

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

BUILDING INSPECTION

## PERMIT ISSUED

Please Read Application And Notes, If Any, Attached

Permit Number: 091112

OCT 30 2009

I hereby certify that Drinkwater Scott B /Atlantic Coast Construction

has been granted permission to New 1,885 square foot single family home with attached garage. City of Portland

located at 79 Longview Dr CB# 387 A010001

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

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

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise finished-in. 24 HOUR NOTICE IS REQUIRED.

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

### OTHER REQUIRED APPROVALS

Dept. \_\_\_\_\_

Health Dept. \_\_\_\_\_

Fire Board \_\_\_\_\_

Department Name

*Thomas W. Malley* 10/29/09  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 79 Longview Dr CBL 387 A010001

Issued to Drinkwater Scott B /Atlantic Coast Construction Date of Issue 01/11/2011

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. 09-1112, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Single Family Residence  
Use Group: R3  
Type: 5B  
IRC, 2003

**Limiting Conditions:**

This is a temporary C of O that expires on 02/04/11 for compliance of building code requirements.

This certificate supersedes  
certificate issued

Approved:

01/11/11  
(Date)

Inspector

Inspector of Buildings for T.A.M.

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.

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY )

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

**By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.**

**A Pre-construction Meeting will take place upon receipt of your building permit.**

  X   **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

  X   **Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space**

  X   **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

  X   **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.**  
**NOTE: There is a \$75.00 fee per inspection at this point.**

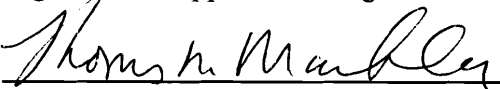
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

**If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**

  
\_\_\_\_\_  
Signature of Applicant/Designee

10/30/09  
Date

  
\_\_\_\_\_  
Signature of Inspections Official

10/29/09  
Date

**City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

|                       |             |                     |
|-----------------------|-------------|---------------------|
| Permit No:<br>09-1112 | Issue Date: | CBL:<br>387 A010001 |
|-----------------------|-------------|---------------------|

|   |   |  |                        |
|---|---|--|------------------------|
| Location of Construction:<br>79 Longview Dr | Owner Name:<br>Drinkwater Scott B               | Owner Address:<br>31 Panoramic View Drive                | Phone:<br>207-650-1651 |
| Business Name:                              | Contractor Name:<br>Atlantic Coast Construction | Contractor Address:<br>1651 Broadway Suite B So Portland | Phone:<br>2073186244   |
| Lessee/Buyer's Name                         | Phone:  | Permit Type:<br>Single Family                            | Zone:<br>R-2           |

|   |   |  |   |                               |
|---|---|--|---|-------------------------------|
| Past Use:<br>Vacant Land  | Proposed Use:<br>New 1,885 square foot single family home with attached garage. | Permit Fee:<br>\$1,945.00  | Cost of Work:<br>\$185,000.00                     | CEO District:<br>5            |
| Proposed Project Description:<br>New 1,885 square foot single family home with attached garage.   |   | FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION:<br>Use Group: R3 Type: SB<br>IRC 2003 |                               |
|   |   | Signature: <i>dm 10/29/09</i>  |   | Signature: <i>dm 10/29/09</i> |
| PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)<br>Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied<br>Signature: _____ Date: _____ |   |  |   |                               |

|                        |                                 |                        |
|------------------------|---------------------------------|------------------------|
| Permit Taken By:<br>gg | Date Applied For:<br>10/05/2009 | <b>Zoning Approval</b> |
|------------------------|---------------------------------|------------------------|

