



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 106 GARSOE DRIVE (LOT21) CBL#386A-B-021

Issued to CHRIS HOWARD

Date of Issue DECEMBER 11, 2000

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 001385, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

ENTIRE

APPROVED OCCUPANCY

SINGLE FAMILY DWELLING  
USE GROUP R3  
TYPE 5B, BOCA 99

Limiting Conditions:

TEMPORARY UNTIL JUNE 1, 2001 PER DRC (SEE ATTACHED MEMO)

This certificate supersedes  
certificate issued

Approved:

12/11/00  
(Date)

*[Signature]*  
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 – Building or Use Permit Application** 300 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: <b>Alice Court/Auburn Pines Lot#21</b>		Owner: <b>Chris &amp; Maryann Howard</b>	Phone: <b>407-6555</b>	Permit No: <b>000558</b>
Owner Address: <b>Same</b>		Lessee/Buyer's Name: <b>Chris &amp; Maryann Howard</b>	Phone: <b>407-6555</b>	Business Name:
Contractor Name: <b>Goduti Building Co.</b>		Address: <b>9 Deering St. 04101</b>		Phone:
Past Use: <b>Vacant</b>		Proposed Use: <b>Single Family</b>	COST OF WORK: <b>\$ 770,000.00</b>	PERMIT FEE: <b>\$ 1,644.00</b>
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group <b>A-3</b> Type: <b>5</b>	
Proposed Project Description: <b>Construct New Single Family</b>		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>
Permit Taken By: <b>GD</b>	Date Applied For: <b>GD May 8, 2000</b>			

**PERMIT ISSUED**  
**MAY 26 2000**  
**CITY OF PORTLAND**  
**R-2**

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

**PERMIT ISSUED WITH REQUIREMENTS**

**CERTIFICATION**

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

**May 8, 2000**

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

Zoning Approval

Special Zone or Reviews

Shoreland

Wetland

Flood Zone

Subdivision

Site Plan maj  minor  mm

**Zoning Appeal**

Variance

Miscellaneous

Conditional Use

Interpretation

Approved

Denied

**Historic Preservation**

Not in District or Landmark

Does Not Require Review

Requires Review

Action:

Approved

Approved with Conditions

Denied

Date: \_\_\_\_\_

**PERMIT ISSUED WITH REQUIREMENTS**  
**WED DISTRICT 3**

COMMENTS

6/26/00 Pre Con with Jim Proffitt re: rear stairs, guards  
apex etc Check Footing Supports OR DC

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

BUILDING PERMIT REPORT

DATE: 8 Sept. 2009 ADDRESS: 28 Olive CT lot 21 CBL: 386A-B-021  
REASON FOR PERMIT: To Amendment ~~to~~ To permit 000558 add retaining wall  
BUILDING OWNER: Chris Howard  
PERMIT APPLICANT: \_\_\_\_\_ CONTRACTOR: OR19175 Landscaping  
USE GROUP: R-3 CONSTRUCTION TYPE: 50 CONSTRUCTION COST: 19,000. PERMIT FEES: 138.00

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, \*26 #31


1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the ~~Development Review Coordinator~~ and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42". In occupancies in Use Group A,B,H-4, I-1, I-2, M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38"). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508)mm, and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

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

**Building or Use Permit Pre-Application  
Additions/Alterations/Accessory Structures  
To 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: <b>LOT 21 GARLAND RD 28 HILLCREST</b>			
Tax Assessor's Chart, Block & Lot Number Chart# <b>386A</b> Block# <b>B</b> Lot# <b>021</b>		Owner: <b>CHRIS HOWARD</b>	
Owner's Address:		Telephone#: <b>892-0026</b>	
Lessee/Buyer's Name (If Applicable):		Cost Of Work: <b>\$19,000</b>	Fee: <b>\$138.00</b>
Proposed Project Description:(Please be as specific as possible) <b>Amend #2 to permit 000558 RETAINING WALLS - 1) 4FT MAX. -&gt; STEPPING UP TO 4FT 2) 3FT RETAINING WALL</b>			
Contractor's Name, Address & Telephone <b>ORSENS LANDSCAPING 3125 JONAS ST. STE 53 PORTLAND ME 04102</b>		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)

*Carl Craig  
879 6251*

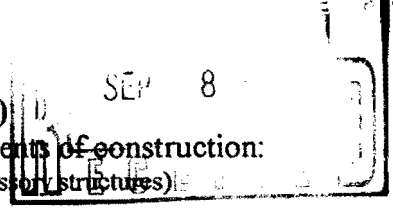
If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- 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 required zoning district setbacks

**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: <b>7-8-00</b>
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Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

