

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

Location of Construction: Garsoe Drive Lot 5		Owner: Don/Ellen Miller 144 Dendron Road		Phone: 401-783-4811	Permit No: <b>000365</b> <b>PERMIT ISSUED</b> <b>APR 24 2000</b> <b>CITY OF PORTLAND</b> Zone: CBL 386A A 005
Owner Address: N/A		Lessee/Buyer's Name: Peace Dale R.I. 02883		Phone: N/A	
Contractor Name: **Stephen Peters		Address: **22 Little John Rd. Cape Elizabeth, ME 04107		Phone: 799-8230	
Past Use:  Vacant		Proposed Use:  New Single Family w/attached 2 car garage		COST OF WORK: \$ 175,600 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: _____ PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	
Proposed Project Description:  Construct new single family with attached 2 car garage.		PERMIT FEE: \$ 1,080 INSPECTION: Use Group 4-3 Type 5B Signature: _____		Zoning Approval: <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 checked="" type="checkbox"/> Site Plan major <input type="checkbox"/> minor <input type="checkbox"/> minor	
Permit Taken By: KA		Date Applied For: 4-12-00		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..

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

4-12-00

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

PERMIT ISSUED  
WITH REQUIREMENTS

COMMENTS

Reviewed plans in office -  
5/10- Precon w/Steve Peters- Went over all reg. + required insp. (stairs, setbacks  
guards, chimneys, framing etc) TML  
5/12 setbacks - front - 25' Reg. 26' shown - OK- Bldg moved 7' 1/2" to  
Rear - 25' Reg. 40' shown - right - OK - within 8" envelope.  
Side - 12' Reg. 16' + 42' shown -  
6/5 OK to Backfill - Ditch Filled drain Tile Installed Dampwood  
OK DC  
8/13/00 Close for OK DC

Inspection Record

Type

Date

Foundation:

Framing:

Plumbing:

Final:

Other:

Inspection Services  
Michael J. Nugent  
Manager



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

**CITY OF PORTLAND**



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

As an applicant for a building permit, you are about to enter into a relationship with our Office. We welcome any questions, comments or suggestions that will make the process more efficient. Attached you will find an application and some samples of the submissions you will provide at application time. Please read ***ALL*** of the information and if you need any further assistance please call 874-8703 or 874-8693.

Applicant: Stephen Peters

Date: 4/20/00

Address: #45 Garsoe Drive (lot #5) C-B-L: 386A-A-005

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-2

Interior or corner lot -

Proposed Use/Work -

Sewage Disposal - city

Lot Street Frontage - 50' req  $\approx$  125' scaled

Front Yard - 25' req - 26' shown

Rear Yard - 25' req - 40' shown

Side Yard - 1 story 12' req - 16' + shown is 42, 27' shown

Projections - rear bulkhead - front stairs

Width of Lot - 80' min - 120' scaled

Height - 35' max - 23' scaled to ridge (single story) wind rear drop 4b

Lot Area - 10,000  $\pm$  min - 15,944  $\pm$  shown

Lot Coverage/ Impervious Surface - 20% = 3188.8  $\pm$  max

Area per Family - 10,000  $\pm$

Off-street Parking - 2 req - 2 shown

Loading Bays - N/A

Site Plan - minor/minor

# 20000062

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 2 - zone X

36 x 58 22 x 28

single fam home with attached garage

NO rear or side deck or  
stairs shown  
on plot plan

22 x 28 = 616  $\pm$

36 x 58 = 2088

2704  $\pm$

# BUILDING PERMIT REPORT

DATE: 14 APRIL 2000 ADDRESS: LOT #5 Garsee Drive CBL: 386A-A-005  
 REASON FOR PERMIT: To Construct a Single Family dwelling / attached Private garage.  
 BUILDING OWNER: Miller's  
 PERMIT APPLICANT: \_\_\_\_\_ CONTRACTOR Peters, Stephen  
 USE GROUP: R-3 CONSTRUCTION TYPE: 5-B CONSTRUCTION COST: \$15,600 PERMIT FEES: \$1,080.00

The City's Adopted Building Code (The BOCA National Building code/1999 with City Amendments)  
 The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

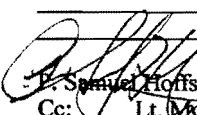
## CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: \*1, \*2, \*3, \*4, \*5, \*7, \*8, \*9  
\*11, \*13, \*14, \*15, \*22, \*25, \*29, \*30, \*31, \*32, \*33, \*34

- \*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 from freezing. Section 1908.0
- \*7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- \*8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
- \*9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- \*11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42". In occupancies in Use Group A, B.H-4, I-1, I-2, M, R, public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. Handrails shall be a minimum of 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- \*13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" 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. 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)
16. 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)
17. 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)
18. 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)

4/12/00

- X19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
- In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story within a dwelling unit, including basements
20. 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)
21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
23. 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)
24. 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".
25. 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.
26. 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).
- X27. 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.
- X28. All requirements must be met before a final Certificate of Occupancy is issued.
- X29. 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).
- X30. 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)
- X31. Please read and implement the attached Land Use Zoning report requirements *See Attached Site Development Requirements and Conditions of App.*
- X32. 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.
- X33. Bridging shall comply with Section 2305.16.
- X34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- X35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

