

**PRELIM.PRODUCTION ORDER INCLUDES ALL CHANGE ORDERS**  
**04/21/97**



**BLDR/DLR: MARTIN COUNTRY HOMES**  
**BLDG. LOT OWNER: GILBERT**  
**LOT ST.: DOLE DRIVE**  
**CITY: FALMOUTH STATE: ME**  
**RSM: GC**

**7422 FLOOR SYSTEM**

MODEL: CUSTOM # OF BOXES: 2					
SIZE WIDTH X LENGTH: 25 X 34					
BOX	W	L	GIRT	FLOOR JOIST	CEILING JOIST
1	12'6"	34'	2/2X10	2X8	2X10
2	12'6"	34'	2/2X10	2X8	2X10
HAND OF HOUSE: LIVING ROOM ON RIGHT					
FOUNDATION: FULL					
LALLY COLUMNS: STD. : 18'-0"					
FLOOR SHEATHING: 3/4" T&G OSB					
FIREPLACE R.O.: NONE					

CHIMNEY/CHASE R.O.:	
LOC. LIVING ROOM. SIZE: 20"X24"	
SITE STAIRS (MATERIALS ONLY BY N.E.H.) NONE	
TREADS: NONE	
RISERS: NONE	
SPLIT FOYER PACKAGE: NO	
SPAN BEAMS: (IN DECKS)	
STAIR DETAIL	RISER

**7422 ROOF SYSTEM**

ROOF PITCH: 5/12 COMPONENT TRUSS @ 24" O.C
OVERHANGS: EAVES 12"
GABLE ENDS JETS 6"
RIDGE VENT: BLACK ALUMINUM
PORCH: NONE
ROOF SHEATHING: : 1/2" CDX PLY
ASPHALT SHINGLE: 20 YR. MISSING

ICE AND SNOW BARRIER AT EAVES: YES
DORMERS: COMPONENT SHED FRONT AND REAR
SPAN BEAMS: (IN CEILING OR ROOF)
SKYLIGHTS: NONE

**7422 WALL SYSTEM**

WALL SHEATHING: 7/16" OSB
EXT. FRMG: 2X6 AT 16" OC
BUILDING WRAP: NO
WALL HEIGHT: FIRST FLOOR: 8'0"
SECOND FLOOR: 8'0"
INT. WALL FRMG: 2X4 AT 16" OC
MARRIAGE WALLS 2X3 AT 16" O.C.

GARAGE: NONE
PANEL WALLS: STAIRWELL AND 2ND FLR WALLS

**7422 SIDING & EXTERIOR TRIM**

HANG DOWN ONE 2X6 SILL BY THE BLDR
VINYL: WEATHERSTONE D4 MISSING
SIDING QTY.: _____ SF NET
VINYL START POINT: _____
VINYL ACCESSORIES: SNOW
"J" CHANNEL: _____ UNDERSILL: _____

VINYL CORNERS: MATCHING QTY.: 1/10'
EXTERIOR TRIM: WOOD PRIMED WHITE

**7422 EXTERIOR WINDOW & DOOR**

CRESTWOOD VINYL WINDOW W/SMART 'R' GLASS AND SCREEN: WHITE
WINDOW GRIDS QTY: 18
LOCATION: ALL WINDOWS
SHUTTER COLOR: NONE
QTY.: _____
LOCATIONS: _____

WINDOW SCHEDULE			
QTY.	SIZE	JAMB	NOTES
3	2832	6 9/16"	
15	30410	6 9/16"	



## 7422 ELECTRICAL AND HEATING

PANEL BOX LOC. MISSING
SERVICE SIZE: 100 AMP
<b>HOT WATER BASEBOARD AND DROPS ONLY</b>
THERMOSTAT HOT WATER ZONE 2
<b>ROUGH PLUMB UNFINISHED 2ND FLOOR BATH CUSTOM</b>

QTY	WIRE FOR:	QTY	WIRE FOR:
1	ELECTRIC RANGE	2	PHONE JACKS
1	DISHWASHER	1	TV JACKS
1	WASHER/DRYER	2	DOOR BELL
3	SMOKE DET.		

