

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

Location of Construction: 28 Alice Ct lot 21		Owner: Chris Howard		Phone: 892-0026	Permit No: 001385
Owner Address:		Lessee/Buyer's Name:	Phone:	BusinessName:	
Contractor Name: Origins Landscaping		Address: **** Craig 879-6251****		Phone:	
Past Use: vacant/building in process		Proposed Use: single family		Permit Issued: DEC 8 2000	
Proposed Project Description: 3 amendment #2 to permit 000558 add retaining wall		COST OF WORK: \$ 19,000		PERMIT FEE: \$ 138.00	
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: 130 Type: 93	
		Signature:		Signature: <i>[Signature]</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Approval: 386A-B-021	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm	
Permit Taken By: K		Date Applied For: Sept 8 2000 K		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	

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..

CERTIFICATION

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

SIGNATURE OF APPLICANT	ADDRESS:	DATE: Sept 8 2000	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

PERMIT ISSUED WITH REQUIREMENTS W/O DISTRICT 2

2 RETAINING WALLS

A) WALL CLOSEST TO RD.
WILL BE 4 FT AT CORNER OF DRIVEWAY / SIDEWALK
THE WALL WILL BE LEVEL AS IT GOES UP THE HILL, SO IT
WILL STEP UP TO 4 FT AT APPROX. EVERY 8 FT.
THE WALL GOING UP THE DRIVEWAY WILL DEAD END AS IT WILL
BE LEVEL GOING UP THE HILL.

B) 2ND WALL
THIS WALL WILL BE 3 FT ACROSS THE FRONT ATTACHING
TO WHERE THE 1ST WALL DEAD ENDS UP DRIVEWAY AND
CONTINUING AT 3 FT 'TIL IT HITS THE GARAGE.
→ 3 5 4 FT. GRANITE STEPS WILL BE IN THE WALL
AT 6 FT OFF THE HOUSE. 5 FT OF RETURN ON EITHER
SIDE OF STEPS WILL BE RETAINED BY WALLS.

THE WALLS ARE GOING TO BE BUILT W/ DRY-LAID
GRANITE WALL ROCK. BACK FILL MATERIAL WILL BE
RIP RAP AND 3/4" CRUSHED STONE - TO A DEPTH OF AT
LEAST 1.5 FT. THE CAP WILL BE MORTARED TO PROTECT
AGAINST FALLING ROCKS.



CITY OF PORTLAND, MAINE

Department of Building Inspection

213 20 01

Received from Christopher Howard a fee

of Group /100 Dollars \$ 50-

for permit to ^{install}
^{erect}
^{alter} CUFO

at ^{move}
^{demolish} 1000 Baisoc Drive Est. Cost \$

KA CK 5549

Inspector of buildings
Per J. Hall

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$5.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Auditors Copy

Inspection Services
Michael J. Nugent
Manager



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

CITY OF PORTLAND

January 30, 2001

Mr. Chris Howard
106 Garsoe Drive
Portland, Maine 04103

RE: 106 Garsoe Drive
C/B/L: 386A-B-021

CERTIFIED MAIL: 70001670000030717434

Dear Sir or Madame,

Our records indicate that the certificate of occupancy required pursuant to building permit # 001385 has not been issued. Please be advised that the occupancy of the portion of the premises covered by the permit without the Certificate of Occupancy is a violation of Section 108.1 of the City Building Code (1999 BOCA)

This is a notice of violation pursuant to Section 116.2 of the Code. All referenced violations shall be corrected within 30 days of the date of this notice. Our records will be reviewed again on February 14, 2001. Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A M.R.S.A. ss 4452.

This constitutes an appealable decision pursuant to Section 121 of the Code. Please feel free to contact me at 874-8700, if you wish to discuss the matter or have any questions.

