

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

Location of Construction: 87 Carso Drive Lot 9 Auburn Pines		Owner: Norman Berube Bldrs. Inc.		Phone: 883-8270		Permit No: 991191	
Owner Address: **Norman Berube Bldrs.		Lessee/Buyer's Name: N/A		Phone: N/A		Business Name: N/A	
Contractor Name: **Normand Berube Builders		Address: 1040 U.S. Rt# 1 Saco, ME 04072		Phone: 883-8270		Permit Issued: NOV - 1 1999	
Past Use: Vacant		Proposed Use: New Single Family with attached garage		COST OF WORK: \$ 160,000		PERMIT FEE: \$ 984.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R3 Type 5 B BOCA 46	
Proposed Project Description: New single family house with attached garage.				Signature:		Signature: <i>Hoffe</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zone: <i>R2</i> CBL: <i>386-AA-009</i>	
Permit Taken By: <i>UB</i>		Date Applied For: <i>10-12-99</i>		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: <i>of 5 11/24/99</i> 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"/>	

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..

***Send To: Normand Berube Builders
1040 U.S. Route 1
Saco, ME 04072

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

10-12-99

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

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: _____

PERMIT ISSUED
WITH REQUIREMENTS
CEO DISTRICT

ub

COMMENTS

Tom

11/12/99 - Unable to gain access - Road not in yet - no one in area. -

Called owner - will inspect 11/16/99

11/16/99 Met w/ Gary - strings knocked down - told him we need verification on location of stakes - surveyor faxing letter to US. Unable to check setbacks. TM+TM

11/17/99 - w/ T. MARKLY Met ^(TOM) Supervisor From Titcomb Assoc on site -

He & I checked Setbacks - ok - Foundation already poured, square on footing ok (C)

11-30-99 Backfill inspection Fabric, tie in place. OK. to backfill JK

1-7-00. Framing insps 1. Loose bridging in garage 2. Need space on I-Beam ^{on file} 3. See about framing over garage doors 4. Loose bridging throughout 5. Rough cut on 1st to 2nd Stairs 15 7 1/2 and 10 RISE ^{OK-JM} is too high 6 Need hangers under fireplace 7. Not enough support under fireplace 8. Need guard rail at top of stairs (2nd floor) 9. No egress from master bedroom - Not bedroom

2-11-00 - Final - Bsmnt Stairs - top (1st) step 8 1/2" rise - need hangers / inadequate nailing on stringers / need riser boards on garage to house stairs - TM+OC need ammendment

2/22/00 - Above all corrected - ammendment issued 2/23/00 - OK for COFO from 2-11-00

Inspection Record

Type	Date
Foundation:	
Framing:	
Plumbing:	
Final:	Issued C.O. 2/22/00
Other:	



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 87 Garso Drive

CBL 386A A0090010

Issued to Norman Berube Builders, Inc./Normand Berube Builders

Date of Issue 02/11/2002

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. 99-1191, 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:

Room over garage shall never be used as
as a sleeping room.

**This certificate supersedes
certificate issued**

Approved:

2/11/02
JD
C. J. ...

(Date)

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 87 Cargo Drive CBL# 386A-A-009
Lot #9

Issued to Norman Serube Builders

Date of Issue 2/24/00

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. 991191, 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

APPROVED OCCUPANCY

Entire

Single Family With Attached
2 Car Garage And Rear Deck
Use R3 Type 5B
BOCA 1996

Limiting Conditions:

- 1) Room Over Garage Shall Never Be Used AS A Sleeping Room.
- 2) Site Conditions- SEE ATTACHED MEMO.

This certificate supersedes
certificate issued

Approved:

2/24/00 *Tracy J. ...*

(Date)

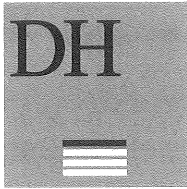
Inspector

[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.

