

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8710

Location of Construction: Garsoe Drive (Auburn Pines Lot 29)		Owner: Hildreth White		Phone: 772-0657		Permit No: 000771
Owner Address:		Lessee/Buyer's Name: P.O. Box 8433 Portland, ME 04104		Business Name:		
Contractor Name: Hildreth White		Address: P.O. Box 8433 Portland, ME 04104		Phone:		Permit Issued: JUL 13 2000
Past Use: Vacant		Proposed Use: Single Family		COST OF WORK: \$112,500.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: 93 Type: 5B Signature: <i>[Signature]</i>		
Proposed Project Description: Construct new home w/attached garage		Signature:		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		Zone: A-2 CBL: 386A-B-29 Zoning Approval: <i>OK with conditions 7/3/00</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>NA</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>PANEL 2 Zone</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan major <input type="checkbox"/> minor <input type="checkbox"/> minor # 20000110
Permit Taken By:		Date Applied For: June 21, 2000 GG				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 Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date: <i>[Signature]</i>

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

**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

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: June 21, 2000 PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

White-Permit Desk Green-Assessor's Office Brown-DPW Blue-Public File Yellow-City Clerk

**PERMIT ISSUED
WITH REQUIREMENTS**



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 34 Garsoe Drive (386A-B-029)

Issued to **Hildreth & White**

Date of Issue **11/14/2000**

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. **000771**, 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.

PORTRON OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Single Family

Use Group R-3 Type 5B

Boca 1999

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

11/14/2000
(Date)

Tammy J. White
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.

ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of Portland Electrical Ordinance, National Electrical Code and the following specifications:

Date 9-18-00

Permit # 814

CBL# 386 AB 029

LOCATION: Auburn Pines Lot 29

METER MAKE & #

CMP ACCOUNT #

OWNER Hildreth & White

TENANT Map 38-6A

PHONE #

							TOTAL		EACH FEE	
OUTLETS		Receptacles	60	Switches	30	Smoke Detector	5		.20	19. ⁰⁰
FIXTURES		Incandescent	20	Fluorescent	3	Strips			.20	4. ⁶⁰
SERVICES		Overhead		Underground	1✓	TTL AMPS	<800		15.00	15. ⁰⁰
		Overhead		Underground			>800		25.00	
Temporary Service		Overhead		Underground		TTL AMPS			25.00	
									25.00	
METERS		(number of)	1						1.00	1. ⁰⁰
MOTORS		(number of)							2.00	
RESID/COM		Electric units							1.00	
HEATING		oil/gas units		Interior		Exterior			5.00	
APPLIANCES		Ranges	1	Cook Tops		Wall Ovens			2.00	2. ⁰⁰
		Insta-Hot		Water heaters		Fans	2		2.00	4. ⁰⁰
		Dryers	1	Disposals	1	Dishwasher	1		2.00	6. ⁰⁰
		Compactors		Spa		Washing Machine	1		2.00	2. ⁰⁰
		Others (denote)							2.00	
MISC. (number of)		Air Cond/win							3.00	
		Air Cond/cent				Pools			10.00	
		HVAC		EMS		Thermostat			5.00	
		Signs							10.00	
		Alarms/res							5.00	
		Alarms/com							15.00	
		Heavy Duty(CRKT)							2.00	
		Circus/Carnv							25.00	
		Alterations							5.00	
		Fire Repairs							15.00	
		E Lights							1.00	
		E Generators							20.00	
PANELS		Service	1	Remote		Main			4.00	4. ⁰⁰
TRANSFORMER		0-25 Kva							5.00	
		25-200 Kva							8.00	
		Over 200 Kva							10.00	
						TOTAL AMOUNT DUE				
		MINIMUM FEE/COMMERCIAL 45.00			MINIMUM FEE			35.00		57. ⁶⁰
INSPECTION:		Will			19.00					

INSPECTION:

Will be ready 9-19-00

or will call

CONTRACTORS NAME St. Ours & Sons Electric

MASTER LIC. #

ADDRESS 25 Tall Pines Dr. Saco ME 0407

LIMITED LIC. #

TELEPHONE 284-7127

SIGNATURE OF CONTRACTOR

ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of Portland Electrical Ordinance, National Electrical Code and the following specifications:

Date 9-18-00

Permit # 814

CBL# 386 AB-029

LOCATION: Auburn Pines) Lot 29

METER MAKE & #

CMP ACCOUNT #

OWNER

TENANT

PHONE #

TOTAL EACH FEE

OUTLETS	Receptacles	60	Switches	30	Smoke Detector	5	.20	19.00
FIXTURES	Incandescent	20	Fluorescent	3	Strips		.20	4.60
SERVICES	Overhead		Underground	1	TTL AMPS	<800	15.00	15.00
	Overhead		Underground			>800	25.00	
Temporary Service	Overhead		Underground		TTL AMPS		25.00	
METERS	(number of)	1					1.00	1.00
MOTORS	(number of)						2.00	
RESID/COM	Electric units						1.00	
HEATING	oil/gas units		Interior		Exterior		5.00	
APPLIANCES	Ranges	1	Cook Tops		Wall Ovens		2.00	2.00
	Insta-Hot		Water heaters		Fans	2	2.00	4.00
	Dryers	1	Disposals	1	Dishwasher	1	2.00	6.00
	Compactors		Spa		Washing Machine	1	2.00	2.00
	Others (denote)						2.00	
MISC. (number of)	Air Cond/win						3.00	
	Air Cond/cent				Pools		10.00	
	HVAC		EMS		Thermostat		5.00	
	Signs						10.00	
	Alarms/res						5.00	
	Alarms/com						15.00	
	Heavy Duty(CRKT)						2.00	
	Circus/Carnv						25.00	
	Alterations	1					5.00	
	Fire Repairs						15.00	
	E Lights						1.00	
	E Generators						20.00	
PANELS	Service	1	Remote		Main		4.00	4.00
TRANSFORMER	0-25 Kva						5.00	
	25-200 Kva						8.00	
	Over 200 Kva						10.00	
TOTAL AMOUNT DUE								
MINIMUM FEE/COMMERCIAL 45.00							35.00	57.60

INSPECTION:

Will be ready 9-19-00

or will call ✓

CONTRACTORS NAME St. Ores-Idons Electric

MASTER LIC. # 6017772

ADDRESS 28 TAPPING DR. SACO, ME 04072

LIMITED LIC. #

TELEPHONE 284-7127

SIGNATURE OF CONTRACTOR [Signature]

PLUMBING APPLICATION

PROPERTY ADDRESS

Town or Plantation	Portland
Street	29 Auburn Pines
Subdivision Lot #	34 Garsoe St

PROPERTY OWNERS NAME

Last:	First:
Applicant Name:	Mike Paiement
Mailing Address of Owner/Applicant (If Different)	4 Hedgewood St Sanford ME

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

Signature of Owner/Applicant: Mike Paiement Date: 8-9-00

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature: [Signature] Date Approved: 11/15/00

PERMIT INFORMATION

This Application is for

- ☒ NEW PLUMBING
- ☐ RELOCATED PLUMBING

Type of Structure To Be Served:

- ☒ SINGLE FAMILY DWELLING
- ☐ MODULAR OR MOBILE HOME
- ☐ MULTIPLE FAMILY DWELLING
- ☐ OTHER - SPECIFY _____

Plumbing To Be Installed By:

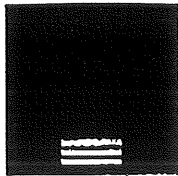
- ☒ MASTER PLUMBER
- ☐ OIL BURNERMAN
- ☐ MFG'D. HOUSING DEALER/MECHANIC
- ☐ PUBLIC UTILITY EMPLOYEE
- ☐ PROPERTY OWNER

LICENSE # 07405

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
OR HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.	2	Hosebibb / Sillcock	2	Bathtub (and Shower)
		Floor Drain		Shower (Separate)
		Urinal	1	Sink
		Drinking Fountain	3	Wash Basin
		Indirect Waste	2	Water Closet (Toilet)
OR HOOK-UP: to an existing subsurface wastewater disposal system.		Water Treatment Softener, Filter, etc.	1	Clothes Washer
		Grease / Oil Separator	1	Dish Washer
		Dental Cuspidor		Garbage Disposal
		Bidet		Laundry Tub
		Other: _____	1	Water Heater
OR PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Fixtures (Subtotal) Column 2	11	Fixtures (Subtotal) Column 1
		TRANSFER FEE [\$6.00]	2	Fixtures (Subtotal) Column 2
SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE			13	Total Fixtures
			6.00	Fixture Fee
			10.00	Transfer Fee
			78.00	Hook-Up & Relocation Fee
				Permit Fee (Total)

Department of Human Sciences
Division of Health Engineering

386-A-B-029 DC



DELUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 773 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, Construction Representative
Reviewed by Steve Bushey, P.E., Acting Development Review Coordinator

DATE: November 14, 2000

RE: Certificate of Occupancy – 34 Garsoe Drive

On November 14, 2000, the site was reviewed for compliance with the conditions of approval.