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

Valuation: \$270,000.00 Plan Review # 0691/2K

Fee: \$1,644.00 Date: 9 MAY 2000

Building Location: LOT #21 Alice Court CBL: 386A-B-021

Building Description: Single Family dwelling / private garage

Reviewed By: S. Hoffse

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

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

Correction List		
NO:	Description	Code Section
1.	All Site plan and building Code requirements shall be completed before a Certificate of occupancy can or will be issued	111.0
2.	Anchor bolts shall comply with Section 2305.17	2305.17
3.	Adj. Columns are NOT allowed under the bldg. Code.	1912.0
4.	Bridging shall comply with section 2305.16	2305.16
5.	Boring Cutting and Notching shall comply with Sections 2305.3, 2305.3.1, 2305.4.4 & 2305.5.1	see sections
6.	All Fastening shall comply with Table 2305.2	Table 2305.2
7.	Concrete Floors shall comply with section 1905.0	1905.0
8.	Chimney & Fireplaces shall comply with NFPA 211	NFPA 211
9.	Glass and glazing shall comply with Chapter 24.00 Safety glazing Section 2406.0	Chapter 24 section 2406.0
10.	Private garages shall comply with Section 407.0	407.0
11.	Sleeping room egress: rescue window shall comply with section 1010.0	1010.0
12.	Stair construction shall comply with section 1014.0	1014.0
13.	Landing shall comply with section 1014.3.2	1014.3.2
14.	Handrails and guardrails shall comply with Sections 1021.0 & 1022.0	1021.0 1022.0
15.	Smoke detectors shall comply Section with section 920.3.2	920.3.2 107.7

REV: PSH 4-7-00

16. The proposed steel beam shall be designed by a structural engineer.

BUILDING PERMIT REPORT LOT #21

DATE: 9 MAY 2008 ADDRESS: Alice Court / Auburn Pine CBL: 386A-B-021  
 REASON FOR PERMIT: To Construct a single Family dwelling / private garage  
 BUILDING OWNER: The Howard's  
 PERMIT APPLICANT: \_\_\_\_\_ CONTRACTOR Goduti Builders Co.  
 USE GROUP: R-3 CONSTRUCTION TYPE: 5 B CONSTRUCTION COST: 270,000 PERMIT FEES: \$1,644.00

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

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: \*1, \*2, \*3, \*4, \*5, \*6, \*7, \*8, \*9, \*11, \*13, \*14, \*15, \*19, # 31

- \*1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- \*2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
- \*3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- \*4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
- \*5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
- \*6. Precaution must be taken to protect concrete from freezing. Section 1908.0
- \*7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- \*8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
- \*9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211 Fireplaces also.
- \*10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- \*11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42". In occupancies in Use Group A,B,H-4, I-1, I-2, M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36" and not more than 42". Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
- \*12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- \*13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- \*14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- \*15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
- \*16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
- \*17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
- \*18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

5/9/08

- X 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/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
  - In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story within a dwelling unit, including basements
- 20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
- 21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
- 22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
- 23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
- 24. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
- X 26. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- X 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.
- X 28. All requirements must be met before a final Certificate of Occupancy is issued.
- X 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 Development review requirements & conditions*
- X 32. 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.
- X 33. Bridging shall comply with Section 2305.16.
- X 34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- 35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
- X 36. *A design of the proposed steel beam shall be submitted to this office for approval - This shall be done by a professional engineer.*
- X 37. *Adj. Columns are not allowed under the bldg. Code.*

*[Signature]*  
 R. Samuel Hoffses, Building Inspector  
 Lt. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator

PSH 1/26/00

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

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

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

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



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

20000085  
I. D. Number

**Chris & Maryann Howard**  
Applicant  
**187 Lester Drive, Portland, ME 04103**  
Applicant's Mailing Address  
**Goduti Builders, Inc.**  
Consultant/Agent  
n/a  
Applicant or Agent Daytime Telephone, Fax

**5/8/00**  
Application Date  
**Auburn Pines/Lot #21**  
Project Name/Description

**Alice Ct, Portland, Maine 04103**  
Address of Proposed Site  
**386A B021**  
Assessor's Reference: Chart-Block-Lot

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**DRC Conditions of Approval**

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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 separate approval before starting that work.
2. Separate permits shall be required for future decks, sheds, pools and/or garage.

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**Fire Conditions of Approval**

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

20000085  
I. D. Number

Chris & Maryann Howard  
Applicant  
187 Lester Drive, Portland, ME 04103  
Applicant's Mailing Address  
Goduti Builders, Inc.  
Consultant/Agent  
n/a  
Applicant or Agent Daytime Telephone, Fax

5/8/00  
Application Date  
Auburn Pines/Lot #21  
Project Name/Description  
Alice Ct, Portland, Maine 04103  
Address of Proposed Site  
386A B021  
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) w/ garage no r. decks  
2700sf 24548sf R-2 zone  
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

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

Fees Paid: Site Plan \$200.00 Subdivision \_\_\_\_\_ Engineer Review \$100.00 Date: 5/8/00

Inspections Approval Status:

Approved  Approved w/Conditions see attached  Denied  
Approval Date 5/19/00 Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached  
 Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

Reviewer Marge Schmuckal

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**

**20000086**  
I. D. Number

**Chris & Maryann Howard**  
Applicant  
**187 Lester Drive, Portland, ME 04103**  
Applicant's Mailing Address  
**Goduti Builders, Inc.**  
Consultant/Agent  
n/a  
Applicant or Agent Daytime Telephone, Fax

