

PERMIT ISSUED

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

Permit No: 01-0993 Issue Date: SEP 18 2001 CBL: 386 AB032

Location of Construction: 685 Auburn Street	Owner Name: Neptune Properties	Owner Address: 120 Exchange Street	Phone: 999 6435
Business Name: n/a	Contractor Name: A.E. Brown Inc.	Contractor Address: 14 Anchorage Pl. South Portland	Phone: 2077996435
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Single Family	Zone: R-2

Past Use: Vacant	Proposed Use: Residential / New Single Family 34' x 26' two story home with attached two car garage.	Permit Fee: \$732.00	Cost of Work: \$118,000.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: 53 PERMIT ISSUED WITH REQUIREMENTS	

Proposed Project Description:
Build New 34' x 26' Single Family

Signature: _____
Signature: _____
Signature: _____
Signature: _____
Signature: _____

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Date: _____

Permit Taken By: gg	Date Applied For: 08/13/2001	Zoning Approval	
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<ol style="list-style-type: none"> 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.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone p-panel 2 zone X <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan #2001-0186 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> Date: 08/22/01	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 <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
	Date: _____	Date: _____	Date: _____

CERTIFICATION

PERMIT ISSUED WITH REQUIREMENTS

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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

20010186

01 0993

All Purpose Building Permit Application

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: 685 Auburn St.

Total Square Footage of Proposed Structure 2200	Square Footage of Lot 29,473
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Tax Assessor's Chart, Block & Lot Chart# 386 Block# AB Lot# 032	Owner: N.O.M.LLC, CO.	Telephone: 799-6435
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Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: Earl Brown 14 Anchorage Pl. So. Portland ME. 04106 799-6435 + +	Cost Of Work: \$ 118,000. \$ 790 Fee: \$
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Current use: Vacant

If the location is currently vacant, what was prior use: _____

Approximately how long has it been vacant: _____

Proposed use: Privet Dwelling

Project description: Two Story wood House with attached two car garage.
34' x 26'

Building Fee	732
Site Fee	300
Total	1,032.00

Contractor's name, address & telephone: A.E.Brown Inc. 14 Anchorage Pl. So. Portland Me. 799-6435

Who should we contact when the permit is ready: Earl Brown

Mailing address: 14 Anchorage Pl. So. Portland Me. 04106

Phone: _____

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work 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>Earl Brown</u>	Date: <u>8/13/07</u>
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This is not a permit, you may not commence ANY work until the permit is issued

DEPT. OF BUILDING INSPECTION
CITY OF DEBIDDETT ME
AUG 13 2007
8/13/07
Gayb

BUILDING PERMIT REPORT

DATE: 16 August 2001 ADDRESS: 685 Auburn Street CBL: 386-AB-432
 REASON FOR PERMIT: Single Family Dwelling / attached Private garage
 BUILDING OWNER: Neptune Properties
 PERMIT APPLICANT: _____ CONTRACTOR: A.E. Brown Inc.
 USE GROUP: R-3 CONSTRUCTION TYPE: 5 B CONSTRUCTION COST: 118,000.00 PERMIT FEES: 7320.00

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, *3, *4, *5, *8, *9, *11, *13, *14, *16, *20, *22, *28, *29, *30, *33, *34, *35

- *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 and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
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) **R-3 (ONE & TWO FAMILY DWELLINGS) GUARD HEIGHT IS 36" MINIMUM.**
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- *13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- *14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
- *16. 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)
17. 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)
18. 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)
19. 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)

dl3

- X20. 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
- 21. 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)
- 22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
- 23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
- 24. 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)
- 25. 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".
- X26. 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.
- X27. 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).
- X28. 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.
- X29. All requirements must be met before a final Certificate of Occupancy is issued.
- X30. 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).
- 31. 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)
- 32. Please read and implement the attached Land Use Zoning report requirements. *Attached site development review sheet*
- X33. 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. *shall be met*
- X34. Bridging shall comply with Section 2305.16.
- X35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- X36. All flashing shall comply with Section 1406.3.10.
- 37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

[Signature]
 P. Samuel Hoopes, Building Inspector
 cc: L. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager

PSH 10/100

**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. (You Shall Call for Inspections)

******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**

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

Valuation: 6 118,000.00 Plan Review # 977/d1

Fee: 732.00 Date: 16 AUGUST 2001

Building Location: 685 Auburn Street CBL: 386-AB-032

Building Description: Single Family dwelling/attached private garage.

Reviewed By: S. Hoffses

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

Numerals indicated in parenthesis are applicable code sections of the 1999 Edition of the BOCA National Building Code. The plan review accomplished as indicated in this record is limited to those code sections specifically identified herein. This record references commonly applicable code sections with due regard for the amount and type of detailed information which is typically found on construction documents for one and two family dwellings. It does not reference all code provisions, which may be applicable to specific buildings. This record is designed to be used only by those who are knowledgeable and capable of exercising competent judgment in evaluating construction documents for code compliance.

*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.	111.0 118.0
2.	All Lot Lines shall be clearly marked before calling for foundation inspection.	111.0
3.	Foundation drains shall be placed and comply with section 1813.0.2	1813.0.2
4.	Foundation anchors shall comply with section 2305.17	2305.17
5.	Water proofing & damp proofing shall comply with section 1813.4	1813.0
6.	Private garages shall comply with section 407.0	407.0
7.	Chimneys & Vents shall comply with section NFPA 211	NFPA 211
8.	Guardrails & Handrails shall comply with sections 1021.0 & 1022.0	1021.0 1022.0
9.	STAIR CONSTRUCTION shall comply with section 1014.0	1014.0
10.	Sleeping room egress or rescue window shall comply with section 1010.4	1010.4
11.	Smoke detectors shall comply with section 920.3.2	920.3.2
12.	Ventilations of attic & crawl spaces shall comply with sections 1210.0 & 1211.0	1210.0 1211.0
13.	Fastening of bldg. elements shall comply with Table 2305.0	Table 2305.0
14.	Boarding, cutting & notching shall comply with	

REV: PBH 6/16/01

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 Waterproofing and damp proofing Section 1813
- X Sill plate (2305.17)
- SA Anchorage bolting in concrete (2305.17)
- X Columns (1912)
- SA Crawl space (1210.2) Ventilation
- SA 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

Floors (contd.)

- ~~X~~ Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3")
- ~~SR~~ Bridging (2305.16)
- ~~SR~~ Boring and notching (2305.5.1)
- ~~SR~~ Cutting and notching (2305.3)
- ~~SR~~ Fastening table (2305.2)
- ~~X~~ Floor trusses (AFPANDS Chapter 35)
- ~~X~~ Draft stopping (721.7)
- ~~X~~ Framing of openings (2305.11) (2305.12)
- ~~X~~ Flooring - (2304.4) 1" solid - 1/2" particle board
- ~~X~~ Concrete floors (1905) 3 1/2" 6 mil polyethylene vapor retarder
- _____
- _____
- _____
- _____
- _____

Wall Construction (Chapter 2300)

- ~~X~~ Design (1609) wind loads
- ~~X~~ Load requirements
- ~~X~~ Grade
- ~~SR~~ Fastening schedule (Table 2305.2)
- ~~X~~ Wall framing (2305.4.1)
- ~~X~~ Double top plate (2305.4.2)
- ~~X~~ Bottom plates: (2305.4.3)
- ~~SM~~ Notching and boring: (2305.4.4) studs
- ~~X~~ Non load bearing walls (2305.5)
- ~~SM~~ 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)
- ~~NA~~ Veneers (1405)
- ~~X~~ Interior finishes (Chapter 8)

Roof-Ceiling Construction (Chapter 23)

- ~~MA~~ 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**

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

**Mechanical
1993 BOCA Mechanical Code**

- _____
- _____
- _____
- _____
- _____
- _____
- _____

Load Design Criteria

Floor live load sleeping	<u>30 PSF</u>	<u>X</u>
Floor live load non sleeping	<u>40 PSE</u>	<u>X</u>
Roof live load	<u>42 PSF</u>	<u>X</u>
Seismic Zone	<u>C</u>	<u>X</u>
Weathering area	<u>S</u>	<u>X</u>
Frost line depth	<u>4' MIN</u>	<u>X</u>
Exterior balconies	<u>60 PSF</u>	<u>X</u>
Decks	<u>42 PSF</u>	<u>X</u>
Guardrails & Handrails	<u>200 Live Load</u>	<u>X</u>

Glazing (Chapter 24)

<u>SA</u>	Labeling (2403.1)
<u>SA</u>	Louvered window or jalousies (2403.5)
<u>SA</u>	Human impact loads (2406.0)
<u>SA</u>	Specific hazardous locations (2406.2)
<u>SA</u>	Sloped glazing and skylights (2405)
<u>SA</u>	Safety glazing (2406.0)

Private Garages (Chapter 4)

<u>SA</u>	General (407)
<u>SA</u>	Beneath rooms (407.3)
<u>SA</u>	Attached to rooms (407.4)
<u>SA</u>	Door sills (407.5)
<u>SA</u>	Means of egress (407.8)
<u>SA</u>	Floor surface (407.9)

Egress (Chapter 10)

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

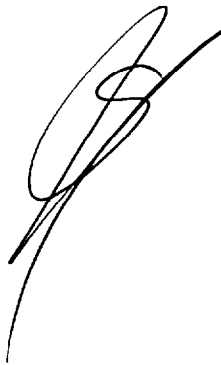
Smoke Detectors (920.3.2)

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

Dwelling Unit Separation

Table 602

N/A



Applicant: A E Brown INC.

