

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: 01-0539 | Issue Date: 1 5 2001 | CBL: 341 A024001 |
|-----------------------|-------------------------|---------------------|

| | | | |
|---|--|---|------------------------|
| Location of Construction: 85 Maggie Ln <i>lot 14</i> | Owner Name: Maggie Lane Development Llc | Owner Address: Po Box 10127 Portland, Me 04104 | Phone: 207-772-8629 |
| Business Name: n/a | Contractor Name: DA Brackett | Contractor Address: 29 Primrose lane Portland | Phone: 2077728629 |
| Lessee/Buyer's Name n/a | Phone: n/a | Permit Type: Multi Family | Zone: <i>R-5</i> |

| | | | | |
|---|--|---|-------------------------------|--------------------|
| Past Use: Vacant (Site #2001-0090) | Proposed Use: New 3 Unit 26' x 54' Dwelling | Permit Fee: \$1,074.00 | Cost of Work: \$175,000.00 | CEO District: 1 |
| FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied | | INSPECTION: <i>Sec. 309.5</i> Use Group <i>A-3</i> Type: <i>59</i> | | |

Proposed Project Description:
Build 3 unit 26' x 54' Dwelling - *multiplx*

Signature: *[Handwritten Signature]*

Signature: *[Handwritten Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

| | | | |
|------------------------|---------------------------------|------------------------|--|
| Permit Taken By: gg | Date Applied For: 05/14/2001 | Zoning Approval | |
|------------------------|---------------------------------|------------------------|--|

| | | | |
|---|---|---|---|
| <ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. | Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>panel 7 zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>multiplx</i> <i># 2001-0090</i> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> <i>off with conditions</i> Date: <i>6/12/01</i> | Zoning Appeal <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: _____ | Historic Preservation <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 <i>[Signature]</i> Date: _____ |
|---|---|---|---|

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 |
|------------------------|---------|------|-------|

| | | |
|---|------|-------|
| RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE | DATE | PHONE |
|---|------|-------|

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

**Minor/Minor Site Review for New Detached Single Family Dwelling,
All Purpose Building Permit Application**

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

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

Location/Address of Construction: LOT #14 MAGGIE LANE

Total Square Footage of Proposed Structure 26x54-FOUNDATION 1404 SQE Square Footage of Lot 18,233

Tax Assessor's Chart, Block & Lot Number
Chart# 342 Block# A Lot# 024
Owner: DABIRACKETT CO LLC
84 COUNTRY LANE
PORTLAND ME 04103
Telephone#: 207-772-8629

Lessee/Buyer's Name (If Applicable) _____ Owner's/Purchaser/Lessee Address: _____
Cost Of Work: \$175,000 Fee: \$1074.00

Current use: VACANT Proposed use: TO CONSTRUCT A ~~TWO~~ ^{THREE} FAMILY DWELLING.

Project description:
26x54 3 UNIT DWELLING.

Contractor's Name, Address & Telephone DABIRACKETT CO LLC
84 COUNTRY LANE PORTLAND ME. 04103
Rec'd By: 5/14/01
Coop

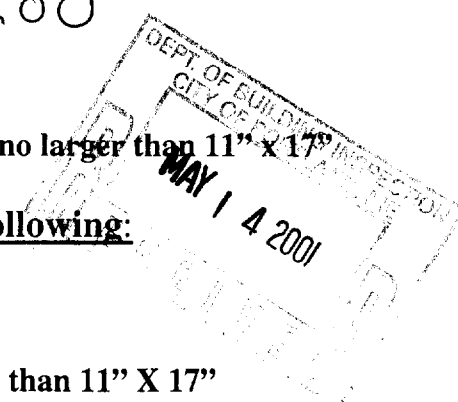
A "minor/minor" site plan review is required for New Single Family Homes Only. The Site/Plot plan must be prepared and sealed by a registered land surveyor. The following must be submitted:

Building Fee 1074.00

9 copies of the site/plot plan

1 copy of the building/construction plan on 32" x 48"

1 copy of the site plan/plot plan and construction/building plan on paper no larger than 11" x 17"



On all commercial/Minor & Major projects must submit the following:

1 copy of the site/plot plan

2 copy of the building/construction plan on 32" x 48"

1 copy of the site/plot and construction /building plan on paper no larger than 11" X 17"

Please note that single family additions and alterations may be hand drawn on regular paper and only ONE copy of the below details will still need to be submitted.

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A PLOT PLAN INCLUDES THE FOLLOWING:

- 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

A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDES THE FOLLOWING:

- 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 damp proofing
- 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.

SEPARATE PERMITS ARE REQUIRED FOR INTERNAL & EXTERNAL PLUMBING, HVAC AND ELECTRICAL INSTALLATIONS

- All construction must be conducted in compliance with the 1999 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 1999 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.

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:  | Date: 4/26/01 |
|---|---------------|

Minor/Minor Site Review Fee: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED

BUILDING PERMIT REPORT

DATE: 19 MAY 2001 ADDRESS: 85 Maggie Lane CBL: 342-A-024

REASON FOR PERMIT: To Construct 1 Bldg. 3 units (Dwellings)

BUILDING OWNER: D.A. Brackett & Co. Inc.

PERMIT APPLICANT: /CONTRACTOR SAO

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: \$175,000 PERMIT FEES: 1,074.00

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)

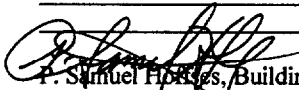
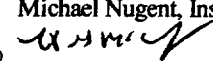
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: *1 *2 *3 *4 *5 *6 *7 *8 *9 *10 *11 *12 *13 *14 *15 *16 *17 *18 *19 *20 *21 *22 *23 *24 *25 *26 *27 *28 *29 *30 *31 *32 *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.
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.
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.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
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.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
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.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
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.
17. Each apartment shall have access to two (2) separate, remote and approved means of egress.
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.
19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

5/14

- *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. *All requirements and conditions on the attached site development sheets shall be met.*
- *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).
- *38. Roofing material & installation shall comply with sec. 1507.0


 P. Samuel Hobbes, 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**

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

Valuation: \$175,000 Plan Review # _____

Fee: \$1,074.00 Date: 19 MAY 2001

Building Location: 85 Maggie Lane. CBL: 342-A-024

Building Description: ONE Bldg. 3 D/U Sec. 310.5 MULTI. Single Family

Reviewed By: S. Hoffey

Use or Occupancy: R-3 (Sec. 310.5) Type of Construction: 5-B Sprinkler.

*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. | Before concrete is placed for the foundation you shall call for a setback inspection | 111.0 |
| 3. | Foundation drains shall comply with section 1813.5.2 | 1813.5.2 |
| 4. | Foundation anchors shall comply with section 2305.17 | 2305.17 |
| 5. | Water proofing & damp proofing shall comply with sections 1813.0 | 1813.0 |
| 6. | Chimneys & vents shall comply with NFPA 211 & Manufactures req. | NFPA 211 |
| 7. | STAIR Construction shall comply with section 1014.0 | 1014.0 |
| 8. | Sleeping room egress or rescue windows shall comply with section 1010.4 | 1010.4 |
| 9. | Smoke detectors shall comply with section 920.3.2 | 920.3.2 |
| 10. | Ventilation and access shall comply with sections 1210.0/1211.0 | 1210.0 1211.0 |
| 11. | All building elements shall be fastened as per Table 2305.2 | Table 2305.2 |

REV: PSH 4-7-00

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.
~~NO~~ 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)
~~S1~~ Water proofing and damp proofing Section 1813
~~X~~ Sill plate (2305.17)
~~S1~~ Anchorage bolting in concrete (2305.17)
~~X~~ Columns (1912)
~~S1~~ Crawl space (1210.2) Ventilation
~~S1~~ Crawl opening size (1210.2.1)
~~S1~~ 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 2305.6.1

Floors (contd.)

