

**PERMIT ISSUED**

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

Permit No: 01-0897	Issue Date: 27 0001	CBL: 336 L008001
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Location of Construction: 49+57 Leisure Lane, Units 7 & 8	Owner Name: <del>North Star</del> <del>Raymond Charles Enterprises Inc</del>	Owner Address: 70 Jordan Shore Dr <b>PORTLAND</b>	Phone:
Business Name: n/a	Contractor Name: Clark, Conrad C.	Contractor Address: 21 Stuart St. Portland	Phone: 2078782241
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Single Family	Zone: <b>R-3 PRUD</b>

Past Use: Vacant Lot	Proposed Use: Build Units 7 and 8 of 14 Unit Condo Complex: Pre Approved Site Plan # 2001-0087	Permit Fee: \$714.00	Cost of Work: \$115,000.00	CEO District: 1
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Proposed Project Description: Build Units 7 and 8 of 14 Unit Condo Complex	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <b>R-3</b> Type: <b>5B</b>
	Signature:	Signature: <i>[Signature]</i>
	PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
	Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
	Signature:	Date:

Permit Taken By: cjh	Date Applied For: 07/20/2001	<b>Zoning Approval</b>
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 6 Zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>original review # 2000-0087</i> Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK w/ conditions</i> Date: <i>7/25/01</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
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**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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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**BUILDING PERMIT REPORT**

*summary note*

DATE: 23 July 2001 ADDRESS: 49-57 Leisure Lane 7<sup>th</sup> CBL: 336-L-008

REASON FOR PERMIT: To Construct Condos 7<sup>th</sup>

BUILDING OWNER: North Star Enterprises

PERMIT APPLICANT: CONTRACTOR Conrad C. Clark

USE GROUP: R-3 CONSTRUCTION TYPE: 50 CONSTRUCTION COST: 115,000.00 PERMIT FEES: 74.00

The City's Adopted Building Code (The BOCA National Building Code/1999 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 shall be met: 1, 2, 3, 5, 8, 11, 13, 16, 20, 27, 28, 29, 30, 31, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
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 side. (Chapter 4, Section 407.0 of the BOCA/1999)
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". In occupancies in Use Group A, B,H-4, I-1, I-2, M, R, 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". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). 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) **R-3 (ONE & TWO FAMILY DWELLINGS) GUARD HEIGHT IS 36" MINIMUM.**
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
16. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
17. 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)
18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
19. 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)

- 20. 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/1999), 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
- 21. 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)
- 22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
- 23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
- 24. 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/1999)
- 25. 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".
- 26. 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.
- 27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- 28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- 29. All requirements must be met before a final Certificate of Occupancy is issued.
- 30. 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).
- 31. 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)
- 32. Please read and implement the attached Land Use Zoning report requirements. *See Attached*
- 33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
- 34. Bridging shall comply with Section 2305.16.
- 35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- 36. All flashing shall comply with Section 1406.3.10.
- 37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

P. Samuel Hoffses, Building Inspector  
 Cc: Lt. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator  
 Michael Nugent, Inspection Service Manager

PSH 10/1/00

**\*\*This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**

**\*\*\*THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. ( You Shall Call for Inspections )**

**\*\*\*\*ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

**\*\*\*\*\*CERTIFICATE OF OCCUPANCY FEE \$50.00**

LAND USE - ZONING REPORT

ADDRESS: 49 & 57 Leisure Lane units #748 DATE: 7/25/01  
Meadow Woods

REASON FOR PERMIT: construct 2 units of 14 approved

BUILDING OWNER: North Star Enterprises C-B-L: 336-L-008

PERMIT APPLICANT: Conrad Clark

APPROVED: with conditions; #1, #9

CONDITION(S) OF APPROVAL

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. During its existence, all aspects of the Home Occupations criteria, Section 14-410, shall be maintained.
3. All the conditions placed on the original, previously approved, permit issued on \_\_\_\_\_ are still in effect for this amendment, and/or revised permit.
4. The footprint of the existing \_\_\_\_\_ shall not be increased during maintenance reconstruction.
5. Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and the same use. Any changes to any of the above shall require that this structure met the current zoning standards.
6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
7. Our records indicate that this property has a legal use of \_\_\_\_\_ units. Any change in this approved use shall require a separate permit application for review and approval.
8. Separate permits shall be required for any new signage.
9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
10. This is not an approval for an additional dwelling unit. You shall not add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
11. All of the attached Floodplain forms shall be appropriately filled out, signed, and returned prior to the issuance of any certificates of occupancy.
12. Other requirements of condition: \_\_\_\_\_