Date: 8/22/01

Address: 685 Auburn St

C-B-L: 386A-B-032

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-2

Interior or corner lot -

26' x 34'

24 x 24

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

Sewage Disposal - City with 12' x 12' Deck side

Lot Street Frontage - 50' req - 125' shown

Front Yard - 25' req - 57' scaled

Rear Yard - 25' req - 62' scaled

Side Yard - 14' req - 43' & 55.5' scaled

Projections - ~~rear~~ 12' x 12' Deck - rear bulkhead
rear left hand side chimney

Width of Lot - ~~80'~~ req - 125' shown

Height - 35' max - 25.25' scaled

Lot Area - 10,000 sq ft min 29,473 sq ft shown

Lot Coverage/ Impervious Surface - 20% or 5894.6 sq ft max

Area per Family - 10,000 sq ft

Off-street Parking - 2 req - 2 shown

Loading Bays - N/A 30' shared driveway easement for lots # 32, 33, & 34

Site Plan - minor/minor # 2001-0186

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 2 - Zone X.

26 x 34 = 884

24 x 24 = 576

12 x 12 = 144

OK 1604

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

2001-0186
Application I. D. Number
08/13/2001
Application Date
685 Auburn Street
Project Name/Description

Neptune Properties
Applicant
120 Exchange St , Portland , ME 04101
Applicant's Mailing Address

685 - 685 Auburn St, Portland, Maine
Address of Proposed Site
386A B032001
Assessor's Reference: Chart-Block-Lot

Consultant/Agent
Agent Ph: _____ **Agent Fax:** _____
Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) 34' x 26' Single Family

2200 29,473 sf
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 \$50.00 Subdivision _____ Engineer Review \$250.00 Date 08/15/2001

DRC Approval Status:

Reviewer Jay Reynolds

- Approved **Approved w/Conditions**
See Attached Denied

Approval Date 09/17/2001 Approval Expiration 09/17/2002 Extension to _____ Additional Sheets Attached
 Condition Compliance Jay Reynolds 09/17/2001
signature date

Performance Guarantee Required* Not Required

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

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

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

2001-0186

Application I. D. Number

08/13/2001

Application Date

685 Auburn Street

Project Name/Description

Neptune Properties

Applicant

120 Exchange St , Portland , ME 04101

Applicant's Mailing Address

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

685 - 685 Auburn St, Portland, Maine

Address of Proposed Site

386A B032001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Insp

- 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.
- 3 There is a 30 foot shared driveway easement for lots #32, #33, and #34 on the left side of this property.

Approval Conditions of DRC

- 1 EROSION CONTROL SHALL BE INSTALLED ALONG AUBURN STREET PRIOR TO EXCAVATING.
- 2 APPLICANT SHALL SUBMIT A COPY OF THE SHARED DRIVEWAY EASEMENT TO THE CITY AT THE TIME OF THE PRE-CONSTRUCTION MEETING.
- 3 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.
- 4 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.
- 5 Your new street address is now _____, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 6 The Development Review Coordinator (874-8632) 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.
- 7 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 8 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.
- 9 The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.
- 10 The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
- 11 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

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

2001-0186
Application I. D. Number
08/13/2001
Application Date
685 Auburn Street
Project Name/Description

Neptune Properties
Applicant
120 Exchange St , Portland , ME 04101
Applicant's Mailing Address

685 - 685 Auburn St, Portland, Maine
Address of Proposed Site
386A B032001
Assessor's Reference: Chart-Block-Lot

Consultant/Agent
Agent Ph: _____ Agent Fax: _____
Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) 34' x 26' Single Family

2200 Proposed Building square Feet or # of Units 29,473 sf 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 \$50.00 Subdivision _____ Engineer Review \$250.00 Date: 08/15/2001

Insp Approval Status:

Approved **Approved w/Conditions See Attached** Denied Reviewer Marge Schmuckal

Approval Date 08/22/2001 Approval Expiration 08/22/2002 Extension to _____ Additional Sheets Attached

Condition Compliance Marge Schmuckal signature 08/22/2001 date

Performance Guarantee Required* Not Required

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

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

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

2001-0186

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Assessor's Reference: Chart-Block-Lot

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- 2 Separate permits shall be required for future decks, sheds, pools, and/or garage.
- 3 There is a 30 foot shared driveway easement for lots #32, #33, and #34 on the left side of this property.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT NEPTUNE PROPERTIES, LLC, a Maine Limited Liability Company, of 120 Exchange St., Portland, Maine 04101, in consideration of One Dollar (\$1.00) and other good and valuable considerations paid by N.O.M. LLC, a Maine Limited Liability Company, whose mailing address is 14 Anchorage Place, South Portland, Maine 04106, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said N.O.M. LLC., its successors and assigns, certain property situated in the City of Portland, County of Cumberland and State of Maine, described as follows:

Lot No. 32 as depicted on the Auburn Pine Subdivision Plan recorded in the Cumberland County Registry of Deeds in Plan 199, Page 393.

The property described herein is conveyed subject to the general notes and Conditions set forth on said plan together with the Declaration of Restrictions and Covenants for Auburn Pines as set forth in an instrument dated August 16, 1999 and recorded in the Cumberland County Registry of Deeds in Book 14981, Page 172. Also conveying an easement for access and installation and maintenance of utilities over and within the streets and ways shown on said Plan.

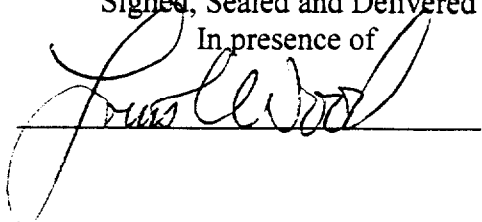
Being a portion of the premises conveyed to the Grantor herein by Deed of Provost, Inc., dated June 9, 1999, and recorded in the Cumberland County Registry of Deeds, Book 14817, Page 100.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said N.O.M. LLC. its successors and assigns, to its and their use and behoof forever.

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

IN WITNESS WHEREOF, NEPTUNE PROPERTIES, LLC. has hereunto set its hand and seal, by Michael Scarks, its President duly authorized, this 27th day of the month of June, 2001.