Sincerely,

Mike Nugent
Manager of Inspection Services

UNITED STATES POSTAL SERVICE



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

DEPT OF PLANNING & URBAN DEVELOPMENT
PORTLAND CITY HALL ROOM 315
389 CONGRESS STREET
PORTLAND, MAINE 04101

23



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: 3 06A800
Chris Howard
106 Garson Ln
Port Me 04103

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) B. Date of Delivery

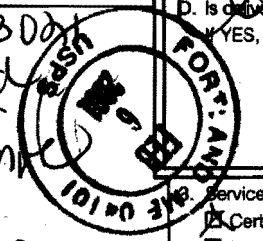
C. Signature Agent
 Addressee

D. Is delivery address different from item 1? Yes
YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Copy from service label)
7000167000030717434



U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

7000 1670 0000 3074 7437

[Redacted area]

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Recipient's Name *(Please Print Clearly) (to be completed by mailer)*

Street, Apt., Rd., or PO Box No.
300 AB - 021

City, State, ZIP+4

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

SECTION

PERMIT

Chris Howard

This is to certify that _____
has permission to _____
AT _____

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and work on permit must be completed before this building or part thereof is closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

PERMIT ISSUED WITH REQUIREMENTS
[Signature]
Director - Building Inspection Services

PENALTY FOR REMOVING THIS CARD

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

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				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	PERMIT FEE: \$ 138.00
				Signature:	INSPECTION: Use Group: <i>A3</i> Type: <i>53</i> <i>BOC499</i>
Proposed Project Description: amendment <i>3</i> to permit <i>000558</i> add retaining wall <i>00620</i>		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Signature: <i>[Signature]</i> Date:	
Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning Approval: <i>still in force</i>		Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Zone X</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input checked="" type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> Other <i>20000085</i>	
Permit Taken By: <i>K</i>		Date Applied For: <i>Sept 8 2000 K</i>		Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	

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SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: *Sept 8 2000* 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

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: *[Signature]*

PERMIT ISSUED WITH REQUIREMENTS

2

FOUNDATIONS AND RETAINING WALLS

1808.2 Pole buildings: Pole-type buildings shall be designed and erected in an approved manner. The poles shall be treated in accordance with AWPA C2 or C4 listed in Chapter 35.

1808.3 Wood foundations: Wood foundation systems shall be designed and installed in accordance with AFPA TR7 listed in Chapter 35. All lumber and plywood shall be treated in accordance with AWPA C22 listed in Chapter 35 and shall be identified in accordance with Section 2311.3.1.

SECTION 1809.0 STEEL GRILLAGES

1809.1 General: All steel grillage beams shall be separated with approved steel spacers and shall be entirely encased in at least 3 inches (76 mm) of concrete and the spaces between the beams shall be completely filled with concrete or cement grout. Where used on yielding soils, steel grillages shall rest on approved concrete beds not less than 6 inches (152 mm) thick.

SECTION 1810.0 CONCRETE FOOTINGS

1810.1 Concrete strength: Concrete in footings shall have a specified compressive strength of not less than 2,500 psi (17235 kPa) at 28 days.

1810.2 Design: Concrete footings shall comply with Chapter 19 and ACI 318 listed in Chapter 35.

1810.2.1 Footing seismic ties: Individual spread footings, located on soil-profile type S_2 , S_3 or S_4 , in accordance with Section 1610.3.1, and supporting buildings assigned to Seismic Performance Category D or E, in accordance with Section 1610.1.7, shall be interconnected by ties. All ties shall be capable of resisting, in tension or compression, a force equal to 25 percent of the effective peak velocity-related acceleration (A_v) times the column *dead plus live load*. Individual tie beams are not required when it is demonstrated that equivalent restraint will be provided by structural members within slabs on grade or reinforced concrete slabs on grade or confinement by competent rock, hard cohesive soils, very dense granular soils or other approved means.

1810.3 Thickness: The thickness of concrete footings shall comply with Sections 1810.3.1 and 1810.3.2.

1810.3.1 Plain concrete: In plain concrete footings, the edge thickness shall not be less than 8 inches (203 mm) for footings on soil; except that for occupancies of Use Group R-3 and buildings less than two stories in *height* of Type 5 construction, the required edge thickness shall be reduced to 6 inches (152 mm), provided that the footing does not extend beyond 4 inches (102 mm) on either side of the supported wall.

1810.3.2 Reinforced concrete: In reinforced concrete footings, the thickness above the bottom reinforcement shall not be less than 6 inches (152 mm) for footings on soil, nor less than 12 inches (305 mm) for footings on piles. The cover provided for reinforcement shall comply with Section 1910.6.

1810.4 Deposition: Concrete footings shall not be placed through water unless otherwise approved. Where placed under or in the presence of water, the concrete shall be deposited by approved means to ensure minimum segregation of the mix and negligible turbulence of the water.

1810.5 Protection of concrete: Concrete footings shall be protected from freezing during depositing and for a period of not less than 5 days thereafter. Water shall not be allowed to flow through the deposited concrete.

