

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

Location of Construction: 4 Alice Court Lot#12 Auburn Pines		Owner: **Ronald J. Dorler Jr.		Phone: **878-8945		Permit No: 000164	
Owner Address: 526 Summit St. Ptld, ME		Lessee/Buyer's Name: N/A		Phone: N/A		Business Name: N/A	
Contractor Name: Liscord & Bartlett, Jeff Bartlett		Address: Not Given		Phone: Not Given		Permit Issued: 8	
Past Use: Vacant		Proposed Use: Single Family Ranch w/attached garage under.		COST OF WORK: \$ 222,000		PERMIT FEE: \$ 1,356	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R3 Type: 5B GOC 499	
Proposed Project Description: Single family dwelling, ranch with attached garage under.				Signature: _____		Signature: <i>Hoffman</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zone: <i>R-2</i> CBL: 386-AA-012	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: <i>OK with conditions 3/7/00</i> Special Zone or Reviews: <i>N/A</i>	
Permit Taken By: KA		Date Applied For: 2/28/00		Signature: _____		Date: _____	
						<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Amelz-Zone</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <i>A</i> <i># 2000023</i>	

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..

***Please Call for Pick Up
Ron J. Dorler Jr. 878-8945

CERTIFICATION

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

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: 2-28-00 PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

PERMIT ISSUED WITH REQUIREMENTS

- 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: _____ *S*

PERMIT ISSUED WITH REQUIREMENTS
UB

COMMENTS

3/13/00 Met w/ Ron Daler on Site - Reviewed condition of permit - footing
In - appears to be OK but concerned set set backs due to dirt piles & Nearing Equip.

Ron will arrange to have him, Steve & I will measure setbacks on 3/14/00

3/14/00 Checked Setbacks w/pick up pins to footing/wall OK

3/14/00 Disc Precon w/ Jeff Bartlett - Covered condition of permit -
He understands all - If any? - he will call

3/20/00 - Drain/Fabric/stone in - Waterproofing OK - Photo Backfill

6/19/00 In Charge - Pl - ok - Eln ok JR

2' Centip Reps on Steel Beam -

2 Bed w/ @ grade 20x43 w/45° L at apex against Next 20" width (Both in stone)

2' Cdn pit NOTED in fireplace Base - BOCA 2114.7 - NFPA 211 4-1.4.1

Ok'd other to w/ & Tim & John - just OK w/ JR

6/16/00 Called Ron D.C. 878-8945 & left a msg on his machine checking that his feet -

Place does not require an arch DIRT 9/600 Toller W/owner Quality & Informal of call

8/31/00 Shim front slabs add board rail block rears

9/5/00 Final OK for [Signature]

? Rains in Garage 15' walls

Type	Inspection Record	Date
Foundation:		
Framing:		
Plumbing:		
Final:		
Other:		

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 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: <u>Auburn Pines Subdivision, Lot 12 #4 Alice Ct</u>		
Total Square Footage of Proposed Structure: <u>3268.</u>	Square Footage of Lot: <u>49 Acres / 20,500</u>	
Tax Assessor's Chart, Block & Lot Number Chart# <u>3860</u> Block# <u>AA</u> Lot# <u>012</u>	Owner: <u>Ronald J Dorler Jr.</u>	Telephone#: <u>878-8945</u>
Lessee/Buyer's Name (If Applicable): _____	Owner's/Purchaser/Lessee Address: <u>526 Summit St. Portland.</u>	Cost Of Work: <u>\$222,000</u> Fee: <u>\$1356.</u>
Proposed Project Description:(Please be as specific as possible) <u>Single family Dwelling, Contemporary Ranch style.</u>		
Contractor's Name, Address & Telephone <u>Liscord + Bartlett, (Jeff Bartlett)</u>		Rec'd By: <u>[Signature]</u>

DAC SF

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

You must include the following with you application:

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

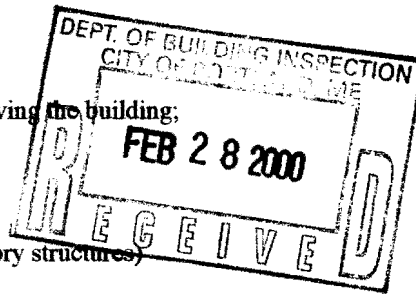
A "minor/minor" site plan review is required prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor (2 copies are required). A complete plot plan (Site Plan)includes:

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

4) Building Plans (Sample Attached)

A complete set of construction drawings showing all of the following elements of construction:

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



Certification

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

Signature of applicant: <u>[Signature]</u>	Date: <u>02-28-00</u>
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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.

