

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

PERMIT ISSUED		Permit No: 01-1093 OCT 15 2001	Issue Date: 1 5 2001	CBL: 342 A013001
Location of Construction: 69 Maggie Ln (lot #10)		Owner Name: Maggie Lane Development LLC	Owner Address: Po Box 1012	Phone: CITY OF PORTLAND
Business Name: n/a		Contractor Name: Dwight Brackett	Contractor Address: 84 Country Lane Portland	Phone: 2077728629
Lessee/Buyer's Name: n/a		Phone: n/a	Permit Type: Single Family	Zone: R-5

Past Use: Vacant Land	Proposed Use: Two Family Dwelling / 26' x 36' unit <i>section 310.5</i>	Permit Fee: \$624.00	Cost of Work: \$100,000.00	CEO District: 1
Proposed Project Description: Build 26' x 36' two family unit		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: <i>A.3</i> Type: <i>513</i> <i>1001/05/1989</i> PERMIT ISSUED WITH REQUIREMENTS Signature: <i>[Signature]</i>		
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: gg	Date Applied For: 09/04/2001	Zoning Approval		
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..		Special Zone or Reviews <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 checked="" type="checkbox"/> Site Plan <i># 2001-0225</i> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MME Date: <i>10/9/01</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	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
		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

All Purpose Building Permit Application

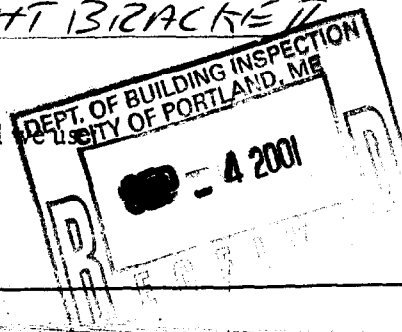
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: LOT #10 MAGGIE LANE SUBDIVISION (69)		
Total Square Footage of Proposed Structure 1872	Square Footage of Lot 20,158	
Tax Assessor's Chart, Block & Lot Number Chart# 342 Block# A Lot# 013	Owner: DWIGHT BRACKETT	Telephone#: 772-8629
Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address:	Cost Of Work: \$100,000 Fee: \$624
Current use: Vacant Site 400		
If the location is currently vacant, what was prior use: Approximately how long has it been vacant:		
Proposed use: TWO FAMILY DWELLING		
Project description: 26x36 2 UNIT - FIRST & SECOND FLOOR 2 BED ROOM UNITS		

Contractor's Name, Address & Telephone: DA. BRACKETT & CO.
84 COUNTRY LANE
Applicants Name, Address & Telephone: PORTLAND ME 04103

Who should we contact when the permit is ready: DWIGHT BRACKETT
Telephone: 772-8629

If you would like the permit mailed, what mailing address should



Rec'd By: 9/4/01

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

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.**

DWIGHT BRACKETT
Applicant

9/3/01
Application Date

84 COUNTRY LAKE PORTLAND 04003
Applicant's Mailing Address

2 UNIT
Project Name/Description

Consultant/Agent

LOT #10 MAGGIE LAKE
Address Of Proposed Site

772-8629
Applicant/Agent Daytime telephone and FAX

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 SQFT 2 UNITS
Proposed Building Square Footage and /or # of Units

0.46
Acreage of Site

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>9/3/01</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, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Planning Copy**

2001-0225

Application I. D. Number

09/06/2001

Application Date

Lot # 10 Maggie Lane

Project Name/Description

Maggie Lane Development Llc

Applicant

Po Box 10127, Portland, ME 04104

Applicant's Mailing Address

Consultant/Agent

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

Applicant or Agent Daytime Telephone, Fax

69 - 69 Maggie Ln, Portland, Maine

Address of Proposed Site

342 A013001

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) 26' x 36' 2 unit

1872 sq. ft.

20,158 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 \$300.00 Date 10/05/2001

Planning Approval Status:

☐ Approved

See Attached

☐ Denied

Approval Date 10/05/2001 Approval Expiration 10/05/2002 Extension to _____ ☒ Additional Sheets Attached

☒ OK to Issue Building Permit

Jay Reynolds
signature

11/02/2001
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	10/05/2001 date	\$2,200.00 amount	06/01/2002 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
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**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM**

Maggie Lane Development Llc
Applicant
Po Box 10127, Portland , ME 04104
Applicant's Mailing Address

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

2001-0225
Application I. D. Number
09/06/2001
Application Date
Lot # 10 Maggie Lane
Project Name/Description

69 - 69 Maggie Ln , Portland, Maine
Address of Proposed Site
342 A013001
Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

- 1 AMENDED SITE PLAN APPROVAL:
BUILDING LAYOUT CHANGES HAS ALTERED THE ORIGINAL LANDSCAPING.
THE LANDSCAPING REQUIREMENTS (2 TREES PER UNIT, 2 FOUNDATION PLANTINGS PER UNIT) STILL APPLY, AND LOCATIONS SHALL BE FIELD ADJUSTED.

