

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

Location of Construction: 98 Garsoe Rd. (lot 22)		Owner: Steve & Linda Myer		Phone: 878-4158		Permit No: <b>001131</b>	
Owner Address: 98 Garsoe Rd.		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: ***Origins Landscaping		Address: *** 312 St. John St., Ste.53 Portland, ME 04102		Phone: 879-6251		Permit Issued: <b>OCT - 6</b>	
Past Use: Single Family		Proposed Use: Single Family		COST OF WORK: \$3,750.00		PERMIT FEE: \$48.00	
Proposed Project Description:  Retaining wall along property line				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: 4 Type: <i>386A-94</i>	
				Signature:		Signature: <i>[Signature]</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zone: <b>CBL: 386A-B-022</b>	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: <i>OK with conditions 10/6/00</i>	
Permit Taken By: Gayle		Date Applied For: October 5, 2000 GG		Signature:		Date:	

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..

**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: *[Signature]*

**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

October 5, 2000

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS: \_\_\_\_\_ DATE: \_\_\_\_\_ PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

**PERMIT ISSUED WITH REQUIREMENTS**  
**WFO DISTRICT** 2

## BUILDING PERMIT REPORT

DATE: 05 OCT. 2021 ADDRESS: 98 Garsoe Rd. CBL: 386A-13-022

REASON FOR PERMIT: To Construct a retaining wall

BUILDING OWNER: The Myer's

PERMIT APPLICANT: \_\_\_\_\_ CONTRACTOR Origins Landscaping

USE GROUP: U CONSTRUCTION TYPE: \_\_\_\_\_ CONSTRUCTION COST: 3,750.00 PERMIT FEES: 46.00

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

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, R, 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 inches (914 mm) and not more than 42 inches (1067 mm). 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 closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/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.
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).
27. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
28. All requirements must be met before a final Certificate of Occupancy is issued.
29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements. *to be placed only on owner's property, shall not go over the lot lines.*
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 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).
36. All flashing shall comply with Section 1406.3.10.
- \* 37. *See attached requirements for retaining walls.*

*[Signature]*  
 E. Samuel Hoffses, Building Inspector  
 cc: *[Signature]* McDougall, PFD  
 Marge Schmuckal, Zoning Administrator

PSH 10/1/00

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

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

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

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

**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: 99 GARSOE RD (LOT 22)

Tax Assessor's Chart, Block & Lot Number Chart# <u>386A</u> Block# <u>D</u> Lot# <u>022</u>	Owner: <u>STEVE &amp; LINDA MYER</u>	Telephone#: <u>878-4158</u>
Owner's Address: <u>99 GARSOE RD</u>	Lessee/Buyer's Name (If Applicable) _____	Cost Of Work: <u>\$3750.00</u> Fee: <u>\$48.00</u>

Proposed Project Description: (Please be as specific as possible)  
RETAINING WALL ALONG PROPERTY LINE - EXPLANATION ON PLAN

Contractor's Name, Address & Telephone: ORSONS LANDSCAPE (CRAIG ALEXANDER) 312 ST. JOHN ST STE 53 Rec'd By: 6/26/00

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)

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:

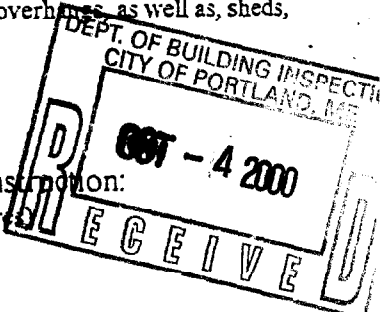
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such 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: [Signature] Date: 10-4-00

Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.





