

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

PERMIT ISSUED

Permit No: 01-0398	Issue Date: MAY - 9 2001	CBL: 386A B016001
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Location of Construction: 43 Alice Ct	Owner Name: Busque Construction	Owner Address: 14 Outlet Cove Rd	Phone: 2078461470
Business Name: n/a	Contractor Name: Hughes Construction Co. Inc.	Contractor Address: 328 Royal Rd. N. Yarmouth	Phone: 2078461470
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Single Family	Zone: R-2

Past Use: Vacant Lot	Proposed Use: New Single Family; Call Kevin Hughes at 846-1470 when ready. Site Plan # 2001-0065.	Permit Fee: \$1,266.00	Cost of Work: \$207,000.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>A-3</i> Type: <i>513</i>	

Proposed Project Description:
Build 2144 SqFt Single family Home

Signature: _____
 Signature: *[Signature]*
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
 Action: Approved Approved w/Conditions Denied
 Signature: _____ Date: _____

Permit Taken By: cjh	Date Applied For: 04/23/2001	Zoning Approval	
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 2 zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i># 2001-0065</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>ok with conditions</i> Date: <i>5/7/01</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____
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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 provision of the code(s) applicable to such permit.

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

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

All Purpose Building Permit Application

2001-0065

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: 43 Alice Court Lot 16

Total Square Footage of Proposed Structure 2144 Square Footage of Lot 24791

Tax Assessor's Chart, Block & Lot Number
Chart# 386 Block# A-B Lot# 16
Owner: Hykes Const Co Inc. Telephone#: 846-1470

Lessee/Buyer's Name (If Applicable) Owner's/Purchaser/Lessee Address: 328 Royal Rd N. Van Nuys, CA 91411 Cost Of Work: \$257,000.00 Fee: \$1266.00

Current use: Vacant Lot
If the location is currently vacant, what was prior use:
Approximately how long has it been vacant:
Proposed use: New Home 1 S/F
Project description: New Home.
minor fee 300.00
Total 1366.00

Contractor's Name, Address & Telephone: Hykes Const Co Inc. 328 Royal Rd N. Van Nuys, CA 91411
Applicants Name, Address & Telephone:
Who should we contact when the permit is ready: Kevin Hykes
Telephone: 846-1470
If you would like the permit mailed, what mailing address should we use:
APR 23 2001 Rec'd By: CH

4/23 GCH

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

PLOT PLAN INCLUDES THE FOLLOWING:

- 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

A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDES THE FOLLOWING:

- 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 damp proofing
- 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.

SEPARATE PERMITS ARE REQUIRED FOR INTERNAL & EXTERNAL PLUMBING, HVAC AND ELECTRICAL INSTALLATIONS

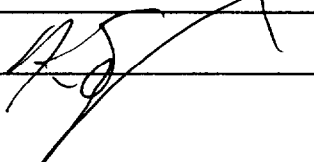
- All construction must be conducted in compliance with the 1999 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1999 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

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

ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED

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: 	Date: 4/20/01
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BUILDING PERMIT REPORT

27 APRIL 2001 ADDRESS: 43 ALICE CT. CBL: 386 AB 016

REASON FOR PERMIT: To Construct a 2144 SF Single Family dwelling/garage

BUILDING OWNER: Busque Construction

PERMIT APPLICANT: CONTRACTOR Hughes Const. Co. Inc.

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: \$207,000.00 PERMIT FEES: \$1,266.00

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

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: *1 *2 *3 *4 *5 *6 *7 *8 *9 *10 *11 *12 *13 *14 *15 *16 *17 *18 *19 *20 *21 *22 *23 *24 *25 *26 *27 *28 *29 *30 *31 *32 *33 *34 *35 *36 *37 *38 *39 *40

- 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.
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.
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.
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 and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
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.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
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.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
16. 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.
17. Each apartment shall have access to two (2) separate, remote and approved means of egress.
18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's.
19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

4/23

- X20. 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
- 21. 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)
- 22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
- 23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
- 24. 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)
- 25. 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".
- 26. 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.
- 27. 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).
- X28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- X29. All requirements must be met before a final Certificate of Occupancy is issued.
- X30. 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).
- X31. 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)
- 32. Please read and implement the attached Land Use Zoning report requirements. *All requirements and conditions on the attached site development review sheets shall be met.*
- X33. 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.
- X34. Bridging shall comply with Section 2305.16.
- X35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- X36. All flashing shall comply with Section 1406.3.10.
- 37. 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]
 P. Samuel Hoffner, Building Inspector
 Cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager

PSH 10/1/00

****This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**

*****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)**

******ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

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

Applicant: Busque Const.

Date: 5/7/01

Address: 43 Alice Court (lot #16) C-B-L: 386A-B-16

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-2

Interior or corner lot -

20x38

24' + 42.5'

Proposed Use/Work - New single family dwelly - with 2 car garage and 2 rear decks

Sewage Disposal - City

12x14 - 12x24'

Lot Street Frontage - 50' req - 65' shown

Front Yard - 25' - 34' scaled

Rear Yard - 25' - 85' scaled

Side Yard - 14' req - 23' & 16' shown

Projections - 2 rear decks one 12x14' one 12x24'

Width of Lot - 80' req - 88' scaled

Height - 35' max - 28.5' to the ridge

Lot Area - 10,000# - 24,791#

Lot Coverage/ Impervious Surface - 20% max of 4958.2#

Area per Family - 10,000

Off-street Parking - 2 req - 2 car garage

Loading Bays - N/A

Site Plan - minor/minor # 2001-0065

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 2 - Zone X

28 x 38 = 1064

24 x 42.5 = 1020

12 x 14 = 168

12 x 24 = 288

2540#

watch out if the house is moved toward

The issuance of this permit voids out the previous permit issued on 8/17/00 # 2000-836

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

2001-0065
Application I. D. Number

04/23/2001
Application Date

Alice Ct. Lot 16
Project Name/Description

Busque Construction
Applicant
14 Outlet Cove Rd , Windham , ME 04062
Applicant's Mailing Address
Kevin Hughes
Consultant/Agent
Agent Ph: (207)846-1470 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

43 - 43 Alice Ct, Portland, Maine
Address of Proposed Site
386A B016001
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) _____

2144
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 **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date: **04/26/2001**

Insp Approval Status:

Reviewer **Marge Schmuckal**

- Approved Approved w/Conditions See Attached Denied

Approval Date **05/07/2001** Approval Expiration **05/07/2002** Extension to _____ Additional Sheets Attached

Condition Compliance **Marge Schmuckal** signature **05/07/2001** 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		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date

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

2001-0065

Application I. D. Number

04/23/2001

Application Date

Alice Ct. Lot 16

Project Name/Description

Busque Construction

Applicant

14 Oulet Cove Rd , Windham , ME 04062

Applicant's Mailing Address

Kevin Hughes

Consultant/Agent

Agent Ph: (207) 846-1470

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

43 - 43 Alice Ct, Portland, Maine

Address of Proposed Site

386A B016001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Insp

- 1 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2 Separate permits shall be required for future decks, sheds, pools, and/or garage.
- 3 The issuance of this permit voids out the previous permit issued on August 1, 2000.
- 4 The rear of this property contains a detention pond with an easement to the City of Portland. This area shall not be fillrd in or altered without written approvals from the planning division.