  
Samuel Hoffses, Building Inspector  
Cc: Lt. McDougall, PFD  
Marge Schmuckal, Zoning Administrator

PSH 1/26/00

**\*\*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.**

**\*\*\*\*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, 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)  
SR Water proofing and damp proofing Section 1813  
X Sill plate (2305.17)  
SR Anchorage bolting in concrete (2305.17)  
X Columns (1912)  
NA Crawl space (1210.2) Ventilation  
NA Crawl opening size (1210.2.1)  
SR Access to crawl and attic space ( 1211.0 )  
\_\_\_\_\_

**Floors (Chapter 16-23)**

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

### Floors (contd.)

- X Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3") 2305.2
  - SA 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
  - SA 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
- A 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)
- NA Exterior wall covering (Chapter 14)
- NA Performance requirements (1403)
- X Materials (1404)
- NA Veneers (1405)
- X Interior finishes (Chapter 8)

### Roof-Ceiling Construction (Chapter 23)



- X 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))
- NA Roof trusses (2313.3.1)
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Roof Coverings (Chapter 15)**

- X Approved materials (1404.1)
- X Performance requirement (1505)
- X Fire classification (1506)
- X Material and installation requirements (1507)
- NO Roof structures (1510.0)
- X Type of covering (1507)

**Chimneys and Fireplaces  
BOCA Mechanical/1993**

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

**Mechanical  
1993 BOCA Mechanical Code**

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**State Plumbing Code**

Public Sewer  
Public Water.

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

**Load Design Criteria**

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

**Glazing (Chapter 24)**

<u>SA</u>	Labeling (2402.1)
<u>  </u>	Louvered window or jalousies (2402.5)
<u>  </u>	Human impact loads (2405.0)
<u>  </u>	Specific hazardous locations (2405.2)
<u>  </u>	Sloped glazing and skylights (2404)
<u>  </u>	
<u>  </u>	
<u>  </u>	
<u>  </u>	

**Private Garages (Chapter 4)**

<u>SA</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)
<u>  </u>	
<u>  </u>	
<u>  </u>	

Egress (Chapter 10)

- ~~SA~~ One exit from dwelling unit (1010.2)
- ~~SA~~ Sleeping room window (1010.4)
- EXIT DOOR (1017.3) 32" W 80" H
- Landings (1014.3.2) stairway
- 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)
- Winders (1014.6.3)
- 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  
N/A

Electrical  
NFPA # 70  
1999

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

20000062  
I. D. Number

Don & Ellen Miller

Applicant

144 Dendron Road, Peacedale, RI 02883

Applicant's Mailing Address

Stephen Peters

Consultant/Agent

(207) 799-8230

Applicant or Agent Daytime Telephone, Fax

Application Date

45 Garsoe Drive Lot #5

Project Name/Description

45 Garsoe Dr, Portland, Maine 04103

Address of Proposed Site

386A - A - 005

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) Single fam/w-attached 2 car  
2,108 15,944 R-2 zone

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 \$200.00 Subdivision Engineer Review \$100.00 Date: 4/12/00

Inspections Approval Status:

Reviewer Marge Schmuckal

☐ Approved ☒ Approved w/Conditions see attached ☐ Denied

Approval Date 4/20/00 Approval Expiration Extension to ☒ Additional Sheets Attached

☒ Condition Compliance signature date

Performance Guarantee

☐ Required\*

☐ Not Required

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

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

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

20000062  
I. D. Number

Don & Ellen Miller  
Applicant  
144 Dendron Road, Peacedale, RI 02883  
Applicant's Mailing Address  
Stephen Peters  
Consultant/Agent  
(207) 799-8230  
Applicant or Agent Daytime Telephone, Fax

Application Date  
45 Garsoe Drive Lot #5  
Project Name/Description  
Garsoe Dr, Portland, Maine 04103  
Address of Proposed Site  
386A - A - 005  
Assessor's Reference: Chart-Block-Lot

DRC 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 45 Garsoe Drive, 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.

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.)

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 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.

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.

Applicant shall be responsible for all installation and maintenance of necessary erosion control measures.

Applicant shall minimize and be responsible to sweep all tracking of mud onto city streets.

Planning Conditions of Approval

Inspections Conditions of Approval

CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
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ADDENDUM

20000062  
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Application Date  
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386A - A - 005  
Assessor's Reference: Chart-Block-Lot

- 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.