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 There is NO DAYLIGHT BASEMENT shown on the plans and therefore no daylight basement is being approved.

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 PER UNIT must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 3 Your new street address is now 67/69 Maggie Lane, 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
Insp Copy

2001-0225

Application I. D. Number

09/06/2001

Application Date

Lot # 10 Maggie Lane

Project Name/Description

Maggie Lane Development Llc

Applicant

Po Box 10127, Portland , ME 04104

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 772-8629

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

69 - 69 Maggie Ln , Portland, Maine

Address of Proposed Site

342 A013001

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) 26' x 36' 2 unit

1872 sq. ft.

20,158 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 \$300.00 Date: 10/05/2001

Insp Approval Status:

☐ Approved

☒ Approved w/Conditions
See Attached

☐ Denied

Reviewer Marge Schmuckal

Approval Date _____

Approval Expiration _____

Extension to _____

☒ Additional Sheets
Attached

☒ Condition Compliance

Marge Schmuckal

signature

10/09/2001
date

Performance Guarantee

☒ Required*

☐ Not Required

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DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM**

Maggie Lane Development Llc

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2001-0225

Application I. D. Number

09/06/2001

Application Date

Lot # 10 Maggie Lane

Project Name/Description

69 - 69 Maggie Ln , Portland, Maine

Address of Proposed Site

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

2001-0225

Application I. D. Number

09/06/2001

Application Date

Lot # 10 Maggie Lane

Project Name/Description

Maggie Lane Development Llc

Applicant

Po Box 10127, Portland , ME 04104

Applicant's Mailing Address

Consultant/Agent

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

Applicant or Agent Daytime Telephone, Fax

67-69
69 - 69 Maggie Ln , Portland, Maine

Address of Proposed Site

342 A013001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☒ New Building ☐ Building Addition ☐ Change Of Use ☒ Residential ☐ Office ☐ Retail
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Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date 09/04/2001

DRC Approval Status:

Reviewer Jay Reynolds

- ☐ Approved ☒ Approved w/Conditions See Attached ☐ Denied

Approval Date 10/05/2001 Approval Expiration 10/05/2002 Extension to _____ ☒ Additional Sheets Attached
☒ Condition Compliance Jay Reynolds 10/05/2001
signature date

Performance Guarantee ☒ Required* ☐ Not Required

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

Maggie Lane Development Llc

Applicant

Po Box 10127, Portland , ME 04104

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Consultant/Agent

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

Applicant or Agent Daytime Telephone, Fax

2001-0225

Application I. D. Number

09/06/2001

Application Date

Lot # 10 Maggie Lane

Project Name/Description

69 - 69 Maggie Ln , Portland, Maine

Address of Proposed Site

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

Valuation: \$100,000.00 Plan Review #

Fee: \$624.00 Date: 11 September 2001

Building Location: CBL: 342-A-013

Building Description: Two Family dwelling

Reviewed By: S. Hoffses - T. Manson

Use or Occupancy: A-3 ^{Section} 310.5.0 Type of Construction: 5B ^{Section} 310.5

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

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

Correction List		
NO:	Description	Code Section
1.	All site plan and building code requirements shall be completed before a certificate of occupancy can or will be issued.	111.0 118.0
2.	Before concrete is placed for Foundation you shall call for 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.	Waterproofing and dampproofing shall comply with section 1813.0	1813.0
6.	Chimneys and vents shall comply with NFPA 211	NFPA 211
7.	Sound Transmission Control shall comply with section 1214.0	1214.0
8.	Guadrails & handrails shall comply with sections 1021 & 1022	1021.0 1022.0
9.	Stair Construction shall comply with section 1014.0	1014.0
10.	Egress and rescue sleeping room windows shall comply with section 1010.4	1010.4
11.	Smoke detectors shall comply with section 920.3.2	920.3.2
12.	Plbg. shall be back vented due to basement full	512.0 Plbg.

