

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

Location of Construction: 77 Buca Run Lot 121		Owner: *** David Walton **		Phone: ****878-0260**		Permit No: 991270	
Owner Address: 120 Douglass Street		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Scott Proctor		Address: Hollis Manee		Phone: 780-1040 284-5929		Permit Issued: NOV 17 1999	
Past Use: Vacant		Proposed Use: New Single Family		COST OF WORK: \$ 3,000		PERMIT FEE: \$ 42.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: A3 Type: 5B BOG A 96 Signature: <i>[Signature]</i>	
Proposed Project Description: Amendment to permit 990878 to add 4 feet to building				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zone: CBL: 336-E-038	
Permit Taken By: K		Date Applied For: Oct 29 1999 K				Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	

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..

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

Oct 29 1999

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

- 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: _____

PERMIT ISSUED WITH REQUIREMENTS

COMMENTS

10/15/99 Framing & Soffits OK DC

12/6/99 Drainage & Dampproof OK to backfill DC

12/15/99 Foundation OK Underground Plumbing OK DC

2/15/00 Close in ok ... Asked for specs on Trusses and I Beam in Basement, need to enlarge scuttle (Attic) to equal 22" x 30" minimum. plumbing good JB

2/14/00 Final - OK for Co & DC Garage Stairs OK DC

Inspection Record

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

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

**Building or Use Permit Pre-Application
Additions/Alterations/Accessory Structures
To 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: Buca Run Lot 121 #77 Buca Run

Tax Assessor's Chart, Block & Lot Number Chart# <u>336</u> Block# <u>E</u> Lot# <u>038</u>		Owner: <u>DAVID W. WATSON</u>	Telephone#: <u>878-0260</u>
Owner's Address: <u>120 Douglas St Portland Me</u>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$3,000.00</u> Fee <u>\$42.00</u>
Proposed Project Description:(Please be as specific as possible) <u>Amending Permit # 990878</u> <u>ADD 4' TO BURIDAY</u>			
Contractor's Name, Address & Telephone <u>SCOTT PROCTOR Hollis, Me. 780-1040</u>		Rec'd By: <u>(Signature)</u>	

New S/F

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)

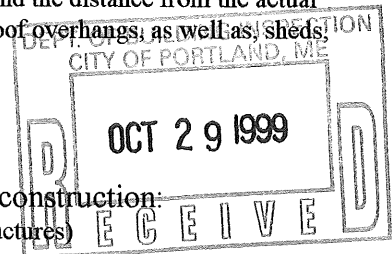
If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- 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 required zoning district setbacks

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: (Signature) Date: 10/29/99

Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

Inspection Services
Michael J. Nugent
Manager



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

CITY OF PORTLAND

congratulations !!!!!

**Building or Use Permit Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**

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

BUILDING PERMIT REPORT

DATE: 29 OCT. 99 ADDRESS: 77 BUCA Run Lot #12 CBL: 336-E-038

REASON FOR PERMIT: To Amend permit #990878 To add 4' Feet to bla

BUILDING OWNER: Walton

PERMIT APPLICANT: _____ / CONTRACTOR Scott Proctor

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: 3,000 PERMIT FEES: 42.60

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

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1 *36

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 damp proofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1.2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A,B,H-4, I-1, I-2, M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 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)
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. 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)
16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

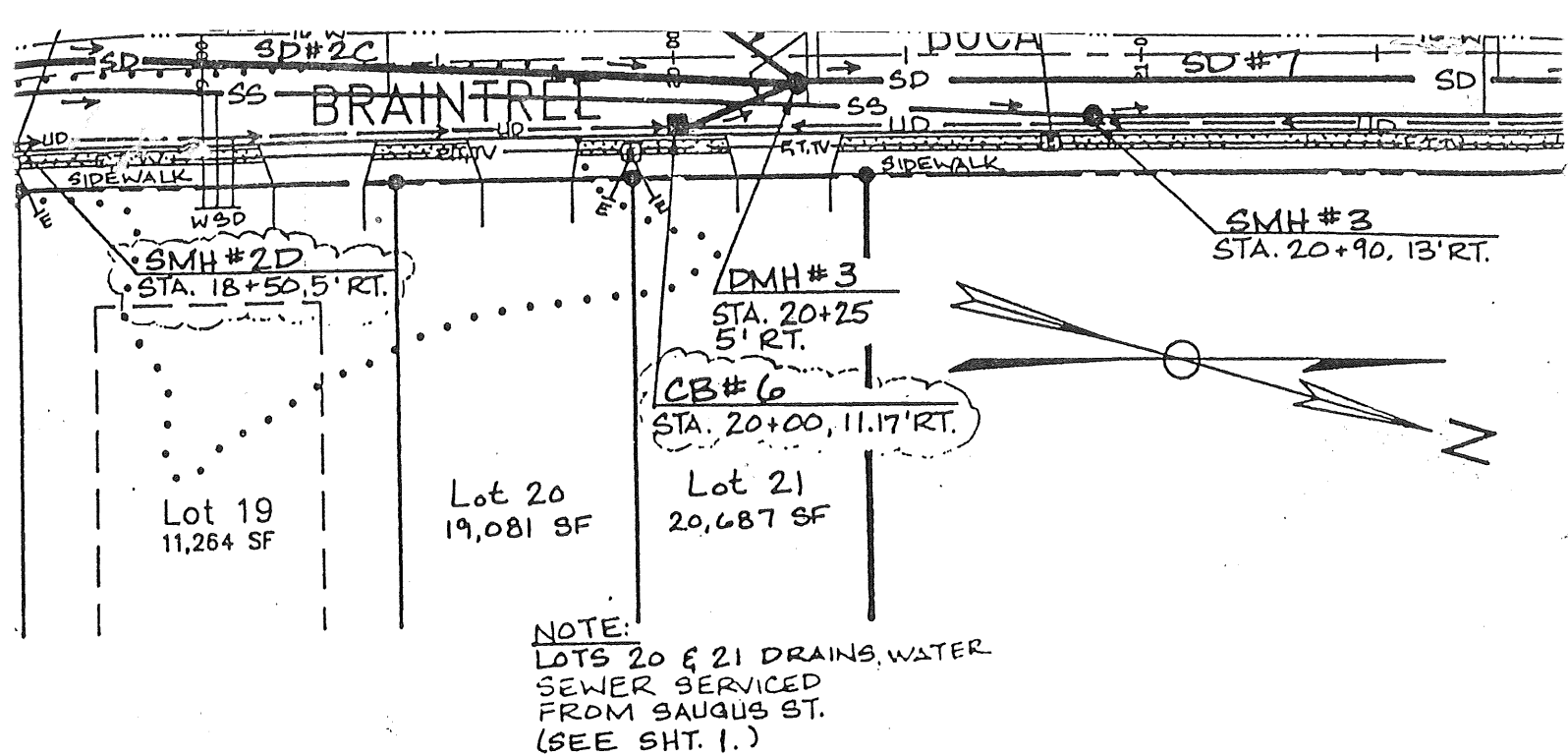
19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
24. Section 25 – 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
28. All requirements must be met before a final Certificate of Occupancy is issued.
29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements.
32. 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.
33. Bridging shall comply with Section 2305.16.
34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2405.0)
35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1996).