12
2/24/00



DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

386-A-A-009

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

MEMORANDUM

TO: Code Enforcement
Kandi Talbot, Planner

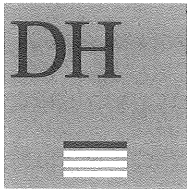
FROM: Chris Earle, Construction Monitor
Reviewed by Steve Bushey, P.E., Acting Development Review Coordinator

DATE: August 16, 2000

RE: Certificate of Occupancy – 87 Garsoe Drive

On August 16, 2000, the site was reviewed for compliance with the conditions of approval.

It is our opinion that a ~~permanent certificate of occupancy could be issued~~, assuming neither Code Enforcement nor Public Works has any outstanding issues.



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MEMORANDUM

TO: Code Enforcement
Kandi Talbot, Planner

FROM: Gordon Smith, Director of Construction Services
Reviewed by Steve Bushey, P.E., Acting Development Review Coordinator

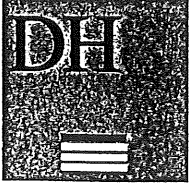
DATE: February 14, 2000

RE: Certificate of Occupancy - 87 Garso Drive

On February 14, 2000, the site was reviewed for compliance with the conditions of approval dated October 10, 1999. 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, 2000.
2. Due to the snow cover, the condition of the curb and sidewalk in front of the house could not be inspected.
3. Due to the snow cover, the actual drainage courses, both to the left side and to the front of the lot could not be adequately inspected.

It is my opinion that a **temporary certificate of occupancy could be issued**, assuming Code Enforcement has no outstanding issues. However, items 1, 2, and 3 above must be reviewed and approved prior to the issuance of a permanent certificate of occupancy.



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CONSULTING ENGINEERS

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ELECTRICAL PERMIT City of Portland, Me.

386-AA 9



Ⓚ

To the Chief Electrical Inspector, Portland Maine:
The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of Portland Electrical Ordinance, National Electrical Code and the following specifications:

S/P

Date 12-2-99

Permit # _____

CBL# 386-AA-009

SITE LOCATION: Lot # 9 Auburn Pines (87 Garsse Drive)

OWNER Norman Berube Bldgs TENANT _____

							TOTAL EACH FEE		
OUTLETS	Receptacles	<u>60</u>	Switches	<u>60</u>	Smoke Detectors	<u>7</u>	.20	<u>25.40</u>	
FIXTURES	incandescent	<u>20</u>	fluorescent		Strips	<u>4</u>	.20	<u>4.80</u>	
SERVICES	Overhead		Underground	<u>200</u>	TTL AMPS	<800	15.00	<u>15.00</u>	
	Overhead		Underground			>800	25.00		
Temporary Service	Overhead		Underground	<input checked="" type="checkbox"/>	TTL AMPS	<u>200</u>	25.00	<u>25.00</u>	
							25.00		
METERS	(number of)	<u>1</u>					1.00	<u>1.00</u>	
MOTORS	(number of)						2.00		
RESID/COM	Electric units						1.00		
HEATING	oil/gas units	<u>1</u>	Interior		Exterior		5.00	<u>5.00</u>	
APPLIANCES	Ranges	<u>1</u>	Cook Tops		Wall Ovens		2.00	<u>2.00</u>	
	Insta-Hot		Water heaters		Fans	<u>3</u>	2.00	<u>6.00</u>	
	Dryers	<u>1</u>	Disposals	<input checked="" type="checkbox"/>	Dishwasher	<u>1</u>	2.00	<u>6.00</u>	
	Compactors		Spa		Washing Machine	<u>1</u>	2.00	<u>2.00</u>	
	Others (denote)						2.00		
MISC. (number of)	Air Cond/win						3.00		
	Air Cond/cent				Pools		10.00		
	HVAC		EMS		Thermostat	<u>3</u>	5.00		
	Signs						10.00		
	Alarms/res						5.00		
	Alarms/com						15.00		
	Heavy Duty(CRKT)						2.00		
	Circus/Carnv						25.00		
	Alterations						5.00		
	Fire Repairs						15.00		
	E Lights						1.00		
	E Generators						20.00		
PANELS	Service		Remote		Main	<u>1</u>	4.00	<u>4.00</u>	
TRANSFORMER	0-25 Kva						5.00		
	25-200 Kva						8.00		
	Over 200 Kva						10.00		
							TOTAL AMOUNT DUE		
							MINIMUM FEE/COMMERCIAL 35.00	MINIMUM FEE 25.00	<u>96.20</u>

