (2305.5)
X Notching and boring (2305.5.1)
X Wind bracing (2305.7)
X Wall bracing required (2305.8.1)
2"x6" 24" Stud walls (2305.8.3)
7/16 osb Sheathing installation (2305.8.4)
X Minimum thickness of wall sheathing (Table 2305.13)
NA Metal construction
NA Masonry construction (Chapter 21)
W Exterior wall covering (Chapter 14)
X Performance requirements (1403)
X Materials (1404)

NA Veneers (1405)
1/2"gy Interior finishes (Chapter 8)

Roof-Ceiling Construction (Chapter 23)

2x8 16oc Roof rafters - Design (2305.15) spans
1/2"cdx 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)
ASPH Material and installation requirements (1507)
NA Roof structures (1510.0)
_____ Type of covering (1507)

Chimneys and Fireplaces BOCA Mechanical/1993

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

Mechanical 1993 BOCA Mechanical Code

State Plumbing Code

X Chapter 13 can not be used if plbgunits are used in basement.

Load Design Criteria

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

Glazing (Chapter 24)

- SR Labeling (2402.1)
- _____ Louvered window or jalousies (2402.5)
- _____ Human impact loads (2405.0)
- _____ Specific hazardous locations (2405.2)
- _____ Sloped glazing and skylights (2404)

Private Garages (Chapter 4)

- NA General (407)
- _____ Beneath rooms (407.3)
- _____ Attached to rooms (407.4)
- _____ Door sills (407.5)
- _____ Means of egress (407.8)

_____ Floor surface (407.9)

Egress (Chapter 10)

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

Smoke Detectors (920.3.2)