Marga Schmuckal Marge Schmuckal, Zoning Administrator

CITY OF PORTLAND, ME  
BOCA 1999 Plan Review Record  
One and Two Family Dwelling

Valuation: \$115,000 Plan Review # 911/01

Fee: 714.00 Date: 28/June/01

Building Location: UNITS 7-8 Leisure Lane AT meadow woods CBL: 336-L-008

Building Description: Duplex dwelling / attached private garage.

Reviewed By: S. Hoffses

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

Numerals indicated in parenthesis are applicable code sections of the 1999 Edition of the BOCA National Building Code. The plan review accomplished as indicated in this record is limited to those code sections specifically identified herein. This record references commonly applicable code sections with due regard for the amount and type of detailed information which is typically found on construction documents for one and two family dwellings. It does not reference all code provisions, which may be applicable to specific buildings. This record is designed to be used only by those who are knowledgeable and capable of exercising competent judgment in evaluating construction documents for code compliance.

\*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.	111.0 118.0
2.	Your est. of cost of const. is too low - This shall be revised before work begins.	112.0
3.	You shall call this office for a setback inspection before placing foundation concrete.	111.0
4.	Foundation drains shall comply with Section 1813.5.2	1813.5.2
5.	Water proofing & damp proofing shall comply with Section 1813.0	1813.0
6.	Private garages shall comply with section 407.0	407.0
7.	Guardrails and handrails shall comply with sections 1021.0 & 1022.0	1021.0 1022.0
8.	Stair construction shall comply with Sec. 1014.0	1014.0
9.	Sleeping room egress or rescue windows shall comply with sec. 1010.4	1010.4
10.	Smoke detectors shall comply with sec. 920.3.2	920.3.2
11.	Ventilation and access to attic or crawl space shall comply with sections 1210.0 & 1211.0	1210.0 1211.0
12.	Fastening of bldg. elements shall comply with Table 2305.2	Table 2305.2
13.	Boring, cutting & notching shall comply with Sec. 2305	2305
14.	Bridging shall comply with section 2305.16	2305.16
15.	Safety glazing shall comply with sec. 2406	2406.0

REV: PSH 6/16/01



## Foundations (Chapter 18)

### Wood Foundation (1808)

NA Design  
NA Installation

### Footings (1807.0)

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

### Foundation Walls

X Design (1812.1)  
X Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)  
SA Water proofing and damp proofing Section 1813  
X Sill plate (2305.17)  
X Anchorage bolting in concrete (2305.17)  
X Columns (1912)  
SA Crawl space (1210.2) Ventilation  
SA Crawl opening size (1210.2.1)  
SA Access to crawl and attic space ( 1211.0 )  
\_\_\_\_\_

### 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")
- ~~SA~~ Bridging (2305.16)
- ~~SA~~ Boring and notching (2305.5.1)
- ~~SA~~ Cutting and notching (2305.3)
- ~~SA~~ Fastening table (2305.2)
- ~~NO~~ 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
- ~~A~~ Grade
- ~~SA~~ Fastening schedule (Table 2305.2)
- ~~A~~ Wall framing (2305.4.1)
- ~~X~~ Double top plate (2305.4.2)
- ~~X~~ Bottom plates: (2305.4.3)
- ~~SA~~ Notching and boring: (2305.4.4) studs
- ~~A~~ Non load bearing walls (2305.5)
- ~~SA~~ Notching and boring (2305.5.1)
- ~~X~~ Wind bracing (2305.7)
- ~~X~~ Wall bracing required (2305.8.1)
- ~~A~~ Stud walls (2305.8.3)
- ~~A~~ Sheathing installation (2305.8.4)
- ~~X~~ Minimum thickness of wall sheathing (Table 2305.13)
- ~~SA~~ Metal construction
- ~~SA~~ Masonry construction (Chapter 21)
- ~~X~~ Exterior wall covering (Chapter 14)
- ~~A~~ Performance requirements (1403)
- ~~X~~ Materials (1404)
- ~~SA~~ Veneers (1405)
- ~~X~~ Interior finishes (Chapter 8)