INSPECTION: Will be ready _____ or will call _____

CONTRACTORS NAME Carl Russell MASTER LIC. # 14963

ADDRESS 104 Grant Rd Saco Me 04072 LIMITED LIC. # _____

TELEPHONE 207-254-1720

SIGNATURE OF CONTRACTOR Carl Russell

ELECTRICAL INSTALLATIONS—

Permit Number _____

Location _____

Owner _____

Date of Permit _____

Final Inspection _____

By Inspector _____

INSPECTION: Service 12/2/44 by [Signature]
Service called in 12/2/44
Closing-in 01/10/2000 by [Signature]

PROGRESS INSPECTIONS: _____ / _____ / _____
_____ / _____ / _____
_____ / _____ / _____
_____ / _____ / _____
_____ / _____ / _____
_____ / _____ / _____

DATE:	REMARKS:
2/11	Outlet 8" under Kitchen Island prohibited
	Whisper not grounded
2/15	leave message for electrician [Signature]

BUILDING PERMIT REPORT

DATE: 19OCT.99 ADDRESS: 87 Garso Drive Lot #9 CBL: 386-AA-009

REASON FOR PERMIT: To Construct a single family dwelling/attached garage.

BUILDING OWNER: Norman Berube Builders, Inc.

PERMIT APPLICANT: _____ /Contractor Norman Berube Builders,

USE GROUP R-3 CONSTRUCTION TYPE 5B


The City's Adopted Building Code (The BOCA National Building Code/1996 with City Amendments) _____
 The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993) _____
 Construction Cost: \$160,000.00
 Permit Fees: \$984.00

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1, *2, *3, *4, *5, *6, *7, *8, *9, *11, *12, *13, *14, *15, *26, *27, *28, *29, *30, *32, *33, # 31

- *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 damproofing 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 means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
- *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", 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 3e4" 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)
- *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 closer'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)
- 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/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.
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 maintained to NFPA #72 Standard.
22. The Sprinkler System shall 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/1996)
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.
- X26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- X27. All electrical, plumbing and HVAC permits must be obtained by a 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)
31. Please read and implement the attached Land Use Zoning report requirements. *See Attached*
- X32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
- X33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
34. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code 1996).
- X35. *Bridging shall be done as per section 2305.16 of the bldg. code*
36. _____
37. _____
38. _____


 P. Samuel Holmes, Building Inspector
 cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

****On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**

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

19990146

I. D. Number

Norman Berube Builders, Inc.
Applicant
87 Garso Dr, Portland, ME 04103
Applicant's Mailing Address
same as above
Consultant/Agent
883-8270
Applicant or Agent Daytime Telephone, Fax

10/12/99
Application Date
single family w/ att garage
Project Name/Description

87 Garso Dr, Lot # 9
Address of Proposed Site
386A-A-009
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) _____

1608 sq feet

Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

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

Fees Paid: Site Plan **\$300.00** Subdivision Engineer Review Date: _____

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

<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	_____	_____	
	date	signature	

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.

