

**City of Portland, Maine – Building or Use Permit Application** 38<sup>1</sup>/<sub>2</sub> Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 186 <del>Regan Lane</del>		Owner: Alice Regan		Phone: 774-8455		Permit No: 981208	
Owner Address: Same		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Risbara Bros. Const. Co. Inc.		Address: P.O. Box 485 Scarborough, ME		Phone: 883-5528		Permit Issued: <b>PERMIT ISSUED</b> OCT 22 1998 CITY OF PORTLAND	
Past Use: New Single Family Dwelling		Proposed Use: New Single Family Dwelling.		COST OF WORK: \$ 196,600		PERMIT FEE: \$ 1,305	
Proposed Project Description: Build a new single family dwelling.				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group <sup>A</sup> Type <sup>5</sup> <sub>B</sub> 130644	
				Signature:		Signature: <i>Huffman</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				Action: Approved <input type="checkbox"/>		Zoning Approval:	
				Approved with Conditions: <input type="checkbox"/>		Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Denial: <input type="checkbox"/>				Signature:		Date:	
Permit Taken By:		Date Applied For: 10-15-98		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			

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..

*address changed per DPW  
851-4977  
Rocky to Tim  
883-5528*

**PERMIT ISSUED WITH REQUIREMENTS**

**CERTIFICATION**

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

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

CEO DISTRICT

2

10-26-98

COMMENTS

Wet Bar For First Floor Bedroom is; it Legal call Back if it isn't, during Pre construction we talked about the list of conditions that are checked off, Rocky is going to have a Surveyor Place the Foundation on the site to meet the set backs

10/30/98 Continued with S.H. 8" foundation walls for Rocky (DC)

11-4-98 Foundation Poured, Drains in place covered with steel, No Fabric House 4' of wall from top of footer Grange 6' 8" from top of wall to bottom of footer, Reference point for Frost Protection, Oct 13, 98 Plan of Location from Tidcomb Assn. does not show drop on lot to stream which has no silt fence or protection

11-6-98 Foundation was being painted today

11-10-98 Silt Fence is in place and fabric is on foundation drain ok to Back fill (Y.R.)

11/20/98 - U.G. Plumbing - test ok - ok to Backfill - also discussed Bldg Code issues, esp. stairs w/ Rick's foreman (D)

1/26/99 - did a "look over" while at job on next lot - no record of Close In Insp - talked w/ Tim @ Pastore - he said Tammy M. did Close In - Cellar stair treads don't meet 10" nose to nose & 1st to 2nd Balusters don't meet 4" rule - notified Tim - He will check into - also - have not rec'd statement from surveyor on siting of foundation - Tim will have it faxed to us (D)

RI Plumbing - failed 1st test - loose cover @ cleanout cover loose - checked later that day ok - test held. AM.

See sheet #2

Inspection Record

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



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 186 Regan Ln (350-C-002)

Issued to Alice Regan

Date of Issue June 24, 1999

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 981208, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Single Family Dwelling  
Use Group R-3 Const. type 5B  
BOCA 96

Limiting Conditions:

N/A

This certificate supersedes  
certificate issued

Approved:

6/24/99

(Date)

*Jonathan J. Reed*  
Inspector

*G. Samuel P. O'Neil*  
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

*MMA*



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 186 Regan Lane (350-C-002)

Date of Issue 6/23/99

Issued to ALICE Regan

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 981208, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

ENTIRE

Limiting Conditions:

N/A

APPROVED OCCUPANCY

Single Family Dwelling  
USE GROUP R-3 Const-type 5B  
BCOA 96

This certificate supersedes  
certificate issued

Approved:

6/23/99  
(Date)

*Jantha J. Reed*  
Inspector

.....  
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 186 Regan Ln (350-C-002)

Issued to Alice Regan

Date of Issue 2/10/99

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 981208, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Single Family Dwelling  
Use Group R-3  
Construction type 5B  
Boca 1996

**Limiting Conditions:**

If the landscape work is not completed by June 15, 1999 as per Jim Wendel memo dated 2/4/99 this Certificate of Occupancy shall expire.

This certificate supersedes  
certificate issued

Approved:

2/10/99 *Tammy Munson*

(Date)

Inspector

*[Signature]*

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION *186 Regan Ln (350-C-2)*

Date of Issue *2/10/99*

Issued to *Alice Regan*

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. *981208*, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

*Entire*

APPROVED OCCUPANCY

*Single family Dwelling  
Use Group R-3 Construction  
Type 5B  
BOCA 1996*

Limiting Conditions: ~~#~~

*If* The landscape work ~~is not~~ *is not* completed by June 15, 1999 as per Jim Wendel

*Memo dated 2/4/99 this cert. of occupancy shall expire.*

This certificate supersedes certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

# BUILDING PERMIT REPORT

DATE: 17 OCT. 98 ADDRESS: 186 Regan Lane CBL 350-C-004  
REASON FOR PERMIT: To Construct a Single Family dwelling / Att garage  
BUILDING OWNER: Alice Regan  
CONTRACTOR: Risbara Bros. Const. Co. Inc  
PERMIT APPLICANT: ↑  
USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

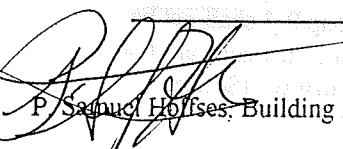
## CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: 1, 2, 2.5, 2.6, 5, 6, 8, 9, 10, 11, 12, 16, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33