- ~~X~~ Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3") 2305.2
- ~~S1~~ Bridging (2305.16)
- ~~S1~~ Boring and notching (2305.5.1)
- ~~S3~~ Cutting and notching (2305.3)
- ~~S12~~ Fastening table (2305.2)
- ~~N1~~ 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
- ~~S1~~ Fastening schedule (Table 2305.2)
- ~~X~~ Wall framing (2305.4.1)
- ~~I~~ Double top plate (2305.4.2)
- ~~I~~ Bottom plates: (2305.4.3)
- ~~S1~~ Notching and boring: (2305.4.4) studs
- ~~I~~ Non load bearing walls (2305.5)
- ~~S1~~ Notching and boring (2305.5.1)
- ~~I~~ Wind bracing (2305.7)
- ~~X~~ Wall bracing required (2305.8.1)
- ~~I~~ Stud walls (2305.8.3)
- ~~X~~ Sheathing installation (2305.8.4)
- ~~X~~ Minimum thickness of wall sheathing (Table 2305.13)
- ~~N1~~ Metal construction
- ~~N1~~ Masonry construction (Chapter 21)
- ~~X~~ Exterior wall covering (Chapter 14)
- ~~X~~ Performance requirements (1403)
- ~~I~~ Materials (1404)
- ~~N1~~ Veneers (1405)
- ~~X~~ Interior finishes (Chapter 8)

Roof-Ceiling Construction (Chapter 23)

- N/A 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))
- X Roof trusses (2313.3.1)
-
-
-
-
-

Roof Coverings (Chapter 15)

- 59 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**

- N/A Masonry (1206.0)
- | Factory - built (1205.0)
- | Masonry fireplaces (1404)
- | Factory - built fireplace (1403)
- 59 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 PSF</u> | <u>X</u> |
| Roof live load | <u>42 PSF</u> | <u>X</u> |
| Roof snow load | <u>40 PSF</u> | <u>X</u> |
| Seismic Zone | <u>2</u> | <u>1</u> |
| Weathering area | <u>S</u> | <u>X</u> |
| Frost line depth | <u>4' MIN</u> | <u>X</u> |

Glazing (Chapter 24)

- S1 Labeling (2402.1)
- Louvered window or jalousies (2402.5)
- Human impact loads (2405.0)
- S2 Specific hazardous locations (2405.2)
- Sloped glazing and skylights (2404)
-
-
-
-
-

Private Garages (Chapter 4)

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

Egress (Chapter 10)

- ~~X~~ One exit from dwelling unit (1010.2)
- ~~SA~~ Sleeping room window (1010.4)
- ~~X~~ EXIT DOOR (1017.3) 36" W 80" H
- ~~X~~ Landings (1014.3.2) stairway
- ~~NO~~ 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

SEC 310.5

Electrical
NFPA # 70

Applicant: D.A. Brackett & Co. Inc Date: 5/31/01
Address: 85 Maggie Lane (lot #14) C-B-L: 341-A-24

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - 3 unit dwelling - multiplex - NO GARAGES ^{26x54}

Sevage Disposal - City

Lot Street Frontage - 50' req - 60' + shown

Front Yard - 20' req - 21' shown (50% of front yard, may extend into the front setback)

~~Old~~ Rear Yard - 20' req - ~~11' shown~~ 20.5' shown (talked to Doug Reynolds about the rear setback) received new plan 6/6

Side Yard - 14' req (can reduce one side down to no less than 8' if added to other side)

2 1/2 story shows 8.5' & 39' shown - OK

Projections - 5' rear deck

Width of Lot - 90' req (multiplex) - 103' shown

Height - 35' MAX - 34' to the ridge at the rear of the property

Lot Area - 18,000[#] req - 18,233[#] shown

Lot Coverage/ Impervious Surface - 40% = 7,293.2[#] MAX

Area per Family - 6,000[#]/unit or 18,000[#]

Off-street Parking - 6 req - 6 spaces shown $26 \times 54 = 1404[#]$

Loading Bays - N/A

Site Plan - minor - # 2001-0090

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 7 zone X

1st submittal shows the structure outside of the approved envelope

→ Note: 6/1/01 Rick Knowland gave me an e-mail saying this was OK

2001-0090

**Site Review Pre-Application
Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling
or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

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.**

DA BRACKET CO. INC.
Applicant

4/26/01
Application Date

84 COUNTRY LANE P.O. 2103
Applicant's Mailing Address

LOT# 14 3-UNIT-26x54
Project Name/Description

Consultant/Agent

LOT 14 MAGGIE LANE SUBDIVISION
Address Of Proposed Site
16099 282
Book 200 PAGE 288 342 A 024
Assessor's Reference, Chart#, Block, Lot#

207-772-8629
Applicant/Agent Daytime telephone and FAX

Proposed Development (Check all that apply) New Building Building Addition Change of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other(Specify) _____

3 UNIT 26x54 1404 SQ FT.
Proposed Building Square Footage and /or # of Units

18,233 SQ FT.
Acreage of Site

MULTI-FAMILY
Zoning

Major Site Plan _____

Minor Site Plan

\$400.00 May 14, 2001 REC'D

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) 9 sets of Site Plan packages containing the information found in the attached sample plans and checklist.

(Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

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 an approval for the proposed project or use 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 approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

| | |
|--|----------------------|
| Signature of applicant: <u>Dave Brackett</u> | Date: <u>4/26/01</u> |
|--|----------------------|

Site Review Fee: Major \$500.00 Minor 400.00

This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.



CITY OF PORTLAND

To Applicants for Development in Portland:

The City of Portland has instituted the following fees to recover the costs of reviewing development proposals under the Site Plan and Subdivision ordinances: application fee, engineering fee, and inspection fee. Performance and defect guarantees are also required by ordinance to cover all site work proposed.

The **Application Fee** covers general planning and administrative processing costs, and is paid at the time of application for review.

Prior to issuance of a building permit, an **Engineering Review Fee** will be assessed. This fee is assessed by the Planning Office engineer for review of on-site improvements of a civil engineering nature, such as stormwater management as well as the engineering analysis of related improvements within the public right-of-way, such as public streets and utility connections, as assessed by the Department of Public Works. The Engineering Review fee must be paid before a building permit can be issued. The Planning Office will mail an invoice for this fee, usually within a week of approval of a project.

A **Performance Guarantee** letter of credit or escrow account will be required following approval of development plans. This guarantee covers all required improvements within the public right-of-way, plus certain site improvements such as landscaping, paving, and civil engineering. The Planning Office will provide a work sheet for figuring the amount of the performance guarantee, as well as model language for the guarantee instrument.

An **Inspection Fee** must also be submitted to cover inspections to ensure that sites are developed in accordance with the approved plan and adhere to required erosion and sedimentation controls. The inspection fee is 2.0% of the performance guarantee amount, or as assessed by the planning or public works engineer. Minimum inspection fees are \$100 for single and two family homes, and \$300 for all other development, unless no site improvements are proposed. At least four site visits are typical, at the outset of construction when the site is "opened", before pouring foundation, at time of paving, and at completion prior to issuance of a Certificate of Occupancy. Public Works inspects streets and utilities, including pipe-laying and connections. (The contractor must work with inspectors to coordinate timely inspections, and should provide adequate notice before inspections, especially in the case of final inspection.) **No building permit will be issued until the performance guarantee, engineering fee and inspection fee are received.**

Upon completion of a development project, the performance guarantee is released, and a **Defect Guarantee** in the amount of 10% of the performance guarantee must be provided. The Defect Guarantee will be released after a year, including a full winter season, elapses. Other reimbursements to the City include actual or apportioned costs for advertising and mailed notices.