Signed, Sealed and Delivered
In presence of



NEPTUNE PROPERTIES, LLC


Michael Scarks, President

MAINE REAL ESTATE TAX PAID

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

Insp Copy

2001-0186

Application I. D. Number

8/13/01

Application Date

685 Auburn Street

Project Name/Description

Neptune Properties

Applicant

120 Exchange St , Portland , ME 04101

Applicant's Mailing Address

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

685 - 685 Auburn St, Portland, Maine

Address of Proposed Site

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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) **34' x 26' Single Family**

2200

29,473 sf

Proposed Building square Feet or # of Units

Acreeage 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 \$50.00 Subdivision _____ Engineer Review \$250.00 Date 8/15/01

Insp Approval Status:

Reviewer _____

- Approved Approved w/Conditions
See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

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

OWNER:

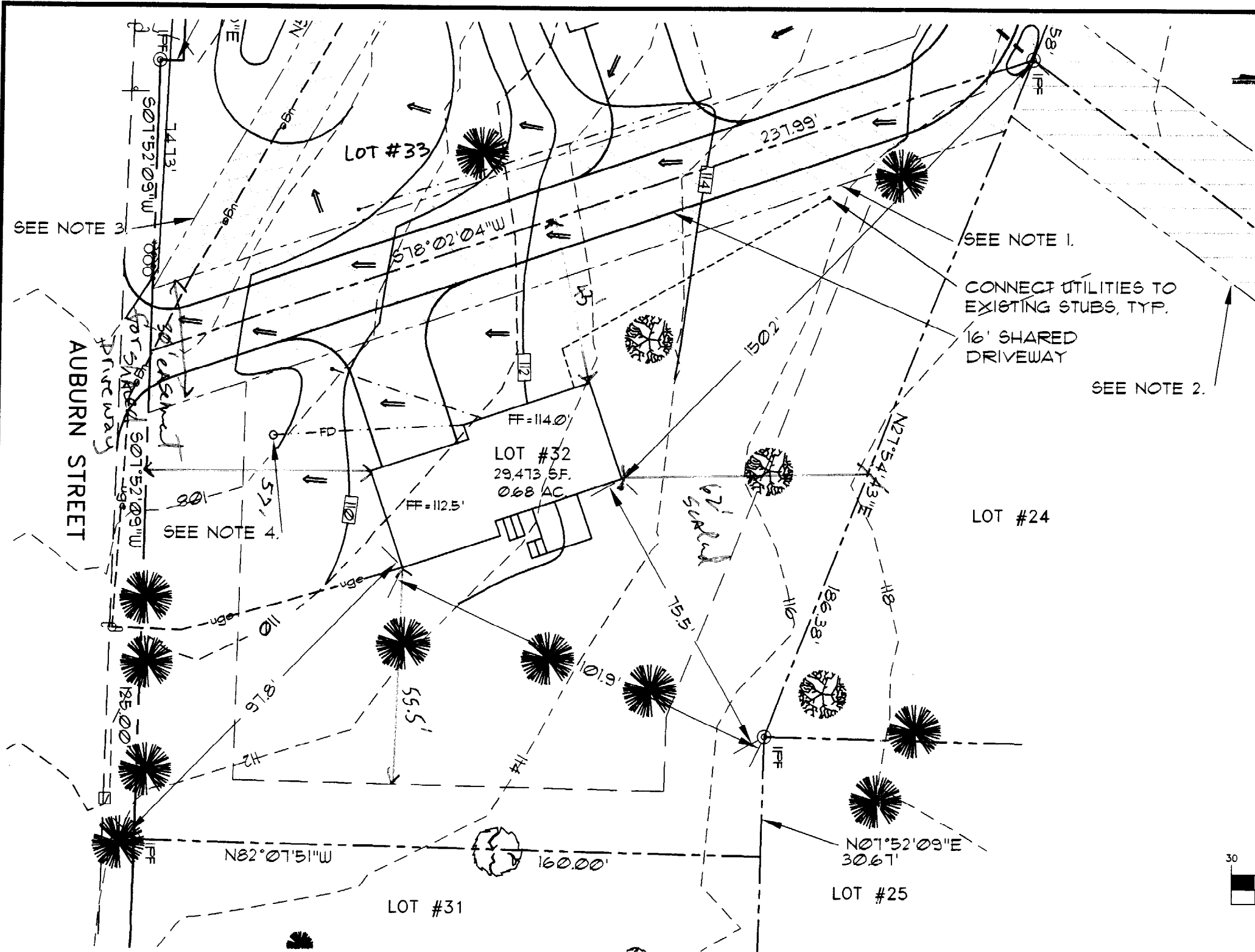
BUILDER: A.E. BROWN COMPANY, INC.
14 ANCHORAGE PLACE
SOUTH PORTLAND, MAINE 04106

ENGINEER: PINKHAM & GREER CONSULTING ENGINEERS
FALMOUTH, MAINE

TOPOGRAPHY & BOUNDARY: TITCOMB ASSOCIATES
133 GRAY ROAD
FALMOUTH, MAINE

GENERAL NOTES:

1. 30' SHARED DRIVEWAY EASEMENT FOR LOTS 32, 33 & 34 OVER LOTS 32 & 33.
2. 30' UTILITY EASEMENT FOR WATER AND SEWER SERVICE TO LOTS 32, 33 & 34 OVER LOTS 23 & 24.
3. 15' UTILITY EASEMENT FOR LOT 34 OVER LOT 33 FOR ELECTRIC UTILITIES.
4. FOUNDATION DRAIN OUTLET BY GRAVITY OR SUMP PUMP, AS REQUIRED.



SEE NOTE 1.
CONNECT UTILITIES TO EXISTING STUBS, TYP.
16' SHARED DRIVEWAY

SEE NOTE 2.

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

LEGEND

EXISTING	PROPOSED
PROPERTY LINE	LOT LINES
ABUTTERS PROPERTY EASEMENT	BUILDING SETBACK
EDGE OF PAVEMENT	EDGE OF PAVEMENT
CONTOURS	CONTOURS
CATCH BASIN	BUILDING
UTILITY POLE	STORM DRAIN
SIGN	UNDERGROUND ELECTRIC LINE
TREE/TREELINE	FOUNDATION DRAIN
IRON PIPE FOUND	SEWER HOUSE SERVICE
WATER SHUT OFF	WATER HOUSE SERVICE
	SURFACE DRAINAGE



Mark R. Bergeron
8.9.01

SITE PLAN LOT 32



**AUBURN PINES
AUBURN STREET**

SCALE: 1"=30'
DATE: AUGUST 9, 2001
DESG BY: MRB
PROJECT: 01168

CONSULTING ENGINEERS, INC.
FALMOUTH, MAINE

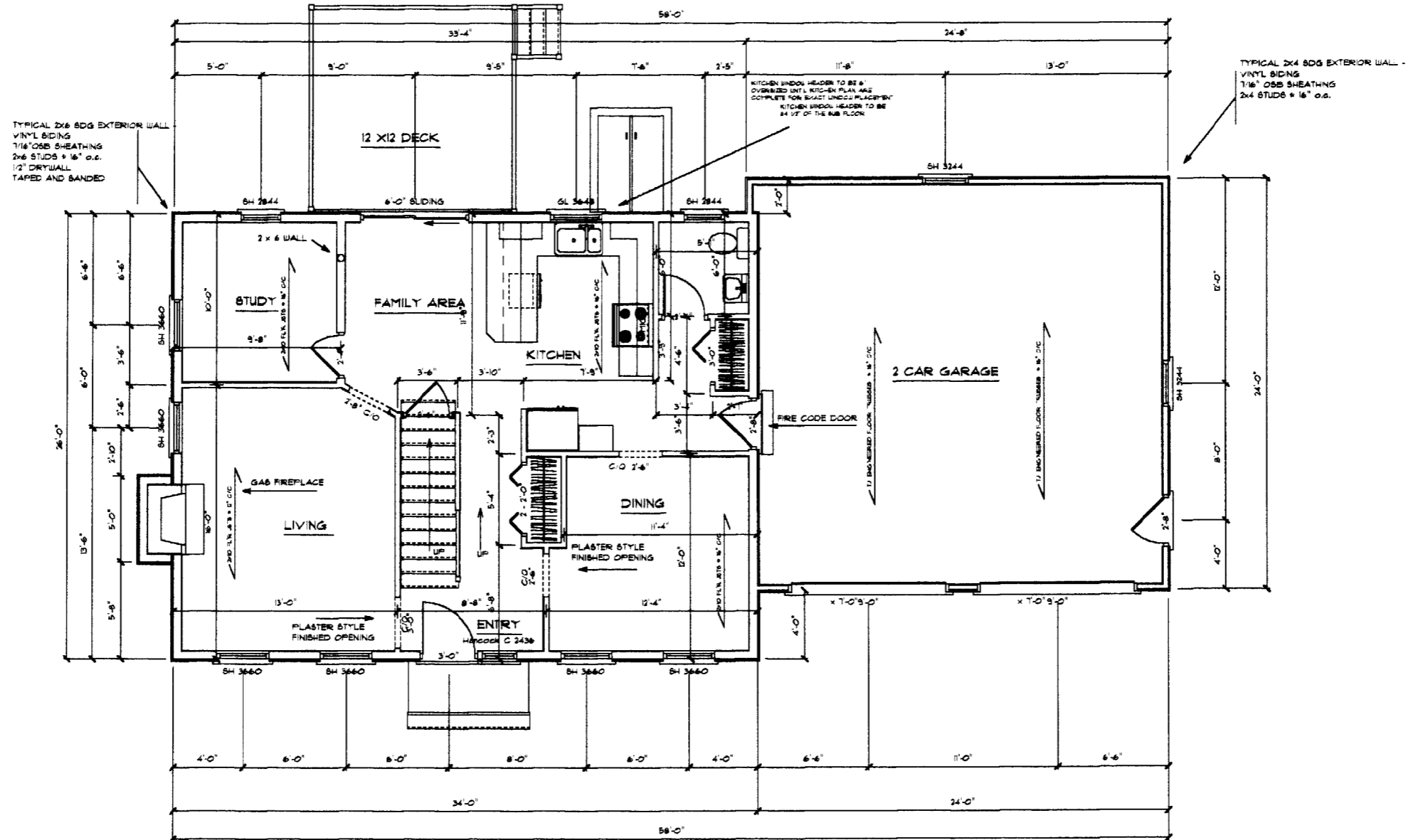


FRONT ELEVATION

SCALE: 3/16" = 1'-0"