- SR Location and interconnection
- _____ Power source

Dwelling Unit Separation

Table 602

NA

Applicant: Ted from Custom Built Homes Date: 6/17/98

Address: 26 BUGA Run (lot #9) C-B-L: 336-H-59

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-2

Interior or corner lot -

Proposed Use/Work - construct 1 family dwelling 24'x32' only NO GARAGE NO Deck -

Sewage Disposal - City

Lot Street Frontage - 50' req - 60' shown

Front Yard - 25' req - 75' shown

Rear Yard - 25' req (37.5) - 32' shown

Side Yard - 14' req - 15' + shown

Projections - Rtside step - front steps - rear bulkhead

Width of Lot - 80' req - 82' shown -

Height - 2 story shown

Lot Area - 10,000^{sq ft} 10,000^{sq ft}

Lot Coverage/ Impervious Surface - 20% = 2,000^{sq ft}

Area per Family - 10,000^{sq ft}

OK
24 x 32 = 768^{sq ft}

Off-street Parking - 2 spaces req - 2 shown

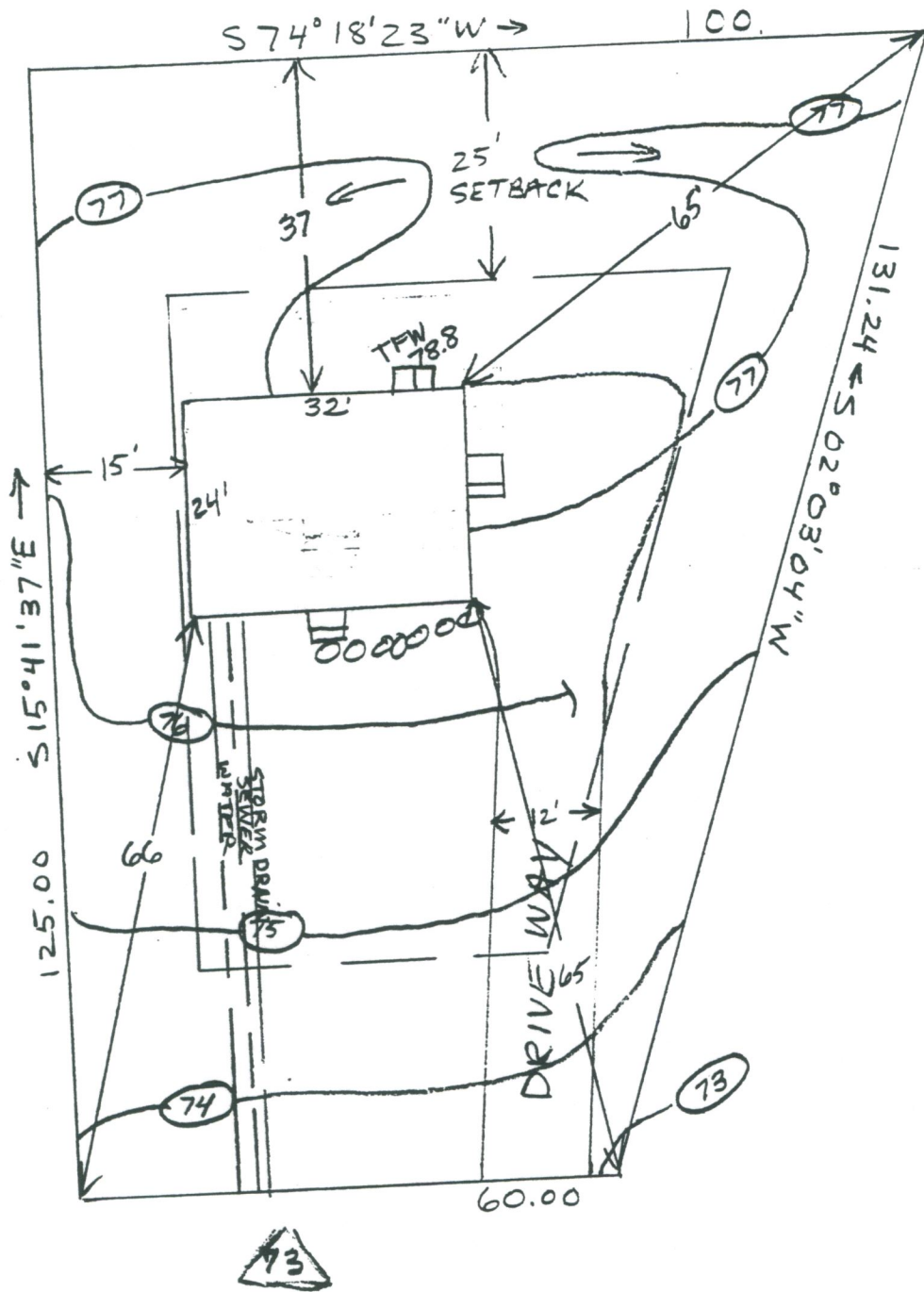
Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Zone C panel 1

