

D. Jordan

INSPECTION COPY - WHITE
 APPLICANT'S COPY - YELLOW
 FILE COPY - GOLDEN
 PERMIT ISSUED WITH LETTER
 Approved: *[Signature]*
 Inspector of Buildings

Condition: To remain 1-family
 no living space above garage with
 3rd floor layout

Maximum span: 1st floor, 2nd, 3rd, roof
 On centers: 1st floor, 2nd, 3rd, roof
 Joints and rafters: 1st floor, 2nd, 3rd, roof
 Studs (outside walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span over 8 feet.
 Girders: Size, Columns under girders, Max. on centers
 Corner posts: Sills, Girt or ledger board? Size
 Framing lumber - Kind, Dressed or full size?
 No. of chimneys: Material of chimneys, of lining
 Kind of roof: Rise per foot, Roof covering
 Material of underpinning: Height, Thickness
 Material of foundation: Thickness, top, bottom, cellar
 Size, front depth: No. stories, solid or filled land? earth or rock?
 Height average grade to top of plate: Height average grade to highest point of roof
 Is any plumbing involved in this work? Is any electrical work involved in this work?

Details of New Work

PERMIT ISSUED WITH LETTER

-- plywood decking flooring on 2nd floor of garage --

Description of Proposed Work

Increased cost of work: \$25
 Last use: No. families
 Proposed use of building: 1-fam w garage, No. families
 Architect: Plans filed, No. of sheets
 Contractor's name and address: Telephone
 Lessee's name and address: 15 Mendall St - Ptd ME 04103, Telephone
 Owner's name and address: Scott C Smith, 878-8910, Telephone
 Location: 19 Alice St, Dist. No.
 Within Fire Limits?
 The undersigned hereby applies for amendment to Permit No. 960215 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

PERMIT ISSUED
 MAY 15 1996
 CITY OF PORTLAND

960385
 APPLICATION FOR AMENDMENT TO PERMIT
 Amendment No. 1
 Portland, Maine, 5/10/96



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

Location of Construction: 19 Alice St Owner: Scott and Joan Smith Phone: 878-8910
 Lot 1 Alice Woods
 12 Mendall Street Lease/Buyer's Name: _____ Phone: _____ Business Name: _____

Contractor Name: Silver Ridge Custom Homes Address: P. O. Box 437, Raymond, 04071 Phone: 655-3136/821-3270/pager
 Past Use: _____ Proposed Use: Single family dwelling COST OF WORK: \$ 185,000.00 PERMIT FEE: \$ 245-

Var. cant lot
 FIRE DEPT: Approved Denied INSPECTION: Use Group 93
 Signature: _____ Date: _____ Signature: 0004921

Proposed Project Description: Single family dwelling as per plans
 PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
 Action: Approved Denied Approved with Conditions Denied
 Signature: _____ Date: _____

Permit Taken By: Victoria A Dover Date Applied For: March 19, 1996
 Permit No: 960215
 APR - 2 1996
 PERMIT ISSUED
 Zoning: RESIDENTIAL

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



Phone when ready

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 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.
 29 March 1996 - Permit Routed
 P. O. Box 437, Raymond, ME 04071 655-3136 March 19, 1996

SIGNATURE OF APPLICANT: Victoria A Dover ADDRESS: _____ DATE: _____ PHONE: _____
 SIGNATURE OF APPLICANT: Steve Hayvey ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK TITLE: _____ PHONE: _____
 White-Permit #3K Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Special Zone or Reviews:
 Shoreland Wetland Flood Zone Subdivision Site Plan major/minor mm

Zoning Appeal
 Variance Miscellaneous Conditional Use Interpretation Approved Denied

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

Action:
 Approved Approved with Conditions Denied Pending
 Date: 3/19/96

CEO DISTRICT #7
D Jordan



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 19 Alice St (Lot #1)

Issued to Scott & Joan Smith

Date of Issue 02 August 1996

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. 960215, 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

APPROVED OCCUPANCY

Entire

Single Family dwelling

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

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.