- \*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)
- \*2.5. 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
- \*2.6. 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 )
- \*3. Precaution must be taken to protect concrete from freezing. Section 1908.0
- \*4. 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.
- \*5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
- \*6. 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
- \*7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- \*8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
- \*9. Headroom in habitable space is a minimum of 7'6". ( Section 1204.0 )
- \*10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread. 7" maximum rise. ( Section 1014.0 )
- \*11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4

- X12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6) *(NO POP-OUTS)*
- 13. 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
- 14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) Section 710.0
- 15. 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
- X16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
  - In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story within a dwelling unit, including basements
 In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2
- 17. 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
- 18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 19. The Sprinkler System shall maintained to NFPA #13 Standard.
- 20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
- 21. 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".
- 22. 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 to the Division of Inspection Services.
- X23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)
- X24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- X25. All requirements must be met before a final Certificate of Occupancy is issued.
- X26. 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).
- X27. 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 )
- 28. Please read and implement the attached Land Use-Zoning report requirements.
- X29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.
- X30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- X31. Waterproofing and damp proofing of Foundation walls, shall be done in accordance with sections 1813 of the Code
- X32. Access To Crawl and attic space as per section 1211.0.
- X32. Draft Stopping as per Section 721.2

34.  
  
 P. Samuel Hoffses, Building Inspector

cc: Lt. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator



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

Valuation: \$196,600 Plan Review # \_\_\_\_\_  
 Fee: \$1,305.00 Date: 17 OCT. 98

Building Location: 166 Regan Ln. CBL: 350-C-004

Building Description: Single Family dwelling / garage

Reviewed by: S. Hoffers

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

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

Correction List		
NO:	Description	Code Section
1.	All site plan's building code requirements must be completed before a certificate of occupancy can or will be issued	110.0
2.	Foundation drainage	18135.2
3.	Foundation anchors	2305.17
4.	Private garages	407.0
5.	Chimneys and vents	NFPA 211 BOCA M-2
6.	Guadrails & Handrails	1021 1022
7.	Headroom in stairways	1014.4
8.	Headroom hab. table space	1204.0
9.	Egress windows NO pop-outs	1018.6
10.	Smoke detectors	920.3.2
11.	Fastening Schedule	TABLE 2305.2
12.	Boring, cutting & notching	2305.4.4, 2305.5.1, 2305.3

REV: PSH 6-28-98

Correction List		
NO:	Description	Code Section
13.	Glass & glazing	Chapter 24-
14.	Water proofing & damp proofing	1813.0
15.	ACCESS TO Crawl & ATTIC space	12.11
16.	DRAFT STOPPING	221.7

rev:PSH 6-28-98

## Foundations (Chapter 18)

### Wood Foundation (1808)

- NA Design
- NA Installation

### Footings (1807.0)

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

### Foundation Walls

- OK Design (1812.1)
- OK Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)
- OK Water-proofing and damp-proofing Section 1813
- OK Sill plate (2305.17)
- SA Anchorage bolting in concrete (2305.17)
- OK 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)

- OK Joists - Non sleeping area LL40PSF (Table - 1606)
- OK Joists - Sleeping area LL30PSF (Table - 1606)
- OK Grade
- OK Spacing
- OK Span
- OK Girder 4" bearing 2305.6.1

### Floors (contd.)

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

### Wall Construction (Chapter 2300)

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

### Roof-Ceiling Construction (Chapter 23)

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

\_\_\_\_\_  
 \_\_\_\_\_  
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 \_\_\_\_\_  
 \_\_\_\_\_

**Roof Coverings (Chapter 15)**

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

**Chimneys and Fireplaces  
 BOCA Mechanical/1993**

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

**Mechanical  
 1993 BOCA Mechanical Code**

SR  
 |  
 \_\_\_\_\_  
 |  
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 |  
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**State Plumbing Code**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Load Design Criteria**

Floor live load sleeping	<u>30 PSF</u>	<u>OK</u>
Floor live load non sleeping	<u>40 PSF</u>	<u>OK</u>
Roof live load	<u>42 PSF</u>	<u>OK</u>
Roof snow load	<u>46 PSF</u>	<u>OK</u>
Seismic Zone	<u>2</u>	<u>OK</u>
Weathering area	<u>S</u>	<u>OK</u>
Frost line depth	<u>4' MIN</u>	<u>OK</u>

**Glazing (Chapter 24)**

- SR Labeling (2402.1)
- NA 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)**

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

**Egress (Chapter 10)**

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

**Smoke Detectors (920.3.2)**

- ~~SR~~ Location and interconnection
- ~~SR~~ Power source

**Dwelling Unit Separation  
Table 602**

**Electrical  
NFPA #**



**CITY OF PORTLAND**  
**Planning and Urban Development Department**

**MEMORANDUM**

**TO:** Code Enforcement

**FROM:** Jim Wendel, Development Review Coordinator

**DATE:** February 4, 1999

**SUBJECT:** Certificate of Occupancy  
186 Regan Lane (lot 61)

On February 3, 1999 the site was reviewed for compliance with the conditions of approval dated 10-22-98; my comments are:

1. The landscape work could not be completed due to the time of year. This work must be completed by June 15, 1999.
2. The street number needs to be placed on the house.

It is my opinion that **when item 2 above is completed than a temporary Certificate of Occupancy could be issued** assuming Code Enforcement has no outstanding issues.