**5/8/00**  
Application Date  
**Auburn Pines/Lot #21**  
Project Name/Description

**Alice Ct, Portland, Maine 04103**  
Address of Proposed Site  
**386A B021**  
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) \_\_\_\_\_  
**2700sf** **24548sf**  
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 **\$200.00** Subdivision Engineer Review **\$100.00** Date: **5/8/00**

**Inspections Approval Status:**

Approved  Approved w/Conditions  
see attached  Denied  
Reviewer \_\_\_\_\_  
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	_____ date _____	<input type="checkbox"/> Conditions (See Attached)	
<input type="checkbox"/> Final Inspection	_____ date _____	_____ signature _____	
<input type="checkbox"/> Certificate Of Occupancy	_____ date _____		
<input type="checkbox"/> Performance Guarantee Released	_____ date _____	_____ signature _____	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date _____	_____ amount _____	_____ expiration date _____
<input type="checkbox"/> Defect Guarantee Released	_____ date _____	_____ signature _____	

Lot #21 Alice Court

**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: <u>Lot 21 Auburn Pines</u>		
Total Square Footage of Proposed Structure <u>2,700</u>	Square Footage of Lot <u>24,548 SF</u>	
Tax Assessor's Chart, Block & Lot Number Chart# <u>380A</u> Block# <u>B</u> Lot# <u>021</u>	Owner: <u>Chris + Mary Ann Howard</u>	Telephone#: <u>797-6553</u>
Lessee/Buyer's Name (If Applicable) <u>187 Water Dr. 04102</u>	Owner's/Purchaser/Lessee Address:	Cost Of Work: <u>\$270,000</u> Fee: <u>\$1,644.00</u>
Proposed Project Description:(Please be as specific as possible) <u>New Residence / Single Family</u>		
Contractor's Name, Address & Telephone <u>Codori Building Company, Inc. 9 Deering St., Portland, 04101</u>		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) - (6 Copies Eng Plans)

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

Site - 300.00  
Building - 1,644.00  
Total \$ 1,944.00

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: <u>[Signature]</u>	Date: <u>5/13/00</u>
--	----------------------

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.

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

20000085

I. D. Number

Chris & Maryann Howard

Applicant

187 Lester Drive, Portland, ME 04103

Applicant's Mailing Address

Goduti Builders, Inc.

Consultant/Agent

n/a

Applicant or Agent Daytime Telephone, Fax

5/8/00

Application Date

Auburn Pines/Lot #21

Project Name/Description

28 Alice Ct, Portland, Maine 04103

Address of Proposed Site

386A B021

Assessor's Reference: Chart-Block-Lot

**DRC Conditions of Approval**

Approved subject to site plan review condition of approval sheet

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 28 Alice Court, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

The Development Review Coordinator (874-8300 ext.8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.

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

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 all necessary erosion control measures including silt fence, hay bales, etc. Silt fence shall be installed on the down gradient side of the lot along Alice Court and Garsoe Drive.

**Planning Conditions of Approval**

**Inspections Conditions of Approval**

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. Separate permits shall be required for future decks, sheds, pools and/or garage.

**Fire Conditions of Approval**

**Foundations (Chapter 18)**

**Wood Foundation (1808)**

~~NA~~ Design  
~~NO~~ 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)
- Water proofing and damp proofing Section 1813
- Sill plate (2305.17)
- ~~SA~~ Anchorage bolting in concrete (2305.17)
- ~~SA~~ Columns (1912)
- ~~NA~~ Crawl space (1210.2) Ventilation
- ~~NA~~ Crawl opening size (1210.2.1)
- ~~SA~~ Access to crawl and attic space ( 1211.0 )
- \_\_\_\_\_

**Floors (Chapter 16-23)**

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

Floors (contd.)

- X Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3") 2305.2
- SR Bridging (2305.16)
- SR Boring and notching (2305.5.1)
- SR Cutting and notching (2305.3)
- SR Fastening table (2305.2)
- NA Floor trusses (AFPANDS Chapter 35)
- X Draft stopping (721.7)
- X Framing of openings (2305.11) (2305.12)
- X Flooring - (2304.4) 1" solid - 1/2" particle board
- SM 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)
- NA Metal construction
- NA Masonry construction (Chapter 21)
- X Exterior wall covering (Chapter 14)
- X Performance requirements (1403)
- X Materials (1404)
- X 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))
- MA 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)
- NO Factory - built (1205.0)
- SR Masonry fireplaces (1404)
- NA Factory - built fireplace (1403)
- SR NFPA 211

**Mechanical  
1993 BOCA Mechanical Code**

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





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

**Load Design Criteria**

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

**Glazing (Chapter 24)**

- 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)