- 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**

**OCT 30 2009**

**City of Portland**

| Special Zone or Reviews  | Zoning Appeal                            | Historic Preservation   |
|--|--|---|
| <input type="checkbox"/> Shoreland <i>N/A</i>  | <input type="checkbox"/> Variance        | <input checked="" type="checkbox"/> Not in District or Landmark |
| <input type="checkbox"/> Wetland <i>N/A</i>  | <input type="checkbox"/> Miscellaneous   | <input type="checkbox"/> Does Not Require Review                |
| <input type="checkbox"/> Flood Zone<br><i>Panel 2 - Zone X</i>                                     | <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Requires Review                        |
| <input type="checkbox"/> Subdivision   | <input type="checkbox"/> Interpretation  | <input type="checkbox"/> Approved                               |
| <input checked="" type="checkbox"/> Site Plan<br><i>2009-0072</i>                                  | <input type="checkbox"/> Approved        | <input type="checkbox"/> Approved w/Conditions                  |
| Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> | <input type="checkbox"/> Denied          | <input type="checkbox"/> Denied<br><i>ABM</i>                   |
| Date: _____  | Date: _____                              | Date: _____   |

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

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

11-20-09 - OK = footing/slabwork - (footing covered waiting for rain to stop) 4/5/11  
(Rock/Drain tile/Rebar)

12-4-09 OK - Backfill - (stone-drain tile - silt fence, waterproofering, etc)

5-10-10 OK to close in. need more plumbing plates, and elec boxes.  
NLA. Check stairs for  $7\frac{3}{4} + 10''$  at final. All  
lead run OK at this inspection

11/23/10 NOT ready, LT fixtures missing, splices exposed,  
GFCI Protect The Garage Door opening BKL

1-14-11 Temp CO OK Pending Handrails to code +  
gas header in garage ceiling. DWM

1-4-11 CO OK DWM

**Memorandum**  
**Department of Planning and Urban Development**  
**Planning Division**

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TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: October 21, 2010

RE: C. of O. for # 79 Longview Drive, Drinkwater Single Family  
(Id#2009-0072) (CBL 387 A 010001)

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After visiting the site, I have the following comments:

Site work complete:

**At this time, I recommend issuing a Permanent Certificate of Occupancy.**

Cc: Inspection Services Manager  
File: Barbara Barhydt, Development Review Services Manager  
File: Urban Insight

Applicant: Scott Drankwater

Date: 10/7/09

Address: 79 Longview Dr.

C-B-L: 387-A-010  
Permit # - 09-1112

CHECK-LIST AGAINST ZONING ORDINANCE

\* Revised site plan 10/23/09

Date - new

Zone Location - R-2

Interior or corner lot - interior

Proposed Use/Work - build new single family home

Sevage Disposal - public

Lot Street Frontage - 50' min. - 100.15' given

Front Yard - 25' min. - ~~25.35' given~~ \* 28.35' on revised (OK)

Rear Yard - 25' min. - ~~30.73' given~~ \* 27.23' on revised (OK)

Side Yard - 2 story - 14' min. - right side 16.36' given OK  
left side 16.5' given OK

Projections -

Width of Lot - 80' min. - 100' scaled

Height - 35' max - 30' from lowest point (scaled)

Lot Area - 13,000 sq ft min. - 13,000 sq ft

Lot Coverage Impervious Surface - 20% = 2,600 sq ft

Area per Family - 13,000 sq ft

Off-street Parking - 2 spaces required - garage is 26' x 27' (OK)

Loading Bays - N/A

Site Plan - minor / minor 2009-0072

Shoreland Zoning / Stream Protection - N/A

Flood Plains - panel 2 - 2009

$28 \times 55 = 1540$   
 $2 \times 14 = 28$   
 $2 \times 14 = 28$   
 $17 \times 12 = 204$   
 $\frac{1}{2} (5 \times 9) = 22.5$   
 $13 \times 12 = 156$   
 $\frac{1}{2} (9 \times 4) = 18$   
 $\frac{1}{2} (7 \times 2) = 7$   
1851 OK