These costs are a necessary part of the City of Portland land development review program. We strive to make the review process as fair, efficient, and economical as possible for all concerned. Please contact me or the planner assigned to your project for further information and guidance about how to navigate smoothly through this process. We are always interested in feedback as to the quality and responsiveness of the development review services we provide.

Alexander Jaegerman, AICP
Chief Planner

Portland Planning Office
 Development Review and Rezoning Fee Schedule
 Effective June 1998

APPLICATION FEES:

- Major Development Application (More than 10,000 sq. ft.)
 (Parking area - 50 spaces or more) \$500.00
- Minor Development Application (Less than 10,000 sq. ft.) \$400.00
- Minor-Minor Site Plan Application \$200.00
- Subdivision Application \$25.00/lot
- PRUD Application \$500.00 + \$25.00/lot

ENGINEERING FEES:

- Engineering Review Fee Assessed by Engineer
- Engineering Inspection Fee 2.0% of Performance Guarantee or as assessed by Planning or Public Works Engineer, but minimum of \$300.00
- Single Family Engineering Inspection Fee \$100.00

PERMIT FEES:

- Building Permit Fee (Based on cost of work - estimated cost of labor and materials) \$30.00 for the first \$1,000.00
 (\$6.00 per additional \$1,000.00)

ZONE CHANGES

| | <u>1-25 Units</u> | <u>26-50 Units</u> | <u>51-75 Units</u> | <u>75 & Over</u> |
|----------------------|---|---|--|--|
| Residential Zones | \$350.00 | \$400.00 | \$450.00 | \$500.00 |
| Nonresidential Zones | \$350.00 | \$400.00 | \$450.00 | \$500.00 |
| | 0-15,000 sq. ft. or 0-5 acres (whichever is less) | 15,000-30,000 sq. ft. or 6-10 acres (whichever is less) | 30,000-45,000 sq. ft. or 10-15 acres (whichever is less) | 45,000-60,000 sq. ft. or 15-20 acres (whichever is less) |

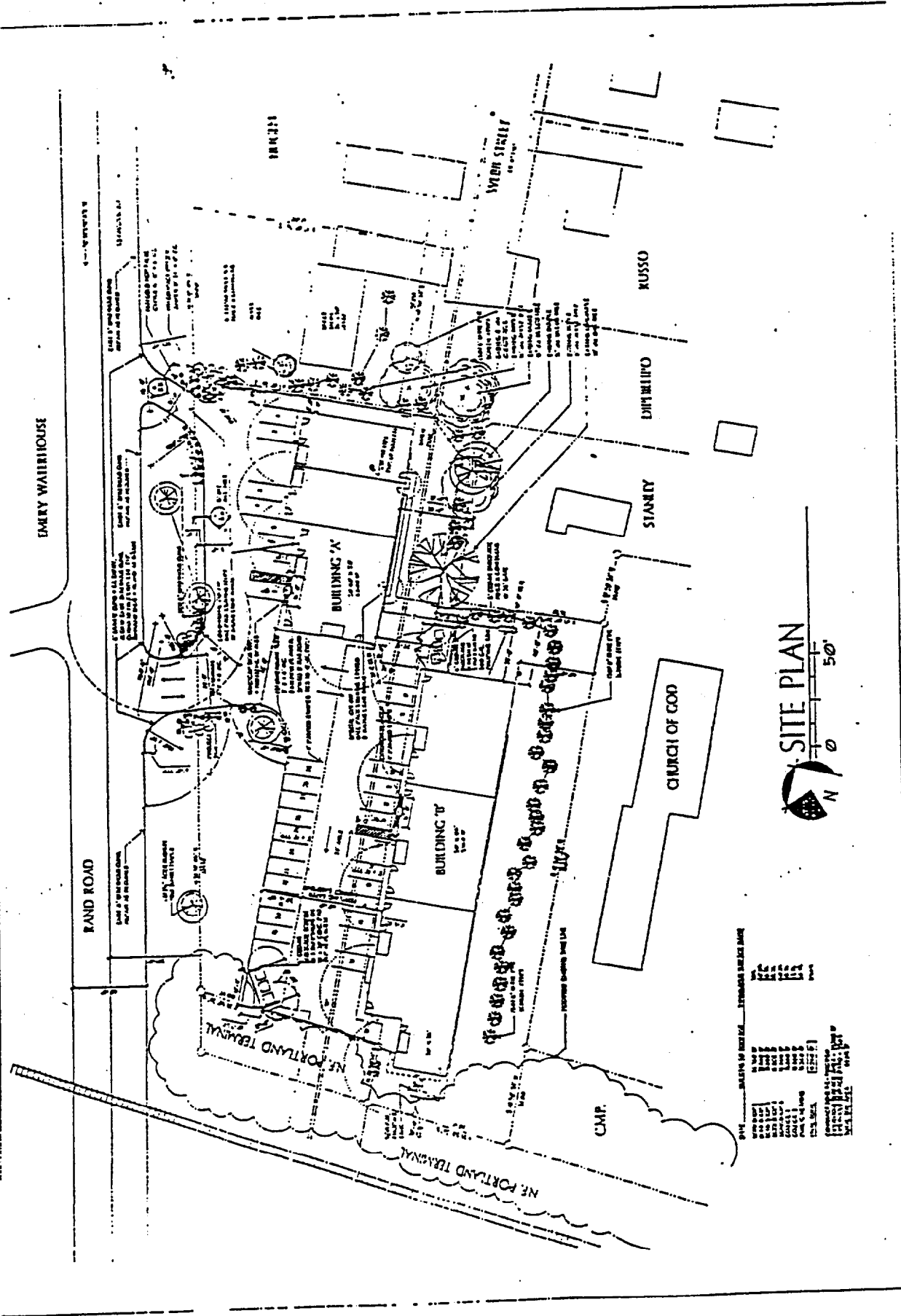
- Legal Advertisements (one for workshop and one for public hearing) percent of total bill
- Notices (one for workshop and one for public hearing) 40 cents each
- Text Amendments \$300.00