It is our opinion that a **permanent certificate of occupancy could be issued**, assuming neither Code Enforcement nor Public Works has any outstanding issues.

BUILDING PERMIT REPORT

DATE: 22 June 2000 ADDRESS: 20729 Auburn Pines Garsock CBL: 386A-B-29
 REASON FOR PERMIT: To Construct a Single Family dwelling with garage.
 BUILDING OWNER: Hilckorth / White
 PERMIT APPLICANT: _____ / CONTRACTOR SAO
 USE GROUP: A-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: \$12,500.00 PERMIT FEES: \$302.00

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

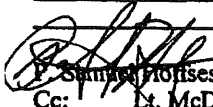
This permit is being issued with the understanding that the following conditions are met: *1, *2, *3, *4, *5, *7, *8, *9, *10, *13, *15, *19, *22, *29, *32, *33, *34, *31

- *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
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 1/2" 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 (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)

1.1.1

Building Code Chapter 12, Section 1210.0 (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).
- 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.
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. *shall comply with all conditions and required on the attached site plan Development review sheet*
- 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. *Flashing shall comply with section 1508.0*

 P. Schmidt, Building Inspector

Cc: 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

20000110

I. D. Number

Hildreth & White

Applicant

PO Box 8433, Portland, ME 04104

Applicant's Mailing Address

Hildreth & White

Consultant/Agent

72-0657

Applicant or Agent Daytime Telephone, Fax

6/20/00

Application Date

Garsoe Drive Lot #29

Project Name/Description

34 Garsoe Dr

Address of Proposed Site

386A B029

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) single family with att. garage

515

45,726

R-2

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: 6/20/00

IRC Approval Status:

Reviewer Steve Bushey

☒ Approved ☒ Approved w/Conditions see attache ☐ Denied

Approval Date 7/8/00 Approval Expiration 7/8/01 Extension to ☒ Additional Sheets Attached

Condition Compliance Steve Bushey 7/8/00
signature date

Performance Guarantee ☐ Required* ☐ Not Required

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

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

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

20000110
I. D. Number

Hildreth & White

Applicant

PO Box 8433, Portland, ME 04104

Applicant's Mailing Address

Hildreth & White

Consultant/Agent

72-0657

Applicant or Agent Daytime Telephone, Fax

6/20/00

Application Date

Garsoe Drive Lot #29

Project Name/Description

34 Garsoe Dr

Address of Proposed Site

386A B029

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 34 Garsoe Drive

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 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.

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

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

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 coordinate with the subdivision developer, Neptune Properties, and their contractor

all grading, utility locations and curb opening for compliance with the approved subdivision plans.

The applicant shall be responsible for all erosion control measures and to prevent and/or cleanup

any tracked mud onto Garsoe Drive or Auburn Street resulting from this project.

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

Hildreth & White
Applicant
PO Box 8433, Portland, ME 04104
Applicant's Mailing Address
Hildreth & White
Consultant/Agent
772-0657
Applicant or Agent Daytime Telephone, Fax

6/20/00
Application Date
Garsoe Drive Lot #29
Project Name/Description

Garsoe Dr
Address of Proposed Site
386A B029
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) single family with att. garage
1515 45,726 R-2
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: 6/20/00

Inspections Approval Status:

☐ Approved

☒ Approved w/Conditions
see attached

☐ Denied

Approval Date 7/3/00

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

☐ Performance Guarantee Accepted

date

amount

expiration date

☐ Inspection Fee Paid

date

amount

☐ Building Permit Issued

date

☐ Performance Guarantee Reduced

date

remaining balance

signature

☐ Temporary Certificate of Occupancy

date

☐ Conditions (See Attached)

☐ Final Inspection

date

signature

☐ Certificate Of Occupancy

date

☐ Performance Guarantee Released

date

signature

☐ Defect Guarantee Submitted

submitted date

amount

expiration date

☐ Defect Guarantee Released

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

20000110

I. D. Number

Hildreth & White

Applicant

PO Box 8433, Portland, ME 04104

Applicant's Mailing Address

Hildreth & White

Consultant/Agent

772-0657

Applicant or Agent Daytime Telephone, Fax

6/20/00

Application Date

Garsoe Drive Lot #29

Project Name/Description

Garsoe Dr

Address of Proposed Site

386A B029

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Planning Conditions of Approval

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.

Fire Conditions of Approval

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

Valuation: \$112,500.00 Plan Review # 0954/2K.

Fee: \$702.00 Date: 22 June 2000

Building Location: Garsoe Dr. Lot #29 CBL: 386A-B-29

Building Description: Single Family dwelling / garage.

Reviewed By: S. Noffses

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

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

Correction List		
NO:	Description	Code Section
1.	All Site plan and building Code requirements shall be completed before a certificate of occupancy can or will be issued.	111.0
2.	Water proofing and damp proofing shall comply with section 1803.0	1813.0
3.	Anchor bolts shall comply with section 2305.17	2305.17
4.	All access shall comply with section 1211.0	1211.0
5.	Boring Cutting and Notching shall comply with sections 2305.3, 2305.3.1, 2305.4.4, 2305.5.1	2305.3
6.	All Fastening shall be done in accordance with section table 2305.2	2305.2
7.	Concrete Floor shall comply with section 1905.0	1905.0
8.	Chimney & Vents shall comply with both NFPA 211, and BOCA mech 93 Ch.12.	Ch.12
9.	Glass and glazing shall comply with Chapter 24 Safety glazing section 2406.0	2406.0
10.	Private garages shall comply with section 402.0	402.0
11.	Smoke detector shall comply with section 920.3.2	920.3.2

REV: PSH 4-7-00

[illegible]

Foundations (Chapter 18)

Wood Foundation (1808)

NA Design
NA Installation

Footings (1807.0)

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

Foundation Walls

X Design (1812.1)
X Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)
SA Water proofing and damp proofing Section 1813
X Sill plate (2305.17)
SA Anchorage bolting in concrete (2305.17)
X Columns (1912)
X Crawl space (1210.2) Ventilation
X Crawl opening size (1210.2.1)
SA Access to crawl and attic space (1211.0)

Floors (Chapter 16-23)

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

Floors (contd.)

- ~~X~~ Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3") 2305.2
- ~~X~~ Bridging (2305.16)
- ~~SA~~ Boring and notching (2305.5.1)
- ~~SA~~ Cutting and notching (2305.3)
- ~~SA~~ 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
- ~~SA~~ 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
- ~~SA~~ Fastening schedule (Table 2305.2)
- ~~X~~ Wall framing (2305.4.1)
- ~~X~~ Double top plate (2305.4.2)
- ~~X~~ Bottom plates: (2305.4.3)
- ~~SA~~ Notching and boring: (2305.4.4) studs
- ~~X~~ Non load bearing walls (2305.5)
- ~~SA~~ 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)

- ~~NA~~ Roof rafters - Design (2305.15) spans
- ~~X~~ Roof decking and sheathing (2305.15.1) 5/8" boards and (2307.3) (Table 2307.3.1(2))
- ~~X~~ Roof trusses (2313.3.1)

Roof Coverings (Chapter 15)

- ~~X~~ Approved materials (1404.1)
- ~~X~~ Performance requirement (1505)
- ~~X~~ Fire classification (1506)
- ~~X~~ Material and installation requirements (1507)
- ~~X~~ Roof structures (1510.0)
- ~~X~~ Type of covering (1507)

Chimneys and Fireplaces BOCA Mechanical/1993

- ~~X~~ Masonry (1206.0)
- ~~NA~~ Factory - built (1205.0)
- ~~X~~ Masonry fireplaces (1404) - 2114.0
- ~~NA~~ Factory - built fireplace (1403)
- ~~X~~ NFPA 211

Mechanical 1993 BOCA Mechanical Code

State Plumbing Code
 Public water
 Public sewer
 Page 5

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)
NA Louvered window or jalousies (2402.5)
NA Human impact loads (2405.0)
SA Specific hazardous locations (2406.2)
NA Sloped glazing and skylights (2404)

Private Garages (Chapter 4)

- SA General (407)
NA Beneath rooms (407.3)
SA Attached to rooms (407.4)
 Door sills (407.5)
 Means of egress (407.8)
 Floor surface (407.9)

Applicant: Hildreth, White
Address: Garsol Drive (lot 29)

Date: 7/3/00

C-B-L: 386A-B-29

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-2 Zone

Interior or corner lot - corner on Garsol & cor. of Auburn St.