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

Location/Address of Construction: (Lot 9) Auburn Pines Portland 87 Grosve St. GARSO DR			
Total Square Footage of Proposed Structure 2,000.		Square Footage of Lot 17,210	
Tax Assessor's Chart, Block & Lot Number Chart# 386 Block# A A Lot# 9		Owner: Norman Berube Bldgs Inc	Telephone#: 883 8270
Lessee/Buyer's Name (If Applicable) N/A		Owner's/Purchaser/Lessee Address: Normand BERUBE Builders Inc. 1040 US RT 1 SACO ME	Cost Of Work: \$160,000 Fee: \$984
Proposed Project Description:(Please be as specific as possible) 04072 Single Family residence home w/attached garage			
Contractor's Name, Address & Telephone Normand BERUBE Bldrs. 1040 US RT 1 SACO ME 04072 883-8270.			Rec'd By: UB

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:

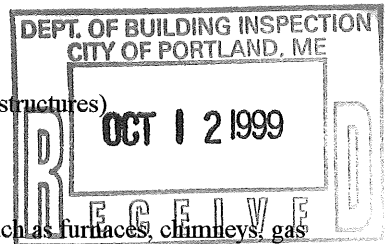
- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- 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

FEE 984
MIN/MR 300
1,284

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: <i>Maire Oube La Normand Berube</i>	Date: 10/12/99
---	----------------

Site Review Fee: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

Inspection Services
Michael J. Nugent
Manager



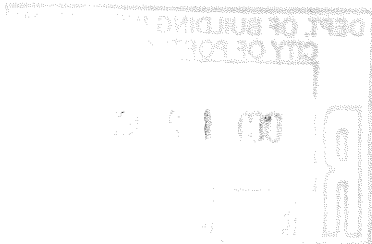
Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

Congratulations!!!!!!

**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: Normand Berube Builders Date: 10/29/99

Address: 87 Garsoe Drive (lot #9) C-B-L: 386A-A-9

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-2

Interior or corner lot -

32 x 36 24 x 24

Proposed Use/Work - New single family dwelling with attached garage - no deck shown

Sewage Disposal - City

Lot Street Frontage - 50' req - ~158' shown

Front Yard - 25' req ~50' + shown

Rear Yard - 25' req ~40' at closest

Side Yard - 14' req - 20' + and ~30' shown

Projections - No Deck - rt side chimney

Width of Lot - 80' req - 115' shown

Height - 2 story shown

Lot Area - 10,000^{sq} 17,211^{sq}

Lot Coverage/ Impervious Surface - 20% = 3442.2^{sq}

Area per Family - 10,000^{sq}

Off-street Parking - 2 req - 2 shown

Loading Bays - N/A

Site Plan - minor/minor #19990146

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 2 Zone X

32 x 36 = 1152^{sq}
24 x 24 = 576^{sq}
1728^{sq}

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

19990146

I. D. Number

Norman Berube Builders, Inc.

Applicant

87 Garso Dr, Portland, ME 04103

Applicant's Mailing Address

same as above

Consultant/Agent

883-8270

Applicant or Agent Daytime Telephone, Fax

10/12/99

Application Date

single family w/ att garage

Project Name/Description

87 Garsoe Dr, Lot # 9

Address of Proposed Site

386A-A-009

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) attached garage - no deck

1608 sq feet

Proposed Building square Feet or # of Units

Acreage of Site

R-2

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 \$300.00 Subdivision _____ Engineer Review _____ Date: _____

Inspections Approval Status:

Reviewer Marge Schmuckal

- Approved
 Approved w/Conditions see attached
 Denied

Approval Date 10/29/99 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			

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

19990146
I. D. Number

Norman Berube Builders, Inc.
Applicant
87 Garso Dr, Portland, ME 04103
Applicant's Mailing Address
same as above
Consultant/Agent
883-8270
Applicant or Agent Daytime Telephone, Fax

10/12/99
Application Date
single family w/ att garage
Project Name/Description

87 Garsoe Dr, Lot # 9
Address of Proposed Site
386A-A-009
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.

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 ay 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.

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.

Per sheet C3 of the original subdivision plans, lot 9 was to have been the location of a temporary stock pile. If necessary, the applicant shall relocate any stock piles to an alternative location. The grading plan shall be revised to direct runoff from the disturbed area of the lot towards the street. The applicant shall refer to sheet P1 of the Auburn Pines subdivision plans for the street grades. The applicant shall be responsible to avoid drainage impacts to abutting properties.