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

Location of Construction: 19 Alice Woods 19 Alice St		Owner: Scott and Joan Smith		Phone: 878-8910		Permit No: 960215	
Contractor Address: 12 Wendell Street		Lease/Buyer's Name:		Phon.:		Business Name:	
Contractor Name: Silver Edge Co Stone Homes		Address: P. O. Box 437, Raymond, 04071		Phone: 655-3136/821-3270		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED APR - 2 1996 CITY OF PORTLAND Zone: CBL </div>	
Past Use: Vacant lot		Proposed Use: Single family dwelling		COST OF WORK: \$ 185,000.00		PERMIT FEE: \$ 945.00	
Proposed Project Description: Single family dwelling as per plans		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: 2B Type: 50		Signature: [Signature] Signature: [Signature]	
Permit Taken By: Victoria A Dover		Date Applied For: March 19, 1996		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature: _____ Date: _____ Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.				Zoning Appeal <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			
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 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.				29 March 1996 - Permit Routed P. O. Box 437, Raymond, ME 04071 655-3136 March 19, 1996			
SIGNATURE OF APPLICANT: [Signature]		ADDRESS:		DATE:		PHONE:	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE:						PHONE:	

PERMIT ISSUED WITH LETTER

CEO DISTRICT #7
 [Signature]

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

COMMENTS

4-12-96 - Foundation in no modification? / Flgs + drainage tile look OK 8" walls
 Setbacks appear OK / Plumbing under slab / OK / Deck to be installed in rear
 5-8-96 - Framing underway OK / 5-28-96 - Plumbing rough in / Air test today @
 DM / Framing / I-Beam in garage need design Prot. letter / 2x8 Fl Joist in garage and fl
 have been changed to 2x10-16"oc / leave unhabitable space for cat O. / Masonry work
 just starting for chimney / Air test OK for heat. + water
 8-1-96 - need I-Beam letter for next wk, stairs, others basement / Garage
 sub-M - 21 + Heating + plumbing permits

736-0277

Inspection Record

Type	Date
Foundation: <u>OK</u>	<u>4-12-96</u>
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Dave Jordan, Code Enforcement Officer
FROM: James Seymour, Acting Development Review Coordinator *JRS*
DATE: August 2, 1996
SUBJECT: Permanent Certificate of Occupancy for 19 Alice Street

I have reviewed the single family residence at 19 Alice Street and believe it would be acceptable to issue a permanent Certificate of Occupancy.

cc: Kathi Staples PE, City Engineer

0\PLAN\CORRESP\DR\PERM\C\19 ALICE.SAP

Applicant: Steve Harvey Date: 4/1/96
Address: 19 Alice St (Lot 1 Alice Woods)
Assessors No.:

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New
Zone Location - R-2
Interior or corner lot -
Use - single family dwelling with attached garage
Sewage Disposal - City
Rear Yards - 25' req 35'± shown
Side Yards - 1 1/2 stories → 12' req & 2 stories 14' req / 22' shown on garage side? 19' shown on house side
Front Yards - 25' req - 49'± shown
Projections - rear deck not shown on plot plan - side chimney 15' shown
Height - 2 story house - 1 1/2 story garage
Lot Area - 10,000 # req - 12,955 # shown
Building Area - max 20% of lot area
Area per Family - 10,000 # req
Width of Lot - 80' req - 113.52' shown
Lot Frontage - 50' req - 113.52' shown
Off-street Parking - 2 car garage
Loading Bays - N/A
Site Plan - minor/minor
Shoreland Zoning - N/A
Flood Plains - N/A

960385

PERMIT ISSUED

MAY 15 1996

CITY OF PORTLAND



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1

Portland, Maine, 5/10/96

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 950215 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 19 Alice St. Within Fire Limits? Dist. No.
Owner's name and address Scott C Smith 978-9910 Telephone
Lessee's name and address 15 Wendall St- Portland ME 04103 Telephone
Contractor's name and address Telephone
Architect Plans filed No. of sheets
Proposed use of building 1-fam w garage No. families
Last use No. families
Increased cost of work Additional fee \$25