A 36 All requirement of original are still in effect (Permit # 990878)

P. Samuel Hoffses, Building Inspector
 Cc: A. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

PSH 10/25/99

****On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**



Determine actual location of 16" ϕ water main in field. Adjust field inlet, culvert #5, and SD #5 as required, maintaining a 1% minimum slope, to allow crossing of storm drainage over verified existing 16" water main, allowing minimum clearance at 6" at crossing.

- Provide a 40' long slope transition to existing sewer stub now at sta. 22+74, as follows:
- Remove 20' length of pipe from existing stub at sta. 22+74, and re-lay pipe with +0.14' of pitch ($S=0.0070\pm$) to a new invert of 62.07 at sta. 22+74;
 - Install new 20' length of pipe, with +0.12' pitch ($S=0.0060\pm$) from sta. 22+74 (Inv.=62.07) to sta. 22+54 (Inv.=62.20);
 - Install 162' length of new pipe at slope 0.0050 from sta. 22+54 to new manhole (SMH #3) at sta. 20+90, Inv.=63.01.

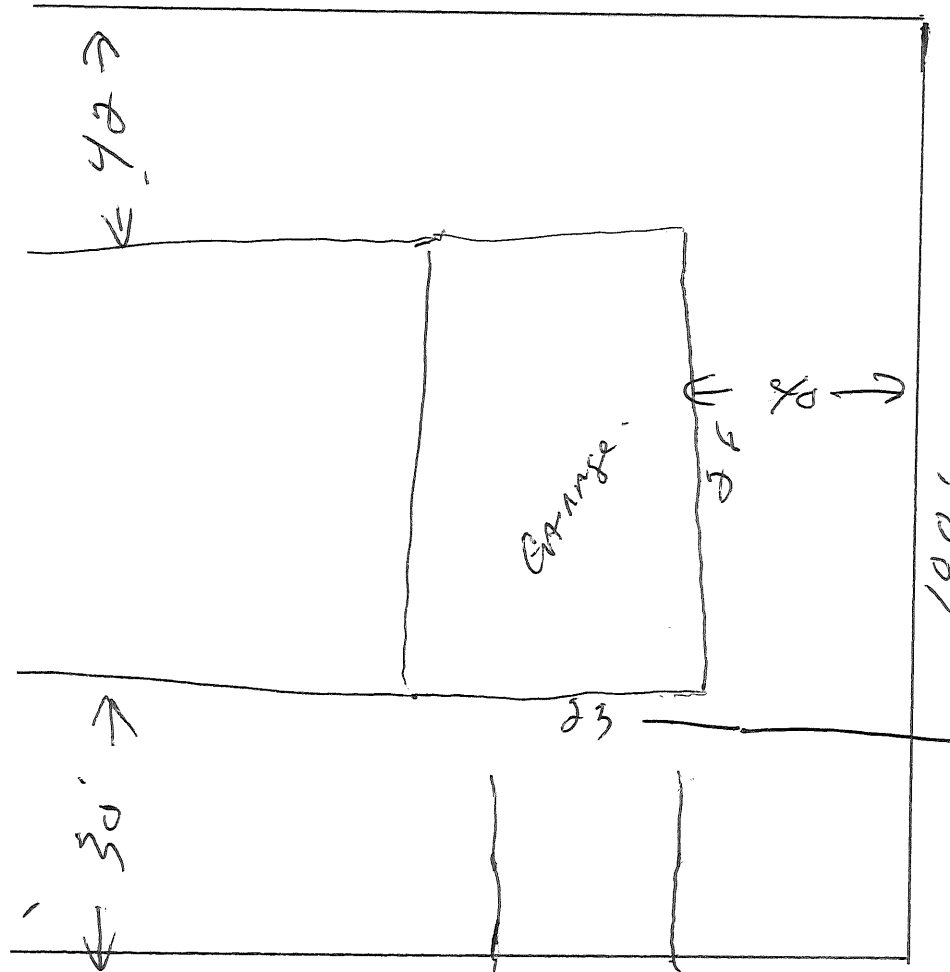
Transformer pads shall be located each on one lot entirely, on private property, outside of the public right-of-way. Installations of transformer pads shall be as shown on Detail Sheet 4, at locations as recommended per CMP Co. and utility companies. As a condition for approval of this subdivision, prior to construction, the developer shall coordinate with the utility companies the exact location of transformer pads.