### Roof-Ceiling Construction (Chapter 23)



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

**Roof Coverings (Chapter 15)**

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

**Chimneys and Fireplaces  
BOCA Mechanical/1993**

- Masonry (1206.0)
- Factory - built (1205.0)
- Masonry fireplaces (1404)
- Factory - built fireplace (1403)
- NFPA 211

**Mechanical  
1993 BOCA Mechanical Code**

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### Load Design Criteria

Floor live load sleeping	<u>30 PSF</u>	<u>X</u>
Floor live load non sleeping	<u>40 PSE</u>	<u>X</u>
Roof live load	<u>42 PSF</u>	<u>X</u>
Seismic Zone	<u>C</u>	<u>X</u>
Weathering area	<u>S</u>	<u>X</u>
Frost line depth	<u>4' MIN</u>	<u>X</u>
Exterior balconies	<u>60 PSF</u>	<u>X</u>
Decks	<u>42 PSF</u>	<u>X</u>
Guardrails & Handrails	<u>200 Live Load</u>	<u>X</u>

### Glazing (Chapter 24)

- SA Labeling (2403.1)
- SA Louvered window or jalousies (2403.5)
- SA Human impact loads (2406.0)
- SA Specific hazardous locations (2406.2)
- SA Sloped glazing and skylights (2405)
- SA Safety glazing (2406.0)

### Private Garages (Chapter 4)


- S.B General (407)
- S.B Beneath rooms (407.3)
- S.B Attached to rooms (407.4)
- S.B Door sills (407.5)
- S.B Means of egress (407.8)
- S.B Floor surface (407.9)

Egress (Chapter 10)

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

Smoke Detectors (920.3.2)

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

Dwelling Unit Separation  
Table 602 

Applicant: Conrad Clark

Date: 7/24/01

Address: 49<sup>1</sup>/<sub>2</sub> 57 Leisure Lane (unit # Meadow Woods #8) C-B-L: 336-L-8

CHECK-LIST AGAINST ZONING ORDINANCE

Date - ~~Old~~ New

Zone Location - R-3 PRUD - requires 3 Acres gross - 3.45 Acres shown

Interior or corner lot -

Proposed Use/Work - to construct 2 unit Duplex (out of 14 units with attached garages & rear decks)

Sewage Disposal - City

Lot Street Frontage - (1) MAXIMUM # of units in a bldg (PRUD less than 5 acres) = 2 D.U. - 2 D.U. shown

Front Yard -

Rear Yard - (2) MAX. length of PRUD BLDG - 140' for bldgs - 114' scaled

check →

Side Yard - (3) min bldg setback from external subdivision PRUD property lines (for fewer than 3 D.U.) - 25 feet min in a single structure - 26 feet shown

Projections -

check →

Width of Lot - (4) min distance between detached PRUD dwelling units: 16 feet - 16 feet shown

Height -

Lot Area - min 3 Acres gross area - 3.45 Acres shown

Lot Coverage/ Impervious Surface -

Area per Family - (5) recreation open spaces are required to be 25' from dwelling structures - over 25' shown

Off-street Parking -

Loading Bays - 4 spaces req - 4 spaces shown

Site Plan - original site plan review # 2000-0087

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 6 - Zone X

2000-0087  
01-0897

# All Purpose Building Permit Application

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: 4957 LEISURE LANE

Total Square Footage of Proposed Structure 3264 sq. ft. Square Footage of Lot P.R.U.D.