Description of Proposed Work

plywood decking flooring on 2nd floor of garage

R-2

PERMIT ISSUED WITH LETTER

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Material of underpinning Height Thickness
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining
Framing lumber - Kind Dressed or full size?
Corner posts Sills Girt or ledger board? Size
Girders Size Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span over 8 feet.
Joints and rafters: 1st floor, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof

Approved: Condition: To remain 1-family
No living space above garage without
Amendment showing floor layout
Signature of Owner

INSPECTION COPY - WHITE
APPLICANT'S COPY - YELLOW
FILE COPY - PINK
ASSESSOR'S COPY - GOLDEN
Approved: Inspector of Buildings

PERMIT ISSUED WITH LETTER

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

May 15, 1996

Scott C. Smith
15 Wendall Street
Portland, Maine 04103

RE: 19 Alice Street

Dear Scott,

Your application to place plywood flooring on the second floor of the garage at 19 Alice Street has been reviewed and a permit is herewith issued subject to the requirements listed below. This permit does not excuse the applicant from meeting applicable State and Federal laws.

Building Code Requirements

1. Your submitted plan does not show the proposed floor joist systems for this floor. Please submit the framing detail for approval before work begins.
2. Your submitted plan does not show how access will be obtained to the second floor, this also must be shown in detail.
3. This structure must remain a single family dwelling. No living space above the garage is allowed without obtaining additional permits.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

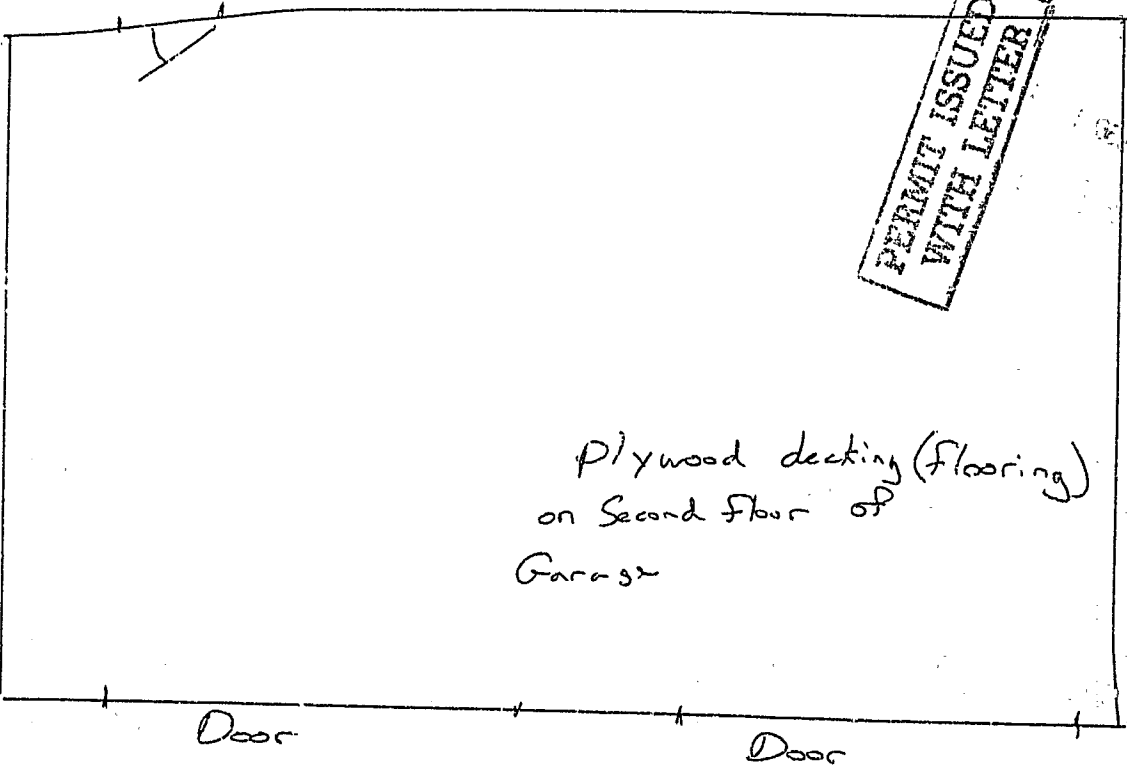
Sincerely,

A handwritten signature in dark ink, appearing to read 'P. Hoffses', written over a printed name.