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

Electrical  
NFPA # 70



**Sebago Technics**  
*Engineering & Planning for the Future*

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# Facsimile Cover Sheet

**Project No.** 00195

**To:** Steve Bushey

**Company:** DeLuca - Hoffman

**Phone:** \_\_\_\_\_

**Fax:** 879 - 0896

**From:** Jon Whitten, Jr.

**Date:** 5/22/00

**Pages including this cover page:** 4

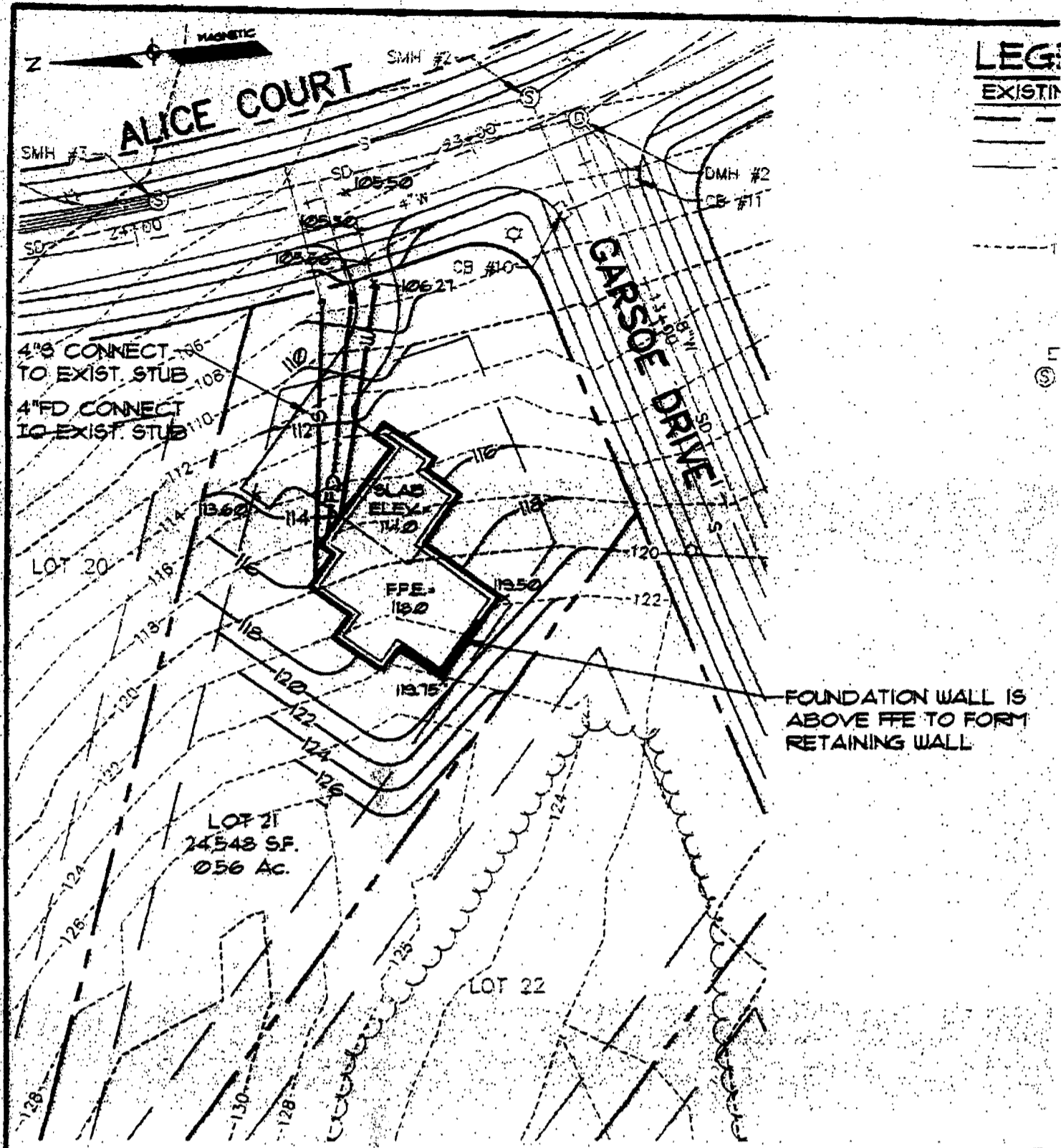
**Comments:**

Steve,  
 Here is the revised grading plan for Lot 21 of Auburn Pines for James Goduti. Please feel free to call w/ any questions or comments.

Reply Requested: \_\_\_\_\_ Yes \_\_\_\_\_ X No

Original to go out in mail: \_\_\_\_\_ X Yes \_\_\_\_\_ No

If you have any problems receiving this FAX, please contact Pam at:  
 (207) 856-0277  
 (207) 856-2206 FAX Number



