

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

Location of Construction: 44 Alice Court (Auburn Pines Subdivision)		Owner: Busque Construction Co, Inc. 43 Cottage Ave. Windham, ME 04062		Phone: 207-893-1200		Permit No: <b>991200</b>	
Owner Address:		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Busque Construction Co. Inc.		Address: 43 Cottage Ave. Windham, ME 04062		Phone: 207-893-1200		Permit Issued: <b>NOV - 1 1999</b>	
Past Use: Vacant		Proposed Use: Construction of new 1-Fam. with attached 2 story garage.		COST OF WORK: \$ 160,000.00		PERMIT FEE: \$ 984.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: A3 Type: 5/3 000496	
Proposed Project Description: Construction of single family with attached two story garage.				Signature:		Signature:	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm	
Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>				Signature:		Date:	
Permit Taken By: KA		Date Applied For: 9-30-99				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	

- 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..

\*\*\*\*\* Call for Pick Up  
756-5821  
**650-6700**  
Peter

**PERMIT ISSUED WITH REQUIREMENTS**

**CERTIFICATION**

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

9-30-99

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

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

CEO DISTRICT



COMMENTS

- 12-17-99 Met on site w/ contractor checked all setbacks all O.K. water in hole contractor will pump out before footings poured J.R.
- 12-21-99 Went to check setbacks (w/ Dave C. + Tom m.) checked setbacks all O.K. Footings all poured J.R.
- 12-30-99 Backfill and setback (for garage) insp. all ok. J.R.
- 2-22-00 - Partial framing - Garage not finished - unable to access basmt - discussed 2<sup>nd</sup> flr dormer over garage - will call when complete (J.R.)
- 2-25-00 - Did Rough Plumbing - ok - Close in NOT given - FRAMING NOT ready  
 Also checked chimney - spacing ok up to 1st - (That's ALL that was done at this time)  
 Mason raised? Regarding outer layer of brick in contact w/ framing - outer layer is veneer layer over 8" / 10m Flus (2) - Thinkable for BSMT Flr Connection  
 installed Per MFG Specs To be supplied by contractor 2/25/00
- 3/2/00 - Called for Clouse - Not Ready - Bldg will supply detail drawing of front Dormer - joints over Bulkhead not supported - discussed feral dimension of truss/passers  
 "Al" Carpenter says he can meet code - some split rafters on dormer must be replaced
- 3/3/00 - Rump for close - ok except for Room over garage which will be left unfinished - still need detail drawing on Dormer & Specs on GMS
- 3/6 - Specs on Dormer rec'd, submitted to PSH - NEED DESIGN PROFESSIONAL  
 SEAL & SIGNATURE
- 3/7 - Spoke w/ Hoy & Relayed above requirement

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

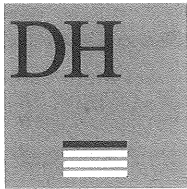
Chimney - 23" from door -  
 Seal around chimney  
 Vacuum brick  
 Smoke in master bed.  
 Stops in windows

~~610 of~~  
 nosing on stairs  
 Stairs in garage  
 Front stairs  
 Bulkhead stairs

COMMENTS

4-24-00 Final Insp - Need to seal around chimney for fire rating. Need vacuum breaker on laundry sink, smoke det in master bedroom not working. Need to remove stops @ top of windows to meet egress. Nosing on garage + bsmt stairs inadequate. Need to extend gaurdrail on garage stairs. Bulkhead stairs need riser boards (4" rule). Front stairs do not meet tread + riser req. + nosing because of fascia cemented on risers (locks), JM

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



DeLUCA-HOFFMAN ASSOCIATES, INC.  
CONSULTING ENGINEERS

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

386A-B-019

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

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## MEMORANDUM

**TO:** Code Enforcement  
Kandi Talbot, Planner

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

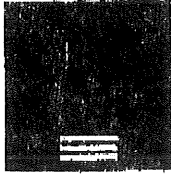
**DATE:** August 2, 2000

**RE:** Certificate of Occupancy – 44 Alice Court

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On July 27, 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 Code Enforcement has no outstanding issues.



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

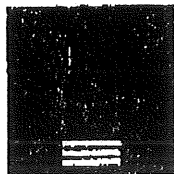
**DATE:** April 27, 2000

**RE:** Certificate of Occupancy – 44 Alice Street

On April 24, 2000, the site was reviewed for compliance with the conditions of approval. My comment is:

1. The landscape work, including lawns, could not be completed due to the time of year. This work must be completed by June 15, 2000.

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



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CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 44 Alice Ct. CBL: 386A-B-019  
Date of Issue 4/28/00

Issued to Busque Construction

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. 991200, 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

Single family dwelling w/ attached  
2 story garage.

APPROVED OCCUPANCY

Use group R-3, Type 5B  
Boca 96

**Limiting Conditions:**

All exterior site work must be completed in accordance with memo date 4/28/00 from Gordon Sprague at Deluca-Hoffman

This certificate supersedes  
certificate issued

Approved:

4/28/00

(Date)

*Jonathan J. Reed*  
Inspector

*[Signature]*  
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 44 Alice Court

CBL 386A B0190010

Issued to Busque Construction Co. Inc./Busque Construction Co Inc. Date of Issue 02/11/2002

**This is to certify** that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 99-1200 , 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

Single Family Dwelling with Attached 2  
Story Garage.