All house drain connection laterals shall be fitted with approved backflow prevention devices. (Lots #2 thru #19 foundation drains shall be connected to the storm drain system in Buca Run. Lots #20 thru #23 foundation drains shall be connected to a storm drain system in the driveway access to Lot #22 (portion of Hingham Street to be vacated see Sheet 1). Lot #1 foundation drain shall be connected to existing storm drain in Milton Street see Sheet 1.

Plans show a 32' wide residential local street, as approved in 1995. Road width has been reduced to 24' in accordance with revised City of Portland technical and design and guidelines, dated November 15, 1996. New centerline location shall as shown on plans. Reduction to road width shall be accomplished by eliminating four feet of pavement uniformly on both sides of centerline. Underdrains, curbs, sidewalks, street lights, E, T, TV and catch basins shall shift four feet towards centerline. Catch basin inverts shall remain as shown; all CB rim elevations shall be as revised herein. All other utilities shall be as shown or revised herein.

DAVID WATSON
 LOT #121
 77 BUCHANAN
 PORTLAND, ME.
 04103

773-8202
 878-0260



R-2 Zone

REAR: 25' req - 42' show
 Side 12' req (15' req) } 40' show
 14' req }
 25' req }
 Front: 25' req } 30' show

Add the

4' to this side
 of Bldg

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

19990106
I. D. Number

David Walton
Applicant
120 Douglass Street, Portland, ME 04102
Applicant's Mailing Address

7/30/99
Application Date
lot 121 Buca Run
Project Name/Description

Consultant/Agent
878-0260
Applicant or Agent Daytime Telephone, Fax

Buca Run, Portland Me
Address of Proposed Site
336-E-038
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) w/garage & 10x14 r deck
12980 15000 R-2
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 \$300.00 Subdivision Engineer Review Date: 7/30/99

Inspections Approval Status:

Approved Approved w/Conditions see attached Denied
Approval Date 8/10/99 Approval Expiration Extension to Additional Sheets Attached
 Condition Compliance signature date

Reviewer Marge Schmuckal

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**

19990106

I. D. Number

David Walton

Applicant

120 Douglass Street, Portland, ME 04102

Applicant's Mailing Address

Consultant/Agent

878-0260

Applicant or Agent Daytime Telephone, Fax

7/30/99

Application Date

lot 121 Buca Run

Project Name/Description

Buca Run, Portland Me

Address of Proposed Site

336-E-038

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Planning Conditions of Approval

Inspections Conditions of Approval

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. There shall be a minimum of 25' from the end of the proposed deck to your rear lot line.
3. Separate permits shall be required for future decks, sheds, pools, and/or garage.

Fire Conditions of Approval

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

19990106

I. D. Number

David Walton

Applicant

120 Douglass Street, Portland, ME 04102

Applicant's Mailing Address

7/30/99

Application Date

lot 121 Buca Run

Project Name/Description

Consultant/Agent

878-0260

Applicant or Agent Daytime Telephone, Fax

Buca Run, Portland Me

Address of Proposed Site

336-E-038

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) w/garage & 10x14 r deck

12980

15000

R-2

Proposed Building square Feet or # of Units

Acreeage 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 \$300.00 Subdivision _____ Engineer Review _____ Date: 7/30/99

DRC Approval Status:

Reviewer Jim Wendel

Approved Approved w/Conditions see attached Denied

Approval Date 8/17/99 Approval Expiration 8/17/00 Extension to _____ Additional Sheets Attached

Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

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

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate Of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

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

19990106
I. D. Number

David Walton
Applicant
120 Douglass Street, Portland, ME 04102
Applicant's Mailing Address

7/30/99
Application Date
lot 121 Buca Run
Project Name/Description

Consultant/Agent
878-0260
Applicant or Agent Daytime Telephone, Fax

Buca Run, Portland Me
Address of Proposed Site
336-E-038
Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Approved, subject to site plan review addendum conditions of approval:

All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.

Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.

Your new street address is now 75 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.

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

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

The 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.

Minimal finish grade at the house is elev. 74.5

Minimal sill elev. is 76.0

A precast concrete MDOT type "F" catch basin shall be installed in the north (left rear) corner of the lot. Rim elev. shall be no higher than elev. 72.0. Pipe insert out shall be no higher than elev. 69.0. The outlet pipe shall be 6" puc and connected to the foundation drain pipe to the street. A casco trap shall be placed on the outlet pipe.

