

**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: 01-022	Issue Date: MAY - 27 2001	CBL: B42 A012001
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Location of Construction: 65 Maggie Ln	Owner Name: Maggie Lane Development Llc	Owner Address: Po Box 10127 <b>CITY OF PORTLAND</b>	Phone:
Business Name: n/a	Contractor Name: Brackett, Dwight	Contractor Address: 84 Country Lane Portland	Phone: 2077728629
Lessee/Buyer's Name n/a	Phone:	Permit Type: Multi Family	Zone: R5

Past Use: vacant lane	Proposed Use: duplex	Permit Fee: \$0.00	Cost of Work: \$90,000.00	Area 1
FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: A-3 Type: 5B <b>PERMIT ISSUED WITH REQUIREMENTS</b> BOLTON 1999		

Proposed Project Description:  
erect a 26' x 36' duplex consisting of 1,872 s.f. of living space

Signature: \_\_\_\_\_

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: jodinea	Date Applied For: 03/26/2001	<b>Zoning Approval</b>
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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..	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>NA</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>panel 7 zone X</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <i>minor #2001-004</i> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <i>MM</i> <i>OK with conditions</i> Date: <i>5/1/01</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____
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**PERMIT ISSUED WITH REQUIREMENTS**

**CERTIFICATION**

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

*\** SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS \_\_\_\_\_ DATE \_\_\_\_\_ PHONE \_\_\_\_\_

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 #9<sup>65</sup> MAGGIELANE SUB DIVISION

Total Square Footage of Proposed Structure 1,872 SQFT Square Footage of Lot 28,037 SQFT.

Tax Assessor's Chart, Block & Lot Number Chart# <u>342</u> Block# <u>A</u> Lot# <u>12</u>	Owner: <u>DWIGHT BRACKETT</u> <u>84 COUNTRY LANE</u> <u>PORTLAND ME 04103</u>	Telephone#: <u>207-772-8629</u>
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Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address:	Cost Of Work: <u>\$ 90,000.<sup>00</sup></u> Fee: <u>\$ 564.<sup>00</sup></u>
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Current use: DUPLEX VACANT LOT Proposed use: PROPOSED DUPLEX

Project description: 26 X 36 DUPLEX / multi fam

Contractor's Name, Address & Telephone <u>DWIGHT BRACKETT</u> <u>84 COUNTRY LANE</u> <u>PORTLAND ME 04103</u>	3:20 Rec'd By: <u>CH</u>
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**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:**

- 4 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 permits the following must be submitted:**

- 1 copy of the site/plot plan
- 1 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, however the below details will still apply.

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

**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:**

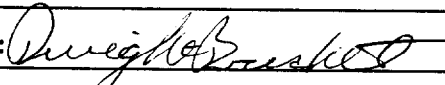
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
  - Floor Plans & Elevations
  - Window and door schedules
  - Foundation plans with required drainage and damp proofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment 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.

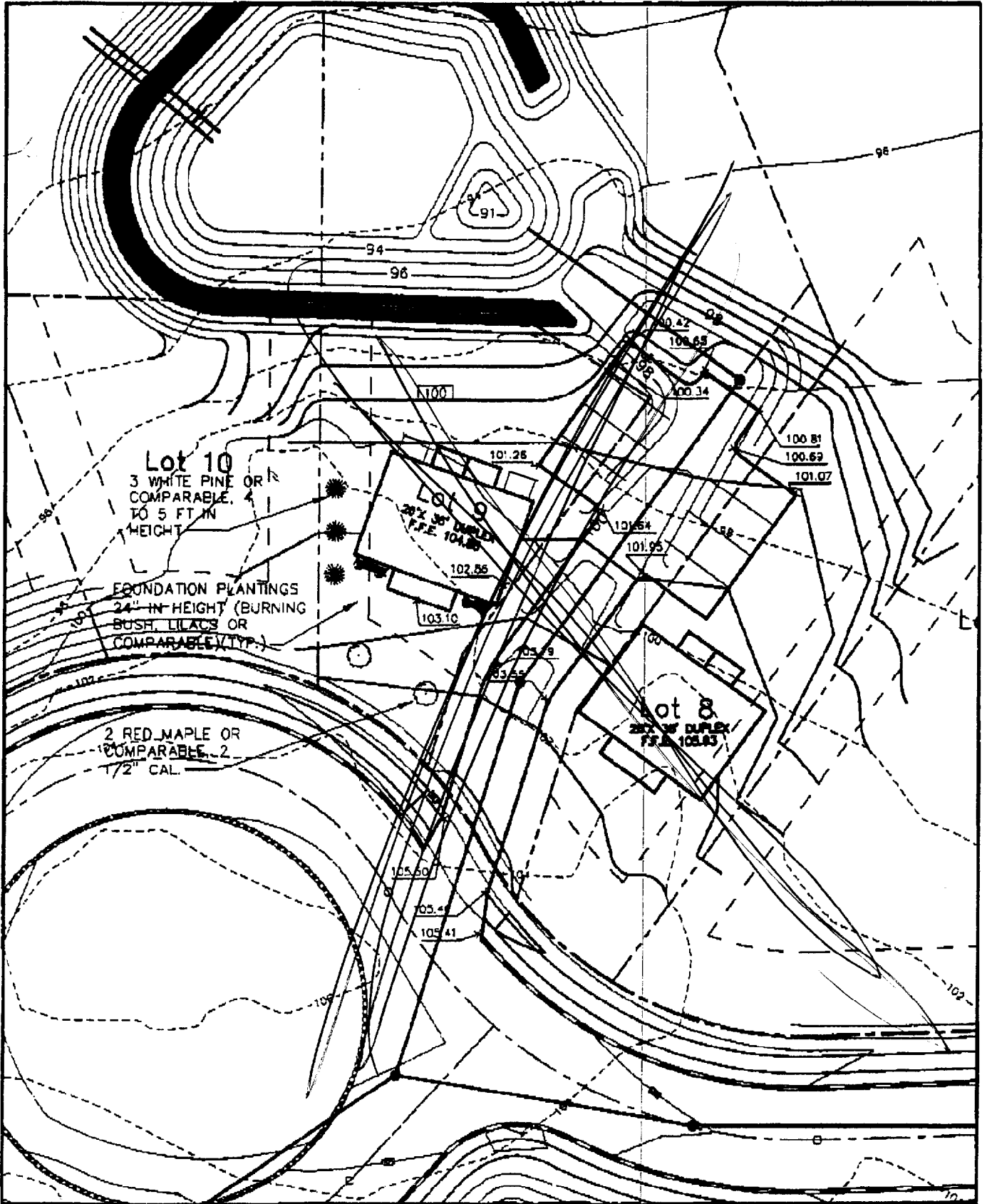
**Certification**

*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: 3/14/01
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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**



Design: DER	Date: AUG. 2000
Draft: DR	Job No.: 88103

**GP** Gorjil-Palmer Consulting Engineers, Inc.  
 Traffic and Civil Engineering Services  
 500 Park Ave., 24th Fl., New York, NY 10022

Drawing Name: Grading & Drainage Lots 9
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Figure No. 3
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Received 4/19/01

**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

**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.**

DWIGHT BRACKETT  
Applicant

3/21/01  
Application Date

84 COUNTRY LANE PORTLAND ME 04103  
Applicant's Mailing Address

2 FAMILY DUPLEX  
Project Name/Description

\_\_\_\_\_  
Consultant/Agent

9  
LOT 9 MAGGIE LANE SUBDIVISION  
Address Of Proposed Site

772-0543  
Applicant/Agent Daytime telephone and FAX

342 A 12  
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) \_\_\_\_\_

1872 2 UNIT  
Proposed Building Square Footage and /or # of Units

28,037 SQ FT  
Acreage of Site

DUPLEX UNITS  
Zoning

Major Site Plan \_\_\_\_\_

Minor Site Plan

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>Dwight Brackett</u>	Date: <u>3/21/01</u>
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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 \$30.00 for the first \$1,000.00  
(Based on cost of work - estimated cost of labor and materials) (\$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 &amp; 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)

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 summary of existing and proposed easements or other burdens	c3
_____	(39)	Method of handling solid waste disposal	4









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,

A handwritten signature in black ink, appearing to read "Joseph E. Gray Jr.", written over the typed name and title.