APPROVED OCCUPANCY

Use Group: R3  
Type: 5B  
Boca: 1996

**Limiting Conditions:**

None

**This certificate supersedes  
certificate issued**

Approved:

02/11/02

(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.

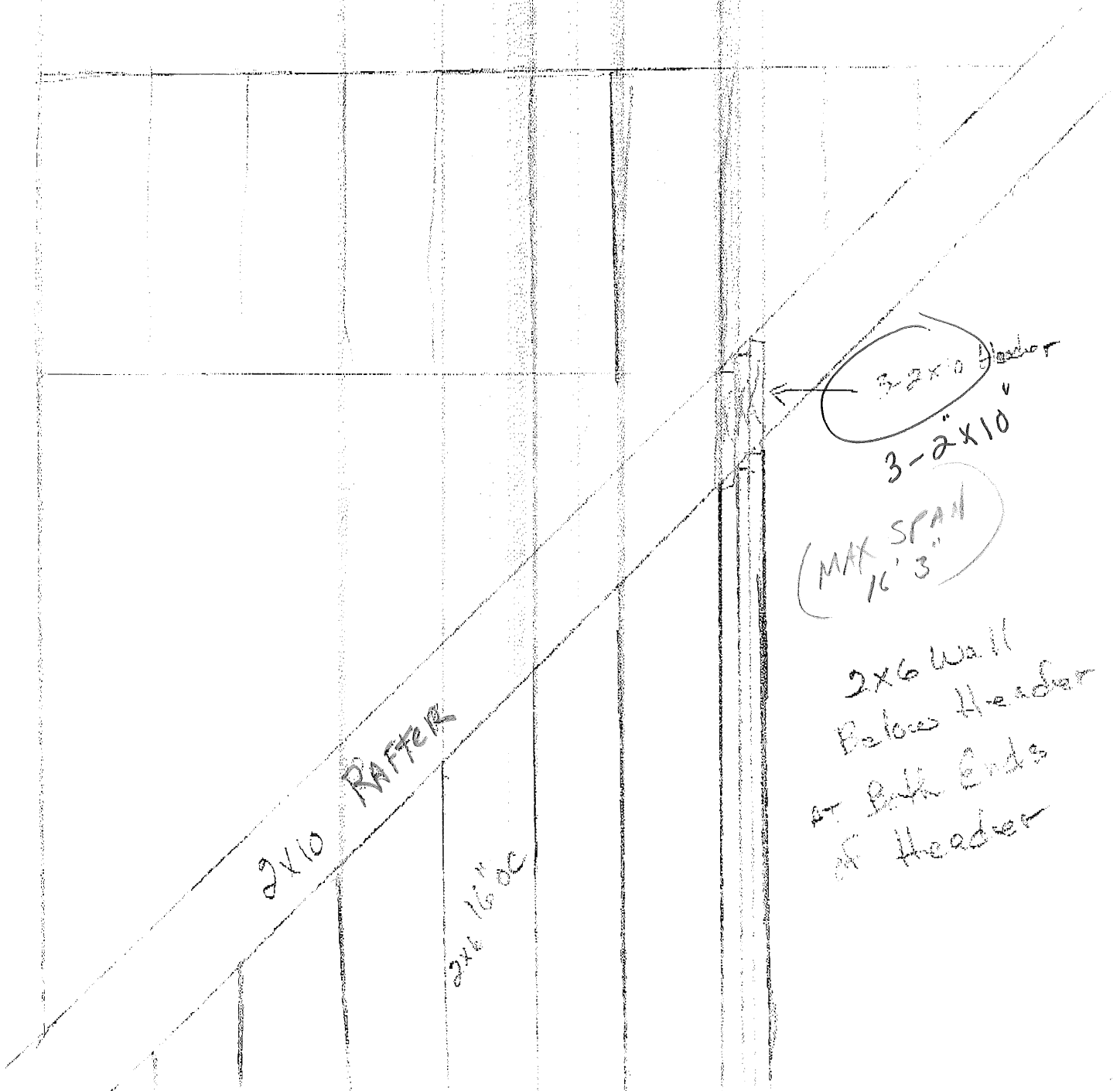


Joe Fernandez Residence  
Lot #19 Auburn Pines  
44 Alice Portland

Contractor: Peter Busque  
Phone 899-1200  
Truck 756-5821

# Dormer Cross Section

Att. Kevin Carnoll




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

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

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

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

Location/Address of Construction: <del>Auburn Ave</del> <del>Lot # 19</del> 44 Alice Court (Auburn Ave Subdivision)			
Total Square Footage of Proposed Structure 2996		Square Footage of Lot 27,955	
Tax Assessor's Chart, Block & Lot Number Chart# 386 Block# A-B Lot# 004		Owner: Busque Construction Co. Inc. 43 Cottage Ave Winham, Me 04062	Telephone#: 207-893-1200
Lessee/Buyer's Name (If Applicable) Same as		Owner's/Purchaser/Lessee Address: Same as	Cost Of Work: \$160,000.00 Fee: \$984
Proposed Project Description:(Please be as specific as possible) construction of single family with attached two story garage.			
Contractor's Name, Address & Telephone Busque Construction Co. Inc. 43 Cottage Ave Winham, Me 04062			Rec'd By: 