Proposed Use/Work - construct new single family dwelling with ~~attached~~ garage

Sewage Disposal - City

Lot Street Frontage - 50' min. - 200' + shown

Front Yard - 25' req x 29' AT closest

Rear Yard - 25' req - 31' + scaled

Side Yard - 12' req - 16.53' shown
20' req on street side yard - x 60' shown

Projections - rear platform & stairs - front entry

Width of Lot - 80' req - 100' + shown

Height - 35' MAX - 26' scale - 1 story shown

Lot Area - 10,000^{sq} min 45,726^{sq} shown

Lot Coverage/ Impervious Surface - 20% or 9145.2^{sq} MAX

Area per Family - 10,000^{sq}

Off-street Parking - 2 req - 2 shown

Loading Bays - N/A

Site Plan - minor/minor
20000110

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 2 Zone X

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

20000110

I. D. Number

Hildreth & White

Applicant

PO Box 8433, Portland, ME 04104

Applicant's Mailing Address

Hildreth & White

Consultant/Agent

772-0657

Applicant or Agent Daytime Telephone, Fax

6/20/00

Application Date

Chart-Block-Lot #29

Project Name/Description

Garsoe Dr

Address of Proposed Site

388A B029

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
☐ Office ☐ Retail ☐ Manufacturing ☐ Warehouse/Distribution ☐ Parking Lot ☒ Other (specify) single family with att. garage
☐ New Building ☐ Building Addition ☐ Change Of Use ☐ Residential

1515

45,726

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: 6/20/00

Inspections Approval Status:

Reviewer _____

- | | | |
|---|--|--|
| <input type="checkbox"/> Approved | <input type="checkbox"/> Approved w/Conditions
see attached | <input type="checkbox"/> Denied |
| Approval Date _____ | Approval Expiration _____ | Extension to _____ |
| <input type="checkbox"/> Condition Compliance | signature _____ date _____ | <input type="checkbox"/> Additional Sheets
Attached |

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 _____ |

**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.

NOTEIf 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>Garnet Dr (Nuburn Pines Lot 29)</u>		
Total Square Footage of Proposed Structure <u>1515</u>	Square Footage of Lot <u>45,726</u>	
Tax Assessor's Chart, Block & Lot Number Chart# <u>386A</u> Block# <u>B</u> Lot# <u>29</u>	Owner: <u>Hildreth & White</u>	Telephone#: <u>772-0657</u> *
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Owner's/Purchaser/Lessee Address: <u>P.O.B 8433 Portland 04104</u>	Cost Of Work: <u>\$112,500</u> Fee: <u>\$700.00</u>
Proposed Project Description: (Please be as specific as possible) <u>Construct New Home w/ att. garage</u>		
Contractor's Name, Address & Telephone <u>Hildreth & White P.O.B 8433 Portland 04104</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)

A "minor/minor" site plan review is required prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor (2 copies are required). A complete plot plan (Site Plan) includes:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

4) Building Plans (Sample Attached)

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

Certification

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

Signature of applicant: <u>[Signature] Its Pres.</u>	Date: <u>6/20/00</u>
--	----------------------

Site Review Fee: \$300.00/Building Permit Fee: \$25.00 for the 1st \$1000. cost plus \$5.00 per \$1,000.00 construction cost thereafter.

30.00

6.00

Building 702
300
\$1002 sub

Egress (Chapter 10)

- ~~X~~ One exit from dwelling unit (1010.2)
- ~~SR~~ Sleeping room window (1010.4)
- ~~X~~ EXIT DOOR (1017.3) 32" W 80" H
- ~~NA~~ Landings (1014.3.2) stairway
- ~~NA~~ Ramp slope (1016.0)
- ~~SR~~ Stairways (1014.3) 36" W
- ~~SR~~ Treads (1014.6) 10" min.
- ~~SR~~ Riser (1014.6) 7 3/4" max.
- ~~SR~~ Solid riser (1014.6.1)
- ~~NA~~ Winders (1014.6.3)
- ~~NA~~ Spiral and Circular (1014.6.4)
- ~~SR~~ Handrails (1022.2.2.) Ht.
- ~~SR~~ Handrail grip size (1022.2.4) 1 1/4" to 2"
- ~~SR~~ Guards (1012.0) 36" min.
- ~~_____~~
- ~~_____~~
- ~~_____~~

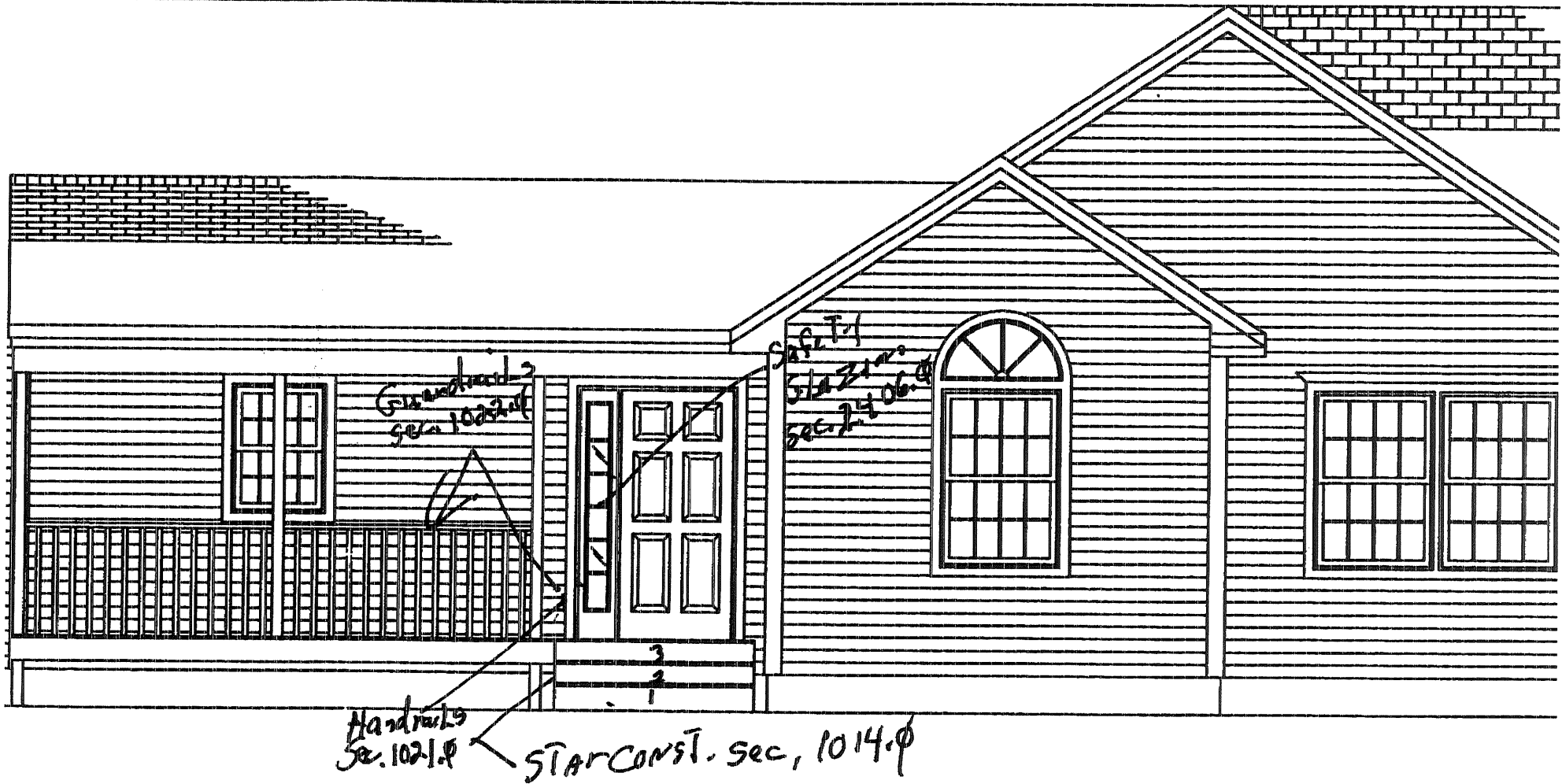
Smoke Detectors (920.3.2)