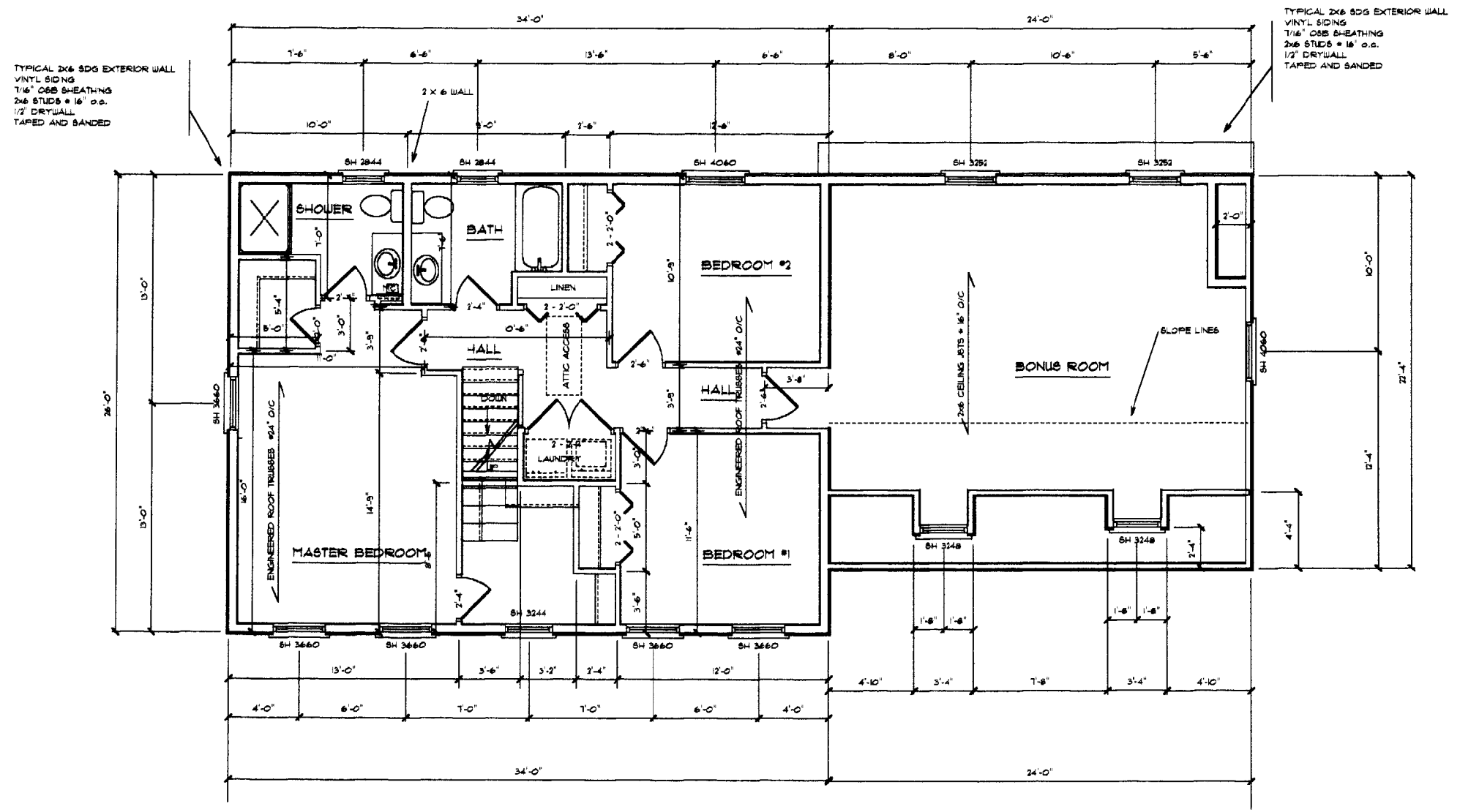
*Plans reviewed
on larger plans.
16 Aug 01
H*

A. E. BROWN CO. INC.		
14 ANCHORAGE PLACE SOUTH PORTLAND ME. 04106		
SCALE AS NOTED	APPROVED	DRAWN BY
DATE		REVISOR
DRAWING NUMBER		2230 R



MAIN FLOOR PLAN
 SCALE: 1/8" = 1'-0"

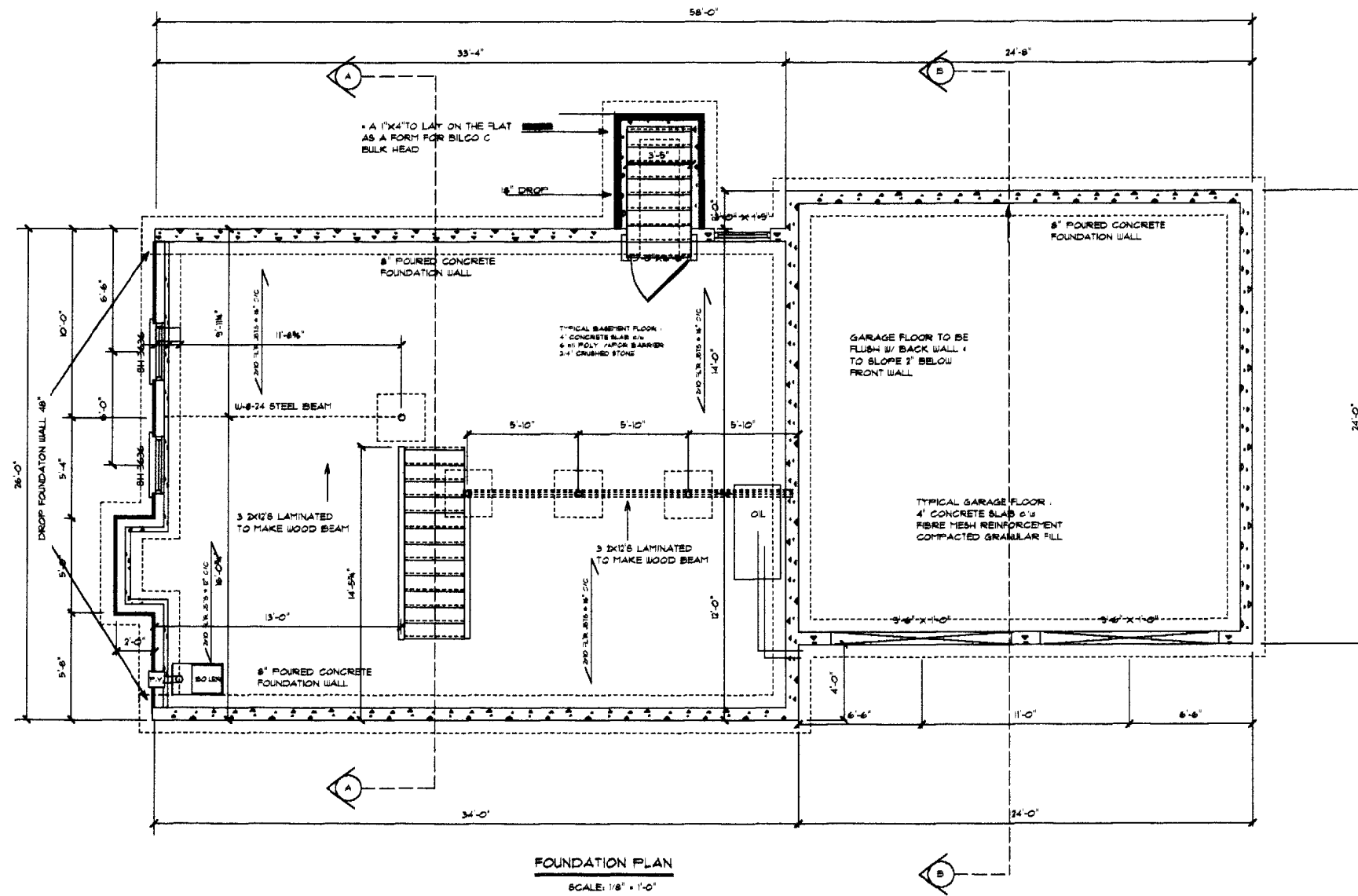
A. E. BROWN CO. INC. 14 ANCHORAGE PLACE SOUTH PORTLAND ME. 04106		
SCALE 1/8" = 1'	APPROVED	DRAWN BY
DATE		REVISED
DRAWING NUMBER		2230 R