Fire Conditions of Approval

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

20000062

I. D. Number

Don & Ellen Miller

Applicant

144 Dendron Road, Peacedale, RI 02883

Applicant's Mailing Address

Stephen Peters

Consultant/Agent

(207) 799-8230

Applicant or Agent Daytime Telephone, Fax

Application Date

Garsoe Drive Lot #5

Project Name/Description

Garsoe Dr, Portland, Maine 04103

Address of Proposed Site

386A - A - 005

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)

Single fam/w-attached 2 car

2,108

15,944

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

\$200.00

Subdivision

Engineer Review

\$100.00

Date: 4/12/00

DRC Approval Status:

Reviewer

Gordon Smith

☐ Approved

☒ Approved w/Conditions

see attached

☐ Denied

Approval Date 4/20/00

Approval Expiration 4/20/01

Extension to

☒ Additional Sheets

Attached

☒ Condition Compliance

Gordon Smith

4/20/00

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

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

CITY OF PORTLAND, MAINE  
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☒ New Building

☐ Building Addition

☐ Change Of Use

☒ Residential

☐ Office

☐ Retail

☐ Manufacturing

☐ Warehouse/Distribution

☐ Parking Lot

☐ Other (specify)

Single fam/w-attached 2 car

2,108

16,944

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

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☐ DEP Local Certification

☐ Zoning Conditional  
Use (ZBA/PB)

☐ Zoning Variance

☐ Other

Fees Paid:

Site Plan

\$200.00

Subdivision

Engineer Review

\$100.00

Date: 4/12/00

Inspections Approval Status:

Reviewer

☐ Approved

☐ Approved w/Conditions  
see attached

☐ Denied

Approval Date

Approval Expiration

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date

☐ Performance Guarantee Released

date

signature

☐ Defect Guarantee Submitted

submitted date

amount

expiration date

☐ Defect Guarantee Released

date

signature



**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, THAT NEPTUNE PROPERTIES, LLC, a Maine Limited Liability Company, in consideration of One Dollar (\$1.00) and other good and valuable considerations paid by Don C. Miller and Ellen H. Miller, as joint tenants in common, whose mailing address is 144 Dendron Road, Peace Dale, RI 02879, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Don C. Miller and Ellen H. Miller, their heirs and assigns, certain property situated in the City of Portland, County of Cumberland and State of Maine, described as follows:

Lot No. 5 as depicted on the Auburn Pine Subdivision Plan recorded in the Cumberland County Registry of Deeds in Plan Book 199, Page 393.

The property described herein is conveyed subject to the general notes and Conditions set forth on said plan together with the Declaration of Restrictions and Covenants for Auburn Pines as set forth in an instrument dated August 16, 1999 and recorded in the Cumberland County Registry of Deeds in Book 14981, Page 172. Also conveying an easement for access and installation and maintenance of utilities over and within the streets and ways shown on said Plan.

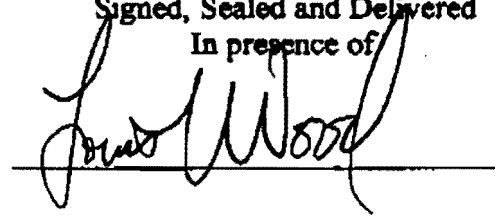
Being a portion of the premises conveyed to the Grantor herein by Deed of Provost, Inc., dated June 9, 1999, and recorded in the Cumberland County Registry of Deeds, Book 14817, Page 100.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said Don C. Miller and Ellen H. Miller, their heirs and assigns, to them and their use and behoof forever.


AND I do covenant with the said Grantees their heirs and assigns, that NEPTUNE PROPERTIES, LLC, is lawfully seized in fee of the premises, that is free of all encumbrances and that it has good right to sell and convey the same to the said Grantees to hold as aforesaid; and that NEPTUNE PROPERTIES, LLC, shall and will WARRANT and DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, NEPTUNE PROPERTIES, LLC, has hereunto set its hand and seal this 27 day of the month of September 1999.

Signed, Sealed and Delivered  
In presence of



NEPTUNE PROPERTIES, LLC

  
Michael Scarks, President

STATE OF MAINE  
CUMBERLAND, SS.

Sept 27, 1999

Then personally appeared the above-named Michael Scarks and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of Neptune Properties, LLC.

Before me,

Martin J. Foley  
Notary Public / Attorney at Law  
Martin J. Foley

Telephone  
401 783 4811

878 2726 25 B Gray Road  
FALMOUTH ME 04105  
AFTER MAY 1, 00

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.

O:\PLAN\CORRESP\SECRETARY\FORMS\COFONOT.WPD



CITY OF PORTLAND  
Planning and Urban Development Department

MEMORANDUM

TO: Joseph E. Gray, Jr., Director of Planning and Urban Development  
Alexander Jaegerman, Chief Planner

FROM: James Seymour, Acting Development Review Coordinator

DATE: April 5, 1995

SUBJECT: Disclaimer Statement of Existing Poorly Drained Areas

It is the responsibility of the lot owner/homebuilder to assess drainage and provide for appropriate stormwater management design and engineering in an area which has evidence of poor hydrologic soil conditions, and/or a history of poor drainage, ponding, or soils saturation due to topography, fluctuation of seasonal ground water tables creating surface flooding, or as a result from rainfall events or snow/ice melts. The City of Portland is not responsible for resolving the drainage of land areas which could be described in any one of the above conditions.

The City of Portland Development Review Coordinator reviews lot grading for all single family homes to assure that field elevations will conform to the grades which exist at the abutting property line or to the grades which have been previously approved at the abutting property lines. The construction standards require that final foundation elevations be provided on site plans which are a minimum of 2 1/2 feet higher than street grades established at the frontage of the lot and provide positive drainage away from the entire foundation perimeter, including garage, and all basement accesses (ie. bulkheads, doorways and windows). As long as these standards are strictly enforced, most water problems on single family lots will be avoided. However, in locations with clear evidence of hydric soils, the following note shall be placed on all approved site plans:

"The City of Portland Development Review Coordinator has reviewed and approved this plan. The lot is located in an areas that is subject to seasonal conditions of saturation by surface or groundwater. Approval of this plan does not constitute a guarantee that no water problems will be experienced by the homeowners in this vicinity. Homeowners are advised to exercise care and diligence to ensure that their home and yard is adequately constructed and graded for localized drainage conditions."