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

2001-0065

Application I. D. Number

04/23/2001

Application Date

Alice Ct. Lot 16

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Approval Conditions of DRC

- 1 THERE ARE NO EROSION CONTROL MEASURES SHOWN ON THE PLAN. PRIOR TO COMMENCING WORK, APPLICANT WILL ESTABLISH ALL NECESSARY EROSION CONTROL MEASURES TO PROTECT THE DETENTION POND AND NEARBY WETLAND AREA.
- 2 APPLICANT WILL PROVIDE FOR POSITIVE DRAINAGE AWAY FROM THE FOUNDATION, IN PARTICULAR, THE AREA BESIDE THE GARAGE.
- 3 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.
- 4 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.
- 5 Your new street address is now _____, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy. *43 Alice Ct.*
- 6 The Development Review Coordinator (874-8632) 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.
- 7 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.
- 8 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.
- 9 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.
- 10 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

11. Side slopes that exceed 3:1 shall be Rip-Rap

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

2001-0065
Application I. D. Number
04/23/2001
Application Date
Alice Ct. Lot 16
Project Name/Description

Busque Construction
Applicant
14 Oulet Cove Rd , Windham , ME 04062
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43 - 43 Alice Ct, Portland, Maine
Address of Proposed Site
386A B016001
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Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

2144
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 \$50.00 Subdivision Engineer Review \$250.00 Date 04/26/2001

DRC Approval Status:

Reviewer **Jay Reynolds**

- Approved **Approved w/Conditions**
See Attached Denied

Approval Date 05/08/2001 Approval Expiration 05/08/2002 Extension to Additional Sheets
Attached

Condition Compliance Jay Reynolds 05/08/2001
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 Issue	_____		
	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		expiration 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	

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

Valuation: \$207,000.00 Plan Review # _____

Fee: \$1,200.00 Date: 27 APRIL 2001

Building Location: 43 ALICE CT. CBL: 386 AB 016

Building Description: Single Family dwelling/attached garage.

Reviewed By: *S. Heffey*

Use or Occupancy: _____ Type of Construction: _____
 *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	111.0 118.0
2.	Before placing Concrete Call This Office For setback inspection	110.0
3.	Foundation drainage shall comply with Sec. 1813.52	1813.52
4.	Foundation anchors shall comply with Sec 2305.17	2305.17
5.	Water proofing & damp proofing shall comply with Sec.	1813.0
6.	Private garages shall comply with sec. 407.0	407.0
7.	All Chimneys & vents shall comply with NFPA #211	NFPA #211
8.	STAIR Construction shall comply with sec 1014.0	1014.0
9.	Guandrails & handrails shall comply with sec. 1021. & 1022.	1021.0 1022.0
10.	Headroom in stairs shall comply with sec. 1014.4	1014.4
11.	Corridor widths shall comply with sec. 1011.0	1011.0
12.	Sleeping room egress or rescue window shall comply with section 1010.4	1010.0
13.	Smoke detectors shall comply with sec. 920.3.2	920.3.2
14.	All bldg. elements shall be fasten as per Table 2305.2	2305.2
15.	Venting shall comply with BOCA mech/1993 Ch. 16	BOCA mech/1993 Ch. 16
16.	Boring Cutting & Notching shall comply with sec. 2305.3 Thru 2305.5.1	
17.	Bridging shall comply with section 2305.16	2305.16

REV: PSH 4-7-00

Correction List

NO:	Description	Code Section
18.	Glass or glazing shall comply with Chapter 24 safety glazing 2406.0, skylights 2405.0	2405.0 2406.0
19.	Flashing shall comply with section 1406.3.1	1406.3.1

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)
~~SA~~ Water proofing and damp proofing Section 1813
~~X~~ Sill plate (2305.17)
~~SA~~ Anchorage bolting in concrete (2305.17)
~~X~~ Columns (1912)
~~X~~ Crawl space (1210.2) Ventilation
~~X~~ Crawl opening size (1210.2.1)
~~X~~ 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

Floors (contd.)

- ~~X~~ Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3")
- ~~SI~~ Bridging (2305.16)
- ~~SI~~ Boring and notching (2305.5.1)
- ~~SI~~ Cutting and notching (2305.3)
- ~~SI~~ Fastening table (2305.2)
- ~~X~~ 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
- ~~SI~~ Fastening schedule (Table 2305.2)
- ~~X~~ Wall framing (2305.4.1)
- ~~X~~ Double top plate (2305.4.2)
- ~~X~~ Bottom plates: (2305.4.3)
- ~~SI~~ Notching and boring: (2305.4.4) studs
- ~~X~~ Non load bearing walls (2305.5)
- ~~SI~~ Notching and boring (2305.5.1)
- ~~X~~ Wind bracing (2305.7)
- ~~X~~ Wall bracing required (2305.8.1)
- ~~X~~ Stud walls (2305.8.3)
- ~~X~~ Sheathing installation (2305.8.4)
- ~~X~~ Minimum thickness of wall sheathing (Table 2305.13)
- ~~NA~~ Metal construction
- ~~NA~~ Masonry construction (Chapter 21)
- ~~X~~ Exterior wall covering (Chapter 14)
- ~~X~~ Performance requirements (1403)
- ~~X~~ Materials (1404)
- ~~NA~~ Venēers (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))
- ~~X~~ 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**

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

**Mechanical
1993 BOCA Mechanical Code**

see report

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)

<u>SA</u>	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)

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

Smoke Detectors (920.3.2)

- ~~SA~~ Location and interconnection
- ~~SA~~ Power source

**Dwelling Unit Separation
Table 602**

NA

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

Insp Copy

2001-0065

Application I. D. Number

4/23/01

Application Date

Alice Ct. Lot 16

Project Name/Description

Busque Construction

Applicant

14 Oulet Cove Rd , Windham , ME 04062

Applicant's Mailing Address

Kevin Hughes

Consultant/Agent

Agent Ph: (207)846-1470

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

43 - 43 Alice Ct, Portland, Maine

Address of Proposed Site

386A B016001

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) _____

2144

Proposed Building square Feet or # of Units

Acreeage 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 **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date **4/26/01**