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

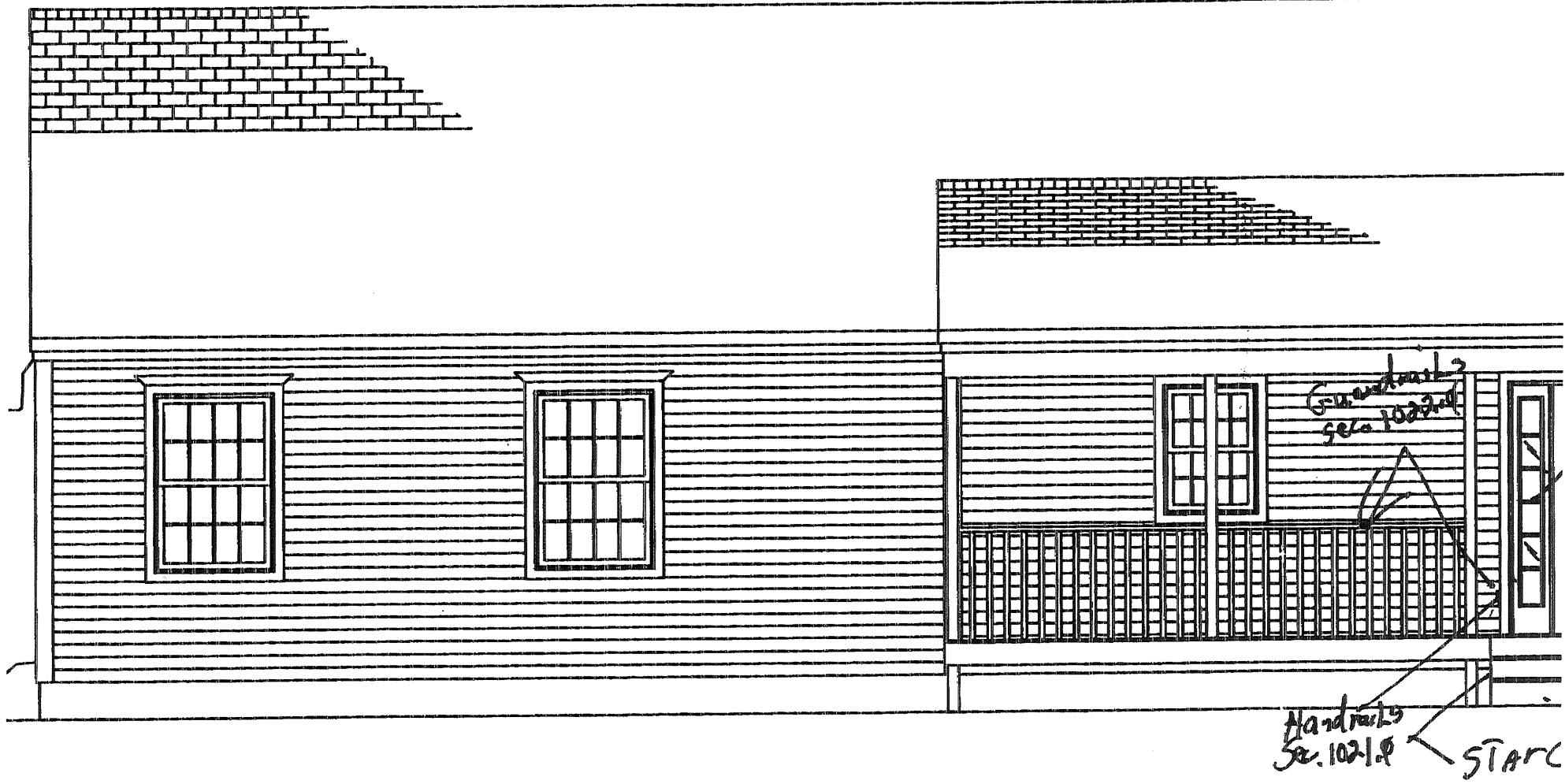
Dwelling Unit Separation Table 602

~~NA~~

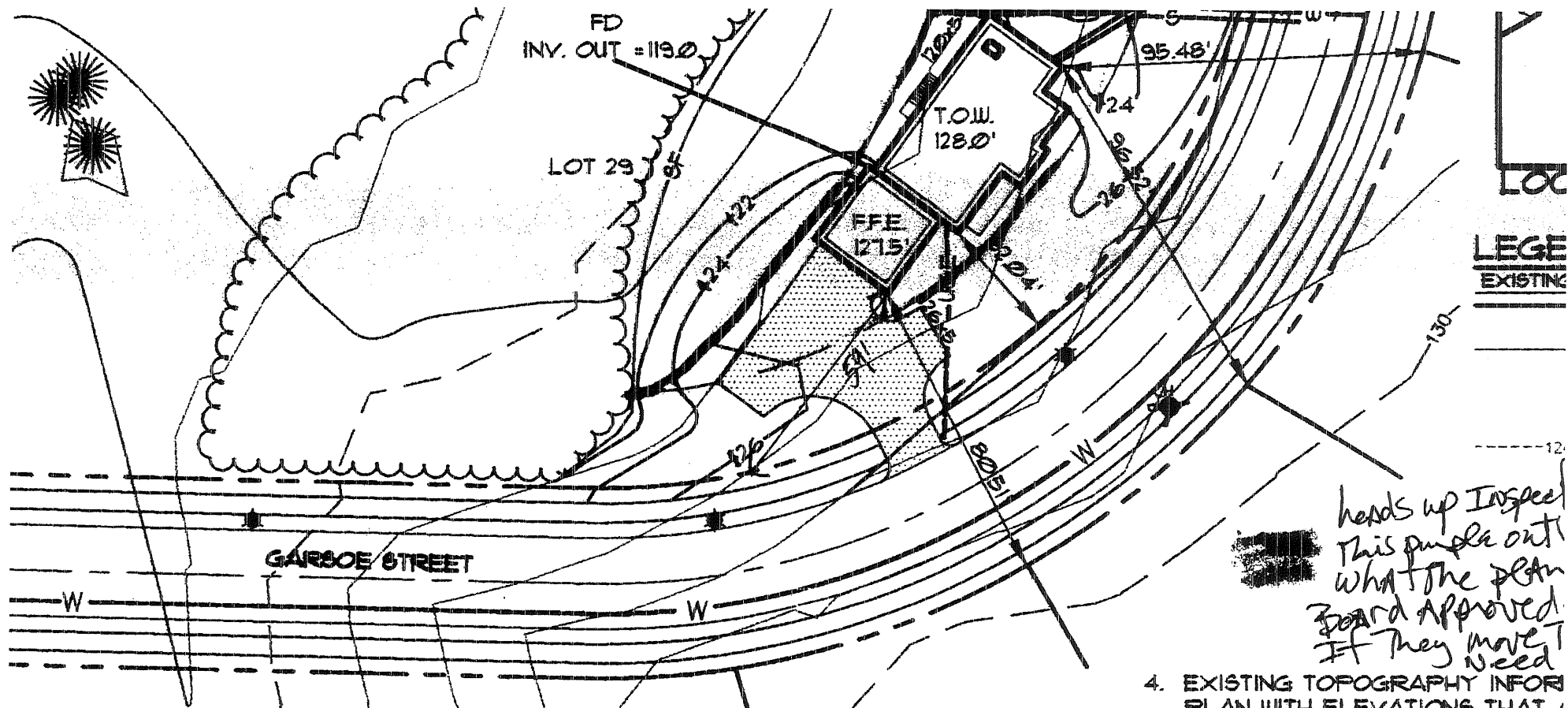
Electrical
NFPA # ~~7P~~



1 Front Elevation
 1/4"=1'-0"



① Front Elevation
1/4" = 1'-0"



GENERAL NOTES

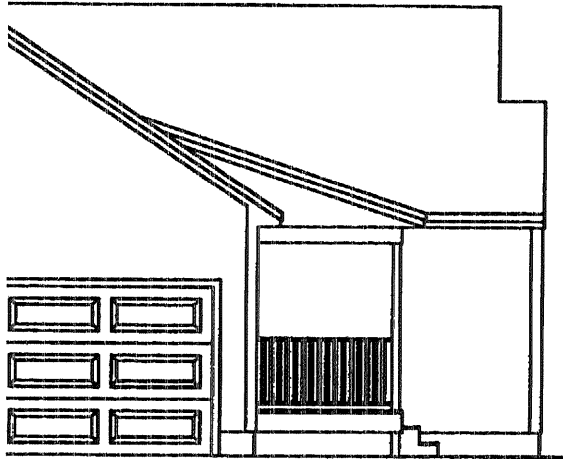
1. APPLICANT: HILDRETH & WHITE
P.O. BOX 8433
PORTLAND, MAINE 04104
2. THE LOT SHOWN HEREON IS PART OF A SUBDIVISION SITUATED WITHIN THE CITY OF PORTLAND'S R2 RESIDENTIAL ZONE SINGLE FAMILY HOMES.
3. PLAN REFERENCES:
A) SUBDIVISION PLAN OF AUBURN PINES SUBDIVISION DATED THROUGH JULY 7, 1999 BY PINKHAM & GREER ENGINEERS.