Project Name: 186 Regan Lane

32  
144  
5.7  
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1008  
7000  
-----  
8208

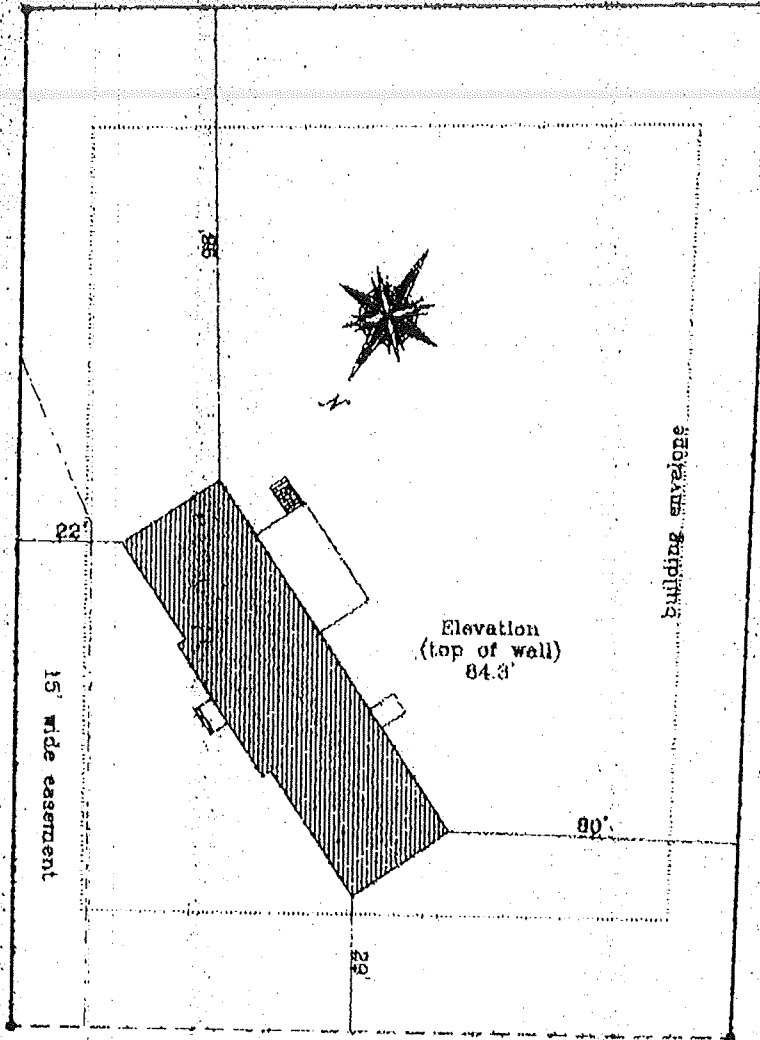
Inspection Date	Type of Inspection	Remarks - prints - page #
1/28/99	Records doesn't show a framing contract. Claims it was done by TAMING & MEET 73/4 x 10. - STANS W/ 5 DND SOME - also Bullwinters 1st Dnd	Snap B-H Close the Cellar stairs Dnd
1/29/99	Dont meet w/ 4" regement - called contractor - spoke w/ Brady/Tim & Bill - Rocky & Bill on site 2/1	also Bullwinters 1st Dnd
2/1/99	Trend/Piper/Bullwinters problems being altered. Colla & other open areas - also provided "AS BUILT" Foundation plan by TITCOMB ASSOC. (2)	Sawited - old framing in framing at
2/9/99	① 4'-11" between tank + panel - ② 34'4" x 25' - Windows OK - 5.9 S.F. - OK for egress ③ Garage - a few fire penetrations ④ Bullwinters - 4'4" to 4'8" apart - need to change ⑤ Handrails - required on back deck.	} 2/10/99 - } OK - } all corrected 1550.00

325.25  
34.00  
-----  
100.00  
750.00  
-----  
850.00

1440.00  
2700.00  
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4140.00  
1400.00  
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2740.00

1440.00  
5.00  
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1445.00  
5.00  
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1450.00

As-built Plan  
 Lot 61 Northwoods  
 Regan Lane Portland, Maine



Regan Lane

david\dave e. raga\wslp\786\786-16

JOB# 8605 FILE# 786-16

BOOK# 786 DATE: 1/28/99

DISC# SCALE: 1"=40'



*Titcomb Associates*

133 Gray Road  
 Falmouth, Maine 04105 (207) 797-9199

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

19980138  
I. D. Number

Risbara Bros. Const.  
Applicant  
P.O. Box 485, Scarborough, ME 04070  
Applicant's Mailing Address  
Timothy Hopkins  
Consultant/Agent  
883-5528  
Applicant or Agent Daytime Telephone, Fax

10/16/98  
Application Date  
Regan Ln #166  
Project Name/Description

166 Regan Ln  
Address of Proposed Site  
350-C-004  
Assessor's Reference: Chart-Block-Lot

---

**DRC Conditions of Approval**

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**Planning Conditions of Approval**

---

**Inspections Conditions of Approval**

1. Separate permits shall be required for future decks, sheds, pool, and/or garage

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**Fire Conditions of Approval**

CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
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Assessor's Reference: Chart-Block-Lot

**DRC Conditions of Approval**

Approved subject to Site Plan Review Addendum Conditions of Approval:

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

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

Your new street address is now 166 Regan Lane, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

The Development Review Coordinator (874-8300 ext.8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.

A sewer permit is required for your 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.

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

The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.

A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for drainage from the property.

The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Eroded soil shall be contained on-site. Silt fence shall be placed down gradient of all disturbed areas. A crushed stone construction entrance shall be placed at the curb cut.

A diversion swale shall be constructed along the northerly property line to divert upgradient runoff around the house. The two large depressions on the lot shall be filled and the areas graded to drain.