**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

|                              |  |                            |
|------------------------------|--|----------------------------|
| <b>Permit No:</b><br>09-1112 | <b>Date Applied For:</b><br>10/05/2009 | <b>CBL:</b><br>387 A010001 |
|------------------------------|--|----------------------------|

|  |  |   |                                 |
|--|--|---|---------------------------------|
| <b>Location of Construction:</b><br>79 Longview Dr | <b>Owner Name:</b><br>Drinkwater Scott B               | <b>Owner Address:</b><br>31 Panoramic View Drive                | <b>Phone:</b><br>207-650-1651   |
| <b>Business Name:</b>                              | <b>Contractor Name:</b><br>Atlantic Coast Construction | <b>Contractor Address:</b><br>1651 Broadway Suite B So Portland | <b>Phone:</b><br>(207) 318-6244 |
| <b>Lessee/Buyer's Name</b>                         | <b>Phone:</b>  | <b>Permit Type:</b><br>Single Family                            |                                 |

|  |  |
|--|--|
| <b>Proposed Use:</b><br>New 1,885 square foot single family home with attached garage. | <b>Proposed Project Description:</b><br>New 1,885 square foot single family home with attached garage. |
|--|--|

**Dept:** Zoning      **Status:**      **Reviewer:** Ann Machado      **Approval Date:**      **Ok to Issue:**

- Note:**
- 1) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed structure, it may be required to be located by a surveyor.
  - 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
  - 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tom Markley      **Approval Date:** 10/29/2009      **Ok to Issue:**

- Note:**
- 1) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
  - 2) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
  - 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
  - 4) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.

**Dept:** DRC      **Status:** Approved with Conditions      **Reviewer:** Philip DiPierro      **Approval Date:** 10/28/2009      **Ok to Issue:**

- Note:**
- 1) Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily.
  - 2) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions, including the installation of a drywell or other acceptable measures required to mitigate potential drainage issues or problems.
  - 3) A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
  - 4) A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext. 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
  - 5) 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.



|  |  |   |                                |
|--|--|---|--------------------------------|
| <b>Location of Construction:</b><br>79 Longview Dr | <b>Owner Name:</b><br>Drinkwater Scott B               | <b>Owner Address:</b><br>31 Panoramic View Drive                | <b>Phone:</b><br>207-650-1651  |
| <b>Business Name:</b>                              | <b>Contractor Name:</b><br>Atlantic Coast Construction | <b>Contractor Address:</b><br>1651 Broadway Suite B So Portland | <b>Phone</b><br>(207) 318-6244 |
| <b>Lessee/Buyer's Name</b>                         | <b>Phone:</b>  | <b>Permit Type:</b><br>Single Family                            |                                |

- 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) 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.
- 8) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

**Comments:**

10/7/2009-amachado: Need more information on front entry & patio. Emailed Phil that done my intial review. Waiting for Phil to complete his intial review.

10/15/2009-amachado: Spoke to Scott Drinkwater. Asked him about the patio. He said that it is going to be pavers on grass. I told him that we need the footprint of the front porch drawn on the siteplan. He also said that there is an overhang on the living room roof which scales at 2'3", so the front setback has to be to the edge of the roof. The overhang should be indicated on the siteplan. Phil also talked to him today, and he is sending Scott an email with the changes we need on the siteplan.

10/21/2009-amachado: Moving permit forward to plan reviewer/inspections for thier review. Can't sign off until receive revised siteplan.

10/23/2009-amachado: Received revised siteplan from Scott Drinkwater. Footprint has been moved back to account for the overhang. Still need the footprint of the porch drawn in. Phil did not have all of his issues addressed. Phil will call Scott and tell him what we still need.