Perimeter swales shall be constructed on the lot lines abutting residential lots directing runoff to the existing culvert and new catch basin in the rear lot corners.

Final grading shall direct runoff away from the house at a minimum slope of 2.5 %.

Planning Conditions of Approval

**CITY OF PORTLAND, MAINE
PUBLIC NOTICE**

To All Building Permit Applicants and/or Contractors:

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

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

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

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

We appreciate your prompt compliance with these requirements.



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

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

FROM: James Seymour, Acting Development Review Coordinator

DATE: April 5, 1995

SUBJECT: Disclaimer Statement of Existing Poorly Drained Areas

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

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

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

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

19990106

I. D. Number

David Walton

Applicant

120 Douglass Street, Portland, ME 04102

Applicant's Mailing Address

7/30/99

Application Date

lot 121 Buca Run

Project Name/Description

Consultant/Agent

878-0260

Applicant or Agent Daytime Telephone, Fax

Buca Run, Portland Me

Address of Proposed Site

336-E-038

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) _____

12980

15000

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 **\$300.00** Subdivision _____ Engineer Review _____ Date: **7/30/99**

Inspections Approval Status:

Reviewer _____

- Approved
 Approved w/Conditions see attached
 Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

- Condition Compliance _____ signature _____ date _____

Performance Guarantee

- Required*
 Not Required

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

- | | | | |
|---|----------------------|--|-----------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date | _____ amount | _____ expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ date | _____ amount | |
| <input type="checkbox"/> Building Permit Issued | _____ date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ date | <input type="checkbox"/> Conditions (See Attached) | |
| <input type="checkbox"/> Final Inspection | _____ date | _____ signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ date | _____ signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ date | _____ signature | |

PERSONNEL

Fax:413-731-9311

Jul 7 '99 11:37

P.02

RECEIVED BY FAX BOICE AM HARRIS/IV

201 770003

P.01

PURCHASE AND SALE AGREEMENT

THIS AGREEMENT IS MADE THIS _____ DAY OF _____ 19____ BETWEEN THE SELLER AND BUYER OF THE PROPERTY DESCRIBED IN THE RECITALS HEREIN.

RECEIVED OF: JAMES WOLF (hereinafter called "Buyer") the sum of Five Hundred Dollars (\$500.00) in cash, to be applied as part payment of the purchase price of the following described real estate, situated in the County of Franklin State of New Hampshire being full part of the property in the above address owned by James Wolf (hereinafter called "Seller") and described in the County's Registry of Deeds Book 1049 Page 261.

Having that property formerly owned by Gerry King and located on Green Ave, formerly Granite Street. The parties agree that all fixtures, including but not limited to ceiling fans and window shades and/or blinds, doors, garage tools and electrical fixtures are included with the real estate for the following address.

PERSONAL PROPERTY: The following items of personal property are included with the sale at no additional cost: None

The TOTAL purchase price being Five Hundred Dollars (\$500.00) shall be paid in full as follows: Five hundred dollars upon acceptance with the balance paid at closing.

The purchase price balance shall be paid in cash, certified funds or bank check at closing.

This Purchase and Sale Agreement is subject to the following conditions:

- 1. PAYMENT METHOD/ACCEPTANCE:** Check shall be paid in cash or by check in the amount of \$500 and not in cash and cash shall be paid in full at closing. Accepted, and in the event of Buyer's non-acceptance, the current money shall be returned promptly to Seller.
- 2. TITLE & CLOSING:** The title to the property shall be conveyed with a deed and the deed shall be subject to the terms and conditions set forth in the deed and Buyer shall pay the balance due and execute all necessary papers on 7/16/99 (closing date) or before if agreed in writing by both parties. If Seller is unable to convey in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to exceed 30 days, from the time Seller is notified of the defect, unless otherwise agreed to by both parties, to remedy the title, after which time, if even if that is not agreed upon that there is a marketable title, Buyer may, at Buyer's option, withdraw said earnest money and be released from all obligations. Seller hereby agrees to make a good faith effort to cure any title defect during such period.
- 3. EASES:** That the property shall be conveyed by a quitclaim deed and shall be free and clear of all mortgages except agreements, conditions, covenants and restrictions or rights which do not adversely affect the enjoyment current use of the property.
- 4. PROFESSIONAL GUARANTEE:** Professional/company of records shall be given to Buyer immediately at closing unless otherwise agreed in writing.
- 5. RISK OF LOSS:** Until the closing the risk of loss or damage to said premises by fire or otherwise, is assumed by Seller. Said premises shall then be broken apart and its responsibility to each condition as it present, excepting reasonable use and wear. Buyer shall have the right to view the premises within 14 days prior to closing for the purpose of confirming that the premises are in substantially the same condition as to the date of this contract.
- 6. PRORATIONS:** The following items, which are payable shall be provided as of the date of closing: None

Page 1 of 1 Buyer's Initials: _____ Seller's Initials: JW

PERSONNEL

Fax:413-731-9311

Jul 7 '99 11:37

P.03

REV-01-28 FBI 03156 AN MASSACHUSETTS

007 7756001

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7. INSPECTIONS: Buyer is encouraged to seek information from professionals regarding any specific issue or concern.