SECOND FLOOR PLAN
 SCALE 1/8" = 1'-0"

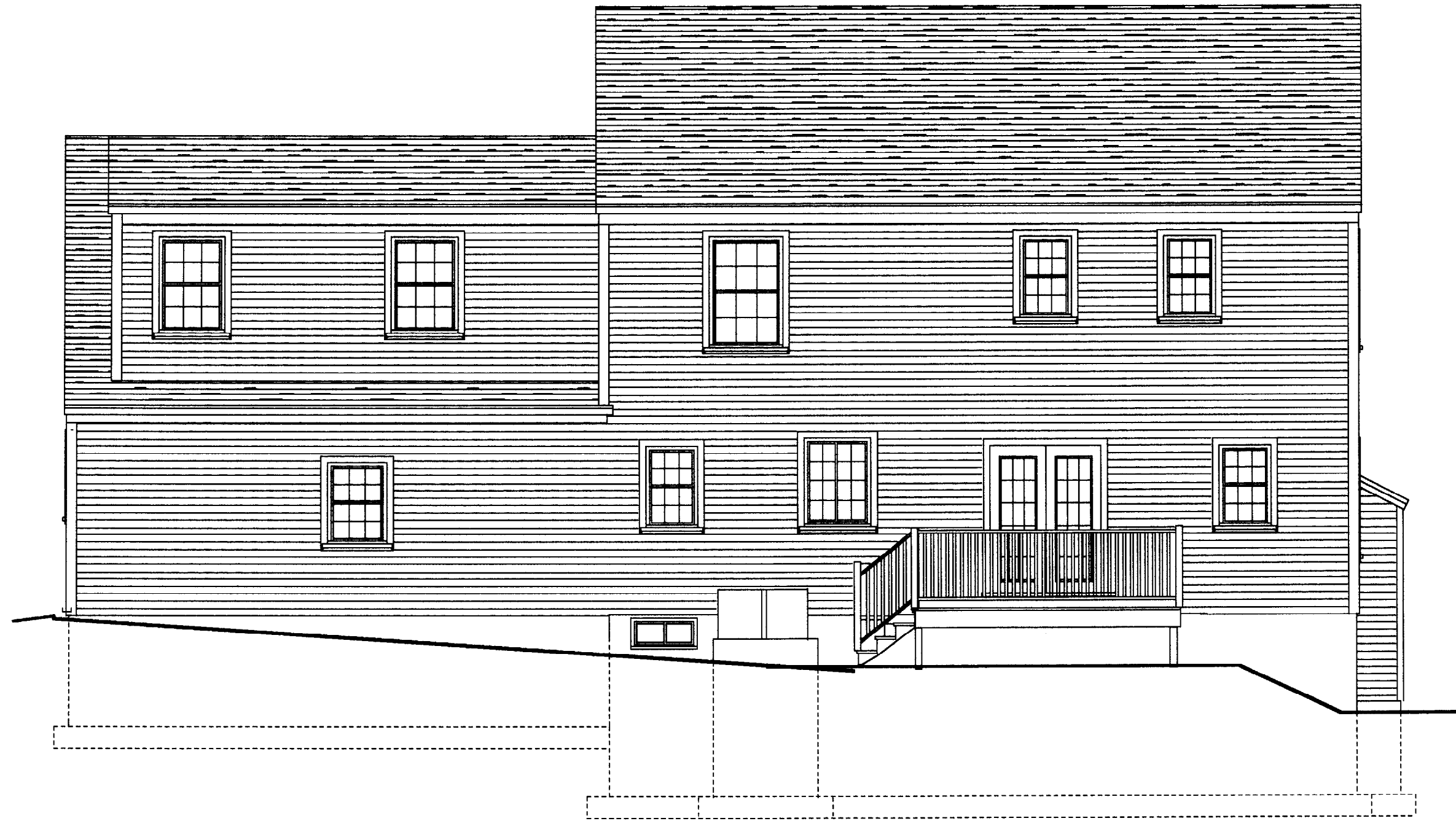
A. E. BROWN CO. INC.
 14 ANCHORAGE PLACE
 SOUTH PORTLAND ME. 04106

SCALE 1/8" = 1'	APPROVED	DRAWN BY
DATE		REVISED
DRAWING NUMBER		
2230 R		



A. E. BROWN CO. INC.
 14 ANCHORAGE PLACE
 SOUTH PORTLAND ME. 04106

SCALE AS NOTED	APPROVED	DRAWN BY
DATE		REVISED
DRAWING NUMBER		2230 R



REAR ELEVATION

SCALE: 3/16" = 1'-0"

A. E. BROWN CO. INC.

14 ANCHORAGE PLACE
SOUTH PORTLAND ME. 04106

SCALE AS NOTED	APPROVED	DRAWN BY
DATE		REVISED

DRAWING NUMBER

2230 R



RIGHT ELEVATION

SCALE: 3/16" = 1'-0"