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

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

You must Include the following with you application:

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

Work 984 -  
Site 300 -  
1284

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

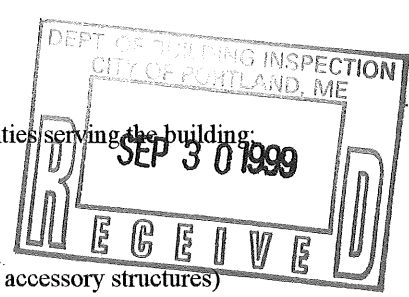
**4) Building Plans (Sample Attached)**

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 this permit.



Signature of applicant: 	Date: 9/30/99
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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.

Inspection Services  
Michael J. Nugent  
Manager



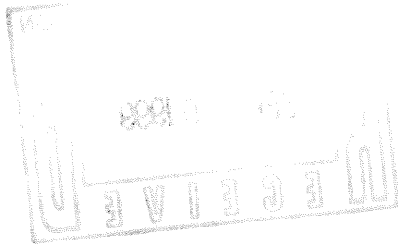
Department of Urban Development  
Joseph E. Gray, Jr.  
Director

**CITY OF PORTLAND**

*Congratulations!!!!!!*

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

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



Applicant: Busque Const.

Date: 11/1/99

Address: 44 Alice Court - (lot #19)

C-B-L: 386A-B-19

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-2      28' x 46'      24 x 26

Interior or corner lot - construct single family with attached 2 story garage  
No rear deck shown

Proposed Use/Work -

Sewage Disposal - City

Lot Street Frontage - 50' req - ~ 80' shown

Front Yard - 25' req - ~ 62' shown

Rear Yard - 25' req - ~ 125' shown

Side Yard - 14' req - 21' & 23' shown

Projections - ~~Front~~ <sup>side</sup> Bay window - rear bulk head

Width of Lot - 80' req - 105' shown

Height - 2 story

Lot Area - 10,000<sup>#</sup> req 27,955<sup>#</sup> shown

Lot Coverage/ Impervious Surface - 20% (5591<sup>#</sup>)

Area per Family - 10,000<sup>#</sup> req

Off-street Parking - 2 req - 2 shown

Loading Bays - N/A

Site Plan - minor/minor # 19990140

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Zone X - Panel 2

$$\begin{array}{r}
 28 \times 46 = 1288 \\
 24 \times 26 = 624 \\
 \hline
 1912^{\#}
 \end{array}$$

BUILDING PERMIT REPORT

DATE: 10CT.99 ADDRESS: 44 Alice Court CBL: 386-A-B-019

REASON FOR PERMIT: To Construct a single family dwelling / attached 2 story garage

BUILDING OWNER: Busque Construction Co. Inc.

PERMIT APPLICANT: Contractor Busque Const. Co. Inc.

USE GROUP R-3 CONSTRUCTION TYPE 5-B

The City's Adopted Building Code (The BOCA National Building Code/1996 with City Amendments)  
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: \*1, \*2, \*3, \*4, \*5, \*7, \*8, \*9, \*11, \*12, \*13, \*14, \*15, \*19, \*26, \*27, \*28, \*29, \*30, \*32, \*33, #31  
Approved with the following conditions:

- \*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/1996) - Needs step up from garage
- \*9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
- 10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- \*11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2, M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 3e4" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
- \*12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- \*13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- \*14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- \*15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)

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)

\*19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 &19. (Smoke detectors shall be installed and maintained at the following locations):

- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2.

20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)

21. The Fire Alarm System shall maintained to NFPA #72 Standard.

22. The Sprinkler System shall maintained to NFPA #13 Standard.

23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)

24. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".

25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.

\*26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 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.

\*29. 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 site plan sheet APPROVED*

\*32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.

\*33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.

34. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code 1996).

\*35. Bridging shall be done in accordance with section 2305.16 of the B.C.

\*36. The design of the Floor Trusses in garage and master bedroom shall be submitted For review TO THIS OFFICE

\*37. maximum span of 2"x6" ceiling joists @16"OC is 14'7". gypsum ceil ->

38.

  
P. Samuel Hoffes, Building Inspector

cc: Lt. McDougall, PFD

Marge Schmuckal, Zoning Administrator

PSH 7/24/99

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

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

19990140

I. D. Number

**Busque Construction**

Applicant

**43 Cottage Ave, Windham, ME 04062**

Applicant's Mailing Address

Consultant/Agent

**893-1200**

Applicant or Agent Daytime Telephone, Fax

**10/1/99**

Application Date

**Alice Court 44 lot 19**

Project Name/Description

**44 Alice Ct, Portland, Maine 04103**

Address of Proposed Site

**386-A-B-019**

Assessor's Reference: Chart-Block-Lot

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**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 44 Alice Ct

, 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.