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

Valuation: \$175,600.00 Plan Review # 05

Fee: \$1,080.00 Date: 14 APRIL 2000

Building Location: LOT 5 Garsoe Drive CBL: 386A-A-005

Building Description: Single Family dwelling with attached garage

Reviewed By: S. Hoffse

Use or Occupancy: R-3 Type of Construction: 5-B  
\*NR: Not Required NA: Not Applicable SR: See Report X: OK per plan

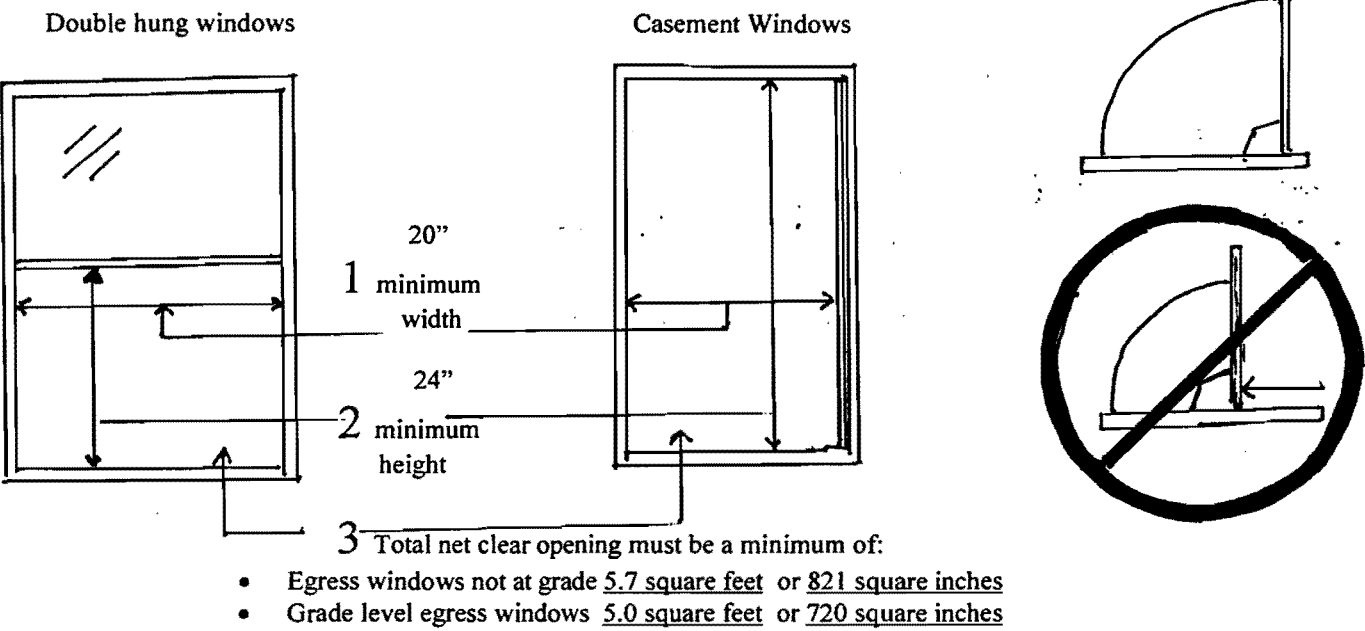
Correction List		
NO:	Description	Code Section
1.	All site plan and building code requirements shall be completed before a Certificate of occupancy can or will be issued.	111.0
2.	Foundation drain shall comply with section 1813.5.2	1813.5.2
3.	Foundation anchors shall comply with section 2305.17	2305.17
4.	Water proofing & damp proofing shall comply with section 1813.0	1813.0
5.	Concrete slabs (Floors) shall comply with section 1905	1905.0
6.	Bridging shall comply with section 2305.16	2305.16
7.	Boring, cutting and notching shall comply with sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1	See section 2305.2
8.	All Fastening shall comply with Table 2305.2	Table 2305.2
9.	Sleeping room windows shall (rescue or egress) shall comply with section 1010.4	1010.4
10.	Stair construction shall comply with section 1014.0	1014.0
11.	Handrails shall comply with section 1022.0	1022.0
12.	Guadrails shall comply with section 1021.0	1021.0
13.	Smoke detectors shall comply with section 9203.2	9203.2
14.	Private garage const. shall comply with section 407.0	407.0
15.	Chimneys and vents shall comply with FPA 211 and BOCA mech. 93 ch. 12 & 14.	402.0