**Planning Conditions of Approval**

**Inspections Conditions of Approval**

1. Separate permits shall be required for future decks, sheds, pool, and/or garage

**Fire Conditions of Approval**

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

19980138  
I. D. Number

**Risbara Bros. Const.**  
Applicant  
**P.O. Box 486, Scarborough, ME 04070**  
Applicant's Mailing Address  
**Timothy Hopkins**  
Consultant/Agent  
**883-5528**  
Applicant or Agent Daytime Telephone, Fax

**10/16/98**  
Application Date  
**Regan Ln #166**  
Project Name/Description

**166 Regan Ln**  
Address of Proposed Site  
**350-C-004**  
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  
 Office    Retail    Manufacturing    New Building    Warehouse/Distribution    Building Addition    Change Of Use    Residential  
 Parking Lot    Other (specify) **w/ attached garage & r.deck**  
**3052**   **32683**   **R-3**  
Proposed Building square Feet or # of Units   Acreage of Site   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 \_\_\_\_\_ Subdivision \_\_\_\_\_ Engineer Review **\$300.00** Date: **10/16/98**

**DRC Approval Status:**

Approved    **Approved w/Conditions**    Denied  
see attached  
Approval Date **10/22/98**   Approval Expiration **10/22/99**   Extension to \_\_\_\_\_  
 Condition Compliance   **Jim Wendel**   **10/22/98**    Additional Sheets Attached  
signature   date

**Performance Guarantee**

Required\*    Not Required

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

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

19980138

I. D. Number

Risbara Bros. Const.  
Applicant  
P.O. Box 485, Scarborough, ME 04070  
Applicant's Mailing Address  
Timothy Hopkins  
Consultant/Agent  
883-5528  
Applicant or Agent Daytime Telephone, Fax

10/16/98  
Application Date  
Regan Ln #166  
Project Name/Description

166 Regan Ln  
Address of Proposed Site  
350-C-004  
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  
 Office  Retail  Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) w/ attached garage & r.deck  
3052 32683 R-3  
Proposed Building square Feet or # of Units Acreage of Site 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 \_\_\_\_\_ Subdivision \_\_\_\_\_ Engineer Review \$300.00 Date: 10/16/98

**Inspections Approval Status:**

Reviewer Marge Schmuckal

- Approved  **Approved w/Conditions**  
see attached  Denied
- Approval Date 10/19/98 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 | _____          | <input type="checkbox"/> Conditions (See Attached) |                 |
|   | date           |  |                 |
| <input type="checkbox"/> Final Inspection                   | _____          | _____  |                 |
|   | date           | signature  |                 |
| <input type="checkbox"/> Certificate Of Occupancy           | _____          |  |                 |
|   | date           |  |                 |
| <input type="checkbox"/> Performance Guarantee Released     | _____          | _____  |                 |
|   | date           | signature  |                 |
| <input type="checkbox"/> Defect Guarantee Submitted         | _____          | _____  | _____           |
|   | submitted date | amount   | expiration date |
| <input type="checkbox"/> Defect Guarantee Released          |                |  |                 |

Applicant: Risbana Bro  
Address: 166 Regan Lane

Date: 10/19/98  
C-B-L: 350-C-4

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - construct 2 story dwelling with attached 2 car garage  
12' x 22' rear sun deck

Sewage Disposal - City

Lot Street Frontage - 50' req - 75' + shown

Front Yard - 25' req - 29' shown

Rear Yard - 25' req - 98.52' shown

Side Yard - 14' req - 60.17' shown

Height 20' req on side street - 21.79' shown

~~Projections~~ - 2 story

Width of Lot - 75' req - 100' + shown

~~Projections~~ - front stoop rear sun deck - rear bulk head

Lot Area - 6,500<sup>sq ft</sup> req 21,647<sup>sq ft</sup> shown

Lot Coverage/ Impervious Surface - 25% max 5,411.75<sup>sq ft</sup>

Area per Family - 6,500<sup>sq ft</sup>

Off-street Parking - 2 req - 2 shown

Loading Bays - N/A

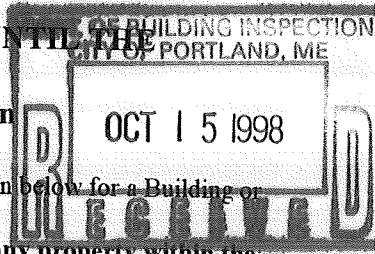
Site Plan - Minor/Minor

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Zone C - N/A

12 x 22' = 264<sup>sq ft</sup>  
87' x 24' = 2088<sup>sq ft</sup>  
2 x 32' = 64<sup>sq ft</sup>  
2416<sup>sq ft</sup> OK

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



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

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

**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: #166 REGAN LANE		
Total Square Footage of Proposed Structure	3052	Square Footage of Lot
		32,683
Tax Assessor's Chart, Block & Lot Number	Owner:	Telephone#:
Chart# 350 Block# C Lot# 004	ALICE REGAN	774-8455
Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address:	Cost Of Work: Fee:
ALICE REGAN	71 WHITNEY AVE	\$ 196,600 \$1305
Proposed Project Description:(Please be as specific as possible)		196,600
Build a single family dwelling		
Contractor's Name, Address & Telephone		
RISBARA Bros. Const. Co. Inc. P.O. Box 485 Scarborough, ME 04070 883-5528 Rec'd By: [Signature]		

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

A "minor/minor" site plan review is required prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor (2 copies are required). A complete plot plan (Site Plan)includes:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation ( based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

**4) Building Plans (Sample Attached)**

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

**Certification**

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

Signature of applicant: [Signature]	Date: 10-14-98
-------------------------------------	----------------

Site Review Fee: \$300.00/Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.