lot #9 - sill elev. - lowest bedg opening
78.8 77.3



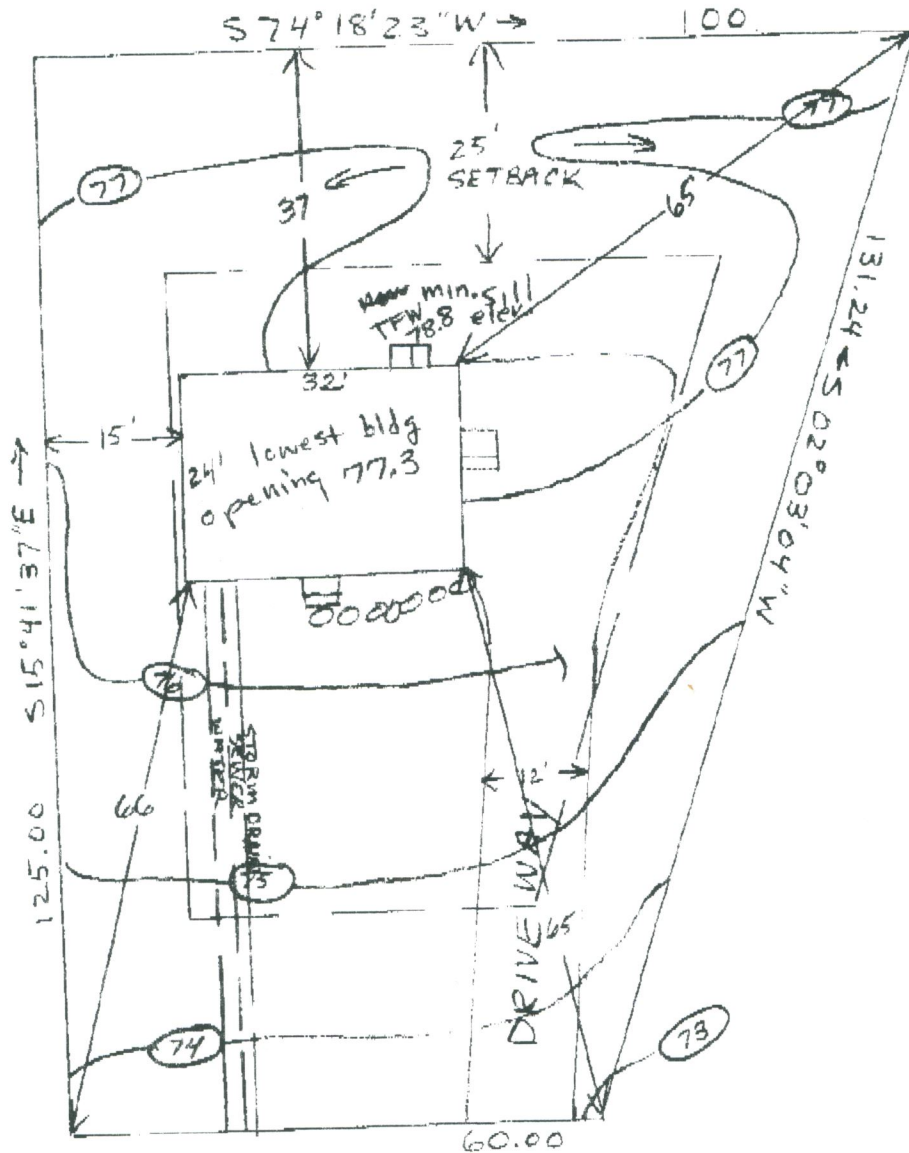
LOT 9 BUCA RUN

SETBACKS -
 FRONT & REAR 25'
 SIDES - 14'

10,000 ±

1" = 20'