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      105 North St., Portland, Me 04101      James C. Estes  
 (Print) Name      Address      Signature

AUNE M. RAND      61 McElhorne St. Portland 04101      Aune M. Rand  
 (Print) Name      Address      Signature

Elizabeth K. Smith      42 Walnut St. Portland      Elizabeth K. Smith  
 (Print) Name      Address      Signature

MARC OF DeSalle      340 Eastexx Portland      Marc Of DeSalle  
 (Print) Name      Address      Signature

Deborah Cole      71 Walnut St, Portland      Deborah Cole  
 (Print) Name      Address      Signature

Jean McManamy      10 Willis St Portland      Jean McManamy  
 (Print) Name      Address      Signature

Joseph Piergrossi JR      61 Montreal St, Portland      Joseph Piergrossi JR  
 (Print) Name      Address      Signature

Janet S.E. Ham      56 Lafayette St. Portland      Janet S.E. Ham  
 (Print) Name      Address      Signature

William R. Gorham      34 North St. Portland      William R. Gorham  
 (Print) Name      Address      Signature

CATHERINE Susan Link      44 Walnut - Portland      Catherine Susan Link  
 (Print) Name      Address      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.F.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."

BUILDING PERMIT REPORT

DATE: 27 MARCH 2001 ADDRESS: 65 Meggie Lane CBL: 342-A-012

REASON FOR PERMIT: To Construct a 26' x 36' Duplex Dwelling Units

BUILDING OWNER: Dwight Brackett

PERMIT APPLICANT: CONTRACTOR SAO

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: 90,000 PERMIT FEES: \$564.00

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 \*9  
~~\*10 \*11 \*12 \*13 \*14 \*15 \*16 \*20 \*22 \*28 \*29 \*30 \*31 32 \*33 \*34 \*35 \*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 dampproofing shall be done in accordance with Section 1813.0 of the building code.
- \*6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
- \*7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- 8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
- \*9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
- \*10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- \*11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42". In occupancies in Use Group A, B, H-4, I-1, I-2, M, R, public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. Handrails shall be a minimum of 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
- 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 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- \*14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- \*15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
- \*16. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
- 17. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
- 18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
- 19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

*hwo*



- \*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. *Attached Site Development Review Sheet*
- \*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. *SH*
- \*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) *be me*
- \*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).

  
 Samuel Hoffses, Building Inspector  
 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**

Applicant: Dwight Bracket

Date: 4/20/01

Address: 65 Maggie Lane (lot #9)

C-B-L: 342-A-012

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - construct a duplex with rear decks <sup>26 x 36</sup>

Sevage Disposal - City

Lot Street Frontage - 50' req - 50' shown

Hint, Hint very close -  
MEASURE

Front Yard - 20' - 20' 4" shown

Rear Yard - 20' - 20' 4" shown

Side Yard - 12' req (may reduce one side down to 8' if every foot taken off is added to the other side) 24' total setback req - 8.5' OK ~~12.5'~~  
21.0

Projections - front bay window - 2 (5x8) rear decks - 2 bulkheads

Width of Lot - 60' req - 60' exactly \* inspectors beware if the bldg is moved forward

Height - 35' max, 27' scaled

Lot Area - 6,000 sq ft 28,039 sq ft

Lot Coverage/ Impervious Surface - 40% or 11,214.8 MAX

Area per Family - 3,000 sq ft

Off-street Parking - 4 req - 4 shown

26 x 36 = 936

Loading Bays - N/A

2 (5 x 8) 80  
1016 sq ft

Site Plan - minor ~~minor~~ # 2001-0041

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 7 Zone X

Needs PLANNING outside of windows

4/20/01 PLANNING GAVE me an OK for the structure bay outside of the window envelope

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

Valuation: \$90,000.00 Plan Review # 287/2001  
 Fee: \$564.00 Date: 27 March 2001  
 Building Location: 65 Moggie Lane CBL: 342-A-012  
 Building Description: Duplex Dwelling Units  
 Reviewed By: S. Hoffses  
 Use or Occupancy: R-3 Duplex <sup>D/U</sup> Type of Construction: 510  
 \*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 placing concrete you shall call for inspection, all lot lines shall be clearly marked.	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 section 1813.0	1813.0
6.	Concrete protection shall comply with sections 1908.9-1908.10.	1908.9 1908.10
7.	Chimneys & vents shall comply with NFPA 211 Chimneys Ch. Vents Ch.	NFPA 211
8.	Sound Transmission Control shall comply with section 1214.0	1214.0
9.	The Fire Separation assemblies shall comply with section 5 310.5 & 709.10 - 711.0	310.5 709.0 711.0
10.	Guandrails shall comply with section 1022.0	1022.0
11.	Handrails shall comply with section 1021.0	1021.0
12.	STAIR CONST. shall comply with section 1014.0	1014.0

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.
- ~~NA~~ Insulated footing provided
- ~~X~~ Soil bearing value (table 1804.3)
- ~~X~~ Footing width
- ~~X~~ Concrete footing (1810.0) .3.1, 3.2
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

### Foundation Walls

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

### Floors (Chapter 16-23)

- ~~X~~ Joists - Non sleeping area LL40PSF (Table - 1606)
- ~~X~~ Joists - Sleeping area LL30PSF (Table - 1606)
- ~~X~~ Grade
- ~~X~~ Spacing
- ~~X~~ Span
- ~~X~~ Girder 4" bearing 2305

### Floors (contd.)

- 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)
- Floor trusses (AFPANDS Chapter 35)
- Draft stopping (721.7)
- Framing of openings (2305.11) (2305.12)
- Flooring - (2304.4) 1" solid - 1/2" particle board
- Concrete floors (1905) 3 1/2" 6 mil polyethylene vapor retarder
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

### Wall Construction (Chapter 2300)

- Design (1609) wind loads
- Load requirements
- Grade
- ~~SA~~ Fastening schedule (Table 2305.2)
- Wall framing (2305.4.1)
- Double top plate (2305.4.2)
- Bottom plates: (2305.4.3)
- ~~SA~~ Notching and boring: (2305.4.4) studs
- Non load bearing walls (2305.5)
- ~~SA~~ Notching and boring (2305.5.1)
- Wind bracing (2305.7)
- Wall bracing required (2305.8.1)
- Stud walls (2305.8.3)
- Sheathing installation (2305.8.4)
- Minimum thickness of wall sheathing (Table 2305.13)
- ~~NA~~ Metal construction
- ~~NA~~ Masonry construction (Chapter 21)
- ~~NA~~ Exterior wall covering (Chapter 14)
- ~~NA~~ Performance requirements (1403)
- Materials (1404)
- ~~NA~~ Veneers (1405)
- Interior finishes (Chapter 8)

### Roof-Ceiling Construction (Chapter 23)

- SA Roof rafters - Design (2305.15) spans
- SA 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)**

- SA 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**

- NA Masonry (1206.0)
- NA Factory - built (1205.0)
- NA Masonry fireplaces (1404)
- NA Factory - built fireplace (1403)
- SA 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>48 PSF</u>	<u>X</u>
Seismic Zone	<u>2</u>	<u>X</u>
Weathering area	<u>S</u>	<u>X</u>
Frost line depth	<u>4' MIN</u>	<u>X</u>

**Glazing (Chapter 24)**

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

**Private Garages (Chapter 4)**

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



**Egress (Chapter 10)**

- ~~X~~ One exit from dwelling unit (1010.2)
  - ~~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)
  - ~~SR~~ 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**

1 HR.

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

Fire Copy

2001-0041

Application I. D. Number

Dwight Brackett

Applicant

84 Country Lane, Portland, ME 04103

Applicant's Mailing Address

n/a

Consultant/Agent

Applicant Ph: (207) 772-0543 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) duplex

1,872 s.f.