REV: PSH 4/90



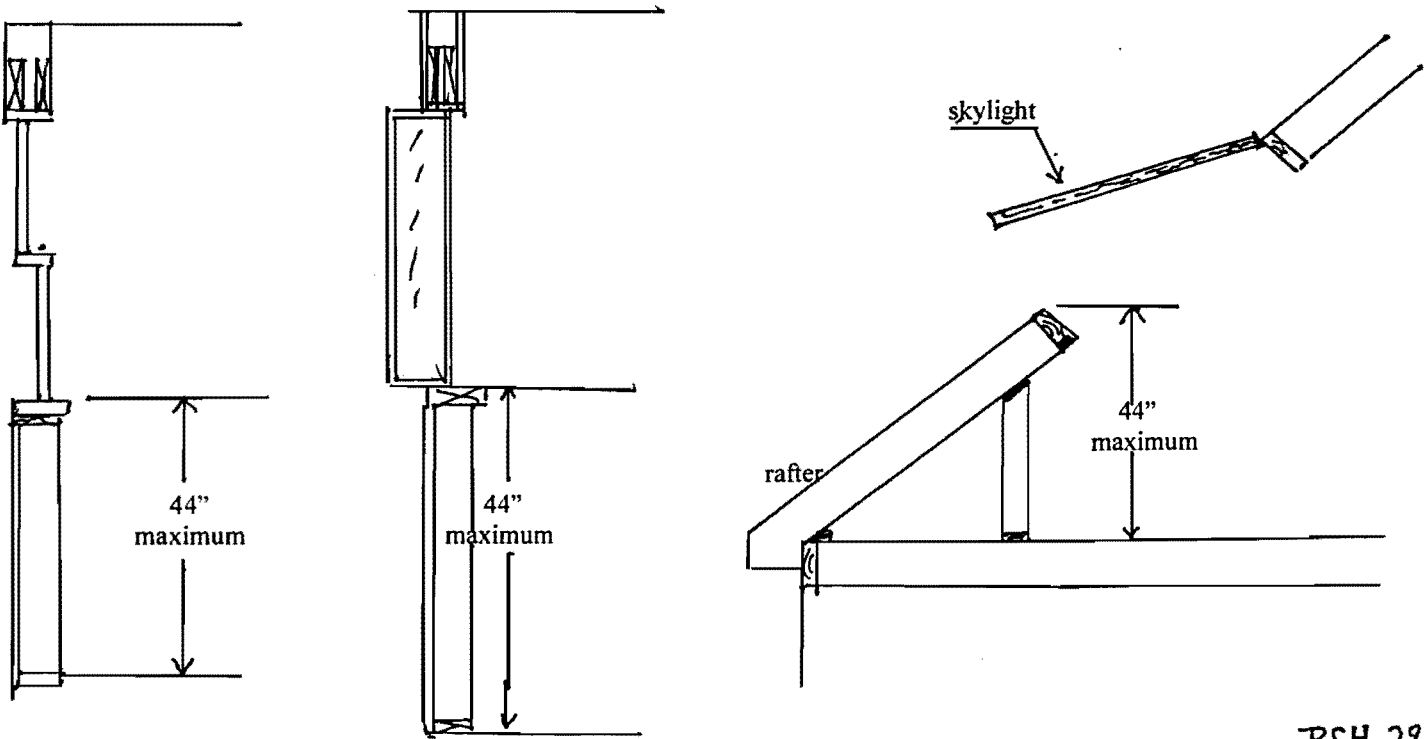
Egress Windows

At least 1 egress window (or exterior door) is required to be provided in sleeping rooms, below the fourth story to be considered an egress window, all of the following 4 conditions must be met.



**Caution.** . . . A window which may meet the minimum opening width & height requirements (of condition 1 & 2) does not qualify as an egress window unless it also meets the total square foot opening requirement. (condition #3)