A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.

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.

The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

The applicant shall be responsible to install and maintain erosion contol measures and drainage measures to ensure no impacts to abutting properties due to increased run-off. The applicant shall maintain all sheets free of mud and debris. The applicant shall obtain approval from the Public Works Dept. (Nancy Knauber) to allow direct connection of the foundation drain into the nearby catchbasin structure.

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**Planning Conditions of Approval**

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**Inspections Conditions of Approval**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a sepaarate approval before starting that work.
  2. No rear deck from the sliders is shown. A separate permit shall be required to build a deck. The sliders must be adequately secured per Code Enforcen
  3. Separate permits shall be required for future decks, sheds, pool, and/or garage.
-

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

Valuation: \$160,000.00 Plan Review # 1370 # 1371  
 Fee: \$904.00 Date: 1 OCT 99

Building Location: 44 Alice Court. CBL: 386-A-B-019

Building Description: Single Family dwelling / garage

Reviewed by: S. Noffses

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

\*NR: Not Required      NA: Not Applicable      SR: See Report      X: OK per plan

Correction List		
NO:	Description	Code Section
1.	All Site plan and building code requirements shall be completed before a Certificate of occupancy can or will be issued.	111.0
2.	Foundation drain	1813.5.2
3.	Foundation anchor	2305.12
4.	Waterproofing & damp proofing	1813.0
5.	Private garage	407.0
6.	Chimneys & Vents BOCA Mechanical / 93	NFPA 211 Chapter 12
7.	Guardrails	1021.0
8.	Handrails	1022.0
9.	Habitable headroom	1204.0
10.	Stairway Construction	1014.0
11.	Stairway headroom	1014.4



Correction List		
NO:	Description	Code Section
12.	Sleeping room egress	1918.6
13.	Smoke/detector	920.3.2
14.	Ventilation of attics & crawl space	1210.0
15.	Fastening Schedule	Table 2305.2
16.	Boring, Cutting & Notching	2305.0
17.	Glass & glazing	Chapter 24
18.	MAX. span of Ceiling joists 2x6 @ 16"oc 15 14' 7"	Table 202.4d
19.	Design of Floor Truss in garage shall be submitted to This office For review -	
20.	Bridging	2305.16

B.A.O.C  
code

Foundations (Chapter 18)

Wood Foundation (1808)

~~NA~~ Design  
~~NA~~ Installation

Footings (1807.0)

- Depth below (outside) grade 4' minimum;  
but below frost line except for insulated footings.
- ~~NA~~ Insulated footing provided
- Soil bearing value (table 1804.3)
- Footing width
- Concrete footing (1810.0) .3.1, 3.2
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Foundation Walls

- Design (1812.1)
- Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)
- ~~SA~~ Water proofing and damp proofing Section 1813
- Sill plate (2305.17)
- ~~SA~~ Anchorage bolting in concrete (2305.17)
- Columns (1912)
- ~~SA~~ Crawl space (1210.2) Ventilation
- ~~SA~~ 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

See report on ceiling joist in garage.

### Floors (contd.)

- ~~X~~ Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3")
- ~~SR~~ Bridging (2305.16)
- ~~SR~~ Boring and notching (2305.5.1)
- ~~SR~~ Cutting and notching (2305.3)
- ~~SR~~ Fastening table (2305.2)
- ~~SR~~ 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)
- ~~SR~~ 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)
- ~~MR~~ Metal construction
- ~~MR~~ Masonry construction (Chapter 21)
- ~~X~~ Exterior wall covering (Chapter 14)
- ~~X~~ Performance requirements (1403)
- ~~X~~ Materials (1404)
- ~~MR~~ 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))
- ~~SR~~ 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)
- ~~NA~~ Roof structures (1510.0)
- ~~X~~ Type of covering (1507)

**Chimneys and Fireplaces  
BOCA Mechanical/1993**

- ~~SR~~ Masonry (1206.0)
- ~~NA~~ Factory - built (1205.0)
- ~~SR~~ Masonry fireplaces (1404)
- ~~NA~~ Factory - built fireplace (1403)

**Mechanical  
1993 BOCA Mechanical Code**

*see report Chimney Fireplaces*

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

State Plumbing Code

     Public Water  
     Public Sewer  
      
      
      
    

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>48 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)

SA      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)

SA      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
- ~~X~~ 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)