Proposed Building square Feet or # of Units

Acreage of Site

R-5

Zoning

65 - 65 Maggie Lane, Portland, Maine

Address of Proposed Site

342 A012001

Assessor's Reference: Chart-Block-Lot

3/27/01

Application Date

Maggie Lane Lot #9

Project Name/Description

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 3/21/01

Fire Approval Status:

Reviewer Lt. McDougall

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

Approval Date 3/26/01 Approval Expiration 3/26/02 Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance Lt. McDougall signature 3/26/01 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                                    |                       |



**CITY OF PORTLAND, MAINE**  

---

**DEPT. OF PLANNING & URBAN DEVELOPMENT**  
Room 315, City Hall  
PORTLAND, MAINE 04101

Mr. James Wolf  
P.O. Box 10127  
Portland, Maine 04104

Inspection Services  
Michael J. Nugent  
Manager



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

## CITY OF PORTLAND LEGAL NOTICE

March 26, 2001

Site Location: lot #<sup>9</sup> Maggie Lane  
Nature of Project: 2 dwelling units 1,872 s.f. per unit  
C/B/L: 342-A-012

Dear Property Owner;

An application was submitted to the City of Portland Inspections Office on March 21, 2001 from Dwight Brackett. The applicant is requesting to construct a duplex on vacant land located on Maggie Lane

In accordance with section 14-32.3 of the Portland Land Use Ordinance notices of site plan applications must be sent to immediate abutters.

The review of the application is now starting and it must go through several steps prior to approval, including staff technical review and possible Planning Board approval, which may include a public hearing.

The technical submissions are available in the Planning Office, 389 Congress St., 4<sup>th</sup> floor.

Sincerely,

Sara Hopkins



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

2001-0041

Application I. D. Number

03/21/2001

Application Date

Maggie Lane Lot #9

Project Name/Description

Dwight Brackett

Applicant

84 Country Lane, Portland, ME 04103

Applicant's Mailing Address

n/a

Consultant/Agent

Applicant Ph: (207) 772-0543 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

~~63-65~~ 65-65 Maggie Lane, Portland, Maine

Address of Proposed Site

342 A012001

Assessor's Reference: Chart-Block-Lot

**Approval Conditions of Planning**

- 1 The roof shall have a minimum of 7 in 12 pitch.
- 2 The right and left building elevation shall have a minimum of 4 windows per side.

**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 It is a condition of approval that PRIOR to the issuance of a temporary or permanent certificate of occupancy, each dwelling unit in the Maggie Lane subdivision shall be outfitted with a fire protection sprinkler system in accordance with NFPA 13d or 13r.

**Approval Conditions of DRC**

- 1
- 2 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.
- 3 Four (4) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 4 Your new street address is now ~~63-65~~ 65-65 Maggie Lane, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 5 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.
- 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 Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 9 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.

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

2001-0041

Application I. D. Number

03/21/2001

Application Date

**Maggie Lane Lot #9**

Project Name/Description

**Dwight Brackett**

Applicant

**84 Country Lane, Portland, ME 04103**

Applicant's Mailing Address

n/a

Consultant/Agent

Applicant Ph: (207) 772-0543

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

**65 - 65 Maggie Lane, Portland, Maine**

Address of Proposed Site

**342 A012001**

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) duplex

1,872 s.f.

Proposed Building square Feet or # of Units

Acreage of Site

R-5

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: 03/21/2001

**Insp Approval Status:**

Reviewer Marge Schmuckal

Approved

Approved w/Conditions See Attached

Denied

Approval Date 05/01/2001

Approval Expiration 05/01/2002

Extension to \_\_\_\_\_

Additional Sheets Attached

Condition Compliance

Marge Schmuckal  
signature

05/01/2001  
date

**Performance Guarantee**

Required\*

Not Required

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

Performance Guarantee Accepted

04/20/2001  
date

\$2,750.00  
amount

08/30/2002  
expiration date

Inspection Fee Paid

\_\_\_\_\_ date

\_\_\_\_\_ amount

Building Permit Issued

\_\_\_\_\_ date

Performance Guarantee Reduced

\_\_\_\_\_ date

\_\_\_\_\_ remaining balance

\_\_\_\_\_ signature

Temporary Certificate of Occupancy

\_\_\_\_\_ date

Conditions (See Attached)

\_\_\_\_\_ expiration date

Final Inspection

\_\_\_\_\_ date

\_\_\_\_\_ signature

Certificate Of Occupancy

\_\_\_\_\_ date

Performance Guarantee Released

\_\_\_\_\_ date

\_\_\_\_\_ signature

Defect Guarantee Submitted

\_\_\_\_\_ submitted date

\_\_\_\_\_ amount

\_\_\_\_\_ expiration date



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

2001-0041  
Application I. D. Number

03/21/2001  
Application Date

**Dwight Brackett**  
Applicant  
**84 Country Lane, Portland, ME 04103**  
Applicant's Mailing Address  
n/a  
Consultant/Agent  
Applicant Ph: (207) 772-0543      Agent Fax:  
Applicant or Agent Daytime Telephone, Fax

**Maggie Lane Lot #9**  
Project Name/Description  
**65 - 65 Maggie Lane, Portland, Maine**  
Address of Proposed Site  
**342 A012001**  
Assessor's Reference: Chart-Block-Lot

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- 1 The roof shall have a minimum of 7 in 12 pitch.
- 2 The right and left building elevation shall have a minimum of 4 windows per side.

**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 It is a condition of approval that PRIOR to the issuance of a temporary or permanent certificate of occupancy, each dwelling unit in the Maggie Lane subdivision shall be outfitted with a fire protection sprinkler system in accordance with NFPA 13d or 13r.
- 4 Any movement of the structure forward will result in a deficiency of the minimum requirement of a 60 feet minimum lot width.
- 5 Your proposed setbacks are very tight to the property lines. The Code Enforcement Officer shall require documentation of those property lines and setbacks.

**Approval Conditions of DRC**

- 1
- 2 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.
- 3 Four (4) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 4 Your new street address is now                      Maggie Lane, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 5 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.
- 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 Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 9 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.