Planning Conditions of Approval

Inspections Conditions of Approval

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. No rear deck is shown on any of your plans including the plot plan. The double door exit shall be secured from the inside unless you apply for a deck per
3. Separate permits shall be required for future decks, sheds, pool, and/or garage.

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

Valuation: \$160,000.00 Plan Review # 1448
 Fee: \$984.00 Date: 19 OCT. 99

Building Location: 87 Garso DR. Lot 29 CBL: 386-AA-009

Building Description: Single Family dwelling / attached garage

Reviewed by: S. Alfrey

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.	Call before placing concrete foundation	
3.	Foundation drain	1813.5.2
4.	Foundation anchors	2305.17
5.	Waterproofing & dampproofing	1813.0
6.	Concrete freezing	1908.0
7.	Private garage	407.0
8.	Chimney & vents	NFPB 211
9.	Guardrails	1021.0
10.	Handrails	1022.0
11.	STAIR Construction	1014.0
12.	STAIRway headroom	1014.4

REV: PSH 6-28-98

Correction List		
NO:	Description	Code Section
13.	Sleeproom egress	1010.4
14.	Smoke detectors	920.3.2
15.	Crawl & Attic crawl spaces	1210.0
16.	Fastening Schedule	Table 2305.2
17.	Boring, Cutting & Notching	2305.0
18.	Glass & Glazing	Chapter 24
19.	Bridging	2305.16
20.		

rev:PSH 6-28-98

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)
X 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.)

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

Wall Construction (Chapter 2300)

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

Roof-Ceiling Construction (Chapter 23)

- SR 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)
- X Roof structures (1510.0)
- X 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)
- yes NFPA 211

**Mechanical
 1993 BOCA Mechanical Code**

Load Design Criteria

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

Glazing (Chapter 24)

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

Private Garages (Chapter 4)

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

Egress (Chapter 10)

- ~~SA~~ One exit from dwelling unit (1010.2)
- ~~SA~~ Sleeping room window (1010.4)
- ~~SA~~ EXIT DOOR (1017.3) 32" W 80" H
- ~~SA~~ 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)
- ~~SA~~ 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
- ~~SA~~ Power source

**Dwelling Unit Separation
Table 602**

NA

**Electrical
NFPA #**

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

19990146

I. D. Number

Norman Berube Builders, Inc.

Applicant

87 Garso Dr, Portland, ME 04103

Applicant's Mailing Address

same as above

Consultant/Agent

883-8270

Applicant or Agent Daytime Telephone, Fax

10/12/99

Application Date

single family w/ att garage

Project Name/Description

87 Garsoe Dr, Lot # 9

Address of Proposed Site

386A-A-009

Assessor's Reference: Chart-Block-Lot

Fire Conditions of Approval

**L & L STRUCTURAL
ENGINEERING SERVICES, INC.**

Six Q Street
South Portland, ME 04106
Phone: (207) 767-4830
Fax: (207) 799-5432

January 26, 2000

Gary Sylvain
Normand Bernbe Builders, Inc.
1040 Route One
Saco, Maine 04072

Subject: Garage beam design for residence located at Auburn Pines - Lot #9 in Portland, Maine.
(87 GARAGE DRIVE)

Dear Gary,

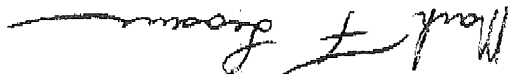
We have completed our review of the garage beam which supports the second floor framing of the bonus room. Our review is based on loading and deflection requirements provided in Boca 1996. The results are as follows:

BEAM ID	BEAM LOCATION	BEAM SIZE	COMMENTS
B1	Bonus room floor	W14X34	Acceptable

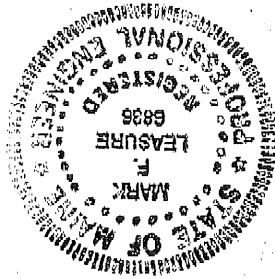
The beam above has sufficient strength, as well as, section properties to limit deflections to within tolerable limits. It is stressed 48% in bending and the total load deflection is .46" (L/613). If you have any questions or require additional information, please do not hesitate to call.