**LEG**  
 EXISTIN



**Sebago Technics**

*Engineering & Planning for the Future*

One Chabot Street  
 Westbrook, Me 04098-1339  
 Tel: (207) 856-0277

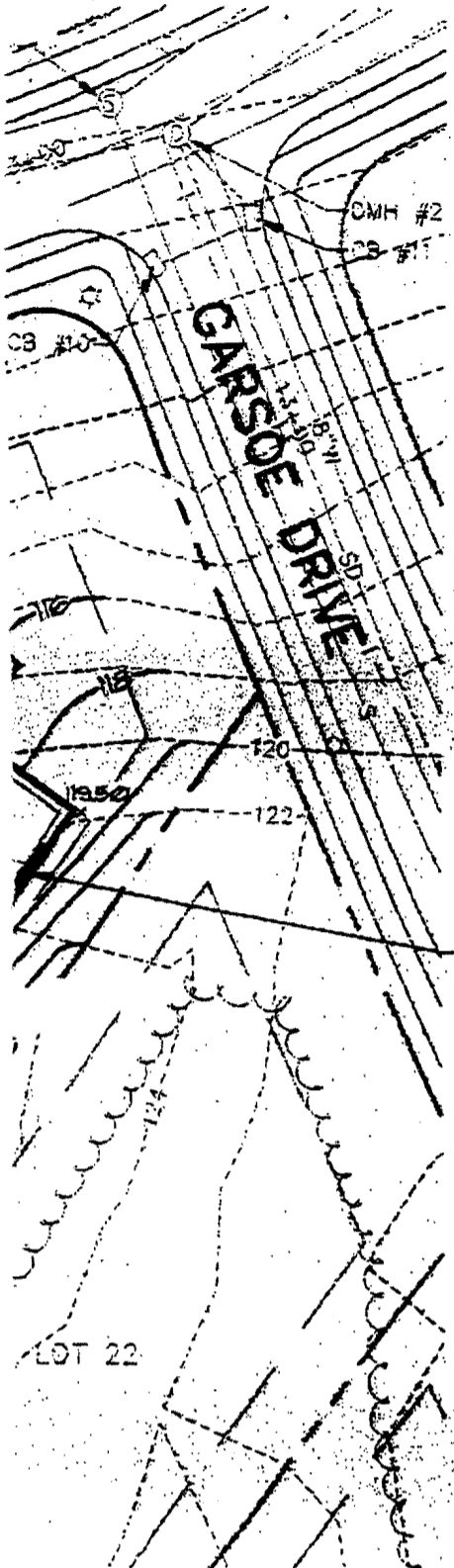
**PLOT PLAN**

OF:  
**LOT 21 AUBURN PINES**

ALICE COURT  
 PORTLAND, MAINE

FOR:  
**GODUTI BUILDING COMP/**

9 DEERING STREET  
 PORTLAND, MAINE 04101



**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	CENTERLINE BUILDING	---
---	EDGE PAVEMENT	---
---	CONTOURS	---
---	WATER	---
---	SEWER	---
---	STORM DRAIN	---
---	CATCH BASIN	---
---	MANHOLE	---
---	SPOT GRADE	30x20

**GENERAL NOTES**

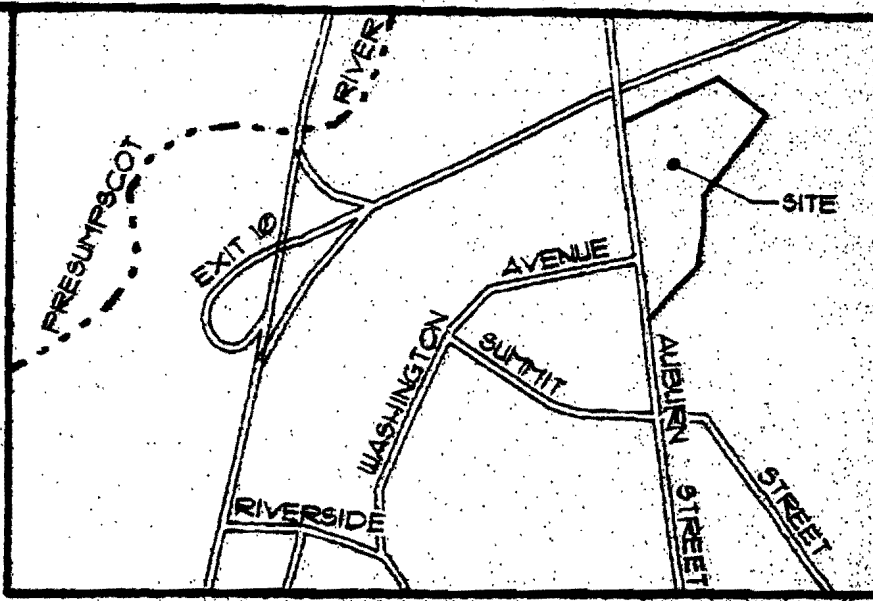
1. APPLICANT: GODUTI BUILDING COMPANY, 9 DEERING STREET, PORTLAND, MAINE
2. THE LOT SHOWN HEREON IS CITY OF PORTLAND'S RZ R
3. PLAN REFERENCES:  
A) SUBDIVISION PLAN OF LOT 21 BY PINKHAM & GREER
4. EXISTING TOPOGRAPHIC INFORMATION ARE REFERENCED TO A S
5. PROPOSED UTILITY LOCATIONS NOTE 3A. CONTRACTOR SHALL VERIFY TO CONSTRUCTION.

**PLOT PLAN**  
 OF:  
**LOT 21 AUBURN PINES SUBDIVISION**  
 ALICE COURT  
 PORTLAND, MAINE  
 FOR:  
**GODUTI BUILDING COMPANY, INC.**  
 9 DEERING STREET  
 PORTLAND, MAINE 04101

DESIGN BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	05-1
SCALE:	1"
FIELD BK:	---
PROJ. NO:	(
DRAWING:	001
<b>SHEET 1 OF</b>	

ND

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



LOCATION MAP

N.T.S.