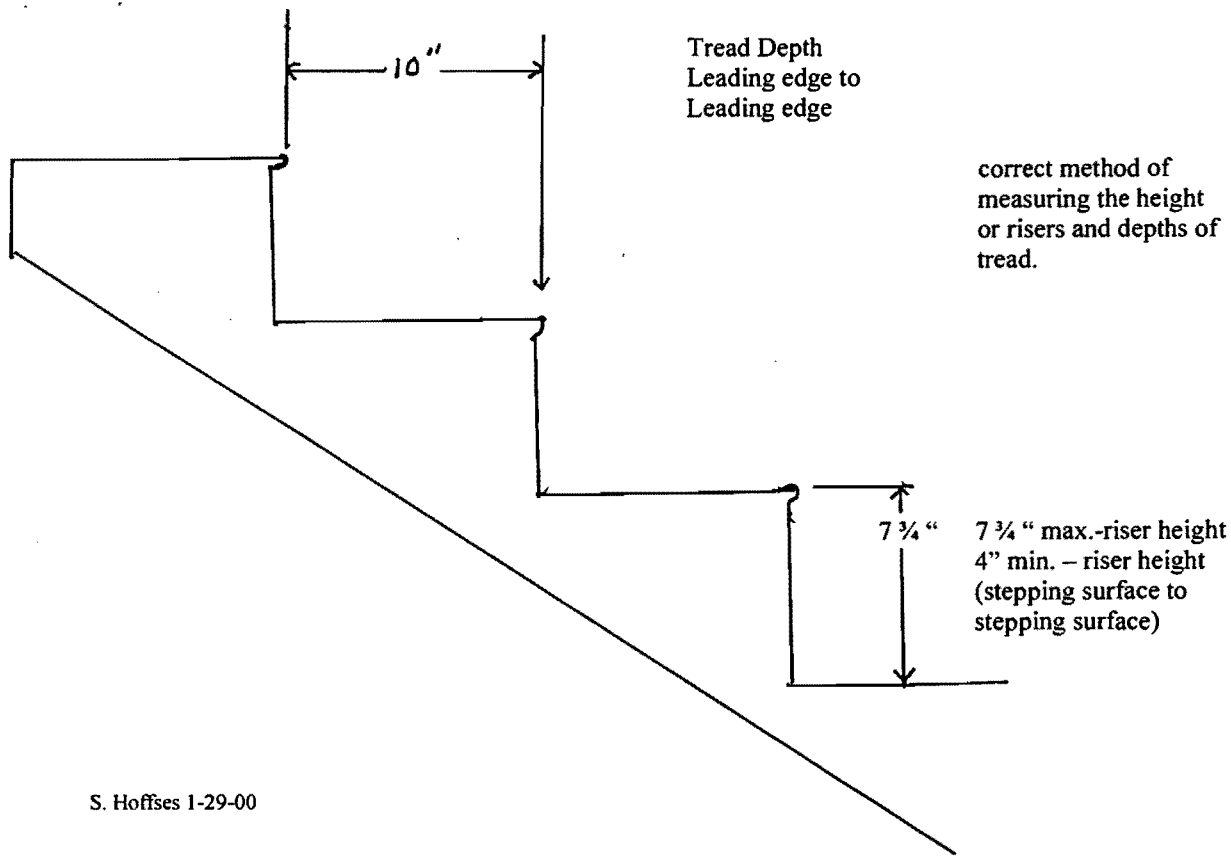
4 Lowest point of the opening must not be more than 44 inches above the floor



PSH 29/JAN/2

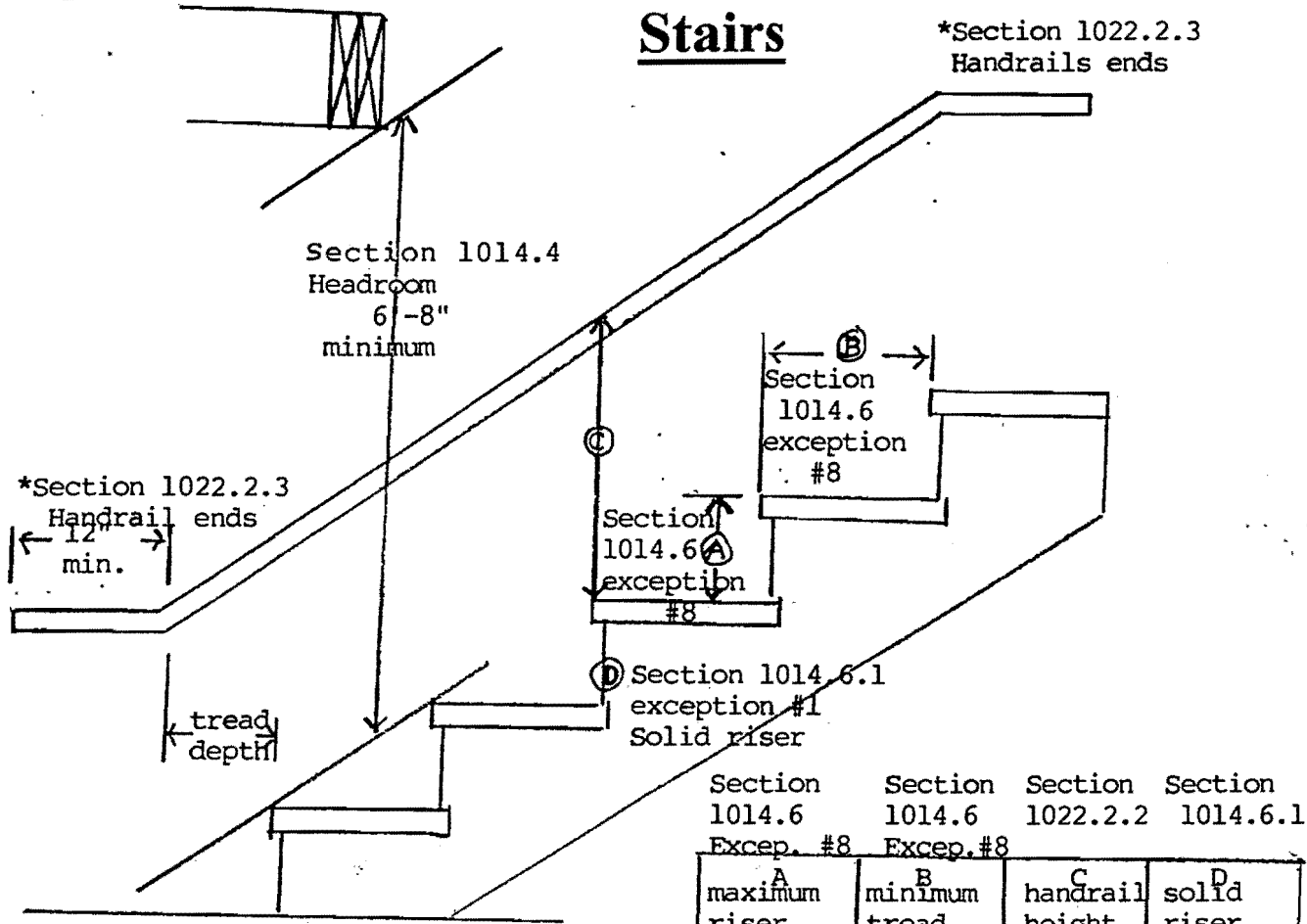
**TREAD/RISER DIMENSIONS**  
**ONE & TWO FAMILY**  
**BOCA NATIONAL BUILDING CODE/1999**  
**SECTION 1014.6 TREADS & RISERS**