Sincerely,

L & L Structural Engineering Services, Inc.



Mark F. Leasure, P.E.
Principal



FAX COVER SHEET

NORMAND BERUBE BUILDERS INC.
 1040 US ROUTE ONE
 SACO MAINE
 207-883-8370
 207-883-9881
 FAX-203-4038
 E-MAIL: berubebuilders@cybertours.com

SEND TO Company name PORTLAND CODE INSPECTION	From GARY SYLVAIN
Attention JOHN REEP	Date 12-8-00
Office location	Office location
Fax number 874-8716	Phone number

- Urgent
 Reply ASAP
 Please edit/print
 Please review
 For your information

Total pages, including cover: 3

COMMENTS

STEEL BEAM EVALUATIONS FOR

① AUBURN PINES LOT 9 (87 GARSOE DRIVE)

② AUBURN PINES LOT 26 (66 GARSOE DRIVE)

THANK YOU!

Gary Sylvain

L & L STRUCTURAL

ENGINEERING SERVICES, INC.

Six Q Street
 South Portland, ME 04106
 Phone: (207) 767-4830
 Fax: (207) 799-5432

January 26, 2000

Gary Sylvain
 Normand Berube Builders, Inc.
 1040 Route One
 Saco, Maine 04072

Subject: Miscellaneous beam design for residence located at Auburn Pines - Lot #26 in Portland, Maine. (66 GARSDIE DRIVE)

Dear Gary,

We have completed our review of the three beams which supports the residential floor at various locations. Our review is based on loading and deflection requirements provided in Boca 1996. The results are as follows:

BEAM ID	BEAM LOCATION	BEAM SIZE	COMMENTS
B1	Above Master Bedroom	W8x21	Acceptable
B2	Above Living Room	W8x21	Acceptable
B3	Bonus Room Floor	W14x22	Acceptable

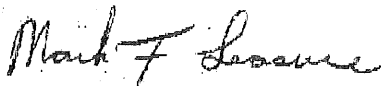
The beams above have sufficient strength, as well as, section properties to limit deflections to within tolerable limits. Non of the beams are stressed more than 61% in bending and the total load deflections are as follows:

BEAM ID	CSI	TL Deflection	L/Defl
B1	0.43	0.30"	L/611
B2	0.61	0.44"	L/429
B3	0.55	0.47	L/560

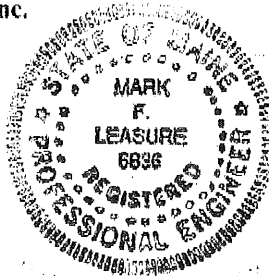
If you have any questions or require additional information, please do not hesitate to call.

Sincerely,

L&L Structural Engineering Services, Inc.



Mark F. Leasure, P.E.
 Principal



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: 87 GARSO Drive		
Total Square Footage of Proposed Structure	Square Footage of Lot 17211	
Tax Assessor's Chart, Block & Lot Number Chart# 386 Block# AA Lot# 629	Owner: NORMAND BERUBE BUILDERS	Telephone#: 283-3961
Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address:	Cost Of Work: \$ 2000 Fee: \$ 36.00
Proposed Project Description: (Please be as specific as possible) Amendment to permit 991191 12x12 Rear Deck -		
Contractor's Name, Address & Telephone - 283-3961 Normand Berube Bldg. Inc 1040 US. Rt 1 Saco, ME 04072		Rec'd By:

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 **Plans**
- 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:

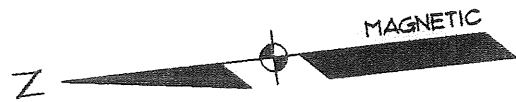
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such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

Certification

I 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 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 inspect for compliance with the codes applicable to this permit.