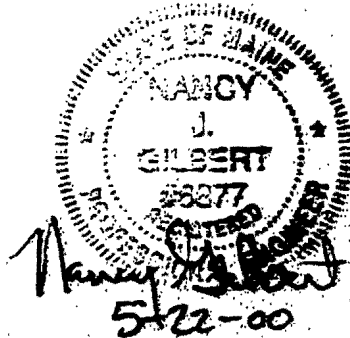
**GENERAL NOTES**

1. APPLICANT: GODUTI BUILDING COMPANY, INC.  
9 DEERING STREET  
PORTLAND, MAINE 04101.
2. THE LOT SHOWN HEREON IS PART OF A SUBDIVISION SITUATED WITHIN THE CITY OF PORTLAND'S R2 RESIDENTIAL ZONE SINGLE FAMILY HOMES.
3. PLAN REFERENCES:  
A) SUBDIVISION PLAN OF ALBURN PINES SUBDIVISION DATED THROUGH JULY 1, 1993 BY FINKHAM & GREER ENGINEERS.
4. EXISTING TOPOGRAPHIC INFORMATION IS BASED UPON SAID PLAN WITH ELEVATIONS THAT ARE REFERENCED TO A STANDARD DISK ALBURN RM-1 ELEVATION 122.31 N.A.V.D. DATUM.
5. PROPOSED UTILITY LOCATION AND ELEVATION IS BASED UPON THE PLAN REFERENCED IN NOTE 3A. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF UTILITY STUBS PRIOR TO CONSTRUCTION.

JBDIVISION

INC.

DESIGN BY:	SAG
DRAWN BY:	BRF
CHECKED BY:	NJG
DATE:	05-18-00
SCALE:	1"=40'
FIELD BK:	---
PROJ. NO:	00195
DRAWING:	00195GU
<b>SHEET 1 OF 1</b>	



CITY OF PORTLAND, MAINE  
 SITE PLAN REVIEW (ADDENDUM)  
 CONDITIONS OF APPROVAL

APPLICANT: Gold Hollow, Inc.  
 ADDRESS: Lot 23, 28 Alice Court  
 SITE ADDRESS/LOCATION: 28 Alice Court  
 DATE: 10/17/2000

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to: increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW WILL BE ENFORCED FOR YOUR SITE PLAN

1.  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.
2.  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.
3.  Your new street address is now 28 Alice Court, the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4.  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.
5.  Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6.  A sewer permit is required for your project. Please contact Carol Poliskey 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.

7. \_\_\_\_\_ A street opening permit(s) is required for your site. Please contact Carol Poliskey at 874-8300 , ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
8. \_\_\_\_\_ As-built record information for sewer and stormwater service connections must be submitted to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
9. \_\_\_\_\_ 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.
10. \_\_\_\_\_ The site contractor shall establish finish grades at the building 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.
11. \_\_\_\_\_ 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 the drainage from the property.
12. \_\_\_\_\_ The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
13. \_\_\_\_\_ The building contractor shall be responsible for obtaining a permit from the City of Portland for any street opening work.  
The building contractor shall be responsible for obtaining a permit from the City of Portland for any street opening work.  
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The building contractor shall be responsible for obtaining a permit from the City of Portland for any street opening work.

cc: Katherine Staples, P.E., City Engineer



**SEBAGO TECHNICS, INC.**

1 Chabot Street  
P.O. Box 1339  
WESTBROOK, ME 04098-1339

Phone (207) 856-0277 FAX (207) 856-2206

TO Jamie Goduti

*hand file*

**LETTER OF TRANSMITTAL**

DATE	5-22-00	JOB NO.	00195
ATTENTION			
RE:	Lot 21 Auburn Pines		

WE ARE SENDING YOU  Attached  Under separate cover via \_\_\_\_\_ the following items:

Shop drawings  Prints  Plans  Samples  Specifications

Copy of letter  Change order  \_\_\_\_\_

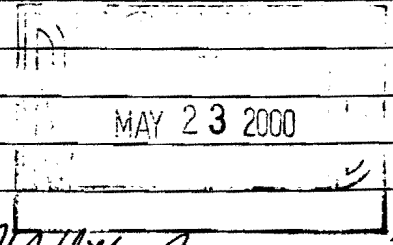
COPIES	DATE	NO.	DESCRIPTION
3			11x17 Plot Plans

THESE ARE TRANSMITTED as checked below:

- For approval
- For your use
- As requested
- For review and comment
- FOR BIDS DUE \_\_\_\_\_
- Approved as submitted
- Approved as noted
- Returned for corrections
- \_\_\_\_\_
- Resubmit \_\_\_\_\_ copies for approval
- Submit \_\_\_\_\_ copies for distribution
- Return \_\_\_\_\_ corrected prints
- PRINTS RETURNED AFTER LOAN TO US

REMARKS

Jamie,  
I have faxed over and mailed a copy to Steve Bushey for his review. Please feel free to call with any questions or comments.



COPY TO Steve Bushey

SIGNED: *Jan P. Whetten*

If enclosures are not so noted, kindly notify us at once.