4. EXISTING TOPOGRAPHY INFORMATION PLAN WITH ELEVATIONS THAT A DISK AUBURN RM-1 ELEVATION
5. PROPOSED UTILITY LOCATION THE PLAN REFERENCED IN NO. 4 VERIFY LOCATION AND INVERT CONSTRUCTION.
6. DURING CONSTRUCTION THE OWNER ME. D.E.P. "BEST MANAGEMENT CONTROL & SEDIMENTATION CONTROL"
7. IF TWO TREES EXIST WHICH ARE MAY BE SUBSTITUTED FOR THE LONG AS THE SPECIES IS ON THE

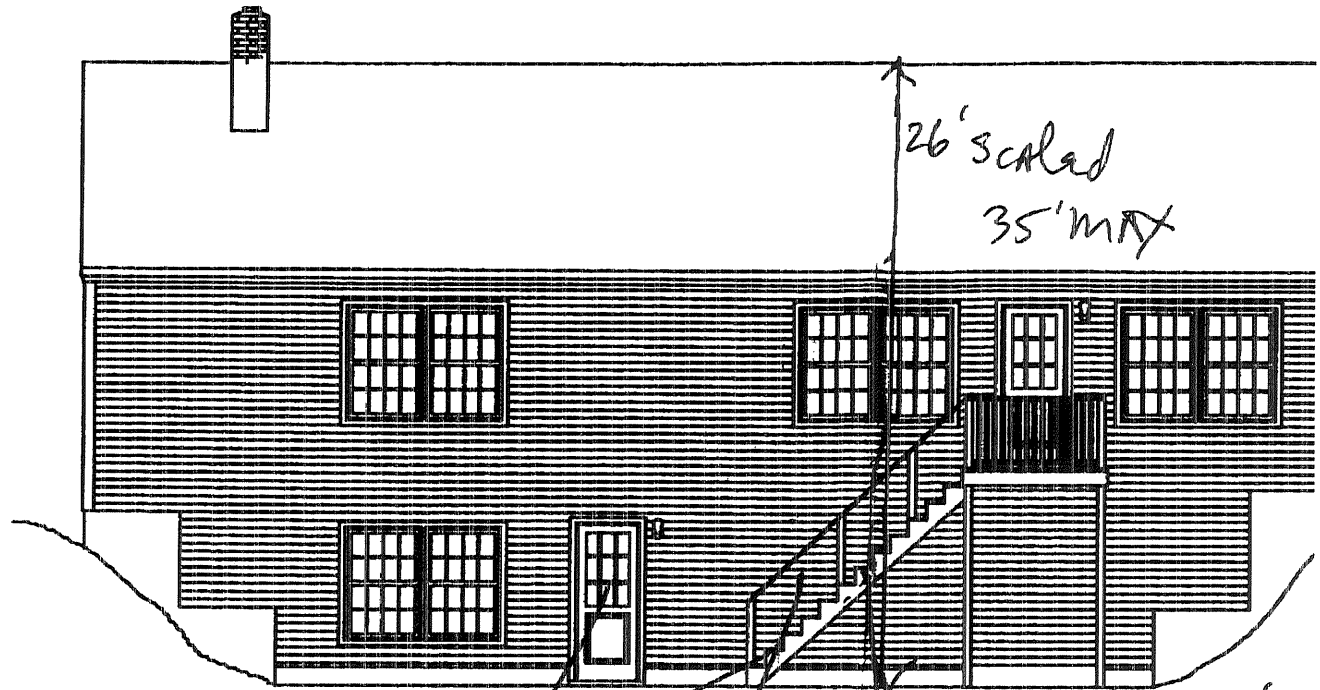
PLOT PLAN (NIKANDER RESIDENCE)
OF:
LOT 29 AUBURN PINES SUBDIVISION

AUBURN PINES DRIVE

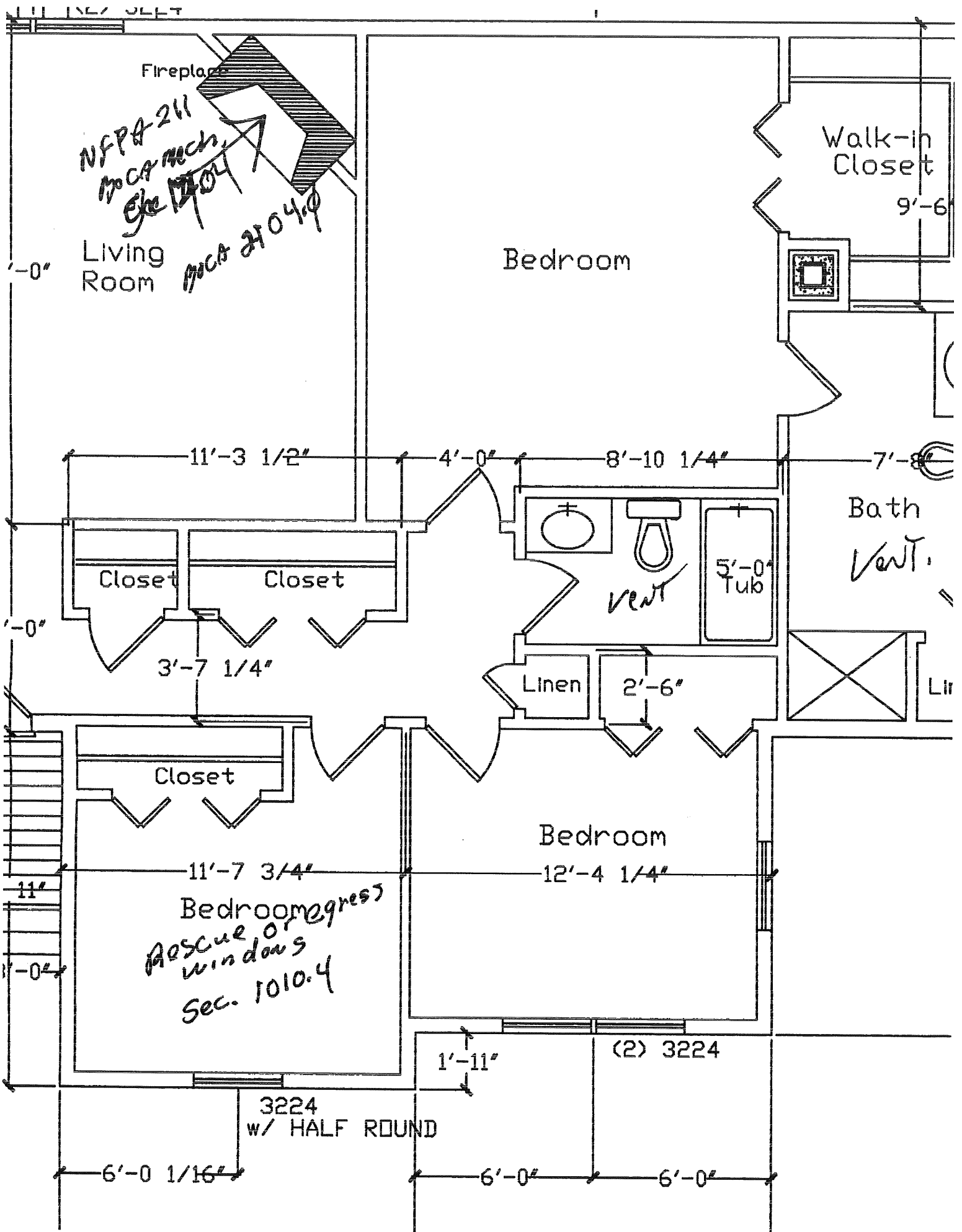
DESIGN BY:	JRS
DRAWN BY:	TJW
CHECKED BY:	JRS
DATE:	6-20-00

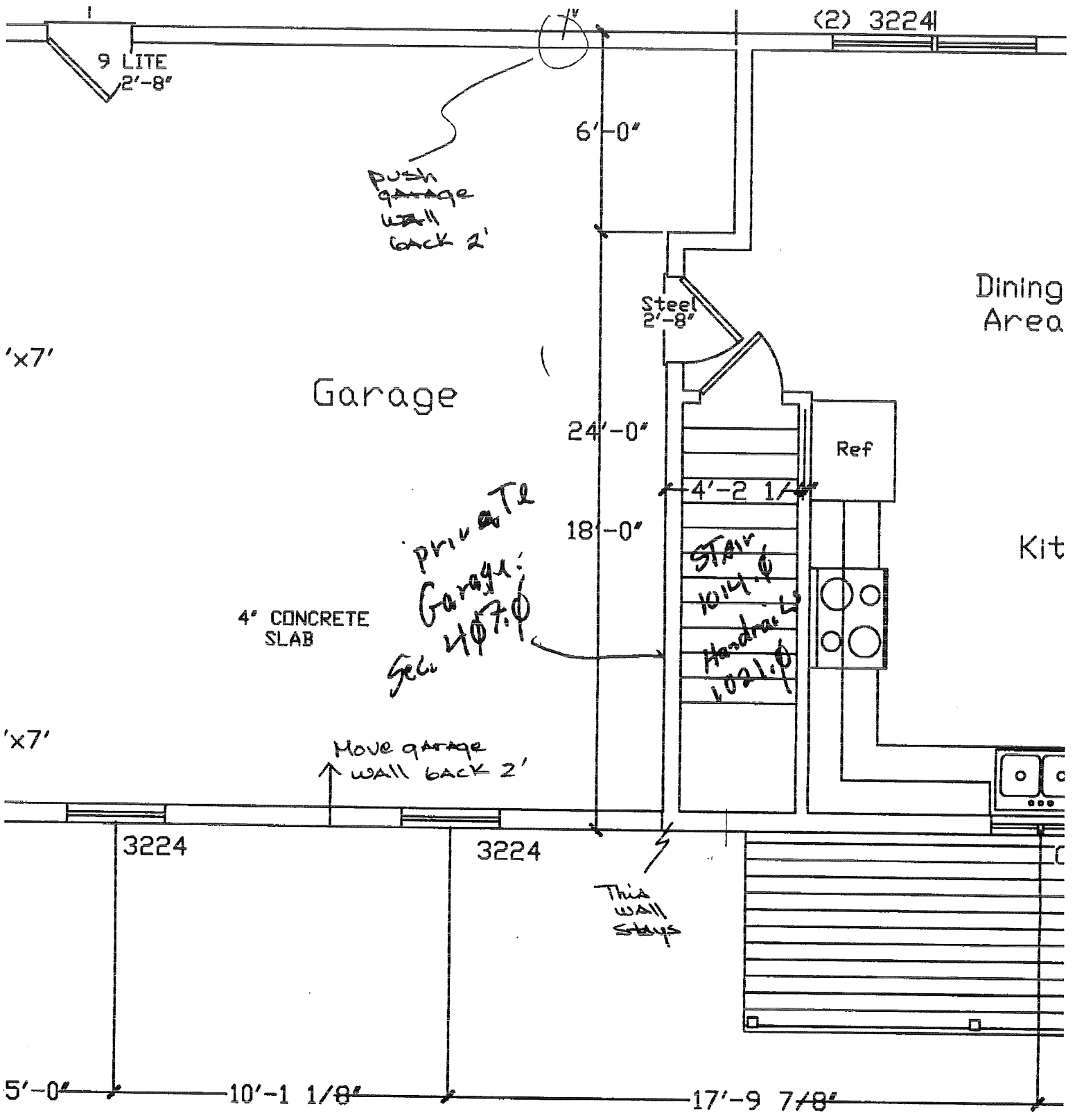


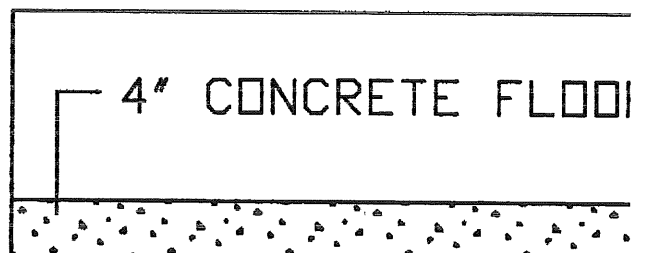
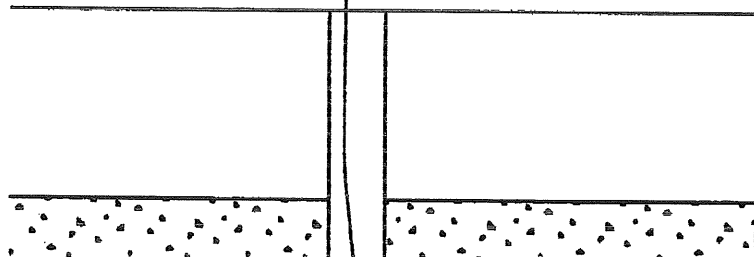
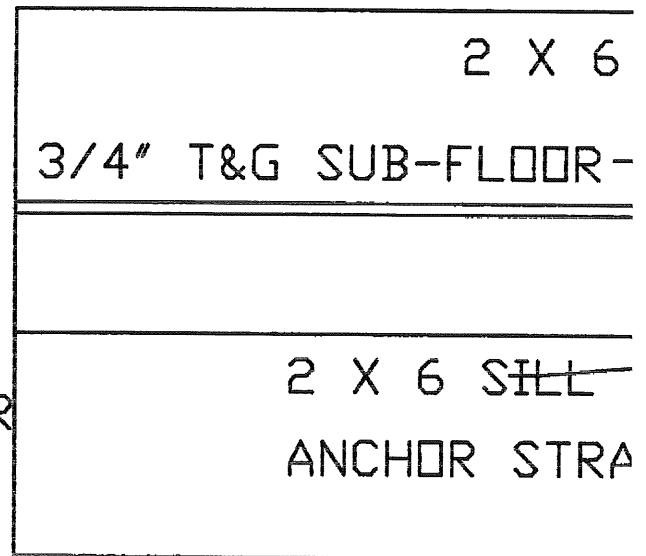
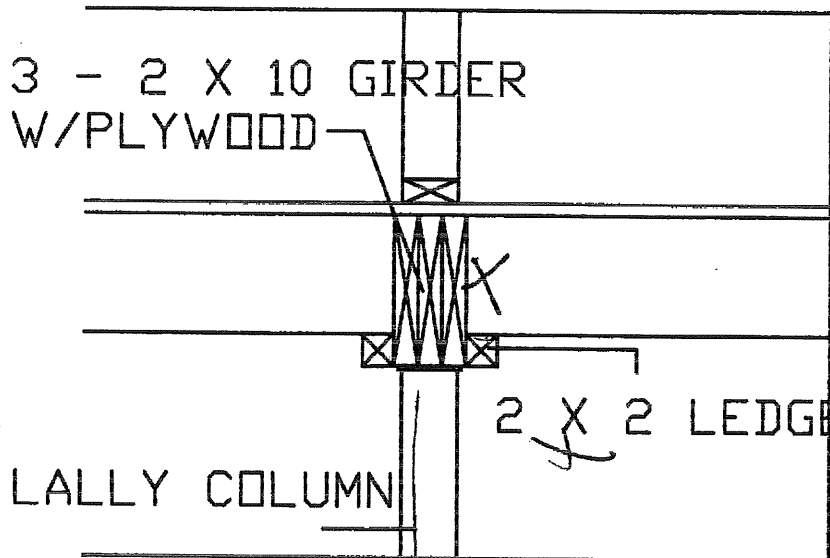
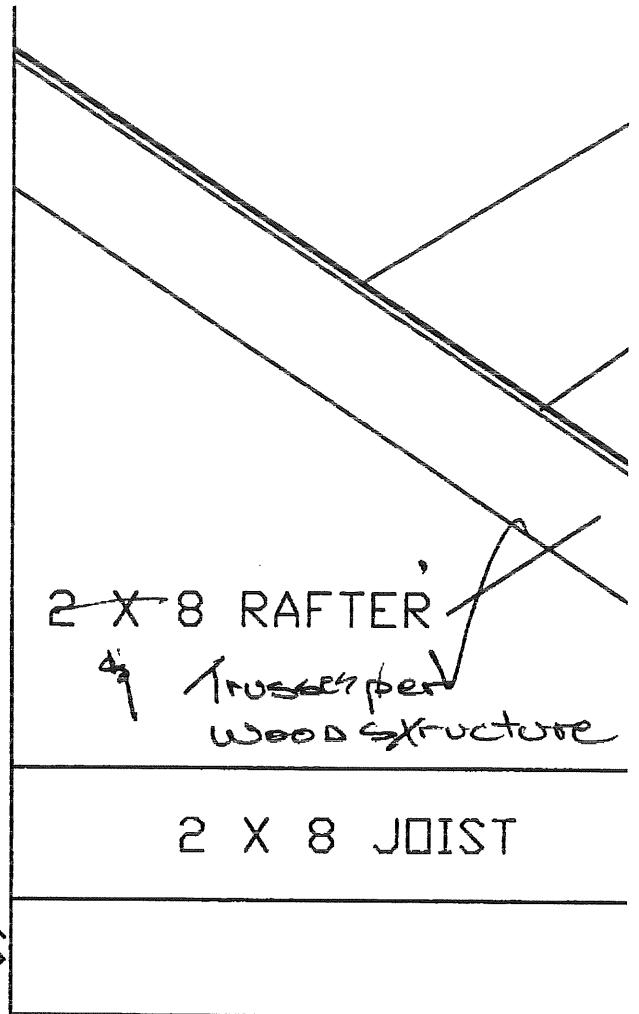
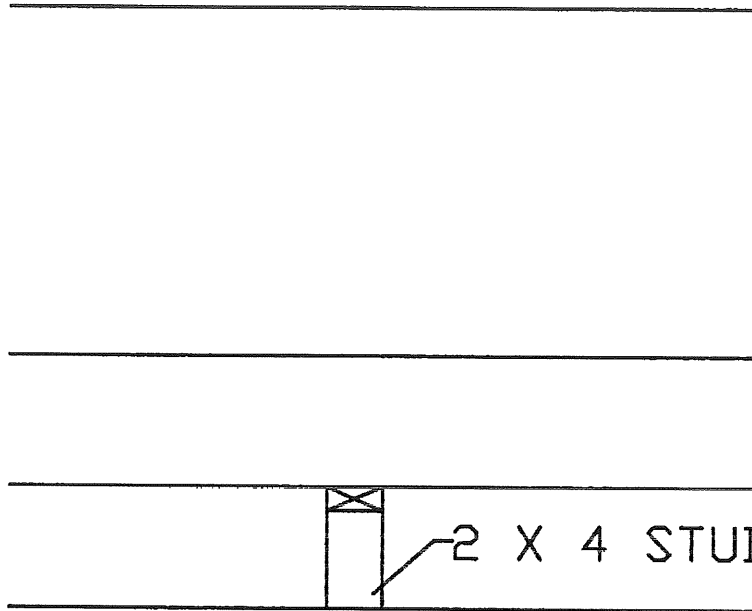
Side Elevation
 $1/8" = 1'-0"$