Applicant: Ron Doolen Jr.
Address: 4 Alice Court (#12^{lot})

Date: 3/7/00
C-B-L: 386A-A-12

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-2

Interior or corner lot -

Proposed Use/Work - construct new single family with attached garage
No large rear deck

Sevage Disposal - City

Lot Street Frontage - 50' req \approx 105' shown

Front Yard - 25' req - \approx 90' shown

Rear Yard - 25' req \approx 27' shown

ok
shall not be reduced
on side less than 12'
Side Yard - 2 story 11' req
Projections - 2 rear stairs - front stairs

can reduce 14' to 13' as long as that
1 foot reduction is added to the
other side, or a min of 15' \rightarrow ok
because 26' is shown

Width of Lot - 80' req - 115' shown

Height - 35' max - showing 27' to ridge - ok

Lot Area - 10,000[#] min 21,155[#] shown

Lot Coverage/ Impervious Surface - 20% or 4,231[#] max

Area per Family - 10,000[#] - ok

Off-street Parking - 2 req - 2 shown

Loading Bays - N/A

Site Plan - minor/minor
200000 23

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel Z zone X

20' private easement along left hand side property line

$$\begin{aligned} 28 \times 70 &= 1960^{\#} \\ 18 \times 28 &= 468 \\ \hline &= 2428^{\#} \end{aligned}$$

BUILDING PERMIT REPORT

DATE: 29 February 2009 ADDRESS: 4 Alice Court lot # 12 CBL: 386-AA-012
 REASON FOR PERMIT: To Construct a Single Family dwelling / attached garage.
 BUILDING OWNER: Ronald J. Dorler Jr.
 PERMIT APPLICANT: owner CONTRACTOR: Liscord & Bartlett
 USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: \$222,000 PERMIT FEES: 1,356

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 *6 *8 *9 *11 *12 *13 *14 *15 *19 *26 *29 *32 *34 *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 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 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", except Use Group R which is 36". In occupancies in Use Group A,B,H-4, I-1, I-2, M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38"). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
- *12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- *13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" 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)

2/28/09

- A19. 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.
- X26. 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).
- 27. 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.
- 28. 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).
- 30. 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 Development review condition.*
- 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.
- 33. 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)
- 35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

[Signature]
 Marge Schmuckal, Building Inspector
 Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

PSH 1/26/00

****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.**

******CERTIFICATE OF OCCUPANCY FEE \$50.00**

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

Valuation: ~~\$222,000.00~~ Plan Review # ~~0207/2K~~
 Fee: ~~\$1,356.00~~ Date: ~~29 February 2000~~

Building Location: 4 ALICE ST. LOT*12 CBL: 386-AA-012

Building Description: Single Family dwelling / private garage

Reviewed by: S. Hoffes

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

Correction List		
NO:	Description	Code Section
1.	All site plan & building code requirements shall be completed before a certificate of occupancy can or will be issued.	111.0
2.	Water proofing & damp proofing shall comply with section 1813.0	1813.0
3.	Joining cutting and matching shall be done in accordance with sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1	see Section 2305.2
4.	All fastening shall comply with Table 2305.2	Table 2305.2
5.	Private garage shall comply with section 407.0	407.0
6.	Sleeping room egress shall be done in accordance with section (see detail)	1010.4

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)
X Anchorage bolting in concrete (2305.17)
X Columns (1912)
NA Crawl space (1210.2) Ventilation
NA Crawl opening size (1210.2.1)

Floors (Chapter 16-23)

X Joists - Non sleeping area LL40PSF (Table - 1606)
X Joists - Sleeping area LL30PSF (Table - 1606)
X Grade
X Spacing
X Span
X Girder 4" bearing 2305

Floors (contd.)

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

Wall Construction (Chapter 2300)

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

Roof-Ceiling Construction (Chapter 23)

- ~~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))
- 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**

- ~~X~~ Masonry (1206.0)
- ~~NO~~ Factory - built (1205.0)
- ~~X~~ Masonry fireplaces (1404)
- ~~NO~~ Factory - built fireplace (1403)

**Mechanical
1993 BOCA Mechanical Code**

State Plumbing Code

Public Water
Public Sewer

Load Design Criteria

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

Glazing (Chapter 24)

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

Private Garages (Chapter 4)

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

Egress (Chapter 10)

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

Smoke Detectors (920.3.2)

- SR Location and interconnection
- SR Power source

Dwelling Unit Separation
Table 602

NA



DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE B
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 779 0890

- 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, DRC Assistant
Reviewed by Steve Bushey, P.E., Acting Development Review Coordinator

DATE: September 6, 2000

RE: Certificate of Occupancy - 4 Alice Court (Lot #12)

On September 6, 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.