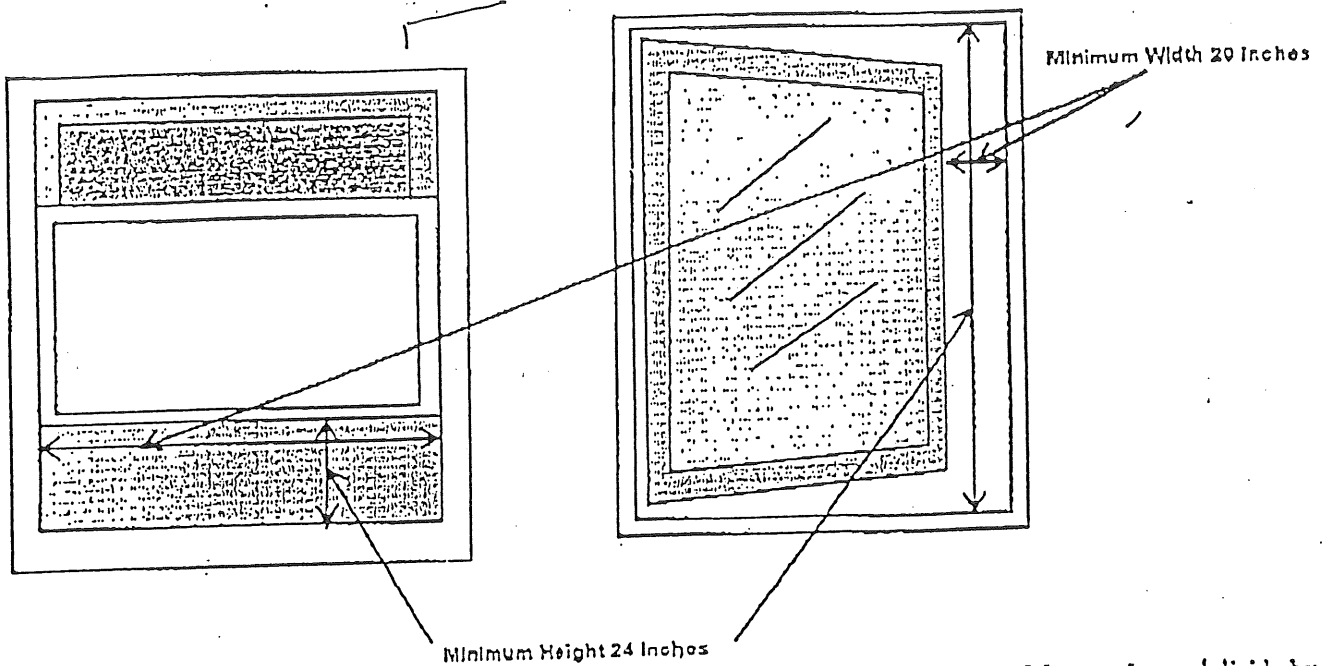
- ~~SR~~ Location and interconnection
- ~~SR~~ Power source

Dwelling Unit Separation  
Table 602

N/A

to whom it may concern,

The Department of Public Safety does not recognize the act of removing the sashes of a double hung window to achieve the minimum of 5.7 square feet of clear opening. The method used by this department in measuring the clear opening of a window is illustrated below. This method uses the opening when the window is in its normal open position.



To calculate the square footage of the opening multiply the width of the opening by the height of the opening and divide by 144.

### SAMPLE

32" WIDE TIMES 26" TALL, = 832 SQUARE INCHES. WHEN DIVIDED BY 144 THIS COMES OUT AT 5.777 SQUARE FEET

Height	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
24	3.33	3.50	3.67	3.83	4.00	4.17	4.33	4.50	4.67	4.83	5.00	5.17	5.33	5.50	5.67	5.83	6.00
25	3.47	3.65	3.82	3.99	4.17	4.34	4.51	4.69	4.86	5.03	5.21	5.38	5.56	5.73	5.90	6.08	6.26
26	3.61	3.79	3.97	4.15	4.33	4.51	4.69	4.87	5.06	5.24	5.42	5.60	5.78	5.97	6.14	6.32	6.50
27	3.75	3.94	4.13	4.31	4.50	4.69	4.87	5.06	5.25	5.44	5.63	5.81	6.00	6.19	6.38	6.56	6.75
28	3.89	4.08	4.28	4.47	4.67	4.86	5.06	5.25	5.44	5.64	5.83	6.03	6.22	6.42	6.61	6.81	7.00
29	4.03	4.23	4.43	4.63	4.83	5.03	5.24	5.44	5.64	5.84	6.04	6.24	6.44	6.65	6.85	7.05	7.25
30	4.17	4.38	4.58	4.79	5.00	5.21	5.42	5.63	5.83	6.04	6.25	6.45	6.67	6.88	7.08	7.29	7.50
31	4.31	4.52	4.74	4.95	5.17	5.38	5.60	5.81	6.03	6.24	6.46	6.67	6.89	7.10	7.32	7.53	7.75
32	4.44	4.67	4.89	5.11	5.33	5.56	5.78	6.00	6.22	6.44	6.67	6.89	7.11	7.33	7.56	7.78	8.00
33	4.58	4.81	5.04	5.27	5.50	5.73	5.97	6.19	6.42	6.65	6.88	7.10	7.33	7.56	7.79	8.02	8.25
34	4.72	4.96	5.19	5.43	5.67	5.91	6.14	6.38	6.61	6.85	7.08	7.32	7.56	7.79	8.03	8.26	8.50
35	4.86	5.10	5.34	5.58	5.83	6.07	6.31	6.56	6.80	7.04	7.28	7.52	7.76	8.00	8.25	8.49	8.73
36	5.00	5.25	5.50	5.75	6.00	6.25	6.50	6.75	7.00	7.25	7.50	7.75	8.00	8.25	8.50	8.75	9.00
37	5.14	5.40	5.65	5.91	6.17	6.42	6.68	6.94	7.19	7.45	7.71	7.97	8.22	8.48	8.74	8.99	9.25
38	5.28	5.54	5.81	6.07	6.33	6.60	6.86	7.13	7.39	7.65	7.92	8.18	8.44	8.71	8.97	9.24	9.50
39	5.42	5.69	5.96	6.23	6.50	6.77	7.04	7.31	7.58	7.85	8.13	8.40	8.67	8.94	9.21	9.48	9.75
40	5.56	5.83	6.11	6.39	6.67	6.94	7.22	7.50	7.78	8.06	8.33	8.61	8.89	9.17	9.44	9.72	10.00
41	5.69	5.98	6.28	6.55	6.83	7.12	7.40	7.69	7.97	8.26	8.54	8.83	9.11	9.40	9.68	9.97	10.25
42	5.83	6.13	6.42	6.71	7.00	7.29	7.58	7.88	8.17	8.46	8.75	9.04	9.33	9.63	9.92	10.21	10.50
43	5.97	6.27	6.57	6.87	7.17	7.47	7.76	8.06	8.36	8.65	8.95	9.25	9.55	9.85	10.15	10.45	10.75