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

2001-0041  
Application I. D. Number  
  
03/21/2001  
Application Date  
  
**Maggie Lane Lot #9**  
Project Name/Description

**Dwight Brackett**  
Applicant  
**84 Country Lane, Portland, ME 04103**  
Applicant's Mailing Address  
**n/a**  
Consultant/Agent  
**Applicant Ph: (207) 772-0543 Agent Fax:**  
Applicant or Agent Daytime Telephone, Fax

**65 - 65 Maggie Lane, Portland, Maine**  
Address of Proposed Site  
**342 A012001**  
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) **duplex**

**1,872 s.f.**  
Proposed Building square Feet or # of Units Acreage of Site **R-5**  
Zoning

**Check Review Required:**

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

Fees Paid: Site Plan **\$400.00** Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date **03/21/2001**

**DRC Approval Status:**

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

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 checked="" type="checkbox"/> Performance Guarantee Accepted	<b>04/20/2001</b> date	<b>\$2,750.00</b> amount	<b>08/30/2002</b> 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  
Planning Copy**

2001-0041

Application I. D. Number

3/27/01

Application Date

Maggie Lane Lot #9

Project Name/Description

Dwight Brackett

Applicant

84 Country Lane, Portland, ME 04103

Applicant's Mailing Address

n/a

Consultant/Agent

Applicant Ph: (207) 772-0543 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

65 - 65 Maggie Lane, Portland, Maine

Address of Proposed Site

342 A012001

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) **duplex**

1,872 s.f.

Proposed Building square Feet or # of Units

Acreage of Site

R-5

Zoning

**Check Review Required:**

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

Fees Paid: Site Plan **\$400.00** Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date **3/21/01**

**Planning Approval Status:**

Reviewer \_\_\_\_\_

- Approved  Approved w/Conditions  
See Attached  Denied

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets  
Attached

OK to Issue Building Permit \_\_\_\_\_  
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 | _____          | <input type="checkbox"/> Conditions (See Attached) | _____           |
|   | date           |  | 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  |                 |

MAGGIE LANE DEVELOPMENT LLC  
P.O. BOX 10127  
PORTLAND, ME 04104  
TEL. (207) 773-4988  
FAX (207) 773-6875

March 22, 2001

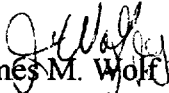
City of Portland  
Building Inspections  
389 Congress Street  
Portland, ME 04101

RE: Lot 9 Maggie Lane Subdivision

Maggie Lane Development LLC, owner of Lot 9 in Maggie Lane Subdivision, hereby gives Dwight Brackett permission to apply for and obtain building permits and site plan review for the above referenced lot.

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

Very truly yours,

  
James M. Wolf  
Vice-President  
JMW/jmy

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

**Insp Copy**

**2001-0041**

Application I. D. Number

**3/27/01**

Application Date

**Maggie Lane Lot #9**

Project Name/Description

**Dwight Brackett**

Applicant

**84 Country Lane, Portland, ME 04103**

Applicant's Mailing Address

**n/a**

Consultant/Agent

**Applicant Ph: (207) 772-0543 Agent Fax:**

Applicant or Agent Daytime Telephone, Fax

**65 - 65 Maggie Lane, Portland, Maine**

Address of Proposed Site

**342 A012001**

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) **duplex**

**1,872 s.f.**

Proposed Building square Feet or # of Units

Acreeage of Site

**R-5**

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 **3/21/01**

**Insp Approval Status:**

Reviewer \_\_\_\_\_

- Approved
- Approved w/Conditions See Attached
- Denied

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

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<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	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		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	

MAGGIE LANE DEVELOPMENT LLC  
P.O. BOX 10127  
PORTLAND, ME 04104  
TEL. (207) 773-4988  
FAX (207) 773-6875

March 22, 2001

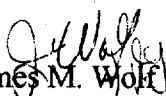
City of Portland  
Building Inspections  
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James M. Wolf  
Vice-President  
JMW/jmy

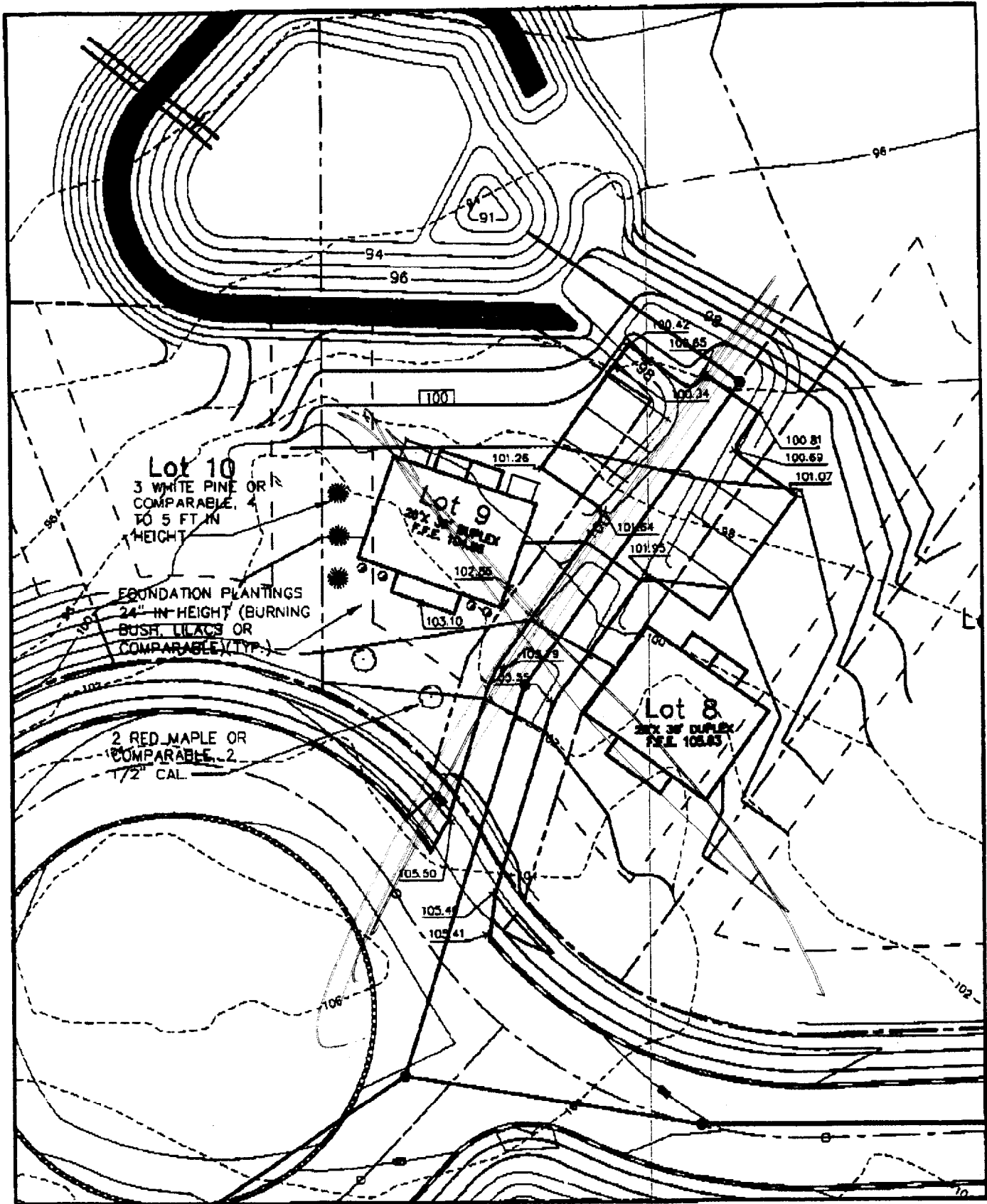
D.A. Brackett & Co., Inc.  
84 Country Lane  
Portland, ME 04103  
Phone: (207) 722-8529

### PROPERTY DETAIL

Duplex on Maggie Lane, Portland, ME

I propose to build a 26' x 36', two storey, two family duplex. Each side 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, 1,872 sq. ft. (includes both sides).