ATTN: Marge 874-8716
From: Ted ph. 892-3149

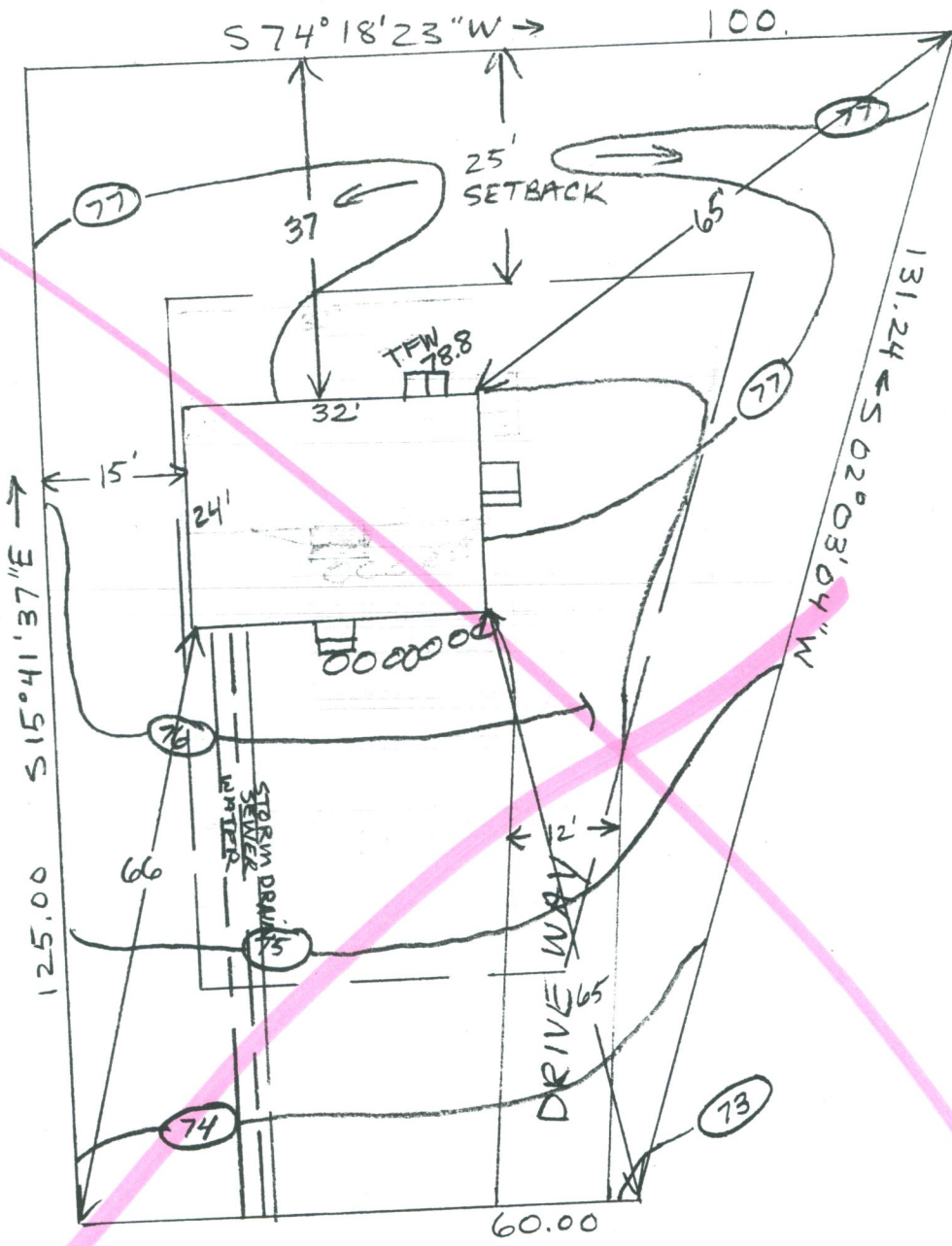


LOT 9 BUCA RUN

Newest site plan
That approval is based
on

SETBACKS:
FRONT & REAR 25'
SIDES - 14'

10,000 sq ft
1" = 20'



LOT 9 BUCA RUN

210 Buca Run
L# 9

SETBACKS -
FRONT & REAR 25'
SIDES - 12'

10,000 ±
1" = 20'



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Code Enforcement

FROM: Jim Wendel, Development Review Coordinator

DATE: October 7, 1998

SUBJECT: Request for Certificate of Occupancy
26 Buca Run (Lot 9)

On October 7, 1998 a site visit was made to review the completion of the requirements of the site plan approval dated June 8, 1998. My comments are:

1. Sidewalks were being installed by A.H. Grover at the time of the site visit. A.H. Grover will blend sidewalk elevation into lawn grade so that runoff from front of the house will flow directly over lawn and sidewalk into the street.

It is my opinion that all of the conditions of the site plan approval have been satisfactorily completed and a **permanent Certificate of Occupancy could be issued** assuming Code Enforcement has no outstanding issues.

336-A-059

PLUMBING APPLICATION

PROPERTY ADDRESS

Town Or Plantation: Portland
Street Subdivision Lot #: 26 Buca Run L#9

PROPERTY OWNERS NAME

Last: Custom Built Homes of Maine
Applicant Name: Thomas Stramph
Mailing Address of Owner/Applicant (If Different): 191A Buck St, Gorham

PORTLAND PERMIT # 6593 STATE COPY /
Date Permit Issued: 9.3.98 \$ 48 Double Fee Charged
L.P.I. # 0.124
Local Plumbing Inspector Signature: _____

Caution: Inspection Required

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

Local Plumbing Inspector Signature

Date Approved

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 Inspector to deny a Permit.

Thomas Stramph
Signature of Owner/Applicant

9-3-98
Date

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 # 7,3,6,8

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.	<u>2</u>	Hosebibb / Sillcock	<u>1</u>	Bathtub (and Shower) <u>1/2</u>
		Floor Drain		Shower (Separate)
OR		Urinal	<u>1</u>	Sink <u>1/2</u>
		Drinking Fountain	<u>2</u>	Wash Basin <u>1/2</u>
HOOK-UP: to an existing subsurface wastewater disposal system.		Indirect Waste	<u>2</u>	Water Closet (Toilet) <u>3/2</u>
PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Water Treatment Softener, Filter, etc.	<u>1</u>	Clothes Washer <u>2</u>
		Grease / Oil Separator	<u>1</u>	Dish Washer <u>2</u>
OR		Dental Cuspidor	<u>1</u>	Garbage Disposal <u>2</u>
		Bidet		Laundry Tub
TRANSFER FEE [\$6.00]		Other: _____	<u>1</u>	Water Heater
		Fixtures (Subtotal) Column 2	<u>10</u>	Fixtures (Subtotal) Column 1
		<u>2</u>	Fixtures (Subtotal) Column 2	
		<u>12</u>	Total Fixtures	
		\$ <u>48.00</u>	Fixture Fee	
		\$	Transfer Fee	
		\$	Hook-Up & Relocation Fee	
		\$ <u>48</u>	Permit Fee (Total)	

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

Diversified Properties, Inc.

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

May 21, 1998

Samuel Hoffses
City of Portland
389 Congress Street
Portland, ME 04101

RE: Buca Run Subdivision, Lots 2-5, 8-21

Dear Sam:

This letter shall serve as notice that Custom Built Homes of Maine has Diversified Properties, Inc.'s permission to apply for and obtain building permits on the above referenced lots.

If you have any questions please do not hesitate to contact me.

Very truly yours,


James M. Wolf

JMW/jmy
cc. Custom Built Homes of Maine.