Nelson E. Collins  
Public Safety Inspector

This is in all uses where emergency egress windows are allowed in lieu of a second means of egress

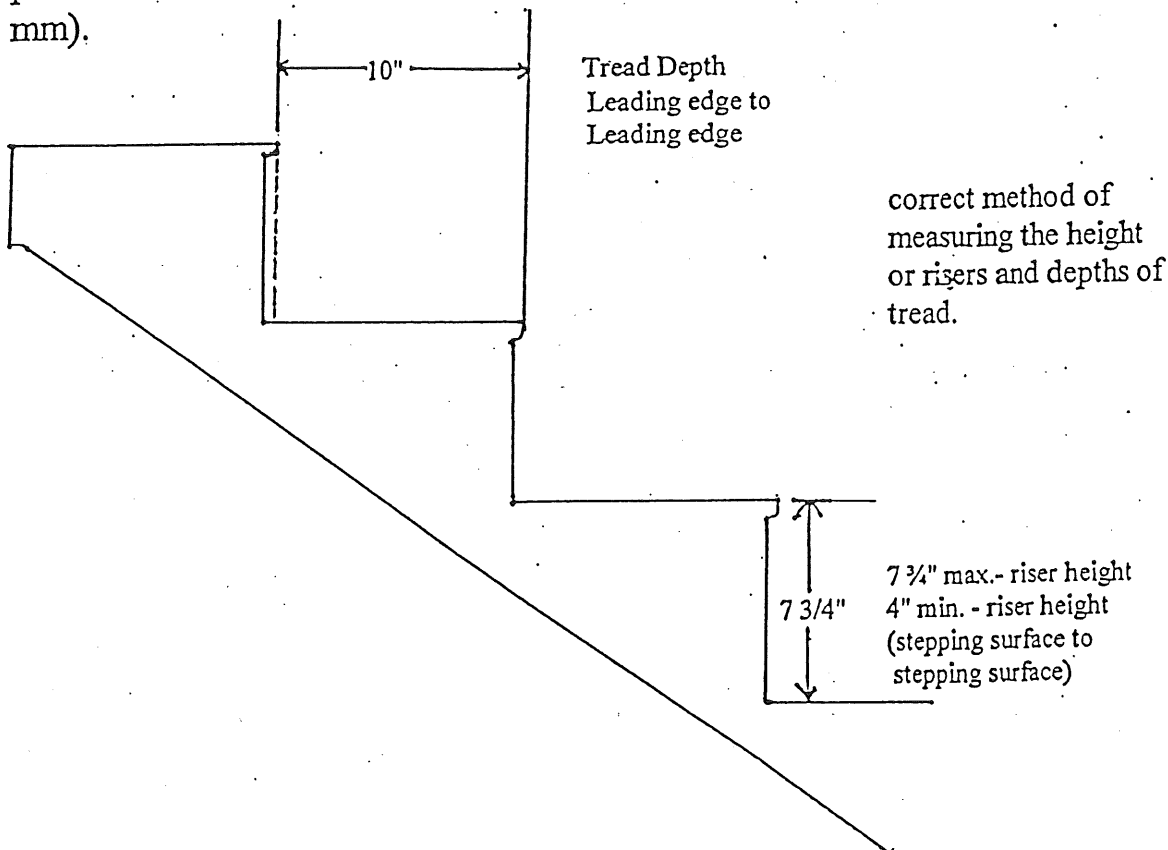
# TREAD/RISER DIMENSIONS

## ONE & TWO FAMILY

### BOCA NATIONAL BUILDING CODE/1996

#### SECTION 1014.6 TREADS & RISERS

**EXCEPTION: NO. 8** - In occupancies in use group R-3, within dwelling units in occupancies Use group R-2 and in occupancies in Use Group U which are accessory to an occupancy in Use Group R-3. The maximum riser height shall be 7 3/4 inches (197mm) and the minimum tread depth shall be 10 inches (254mm). A nosing not less than 3/4 inches but not more than 1 1/4 inches (32mm) shall be provided on stairways with solid risers where the depth is less than 11 inches (279 mm).