**CITY OF PORTLAND, MAINE
SITE PLAN CHECKLIST**

Project Name, Address of Project _____

I.d. Number _____

| Submitted () & Date | Item | Required Information | Section 14-525 (b,c) |
|----------------------|------|---|----------------------|
| _____ | (1) | Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including: | 1 |
| _____ | (2) | Name and address of applicant and name of proposed development | a |
| _____ | (3) | Scale and north points | b |
| _____ | (4) | Boundaries of the site | c |
| _____ | (5) | Total land area of site | d |
| _____ | (6) | Topography - existing and proposed (2 feet intervals or less) | e |
| _____ | (7) | Plans based on the boundary survey including: | 2 |
| _____ | (8) | Existing soil conditions | a |
| _____ | (9) | Location of water courses, marshes, rock outcroppings and wooded areas | b |
| _____ | (10) | Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used | c |
| _____ | (11) | Approximate location of buildings or other structures on parcels abutting the site | d |
| _____ | (12) | Location of on-site waste receptacles | e |
| _____ | (13) | Public utilities | e |
| _____ | (14) | Water and sewer mains | e |
| _____ | (15) | Culverts, drains, existing and proposed, showing size and directions of flows | e |
| _____ | (16) | Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed | f |
| _____ | (17) | Location and dimensions of on-site pedestrian and vehicular accessways | g |
| _____ | (18) | Parking areas | g |
| _____ | (19) | Loading facilities | g |
| _____ | (20) | Design of ingress and egress of vehicles to and from the site onto public streets | g |
| _____ | (21) | Curb and sidewalks | g |
| _____ | (22) | Landscape plan showing: | h |
| _____ | (23) | Location of existing proposed vegetation | h |
| _____ | (24) | Type of vegetation | h |
| _____ | (25) | Quantity of plantings | h |
| _____ | (26) | Size of proposed landscaping | h |
| _____ | (27) | Existing areas to be preserved | h |
| _____ | (28) | Preservation measures to be employed | h |
| _____ | (29) | Details of planting and preservation specifications | h |
| _____ | (30) | Location and dimensions of all fencing and screening | i |
| _____ | (31) | Location and intensity of outdoor lighting system | j |
| _____ | (32) | Location of fire hydrants, existing and proposed | k |
| _____ | (33) | Written statement | c |
| _____ | (34) | Description of proposed uses to be located on site | l |
| _____ | (35) | Quantity and type of residential, if any | l |
| _____ | (36) | Total land area of the site | b2 |
| _____ | (37) | Total floor area and ground coverage of each proposed building and structure | b2 |
| _____ | (38) | General summery of existing and proposed easements or other burdens | c3 |
| _____ | (39) | Method of handling solid waste disposal | 4 |



Sample Site Review Technical Submissions



CITY OF PORTLAND

October 26, 2000

To Whom It May Concern:

The City of Portland Planning Department is attempting to notify all those proposing development within the City of a recently filed Citizen's Petition seeking a referendum to be presented to the voters. This Petition may have an impact on certain development applications filed with the City subsequent to October 16, 2000.

Attached is a copy of the Petition. Please note the retroactivity provision contained therein. You would be well advised to seek independent legal advice on how this Petition may effect your proposed development.

Sincerely,

Joseph E. Gray,
Director of Planning and Urban Development

4. Citizen Participation Required: In order to carry out the provisions of sections 1-3, The Mayor shall nominate and the City Council shall confirm a local planning committee to be known as the Citizens' Advisory Committee, whose members shall serve for three year terms. The Citizens' Advisory Committee shall include representatives of each of the City's residential neighborhoods, as determined by the City Council, as well as representatives of the city's non-residential neighborhoods. All meetings of the Citizens' Advisory Committee shall be open to and noticed to the public, and the committee shall hold public hearings to encourage citizen input, prior to adoption of the local growth management program and comprehensive plan by the City Council.

5. Restrictions on City activity pending completion of the updated housing component of the local growth management program and comprehensive plan: Pending completion and adoption by the City Council of the updated housing component of the local growth management program and comprehensive plan, the City of Portland shall not:

(1) Issue one or more building permits for the construction of Developments, defined as: (a) new residential construction of 20 or more dwelling units located upon a single lot of record as of the effective date of this ordinance, or upon contiguous lots of record as of the effective date of this ordinance; or (b) a commercial development encompassing more than 10,000 feet of leasable commercial space located within 300 feet of any land zoned to permit residential uses;

(2) Fund by loan or grant or act as agent for funding by means of state and federal funds for the development of new residential housing within the City, provided, nevertheless that this shall not prohibit the provision by the City of funding for one-to-four family units on individual lots, nor shall this prohibit the provision of funding for rehabilitation of existing units;

(3) Amend the city's zoning ordinance insofar as such changes alter the permitted uses in or within 300 feet of any land zoned to permit residential uses.

Exception: development within the Bayside neighborhood, defined as the area bounded by Cumberland Avenue, Forest Avenue, Interstate 295 and the Franklin Arterial, is exempted from the above restrictions and prohibitions on City activity pending completion of the updated housing component of the local growth management program and comprehensive plan.

AFFIDAVIT FILED PURSUANT TO § 9-36 OF PORTLAND CITY CODE SEEKING PETITIONS FOR INITIATION OF ORDINANCE

The undersigned hereby depose and say as follows:

1. The undersigned are registered voters of the City of Portland, whose respective addresses appear below next to their names;
2. The undersigned file this affidavit for the purpose of initiating an ordinance ('the Ordinance'), the text of which is annexed to this affidavit as Exhibit A;
3. The summary to accompany the proposed ordinance, as required by § 9 37(b) of the Portland City Code, is annexed to this Affidavit as Exhibit C;
4. The undersigned will constitute the petitioners' committee for the "Campaign for a Comprehensive Plan" with respect to the Ordinance;
5. All notices to the Committee are to be sent to the following address:
 Campaign for a Comprehensive Plan
 C/O Jim Estes
 105 North St.
 Portland, Maine 04101
6. The undersigned ten (10) registered voters will constitute the Petitioners Committee. Dated at Portland, this 16th day of October, 2000.

James C. Estes
(Print) Name

105 North St., Portland, Me 04101
Address

James C. Estes
Signature

ANNE M. RAND
(Print) Name

61 Melbourne St. Portland 04101
Address

Ann M. Rand
Signature

Elizabeth K. Smith
(Print) Name

42 Walnut St. Portland.
Address

Elizabeth K. Smith
Signature

MARCO F. DeSalle
(Print) Name

340 ESTEXX Presnoble
Address

Marco F. DeSalle
Signature

Deborah Cole
(Print) Name

71 Walnut St, Portland
Address

Deborah Cole
Signature

Jean Mc Manamy
(Print) Name

10 Willis St Portland
Address

Jean McManamy
Signature

Joseph Piergrossi JR
(Print) Name

61 Montreal St, Portland
Address

Joseph Piergrossi Jr
Signature

Janet S.E. Ham
(Print) Name

56 Lafayette St. Portland
Address

Janet S.E. Ham
Signature

William R. Gorham
(Print) Name

34 NORTH ST. PORTLAND
Address

William R. Gorham
Signature

CATHERINE Susan Link
(Print) Name

Cath 44 Walnut - Portland
Address

Catherine Susan Link
Signature

OCT 16 12 49 PM '00
PORTLAND, MAINE
CITY CLERK

Amendments to the Portland City Code
Chapter 14, Land Use

RE: Growth Management Program and Comprehensive Plan

PREAMBLE: In order to preserve the integrity of its neighborhoods and protect the quality of life of its residents, the Portland City Code is hereby amended to add a new section entitled "Local Growth Management Program and Comprehensive Plan Required" to the Portland Zoning Ordinance, and to read as follows:

1. Purpose: In order to identify the tools and resources to effectively plan for and manage future development, while preserving the quality of life for the City's residents, and encouraging the widest possible involvement by its residents in all aspects of the planning and implementation process, the City of Portland is required to develop and adopt a local growth management program and maintain an updated comprehensive plan consistent with M.R.S.A. Title 30-A, Sections 4301-4327.

2. Housing Plan Established as a Priority: The City of Portland is hereby required to establish as a priority the updating and revision of the housing component of the local growth management program and comprehensive plan. The development of an updated housing plan shall commence upon adoption of this ordinance by the voters of Portland. Subsequent updating shall occur whenever the Planning Board shall determine that significant changes in data identified in section 3 or other conditions has or will render the current plan inadequate. The housing component may be completed separately from and prior to completion of other components of the local growth management program and comprehensive plan.

3. Components of Local Growth Management Program and Comprehensive Plan:

(1) The local growth management program shall include an inventory of economic and demographic data; housing data; natural and marine resources including open space, recreation facilities and scenic vistas; public access to the shoreline by land or by sea; transportation infrastructure; pedestrian safety; the development of retail or commercial and public services; and other considerations as may be required by state law or which may impact the quality of life for the City's residents.

(2) The local growth management program shall include implementation plans including timelines for the comprehensive plan.