Insp 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

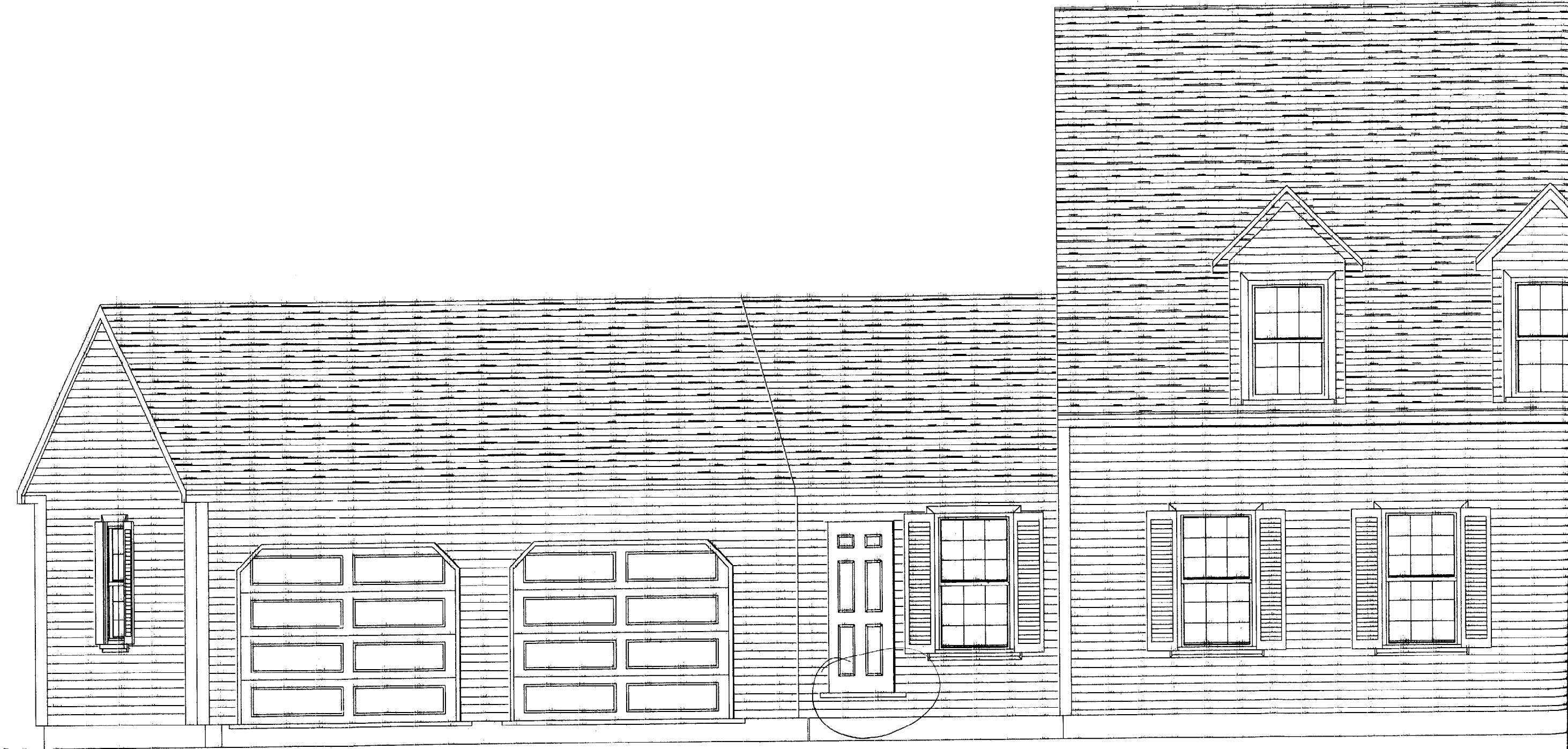
- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issue | _____ | | |
| | 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 | | expiration 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 | |