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

20000023
I. D. Number

Ronald J. Dorler Jr.
Applicant
526 Summit Street, Portland, ME 04103
Applicant's Mailing Address
Liscord & Bartlett - Jeff B.
Consultant/Agent
878-8946
Applicant or Agent Daytime Telephone, Fax

2/28/00
Application Date
single family w/under house ga
Project Name/Description

4 Alice Ct, Portland Maine 04103
Address of Proposed Site
386-AA-012
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) **tot 12**
3268 **20,600**
Proposed Building square Feet or # of Units **20,600** 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: **2/28/00**

Inspections Approval Status:

Reviewer _____

- | | | | |
|---|--|---------------------------------|--|
| <input type="checkbox"/> Approved | <input type="checkbox"/> Approved w/Conditions
see attached | <input type="checkbox"/> Denied | |
| Approval Date _____ | Approval Expiration _____ | Extension to _____ | <input type="checkbox"/> Additional Sheets
Attached |
| <input type="checkbox"/> 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 |

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

20000023

I. D. Number

Ronald J. Dorler Jr.
Applicant
526 Summit Street, Portland, ME 04103
Applicant's Mailing Address
Liscord & Bartlett - Jeff B.
Consultant/Agent
878-8945
Applicant or Agent Daytime Telephone, Fax

2/29/00
Application Date
Lot 12
Project Name/Description

4 Alice Ct, Portland Maine 04103
Address of Proposed Site
386A-A-012
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) lot 12
 3268 20,500 R-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 \$300.00 Subdivision _____ Engineer Review _____ Date: 2/28/00

DRC Approval Status:

Reviewer Gordon Smith/Steve Bushey

Approved Approved w/Conditions see attached Denied

Approval Date 3/2/00 Approval Expiration 3/2/01 Extension to _____ Additional Sheets Attached

Condition Compliance Gordon Smith/Steve Bushey signature 3/2/00 date

Performance Guarantee Required* Not Required

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

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

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

20000023

I. D. Number

Ronald J. Dorler Jr.

Applicant

526 Summit Street, Portland, ME 04103

Applicant's Mailing Address

Liscord & Bartlett - Jeff B.

Consultant/Agent

878-8945

Applicant or Agent Daytime Telephone, Fax

2/29/00

Application Date

Lot 12

Project Name/Description

4 Alice Ct, Portland Maine 04103

Address of Proposed Site

386A-A-012

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Approved Subject to Site Plan Review (Addendum) Conditions of Approval:

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

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

Your new street address is now 4 Alice Court

, 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 including drainage improvements to the 20' private drainage

easement between this property and house #3 Alice Street. No drainage shall flow onto the property of house

#3 Alice Street.

The applicant shall be responsible for all installation and maintenance of necessary erosion control measures

given the large amount of fill and the proposed slopes of this fill. The site contractor must incorporate best

management practices relative to erosion control. The applicant shall minimize and be responsible to sweep all

tracking of mud onto City streets.

Planning Conditions of Approval

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

20000023
 I. D. Number

Ronald J. Dorler Jr.
 Applicant
 526 Summit Street, Portland, ME 04103
 Applicant's Mailing Address
 Liscord & Bartlett - Jeff B.
 Consultant/Agent
 878-8945
 Applicant or Agent Daytime Telephone, Fax

2/29/00
 Application Date
 single family w/under house ga
 Project Name/Description
 4 Alice Ct, Portland Maine 04103
 Address of Proposed Site
 386A-A-012
 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) lot 12

3268 20,500 R-2zone
 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: 2/28/00

Inspections Approval Status:

Approved Approved w/Conditions see attached Denied

Approval Date 3/7/00 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

20000023
I. D. Number

Ronald J. Dorler Jr.
Applicant
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Applicant's Mailing Address
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2/29/00
Application Date
single family w/under house ga
Project Name/Description

4 Alice Ct, Portland Maine 04103
Address of Proposed Site
386A-A-012
Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

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. Please note that along the left-hand side property line, there is a 20 foot easement for drainage that shall be maintained without disturbance.
Any change within this 20' strip, such as filling or building on, SHALL First require written approval from the Planning Division.
3. Separate permits shall be required for future decks, sheds, pools, and/or garage.

Fire Conditions of Approval



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, 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.

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 Ronald J. Dorler, Jr. and Jennifer A. Dorler, as joint tenants, whose mailing address is 526 Summit Street, Portland, Maine 04103, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Ronald J. Dorler, Jr. and Jennifer A. Dorler, their heirs and assigns, certain property situated in the City of Portland, County of Cumberland and State of Maine, described as follows:

Lot No. 12 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.

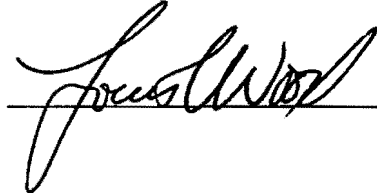
Being a portion of the premises conveyed to the Grantor herein by Deed of Provost, Inc., dated June 9, 1999, and recorded in the Cumberland County Registry of Deeds, Book 14817, Page 100.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said Ronald J. Dorler, Jr. and Jennifer A. Dorler, their heirs and assigns, to them and their use and behoof forever.