Agent retains no warranty regarding the condition, permitted use or value of Seller's real or personal property. This contract is subject to the following inspections, with results being satisfactory to Buyer:

TYPICAL INSPECTION	YES	NO	RESULTS REPORTED TO SELLER	TYPICAL INSPECTION	YES	NO	RESULTS REPORTED TO SELLER
a. General Building	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within _____ days	f. Asbestos Air Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within _____ days
b. Garage Egress	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within _____ days	g. Lead Paint	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within _____ days
c. Water Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within _____ days	h. Pests	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within _____ days
d. Water Quantity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within _____ days	i. Radon Air Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within _____ days
e. Access Water Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within _____ days				

All inspections will be done by independent third parties hired by Buyer. If the results of any inspection or other condition specified herein is satisfactory to Buyer, Buyer may accept the contract with and void by purchasing Seller in writing within the specified number of days, and any earnest money shall be returned to Buyer. If Buyer does not accept Seller's offer on inspection is unsatisfactory within the time period set forth above, this contract is voided by Buyer. In the absence of inspection(s) mentioned above, Buyer is relying completely upon Buyer's own opinion as to the condition of the property.

8. FINANCING: This contract is subject to Buyer obtaining an approved mortgage of _____% of the purchase price, at an interest rate not to exceed _____, to and maintained over a period of _____ years.

- a. This contract is subject to a written agreement from the lender, within _____ days of the Effective Date, that Buyer has made application.
- b. This contract is subject to final lender approval within _____ days of the Effective Date.
- c. If any of these conditions is not met within said time period, Seller may declare this contract null and void, and the earnest money shall be returned to Buyer.
- d. Buyer is under a good-faith obligation to cash and accept financing on the above-described terms. Buyer acknowledges that a breach of this good-faith obligation will be deemed a breach of this contract.
- e. Buyer agrees to pay no more than _____ points. Seller agrees to pay _____ toward points and/or Buyer's closing costs.

9. AGENCY DISCLOSURE: Buyer and Seller acknowledge they have been advised of the following agency relationships:



When the transaction involves Brokerage and Agency, the parties acknowledge the Mutual Exclusion clause of the agency and Agency Contract. In addition, the parties acknowledge their receipt and signing of the Standard Dual Agency Contract.

10. MEDIATION: Any dispute or claim arising out of or relating to this contract or the property addressed in this contract shall be submitted to mediation by agreement with the Maine Residential Real Estate Mediation Rules of the American Arbitration Association. This clause shall survive the closing of this transaction.

11. DEFAULT: In the event of default by the Buyer, Seller may exercise all legal and equitable remedies, including without limitation, enforcement of this contract and forfeiture by Buyer of the earnest money, in the event of a default by Buyer. Buyer may exercise all legal and equitable remedies, including without limitation, enforcement of this contract and return to Buyer of the earnest money. The earnest money has the right to require written release from both parties prior to disbursing the earnest money to either Buyer or Seller.

12. FULL DISCLOSURE: Any representations, warranties and agreements are set forth within attached hereto. This agreement completely expresses the obligations of the parties.

13. ENTIRE AGREEMENT: This contract and all orders to and be obligatory upon both parties, personal representatives, successors, and assigns of the respective parties.

14. COUNTERPARTS: This agreement may be signed in any number of identical counterparts, such as a faxed copy, with the same binding effect as if the signatures were on one instrument. Original or hand signed counterparts are hereby:

Page 3 of 3 Buyer Initials _____ Seller Initials _____

PERSONNEL

Fax: 413-731-9311

Jul 7 '99 11:38

P.04

NOY-91-70 PRO BIDS BY MAJORITY

207 7788481

P.07

17. ADDENDUM: Yes (If Yes, include number of addenda on back) No

18. EFFECTIVE DATE: This contract is a binding contract when signed by both Buyer and Seller and when the fee has been commensurate to all parties to this Agency Bid. *Handwritten initials*

19. AGENCY CONFIDENTIALITY: Buyer and Seller understand that the terms of this contract are confidential but authorize the transfer to certain individuals in the public's interest, including reporters, attorneys and others necessary for the purpose of closing the transaction. Public entities agents to receive copy of entire bidding statement.

20. OTHER CONDITIONS:

19 This contract is subject to being obtaining a City of Hartford building permit.

20 This contract is subject to being installing any necessary work such as *Handwritten initials*
water, sewer, storm, connections to property. Buyer shall notify
A copy of all contracts to be rendered by all parties and, by agreement, receipt of a copy is hereby acknowledged. If not fully
understood, contact an attorney. This is a bid contract and shall be construed according to the laws of Maine.

Seller acknowledges that State of Maine law requires taxes of property owned by non-resident seller to withhold a proportion of capital gains tax unless a waiver has been obtained by Seller from the State of Maine Bureau of Taxation.