REV: FSH 6/16/01

[illegible]

BUILDING PERMIT REPORT

DATE: 11 Sept. 2001 ADDRESS: 69 Maggie Ln (Lot 410) CBL: 342-A-013
 REASON FOR PERMIT: To Construct a Two Family dwelling
 BUILDING OWNER: Maggie Lane Dev. LLC
 PERMIT APPLICANT: _____ / CONTRACTOR Dwight Brackett
 USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: 100,000 PERMIT FEES: \$624.00
Section 310.5

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

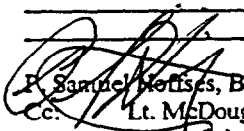
This permit is being issued with the understanding that the following conditions shall be met: *1/*2/*3/*4/*5/*9
*10/*11/*13/*16/*20/*28/*29/*30/*31/*33/*35/*36/*38/*39/*41/*42

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42". In occupancies in Use Group A, B, H-4, I-1, I-2, M, R, public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. Handrails shall be a minimum of 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7) **R-3 (ONE & TWO FAMILY DWELLINGS) GUARD HEIGHT IS 36" MINIMUM.**
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
16. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
17. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

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 conditions on the attached site development review sheets shall be in*
- * 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. *Back venting of plumbing is required due to bathroom in basement*
- * 39. *Basement use one half unfinished rest bathroom and office space NO bedrooms.*


P. Samuel Hoffes, 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

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.)

- ~~X~~ Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3")
- ~~X~~ Bridging (2305.16)
- ~~SA~~ Boring and notching (2305.5.1)
- ~~SA~~ Cutting and notching (2305.3)
- ~~SA~~ Fastening table (2305.2)
- ~~NA~~ Floor trusses (AFPANDS Chapter 35)
- ~~X~~ Draft stopping (721.7)
- ~~X~~ Framing of openings (2305.11) (2305.12)
- ~~X~~ Flooring - (2304.4) 1" solid - 1/2" particle board
- ~~X~~ Concrete floors (1905) 3 1/2" 6 mil polyethylene vapor retarder
- ~~_____~~
- ~~_____~~
- ~~_____~~
- ~~_____~~
- ~~_____~~

Wall Construction (Chapter 2300)

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

Roof-Ceiling Construction (Chapter 23)

- ~~NA~~ 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)

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

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

Chimneys and Fireplaces BOCA Mechanical/1993

Mechanical 1993 BOCA Mechanical Code

Load Design Criteria

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

Glazing (Chapter 24)

<u>5X</u>	Labeling (2403.1)
<u> </u>	Louvered window or jalousies (2403.5)
<u> </u>	Human impact loads (2406.0)
<u> </u>	Specific hazardous locations (2406.2)
<u> </u>	Sloped glazing and skylights (2405)
<u> </u>	Safety glazing (2406.0)

Private Garages (Chapter 4)

<u>MX</u>	General (407)
<u> </u>	Beneath rooms (407.3)
<u> </u>	Attached to rooms (407.4)
<u> </u>	Door sills (407.5)
<u> </u>	Means of egress (407.8)
<u> </u>	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
 - ~~NR~~ 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)
 - ~~NR~~ Winders (1014.6.3)
 - ~~NR~~ 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

310.5

Applicant: Dwight Brackett

Date: 10/9/01

Address: 67-69 Maggie Ln (lot #10) C-B-L: 342-A-013

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work -

construct Duplex 26' x 36' - No Garage

Sewage Disposal - City

Lot Street Frontage - 50' - 50' shown

Front Yard - 20' req - 26.5' scaled

Rear Yard - 20' req - 60' + scaled

Side Yard - 12' min - 8.25' i 19' ~~shown~~ - They can reduce side to No less than 8' (8.25' shown)

Projections - Rick Knowland approved to reduced envelope at site plan meeting

Width of Lot - 60' - 60' + shown

Height - 35' max - 22.5' scaled

Lot Area - 6,000^{sq ft} - 20,158 shown

Lot Coverage/ Impervious Surface - 40% = 8,063.2^{sq ft} MAX

Area per Family - 3,000^{sq ft} or 6,000^{sq ft} total

Off-street Parking - 4 spaces - PLANNING

Loading Bays - N/A

Site Plan - minor # 2001-0225

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 7 zone X

26 x 36 = 936

5 x 8 = 40

OK 976

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

PROPERTY DETAIL

June 4, 2001

RE: Duplex on Maggie Lane, Portland, ME

I propose building a 26' x 36', two storey, two family duplex. 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, 1,872 sq. ft. (includes both units).