10/29/2009-tm: called and left a message for Scott requeasing more info

#09 1112



# General 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: <sup>77-83</sup> Longview Drive   |   |   |
| Total Square Footage of Proposed Structure<br><b>1885</b>   |   | Square Footage of Lot<br><b>10113</b>                                     |
| Tax Assessor's Chart, Block & Lot<br>Chart# <b>387</b> Block# <b>A</b> Lot# <b>010</b>  | Owner:<br><b>Scott Drinkwater</b>   | Telephone:<br><b>207-650-1651</b>   |
| Lessee/Buyer's Name (If Applicable)   | Applicant name, address & telephone:<br><b>Scott Drinkwater<br/>31 Panoramic View Dr.<br/>Portland, ME 04103<br/>207-650-1651</b> | Cost Of Work: \$ <b>185,000</b><br>Fee: \$ <b>75.00</b><br>C of O Fee: \$ |
| Current legal use (i.e. single family) <u>single family</u> <input checked="" type="checkbox"/> <u>vacant</u> <input checked="" type="checkbox"/> | Bldg Fee <b>1,870.00</b>  |   |
| If vacant, what was the previous use? <u>none</u>   | Site Fee <b>30000</b>   |   |
| Proposed Specific use: <u>Single Fam. 14</u>  | C of O Fee <b>75.00</b>   |   |
| Is property part of a subdivision? _____ If yes, please name _____  | TOTAL <b>2245.00</b>  |   |
| Project description:<br><b>garage 26' x 28' attached included in structure<br/>no deck</b>  |   |   |
| Contractor's name, address & telephone: <b>Atlantic Coast Construction, 1651 Broadway, Suite B<br/>So. Portland, ME 04106</b>                     |   |   |
| Who should we contact when the permit is ready: <b>Scott Drinkwater</b>   |   |   |
| Mailing address:  | Phone: <b>207-650-1651</b>  | <b>207-318-6244</b>   |
| <b>OCT 5 2009</b>   |   |   |
| <b>RECEIVED</b>   |   |   |
| <b>Dept. of Building Inspections</b>  |   |   |

Please submit all **City of Portland, Maine** defined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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: <b>Scott O. Drinkwater</b> | Date: <b>10-5-09</b> |
|--|----------------------|

This is not a permit; you may not commence ANY work until the permit is issued.

79 Longview DRIVE

387-A-010-001

Permit # 09-1112

| ONE AND TWO FAMILY   | PLAN REVIEW  | CHECKLIST                                 |           |      |
|--|--|---|-----------|------|
| Soil type/Presumptive Load Value (Table R401.4.1) _____  |  |   |           |      |
| Component  | Submitted Plan   | Findings                                  | Revisions | Date |
| <b>STRUCTURAL</b><br>Footing Dimensions/Depth<br>(Table R403.1 & R403.1(1),<br>(Section R403.1 & R403.1.4.1) | 12x24 Footing 8" Concrete<br>Wall                                      | OK  |           |      |
| 2<br>Foundation Drainage, Fabric, Damp proofing<br>(Section R405 & R406)                                     | Damp proofing 4" perimeter<br>DRAINS - must be Stone-<br>Kicker fabric | ( per Scott in phone call<br>10/29/05) 7m | OK        |      |
| Ventilation/Access (Section R408.1 & R408.3)<br>Crawls Space ONLY  | NA   | OK  |           |      |
| Anchor Bolts/Straps, spacing (Section R403.1.6)  | 5/8 Anchor Bolt 48" OC 6" end  | OK  |           |      |
| Lally Column Type (Section R407)   | 30x30x12 concrete p's w/<br>Concrete filled lally's                    | OK  |           |      |
| Girder & Header Spans (Table R 502.5(2))   |  | OK  |           |      |
| Built-Up Wood Center Girder<br>Dimension/Type  | 7x9 1/2 parallel 6x6 posts   | OK  |           |      |
| Sill/Band Joist Type & Dimensions  | 2 (2x6) sill plate   | OK  |           |      |
| First Floor Joist Species<br>Dimensions and Spacing<br>(Table R502.3.1(1) & Table R502.3.1(2) )              | 9 1/2 - 230 TRUSS JOIST 6 16" OC<br>(12" OC where noted)               | OK  |           |      |
| Second Floor Joist Species<br>Dimensions and Spacing (Table R502.3.1(1) &<br>Table R502.3.1(2) )             | 9 1/2 X - 230 TRUSS JOIST 16" OC                                       | OK  |           |      |
| Attic or additional Floor Joist Species<br>Dimensions and Spacing (Table R802.4(1)<br>and R802.4(2))         | TRUSSES 12" OC   | OK  |           |      |