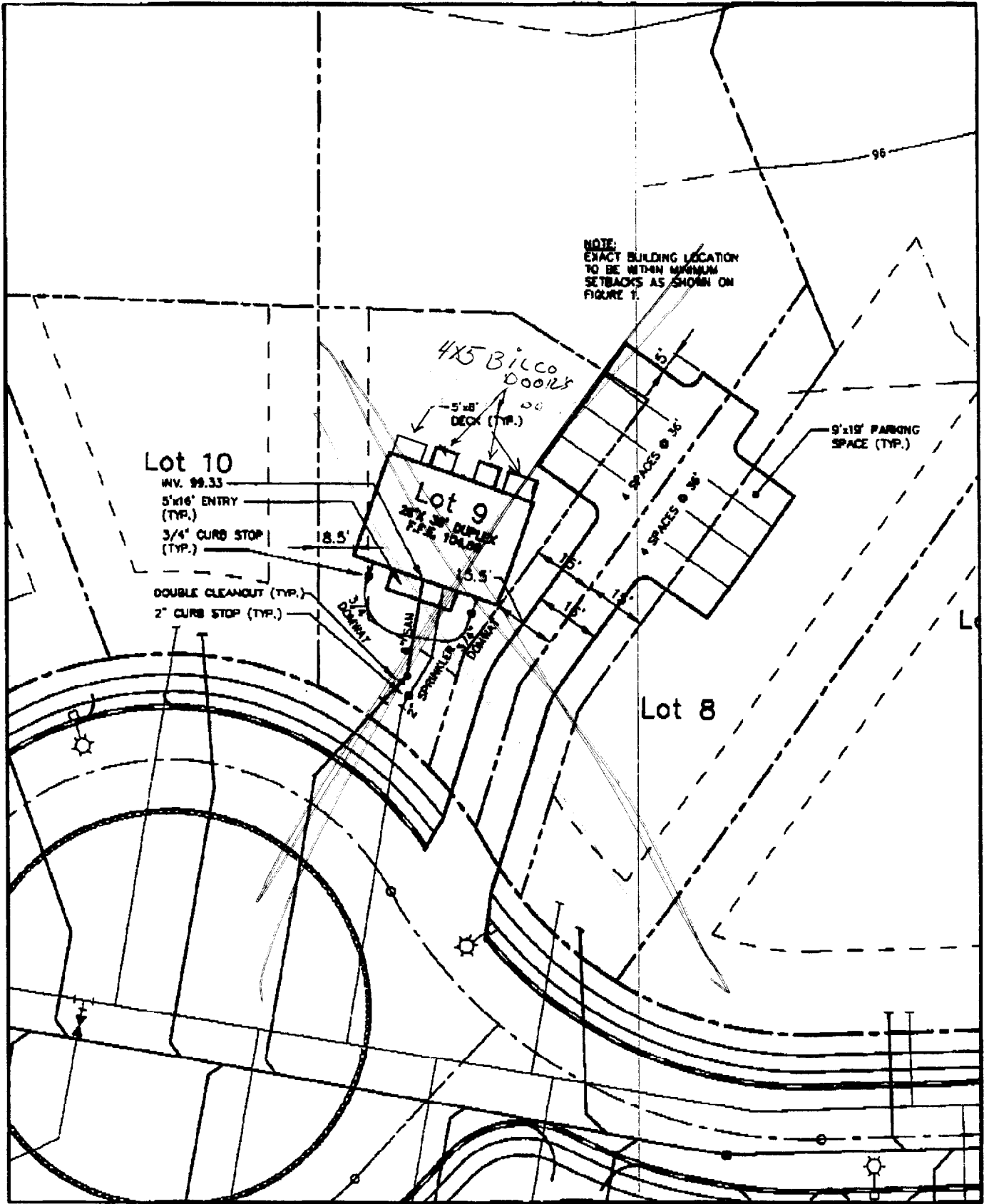
Design: DER	Date: AUG. 2000
Draft: DB	Job No.: 88103

**GP** Garrill-Palmer Consulting Engineers, Inc.  
 Traffic and Civil Engineering Services  
 500 Pennsylvania Ave., N.E., Suite 810, Washington, D.C. 20002

Drawing Name: **Grading & Drainage**  
**Lots 9**

Figure No.  
**3**





NOTE:  
EXACT BUILDING LOCATION  
TO BE WITHIN MINIMUM  
SETBACKS AS SHOWN ON  
FIGURE 1.

Lot 10  
INV. 99.33  
5'x16' ENTRY  
(TYP.)  
3/4' CURB STOP  
(TYP.)

Lot 9  
28'x30' DUPLEX  
F.F.S. 104.00

Lot 8

Design: DCR	Date: AUG. 2000
Draft: DB	Job No.: 98103
Checked: AMP	Scale: 1" = 30'
File Name: 98103-ALL-LOTS2.DWG	

**GP** Traffic and Civil Engineering Services  
 PO Box 1237, 26 Main Street  
 Gray, ME 04039  
 207-657-6910

Drawing Name: **Layout & Utilities  
Lot 9**  
 Project: **MAGGIE LANE, PORTLAND**