P. Samuel Hoffses
Chief, Code Enforcement Division

19 Alice St.
Scott Smith

PERMIT ISSUED
WITH LETTER



PERMIT ISSUED
WITH LETTER

Plywood decking (Flooring)
on Second floor of
Garage

Door

Door



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

I. D. Number _____

Address: LOT 1 ALICE WOODS

Applicant: Scott and Joan Smith
Wendall Street, Portland, ME

Application Date: March 19, 1996

Applicant's Mailing Address: Silver Ridge Custom Homes
Consultant/Agent: 655-3136

Project Name/Description: Lot 1 ~~XXXXXXXXXX~~ Alice Woods
Address of Proposed Site: _____

Applicant or Agent Daytime Telephone, Fax: _____

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 Other (specify) _____

Proposed Building Square Feet or # of Units: 1872 sq ft GFC Acreage of Site: 12,955 sq. ft Zoning: R-2

Check Review Required:

- | | | | |
|---|--|---|--|
| <input 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 checked="" type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input checked="" type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan \$50.00 subdivision _____

Approval Status:

Approved Approved w/Conditions listed below Denied
Reviewer: Marge Schmuckel

1. The rear deck is NOT shown on the plot plan - It shall be no closer than 25' to the rear lot line.

Approval Date: 4/1/96 Approval Expiration: _____ date Extension to: _____ date 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 checked="" type="checkbox"/> Performance Guarantee Accepted	date _____	amount _____	expiration date _____
<input type="checkbox"/> Inspection Fee Paid	date _____	amount _____	
Performance Guarantee Reduced	date _____	remaining balance _____	signature _____
Performance Guarantee Released	date _____	signature _____	
Defect Guarantee Submitted	submitted date _____	amount _____	expiration date _____
Defect Guarantee Released	date _____	signature _____	

Pink - Building Inspections Blue - Development Review Coordinator Green - Fire Yellow - Planning 2/9/95 Rev 5 KT:DPUD



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

U. D. Number _____

Address: LOT 1 ALICE WOODS

Applicant Scott and Josi Smith
Wendall Strear, Portland, ME

March 19, 1996
Application Date

Applicant's Mailing Address
Silver Ridge Custom Homes

19 ALICE ST.
Project Name/Description
Lot 1 XXXX Alice Woods
Address of Proposed Site

Consultant/Agent
655-3136

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 Other (specify) _____

1872 sq ft GFC Proposed Building Square Feet or # of Units 12,955 sq. ft Acreage of Site _____ Zoning

Check Review Required:

- | | | | |
|--|--|---|--|
| <input 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 checked="" type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |
- Fees paid: site plan \$50.00 subdivision _____

Approval Status: _____ Reviewer JAMES SEYMOUR

- Approved Approved w/Conditions listed below Denied
- PLEASE SEE STANDARD CONDITIONS ATTACHED
 - A STONE TRENCH & PERFORATED PIPE DRAIN SHALL BE INSTALLED ALONG THE FRONT AND UNDER THE DRIVEWAY. DETAILS ARE TO BE SUBMITTED FOR APPROVAL
 - EROSION CONTROL MEASURE ARE ALSO NEEDED ACROSS SWALES AND THE FRONT OF THE LOT.
 - THE CONTRACTOR IS RESPONSIBLE FOR KEEP ALICE STREET CLEAN OF TRACKED SOILS DUE TO CONSTRUCTION RELATED ACTIVITY.