BUYER
Handwritten signature
BUYER

BUYER VASTAVIA RD
005-46-8323
BUYER VASTAVIA RD

Buyer's Mailing address is _____

Seller accepts the offer and agrees to deliver the above described property at the price and upon the terms and conditions as set forth and agrees to pay escrow a percentage for services as specified in the listing agreement. If the earnest money is furnished by Buyer, it shall be distributed as follows: _____

Signed By *Handwritten signature* (7)
BY *Handwritten signature*
SELLER

DATE *Handwritten date*
004. 52. 1532
BUYER VASTAVIA RD

SELLER
Seller's Mailing address is *Handwritten address*
004 returned and referred to _____

BUYER VASTAVIA RD

ESTIMON

The time for the performance of this contract is estimated as _____

BUYER _____ DATE _____
BUYER _____ DATE _____

BUYER _____ DATE _____
BUYER _____ DATE _____

WITNESSETH
ALL THESE ACTIONS

NOTARY



BUILDING PERMIT REPORT

DATE: 8/Aug/99 ADDRESS: Byca Run Lot #21 CBL: 336-E-038
 REASON FOR PERMIT: Single Family dwelling / ATT. garage
 BUILDING OWNER: Watton's
 PERMIT APPLICANT: Contractor Scott Proctor
 USE GROUP R-3 CONSTRUCTION TYPE 5B

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

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1, *2, *3, *4, *5, *7, *8, *9, *11, *12, *13, *14, *15, *19, *27, *28, *29, *32, *33, *26 #31
 Approved with the following conditions:

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

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

July 29, 1999

TO: Sherrie
Cumberland Title Co.

SENT VIA FAX 774-2278

RE: Lots 238-242 as shown on a plan of Woodfords Gardens

David Walton will be contacting you to schedule a closing to purchase the above referenced property. He is purchasing the land from a Pamela Grissette who is represented by Paul Peck. Paul will be preparing the deed and transfer tax for the seller.

The purchase price is ~~\$25,775.00~~, a \$500 deposit is being held by Paul and the property is being transfer by a Quit Claim Deed with Covenant. I believe the buyer wants title insurance and will be taking the deed into David and Mary Walton. Property taxes are to be prorated and each party will pay its share of transfer tax. I believe the Waltons will want you to handle the cash closing. As usual this closing needs to take place ASAP.

I have enclosed a copy of the deed to the property in question. Ms. Grissette was married to Mr. Briggs and received the property in a divorce.

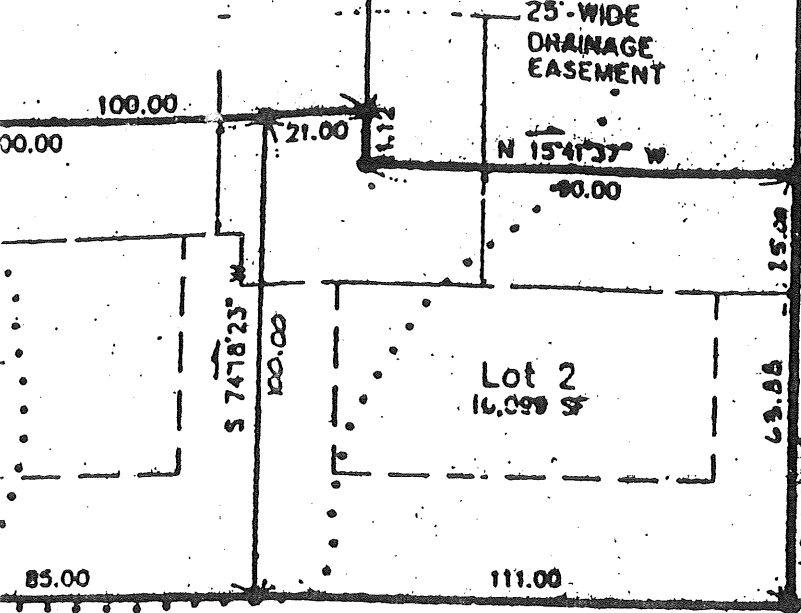
Please contact me if additional information is needed.

As always, thank you for your help.