|   |   |    |
|---|---|----|
| Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8))<br>Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1) | 12:4 pitch<br>2x12 Rafters 16" oc<br>Connections per IRC 2003 | OK |
| Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))   | 5/8 Roof Sheathing<br>3/4 Floor Sheathing                     | OK |
| Fastener Schedule (Table R602.3(1) & (2))   | Per IRC 2003  | OK |
| <b>Private Garage</b><br>(Section R309)<br>Living Space?<br>(Above or beside)   | YES   |    |
| Fire separation (Section R309.2)  | 5/8 Fire rated sheetrock -<br>all around                      | OK |
| Opening Protection (Section R309.1)   | Fire caulk openings   |    |
| Emergency Escape and Rescue Openings (Section R310)   | Egress windows  | OK |
| Roof Covering (Chapter 9)   | 5/8 Sheathing - Asphalt shingles<br>(Architectural)           | OK |
| Safety Glazing (Section R308)   | OK  | OK |
| Attic Access (Section R807)   | NA  | NA |
| Chimney Clearances/Fire Blocking (Chap. 10)   | OK (2 inches from<br>Flamables)                               | OK |
| Header Schedule (Section 502.5(1) & (2))  | Per IRC 2003  | OK |
| Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration                          | R-20 Floors - R-20 Walls<br>R-47 ceilings                     | OK |

|  |   |    |
|--|---|----|
| Type of Heating System   |   |    |
| <b>Means of Egress</b> (Sec R311 & R312)                                 |   |    |
| Basement   | 1   |    |
| Number of Stairways  | 2   |    |
| Interior   | 2   | OK |
| Exterior   | 1   |    |
| Treads and Risers<br>(Section R311.5.3)                                  | 10" min tread 7/8 rise  | OK |
| Width (Section R311.5.1)   | 6"8 min   | OK |
| Headroom (Section R311.5.2)  |   | OK |
| Guardrails and Handrails<br>(Section R312 & R311.5.6 - R311.5.6.3)       | Guards 36" - Handrails 34-38  |    |
| Smoke Detectors (Section R313)<br>Location and type/Interconnected       | each bedroom - interconnected<br>Hardwired - Battery Back up<br>common areas - each level | OK |
| Draftstopping (Section R502.12) and<br>Fireblocking (Section (R602.8)    | per IRC 2003  | OK |
| Dwelling Unit Separation (Section R317) and<br>IBC - 2003 (Section 1207) | NA  |    |
| Deck Construction (Section R502.2.1)                                     | NA  | NA |

## **Ann Machado - New Single family home - 79 Longview**

**From:** Ann Machado  
**To:** Philip DiPierro  
**Date:** 10/7/2009 4:16 PM  
**Subject:** New Single family home - 79 Longview

Phil -

I've done my initial review for 79 Longview Drive, siteplan 2009-0072. I need more information about the front entry & patio.

Let me know when your review is complete.

Thanks.

Ann

**Ann Machado - Fwd: Re: 79 Longview Drive Single Family Review - Revision List**

**From:** Philip DiPierro  
**To:** scott@actionelectricmaine.com  
**Date:** 10/15/2009 4:44 PM  
**Subject:** Fwd: Re: 79 Longview Drive Single Family Review - Revision List  
**CC:** Machado, Ann

Hi Scott, it was a pleasure meeting with you today. As was discussed, following are the comments on your site plan, and the revisions that need to be made for approval.

Please contact me with any questions.

Thanks.

Philip DiPierro  
 Development Review Coordinator  
 City of Portland Planning Division  
 389 Congress Street  
 Portland, Maine 04101

Phone 207 874-8632  
 Fax 207 756-8258

>>> Ann Machado 10/15/2009 12:17:03 PM >>>  
 Phil -

I spoke to Scott Drinkwater.

On the site plan, I need

- the footprint of the front porch that extends over the patio.

- The living room roof has an overhang of 2' 3", so the front setback has to be measured from that, and the overhang should be indicated on the siteplan. The front setback has to be 25' from the front property line to the edge of the roof overhang, so the building footprint might have to be moved back.

Ann

>>> Philip DiPierro 10/15 10:49 AM >>>

Hi Ann, following are my comments for the site plan review of this project. Feel free to add to it and I will forward it to the applicant.

- The grading plan needs to be revised so that the drainage from the site does not impact the neighbors. The drainage should be pitched toward Longview Drive.
- Erosion control measures, ie. silt fence or EC mix, need to be shown on the site plan.
- The City needs confirmation that the sewer connection can be made into the easement area. Please submit a copy of the deed.
- 2 Street trees meeting the City's minimum standards need to be shown on the site plan.