Figure No.  
**2**

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

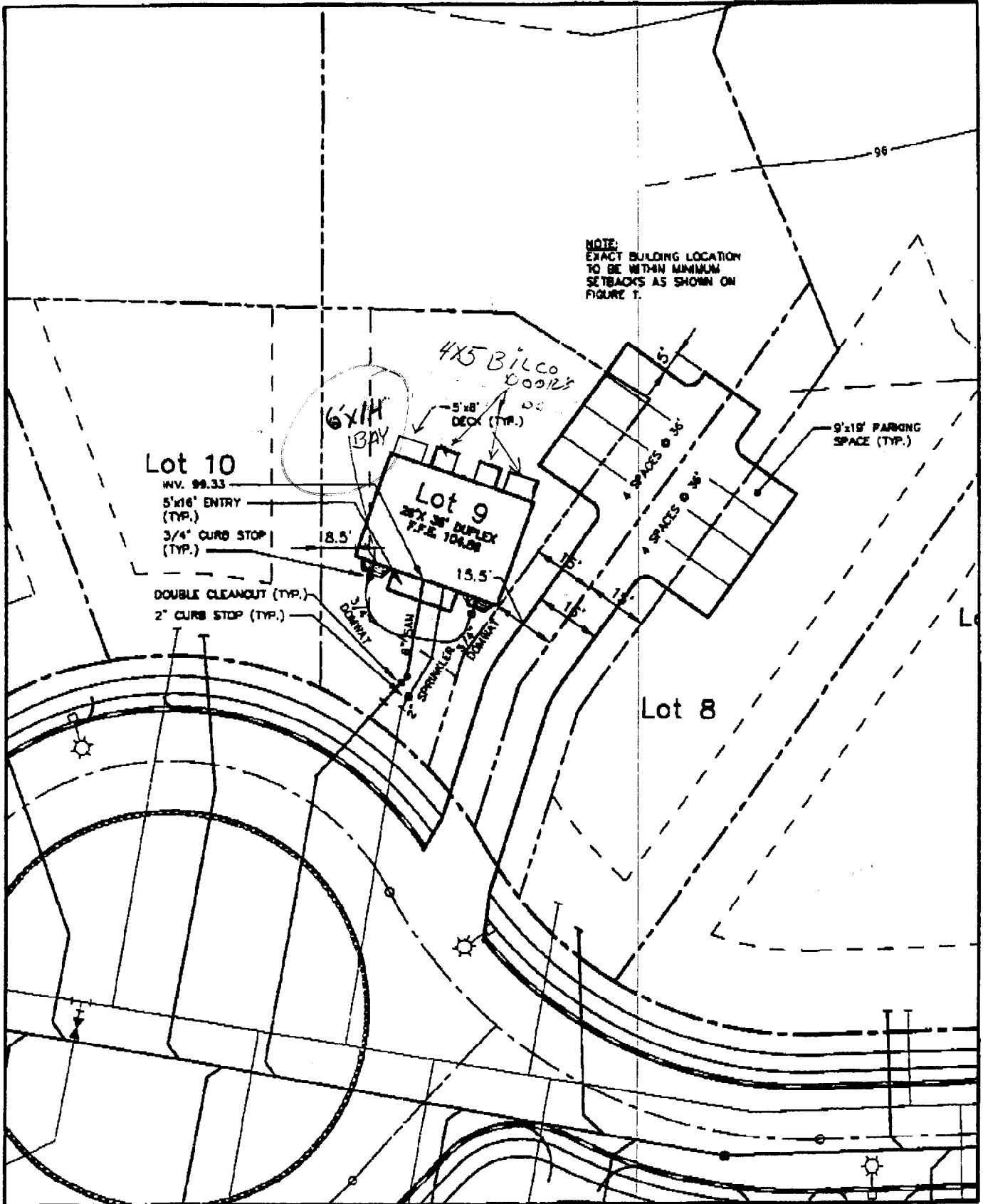
772-8629

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Design: DER	Date: AUG. 2000
Draft: DB	Job No: 98103
Checked: AMP	Scale: 1" = 30'
File Name: 98103-ALL-LOTS2.DWG	

**GP** Traffic and Civil Engineering Services  
 PO Box 1337, 26 Main Street  
 Gray, ME 04039  
 207-657-6910

Drawing Name: **Layout & Utilities Lot 9**  
 Project: **MAGGIE LANE, PORTLAND**

Figure No. **2**

received 4/19/01

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

2001-0041  
Application I. D. Number  
  
03/27/2001  
Application Date  
  
Maggie Lane Lot #9  
Project Name/Description

**Dwight Brackett**  
Applicant  
  
84 Country Lane, Portland, ME 04103  
Applicant's Mailing Address  
n/a  
  
Consultant/Agent  
Applicant Ph: (207) 772-0543 Agent Fax:  
Applicant or Agent Daytime Telephone, Fax

65 - 65 Maggie Lane, Portland, Maine  
Address of Proposed Site  
342 A012001  
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) duplex  
1,872 s.f. Proposed Building square Feet or # of Units Acreage of Site R-5 Zoning

**Check Review Required:**

- |  |  |  |  |
|--|--|--|--|
| <input 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: 03/21/2001

**Insp Approval Status:**

Reviewer \_\_\_\_\_

- Approved  Approved w/Conditions See Attached  Denied

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached

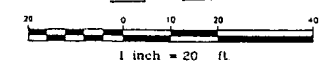
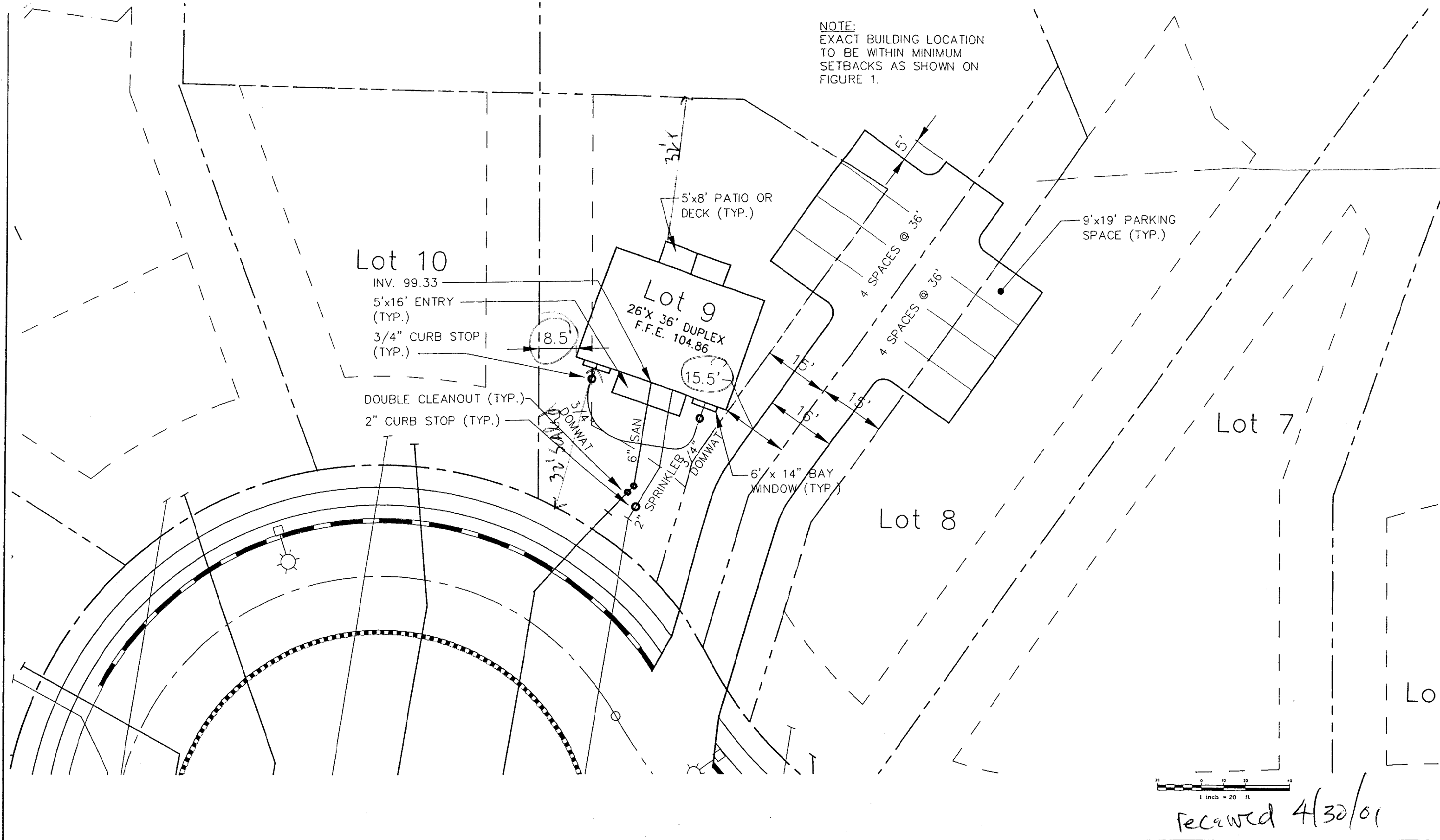
Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

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)	_____ 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 _____

NOTE:  
EXACT BUILDING LOCATION  
TO BE WITHIN MINIMUM  
SETBACKS AS SHOWN ON  
FIGURE 1.



received 4/30/01

Rev.	Date	Revision

Design: DER	Date: APR 2001
Draft: RAT	Job No.: 99103
Checked: AMP	Scale: 1"=20'
File Name: 99103-ALL-LOTS2.DWG	