A. E. BROWN CO., INC.
14 ANCHORAGE PLACE
SOUTH PORTLAND ME. 04106

SCALE AS NOTED	APPROVED	DRAWN BY
DATE		REVISED

DRAWING NUMBER

2230 R



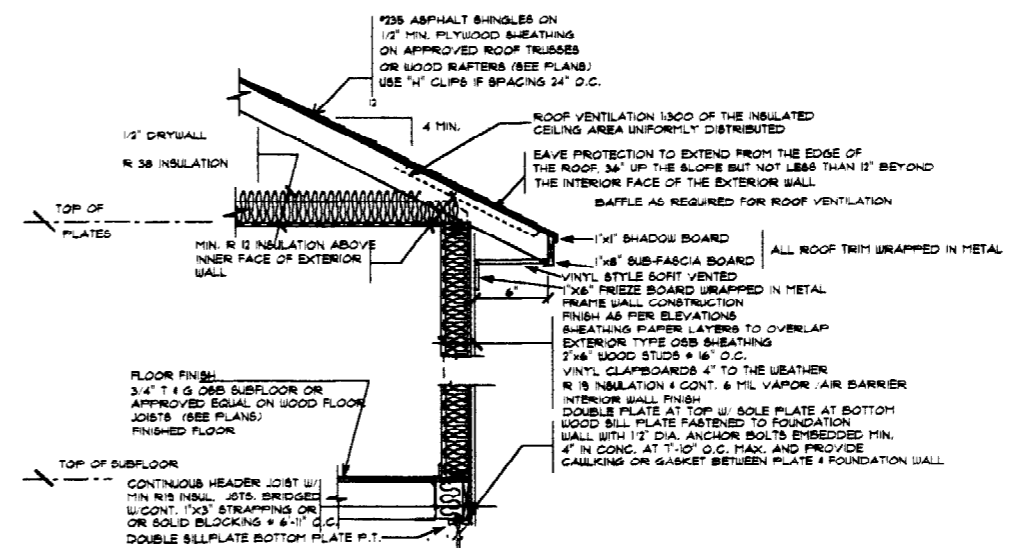
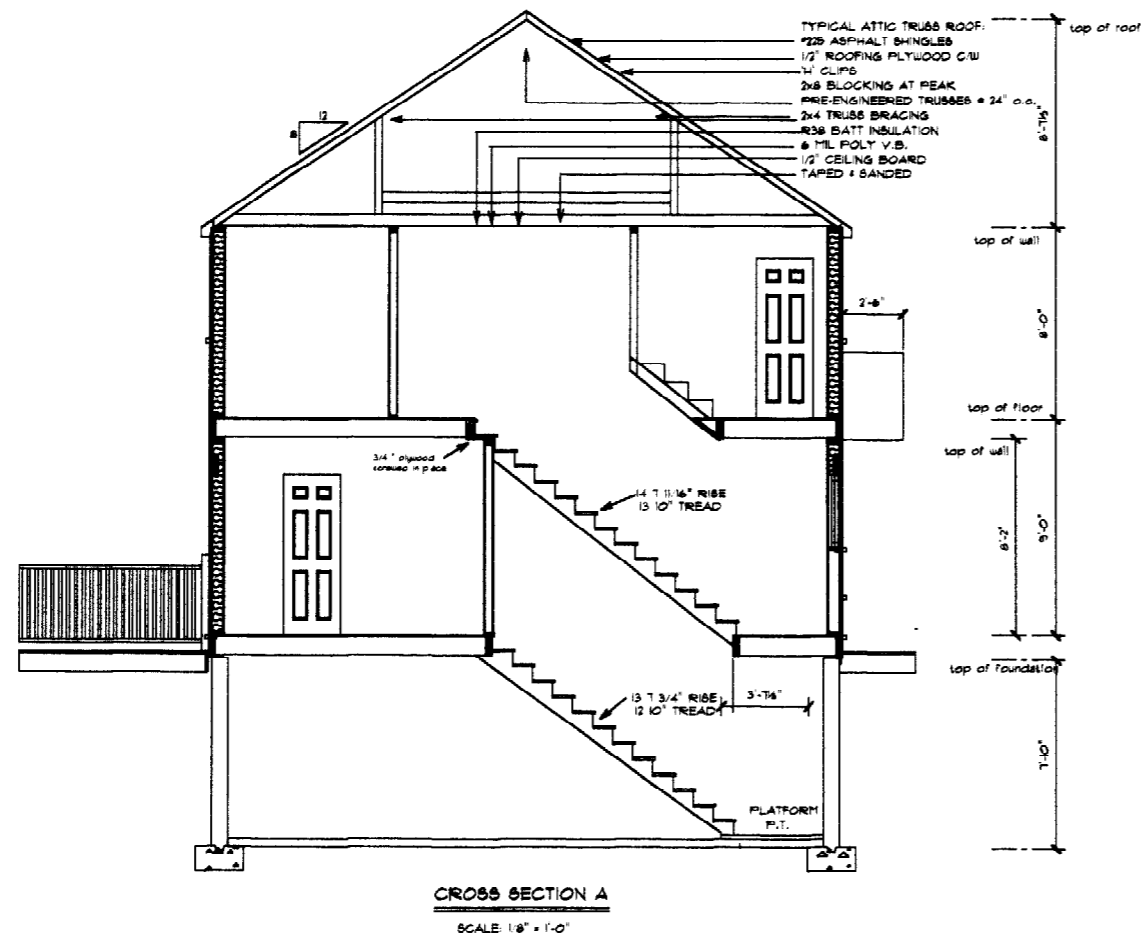
LEFT ELEVATION

SCALE: 3/16" = 1'-0"

A. E. BROWN CO., INC.
 14 ANCHORAGE PLACE
 SOUTH PORTLAND ME. 04106

SCALE AS NOTED	APPROVED	DRAWN BY
DATE		REVISED

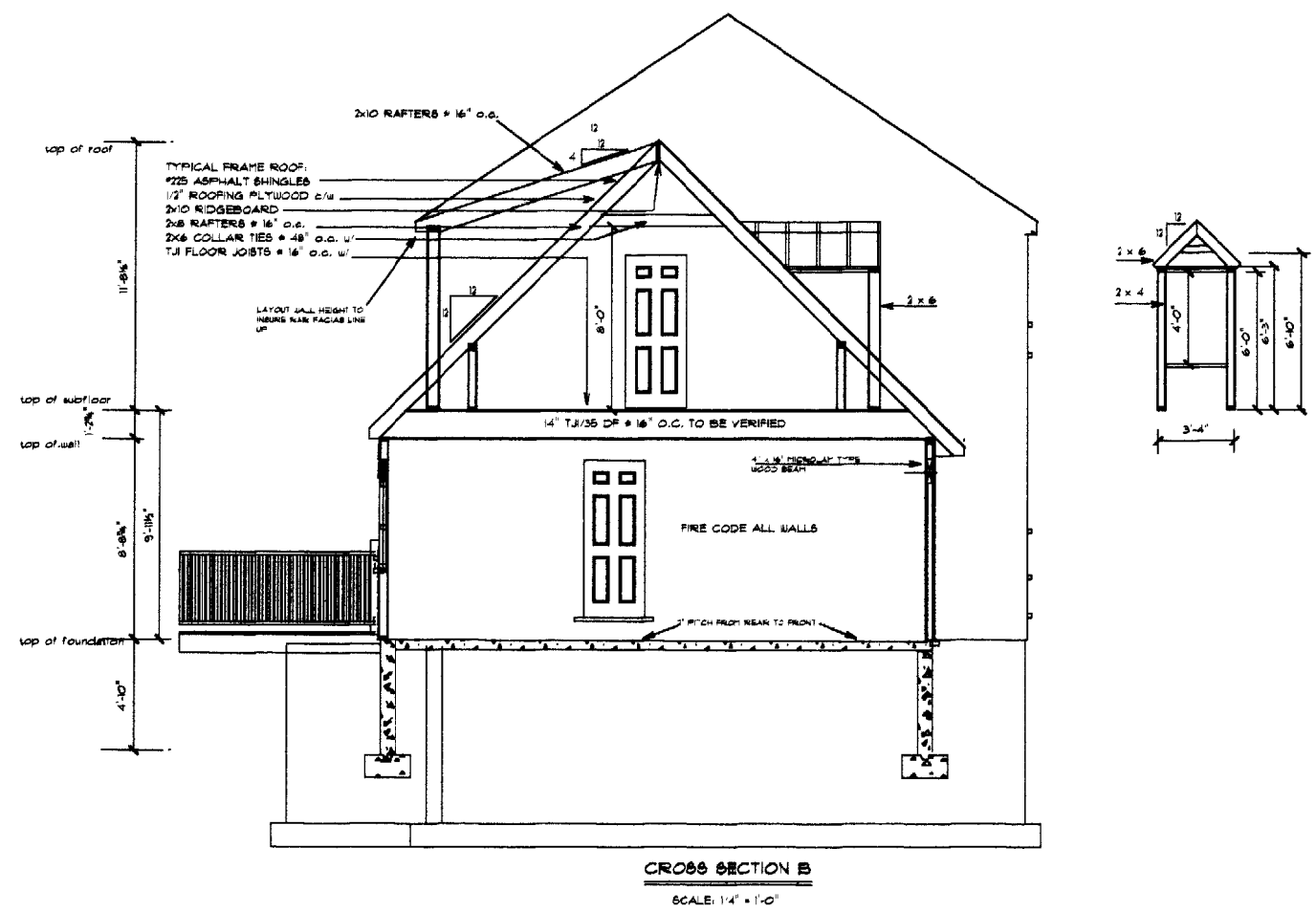
DRAWING NUMBER
2230 R



TYPICAL FRAME WALL SECTION -
 DETAIL W08 SCALE: N.T.S.