# ORIGINS LANDSCAPING

312 St. John St., Ste. 53  
Portland ME 04102  
(207) 879-6251

Proposal submitted to:  
Steve & Linda Myers

Phone: 878-4158  
Date: 10-1-2000

Work performed at:  
98 Garceau Rd  
Portland, ME

## DESCRIPTION OF WORK PERFORMED:

### WALKWAY

The walkway will be built with Beacon Hill Boston Colonial Pavers. The walkway will adjoin both sets of stairs and continue to the driveway. A proper sub-base of gravel and sand will be used.....750.00

### RETAINING WALL

The wall will be 45' long and approximately 3' tall. It will be built using Weston's granite. At least two feet of backfill will be used to ensure proper drainage. The backfill will consist of riprap and 3/4" crushed stone. A 20 inch cap will finish the wall.....3750.00

TOTAL COST.....\$4500.00

We propose to furnish material and labor, performed in accordance with above specifications and drawings. All work to be completed in a workmanlike manner according to standard practices for the sum of: \$4500.00

This price includes materials, installation, and a twelve month warranty.  
Payment is to be made as follows: 50% deposit/balance due within 15 days of completion.

### ACCEPTANCE OF AGREEMENT

The above prices, specifications and conditions are satisfactory and are hereby accepted. Payment will be made as outlined above.

Customer  
Signature

*Linda Myers*

Date

10-3-00

Authorized  
Signature

*[Signature]*

Acceptance of this proposal/agreement includes terms and conditions on reverse side.

## TERMS AND CONDITIONS

The following terms and conditions apply to the installation of your landscaping:

1. **LIMITED WARRANTY:** Origins Landscaping warrants that all landscaping which proves defective in material or workmanship, within one year from the date of completion of installation, will be repaired or replaced at no extra charge to the customer. This warranty does not apply to the following conditions:

- (a) damage resulting from accidents not caused by Origins Landscaping;
- (b) damage caused by nature (i.e. hurricanes, ice storms, etc.);
- (c) failure of customer to properly water/maintain plants.

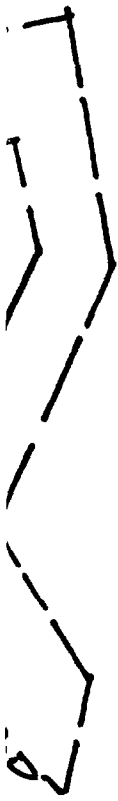
Origins Landscaping shall assess charges for its time, labor, and materials relating to the service and/or repair due to aforementioned conditions.

2. **CHANGE ORDERS:** All changes from signed contract will be in writing and signed by Origins Landscaping and customer. No alterations or deviations from the original contract may be taken until both parties are in agreement and the change order is signed.

3. **COLLECTION AND LEGAL COSTS:** Customer by signing this contract agrees that, should collection or legal action become necessary to obtain payment for services performed, all costs of collection, including but not limited to collection agency fees, reasonable attorney or other legal fees, court costs, lien filing fees and any other collection costs will be paid by the customer.