30065728 308

WARRANTY DEED  
Corporate Grantor**Known all Men by these Presents.**

That R. RIADARA CONSTRUCTION CO., INC.

a Corporation organized and existing under the laws of the State of Maine

and having a place of business at Scarborough

in the County of Cumberland and State of Maine

in consideration of One Dollar (\$1.00) and other valuable considerations

paid by FRANCIS J. REGAN

whose mailing address is 73 Whitney Avenue, Portland, Maine 04103

the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey unto the said FRANCIS J. REGAN,

his heirs and assigns forever, two certain lots or parcels of land situated in the City of Portland, County of Cumberland and State of Maine, with all improvements thereon, being Lots No. 49 and 51 as shown on a Plan entitled "Phase III, (so-called), Northwood, Washington Avenue, Portland, Maine" by R. Riadara Construction Co., Inc. prepared by Richard A. Manthorne, dated November 27, 1984, and recorded in Plan Book 147, Page 2, Cumberland County Registry of Deeds, said Lots being located on the northwesterly and southeasterly sidelines of Regan Lane as shown on said Plan, respectively. Lot 49 contains 11,051 square feet, more or less, and Lot 51 contains 32,683 square feet, more or less.

Being a portion of premises conveyed to the Grantor herein by deed of Leonard J. Regan, et al., dated March 20, 1985 and recorded at Book 6711, Page 210 of said Registry of Deeds.

Excepting and reserving to R. Riadara Construction Co., Inc., its successors and assigns, the following easements which shall be appurtenant to, and run with, the remaining land of said corporation, abutting the above-described premises:

1) An easement across said Lot 51 running along its northwesterly sideline in a northwesterly direction to Regan Lane. Said easement is 30 feet in width and lies partially on Lot 49 as depicted on said Plan of Phase III, Northwood, referenced above. The exact location and dimensions of said easement are as depicted on said Plan of Phase III, Northwood. Said easement shall be for purposes of sanitary sewerage and R. Riadara Construction Co., Inc., its successors and assigns, or their representatives or agents, shall have the perpetual right to enter upon the property subject to the easement for purposes of installation, maintenance, repair, cleaning, replacement and redesign of a sanitary sewer pipeline and related appurtenances, provided only that the surface of the property over the pipeline itself shall be restored to its prior condition following any such activity, except that shrubbery or ornamental landscaping need not be replaced. Francis J. Regan, his heirs and assigns, covenant and agree that they will not erect any structure or plant or suffer the

00065728 P.03

We have and to hold the above granted and bargained premises, with all the privileges and appurtenances thereon, to the said FRANCIS J. REGAN,

his heirs and assigns, to him and their heirs and lawful assigns.

And the said Grantor Corporation does hereby covenant with the said Grantee his heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances except as aforesaid;

that it has good right to sell and convey the same to the said Grantee to hold as aforesaid, and that it and its successors, shall and will warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, the said R. RIBBARA CONSTRUCTION CO., INC. has caused this instrument to be signed with its corporate seal and signed in its corporate name by

Rocco C. Ribbara, III in Vice President

thereto duly authorized, this 20th day of the month of MARCH

A.D. 19 85

Signed, Sealed and Delivered in presence of

R. RIBBARA CONSTRUCTION CO., INC. (Corporate Name)

*[Handwritten Signature]*

BY *[Handwritten Signature]*  
Rocco C. Ribbara, III  
in Vice President  
MAINE SAVINGS BANK

SEAL

BY *[Handwritten Signature]*  
Its Commercial Loan Officer,  
Christopher D. Goucher  
March 20 19 85

State of Maine, County of Cumberland

Then personally appeared the above named Rocco C. Ribbara, III,

Vice President of said Grantor Corporation as aforesaid,

and acknowledged the foregoing instrument to be his free act and deed in his and capacity, and the free act and deed of said Corporation.

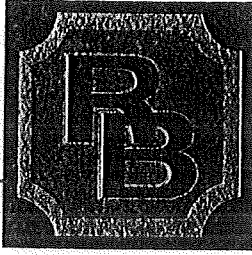
Before me,

NOTARIAL PUBLIC  
DECEMBER 10 AM 9:00

*[Handwritten Signature]*

Notary Public  
Attorney at Law

*[Handwritten Signature]*  
JAMES J. WALSH  
BAKKE M. TOMPKINS



# RISBARA BROS.

*When Quality Counts*

RESIDENTIAL • COMMERCIAL • EARTHWORK

E COPY

September 30, 1998

## QUOTATION

(revised 9/30)

Alice Regan  
71 Whitney Ave.  
Portland Me.  
04102

Re: Colonial style home with two car garage and inlaw area approx. 2965 sq. ft. on your lot at Northwood subdivision Portland.

Total Price: \$196,628.00

Above price is based on the following specifications:

1. Plans: Based on a plan for a colonial style home drawn by Hillside Lumber Co. as revised 9/30/98.
2. Permits: By Risbara Bros. Construction Co., Inc.
3. Lot: On your lot 61 of the Northwood subdivision.
4. Earthwork: All earthwork necessary to site house to proper grades; all utilities connected; base gravel driveway and walkway; 3" to 4" of topsoil over all disturbed areas. It is assumed that the existing underground electrical wire which has been in place since the lot was developed is in good condition and is useable. We have not figured any work in the city street. It is assumed that we will have some partial daylight basement on the back of the building.
5. Foundation: Per plan, 10" thick x 7'-9" full basement walls; 8" thick x 3'-8" frost walls; all 2500# concrete. The footings will have (2) steel reinforcing bars in them. The top of the house walls will have (2) steel reinforcing bars in them. The end of the house will be dropped to give a partial or full wood wall. If grades will allow.
6. Damp proofing: All below grade full basement areas with asphalt emulsion.
7. Drainage: All under slab areas of full basement to have approx. 1' crushed 3/4" stone; 4" perforated footing drains laid both inside and outside footings to positive outfall.