STATUTORY WARRANTY DEED

W.A. ONE, a Maine corporation with a principal place of business in Portland, in the County of Cumberland and State of Maine, 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

Certain lots or parcels 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 Lots 1, 2 and 10 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 Maggie Lane Development, LLC dated April 11, 2000, recorded at the Cumberland County Registry of Deeds in Book 15413, Page 106 (Lots 1 and 2) and the same premises (Lot 10) conveyed to Grantor herein by deed from Maggie Lane Development, LLC of even or recent date, to be recorded at said Registry of Deeds herewith.

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.
8. Lot 10 is subject to a detention area which includes a detention basin to be maintained by the City of Portland as shown on said Plan.
9. Lot 10 is subject to a drainage easement to the City of Portland as shown on said Plan.
10. Lot 10 is subject to a Common Driveway Easement with Lot 11 as shown on said plan. Said Lot 10 herein conveyed and said Lot 11 shall share equally in the use, maintenance and repair of said driveway, and no occupants of either lot shall do anything to interfere with the use of said driveway by the occupants of the other lot.
11. Lot 2 is subject to a Common Driveway Easement with Lots 4 and 22 as shown on said plan. Said Lot 2 herein conveyed and said Lots 4 and 22 shall share equally in the use, maintenance and repair of said driveway, and no occupants of any of said lots shall do anything to interfere with the use of said driveway by the occupants of the other lots.

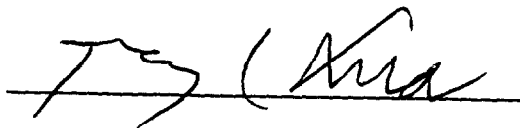
This conveyance is subject to the following restrictions, which Grantee covenants and agrees by acceptance of the herein deed shall be binding upon Grantee, its successors and assigns:

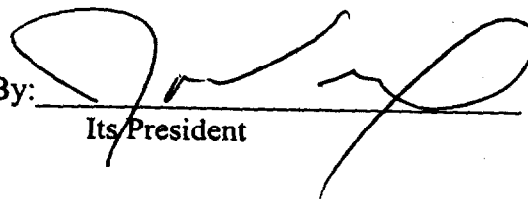
1. The lot herein conveyed shall not be further subdivided without Maggie Lane Development, LLC's written, recorded approval. This restriction shall include the prohibition against boundary transfers or deeding of easements for any purpose.
2. The herein conveyance specifically excludes any rights in a certain twenty-five (25) foot right-of-way extending from the northeasterly sideline of Forest Avenue to the southwesterly sideline of Lot 17 as shown on said plan.
3. Lots 1, 2 and 10 shall be limited to not more than two (2) residential units on each lot.

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 W.A. ONE has caused this instrument to be signed in its corporate name and sealed with its corporate seal by James M. Wolf, its President thereunto duly authorized this 28 day of AUGUST, 2001.

W.A. ONE



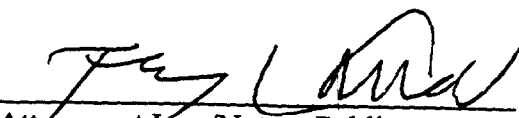
By: 
Its President

STATE OF MAINE
CUMBERLAND, SS.

AUGUST 28, 2001

Then personally appeared the above-named JAMES M. WOLF, President of W.A. ONE 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 corporation.

Before me,


Attorney at Law/Notary Public,
TERESA N. SNOW



CITY OF PORTLAND

September 10, 2001

Mr. David Pino
1 Two Rod Road.
Scarborough, ME 04074

RE: Fill Permit/324 Palmer Ave.
(ID#2001-0222, CBL#353D005001)

Dear applicant:

On September 10, 2001, the Portland Planning Authority granted approval for a permit to commence filling at the 324 Palmer Avenue location. Attached are the conditions of approval for this fill permit:

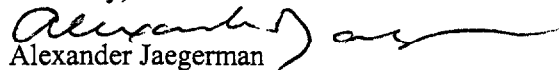
The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. Erosion Control/Silt Fence will be installed around all areas of fill, as shown on the approved site plan.
2. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one-year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
3. Filling/grading must conform to the City of Portland Guidelines (see attached).

If there are any questions, please contact the Planning Staff.

Sincerely,


Alexander Jaegerman
Chief Planner

cc: Sarah Hopkins, Development Review Services Manager
Mike Nugent, Inspection Services Manager
✓ P. Samuel Hoffses, Chief of Building Inspections
Marge Schmuckal, Zoning Administrator
Development Review Coordinator
William Bray, Deputy Director/City Traffic Engineer
Approval Letter File