1810.6 Forming of concrete: Concrete footings shall not be cast against the earth where, in the opinion of the code official, soil conditions warrant forming. Where forming is required, forming shall be in accordance with Chapter 6 of ACI 318 listed in Chapter 35.

SECTION 1811.0 MASONRY-UNIT FOOTINGS

1811.1 Dimensions: Masonry-unit footings shall be laid in Type M or S mortar complying with Section 2104.7, and the depth shall not be less than twice the projection beyond the wall, pier or column. The width shall not be less than 8 inches (203 mm) wider than the wall supported thereon.

1811.2 Offsets: The maximum offset of each course in brick foundation walls stepped up from the footings shall be 1½ inches (38 mm) if laid in single courses, and 3 inches (76 mm) if laid in double courses.

SECTION 1812.0 FOUNDATION WALLS

1812.1 Design: Foundation walls shall be designed to resist frost action and the structural *loads* of Chapter 16 in accordance with the provisions of this section.

1812.2 Definitions: The following words and terms shall, for the purposes of this section and as used elsewhere in this code, have the meanings shown herein.

Brick ledge: A recess in the thickness of a foundation wall for bearing support of a masonry wythe. The recess is constructed from the top of the foundation wall for a certain depth and from the exterior face of a foundation wall for a certain width.

Wall

Foundation wall: A wall below the floor nearest grade which serves as a structural support for a wall, pier, column or other part of a building, or the wall of a *basement* that resists *lateral soil load*.

Retaining wall: A wall that is not laterally supported at the top, designed to resist *lateral soil load*.

1812.3 Minimum thickness: The minimum thickness of concrete and masonry foundation walls that are laterally supported at the top and bottom shall comply with Sections 1812.3.1 through 1812.3.3, or shall be designed in accordance with ACI 530/ASCE 5/TMS 402 or ACI 318 listed in Chapter 35. Foundation walls that are not laterally supported at the top and bottom and foundation walls that are not within the parameters of Table 1812.3.2(1) or Table 1812.3.2(2) shall be designed in accordance with ACI 530/ASCE 5/TMS 402 or ACI 318 listed in Chapter 35.

1812.3.1 Thickness based on walls supported: The thickness of foundation walls shall not be less than the thickness of the wall supported, except that foundation walls of at least 8-inch nominal width shall be permitted to support brick-veneered frame walls and 10-inch-wide (254 mm) cavity walls provided the requirements of Section 1812.3.2 are met. Corbeling of masonry shall be in accordance with Section 2111.2.

Table 1822.3
ALLOWABLE UNIT STRESSES^a FOR TREATED ROUND TIMBER
PILES, NORMAL LOAD DURATION — VALUES AT TIP OF PILE

Species	Compression parallel to grain (psi)	Bending (psi)	Shear horizontal (psi)	Compression perpendicular to grain (psi)	Modulus of elasticity
Pacific Coast Douglas fir (see Section 1822.3.1)	1,250	2,450	115	230	1,500,000
Red oak — Northern and Southern	1,100	2,450	135	350	1,250,000
Red pine (grown in the United States)	900	1,900	85	155	1,280,000
Southern pine — longleaf, slash, loblolly and shortleaf (see Section 1822.3.1)	1,200	2,400	110	250	1,500,000

Note a. 1 psi = 6.9 kPa.

1823.2 Limitation of load: The maximum allowable *load* shall be limited by the capacity of the weakest section incorporated in the pile.

1823.3 Splices: Splices between concrete and steel or wood sections shall be designed to prevent separation both before and after the concrete portion has set, and to ensure the alignment and transmission of the total pile *load*. Splices shall be designed to resist uplift caused by upheaval during driving of adjacent piles, and shall develop the full compressive strength and not less than 50 percent of the tension and bending strength of the weaker section.

SECTION 1824.0 CAISSON PILES

1824.1 Construction: Caisson piles shall consist of a shaft section of concrete-filled pipe extending to bedrock with an uncased socket drilled into the bedrock and filled with concrete. The caisson pile shall have a full-length structural steel core or a stub core installed in the rock socket and extending into the pipe portion a distance equal to the socket depth.

1824.2 Design: The depth of the rock socket shall be sufficient to develop the full loadbearing capacity of the caisson pile with a minimum safety factor of 2, but the depth shall not be less than the outside diameter of the pipe. The design of the rock socket is permitted to be predicated on the sum of the allowable loadbearing pressure on the bottom of the socket plus bond along the sides of the socket. The minimum outside diameter of the caisson pile shall be 18 inches (457 mm), and the diameter of the rock socket shall be approximately equal to the inside diameter of the pile.