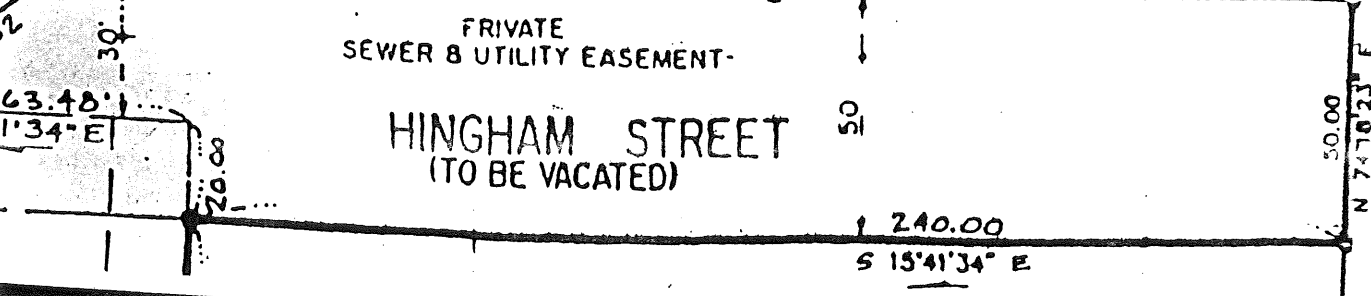
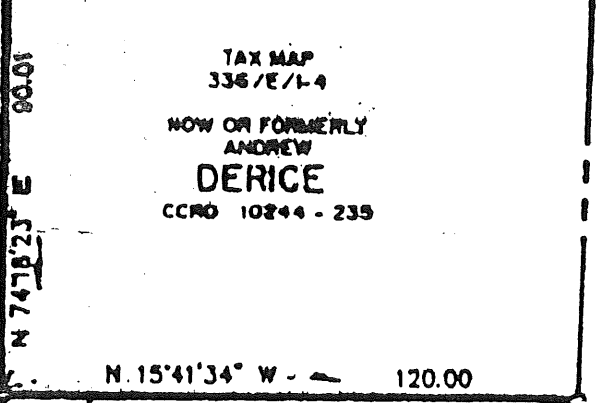
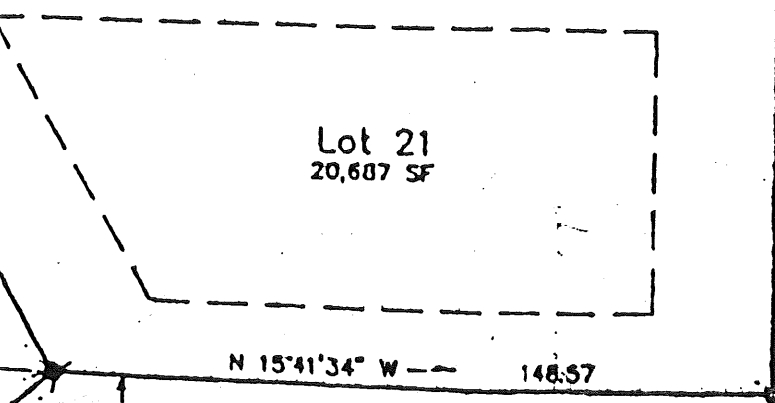
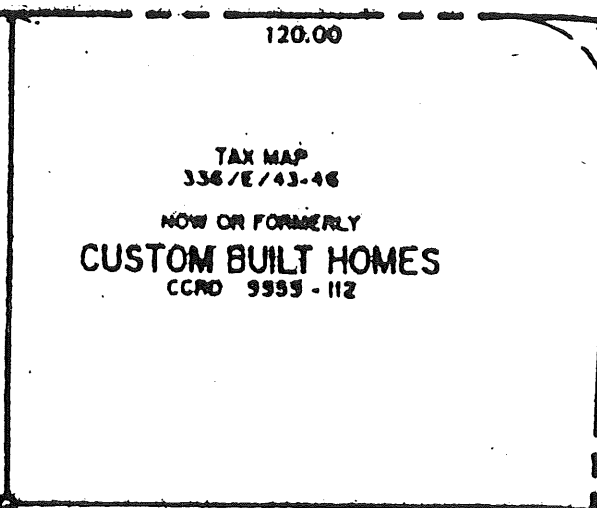
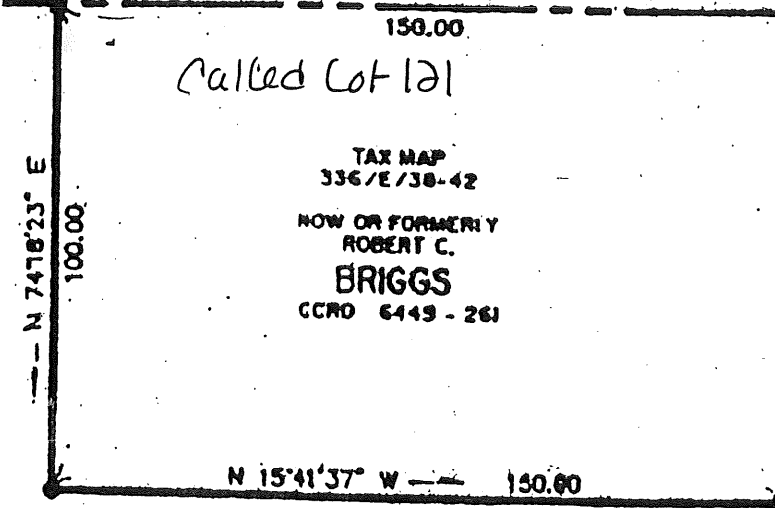
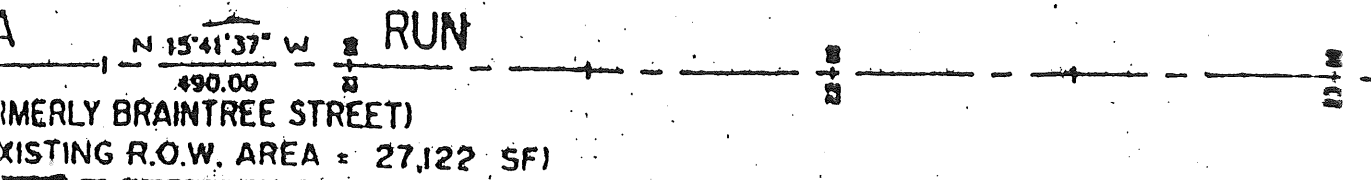
cc. David Walton fax 797-3658
Paul Peck fax 761-4690

(Sherrie - 774-8770)
774-2278
{ 300 ⁰⁰/₁₀₀ }

RESIDENTIAL
NOT TO SCALE



TAX MAP
336/H/1-4
NOW OR FORMERLY
**ONE NINTH STREET
ASSOCIATES**
CCRD 10092 - 291




STREET

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

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

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

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

Location/Address of Construction: <i>Called Lot #101 St #29 Boca Run, Portland, ME</i>			
Total Square Footage of Proposed Structure <i>1298 sq</i>		Square Footage of Lot <i>15000 sq</i>	
Tax Assessor's Chart, Block & Lot Number Chart# <i>336</i> Block# <i>E</i> Lot# <i>38-42</i>	Owner: <i>MARY M. WALTON DECEASED DAVID W. WALTON PROPERTIES</i>	Telephone#: <i>David 207-878-0260 #</i>	
Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address: <i>120 Douglass St. Portland, Me.</i>	Cost Of Work: <i>W-297-4657 Fee \$95,000.00 \$594.00</i>	
Proposed Project Description:(Please be as specific as possible) <i>Single Level - Single Family Home.</i>			
Contractor's Name, Address & Telephone <i>Scott Proctor Hollis, Me. 780-1040</i>			Rec'd By: 