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.



**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  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
ADDENDUM**

**19990140**

I. D. Number

**Busque Construction**

Applicant

**43 Cottage Ave, Windham, ME 04062**

Applicant's Mailing Address

Consultant/Agent

**893-1200**

Applicant or Agent Daytime Telephone, Fax

**10/1/99**

Application Date

**Alice Court 44 lot 19**

Project Name/Description

**44 Alice Ct, Portland, Maine 04103**

Address of Proposed Site

**386-A-B-019**

Assessor's Reference: Chart-Block-Lot

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**Fire Conditions of Approval**

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

19990140

I. D. Number

Busque Construction

Applicant

43 Cottage Ave, Windham, ME 04062

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Application Date

Alice Court 44 lot 19

Project Name/Description

Consultant/Agent

893-1200

Applicant or Agent Daytime Telephone, Fax

44 Alice Ct, Portland, Maine 04103

Address of Proposed Site

386-A-B-019

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  
 New Building  Building Addition  Change Of Use  Residential  
 Office  Retail  Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) attached 3 story garage

2996  
Proposed Building square Feet or # of Units

27955  
Acreage of Site

R-2  
Zoning

Check Review Required:

- Site Plan (major/minor)  Subdivision # of lots \_\_\_\_\_  PAD Review  14-403 Streets Review  
 Flood Hazard  Shoreland  Historic Preservation  DEP Local Certification  
 Zoning Conditional Use (ZBA/PB)  Zoning Variance  Other \_\_\_\_\_

Fees Paid: Site Plan \$300.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date: 10/1/99

Inspections Approval Status:

Approved  Approved w/Conditions see attached  Denied  
Reviewer Marge Schmuckal

Approval Date 11/1/99 Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

Performance Guarantee  Required\*  Not Required

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

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

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

**19990140**

I. D. Number

**Busque Construction**

Applicant

**43 Cottage Ave, Windham, ME 04062**

Applicant's Mailing Address

Consultant/Agent

**893-1200**

Applicant or Agent Daytime Telephone, Fax

**10/1/99**

Application Date

**Alice Court 44 lot 19**

Project Name/Description

**44 Alice Ct, Portland, Maine 04103**

Address of Proposed Site

**386-A-B-019**

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  
 Office  Retail  Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) **attached 3 story garage**

**2996**

**27955**

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: **10/1/99**

**Inspections Approval Status:**

Reviewer \_\_\_\_\_

Approved  Approved w/Conditions see attached  Denied  
 Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached  
 Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

**Performance Guarantee**  Required\*  Not Required

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

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

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, THAT NEPTUNE PROPERTIES, LLC, a Maine Limited Liability Company, of 120 Exchange St., Portland, Maine 04101, in consideration of One Dollar (\$1.00) and other good and valuable considerations paid by Busque Construction Co., Inc. a Maine Corporation whose mailing address is 43 Cottage Ave. Windham, Maine 04072, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Busque Construction Co., Inc., its successors and assigns, certain property situated in the City of Portland, County of Cumberland and State of Maine, described as follows:

Lot No. 19 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.

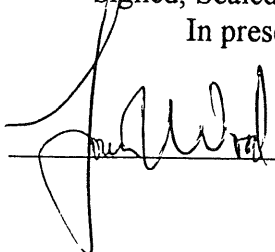
Being a portion of the premises conveyed to the Grantor herein by Deed of Provost, Inc., dated June 9, 1999, and recorded in the Cumberland County Registry of Deeds, Book 14817, Page 100.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said Busque Constructon Co., Inc., its successors and assigns, to its and their use and behoof forever.


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

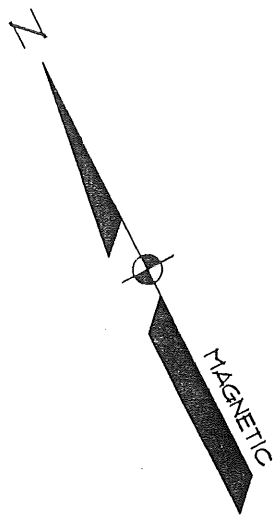
IN WITNESS WHEREOF, NEPTUNE PROPERTIES, LLC, has hereunto set its hand and seal, by Michael Scarks, its President duly authorized, this 22 day of the month of September, 1999.