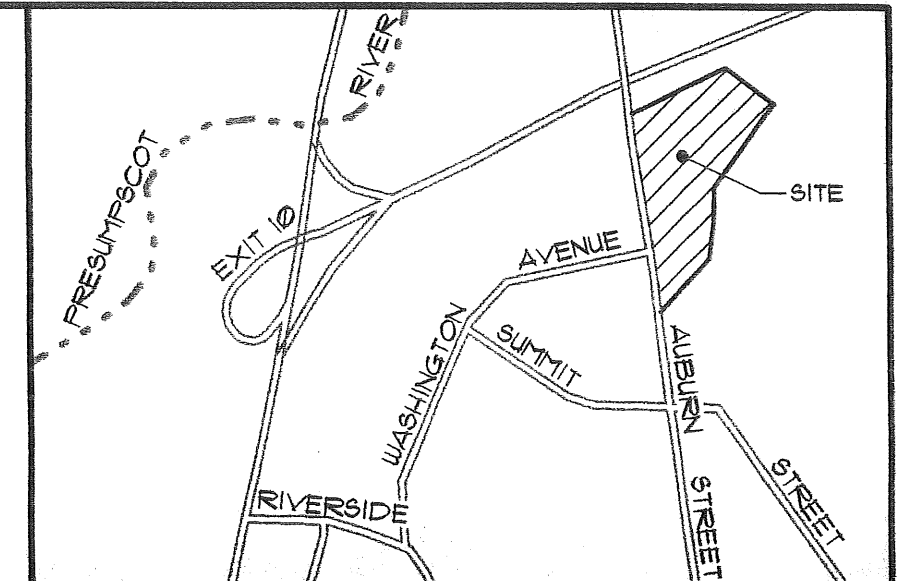
Signature: _____	Date: _____
------------------	-------------

300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.



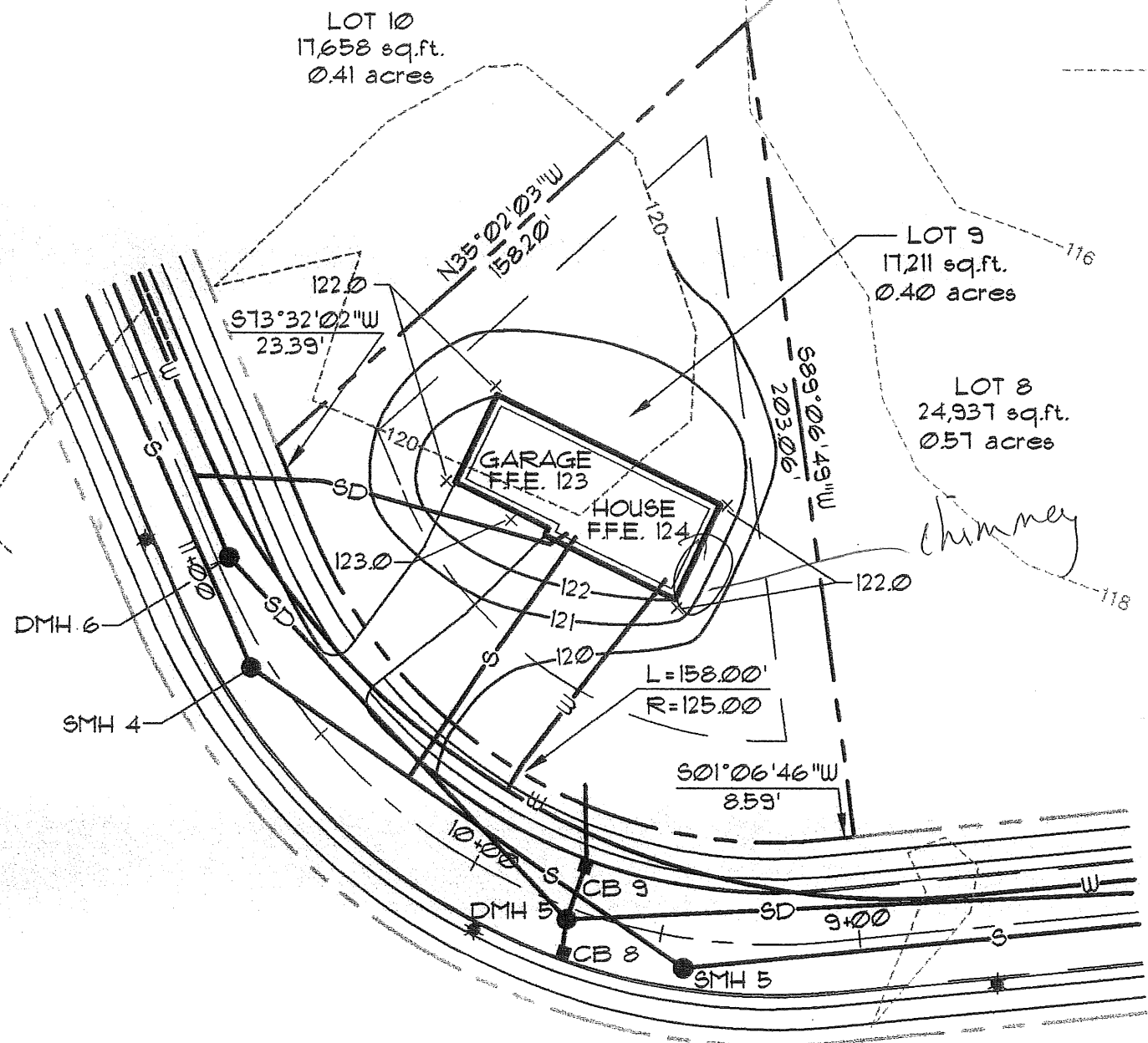
LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY/ROW	
	SETBACK	
	CENTERLINE	
	BUILDING	
	EDGE PAVEMENT	
	CURBLINE	
	CONTOURS	124
	WATER	8"W
	SEWER	8"S
	STORM DRAIN	12"SD
	CATCH BASIN	
	MANHOLE	
	SPOT GRADE	30x20