A. E. BROWN CO. INC.
 14 ANCHORAGE PLACE
 SOUTH PORTLAND ME. 04106

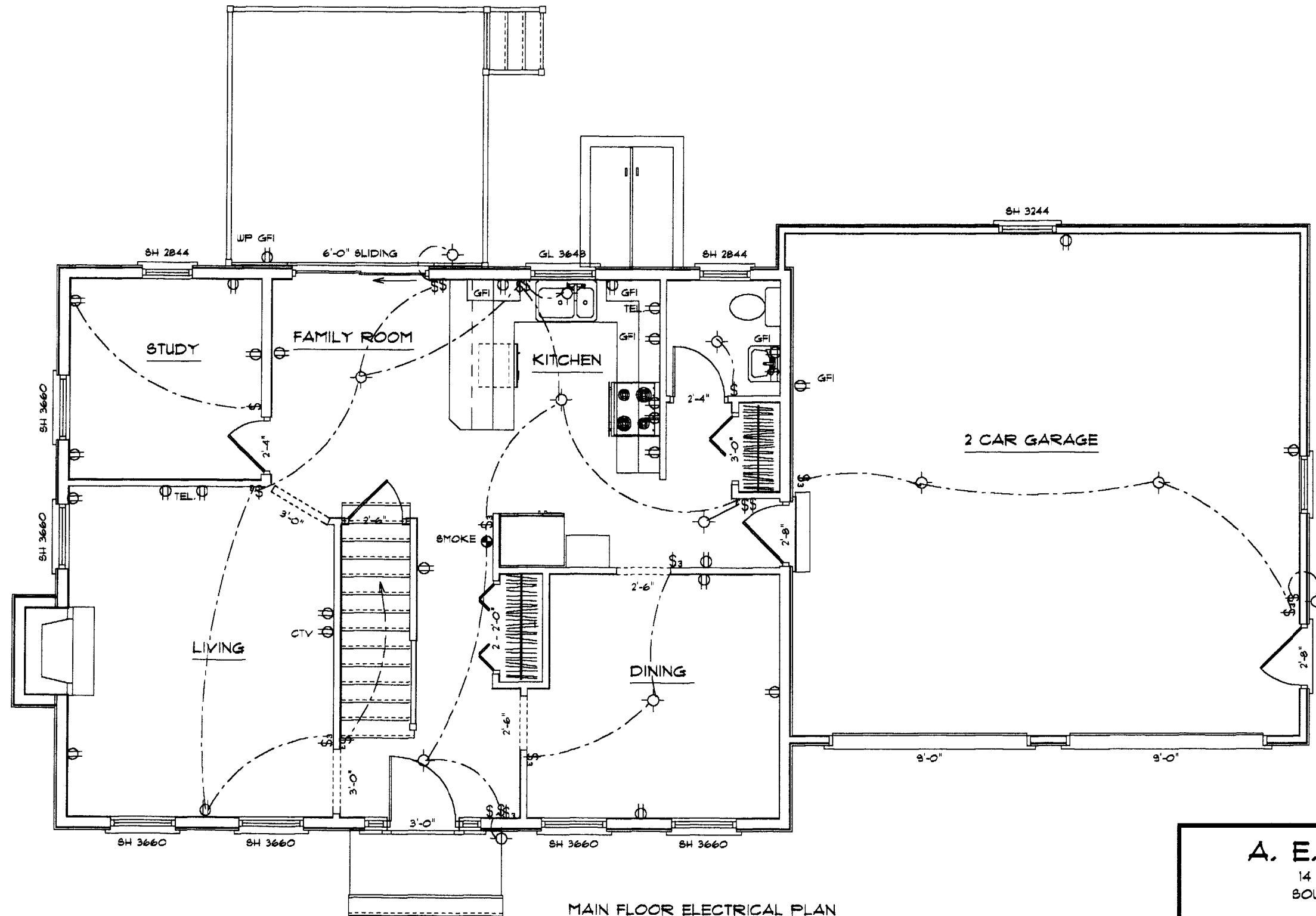
SCALE 1/8" = 1'	APPROVED	DRAWN BY
DATE		REVISED
DRAWING NUMBER 2230 R		



CROSS SECTION B
SCALE: 1/4" = 1'-0"

A. E. BROWN CO. INC.
 14 ANCHORAGE PLACE
 SOUTH FORTLAND ME. 04106

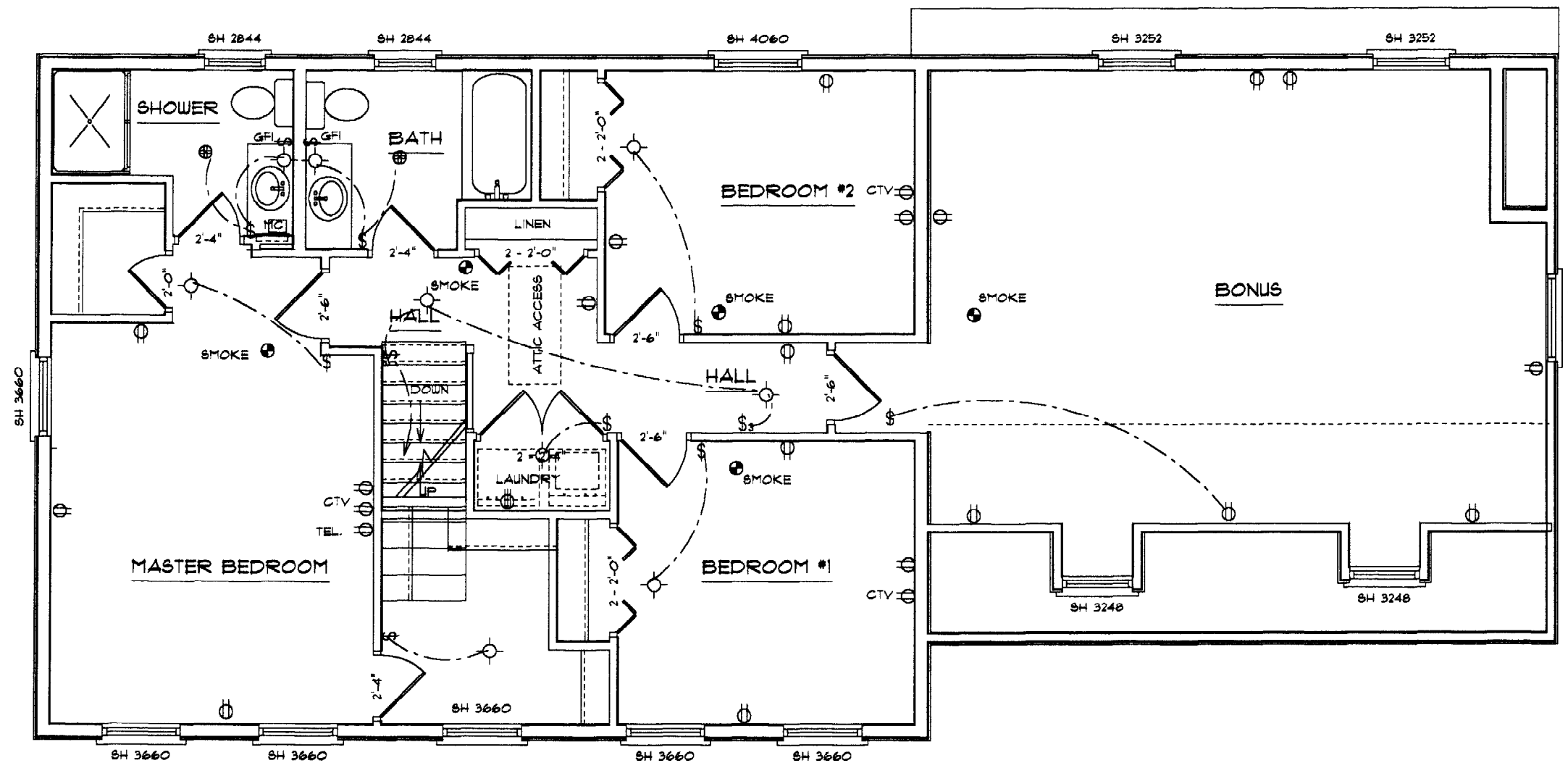
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DATE		REVISED
DRAWING NUMBER		2230 R