**GP**  
Traffic and Civil Engineering Services

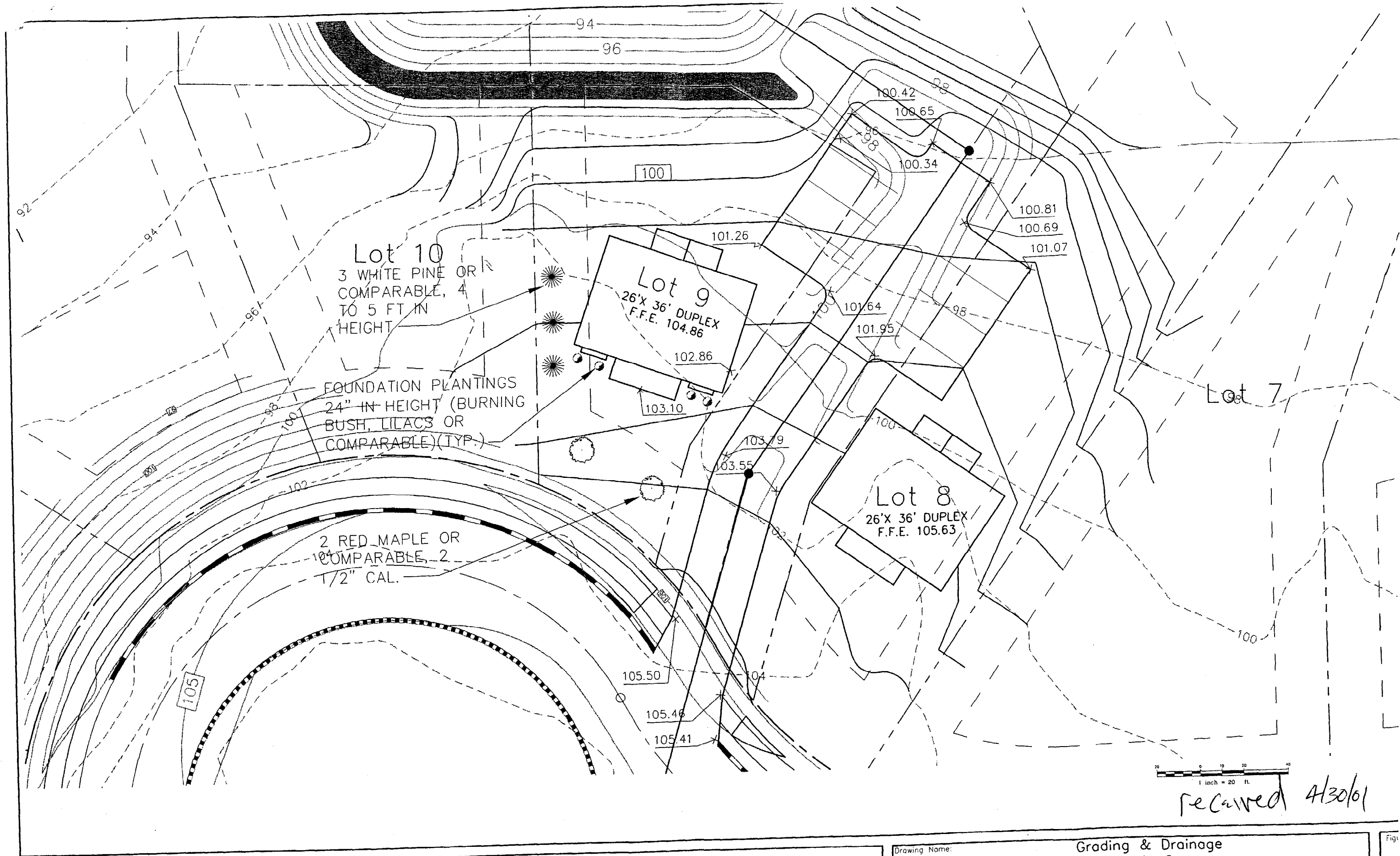
PO Box 1237  
26 Main Street  
Gray, ME 04039

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

Drawing Name:	Layout & Utilities Lot 9
Project:	MAGGIE LANE DEVELOPMENT, LLC.

Figure No.  
**2**

used for final zoning  
issuance



Received 4/30/01

Rev.	Date	Revision

Design: DER	Date: APR 2001
Draft: RAT	Job No.: 99103
Checked: AMP	Scale: 1"=20'
File Name: 99103-ALL-LOTS2.DWG	



Traffic and Civil Engineering Services

PO Box 1237  
26 Main Street  
Gray, ME 04039  
207-657-6910  
FAX: 207-657-6912  
E-Mail: gpce@maine.rr.com

Drawing Name:

Grading & Drainage  
Lots 9

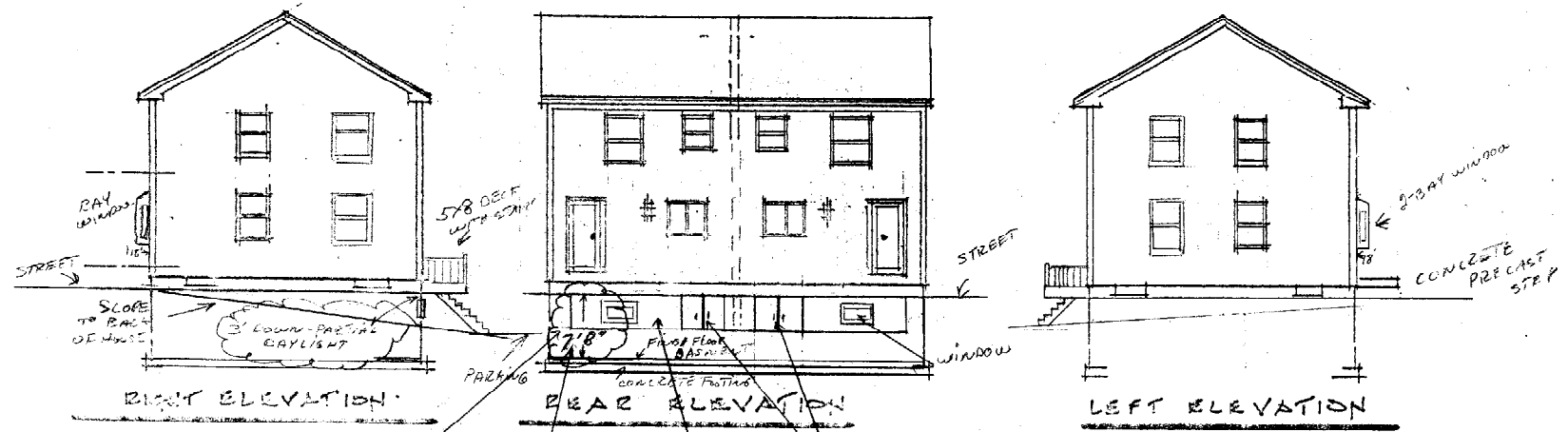
Project:

MAGGIE LANE DEVELOPMENT, LLC.

Fig.