1824.3 Seismic reinforcement: All caisson piles in buildings assigned to Seismic Performance Category C, D or E, in accordance with Section 1610.1.7, shall have seismic reinforcement required by Section 1820.1.2.1.

1824.4 Material: Pipe and steel cores shall conform to the material requirements in Section 1818.0. Pipe shall have a minimum wall thickness of $\frac{3}{8}$ inch (10 mm) and shall be fitted with a suitable steel driving shoe welded to the bottom of the pipe. All concrete shall have a 28-day specified compressive strength (f'_c) of not less than 4,000 psi (27579 kPa). The concrete mix shall be designed and proportioned so as to produce a cohesive workable mix with a slump of 4 inches (102 mm) to 6 inches (152 mm).

1824.5 Structural core: The gross cross-sectional area of the structural steel core shall not exceed 25 percent of the gross area of the caisson. The minimum clearance between the structural core and the pipe shall be 2 inches (51 mm). If cores are to be spliced, the ends shall be milled or ground to provide full contact and shall be full-depth welded.

1824.6 Allowable stress: The allowable design compressive stresses shall not exceed the following: concrete, $0.33 f'_c$; steel pipe, $0.35 f_y$; and structural steel core, $0.50 f_y$.

1824.7 Installation: The rock socket and pile shall be thoroughly cleaned of all foreign materials before filling with concrete. Steel cores shall be bedded in cement grout at the base of the rock socket. Concrete shall not be placed through water except where tremie methods are approved.

SECTION 1825.0 RETAINING WALLS

1825.1 General: Walls built to retain or support the lateral pressure of earth or water or other superimposed *loads* shall be designed and constructed of masonry, concrete, steel sheet piling or other approved materials (see Section 2311.7).

1825.2 Design: Retaining walls shall be designed to resist the design *lateral soil loads* in Section 1611.0, including both *dead* and *live load* surcharges to which such walls are subjected, and to ensure stability against overturning, sliding, excessive foundation pressure and water uplift.

1825.3 Hydrostatic pressure: Unless drainage is provided, the hydrostatic head of the water pressure shall be assumed to be equal to the height of the wall.

1825.4 Coping: Masonry retaining walls shall be protected with an approved coping.

1825.5 Guards: Where retaining walls with differences in grade level on either side of the wall in excess of 4 feet (1219 mm) are located closer than 2 feet (610 mm) to a walk, path, parking lot or driveway on the high side, such retaining walls shall be provided with guards that are constructed in accordance with Section 1021.0 or other approved protective measures.

DEC. 8. 2000 8:58AM DELUCA HOFFMAN ASSOC

NO. B17 P. 2/2



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)

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

000620

By SRB

12/8/00

Sec. 14-428. Corner lots.

In case a dwelling house has its front yard upon the long side of a corner lot, the rear yard may be reduced to a depth not less than the width required for a side yard on the lot, provided the aggregate of the widths of both sides and depths of front and rear yards is not less than the similar aggregate of required dimensions of all yards required if the front yard were faced on the short side of the lot.

(Code 1968, § 602.19.G)

Lot 21 Alice Ct, - Both sides on the corner look equidistant

Existing facing long side- aggregate of yards		Required setbacks if facing on short side	
Front yard	41' feet	Front yard	25 feet
Rear yard	20' feet	Rear yard	25 feet
Side yard -rt	40 feet	Side yard -rt	20 feet
Side yard -lft	30 feet	Side yard -lft	14 feet

TOTALS 131' feet is greater than 84 feet

OK

SEP. 14. 2000 3:58PM DELUCA HOFFMAN ASSOC

NO. 543 P. 2/7



DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

77A MAIN STREET
SUITE 1
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 679 0896

380 A-B-021

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
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MEMORANDUM

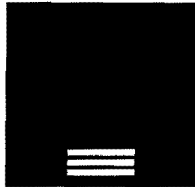
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MEMORANDUM

HF2 DC

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.

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

Where an 8-inch (203 mm) wall is corbeled, the top corbel shall be a full course of headers at least 6 inches (152 mm) in length, extending not higher than the bottom of the floor framing.