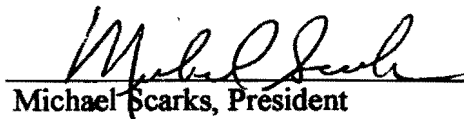
AND I do covenant with the said Grantees their heirs and assigns, that NEPTUNE PROPERTIES, LLC, is lawfully seized in fee of the premises, that is free of all encumbrances and that it has good right to sell and convey the same to the said Grantees to hold as aforesaid; and that NEPTUNE PROPERTIES, LLC, 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 23 day of the month of September, 1999.

Signed, Sealed and Delivered
In presence of



NEPTUNE PROPERTIES, LLC


Michael Scarks, President

MAINE REAL ESTATE TAX PAID

STATE OF MAINE
CUMBERLAND, SS.

September 23, 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,

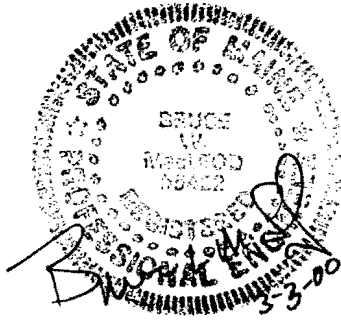
Patricia A. Conant
Notary Public/ Attorney-at-Law

PATRICIA A. CONANT
Notary Public, Maine
My Commission Expires April 3, 2005

SEAL

RECEIVED
RECORDED REGISTRY OF DEEDS
1999 SEP 24 PM 12: 29
CUMBERLAND COUNTY
John B. O'Brien

**STRUCTURAL ENGINEERING
CALCULATIONS
FOR
RON & JENN PORLER RESIDENCE
AUBURN PINES
PORTLAND, ME.**



**PREPARED BY
SHELLEY ENGINEERING, INC.
PORTLAND, MAINE
March 2, 2000**

**PREPARED FOR
LISCORD & BARTLETT
BUILDING CONTRACTORS
CAPE ELIZABETH, ME.**

*Maryl
Please place with
MA. Doctors permit
Application.
H*

NOTES:

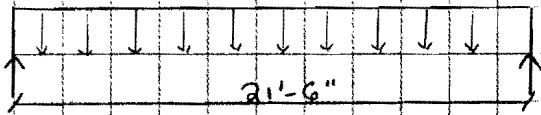
DESIGN CRITERIA

SNOW LOADS: GROUND: $P_g = 60 \frac{\text{PSF}}{\text{SL}}$
 FLAT ROOF: $P_f = (0.7)(60 \frac{\text{PSF}}{\text{SL}}) = 42 \frac{\text{PSF}}{\text{SL}}$
 (NO SLOPED ROOF REDUCTION DUE TO
 ROOF PITCH $\Delta < 30^\circ$)
 ROOF DEAD LOAD: $R_{DL} = 15 \frac{\text{PSF}}{\text{DL}}$
 FLOOR LIVE LOAD: $F_{LL} = 40 \frac{\text{PSF}}{\text{LL}}$
 FLOOR DEAD LOAD: $F_{DL} = 10 \frac{\text{PSF}}{\text{DL}}$

SIZE RIDGE BEAM ABOVE KITCHEN

$l = 21'-6"$

$w_{TL} = (42 \frac{\text{PSF}}{\text{SL}} + 15 \frac{\text{PSF}}{\text{DL}}) (18'-0" / 2) = 378 \frac{\text{PLF}}{\text{SL}} + 135 \frac{\text{PLF}}{\text{DL}}$



$R = 5.6 \text{ k} = 4.2 \text{ k}_{LL} + 1.4 \text{ k}_{DL}$

USE (2) 1 3/4" x 18" VERSA-LAMS

UNITY = 0.691

OK

ENERCALC

$l/\Delta_{LL} = 483 > 360$

OK

OR

$l/\Delta_{TL} = 355 > 240$

OK

USE (3) 1 3/4" x 16" VERSA-LAMS

UNITY = 0.567

OK

ENERCALC

$l/\Delta_{LL} = 508 > 360$

OK

$l/\Delta_{TL} = 374 > 240$

OK

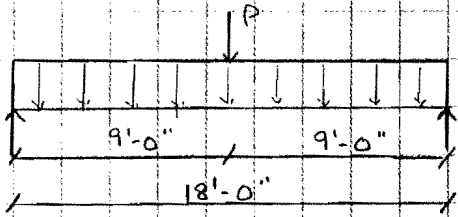
NOTES:

SIZE BEAM IN KITCHEN

$l = 18'-0"$

$P = 5.6^k_{TL} = 4.2^k_{LL} + 1.4^k_{DL}$

$W_{WALL} = (10 \frac{PSF}{DL}) (18'-0" / 2) = 90 \frac{PSF}{DL}$



USE W10 x 17 STEEL BEAM

UNITY = 0.883 < 1.0

OK

EMERCALL

$l/\Delta_{LL} = 556 > 360$

OK

OR

$l/\Delta_{TL} = 377 > 240$

OK

USE (3) 1 3/4" x 14" VERSA-LAMS

UNITY = 0.690 < 1.0

OK

EMERCALL

$l/\Delta_{LL} = 588 > 360$

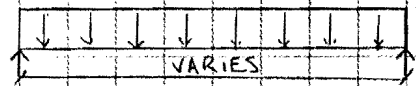
OK

$l/\Delta_{TL} = 393 > 240$

OK

SIZE FIRST FLOOR GIRDERS

$W_{TL} = (40 \frac{PSF}{LL} + 10 \frac{PSF}{DL}) (28'-0" / 2) = 560 \frac{PLF}{LL} + 140 \frac{PLF}{DL}$



l _H	USE	UNITY	REND	l/Δ _{LL}	l/Δ _{TL}	EMERCALL
21'-6"	W12x19 STEEL BEAM	0.841	17.6 ^k	522	674	
18'-6"	W12x16 STEEL BEAM	0.900	6.7 ^k	436	351	

NOTES:

SIZE BEAM ABOVE MASTER BEDROOM CLOSET

$l = 10'-0"$

$W_{TL} = (42 \text{ PSF}_{SL} + 15 \text{ PSF}_{DL}) (9'-0"/2) = 189 \text{ PLF}_{SL} + 67.5 \text{ PLF}_{DL}$

USE (3) 2x10'S

UNITY = 0.66 < 1.0

OK

ENERCALC

$l/d_{LL} = 921 > 360$

OK

$l/d_{TL} = 678 > 240$

OK

SIZE BEAM ABOVE LIVING ROOM

$l = 6'-0"$

$W_{TL} = (42 \text{ PSF}_{SL} + 15 \text{ PSF}_{DL}) (9'-0"/2 + 18'-0"/2) = 567 \text{ PLF}_{SL} + 202.5 \text{ PLF}_{DL}$

USE (4) 2x10'S

UNITY = 0.891 < 1.0

OK

ENERCALC

$l/d_{LL} = 1895 > 360$

OK

$l/d_{TL} = 1397 > 240$

OK

SIZE 1ST FLOOR BEAM RIGHT OF LANDING: TOP

$l_{MAX} = 6'-6"$

$W_{TL} = (42 \text{ PSF}_{SL} + 15 \text{ PSF}_{DL}) (9'-0"/2) + 80 \text{ PLF}_{DL} = 189 \text{ PLF}_{SL} + 67.5 \text{ PLF}_{DL}$

USE (2) 2x10'S

UNITY = 0.644 < 1.0

OK

ENERCALC

$l/d_{LL} = 2236 > 360$

OK

$l/d_{TL} = 1647 > 240$

OK

NOTES:

~~SIZE 1ST FLOOR BEAM RIGHT OF LANDING: BOTTOM~~

~~$l_{MAX} = 6'-0"$~~

~~$W_{TL} = (40 \frac{PSF}{LL} + 10 \frac{PSF}{DL}) (18'-0"/2) = 360 \frac{PLF}{LL} + 90 \frac{PLF}{DL}$~~

~~USE (3) 2x10'S~~

~~UNITY = 0.695 < 1.0~~

~~$1/\Delta_{LL} = 2239 > 360$~~

~~$1/\Delta_{TL} = 1791 > 240$~~

~~OK
OK
OK~~

ENERCALC

SIZE 1ST FLOOR BEAM LEFT OF LANDING: TOP

$l = 6'-0"$

$W_{TL} = (42 \frac{PSF}{SL} + 15 \frac{PSF}{DL}) (18'-0"/2 + 9'-0"/2) + (40 \frac{PSF}{LL} + 10 \frac{PSF}{DL}) (18'-0"/2)$
 $= 927 \frac{PLF}{LL} + 282.5 \frac{PLF}{DL}$

USE (3) 2x12'S

UNITY = 0.965 < 1.0

$1/\Delta_{LL} = 1230 > 360$

$1/\Delta_{TL} = 943 > 240$

OK
OK
OK

ENERCALC

SIZE 1ST FLOOR BEAM LEFT OF LANDING: BOTTOM

$l = 9'-6"$

$W_{TL} = (40 \frac{PSF}{LL} + 10 \frac{PSF}{DL}) (18'-0"/2) = 360 \frac{PLF}{LL} + 90 \frac{PLF}{DL}$

$P = (9'-6"/2) (18'-0"/2 + 9'-0"/2) (42 \frac{PSF}{SL} + 15 \frac{PSF}{DL}) = 2.7 \frac{k}{LL} + 1.0 \frac{k}{DL}$

USE (3) 2x12'S

UNITY = 0.788 < 1.0

$1/\Delta_{LL} = 1013 > 360$

$1/\Delta_{TL} = 810 > 240$

OK
OK
OK

ENERCALC



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 4 Alice Court (lot#12) CBL# 386A-A-012