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:

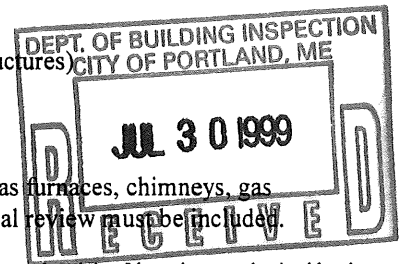
- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.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

*Fee 594.00
Plan Fee 300.00
T = 894.00*

4) Building Plans (Sample Attached)

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

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



Certification

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

Signature of applicant: <i>Sam Allen</i>	Date: <i>7/30/99</i>
--	----------------------

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.

Applicant: DAVID WALTON
Address: called lot #121

Date: 8/9/99
C-B-L: 336-E - 38th 42

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-2

Interior or corner lot -

Proposed Use/Work - Construct new single family house with attached garage
30' x 43' 20'8" x 28'
rear sun deck 14' x 14' - front porch
10' x 14' 30'8" x 6'

Sevage Disposal - City

Lot Street Frontage - 50' req - 150' shown

Front Yard - 25' req - 30' shown

Rear Yard - 25' req - ~28' (from end of deck)

Side Yard - 14' req ~40' i 40' shown

Projections - bow window in rear - front porch - rear deck shown on revised PLAN 8/10/99

Width of Lot - 80' req - 150' shown

Height - 2 stories

Lot Area - 10,000 sq ft min 15,000 sq ft shown

Lot Coverage/ Impervious Surface - 20% = 3,000 sq ft MAX

Area per Family - 10,000 sq ft

Off-street Parking - 2 req 2 shown

Loading Bays - N/A

Site Plan - minor/minor #19990106

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 1 Zone C

30 x 43 = 1290
20'8" x 28 = 578.48
12 x 14 = 168
30'8" x 6' = 183.96
2220.5 sq ft

29' 4"
14' 6"
43' 10"

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

Valuation: \$95,000.00 Plan Review # 1028/99
 Fee: \$594.00 Date: 1 AUG. 99

Building Location: BUCA Run #LT 21 CBL: 336-E-038

Building Description: Single Family dwelling / garage

Reviewed by: S. Hoffes

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

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

Correction List		
NO:	Description	Code Section
1.	All Site Plan and Building Code requirement must be completed before a Certificate of Occupancy can or will be issued	111.0
2.	Foundation drain	1813.5.2
3.	Foundation anchor	2305.12
4.	Foundation (Plan did not show which type of foundation - submit plans.	
5.	Water proofing & damp proofing	1813.0
6.	Private garage	407.0
7.	Chimney & Vents NEPA # 211 BOCA Mec. Ch. # 12	
8.	Guardrail & Handrails	1021.0 1022.0
9.	Headroom Hab. Tab. space	1210.4
10.	Stair Construction	1014.0
11.	Stair headroom	1014.4

Foundations (Chapter 18)

Wood Foundation (1808)

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

Footings (1807.0)

~~SR~~ 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

need design ~~SR~~ Design (1812.1)

Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)

~~SR~~ Water proofing and damp proofing Section 1813

~~SR~~ Sill plate (2305.17)

~~SA~~ Anchorage bolting in concrete (2305.17)

~~X~~ Columns (1912)

~~SR~~ Crawl space (1210.2) Ventilation

~~SR~~ Crawl opening size (1210.2.1)

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

Roof-Ceiling Construction (Chapter 23)

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

Roof Coverings (Chapter 15)

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

**Chimneys and Fireplaces
BOCA Mechanical/1993**

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

**Mechanical
1993 BOCA Mechanical Code**

- _____
- _____
- _____
- _____
- _____
- _____
- _____

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>NA</u>
Weathering area	<u>S</u>	<u>X</u>
Frost line depth	<u>4' MIN</u>	<u>X</u>

Glazing (Chapter 24)

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

Private Garages (Chapter 4)

- SR General (407)
- SR Beneath rooms (407.3)
- SR Attached to rooms (407.4)
- SR Door sills (407.5)
- SR Means of egress (407.8)
- SR 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
- ~~NA~~ Ramp slope (1016.0)
- ~~SA~~ Stairways (1014.3) 36" W
- ~~SA~~ Treads (1014.6) 10" min.
- ~~SA~~ Riser (1014.6) 7 3/4" max.
- ~~SA~~ Solid riser (1014.6.1)
- ~~NA~~ Winders (1014.6.3)
- ~~NA~~ Spiral and Circular (1014.6.4)
- ~~SA~~ Handrails (1022.2.2.) Ht.
- ~~SA~~ Handrail grip size (1022.2.4) 1 1/4" to 2"
- ~~SA~~ Guards (1012.0) 36" min.
- _____
- _____
- _____

Smoke Detectors (920.3.2)

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

**Dwelling Unit Separation
Table 602**

N/A