### 7422 LIGHT PACKAGE

QTY.	REF.	FIXTURE	QTY.	REF.	FIXTURE	QTY.	REF.	FIXTURE
1	B	3078 PB	1	E	456 AB	1	M	841-4 CH
1	C	1047 AB (LOOSE)	2	F	443 AB	1	P	BATH FAN/LIGHT
1	D	1319 PB	5	K	PULL CHAIN (BMST)			

## 7422 BATH SCHEDULE

	1.6 WATER CLOSET	FIXTURE COLOR:	VANITY BASE	VANITY TOP	TUB	MIRROR	NOTES
<b>FIRST FLOOR BATH</b>	STANDARD	MISSING	VSB36 OAKCREST LIGHT	37" #MISSING WITH MISSING LAV.	NONE	30X40 PENCIL EDGE	



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

**MEMORANDUM**

**TO:** Code Enforcement - Kevin Carroll

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

**DATE:** October 22, 1997

**RE:** Request for Certificate of Occupancy  
18 Dole Drive (352-A-050)

I have reviewed the site for compliance with the remaining items identified in a previous memo dated October 14, 1997.

It is my opinion that all of the conditions of the site plan approval have been satisfactorily completed and that a permanent Certificate of Occupancy can be issued assuming Code Enforcement has no outstanding issues.

cc: Kandi Talbot, Planner

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

August 8, 1997

Martin's Country Homes, Inc.  
P.O. Box 345  
Mechanic Falls, Me. 04256

RE: 18 Dole Dr.

Dear Sir,

Your application to install a foundation and install a one family modular dwelling has been reviewed and a permit is herewith issued subject to the following requirements. This permit does not excuse the applicant from meeting applicable State and Federal laws.

**NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL REQUIREMENTS OF THIS LETTER ARE MET.**

### Site Plan Review Requirements

**Building Inspection:** Approved with conditions: See attached Site Plan sheet. M. Schmuckal  
**Development Review Coordinator:** Approved with conditions: See attached : J. Windel

### Building Code Requirements

1. Please read and implement attached building permit report items 1,2,,8,,12,16,21,27 & 28.

Sincerely,

  
P. Samuel Hoffses  
Chief of Code Enforcement

c: M. Schmuckal , S. Wendel

## BUILDING PERMIT REPORT

DATE: 8/18/97 ADDRESS: 18 Dole DR.  
REASON FOR PERMIT: To install Foundation For modular Home  
BUILDING OWNER: Gilbert, Chris & Heather  
CONTRACTOR: Martin's Country Homes, Inc.  
PERMIT APPLICANT: Robert Martin APPROVAL: \*1 \*2 \*8 \*10 \*16 \*21 \*22 \*28 ~~DENIED~~

### CONDITION(S) OF APPROVAL

- \*1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- \*2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution must be taken to protect concrete from freezing.
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 ½ inch gypsum board or the equivalent applied to the garage means of ½ 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) U.L. 103.
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. Guardrail & 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.
9. Headroom in habitable space is a minimum of 7'6".
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.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- \*12. 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.
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.
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.
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
- \*16. 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 19, 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 basementsIn addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and



**CITY OF PORTLAND, MAINE  
SITE PLAN REVIEW (ADDENDUM)  
CONDITIONS OF APPROVAL**

APPLICANT: MARTINS COUNTRY HOMES, INC  
 ADDRESS: P.O. Box 345, MECHANIC FALLS, ME 04256  
 SITE ADDRESS/LOCATION: 18 DOLE DRIVE  
 DATE: 8/1/97

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to: increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

**CONDITIONS CHECKED OFF BELOW WILL BE ENFORCED FOR YOUR SITE PLAN**

1.  All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland Standards prior to issuance of a Certificate of Occupancy.
2.  Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
3.  Your new street address is now 18 DOLE DRIVE, the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4.  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.
5.  Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6.  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.
7.  A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)



**CITY OF PORTLAND, MAINE  
PUBLIC NOTICE**

**To All Building Permit Applicants and/or Contractors:**

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

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

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

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

We appreciate your prompt compliance with these requirements.