8. Slabs: 4" concrete over 3/4" stone or compacted gravel and saw cut to reduce shrinkage/cracking problems. The garage floor will have a ramp built into it to access the first floor of the house, as shown on the plan.
9. Framing Material: All KD spruce standard grade lumber, sizes per plan as required; floors 2x10, exterior walls 2x6, interior walls and garage walls 2x4, roof rafters 2x8, all 16" O/C. Garage second floor will be framed with 13" openjoist trusses at 19.2" O.C.. Note engineered wood trusses may be substituted for dimensional lumber.
10. Sheathing: Exterior walls 7/16" OSB; roofs 1/2" CDX fir plywood; subfloor 3/4" T&G OSB.
11. Siding: Certainteed brand monogram wood grain vinyl siding in choice of standard colors. Standard vinyl corners. Vinyl soffit. Wood trim will be aluminum wrapped.
12. Roofing: 3-tab, 25-year fiberglass shingles in choice of color over 15# felt paper; rolevent ridge venting.
13. Windows: Sizes per plan; All are Certainteed brand Newcastle XT double hung, tilt/take out type with Therma-Flec glass, between glass grilles, and full screens. We have included (2) 3636 size windows for the basement. Overhead garage doors will have transom glass over it.
14. Exterior Doors: Paramount brand or equivalent insulated steel, all double bored for dead bolts and keyed alike. Overhead garage doors steel raised panel type with openers. Back doors to deck (2) Will be paramount brand steel swinging "french style" with screen and grilles. Basement will have a size "c" bilco entry system.
15. Insulation: All fiberglass type; exterior walls 6" with polyvapor barrier; ceiling 12", (**none in basement ceiling**), master bedroom and all bathroom walls 3-1/2" for sound deadening; all exterior walls typar house wrap.
16. Electrical: 100 AMP service; outlets to code; lighting and switching as necessary; all bedrooms will have light fixture prewire or switched outlet; 6 cable TV & 10 telephone prewired locations; an allowance of \$2,000.00 purchase of all fixtures and bulbs. All bedroom closets will have lights, baths will have fan/light units. All other fixtures and if desired exterior spot lights will come out of the light fixture allowance.
17. Plumbing: For 3 1/2 baths and kitchen per plan; PVC waste lines; copper water supply; Kohler fixtures; Delta faucets; bowl and a half stainless steel kitchen sink; insinkerator disposal. Standard fixture list is attached. An allowance of \$1,000.00 has been carried for the shower in Alice's bath. We will need to determine how this will be built ASAP. The washing machine, which is on the second floor will have a pan under it. Alice's bath on

the first floor will have a hook up for a stackable washer dryer. Outside hose connections (3) will be piped for separate metering.

18. Heat: Oil fired forced hot water baseboard with slant fin radiation units; cast iron boiler, domestic hot water will be supplied by an indirect fired hot water heater, three (3) zones of heat each with its own thermostat. Boiler will be vented through the masonry chimney.
19. Drywall: 1/2" drywall on all interior walls and ceilings finished taped 3 coats; ceilings flat finish; garage walls and ceilings 5/8" fire code sheetrock taped 2 coats.
20. Interior Trim: 6-panel masonite doors with paint grade colonial trim; 3-1/2" OG colonial baseboard, 2-1/2" colonial window trim; stairways has 5 oak treads, oak newel post, and handrails; Primed pine skirt boards and risers in exposed areas and primed balusters. An allowance of \$200.00 for misc. grab bars, materials and installation, is included.
21. Painting: Exterior doors painted 2 coats in contrasting colors. Interior walls 2 coats flat finish Dover white; Ceilings pure white flat finish, doors and trim painted pure white semigloss finish. Colors from builders samples at Sherwin Williams. We have included one color through out. Additional interior colors can be done for \$100.00 additional cost per color.
22. Cabinets & Vanities: Allowance of \$5,000.00 for purchase of all kitchen and bath cabinets. Selection at Indisco Kitchens.
23. Shelving/Mirrors: Flat wall mirror above all bath vanities to match size of vanity. Closet Maid wire shelving in all closets Total allowance of \$1,000.00.
24. Counter Tops: Kitchen and bathroom counter tops laminated on site with Formica brand laminate; Tops will have 4" laminated board backslash and square edge. Formica selections at Indisco Inc.
25. Flooring: An allowance for 271 sq.yds. of carpet and lino at \$18 per sq.yd. installed for all bedrooms, bathrooms, and living rooms. An allowance of 194 sq.ft. of hardwood at \$6 per sq.ft. installed for the dining room and front foyer area. An allowance of 491 sq.ft. of tile at \$8 per sq.ft. installed in back hall, mudroom, 1/2 bath, kitchen, and dinette area. Total allowance of \$9,970.00. Selections at Fashion Floors.
26. Misc. Hardware: Towel bars, toilet paper holders etc. to be supplied by owner; Risbara will install if delivered at time of trim installation.
27. Shutters: None. Front windows trimmed per plan. A vinyl sunburst trim piece will be installed over front door.
28. Entry Steps: Front steps Shawnee type precast concrete in "old white brick" finish with handrails; back door steps are pressure treated wood.