Tax Assessor's Chart, Block & Lot  
Chart# 336 Block# L Lot# 8 Owner: NORTH STAR ENTERPRISES, INC. Telephone: 878-2241

Lessee/Buyer's Name (If Applicable) Applicant name, address & telephone: CONRAD C. CLARK  
21 STUART ST., PORTLAND  
878-2241 Cost Of Work: \$ 115,000.  
Fee: \$ 714.00

Current use: RES.  
If the location is currently vacant, what was prior use: UNDEVELOPED  
Approximately how long has it been vacant: \_\_\_\_\_  
Proposed use: RESIDENTIAL CONDOMINIUM.  
Project description: 3.6 ACRE P.R.U.D. N/O HOMES AT MEADOW WOODS  
~~units 5 to~~ units 7 + 8

Contractor's name, address & telephone: NORTH STAR ENTERPRISES, INC.  
Who should we contact when the permit is ready: CONRAD CLARK 878-2241  
Mailing address: \_\_\_\_\_  
Phone: \_\_\_\_\_

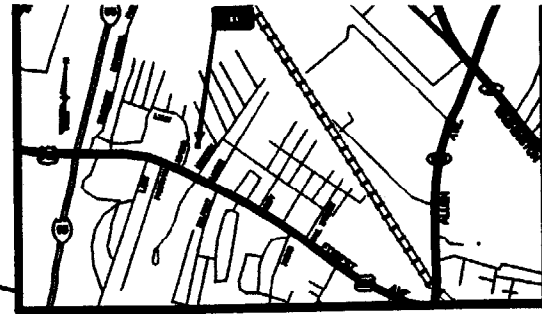
IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work 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: *Conrad C. Clark* Date: 7-20-01

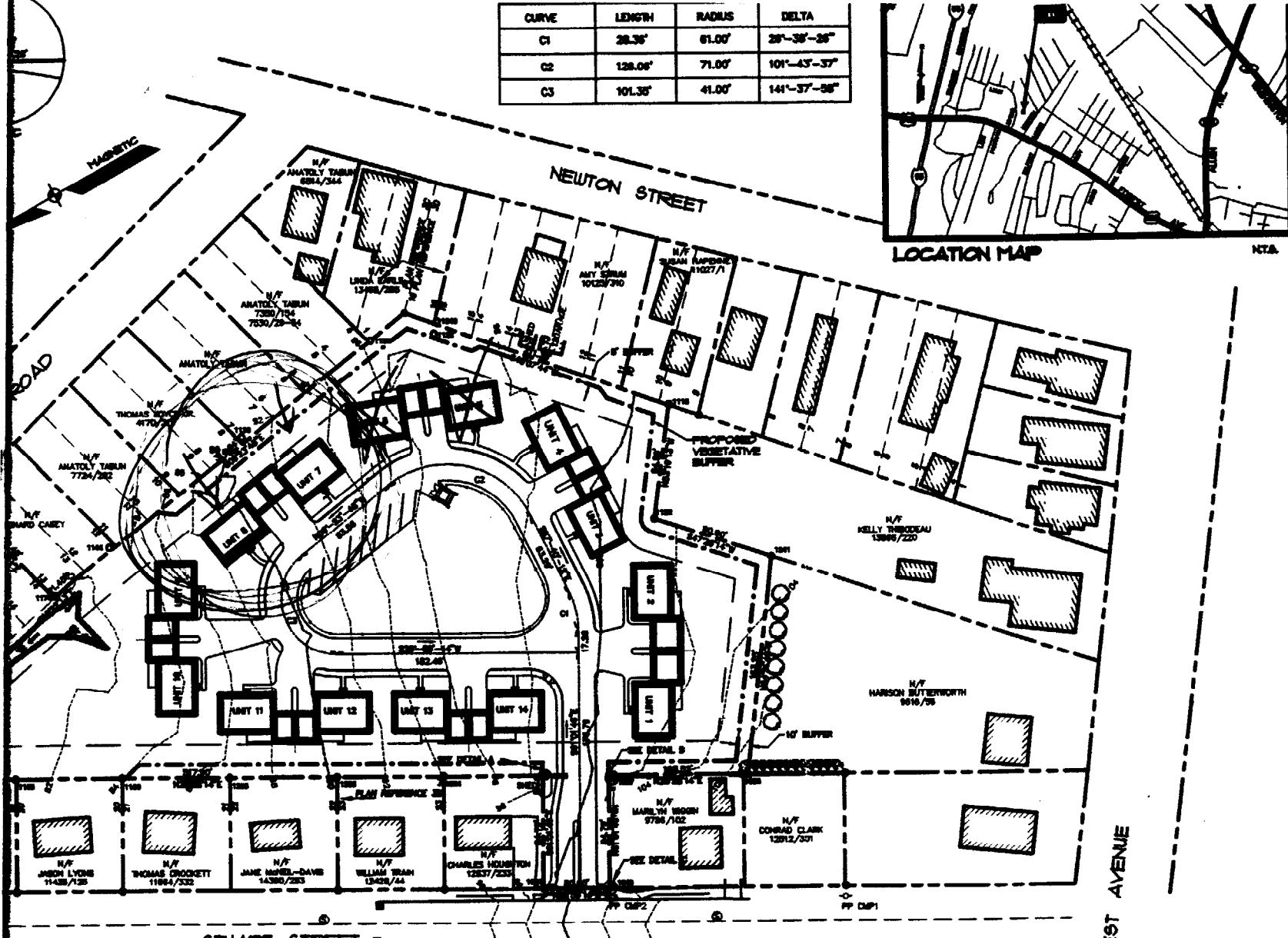
This is not a permit, you may not commence ANY work until the permit is issued