(3) The local growth management program shall include establishment of a neighborhood review process through which each neighborhood shall participate collaboratively in the review of residential development.

6. Effective Date. This ordinance shall become effective retroactively as of the date of filing of the affidavit pursuant to § 9-36 of the Portland City Code, setting in motion the initiative process with regard to this ordinance.

7. Existing Permits And Approvals: Existing permits for Developments, as defined above in section 5(1) shall become null and void unless:

(1) the developer received all City permits and final approvals prior to the date of filing of the affidavit pursuant to § 9-36 of the Portland City Code, setting in motion the initiative process with regard to this ordinance; and

(2) construction of the development was substantially commenced prior to the effective date of this ordinance. Any permit or application fees paid to the City for such construction or approval shall be refunded upon the request of the Applicant.

8. Severability: Each provision of this ordinance, including without limitations its application to pending proceedings, its effect on existing permits and approvals, and its applications to proposed development or zoning changes pending the completion of the housing component of the local growth management plan and comprehensive plan shall be severable. The invalidity of any provision of this amendment shall not affect the validity or enforceability of any other provision.

9. Right of the City Council to amend this ordinance: Notwithstanding the limitations in the City's Initiative and Referendum Ordinance regarding initiated ordinances, the City Council is authorized to amend this ordinance at any time without the requirement of submission to the voters, once the City of Portland has adopted an updated housing plan for the City in a manner consistent with the provisions of M.R.S.A. Title 30-A, Sections 4301-4327."

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

2001-0090
Application I. D. Number
5/14/01
Application Date
Maggie Ln. Lot #24
Project Name/Description

D.A. Brackett
Applicant
29 Primrose Ln, Portland, ME 04103
Applicant's Mailing Address

85 - 85 Maggie Lane, Portland, Maine
Address of Proposed Site
341 A024001
Assessor's Reference: Chart-Block-Lot

Consultant/Agent
Applicant Ph: (207) 772-8629 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) **3 unit 26' x 54'**

1,404 sq. Ft. Proposed Building square Feet or # of Units **18,233 sq.ft.** Acreage of Site _____ Zoning _____

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan **\$400.00** Subdivision _____ Engineer Review _____ Date **5/14/01**

Insp Approval Status:

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 Issue | _____ 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) | _____ expiration 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 | |

D.A. Brackett & Co., Inc.
84 Country Lane
Portland, ME 04103
Phone: (207) 772-8629

PROPERTY DETAIL

May 14, 2001

RE: Triplex on Maggie Lane, Portland, ME

I propose building a 26' x 54', two storey, three family triplex. Each unit having a kitchen and living room on the first floor and two bedrooms and a bathroom on the second floor. Each unit has a full basement.

Total square footage on first and second floors, 2,808 sq. ft. (includes all three units).

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

2001-0090
Application I. D. Number

5/14/01
Application Date

Maggie Ln. Lot #14
Project Name/Description

D.A. Brackett

Applicant

29 Primrose Ln, Portland, ME 04103

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 772-8629 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

85 - 85 Maggie Lane, Portland, Maine

Address of Proposed Site

341 A024001

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) 3 unit 26' x 54'

1,404 sq. Ft. 18,233 sq.ft.

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 \$400.00 Subdivision Engineer Review Date 5/14/01

Planning Approval Status:

Reviewer Jonathan Spence

- Approved Approved w/Conditions See Attached Denied

Approval Date 6/12/01 Approval Expiration 6/12/02 Extension to Additional Sheets Attached

OK to Issue Building Permit Jonathan Spence signature date

Performance Guarantee Required* Not Required

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

| | | | |
|--|-----------------|--|-----------------------------|
| <input checked="" type="checkbox"/> Performance Guarantee Accepted | 6/12/01 date | \$3,450.00 amount | 10/30/01 expiration date |
| <input type="checkbox"/> Inspection Fee Paid | date | amount | |
| <input type="checkbox"/> Building Permit Issue | 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) | expiration 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**

D.A. Brackett
Applicant
29 Primrose Ln, Portland, ME 04103
Applicant's Mailing Address

Consultant/Agent
Applicant Ph: (207) 772-8629 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

2001-0090
Application I. D. Number
5/14/01
Application Date
Maggie Ln. Lot #14
Project Name/Description
85 - 85 Maggie Lane, Portland, Maine
Address of Proposed Site
341 A024001
Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

- 1 The building will include an additional 2 windows on each end unit. (one window per floor)
- 2 An additional 3 trees will be planted for a total of 6 trees

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

2001-0090
Application I. D. Number

D.A. Brackett
Applicant
29 Primrose Ln, Portland, ME 04103
Applicant's Mailing Address

05/14/2001
Application Date
Maggie Ln. Lot #14
Project Name/Description

Consultant/Agent
Applicant Ph: (207) 772-8629 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

85 - 85 Maggie Lane, Portland, Maine
Address of Proposed Site
341 A024001
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) **3 unit 26' x 54'**

1,404 sq. Ft. **18,233 sq.ft.**
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan **\$400.00** Subdivision _____ Engineer Review _____ Date **05/14/2001**

DRC Approval Status:

Reviewer **Jay Reynolds**

- Approved **Approved w/Conditions** Denied
See Attached

Approval Date **06/15/2001** Approval Expiration **06/15/2002** Extension to _____ Additional Sheets Attached

Condition Compliance **Jay Reynolds** **06/15/2001**
signature date

Performance Guarantee **Required*** Not Required

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

| | | | |
|--|---------------------------|--|--------------------------------------|
| <input checked="" type="checkbox"/> Performance Guarantee Accepted | 06/12/2001 date | \$3,450.00 amount | 10/30/2001 expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ date | _____ amount | |
| <input type="checkbox"/> Building Permit Issue | _____ 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) | _____ expiration 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**

2001-0090

Application I. D. Number

05/14/2001

Application Date

Maggie Ln. Lot #14

Project Name/Description

D.A. Brackett

Applicant

29 Primrose Ln, Portland, ME 04103

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 772-8629 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

85 - 85 Maggie Lane, Portland, Maine

Address of Proposed Site

341 A024001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

- 1 The building will include an additional 2 windows on each end unit. (one window per floor)
- 2 An additional 3 trees will be planted for a total of 6 trees

Approval Conditions of Insp

- 1 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2 Separate permits shall be required for future decks, sheds, pools, and/or garage.
- 3 This approval is based upon the revised site plan received 6/6/01. There is a 5' deck around part of the rear of the structure.

Approval Conditions of DRC

- 1 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.
- 2 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.
- 3 Your new street address is now _____, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 The Development Review Coordinator (874-8632) 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.
- 5 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.
- 6 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.
- 7 The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.
- 8 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.
- 9 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

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

2001-0090

Application I. D. Number

05/14/2001

Application Date

Maggie Ln. Lot #14

Project Name/Description

D.A. Brackett

Applicant

29 Primrose Ln, Portland, ME 04103

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 772-8629 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

85 - 85 Maggie Lane, Portland, Maine

Address of Proposed Site

341 A024001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

- 1 The building will include an additional 2 windows on each end unit. (one window per floor)
- 2 An additional 3 trees will be planted for a total of 6 trees

Approval Conditions of Insp

- 1 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2 Separate permits shall be required for future decks, sheds, pools, and/or garage.
- 3 This approval is based upon the revised site plan received 6/6/01. There is a 5' deck around part of the rear of the structure.