Issued to Ronald J Dorler Jr

Date of Issue September 8, 2000

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. 000164, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Use Group R3, Type 5B, BOCA 99
Single Family Dwelling

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

9/8/00
(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.

ervices
Nugent



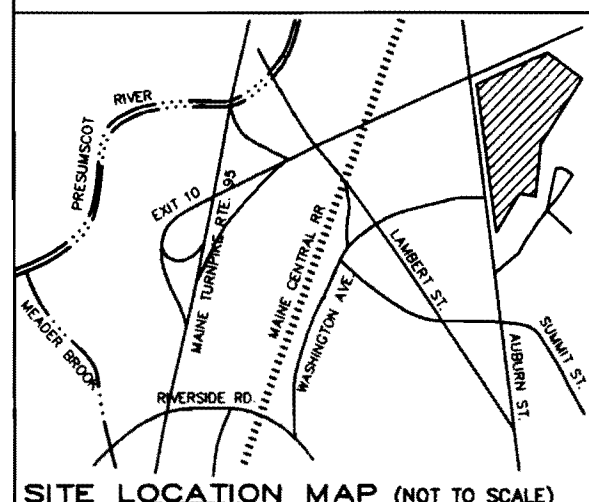
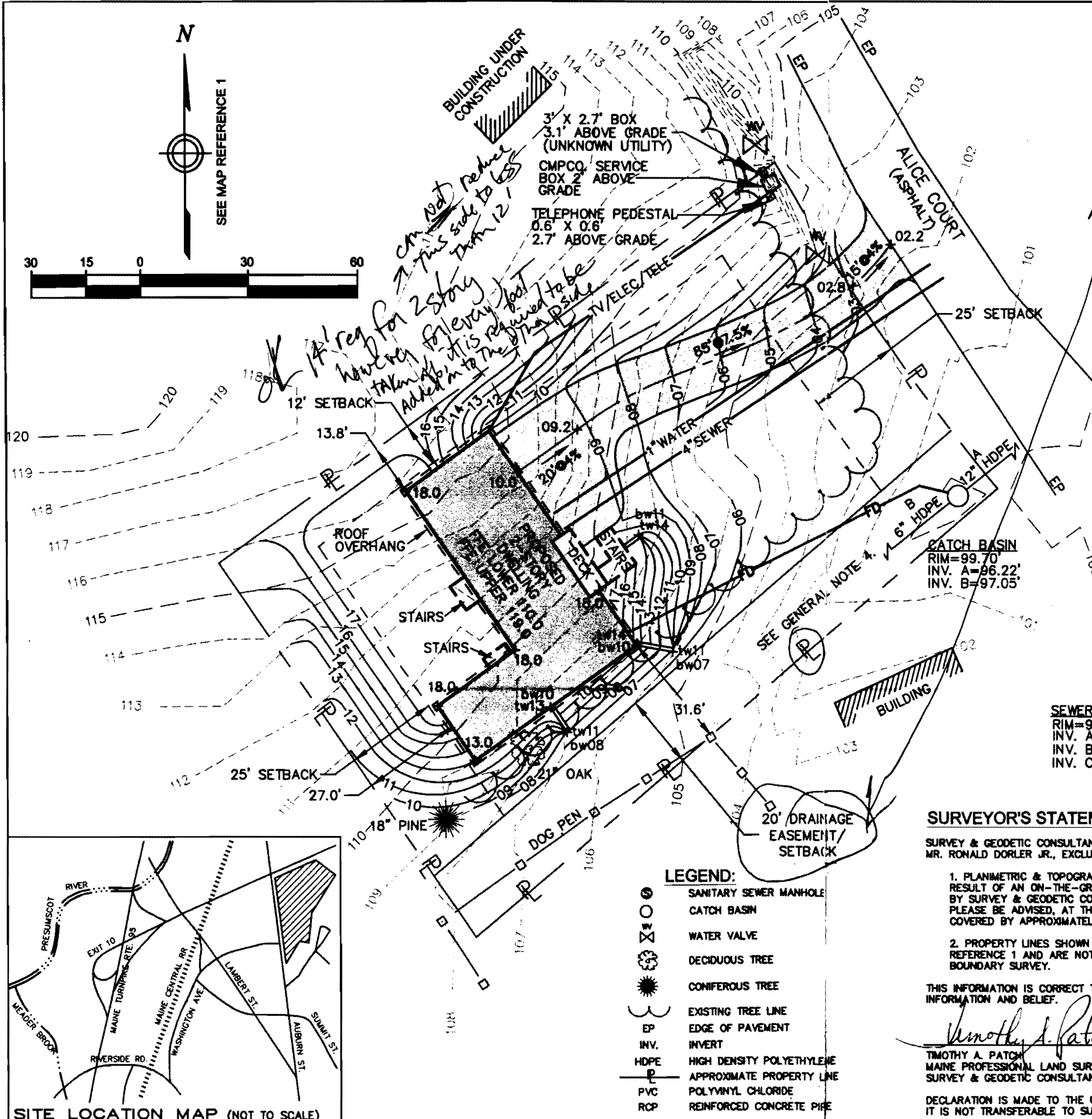
Department of Urban Development
Joseph E. Gray, Jr.
Director

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.