CURVE	LENGTH	RADIUS	DELTA
C1	28.36'	61.00'	28°-38'-28"
C2	128.06'	71.00'	101°-43'-37"
C3	101.35'	41.00'	141°-37'-58"



- THE RECORD CENTER OF THE PROPERTY IS NORTH BY RECORD IN THE GORHAM COUNTY RECORDS 1448 PAGE 86 AND BOOK 1548 PAGE 82.
- THE PROPERTY IS LOCATED ON THE CITY OF PORTLAND BLOCK C LOTS 6 & 21.
- PLAN REFERENCES:
  - PLAN WITH NO TITLE, PLAN SHOWS 8 LOTS AND A OF ALEXANDER BAILEY (BOOK 188 PAGE 236), JANUARY 22, 1982, AND RECORDED IN THE CORP. B. STANDARD BOUNDARY SURVEY HILLCREST BIRTH CLUB ASSOCIATES, DATED MAY 12, 1988, AND RECORDED IN BOOK 179 PAGE 82.
  - PLAN OF WOODFORD'S GARDENS, OWNED BY J.E. DATED NOVEMBER 19, 1984, AND RECORDED IN: D. PLAN OF HARRIS PARK, BY E.C. JORDAN & CO., IN THE CORP IN PLAN BOOK 14 PAGE 18.
- THE TOTAL AREA OF THE PROPERTY IS APPROXIMATELY:
 

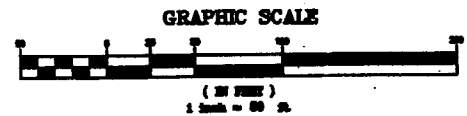
TOTAL AREA	
-	STREETS/ALLEYS
NET RESIDENTIAL AREA	
ALLOWABLE DENSITY - 1 UNIT PER 6,000 SF. = 5.8 U	



- THIS PLAN IS BASED UPON A STANDARD BOUNDARY WITH THE METRIC STANDARDS ADOPTED BY THE SURVEYORS, CATEGORY 1 CONDITION 1 WITH THE PLAN. THE WRITTEN REPORT IS LIMITED TO THE NOTES:
  - NO NEW DESCRIPTION WAS PREPARED AT THE TIME.
  - THE PROPOSED MONUMENTATION WAS NOT SET AT THE TIME.
- NET RESIDENTIAL AREA CALCULATIONS:
 