# ORIGINS LANDSCAPING

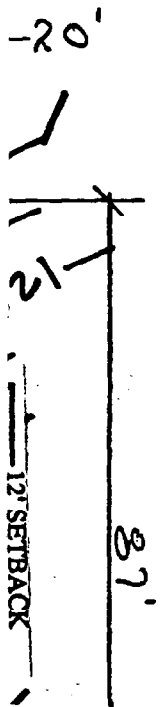
CRAGG ALEXANDER - 879-6251

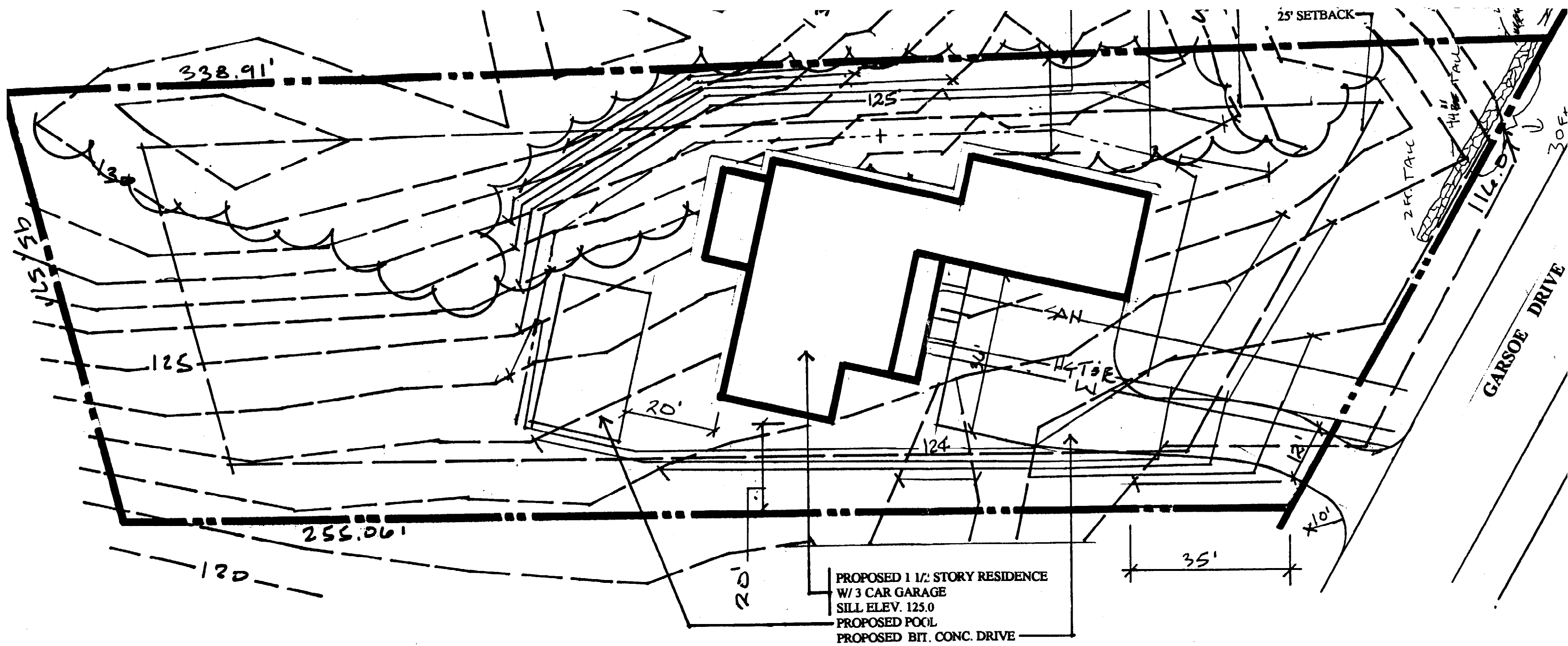


WALL IS BUILT OUT OF GRANITE. IT WILL BE DRY LAID WITH A MORTARED CAP. THE WALL IS RETAINING THE HILLSIDE. APPROXIMATELY 3' OF BACKFILL WILL BE USED TO ENSURE PROPER DRAINAGE. BACKFILL MATERIAL WILL BE RIP-RAP AND CRUSHED STONE (3/4").



THE WALL IS 44" HIGH FOR ABOUT 30 FT, THEN TAPERS DOWN TO 2 FT. TALL OVER THE REMAINING 15 FT. TOTAL WALL LENGTH IS 45'. THE WALL WILL BE 1 FT IN FROM PROPERTY LINE/CITY LINE, OR 14 FT OFF OF CURB.





PROPOSED 1 1/2 STORY RESIDENCE  
 W/ 3 CAR GARAGE  
 SILL ELEV. 125.0  
 PROPOSED POOL  
 PROPOSED BIT. CONC. DRIVE

SITE PLAN — 1" = 20'

LOT 22 AUBURN PI  
 28,454 SF  
 BUILDING COVERAG  
 PAVEMENT COVERAC