Handwritten notes:
 1st reg for 2 story however for every foot taken it is required to be added in to the plan side
 cm root reduce this side to 12' from 12'

GENERAL NOTES:

- 1) THE DETERMINATION OF THE STATUS OF ALICE COURT IS OUTSIDE THE REQUESTED SCOPE OF SERVICES. THEREFORE, NO DETERMINATION AS TO THE STATUS OF ALICE COURT HAS BEEN MADE.
- 2) RIM ELEVATIONS AS SHOWN HEREON ARE ± 0.05'.
- 3) ELEVATIONS AS SHOWN HEREON ARE BASED UPON SANITARY SEWER MANHOLE RIM ELEVATIONS AS PUBLISHED ON MAP REFERENCE 2.
- 4) 20' PRIVATE DRAINAGE EASEMENT FOR LOTS 7,8 AND 12 AS SHOWN ON MAP REFERENCE NUMBER 1.

MAP REFERENCES:

- 1) "NEPTUNE PROPERTIES, INC., 120 EXCHANGE ST., PORTLAND, ME, AUBURN PINES SUBDIVISION, AUBURN ST., PORTLAND, ME, SUBDIVISION PLAN, DATED APRIL 28, 1999, LAST REVISED JULY 7, 1999, PREPARED BY PINKHAM & GREER CONSULTING ENGINEERS, INC. FALMOUTH, MAINE, SHEET C1.
- 2) "NEPTUNE PROPERTIES, INC., 120 EXCHANGE ST., PORTLAND, ME, AUBURN PINES SUBDIVISION, AUBURN ST., PORTLAND, ME, ALICE COURT, PLAN & PROFILE", DATED APRIL 28, 1999, LAST REVISED JULY 7, 1999, PREPARED BY PINKHAM & GREER CONSULTING ENGINEERS, INC. FALMOUTH, MAINE, SHEET P1.

LEGEND:

	SANITARY SEWER MANHOLE
	CATCH BASIN
	WATER VALVE
	DECIDUOUS TREE
	CONIFEROUS TREE
	EXISTING TREE LINE
	EDGE OF PAVEMENT
	INVERT
	HIGH DENSITY POLYETHYLENE
	APPROXIMATE PROPERTY LINE
	POLYVINYL CHLORIDE
	REINFORCED CONCRETE PIPE

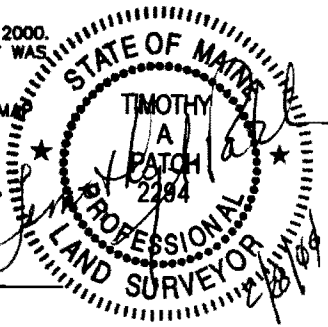
SURVEYOR'S STATEMENT:

SURVEY & GEODETIC CONSULTANTS, INC. HEREBY STATES TO MR. RONALD DORLER JR., EXCLUSIVELY, THAT:

1. PLANIMETRIC & TOPOGRAPHIC DETAIL SHOWN HERE IS A RESULT OF AN ON-THE-GROUND FIELD SURVEY PERFORMED BY SURVEY & GEODETIC CONSULTANTS, INC. FEBRUARY 17, 2000. PLEASE BE ADVISED, AT THE TIME OF THE SURVEY THE LOT WAS COVERED BY APPROXIMATELY TWO FEET OF SNOW.
2. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM MAP REFERENCE 1 AND ARE NOT THE RESULT OF A STANDARD BOUNDARY SURVEY.

THIS INFORMATION IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

Timothy A. Patch
 TIMOTHY A. PATCH
 MAINE PROFESSIONAL LAND SURVEYOR #2294
 SURVEY & GEODETIC CONSULTANTS, INC.



DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SITE PLAN. IT IS NOT TRANSFERABLE TO SUBSEQUENT OWNERS.