TOTAL AREA	
-	STREETS/ALLEYS
NET RESIDENTIAL AREA	
ALLOWABLE DENSITY - 1 UNIT PER 6,000 SF. = 5.8 U	

- THE PROPERTY IS LOCATED IN THE CITY OF PORTLAND.
- SPACE AND BULK STANDARDS FOR THE DISTRICT ARE:
  - MINIMUM LOT AREA 6,000 SF.
  - MINIMUM LOT AREA PER DWELLING UNIT 28 FT.
  - MINIMUM SIDEWALK SET BACK 25 FT.
  - MAXIMUM BUILDING HEIGHT 35 FT.
- BUILDING SUPPLY:
  - 1 TWO UNIT BUILDING
- MINIMUM RECREATION AREA REQUIRED IS 6,000 SF.
- MAXIMUM LOT COVERAGE:
  - 100,000 SQ. FT. AC. X .35 = 41,000 SF. ALLOWED
  - 2 UNITS @ 1,400 SF = 2,800 SF
  - 3 UNITS @ 1,500 SF = 4,500 SF
- BUILDING UNITS TO BE SERVED BY PUBLIC WATER AND ELECTRIC, TELEPHONE AND CABLE.
- ALL CONSTRUCTION AND SITE ALTERATIONS WILL BE THE CITY OF PORTLAND TECHNICAL DESIGN DEPARTMENT, ADOPTED SEPTEMBER 1981 AND AMENDED THEREAFTER.
- THE VEGETATIVE BUFFER AS SHOWN ON THIS PLAN IS TO BE MAINTAINED PRIOR TO CONSTRUCTION. THE BUFFER SHALL HAVE 8" EVERGREEN TREES PLACED 10' TO 15' FROM THE BUFFER PRIOR TO CONSTRUCTION.
- BUILDINGS SHOWN ON ADJACENT LOTS WERE TAKEN FROM FIELD CHECKS AND ARE APPROXIMATE.
- THE LIMITED COPPER ELEMENTS OF THE CONDO'S STEPS, DECKS, AND PATIOS.
- NO UNIT OWNERS OR ASSOCIATION SHALL REVERSE PROPOSED ELEVATIONS SHOWN ON THE GRADINGS.