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

2001-0090
Application I. D. Number
05/14/2001
Application Date
Maggie Ln. Lot #14
Project Name/Description

D.A. Brackett
Applicant
29 Primrose Ln, Portland, ME 04103
Applicant's Mailing Address

85 - 85 Maggie Lane, Portland, Maine
Address of Proposed Site
341 A024001
Assessor's Reference: Chart-Block-Lot

Consultant/Agent
Applicant Ph: (207) 772-8629 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) 3 unit 26' x 54'

1,404 sq. Ft. 18,233 sq.ft.
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date: 05/14/2001

Insp Approval Status:

- Approved **Approved w/Conditions See Attached** Denied

Reviewer Marge Schmuckal

Approval Date 06/12/2001 Approval Expiration 06/12/2002 Extension to _____ Additional Sheets Attached
 Condition Compliance Marge Schmuckal 06/12/2001
signature date

Performance Guarantee Required* Not Required

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

| | | | |
|--|---------------------------|--|--------------------------------------|
| <input checked="" type="checkbox"/> Performance Guarantee Accepted | <u>06/12/2001</u> date | <u>\$3,450.00</u> amount | <u>10/30/2001</u> 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) | _____ expiration date |
| <input type="checkbox"/> Final Inspection | _____ date | _____ signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ date | _____ signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |

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

2001-0090

Application I. D. Number

5/14/01

Application Date

Maggie Ln. Lot #14

Project Name/Description

D.A. Brackett

Applicant

29 Primrose Ln, Portland, ME 04103

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 772-8629

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

85 - 85 Maggie Lane, Portland, Maine

Address of Proposed Site

341 A024001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

- 1 The building will include an additional 2 windows on each end unit. (one window per floor)
- 2 An additional 3 trees will be planted for a total of 6 trees

STATUTORY WARRANTY DEED

1250

Book 16099
PAGE 282

MAGGIE LANE DEVELOPMENT, LLC, a Maine Limited Liability Company with a mailing address of P.O. Box 10127, Portland, Maine 04104

For Consideration Paid, GRANT with WARRANTY COVENANTS TO:

C.G.B. PROPERTIES LLC, a Maine Limited Liability Company with a mailing address of 84 Country Lane, Portland, Maine 04103

A certain lot or parcel of land with any improvements thereon situated northeasterly of Forest Avenue in the City of Portland, County of Cumberland and State of Maine, and being Lot 14 as shown on a plan entitled "Maggie Lane Subdivision" made for Maggie Lane Development LLC dated February 2, 1999, prepared by Titcomb Associates and recorded at the Cumberland County Registry of Deeds in Plan Book 200, Page 128, as amended in Plan Book 200, Page 412 and further amended in Plan Book 200, Page 460.

Being a portion of the premises conveyed to Grantor herein by deed from W.A. One dated April 11, 2000 and recorded at the Cumberland County Registry of Deeds in Book 15413, Page 96.

EXCEPTING AND RESERVING a driveway easement in common with Grantee and Lot 15 on said plan, said easement being more particularly described as follows:

BEGINNING at the southwest corner of Lot 14 as shown on a plan entitled "Maggie Lane Subdivision" made for Maggie Lane LLC by Titcomb Associates dated February 2, 1999 and revised through November 17, 1999. Said point being on the easterly boundary line of land now or formerly of Maggie Lane Development, LLC as described in a deed recorded in the Cumberland County Registry of Deeds in Book 14511, Page 347; thence: (1) N 38° 37' 10" W along land of said Maggie Lane Development, LLC a distance of Thirteen and 00/100 (13.00) feet to a point; (2) N 49° 04' 34" E through Lot 14 a distance of Eighty One and 75/100 (81.75) feet to a point; (3) N 59° 49' 25" E through Lot 14 a distance of Seventy-Three and 17/100 (73.17) feet to a point on the

westerly sideline of Maggie Lane; (4) Southerly along said Maggie Lane following a non-tangential curve to the left having a radius of Eighty-Five and 00/100 (85.00) feet, an arc distance of Eighteen and 19/100 (18.19) feet to the northwest corner of Lot 15. Said point being located S 07° 56' 11" E a distance of Eighteen and 15/100 (18.15) feet from the last mentioned point; (5) S 58° 21' 42" W along Lot 15 a distance of Eighty-Two and 83/100 (82.83) feet to a point; (6) S 51° 22' 50" W along Lot 15 a distance of Sixty-Two and 59/100 (62.59) feet to the point of beginning.

Said easement contains 2415 square feet and being within an easement granted to the Portland Water District by deed dated November 14, 2000 and recorded at said Registry of Deeds in Book 15846, Page 62. Said driveway easement shall be for the purposes of ingress and egress of pedestrian and vehicular traffic appurtenant to said Lot 15 and binding on the heirs, devisees, successors and assigns of Lots 14 and 15.

Lots 14 and 15 shall equally share the cost of maintaining said drive easement including plowing.

The herein conveyance is subject to and together with the benefit of the following:

1. The rights in common with others to Maggie Lane as shown on said Plan.
2. Easement Deed from Maggie Lane Development, LLC to the City of Portland dated April 11, 2000 and recorded in Book 15413, Page 102.
3. Easement Deed from Maggie Lane Development, LLC, et al. to Portland Water District dated November 14, 2000 and recorded in Book 15846, Page 62.
4. Easements as set forth in the deed from W.A. One, Inc. to Maggie Lane Development, LLC dated April 11, 2000 and recorded in Book 15413, Page 106.
5. Declaration of Restrictions and Covenants, Maggie Lane dated June 7, 2000 and recorded in Book 15522, Page 54.
6. Easement and encumbrances as set forth on said plan for Maggie Lane Development, LLC dated February 2, 1999 and recorded in **Plan Book 200, Page 460.**

- 7. Notes as set forth on said plan of Maggie Lane Subdivision recorded in Plan Book 200, Page 460.

This conveyance is subject to the following restrictions, which Grantee covenants and agrees by acceptance of the herein deed shall be binding upon Grantee, its successors and assigns:

- 1. The lot herein conveyed shall not be further subdivided without Maggie Lane Development, LLC's written, recorded approval. This restriction shall include the prohibition against boundary transfers or deeding of easements for any purpose.
- 2. The herein conveyance specifically excludes any rights in a certain twenty-five (25) foot right-of-way extending from the northeastcrly sideline of Forest Avenue to the southwesterly sideline of Lot 17 as shown on said plan.
- 3. Lot 14 shall be limited to not more than three (3) residential units.

This conveyance is made SUBJECT to the current real estate taxes to the City of Portland subject to proration at the closing, which Grantee herein by its acceptance of this deed hereby assumes and agrees to pay.

IN WITNESS WHEREOF, the said MAGGIE LANE DEVELOPMENT, LLC has caused this instrument to be signed and sealed by Lloyd B. Wolfe, its PRESIDENT thereunto duly authorized this 29th day of NOVEMBER, 2000.

MAGGIE LANE DEVELOPMENT, LLC

Jayce M. Yates

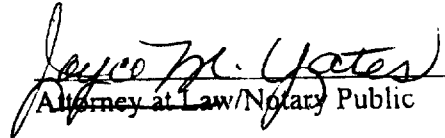
By: [Signature]
Its [Signature]

STATE OF MAINE
CUMBERLAND, SS.

NOVEMBER 29, 2000

Then personally appeared the above-named LLND B. WOLF
PRESIDENT of MAGGIE LANE DEVELOPMENT, LLC as aforesaid
and acknowledged the foregoing instrument to be his free act and deed in his said
capacity and the free act and deed of said Limited Liability Company.