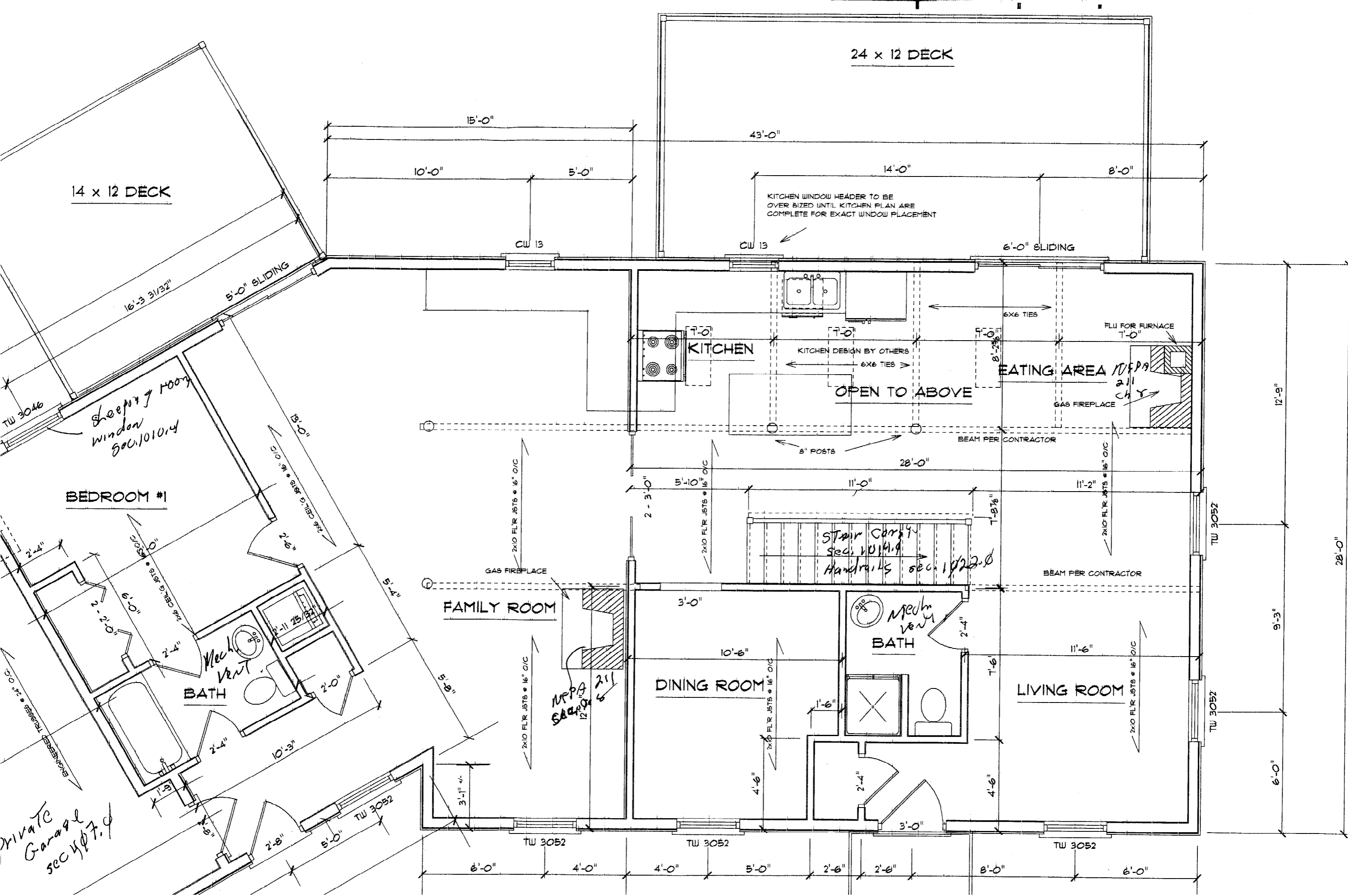
28.5'
to the
ridge

FRONT ELEVATION

1 - 7 - 1 - 1 - 1



FRONT ELEVATION



14 x 12 DECK

24 x 12 DECK

BEDROOM #1

KITCHEN

EATING AREA

FAMILY ROOM

DINING ROOM

BATH

LIVING ROOM

KITCHEN WINDOW HEADER TO BE OVER SIZED UNTIL KITCHEN PLAN ARE COMPLETE FOR EXACT WINDOW PLACEMENT

OPEN TO ABOVE

STAIR CASE
Sec. 1014.9
Handrails sec. 1022.0

NPPA
211
SBRP
12

Mech Vent

Mech Vent

Private Garage
sec 407.0

Sleeping Porch
window
Sec. 1010.4

ENGINEER
TJ 3046

15'-0"

43'-0"

10'-0"

5'-0"

14'-0"

8'-0"

CW 13

CW 13

6'-0" SLIDING

16'-3 31/32"

5'-0" SLIDING

FLU FOR FURNACE
1'-0"

KITCHEN DESIGN BY OTHERS

6x6 TIES

6x6 TIES

GAS FIREPLACE

BEAM PER CONTRACTOR

8" POSTS

28'-0"

2'-3'-0"

5'-10" O/C

2x10 FLR. JSTS @ 16" O/C

11'-0"

11'-2"

2x10 FLR. JSTS @ 16" O/C

BEAM PER CONTRACTOR

GAS FIREPLACE

FAMILY ROOM

3'-0"

DINING ROOM

10'-6"

Mech Vent

LIVING ROOM

11'-6"

2x10 FLR. JSTS @ 16" O/C

TW 3052

TW 3052

12'-9"

9'-3"

6'-0"

28'-0"

TW 3052

TW 3052

TW 3052

6'-0"

4'-0"

4'-0"

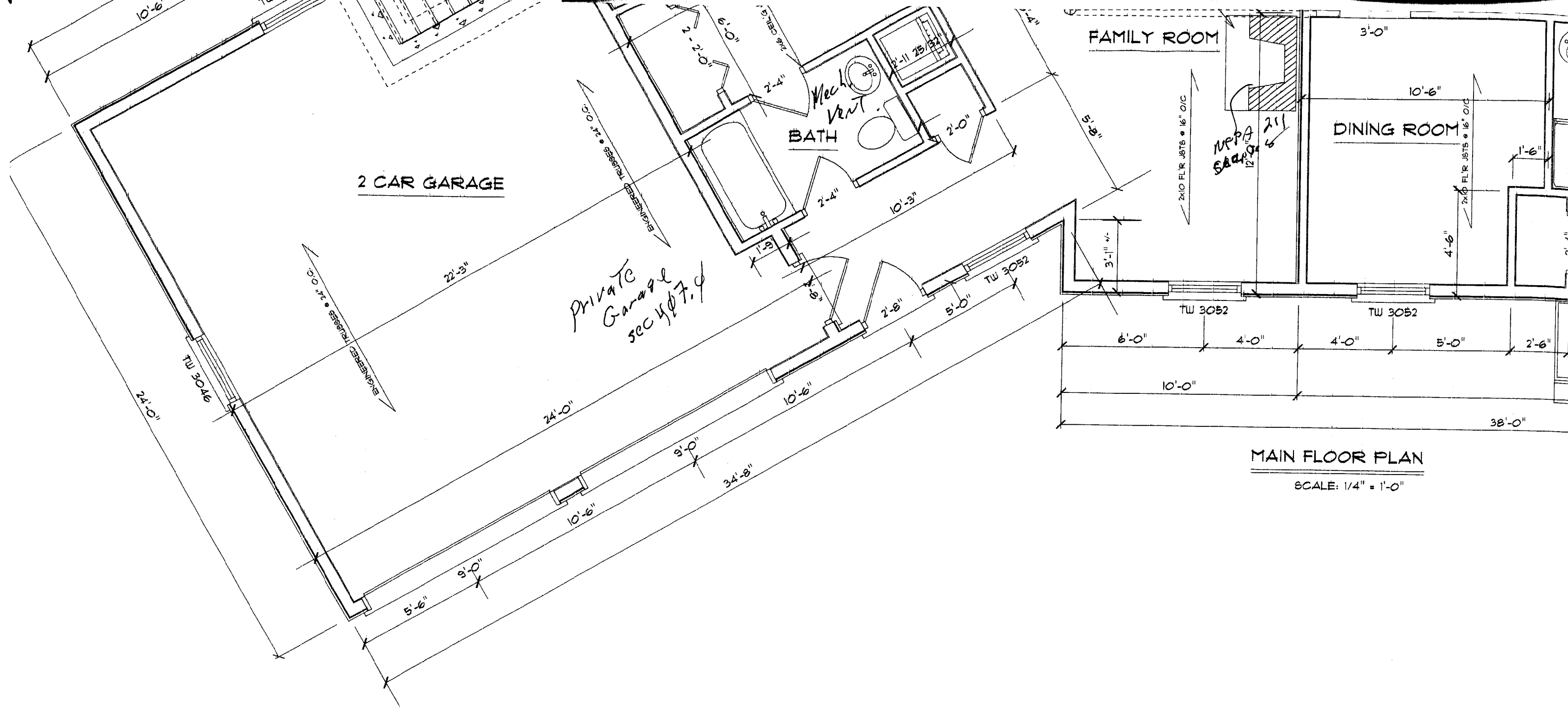
5'-0"

2'-6"