1812.3.2 Thickness based on soil loads, unbalanced back-fill height and wall height: The thickness of foundation walls shall comply with the requirements of Table 1812.3.2(1) for plain masonry and plain concrete walls or Table 1812.3.2(2) for reinforced concrete walls and reinforced masonry walls. Brick ledges shall be in accordance with Section 1812.3.2.3.

1812.3.2.1 Reinforcement requirements: Foundation walls constructed in accordance with Table 1812.3.2(2) shall comply with all of the following:

1. Vertical reinforcement shall have a minimum yield strength of 60,000 psi (413700 kPa).
2. The measurement from the face of the soil side of the wall to the center of vertical reinforcement shall be 5 inches (127 mm) or more.

1812.3.2.2 Alternative reinforcement: In lieu of the reinforcement provisions in Table 1812.3.2(2), alternative reinforcing bar sizes and spacings having an equivalent cross-sectional area of reinforcement per lineal foot of wall shall be utilized, provided the spacing of reinforcement does not exceed 72 inches (1829 mm) and reinforcing bar sizes do not exceed No. 11.

1812.3.2.3 Brick ledge: The maximum width of a brick ledge shall be 3½ inches (89 mm) from the exterior face of the foundation wall. The portion of the brick ledge that extends below grade shall be filled solid with mortar or grout between the exterior masonry wythe and the foundation wall to the top of the ground level.

1812.3.3 Rubble stone: Foundation walls of rough or random rubble stone shall not be less than 16 inches (406 mm) thick.

1812.4 Hollow masonry walls: At least 4 inches (102 mm) of solid masonry shall be provided at girder supports at the top of hollow masonry unit foundation walls.

SECTION 1813.0 WATERPROOFING AND DAMPPROOFING

1813.1 Where required: Walls or portions thereof that retain earth and enclose interior spaces and floors below grade shall be waterproofed and dampproofed in accordance with this section, with the exception of those spaces containing use groups other than residential and institutional where such omission is not detrimental to the building or occupancy.

1813.1.1 Story above grade: Where a *basement* is considered a *story above grade* and the finished ground level adjacent to the *basement* wall is below the *basement* floor elevation for 25 percent or more of the perimeter, the floor and walls shall be dampproofed in accordance with Section 1813.3 and a foundation drain shall be installed in accordance with Section 1813.5.2. The foundation drain shall be installed around the portion of the perimeter where the *basement* floor is below ground level. The provisions of Sections 1813.2, 1813.4 and 1813.5.1 shall not apply in this case.

1813.1.2 Underfloor space: The finished ground level of an underfloor space such as a crawl space shall not be located

below the bottom of the footings. Where there is evidence that the ground water table rises to within 6 inches (152 mm) of the ground level at the outside building perimeter or where there is evidence that the surface water does not readily drain from the building site, the ground level of the underfloor space shall be as high as the outside finished ground level, unless an approved drainage system is provided. The provisions of Sections 1813.2, 1813.3, 1813.4, 1813.5 and 1813.6 shall not apply in this case.

1813.2 Ground water table investigation: The owner or applicant shall perform a subsurface soil investigation to determine the possibility of the ground water table rising above the proposed elevation of the floor or floors below grade.

Exception: A subsurface soil investigation shall not be required where:

1. Waterproofing is to be provided;
2. Satisfactory data from adjacent areas are available which demonstrate that ground water has not been a problem; or
3. Floodproofing is to be provided in accordance with Section 3107.0.

1813.2.1 Ground water control: Where the ground water table is lowered and maintained at an elevation not less than 6 inches (152 mm) below the bottom of the lowest floor, the floor and walls shall be dampproofed in accordance with Section 1813.3. The design of the system to lower the ground water table shall be based upon accepted principles of engineering which shall consider, but not necessarily be limited to: permeability of the soil; rate at which water enters the drainage system; rated capacity of pumps; head against which pumps are to pump; and the rated capacity of the disposal area of the system.