**EXCEPTION:**      **NO. 8** -- In occupancies in use group R-3, within dwelling units in occupancies Use Group R-2 and in occupancies in Use Group U which are accessory to an occupancy in Use Group R-3. The maximum riser height shall be 7 ¾ inches (197mm) and the minimum tread depth shall be 10 inches (254mm). A nosing not less than ¾ inches but not more than 1 ¼ inches (32mm) shall be provided on stairways with solid risers where the depth is less than 11 inches (279mm).

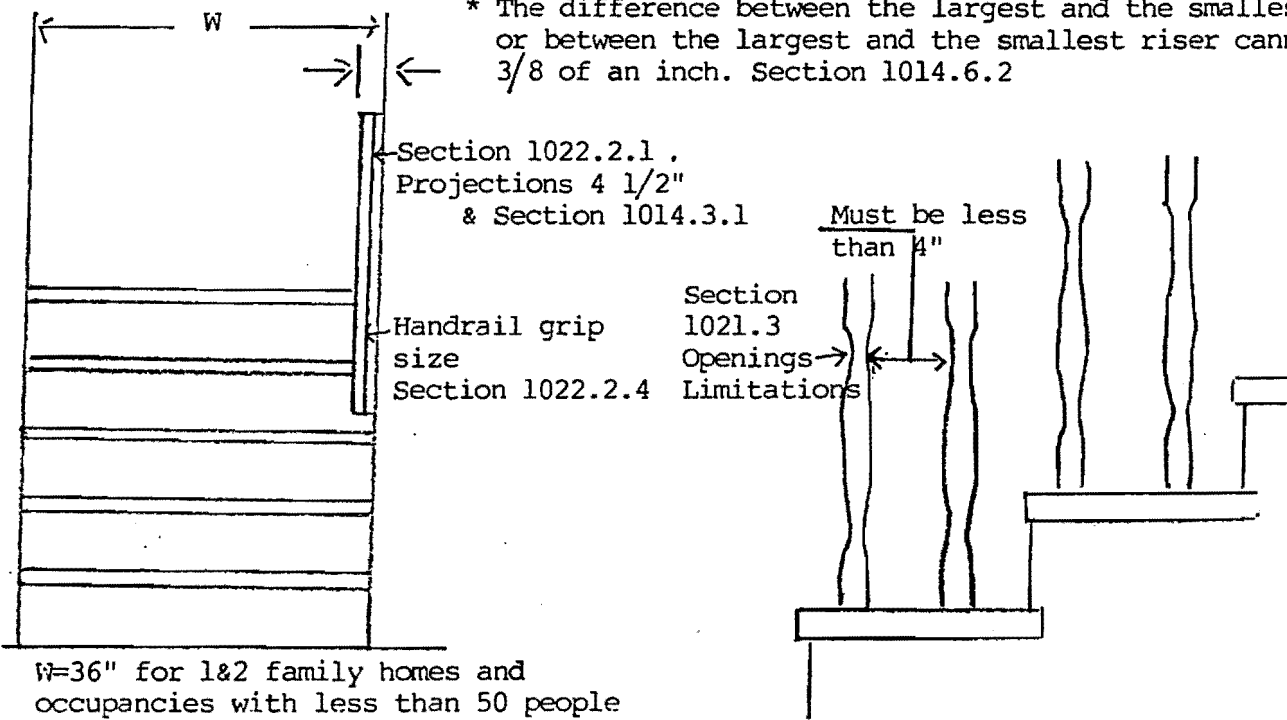




Stairs



- \* Handrail extensions & returns are not required for stairways within a swelling unit Section 1022.2.3
- \* There must not be a vaiation exceeding 3/16 of an inch in the depth of adjacent treads or in the height of adjacent risers. Section 1014.6.2
- \* The difference between the largest and the smallest tread or between the largest and the smallest riser cannot exceed 3/8 of an inch. Section 1014.6.2



W=36" for 1&2 family homes and occupancies with less than 50 people  
Section 1014.3 Exception #3