2'-6"

8'-0"

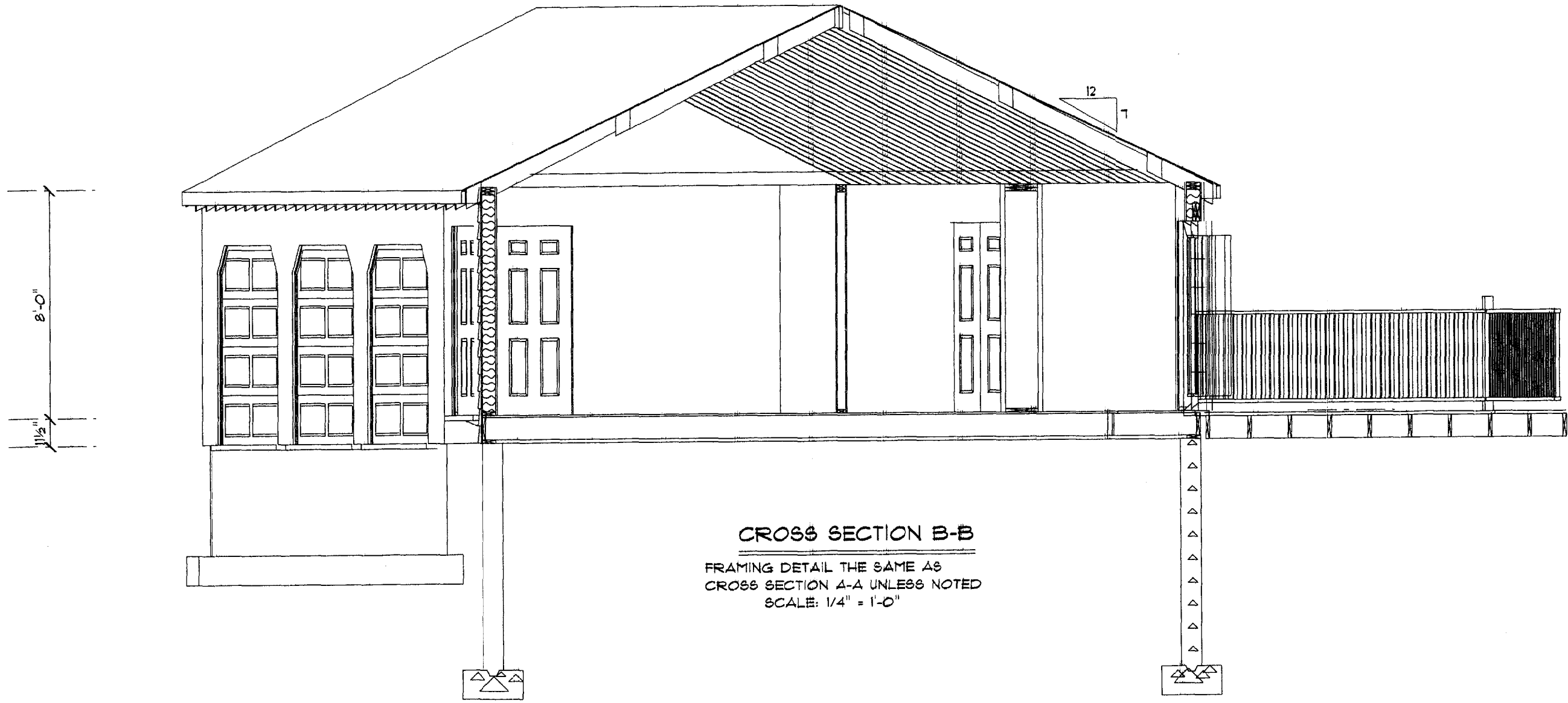
6'-0"



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

NTE

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8'-0"
 1 1/2"

12
 7

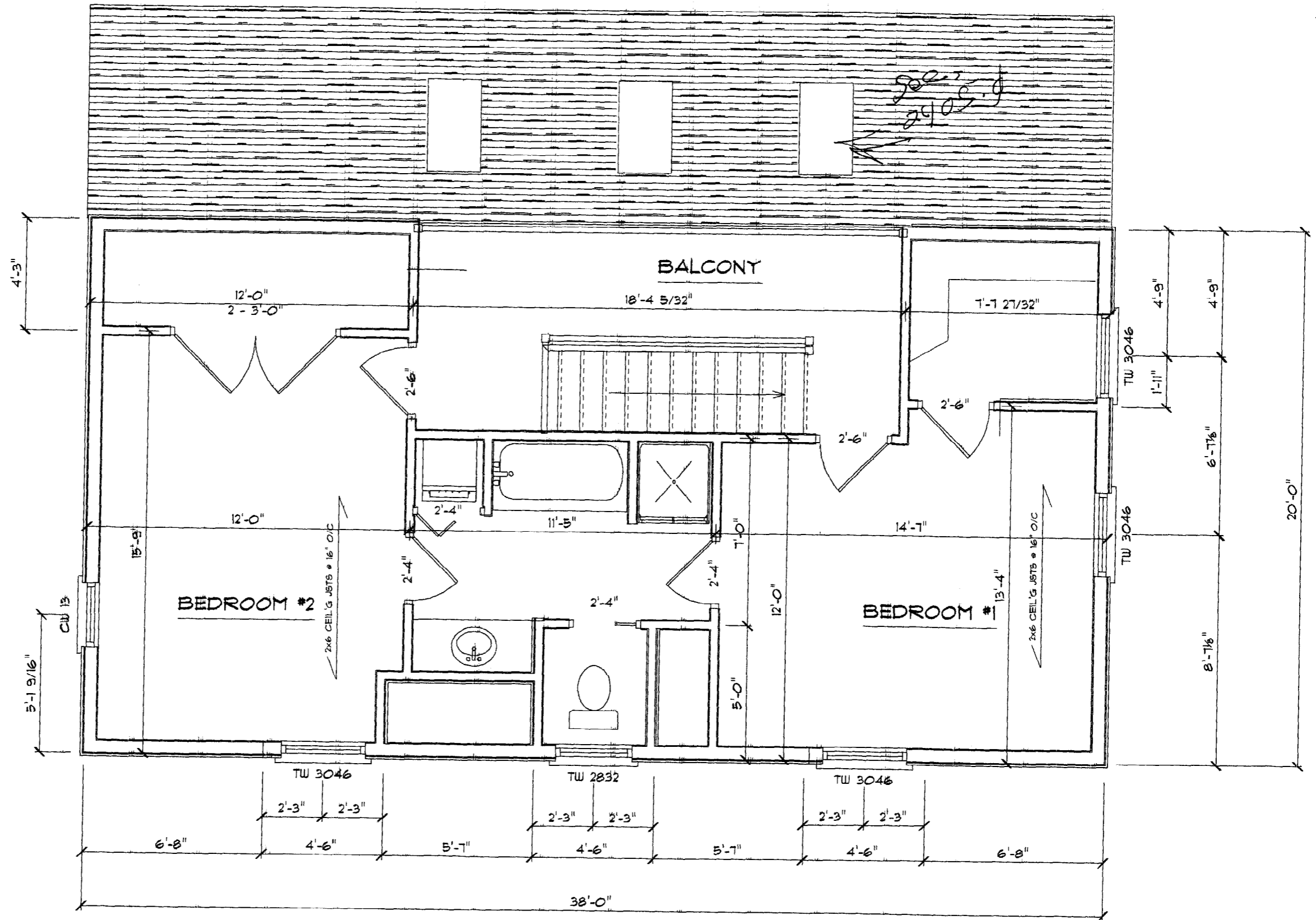
CROSS SECTION B-B
 FRAMING DETAIL THE SAME AS
 CROSS SECTION A-A UNLESS NOTED
 SCALE: 1/4" = 1'-0"