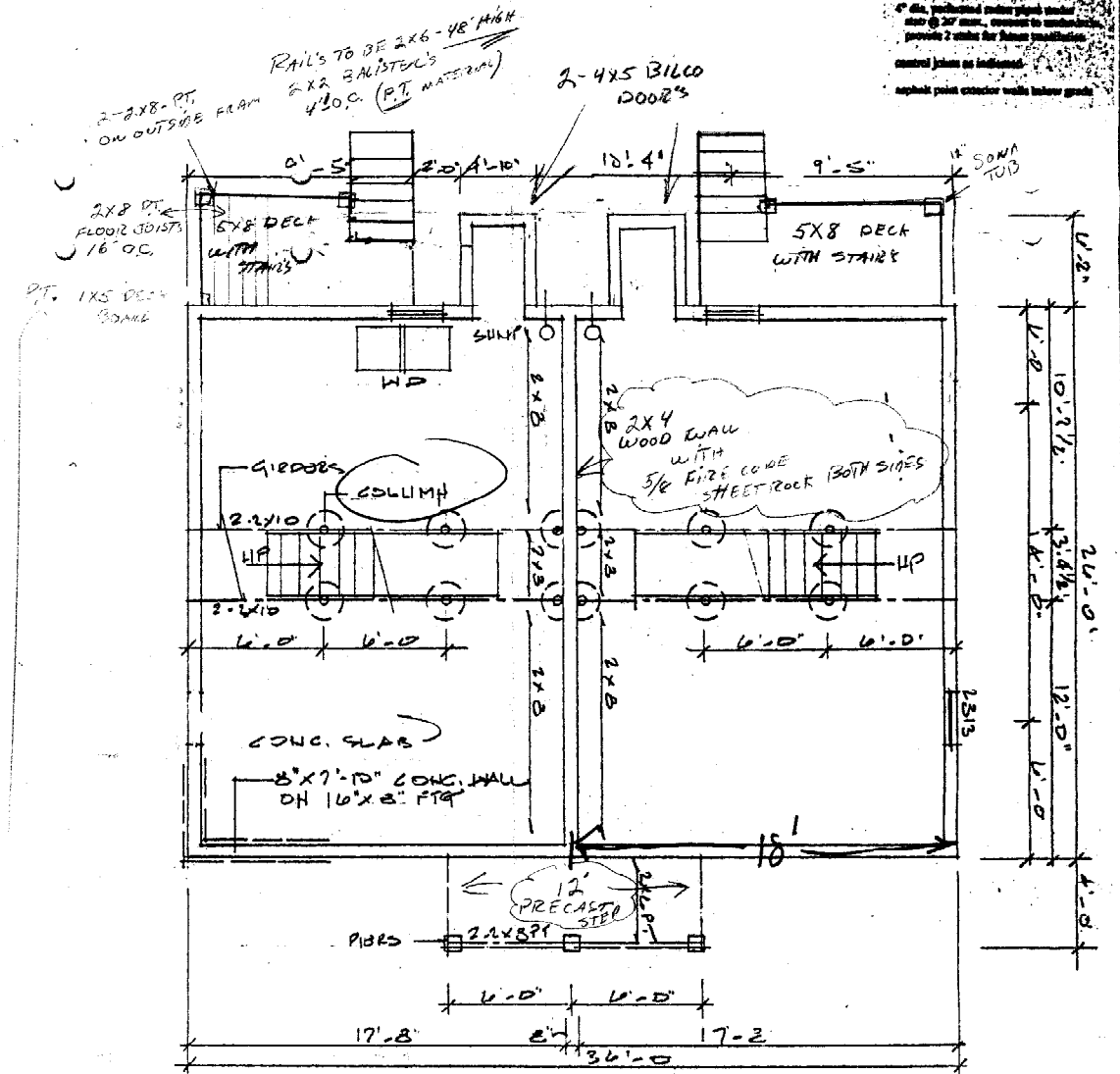
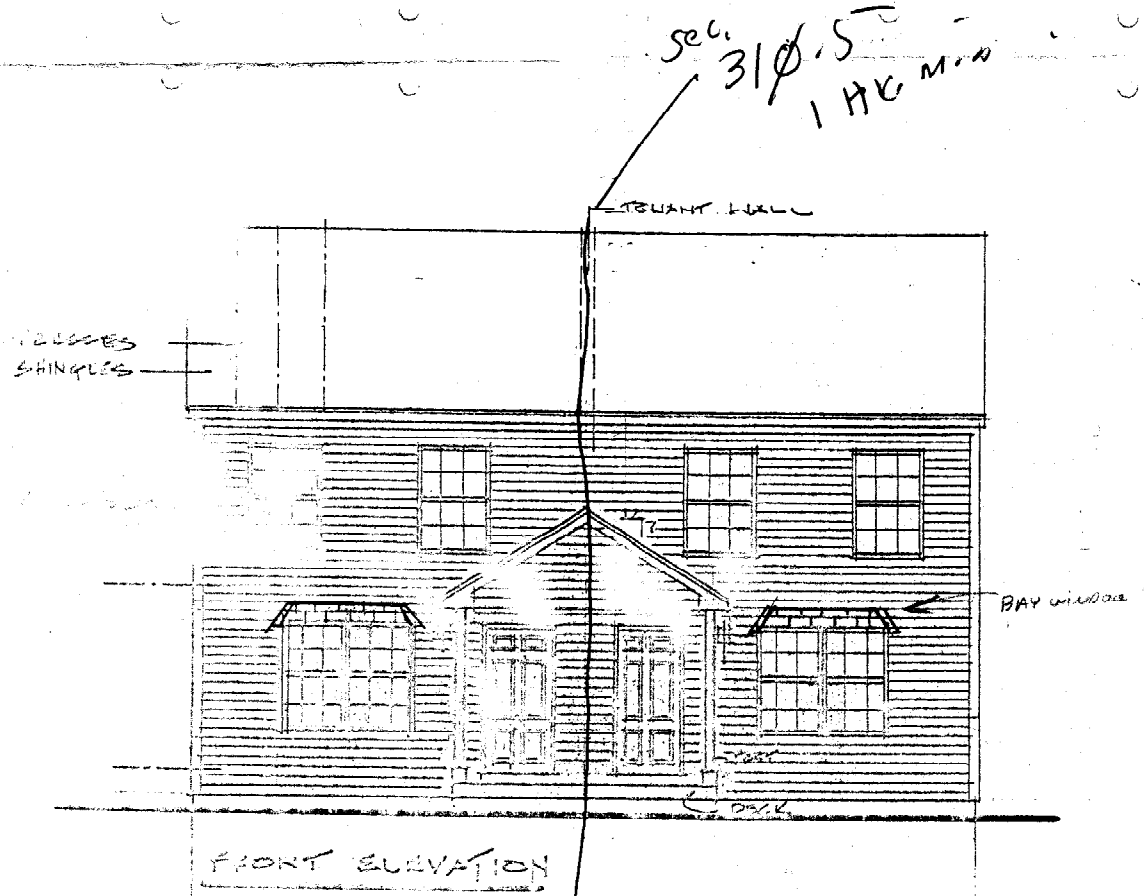
REVISIONS	BY

PLANNING/DESIGN ASSOCIATES  
 PROFESSIONAL ARCHITECTS  
 1000 N. 10th St., Suite 200  
 Phoenix, AZ 85004  
 Tel: 602.495.1111



4'8" HIGH CONCRETE WALL WITH 3' OF WOOD FRAM ABOVE  
 7'-8" FROM FINISHED CONCRETE FLOOR IN GARAGE TO CEILING OF FIRST FLOOR  
 3 FOOT DOWN FROM FIRST FLOOR PARTIAL DAYLIGHT  
 2 Bilco Doors TO BASEMENT

**FOUNDATION SPECIFICATIONS**  
 concrete walls as indicated w/ #4 x 24" footing details @ 4' on max (3' max @ 4' on min)  
 concrete - 2500 psi footing, 3000 psi walls/slabs  
 soil bearing - 2500 psi  
 all footings to first depth  
 11/2" dia. & spaced 12" on center on 2x4's 12" x 12" dia.  
 4" dia. post-tensioned anchors per both sides of wall to develop full depth by grouting bar  
 4" dia. post-tensioned anchor plate under slab @ 24" max. center to center, provide 2' min. for beam installation  
 control joints as indicated  
 asphalt joint exterior walls below grade



FOUNDATION PLAN

DUPLEX RESIDENCE

Date	1.5.10
Scale	1/4" = 1'-0"
Drawn	
Job	
Sheet	1
ELEVATION	
Of	2 Sheets