DeLUCA-HOFFMAN ASSOCIATES, INC.  
CONSULTING ENGINEERS

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

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

---

## MEMORANDUM

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

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

**DATE:** September 14, 2000

**RE:** 28 Alice Court (Lot 21)

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We have reviewed the application for amendment #2 to permit 000558 dated 9/8/00 and take no exceptions.

JN1350.10/Memo9-14-28Alice



TTI DELUCA HOFFMAN ASSOC

FILE MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
06 MEMORY TX		98748716	OK	P. 2/2

REASON FOR ERROR  
 E-1) HANG UP OR LINE FAIL  
 E-3) NO ANSWER

E-2) BUSY  
 E-4) NO FACSIMILE CONNECTION



**DeLUCA HOFFMAN ASSOCIATES, INC.**  
 CONSULTING ENGINEERS  
 778 MAIN STREET  
 SUITE 8  
 SOUTH PORTLAND, MAINE 04106  
 TEL. 207 775 1121  
 FAX 207 879 0896

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

### FAX COVER SHEET

To: Codes From: Chris Earle  
 Attn: Sam H.  
 Fax # 874-8716 Date: 9/21/00  
 Phone: \_\_\_\_\_ Pages (Incl. Cover): 2  
 Re: Amendment #2 permit # 000558

- Urgent    
  For Review    
  Please Comment    
  Please Reply    
  Please Recycle

COMMENTS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
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## MEMORANDUM

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

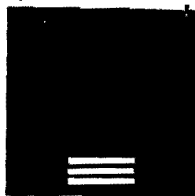
**FROM:** Chris Earle, Development Review Coordinator Assistant  
Reviewed by Steve Bushey, P.E., Acting Development Review Coordinator

**DATE:** September 14, 2000

**RE:** 28 Alice Court (Lot 21)

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We have reviewed the application for amendment #2 to permit 000558 dated 9/8/00 and take no exceptions.



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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:** December 7, 2000

**RE:** Certificate of Occupancy – 106 Garsoe Drive (Lot 21)

On December 7, 2000, the site was reviewed for compliance with the conditions of approval. My comments are:

1. Miscellaneous landscaping needs to be completed.
2. Stone wall along Garsoe Drive needs to be completed.

Due to the weather, neither of these will be completed this year.

It is our opinion that a **temporary certificate of occupancy** could be issued, assuming neither Code Enforcement nor Public Works has any outstanding issues. However, these items shall be completed by June 1, 2001 and be approved prior to the issuance of a permanent certificate of occupancy.

Note: The address on the original permit application was 28 Alice Court. Reference ID #20000085.

CITY OF PORTLAND, MAINE  
SITE PLAN REVIEW (ADDENDUM)  
CONDITIONS OF APPROVAL

APPLICANT: Chris & Mary Ann Howard  
ADDRESS: 187 Lester Drive Portland, me 04113  
SITE ADDRESS/LOCATION: ~~287 Hill Street~~  
DATE: 5/12/00

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to: increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW WILL BE ENFORCED FOR YOUR SITE PLAN

1.  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.
2.  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.
3.  Your new street address is now 287 Hill Street, the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4.  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.
5.  Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6.  A sewer permit is required for your 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.
7.  A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

8.  As-built record information for sewer and stormwater service connections must be submitted to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
9.  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.
10.  The site contractor shall establish finish grades at the building 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.
11.  A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FEE), 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 the drainage from the property.
12. \_\_\_\_\_ The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
13.  Reason for Denial: The driveway slope exceeds 18% and is considered too steep. The applicant shall revise the plan to provide a driveway in accordance with the attached MDOT detail for drives on a sidewalk section. We would like to avoid anything over 18% slope.
- cc: Katherine Staples, P.E., City Engineer



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

20000085

I. D. Number

Chris & Maryann Howard  
licant  
... Lester Drive, Portland, ME 04103

Applicant's Mailing Address

Goduti Builders, Inc.

Consultant/Agent

n/a

Applicant or Agent Daytime Telephone, Fax

5/8/00

Application Date

Auburn Pines/Lot #21

Project Name/Description

Alice Ct, Portland, Maine 04103

Address of Proposed Site

386A-3021

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)

2700sf

24548sf

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

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

Fees Paid: Site Plan \$200.00 Subdivision \_\_\_\_\_ Engineer Review \$100.00 Date: 5/8/00