29. Deck: A 12'x22' pressure treated wood deck with 5/4 STK Red cedar decking and Red cedar 2"x2" balusters, handrail posts and 2"x6" handrail. Steps to ground will have hand rails on both sides.
30. Masonry: A two flue brick chimney and fire place will be built. All exterior brick will be "Old white" style with gray mortar, interior brick will be a formal Red brick done in soldier coarse style with flush hearth. A paint grade wood mantle will be built on site. The second flue will be used to serve the boiler. All exposed areas will be brick, all other areas and basement will be block.
31. Appliances: Allowance of: \$3,000.00 for the refrigerator, range, dishwasher, and microwave hood unit. Risbara buys General Electric appliances factory direct.
32. Landscaping: Basic shrub plantings in bark mulch along front areas of foundation; all loamed areas raked and seeded.
33. Driveway & Walkway: 1 1/2" basecoat asphalt pavement on drive and front walk. We recommend you do a final coat at least one (1) year after the basecoat is laid this will allow you to shim any settling that may occur.
34. Cleaning: Your new home will be completely cleaned and turned over to you in a move-in condition.
35. Construction Financing: By owner. It is understood that you will be paying cash for the house. Risbara Bros. will be given a deposit of \$2,500.00 with the signing of this contract and will make monthly draws to you based on work complete. When these monthly invoices are given to you we will also provide you with a lien waiver to cover the prior months draw. The final payment will be made when the C.O. is issued and the house is ready for move in.
36. Time frame: Risbara Bros. will apply for the permit this week, lay the house out on the lot this week and prepare for a start for the week of October 5th. Completion of the house will be on or before January 15th 1999. We realize that time is of the essence and will make every effort to get you into the new house as soon as we can. We will need you to begin the process of making choices and selecting items to used in the house immediately. Any work that can not be completed this year do to weather will be completed by June of 1999.

**Summary of Contract Allowances:**

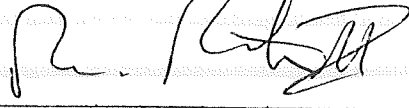
Light fixtures & bulbs: \$2,000.00  
Cabinets/vanities: \$5,000.00  
Mirror/closetmaid shelving: \$1,000.00  
Flooring: \$9,970.00

Appliances: \$3,000.00

Accepted by:

Risbara Bros. Const. Co. Inc.

Alice V. Regan 10-1-98

 9/30/98  
Rocco C. Risbara III

\_\_\_\_\_

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

19980138

I. D. Number

Risbara Bros. Const.

Applicant

P.O. Box 485, Scarborough, ME 04070

Applicant's Mailing Address

Timothy Hopkins

Consultant/Agent

883-5528

Applicant or Agent Daytime Telephone, Fax

10/16/98

Application Date

Regan Ln #166

Project Name/Description

166 Regan Ln

Address of Proposed Site

350-C-004

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) \_\_\_\_\_

3052

32683

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- Site Plan (major/minor)    Subdivision # of lots \_\_\_\_\_    PAD Review    14-403 Streets Review  
 Flood Hazard    Shoreland    Historic Preservation    DEP Local Certification  
 Zoning Conditional Use (ZBA/PB)    Zoning Variance    Other \_\_\_\_\_

Fees Paid:   Site Plan \_\_\_\_\_   Subdivision \_\_\_\_\_   Engineer Review **\$300.00**   Date: **10/16/98**

Inspections Approval Status:

Reviewer \_\_\_\_\_

- Approved    Approved w/Conditions see attached    Denied

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

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

Performance Guarantee    Required\*    Not Required

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

- Performance Guarantee Accepted   \_\_\_\_\_ date   \_\_\_\_\_ amount   \_\_\_\_\_ 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)  
 Final Inspection   \_\_\_\_\_ date   \_\_\_\_\_ signature  
 Certificate Of Occupancy   \_\_\_\_\_ date  
 Performance Guarantee Released   \_\_\_\_\_ date   \_\_\_\_\_ signature  
 Defect Guarantee Submitted   \_\_\_\_\_ submitted date   \_\_\_\_\_ amount   \_\_\_\_\_ expiration date  
 Defect Guarantee Released   \_\_\_\_\_ date   \_\_\_\_\_ signature



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

19980138

I. D. Number

**Risbara Bros. Const. - Withdrawn**

Applicant

**P.O. Box 485, Scarborough, ME 04070**

Applicant's Mailing Address

**Timothy Hopkins**

Consultant/Agent

**883-5528**

Applicant or Agent Daytime Telephone, Fax

**10/16/98**

Application Date

**Regan Ln 186**

Project Name/Description

**186 Regan Ln**

Address of Proposed Site

**350-C-00**

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  
 Office  Retail  Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) **w/ attached garage & r.deck**

**3052** **32683** **R-3**  
Proposed Building square Feet or # of Units Acreage of Site Zoning

**Check Review Required:**

- Site Plan (major/minor)
- Flood Hazard
- Zoning Conditional Use (ZBA/PB)
- Subdivision # of lots
- Shoreland
- Zoning Variance
- PAD Review
- Historic Preservation
- 14-403 Streets Review
- DEP Local Certification
- Other

Fees Paid: Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_ Engineer Review **\$300.00** Date: **10/16/98**

**DRC Approval Status:**

Reviewer **Jim Wendel**

- Approved
- Approved w/Conditions see attached
- Denied

Approval Date **10/22/98** Approval Expiration **10/22/99** Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance **Jim Wendel** **10/22/98**  
signature date

**Performance Guarantee**  Required\*  Not Required

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

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

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

19980138

I. D. Number

Risbara Bros. Const. - Withdrawn

Applicant

P.O. Box 485, Scarborough, ME 04070

Applicant's Mailing Address

Timothy Hopkins

Consultant/Agent

883-5528

Applicant or Agent Daytime Telephone, Fax

10/16/98

Application Date

Regan Ln 186

Project Name/Description

186 Regan Ln

Address of Proposed Site

350-C-001

Assessor's Reference: Chart-Block-Lot

**DRC Conditions of Approval**

Approved subject to Site Plan Review Addendum Conditions of Approval:

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

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

Your new street address is now 186 Regan Lane

, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

The Development Review Coordinator (874-8300 ext.8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.