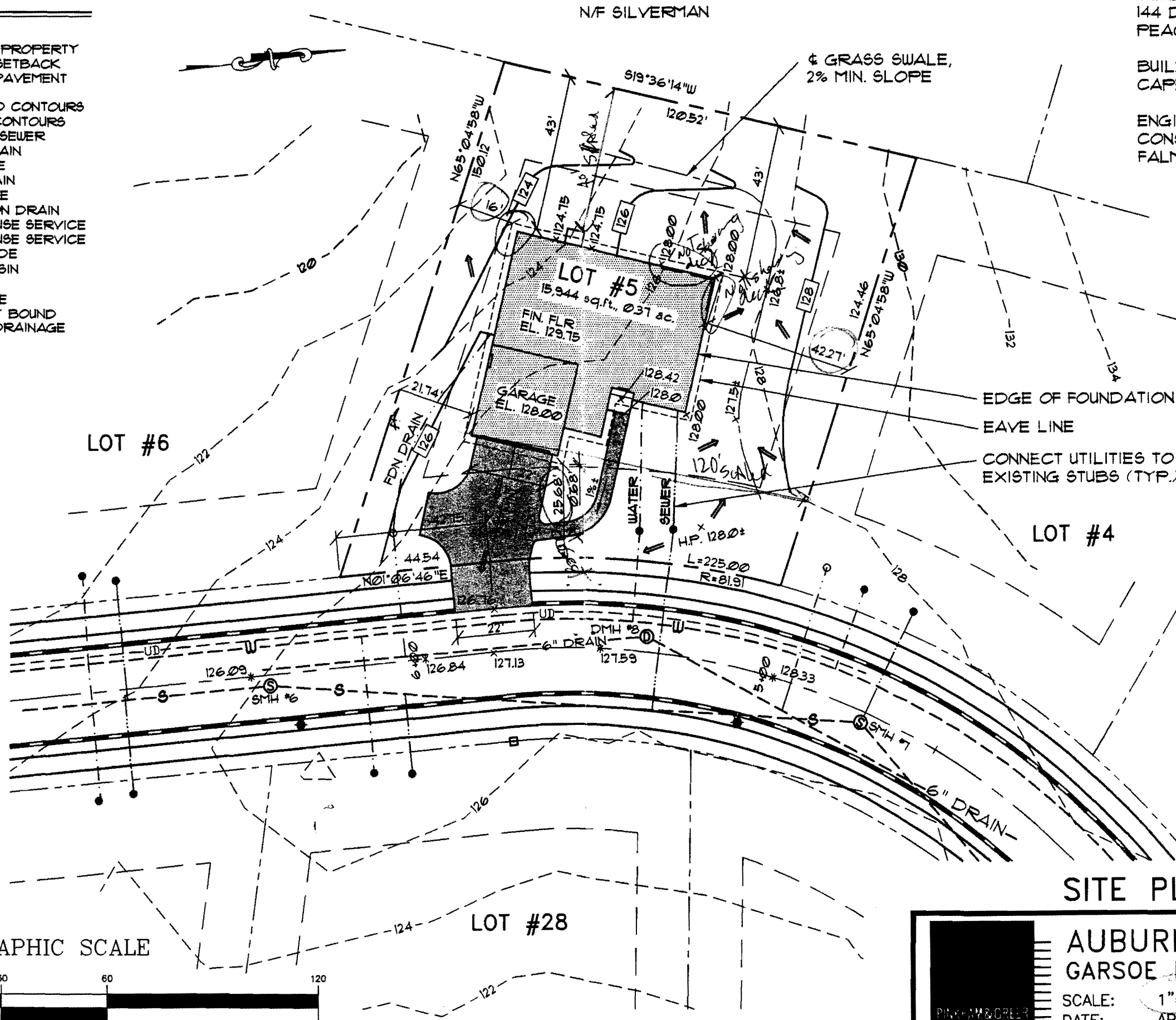
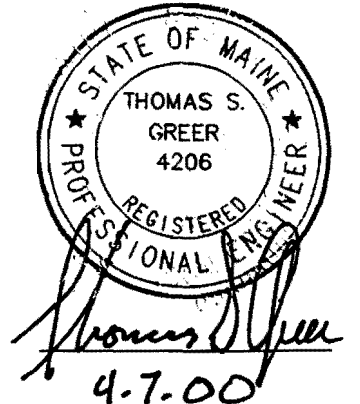
# LEGEND

- LOT LINES
- ABUTTERS PROPERTY
- BUILDING SETBACK
- EDGE OF PAVEMENT
- CURB
- PROPOSED CONTOURS
- EXISTING CONTOURS
- SANITARY SEWER
- 6" DRAIN
- WATER LINE
- UNDERDRAIN
- CENTERLINE
- FOUNDATION DRAIN
- SEWER HOUSE SERVICE
- WATER HOUSE SERVICE
- SPOT GRADE
- CATCH BASIN
- HYDRANT
- LIGHT POLE
- PROPERTY BOUND
- SURFACE DRAINAGE

OWNER: DON & ELLEN MILLER  
144 DENDRON ROAD,  
PEACE DALE, RI. 02883

BUILDER: STEVE PETERS  
CAPE ELIZABETH, MAINE

ENGINEER: PINKHAM & GREER  
CONSULTING ENGINEERS  
FALMOUTH, MAINE



SITE PLAN, LOT 5

GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

AUBURN PINES  
GARSOE DRIVE

SCALE: 1"=30'  
DATE: APRIL 6, 2000  
DESIGNED BY: TSG  
PROJECT: 00123