Signed, Sealed and Delivered  
In presence of

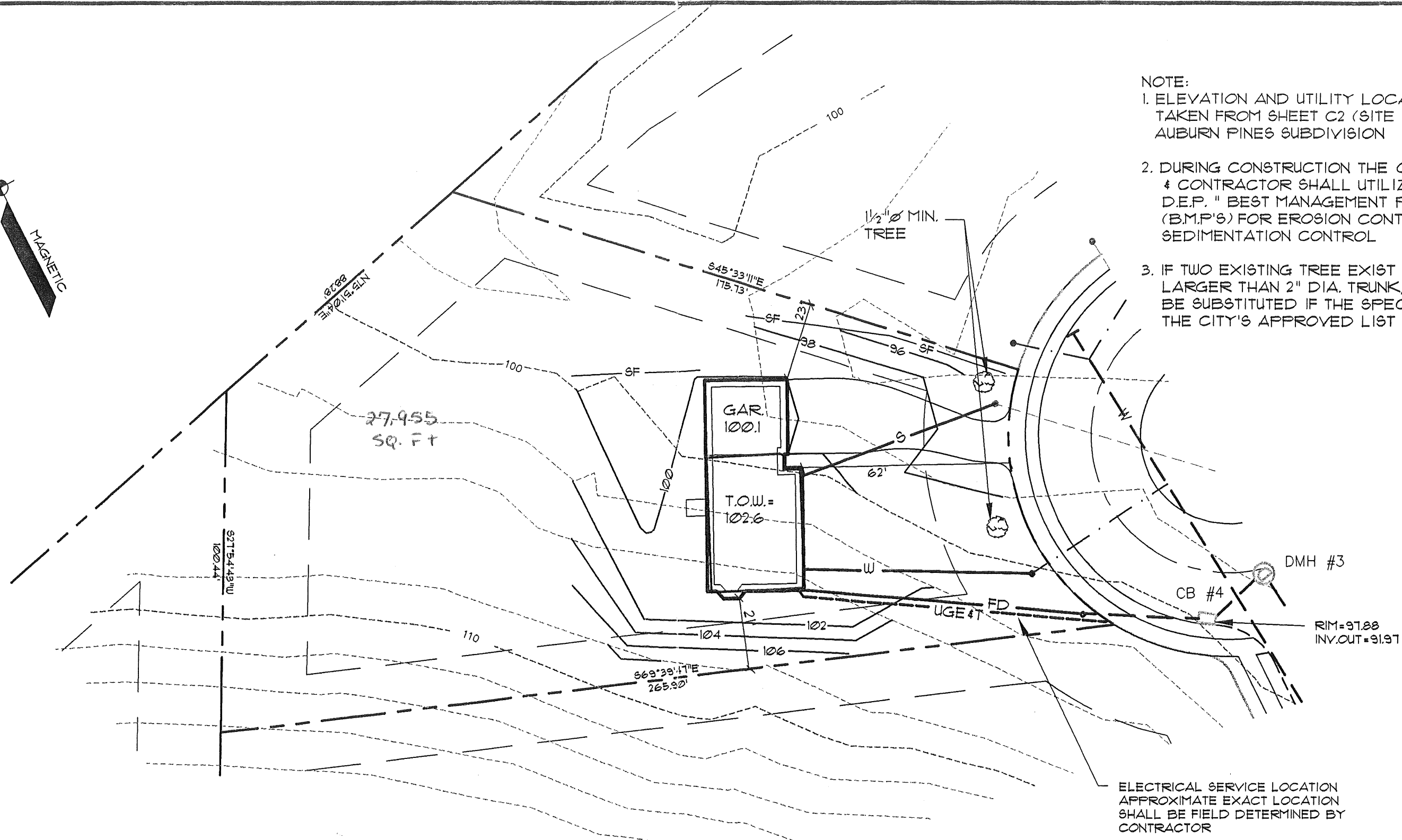
  
\_\_\_\_\_

NEPTUNE PROPERTIES, LLC

  
\_\_\_\_\_  
Michael Scarks, President



- NOTE:
1. ELEVATION AND UTILITY LOCATION TAKEN FROM SHEET C2 (SITE PLAN) AUBURN PINES SUBDIVISION
  2. DURING CONSTRUCTION THE OWNER & CONTRACTOR SHALL UTILIZE ME. D.E.P. " BEST MANAGEMENT PRACTICES (B.M.P.'S) FOR EROSION CONTROL & SEDIMENTATION CONTROL
  3. IF TWO EXISTING TREE EXIST WHICH ARE LARGER THAN 2" DIA. TRUNK, THEY MAY BE SUBSTITUTED IF THE SPECIES IS ON THE CITY'S APPROVED LIST



ELECTRICAL SERVICE LOCATION APPROXIMATE EXACT LOCATION SHALL BE FIELD DETERMINED BY CONTRACTOR

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

**SINGLE FAMILY RESIDENCE PLOT PLAN**  
 OF:  
**LOT 19 AUBURN PINES SUBDIVISION**  
 AUBURN PINES DRIVE  
 PORTLAND, ME  
 FOR:  
**BUSQUE CONSTRUCTION COMPANY, INC.**  
 43 COTTAGE AVE.  
 WINDHAM, ME 04062

DESIGN BY:	
DRAWN BY:	PSS
CHECKED BY:	JRS
DATE:	9-23-99
SCALE:	1"=30'
FIELD BK:	-----
PROJ. NO:	99478
DRAWING:	99478
<b>SHEET 1 OF 1</b>	