MAIN FLOOR ELECTRICAL PLAN

A. E. BROWN CO. INC.
 14 ANCHORAGE PLACE
 SOUTH PORTLAND ME. 04106

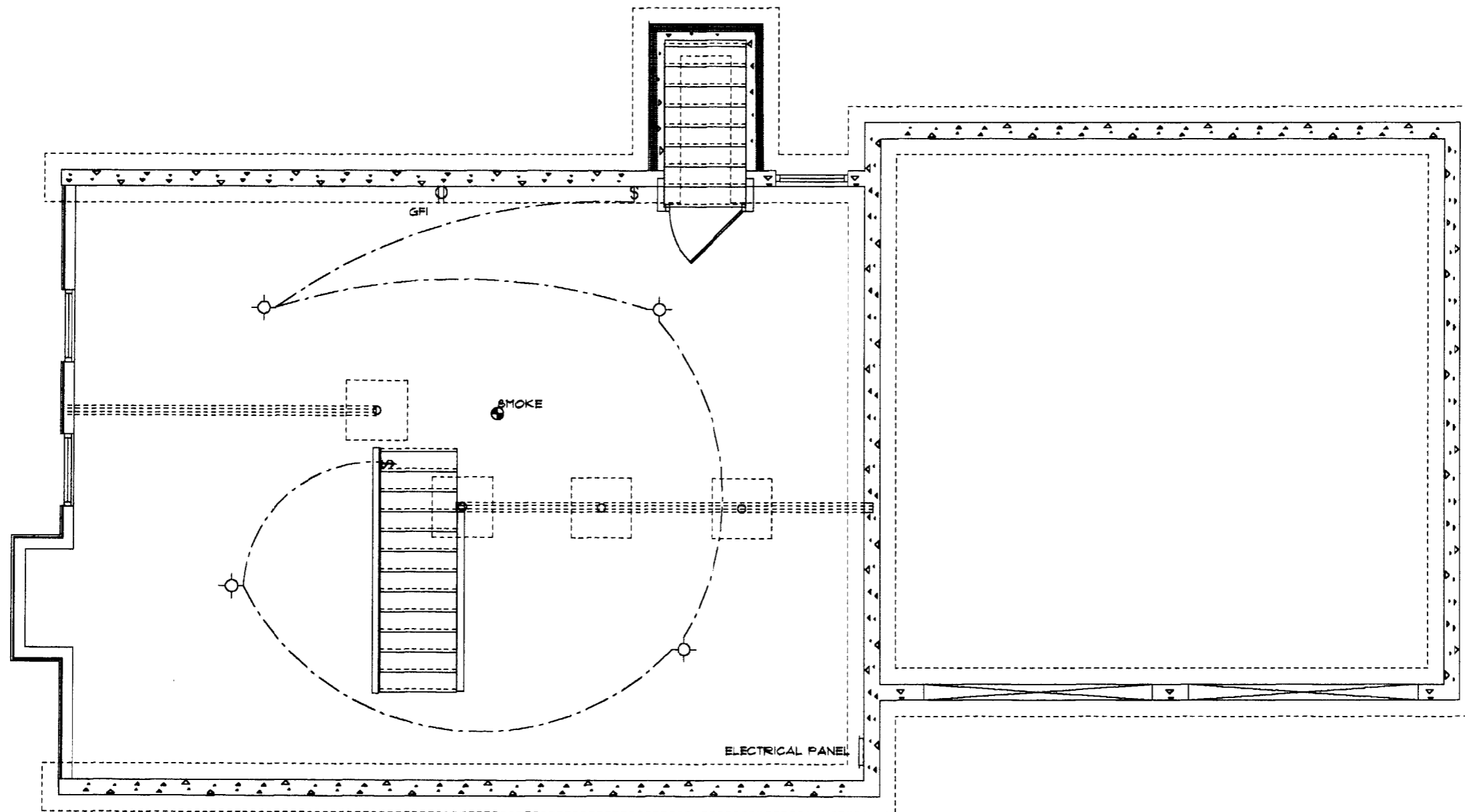
SCALE 1/8" = 1'	APPROVED	DRAWN BY
DATE		REVISED
DRAWING NUMBER		2230 R



2ND FLOOR ELECTRICAL PLAN

A. E. BROWN CO. INC.
 14 ANCHORAGE PLACE
 SOUTH PORTLAND ME. 04106

SCALE AS NOTED	APPROVED	DRAWN BY
DATE		REVISED
DRAWING NUMBER		2230 R

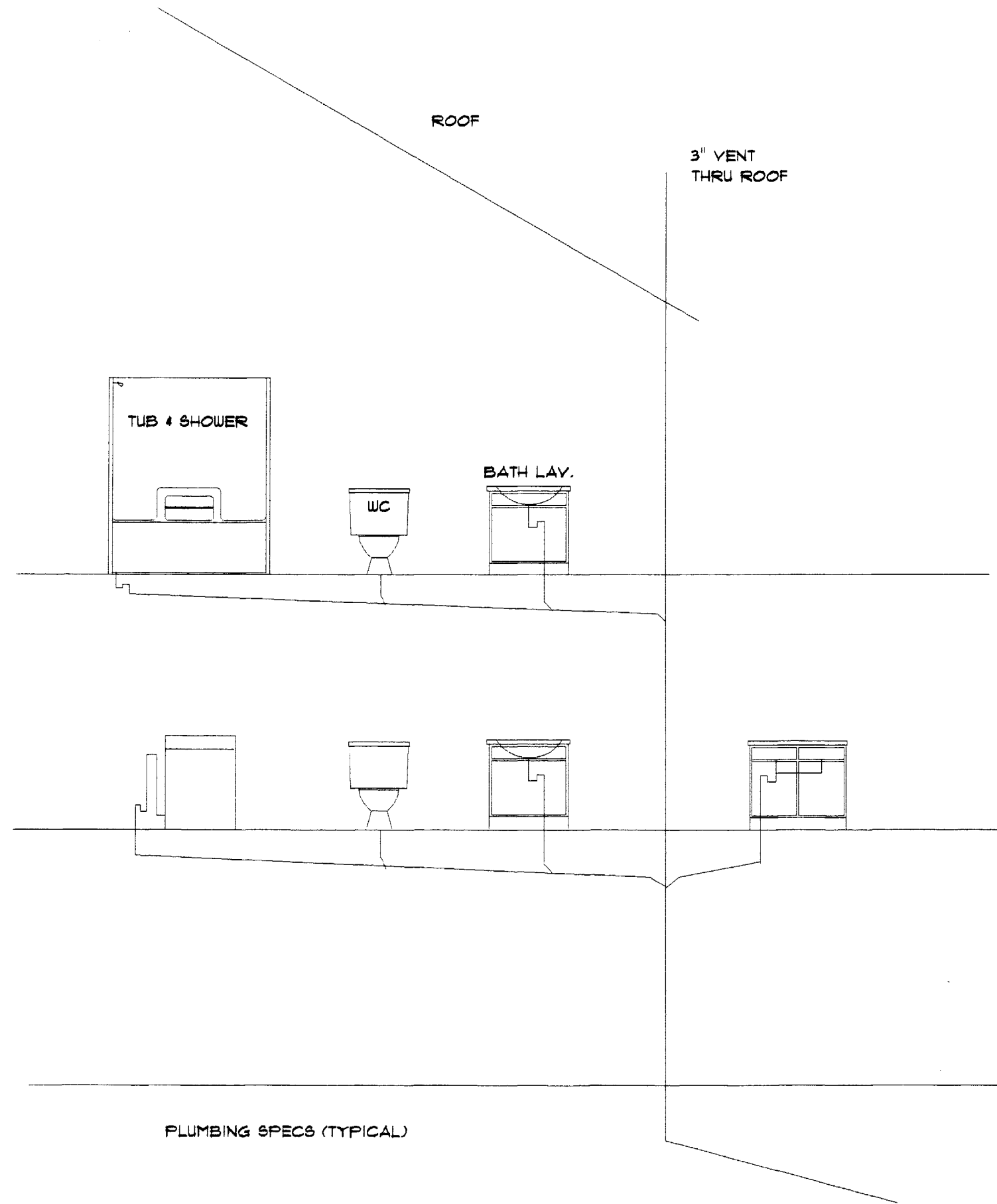


BASEMENT ELECTRICAL

A. E. BROWN CO. INC.
 14 ANCHORAGE PLACE
 SOUTH PORTLAND ME. 04106

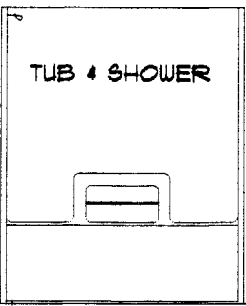
SCALE AS NOTED	APPROVED	DRAWN BY
DATE		REVISED

DRAWING NUMBER **2230 R**

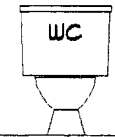


ROOF

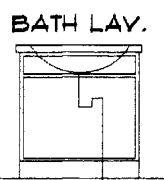
3" VENT
THRU ROOF



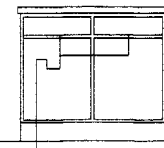
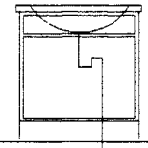
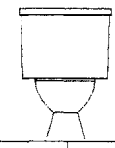
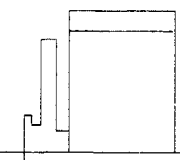
TUB & SHOWER



WC



BATH LAV.



PLUMBING SPECS (TYPICAL)

A. E. BROWN CO. INC.
 14 ANCHORAGE PLACE
 SOUTH PORTLAND ME. 04106

SCALE 1/8" = 1'	APPROVED	DRAWN BY
DATE		REVISED
DRAWING NUMBER		
2230 R		