DATE	April 19, 2001
REVISED #2	
DRAWING#	
SCALE	
DRAWN BY	
APPROVED	

JTH ME. 04097 207-846-1470

21 207-712-6505

2'-3"
 2'-3"

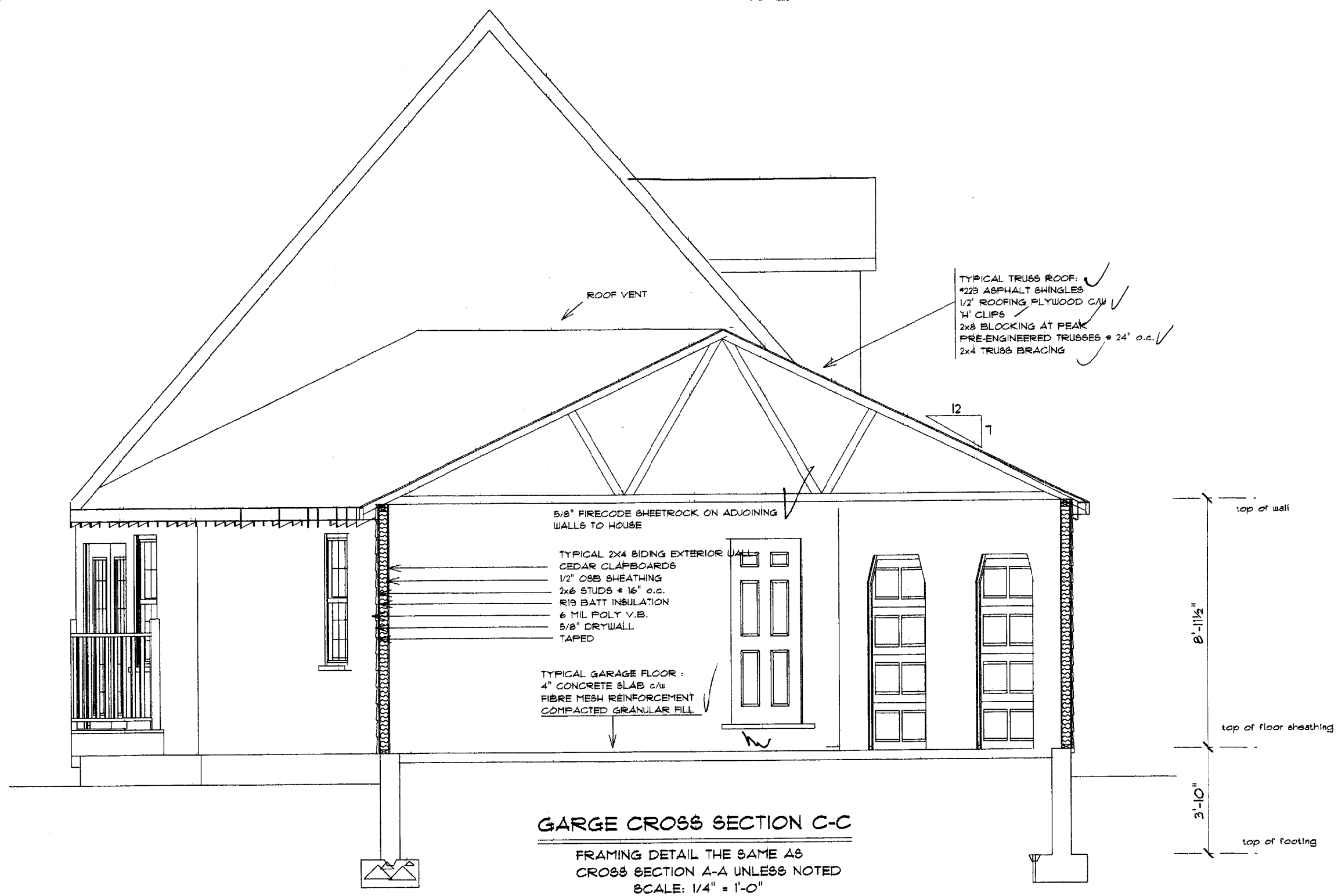


902
2405.9

SECOND FLOOR PLAN

12" PITCH

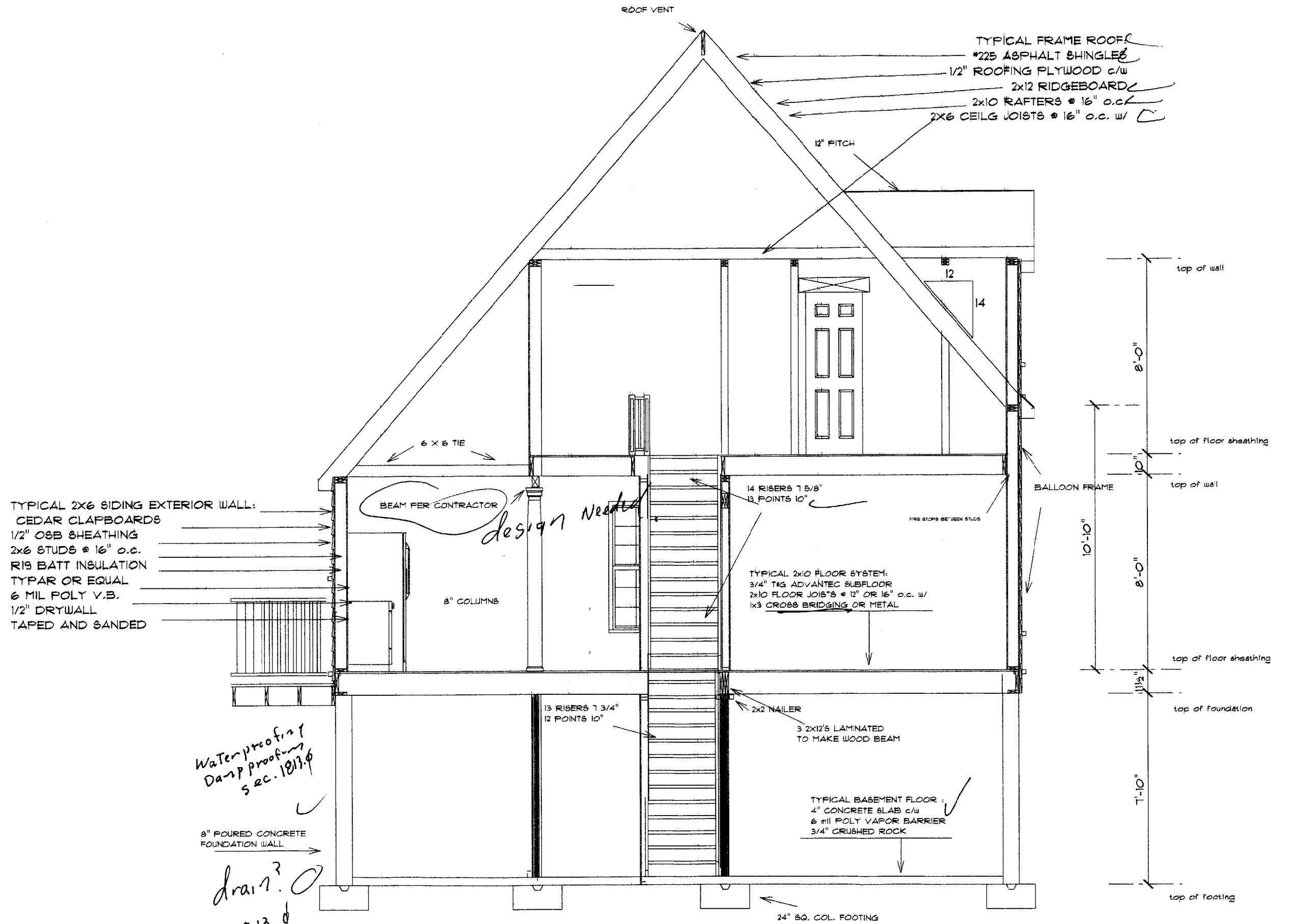