966 Riverside Street
 Portland, Maine 04103
 Phone: 207-878-7900 Fax: 207-878-0201
 E-Mail: sgc@sgc.net

PREPARED FOR:
 MR. RONALD DORLER JR.
 526 SUMMIT STREET
 PORTLAND, MAINE 04104

DRAWN: EGW
 CHECK: TAP

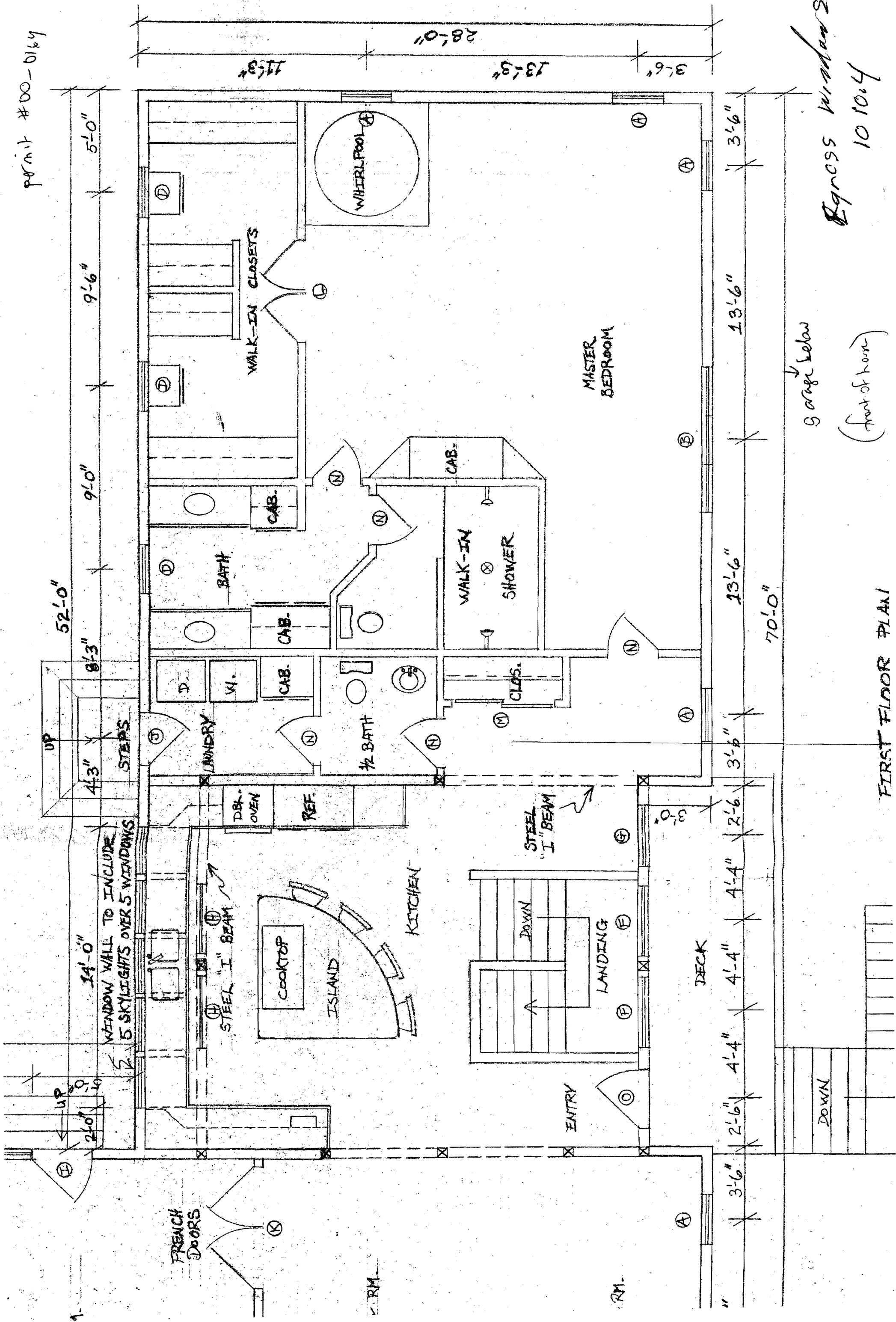
DATE: 02/28/00

TITLE:
 LIMITED SITE PLAN
 LOT 12, AUBURN PINES SUBDIVISION
 ALICE COURT
 CITY OF PORTLAND
 CUMBERLAND COUNTY

SCALE: 1"=30'

JOB #: 1-000065.00

Permit #00-0169



UP 2'-0" 14'-0" WINDOW WALL TO INCLUDE 5 SKYLIGHTS OVER 5 WINDOWS

UP 4'-3" 8'-3" 52'-0" 9'-6" 9'-0" 11'-3" 13'-0"

STEPS

UP 3'-0" 3'-6" 4'-4" 4'-4" 4'-4" 2'-6" 2'-6" 3'-6" 13'-6" 13'-6" 3'-6" 70'-0"

DOWN 3'-0"

DOWN 3'-6"

DOWN 3'-6"

FRENCH DOORS

STEEL "I" BEAM

COOKTOP

ISLAND

KITCHEN

DK. OVEN

REF.

LAUNDRY

1/2 BATH

CAB.

BATH

WALK-IN CLOSETS

WHIRLPOOL

WALK-IN SHOWER

MASTER BEDROOM

ENTRY

LANDING

DECK

Garage below
(front of house)

ROSS WINDAN 2
10 10 14

FIRST FLOOR PLAN