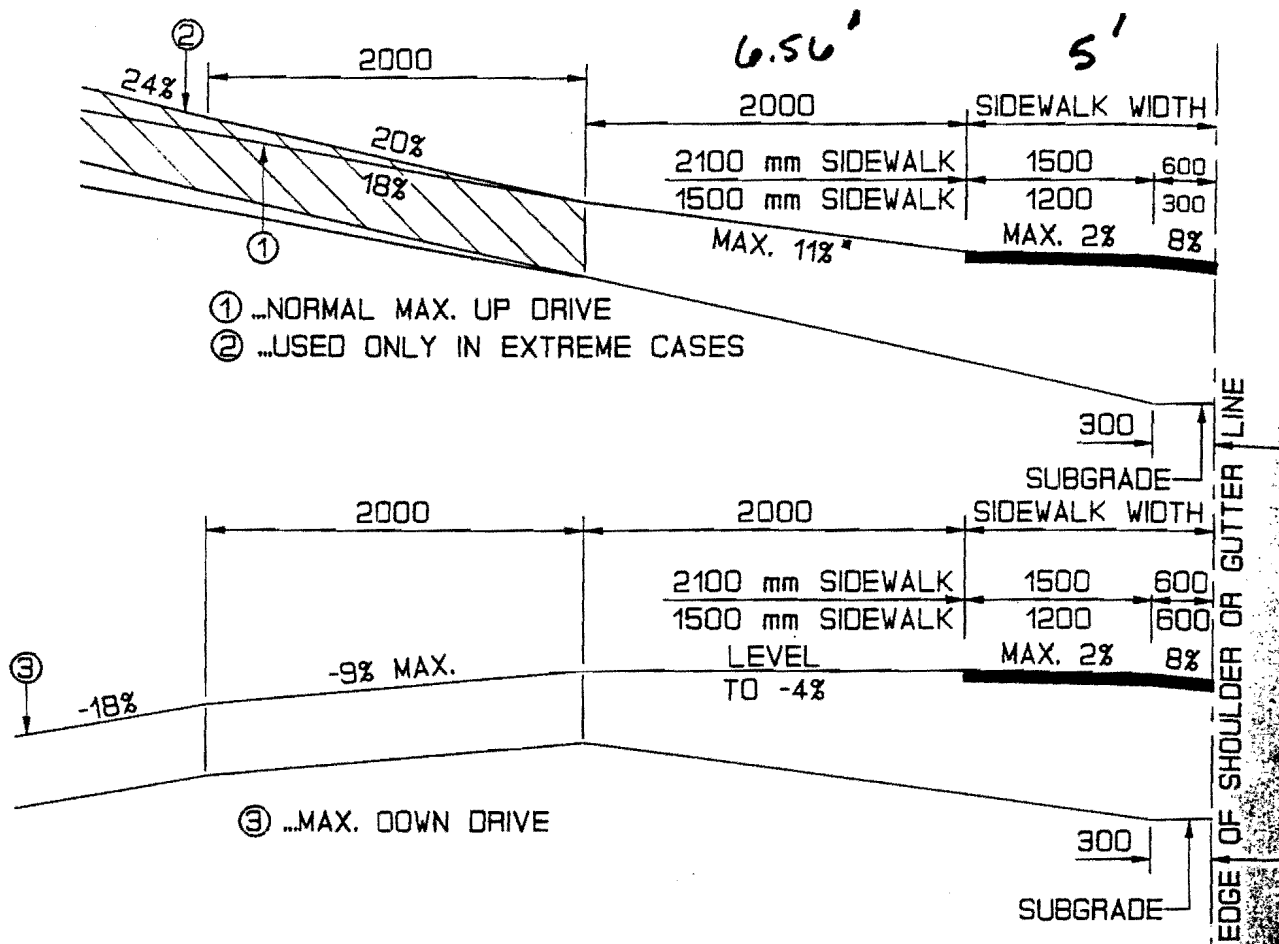
DRC Approval Status:

- Approved  Approved w/Conditions see attached  Denied  
Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached  
 Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_
- Steve Busby 5/12/00 left phone message w/ applicant*

Performance Guarantee  Required\*  Not Required

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

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



GENERAL NOTES:

1. THE SIDEWALK WIDTH SHALL BE PAVED IN ALL CASES.
2. ALL RESIDENTIAL OR COMMERCIAL DRIVES 10% AND OVER SHALL BE PAVED.

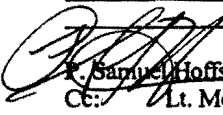
NOTES ON MAXIMUM DRIVEWAY PROFILES:

1. THESE PROFILES ARE A GUIDE FOR THE MAJORITY OF CASES, BUT SHOULD BE FIELD CHECKED WHEN THE MAIN LINE GRADE IS STEEP (4% TO 6% OR GREATER) OR THE ANGLE OF APPROACH TO THE DRIVE IS UNUSUAL.
2. GENERALLY THE MAJORITY OF DRIVES ON A PROJECT WILL BE BUILT WITH FLATTER PROFILES THAN THESE MAXIMUM CASES.
3. WHEN GRADING DRIVES WHICH ARE FLATTER THAN THE MAXIMUM PROFILES THE FOLLOWING RULE OF THUMB SHOULD BE USED. DO NOT EXCEED A GRADE % CHANGE OF MORE THAN 9% IN A 2000 mm INCREMENT OF DRIVEWAY LENGTH. THIS APPLIES TO BOTH UP AND DOWN PROFILES.

DRIVES ON SIDEWALK SECTIONS

800(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/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
  - In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story within a dwelling unit, including basements
20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall installed and maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
24. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
26. Ventilation 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/1999).
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. *original requirements & conditions are still in force -*
32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
33. Bridging shall comply with Section 2305.16.
34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2405.0)
35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
- \* 36. *Retaining walls shall comply with section 5.18.12.0 & 1825.0 please find attached*

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

PSH 11/25/99

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

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

**\*\*\*\* Certificate of Occupancy Fees: \$50.00 each**

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