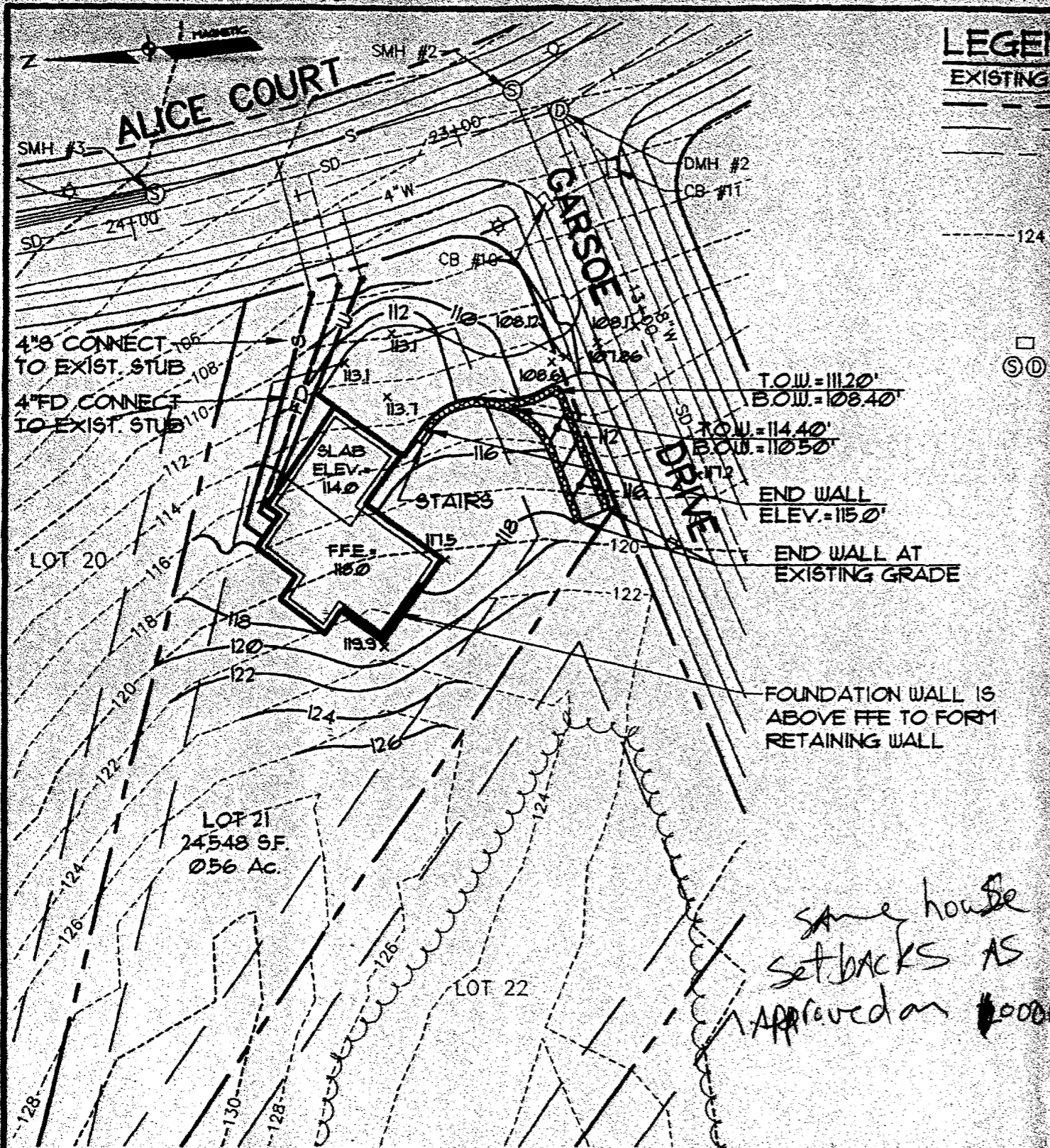
1813.3 Dampproofing required: Where hydrostatic pressure will not occur as determined by Section 1813.2, floors and walls for other than wood foundation systems shall be dampproofed in accordance with this section. Wood foundation systems shall be constructed in accordance with AFPA TR7 listed in Chapter 35.

1813.3.1 Floor applications: The required dampproofing materials shall be installed between the floor and the base course required by Section 1813.5.1, except where a separate floor is provided above a concrete slab.

1813.3.1.1 Floor dampproofing materials: Where installed beneath the slab, dampproofing shall consist of not less than 6-mil (.006 inch; 152 µm) polyethylene with joints lapped not less than 6 inches (152 mm), or other approved methods or materials. Where permitted to be installed on top of the slab, dampproofing shall consist of mopped-on bitumen, not less than 4-mil (.004 inch; 102 µm) polyethylene, or other approved methods or materials. Joints in the membrane shall be lapped and sealed in accordance with the manufacturer's installation instructions.