18 | 17 | 16 | 15 | 14 | 13 | 12 | 11 | 10 | 9 | 8 | 7 | 6 | 5 | 4 | 3 | 2 | 1



Title

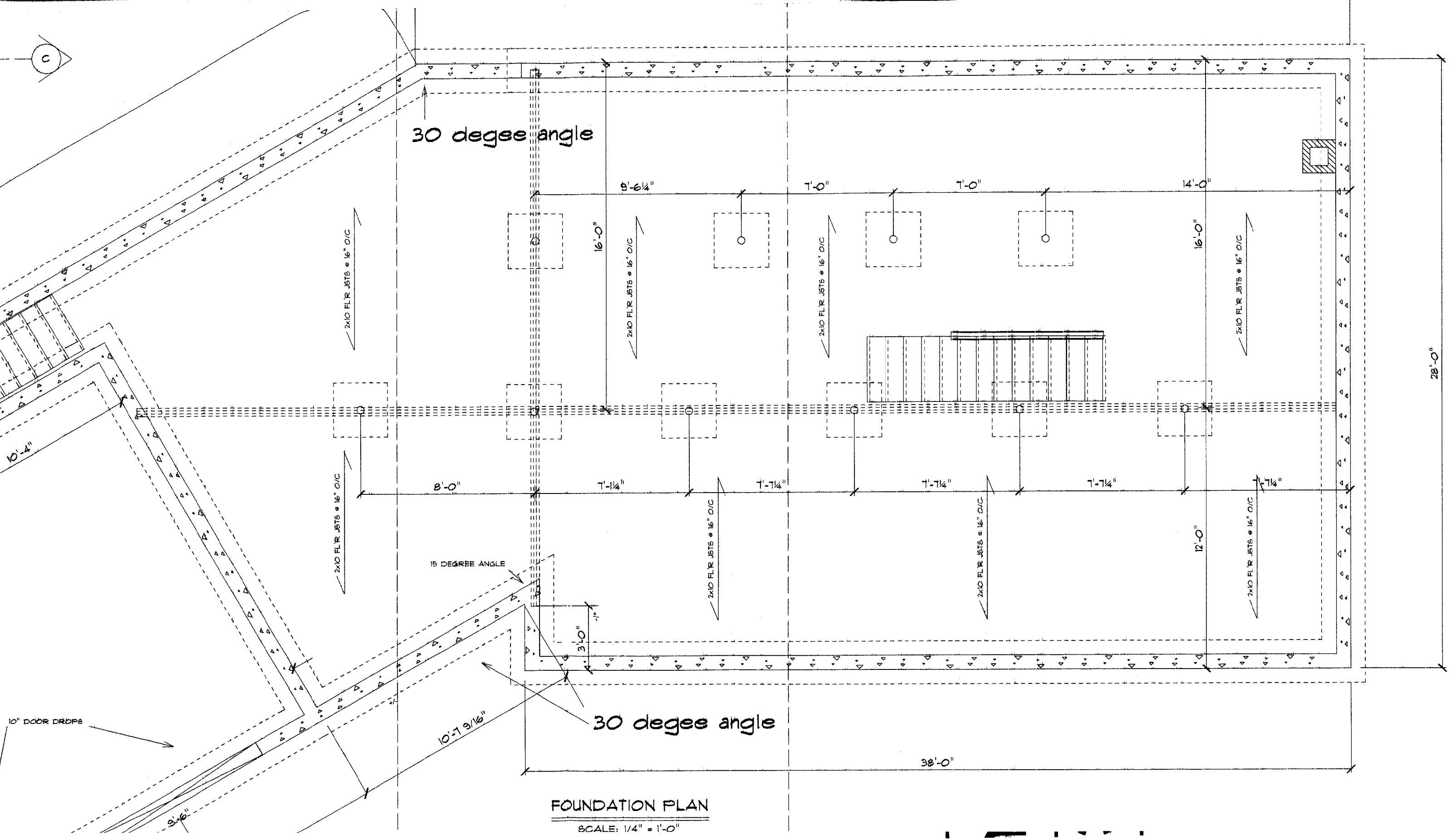
FERRANTE

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CROSS SECTION A-A

SCALE: 1/4" = 1'-0"