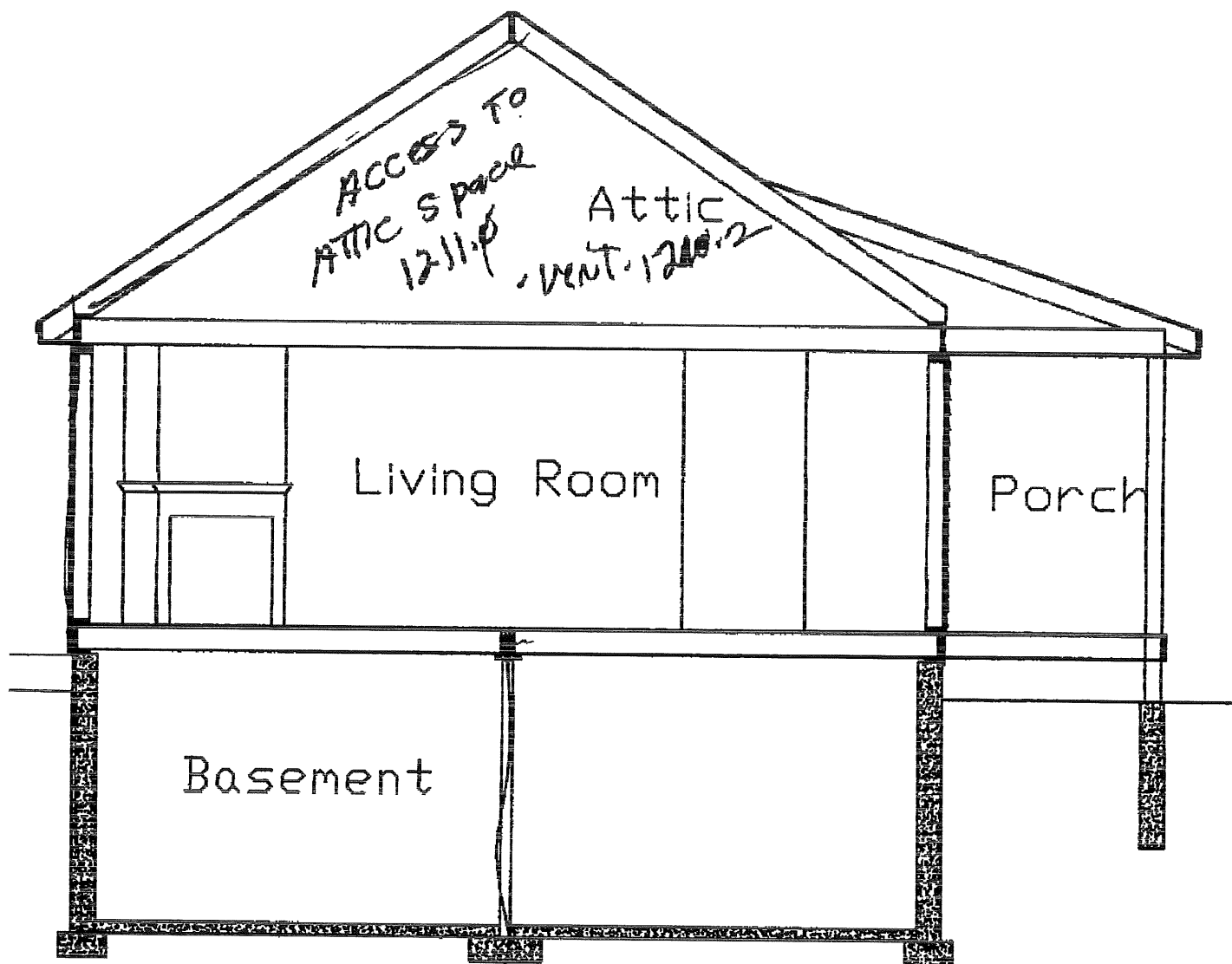


26' scaled
 35' max
 glazing.
 Handrails
 1021.6
 Guards
 1022.
 Stairs 1014.6
 (3) Rear Elevation
 $1/8" = 1'-0"$