Before me,



Attorney at Law/Notary Public

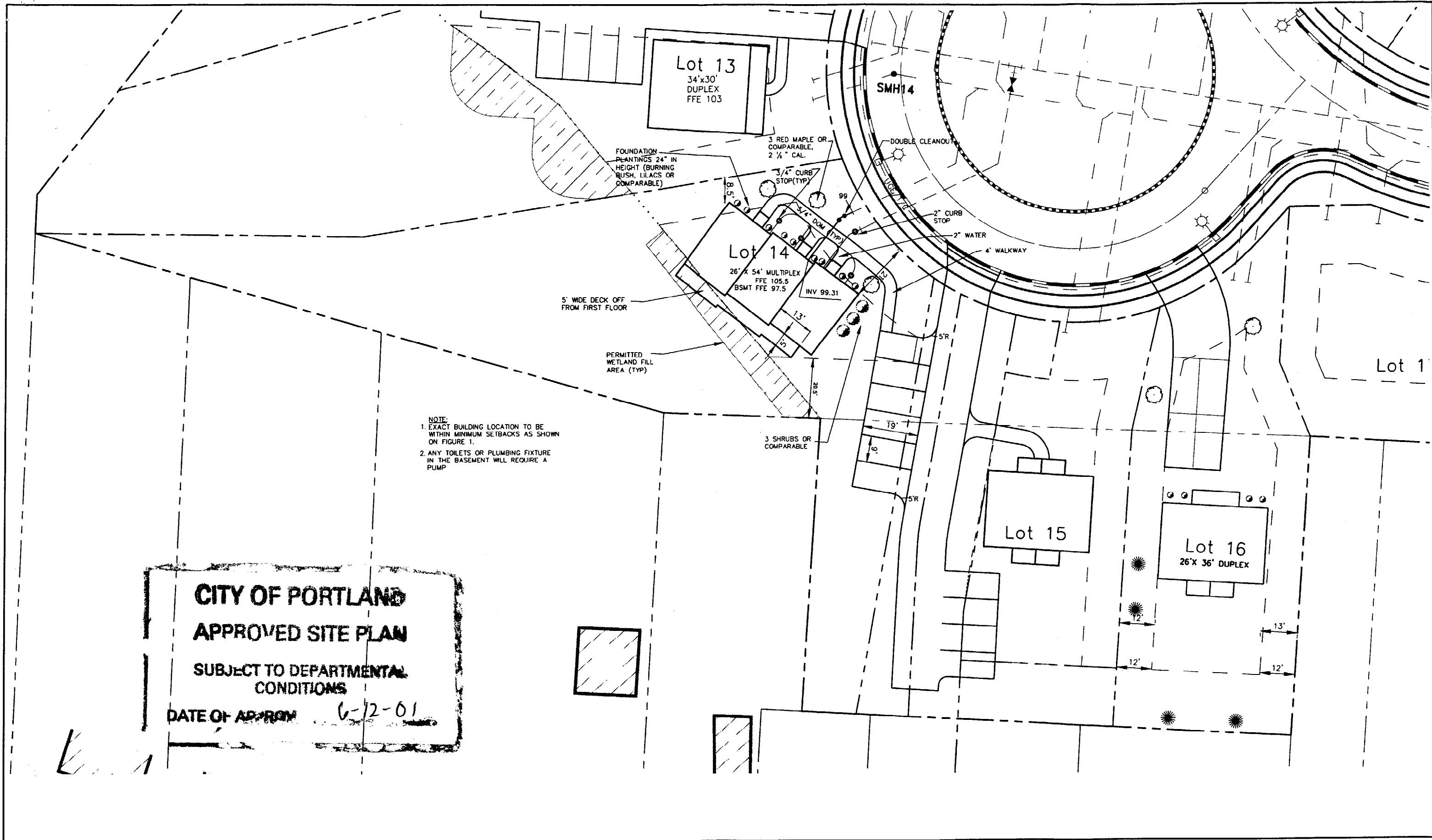
JOYCE M. YATES
NOTARY PUBLIC MAINE
MY COMMISSION EXPIRES SEPTEMBER 16, 2003

From: Rick Knowland
To: Marge Schmuckal
Date: Fri, Jun 1, 2001 4:06 PM
Subject: Re: #85 Maggie Lane (lot #14)

marge, i do not see this as a problem. assuming there are no wetland issues, this seems ok. as you mentioned, we will need to formally approve the revision and have them record the change at the registry of deeds. thanks.

>>> Marge Schmuckal 06/01 9:59 AM >>>

I have received an application for a triplex on this lot. The submitted plot plan shows that the structure will expand in several areas OUTSIDE of the envelope approved for the maximum area of construction. The plan notes state that we require written approval prior to the commencement of construction and it must be recorded in the Cumberland County registry of deeds. I have notified Dwight Brackett of this fact. Is expansion outside of the maximum envelope a problem here?



CITY OF PORTLAND
APPROVED SITE PLAN
SUBJECT TO DEPARTMENTAL
CONDITIONS
DATE OF APPROVAL 6-12-01

| Rev. | Date | Revision |
|------|------|----------|
| | | |

| | |
|--------------------------------|----------------|
| Design: DER | Date: APR 2001 |
| Draft: RAT | Job No.: 99103 |
| Checked: AMP | Scale: 1"=30' |
| File Name: 99103-ALL-LOTS2.DWG | |

GP Gorrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services

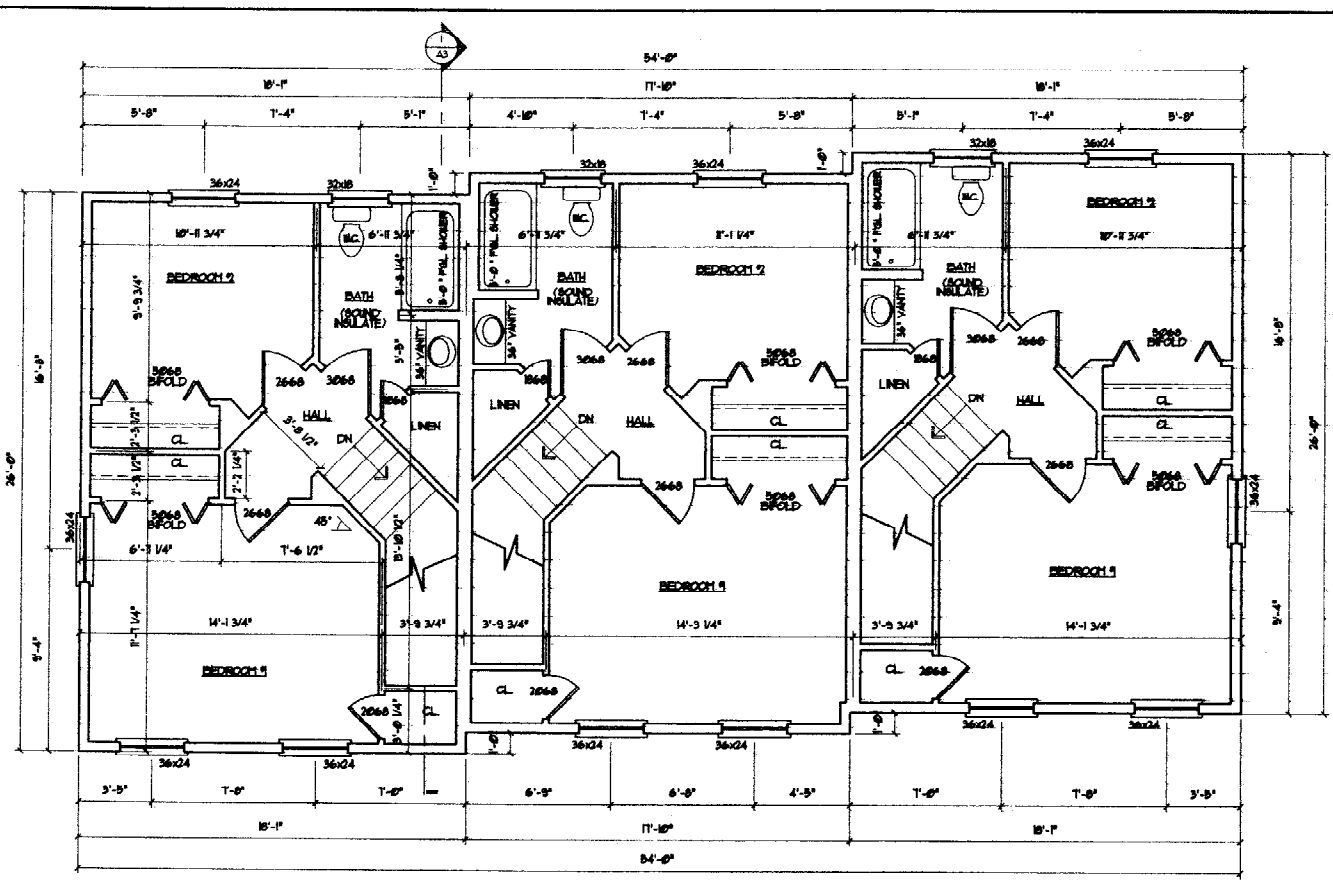
PO Box 1237
26 Main Street
Gray, ME 04039