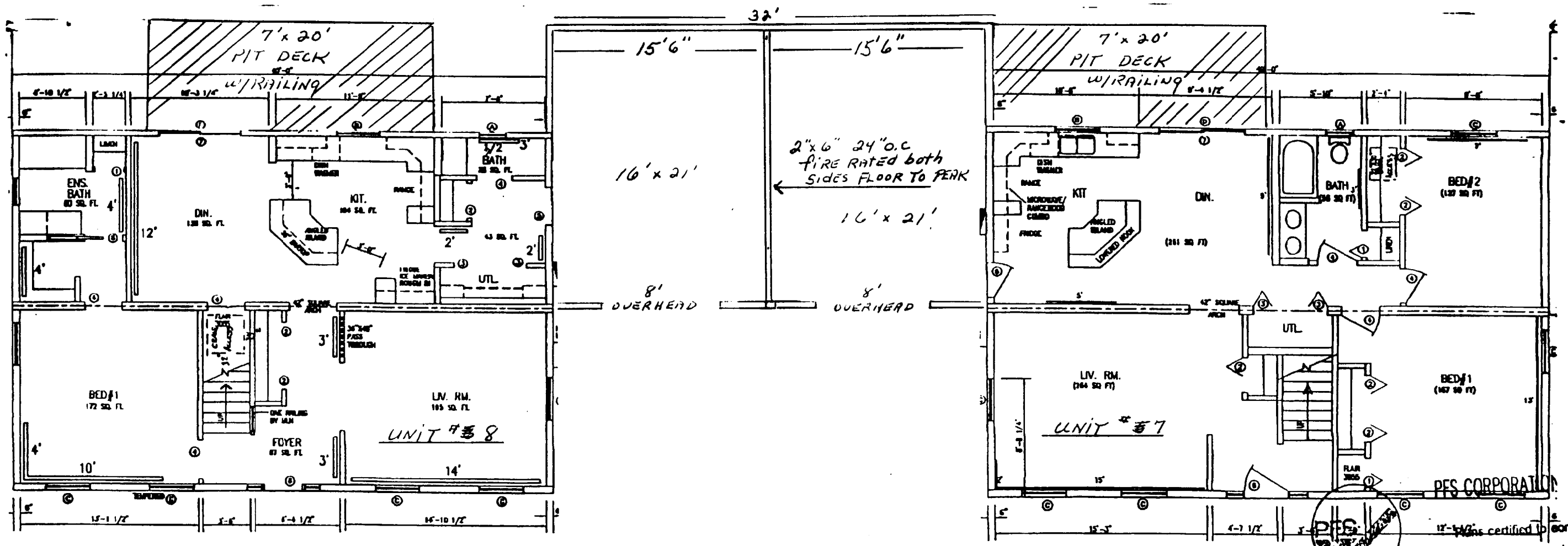
**APPROVAL:**  
CITY OF PORTLAND  
PLANNING BOARD

REV.	BY	DATE	STATUS
G	UNE	6-11-01	REVISED LOCATIONS
F	UNE	4-8-01	ROADWAY PROPOSED
E	UNE	1-03-01	ADDED NOTES TO
D	UNE	12-12-00	REVISED FINAL PLAN
C	UNE	11-28-00	FINAL PLAN SUB
B	UNE	10-26-00	PRELIMINARY SUB
A	UNE	4-27-00	PRELIMINARY SUB

MONUMENTATION DESCRIPTIONS	
POINT #	DESCRIPTION
1000	5/8" REBAR W/ DESTROYED CAP. FLUSH (HELD)

DESCRIPTION PROPOSED  
WATER VALVE  
UTILITY POLE

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM THE CITY OF PORTLAND PLANNING BOARD. APPROVED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK.  
**SUBDIVISION REC**



MAIN FLOOR PLAN  
 7-1-88  
 2-1-88

WINDOW SCHEDULE				
SYMBOL	WINDOW SIZE (SQ. FT.)	LIGHT SIZE (SQ. FT.)	VENT. SIZE (SQ. FT.)	CONCRETE OPENING (SQ. FT.)
A	24' x 20' - 480	3.72	1.88	NO
B	20' x 20' - 400	7.92	3.50	NO
C	20' x 21' - 420	13.50	6.00	YES
D	20' x 21' - 420	27.00	13.50	YES
E	20' x 21' - 420	33.28	14.84	NO
F	20' x 20' - 400	27.00	12.00	YES
G				
H				
J				

DOOR SCHEDULE			
SYMBOL	SIZE	TYPE	MATERIAL
1	24' x 20'	8 FOLD	HOLLOW CORE
2	30' x 20'	8 FOLD	HOLLOW CORE
3	32' x 20'	8 FOLD	HOLLOW CORE
4	27' x 20'	PASSAGE	HOLLOW CORE
5	24' x 20'	EXTENSION	STEEL C/W WINDOW
6	24' x 20'	EXTENSION	STEEL C/W WINDOW & 2' 3"
7	20' x 20'	PATIO	STEEL C/W GLASS
8	24' x 20'	POCKET	HOLLOW CORE

DOOR SCHEDULE			
TYPE	SIZE	TYPE	MATERIAL
1	24' x 20'	8 FOLD	HOLLOW CORE
2	30' x 20'	8 FOLD	HOLLOW CORE
3	32' x 20'	8 FOLD	HOLLOW CORE
4	27' x 20'	PASSAGE	HOLLOW CORE
5	24' x 20'	EXTENSION	STEEL
6	24' x 20'	EXTENSION	STEEL C/W WINDOW
7	20' x 20'	PATIO	PVC W/ GLASS

Plans certified to comply with  
 all applicable codes and regulations of  
**MAINE**  
 Date: **JUN 12 2000**  
 BY: **PAUL WILSON STAFF ENO.**

MAIN FLOOR PLAN  
 APPROVAL: **PAUL WILSON STAFF ENO.**  
 DRAWN BY: **(AUB)** DATE: **JAN 4 2001** CHECKED BY:  
 CH'D BY: **D. BRYAN** DWG #: **MES-200** SCALE: **N.T.S.**  
 SHEET 1 OF 6