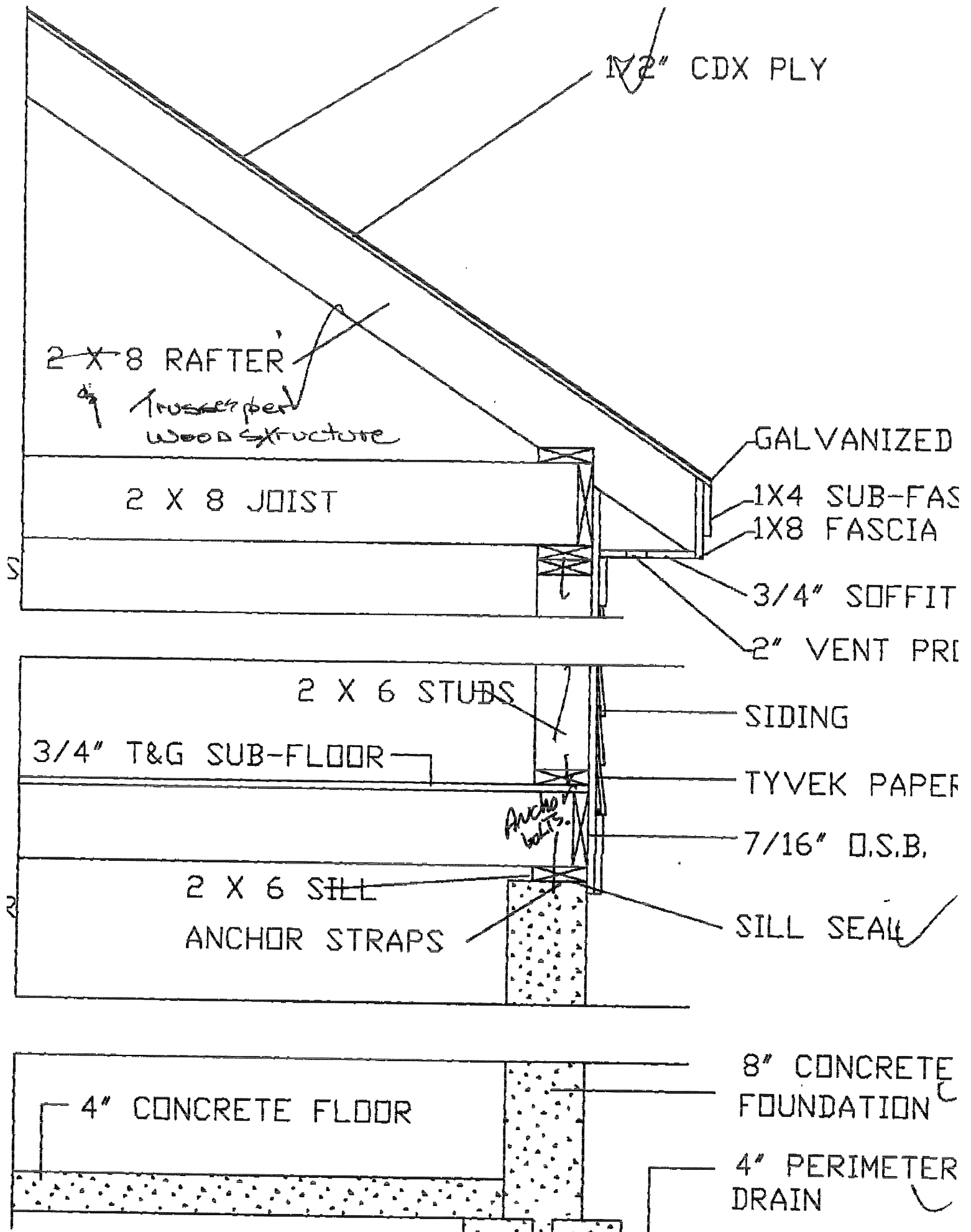


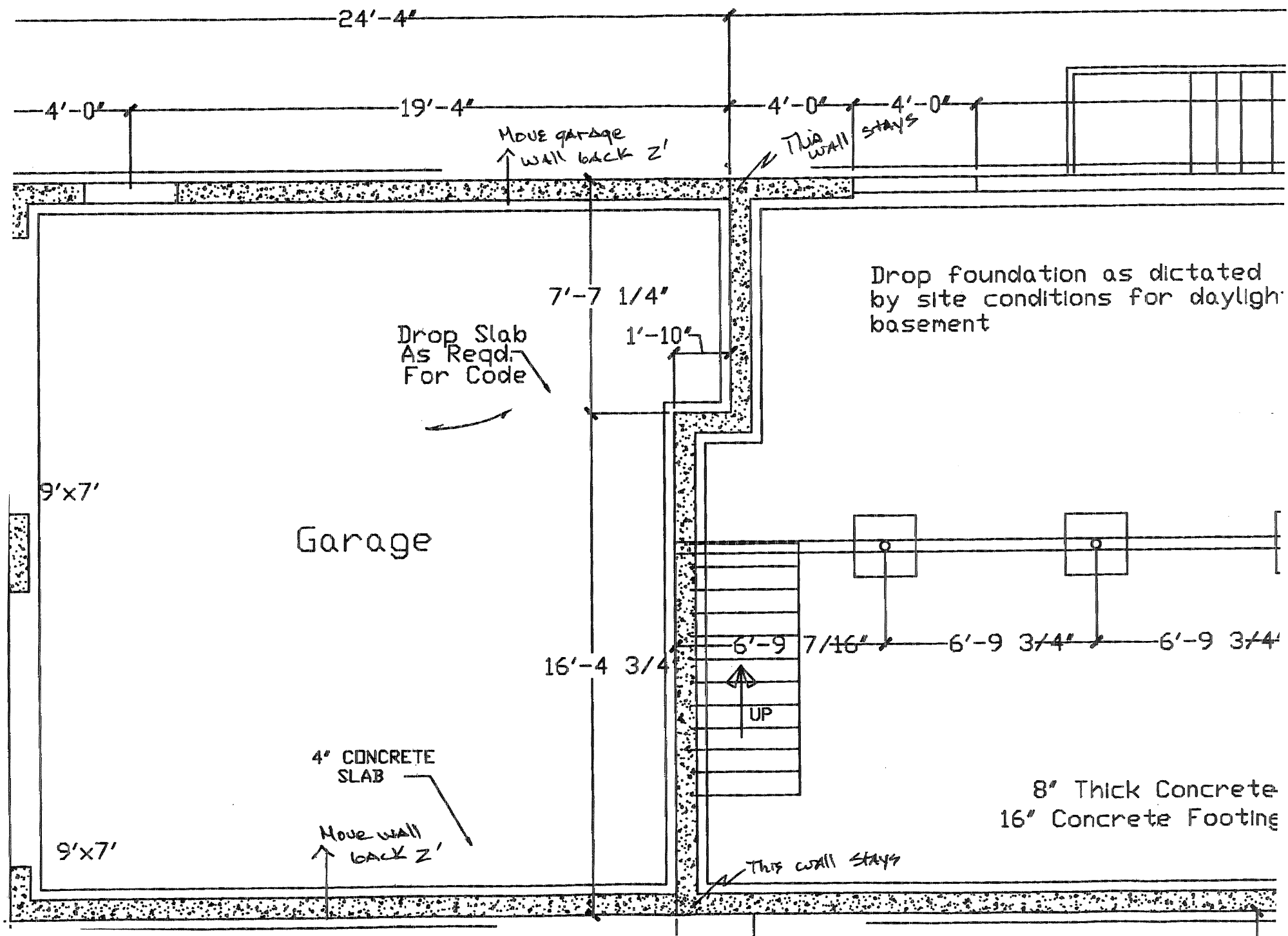






① Typical Section
1/4" = 1'-0"

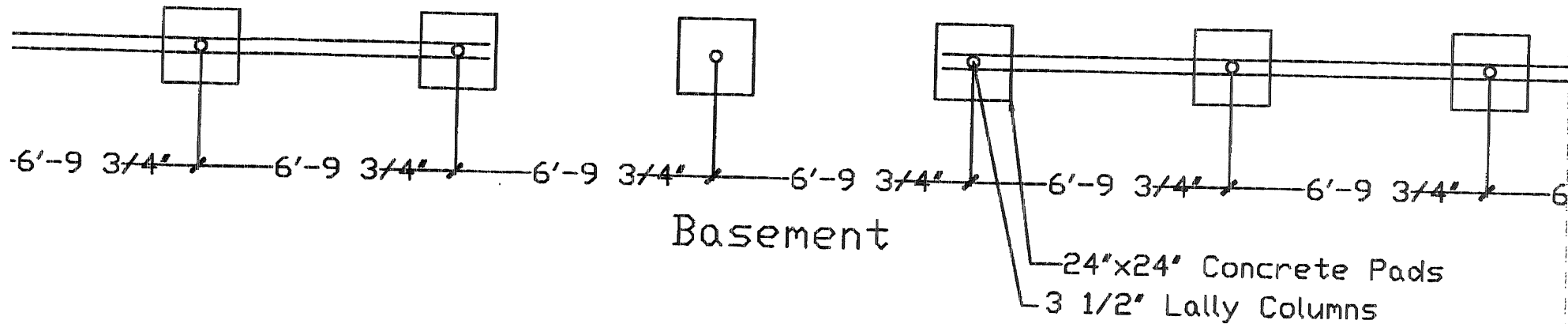




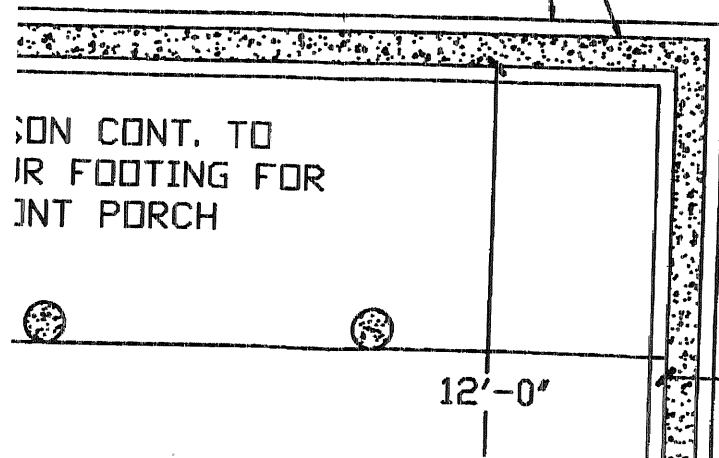
9 LITE
2'-8"

foundation as dictated
te conditions for daylight
ment

CHIMNEY
FOOTING



8" Thick Concrete Walls
16" Concrete Footing Below



4" CONCRETE
SLAB

Section 1905.0