LOCATION MAP

N.T.S.



GENERAL NOTES

1. APPLICANT: NORMAND BERUBE BUILDERS, INC.
1040 U.S. RTE 1
SACO, ME 04072
2. THE LOT SHOWN HEREON IS PART OF A SUBDIVISION SITUATED WITHIN THE CITY OF PORTLAND'S R2 RESIDENTIAL ZONE SINGLE FAMILY HOMES.
3. PLAN REFERENCES:
A) SUBDIVISION PLAN OF AUBURN PINES SUBDIVISION DATED THROUGH JULY 7, 1999 BY PINKHAM & GREER ENGINEERS.
4. EXISTING TOPOGRAPHIC INFORMATION IS BASED UPON SAID PLAN WITH ELEVATIONS THAT ARE REFERENCED TO A STANDARD DISK AUBURN RM-1 ELEVATION 122.31 N.A.V.D. DATUM.
5. PROPOSED UTILITY LOCATION AND ELEVATION IS BASED UPON THE PLAN REFERENCED IN NOTE 4A.
6. THIS PLAN INCORPORATES A POSITIVE DRAIN INTO THE PROPOSED STORM DRAIN SYSTEM.

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

Sebago Technics
Engineering & Planning for the Future
12 WESTBROOK COMMON
WESTBROOK, ME 04098-1339
TEL (207) 856-0277

PLOT PLAN
OF:
LOT 9 AUBURN PINES SUBDIVISION
AUBURN PINES DRIVE
PORTLAND, ME
FOR:
NORMAND BERUBE BUILDERS, INC.
1040 U.S. RTE 1
SACO, ME 04072

DESIGN BY:	
DRAWN BY:	DCS
CHECKED BY:	NJG
DATE:	9-23-99
SCALE:	1"=40'
FIELD BK:	-----
PROJ. NO:	99484
DRAWING:	99484
SHEET 1 OF 1	

Nancy J. Gilbert
10-7-99