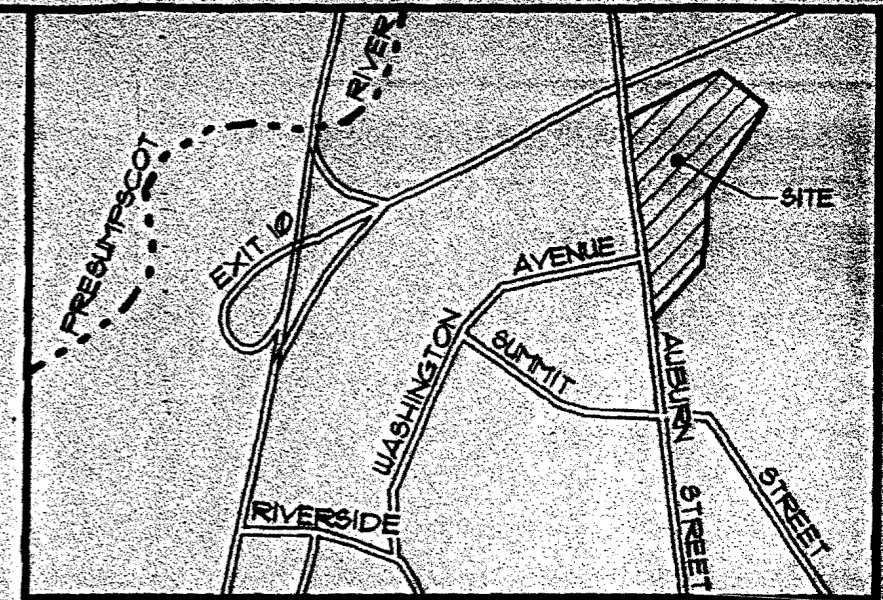
1813.3.2 Walls: Dampproofing materials shall be installed on the exterior surface of walls, and shall extend from the top of the footing to above ground level.





LEGEND

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



LOCATION MAP

GENERAL NOTES

1. APPLICANT: ORIGINS LANDSCAPING CO.
312 ST. JOHN ST. STE 53
PORTLAND, MAINE 04102
2. THE LOT SHOWN HEREON IS PART OF A SUBDIVISION SITUATED WITHIN THE CITY OF PORTLAND'S R2 RESIDENTIAL ZONE SINGLE FAMILY HOMES.
3. PLAN REFERENCES:
A) SUBDIVISION PLAN OF AUBURN PINES SUBDIVISION DATED THROUGH JULY 7, 1999 BY PINKHAM & GREER ENGINEERS.
B) PLOT PLAN PREPARED BY SEBAGO TECHNICS, INC. ENTITLED "LOT 21 AUBURN PINES SUBDIVISION", DATED 05-18-00 FOR GODUTI BUILDING CO., INC.
4. EXISTING TOPOGRAPHIC INFORMATION IS BASED UPON SAID PLAN WITH ELEVATIONS THAT ARE REFERENCED TO A STANDARD DISK AUBURN R1-1 ELEVATION 122.31 NAVD. 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.
6. NOTE: SEBAGO TECHNICS HAS PERFORMED NO DESIGN OR STRUCTURAL ENGINEERING DESIGNS ASSOCIATED WITH THE PROPOSED WALLS SHOWN HEREON.

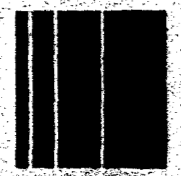
same house setbacks as originally approved on 000620

FOUNDATION WALL IS ABOVE FFE TO FORM RETAINING WALL

END WALL ELEV. = 115.0'
END WALL AT EXISTING GRADE

T.O.W. = 111.20'
B.O.W. = 108.40'
T.O.W. = 114.40'
B.O.W. = 110.50'

LOT 21
24548 SF.
0.56 Ac.



Sebago Technics
Engineering & Planning for the Future
One Chabot Street
Westbrook, Me 04098-1339

PLOT PLAN
OF:
LOT 21 AUBURN PINES SUBDIVISION
ALICE COURT
PORTLAND, MAINE
FOR:
ORIGINS LANDSCAPING CO.
312 ST. JOHN ST. STE 53
PORTLAND, MAINE 04102

DESIGN BY:	SAG
DRAWN BY:	BRF
CHECKED BY:	NJG
DATE:	08-31-00
SCALE:	1"=40'
FIELD BK:	-----
PROJ. NO:	00195
DRAWING:	00195GUR

SHEET 1 OF 1

REVISION: ADDED STONE RETAINING WALLS