A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

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

The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.

A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for drainage from the property.

The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Eroded soil shall be contained on-site. Silt fence shall be placed down gradient of all disturbed areas. A crushed stone construction entrance shall be placed at the curb cut.

A diversion swale shall be constructed along the northerly property line to divert upgradient runoff around the house. The two large depressions on the lot shall be filled and the areas graded to drain.

**Planning Conditions of Approval**

**Inspections Conditions of Approval**

1. Separate permits shall be required for future decks, sheds, pool, and/or garage

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

19980138

I. D. Number

**Risbara Bros. Const. - Withdrawn**

Applicant

**P.O. Box 485, Scarborough, ME 04070**

Applicant's Mailing Address

**Timothy Hopkins**

Consultant/Agent

**883-5528**

Applicant or Agent Daytime Telephone, Fax

10/16/98

Application Date

**Regan Ln 186**

Project Name/Description

**186 Regan Ln**

Address of Proposed Site

**350-C-0012**

Assessor's Reference: Chart-Block-Lot

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**Fire Conditions of Approval**

# PLUMBING APPLICATION

Department of Human Services  
Division of Health Engineering

350-C-0092

## PROPERTY ADDRESS

Town Or Plantation	Portland
Street Subdivision Lot #	16 Reagan Lane
<b>PROPERTY OWNERS NAME</b>	
Regan Leonard	
Last: <u>Regan</u>	First: <u>Leonard</u>
Applicant Name:	Carl J Henriksen
Mailing Address of Owner/Applicant (if Different)	PO Box 255 CE ME 04107

PORTLAND Date Permit Issued: 11.17.98	PERMIT # 4473	STATE COPY
Local Plumbing Inspector Signature		FEE \$ <u>72</u> <input type="checkbox"/> Double Fee Charged
		L.P.I. # <u>0124</u>

## Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

[Signature] 11-18-98  
Signature of Owner/Applicant Date

## Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

Date Approved

## PERMIT INFORMATION

<b>This Application is for</b>	<b>Type Of Structure To Be Served:</b>	<b>Plumbing To Be Installed By:</b>
1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER — SPECIFY _____	1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER / MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # <u>0194J</u>

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.  <b>OR</b>  HOOK-UP: to an existing subsurface wastewater disposal system.	2	Hosebibb / Sillcock	2	Bathtub (and Shower) 1 1/2" x 1/2" reg
		Floor Drain	1	Shower (Separate) 2" min
<b>OR</b>  PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Urinal	1	Sink 1 1/2" min
		Drinking Fountain	4	Wash Basin 1 1/2" min
<b>OR</b>  TRANSFER FEE [\$6.00]		Indirect Waste	4	Water Closet (Toilet) 3" min
		Water Treatment Softener, Filter, etc.	1	Clothes Washer 2" min
		Grease / Oil Separator	1	Dish Washer 1 1/2" min
		Dental Cuspidor	1	Garbage Disposal 1 1/2" min
		Bidet		Laundry Tub
		Other: _____	1	Water Heater
		<b>Fixtures (Subtotal) Column 2</b>	16	<b>Fixtures (Subtotal) Column 1</b>
			2	<b>Fixtures (Subtotal) Column 2</b>
			18	<b>Total Fixtures</b>
			\$	<b>Fixture Fee</b>
			\$	<b>Transfer Fee</b>
			\$	<b>Hook-Up &amp; Relocation Fee</b>
			\$ 72	<b>Permit Fee (Total)</b>

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

## MEMORANDUM

**TO:** Code Enforcement  
Kandi Talbot, Planner

**FROM:** Eric Barnes, DeLuca-Hoffman Associates, Inc.  
Jim Wendel, PE, Development Review Coordinator

**DATE:** June 23, 1999

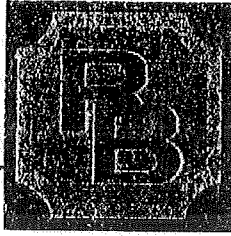
**RE:** Certificate of Occupancy  
186 Regan Lane

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On June 22, 1999 the site was reviewed for compliance with the conditions of approval dated October 22, 1998. This was a follow up to a February 3, 1999 site visit. My comment is:

1. No comment. The work outlined in the previous memo from the DRC has been completed.

It is my opinion that a **permanent certificate of occupancy could be issued**, assuming Code Enforcement has no outstanding issues.



# RISBARA BROS.

*When Quality Counts*

RESIDENTIAL • COMMERCIAL • EARTHWORK

## FAX TRANSMITTAL

DATE: 10-16-98

TO: SHERRY @ FAX # 874-8716

FROM: Tim  
Tel. (207) 883-5528  
Fax. (207) 883-2135

NUMBER OF PAGES SENT: \_\_\_\_\_

MESSAGE:

Here is the deed. Thanks for your help

*Tim*