30 degree angle

15 DEGREE ANGLE

30 degree angle

FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

2x10 FLR JSTS @ 16" O/C

2x10 FLR JSTS @ 16" O/C

2x10 FLR JSTS @ 16" O/C

2x10 FLR JSTS @ 16" O/C

2x10 FLR JSTS @ 16" O/C

2x10 FLR JSTS @ 16" O/C

2x10 FLR JSTS @ 16" O/C

2x10 FLR JSTS @ 16" O/C

10" DOOR DROPS

28'-0"

38'-0"

9'-6 1/4"

1'-0"

1'-0"

4'-0"

16'-0"

16'-0"

8'-0"

1'-1 1/4"

1'-7 1/4"

1'-7 1/4"

1'-7 1/4"

1'-7 1/4"

12'-0"

3'-0"

10'-4"

9'-6"

LEGEND

EXISTING

- PROPERTY LINE
- BUILDING SETBACK
- - - ABUTTERS PROPERTY
- - - EASEMENT
- EDGE OF PAVEMENT
- - - CONTOURS
- VERTICAL CURB
- SLOPED CURB
- - - WETLAND BOUNDARY
- S - SANITARY SEWER
- SD - STORM DRAIN
- W - WATER LINE
- UD - UNDERDRAIN
- ⊙ DRAIN MANHOLE
- CATCH BASIN
- TREELINE
- BOUND FOUND
- IRON PIPE
- WETLAND
- ☆ LIGHT POLE

PROPOSED

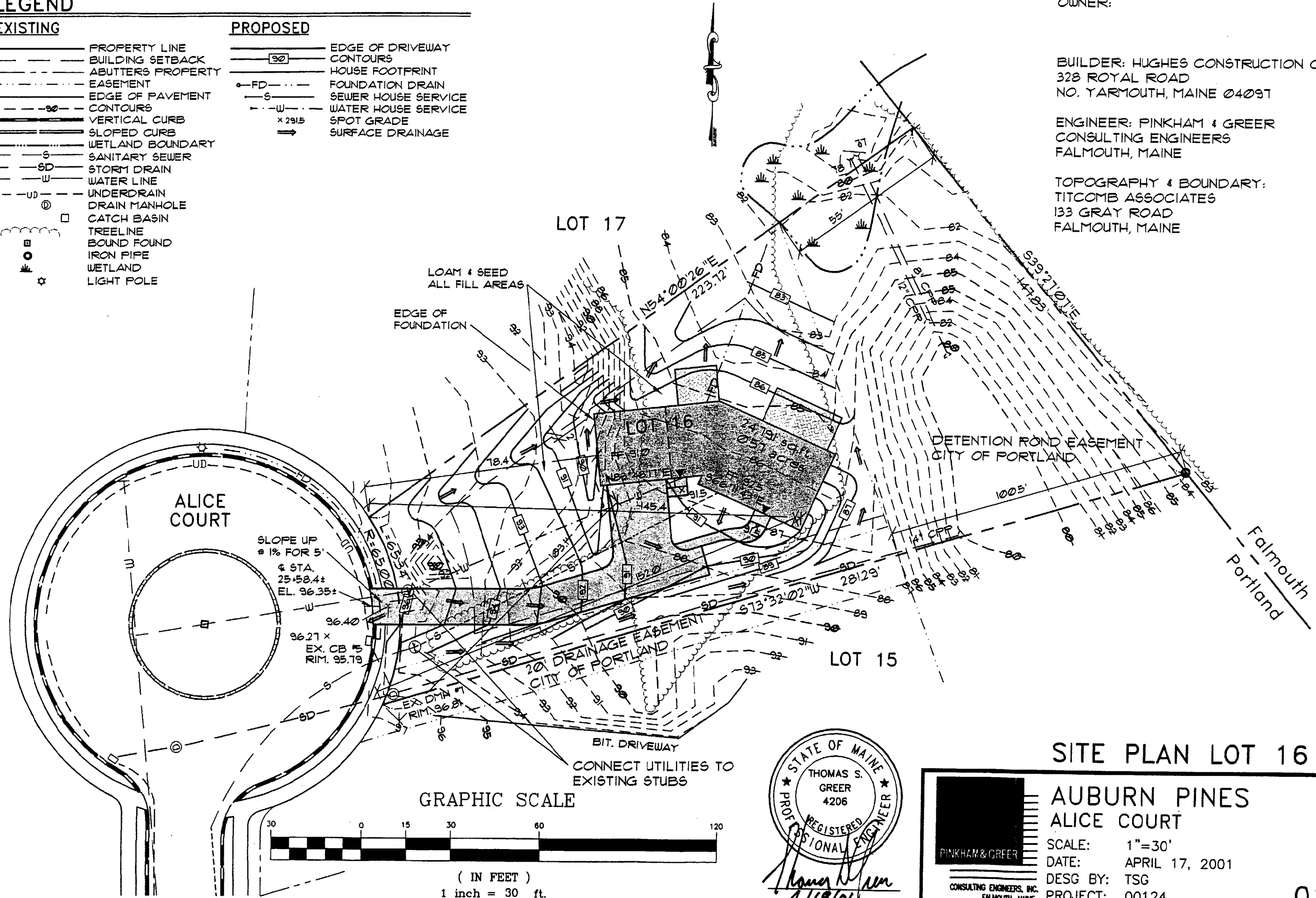
- EDGE OF DRIVEWAY
- CONTOURS
- HOUSE FOOTPRINT
- FOUNDATION DRAIN
- S - SEWER HOUSE SERVICE
- W - WATER HOUSE SERVICE
- x 291.5 SPOT GRADE
- SURFACE DRAINAGE

OWNER:

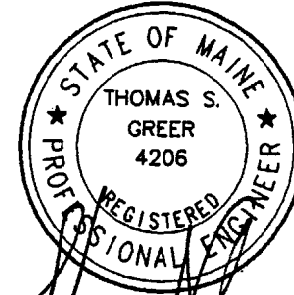
BUILDER: HUGHES CONSTRUCTION CO., INC.
328 ROYAL ROAD
NO. YARMOUTH, MAINE 04097

ENGINEER: PINKHAM & GREER
CONSULTING ENGINEERS
FALMOUTH, MAINE

TOPOGRAPHY & BOUNDARY:
TITCOMB ASSOCIATES
133 GRAY ROAD
FALMOUTH, MAINE



C&D FILE: 01124 FILE SCALE: 1"=30'



SITE PLAN LOT 16

AUBURN PINES
ALICE COURT

SCALE: 1"=30'
DATE: APRIL 17, 2001
DESG BY: TSG
PROJECT: 00124

PINKHAM & GREER
CONSULTING ENGINEERS, INC.
FALMOUTH, MAINE