207-657-6910
FAX: 207-657-6912
E-Mail: gpcei@maine.rr.com

Drawing Name: Layout & Utilities
Lot 14

Project: MAGGIE LANE DEVELOPMENT, LLC.

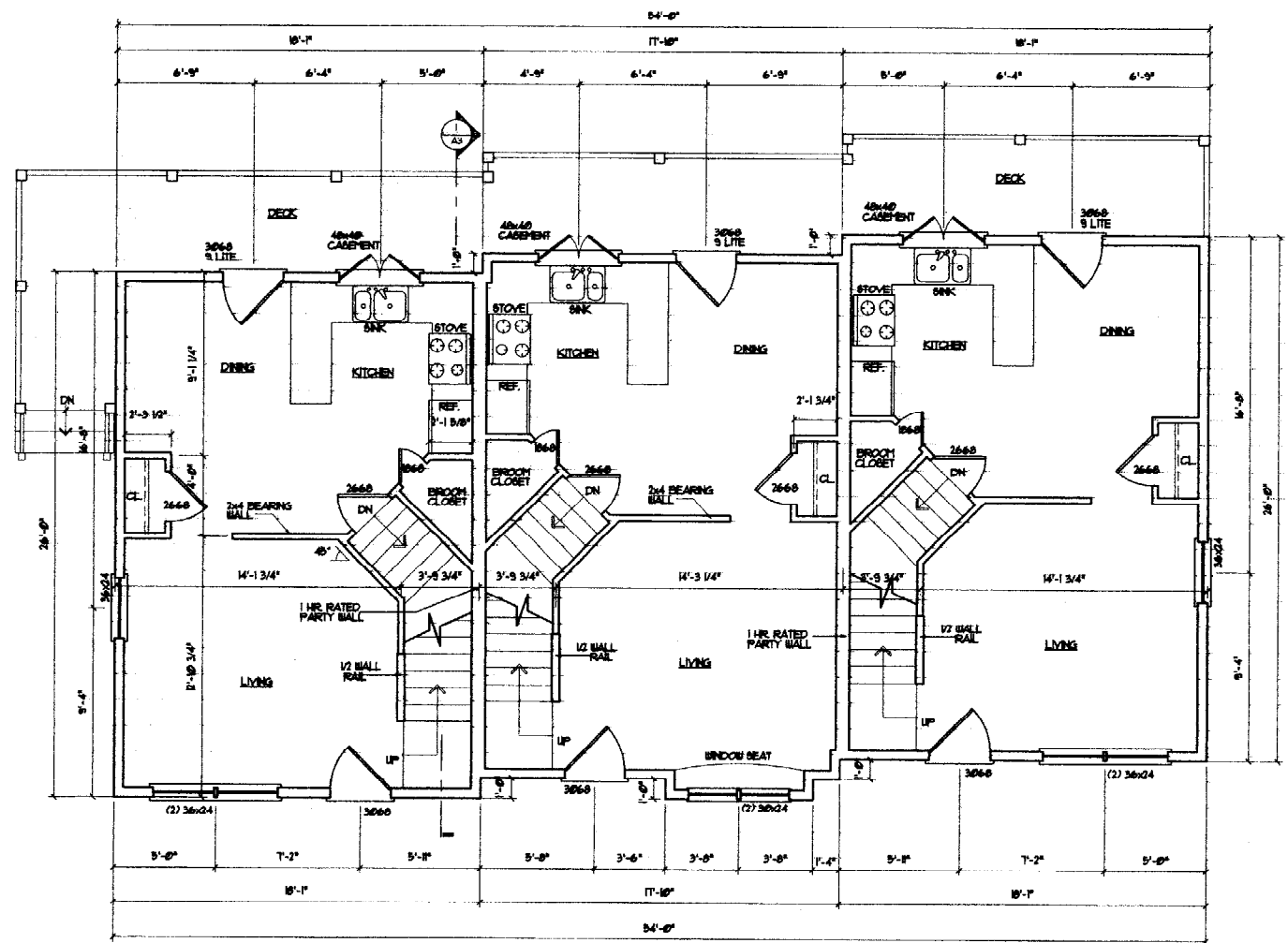
Figure No.
2



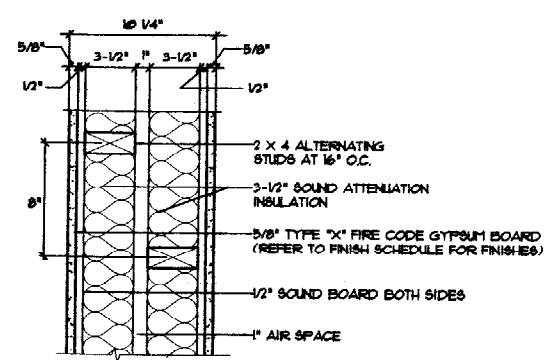
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. ALL EXTERIOR WALLS TO BE 2X6 WOOD STUD WALLS @ 24" O.C. W/ 1/2" G.W.B. AND VAPOR BARRIER @ INSIDE FACE OF WALL, 6" BATT INSULATION (R-19), AND 1/16" O.S.B. SHEATHING @ EXTERIOR FACE OF WALL.
2. ALL INTERIOR WALLS TO BE 2X4 WOOD STUD WALLS (UNLESS NOTED OTHERWISE) W/ ONE LAYER 1/2" G.W.B. EACH SIDE.
3. INSTALL BLOCKING BEHIND ALL SURFACE APPLIED FIXTURES, TRIM, AND SHELVES WHEN MOUNTED ON WALLS.
4. THE LOCATION OF ALL DOOR FRAMES SHALL BE 4 1/2" (UNLESS NOTED OTHERWISE) FROM ADJACENT WALLS.
5. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED.



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 PARTY WALL (1) 1HR RATED 1/2" = 1'-0"

| | |
|------------|------------------------------|
| REVISIONS | |
| NO. / DATE | DESCRIPTION / NOTE REVISIONS |
| 1 / 5/9/01 | |

3 UNIT MULTIPLEX

DRAWINGS THIS SHEET
FIRST FLOOR PLAN /
SECOND FLOOR PLAN

| | |
|--------|----------|
| NUMBER | DATE |
| N/A | 04/23/01 |
| DRAWN | CHECKED |
| DL5 | DL6 |

A2