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

2009-0072  
Application I. D. Number

10/5/2009  
Application Date

**Drinkwater Scott B**  
Applicant  
**Po Box 10932 , Portland , ME 04104**  
Applicant's Mailing Address

**New Singl Family**  
Project Name/Description

Consultant/Agent  
**Applicant Ph: (207) 650-1651 Agent Fax:**  
Applicant or Agent Daytime Telephone, Fax

**79 - 79 Longview Dr, Portland, Maine**  
Address of Proposed Site  
**387 A010001**  
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  Apt **0**  Condo **0**  Other (specify)

**0**

Proposed Building square Feet or # of Units      Acreage of Site      Proposed Total Disturbed Area of the Site      Zoning

**Check Review Required:**

- |   |   |  |  |
|---|---|--|--|
| <input type="checkbox"/> Site Plan (major/minor)          | <input type="checkbox"/> Zoning Conditional - PB  | <input type="checkbox"/> Subdivision # of lots | <input type="checkbox"/> Design Review         |
| <input type="checkbox"/> Amendment to Plan - Board Review | <input type="checkbox"/> Zoning Conditional - ZBA | <input type="checkbox"/> Shoreland             | <input type="checkbox"/> Historic Preservation |
| <input type="checkbox"/> Amendment to Plan - Staff Review | <input type="checkbox"/> Zoning Variance          | <input type="checkbox"/> Flood Hazard          | <input type="checkbox"/> Site Location         |
| <input type="checkbox"/> After the Fact - Major           | <input type="checkbox"/> Stormwater               | <input type="checkbox"/> Traffic Movement      | <input type="checkbox"/> Housing Replacement   |
| <input type="checkbox"/> After the Fact - Minor           | <input type="checkbox"/> PAD Review               | <input type="checkbox"/> 14-403 Streets Review | <input type="checkbox"/> Other                 |

Fees Paid:    Site Plan    **\$50.00**    Subdivision    Engineer Review    **\$250.00**    Date    **10/7/2009**

**Building 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

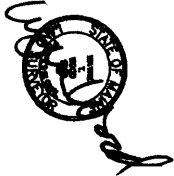
\* No building permit may be issued until a performance guarantee has been submitted as indicated below

- |   |                |  |                 |
|---|----------------|--|-----------------|
| <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 | 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 |
| <input type="checkbox"/> Defect Guarantee Released          | date           | signature  |                 |



Patriot Lane

Maple St  
Patriot Lane  
(10/17/18)



Panoramic View Drive

**PLAN EXHIBITS**

1. "Maple St. Subdiv. Lot 21, 1977" recorded in the Cumberland County Registry of Deeds in Book 106 of page 6.
2. "Maple St. Subdiv. Lot 21, 1977" recorded in the Cumberland County Registry of Deeds in Book 106 of page 6.
3. "Longview Drive" dated Oct. 1, 1970, recorded in the Cumberland County Registry of Deeds in Book 106 of page 6.
4. "Maple St. Subdiv. Lot 21, 1977" recorded in the Cumberland County Registry of Deeds in Book 106 of page 6.
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**RECEIVED**

OCT 23 2009

Maple St  
Patriot Lane  
(10/17/18)

Maple St  
Patriot Lane  
(10/17/18)

**NOTES**

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Maple St  
Patriot Lane  
(10/17/18)

**LEGEND**

- Lot Line of the Parcel
- L/R Original Owner (AS/200) lot
- Survey Mark
- Utility Pole
- Water Shut off
- Hydrostatic Test
- Submerged Zone
- H/L — H/L or Perimeter of (1818/277) CDR Dred Substation
- S — Sewer Line
- H — Hydro Line
- P — Proposed 30" Storm
- PD — Panoramia Drive



**WAYNE**  
Civil Engineer  
Professional Seal No. 1111

**WOOD & CO.**  
Civil Engineer  
Professional Seal No. 2003

Dept. of Building Inspections  
City of Portland Maine