Approval Date 3/23/96 Approval Expiration 3/97 Extension to _____ Additional Sheets Attached

Condition Compliance James Seymour 3/28/96
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	
Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
Performance Guarantee Released	_____	_____	_____
	date	signature	
Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
Defect Guarantee Released	_____	_____	_____
	date	signature	

Pink - Building Inspections Blue - Development Review Coordinator Green - Fire Yellow - Planning 2/9/95 Rev5 KT.DPUD

Revised 07/95

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW (ADDENDUM)
CONDITIONS OF APPROVAL

APPLICANT: SCOTT & JOAN SMITH
ADDRESS: WENDALL STREET, PORTLAND, ME
SITE ADDRESS/LOCATION: 19 ALICE STREET LOT 1
DATE: 3/28/96

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to: increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW WILL BE ENFORCED FOR YOUR SITE PLAN

1. 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.
2. 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.
3. Your new street address is now 19 ALICE STREET, the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4. 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.
5. Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6. A sewer permit is required for your project. Please contact Carol Poliskey 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.

Inspection Services
P. Samuel Hoffes
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

April 2, 1996

Silver Ridge Custom Homes
P. O. Box 437
Raymond, Maine 04071

RE: 19 Alice Street (Lot 1)
Portland, Maine

Dear Sir,

Your application to construct a single family dwelling with attached garage has been reviewed and a permit is herewith issued subject to the requirements listed below. This permit does not excuse the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy will be issued until all requirements of this letter are met.

Site Plan Review Requirements

Building Code Requirements - The rear deck is not shown on the plot plan. It can be no closer than 25 feet to the rear lot line. - M. Schmuckal

Development Review Coordinator - a) Please see attached standard conditions
b) A stone trench and perforated pipe drain shall be installed along the front and under the driveway. Details are to be submitted for approval.
c) Erosion control measures are also required across swales and the front of the lot. d) The contractor shall be responsible for keeping Alice Street clean of tracked soil from the lot due to construction related activities.
- J. Seymour

Building Code Requirements

1. Please read and implement items 1, 2, 7, 9, 10, 11, 13, 14, 15, 16 and 17 of the attached Building Permit Report

2. Waterproofing and damp proofing must be done in accordance with Chapter 18, Section 1813 of the City's Building Code (The BOCA National Building Code/1993)

3. Roof construction shall be done in accordance with chapter 6 of the Building Code.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,



P. Daniel Hoffses
Chief, Code Enforcement Division

cc: M. Schmuckal, Asst C, Code Enf Div
J. Seymour, DRC

BUILDING PERMIT REPORT

DATE: April 2, 1996 ADDRESS: 19 Alice Street

REASON FOR PERMIT: Construct Single family dwelling

BUILDING OWNER: Scott and Joan Smith

CONTRACTOR: Silver Ridge Custom Homes APPROVED: Per items 1, 2, 7, 9, 10, 11, 13, 14, 15, 16, & 17

CONDITIONS OF APPROVAL

1. Before concrete for foundation is placed, approvals from Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precautions must be taken to protect concrete from freezing.
3. 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.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with selfclosers.
5. 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.
6. The boiler shall be protected by enclosing with one (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
7. 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 square feet.
8. 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.
9. 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 19, 919.3.2 (BOCA National Building Code/1993) and NFPA 101, Chapters 18 and 19. (Smoke detectors shall be installed and maintained at the following locations):
 - a. In the immediate vicinity of bedrooms
 - b. In all bedrooms
 - c. In each story within a dwelling unit, including basementsIn addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted.

10. 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/1993)
11. Guardrail and 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 inches, except Use Group R which is 36 inches. In occupancies in Use Group A, B, F-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 inches cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
12. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, Section and Subsections 1023. and 1024. of the City's Building Code. (The BOCA National Building Code/1993)
13. Stair construction in Use Group R-3 and R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum is 11" tread, and 7" maximum rise.
14. Headroom in habitable space is a minimum of 7'6".
15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
16. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued for demolition permit is granted.
17. 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".
18. 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 of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.

P. Samuel Hoffses
Chief, Inspection Services

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

April 2, 1996

Silver Ridge Custom Homes
P. O. Box 437
Raymond, Maine 04071

RE: 19 Alice Street (Lot 1)
Portland, Maine

Dear Sir,

Your application to construct a single family dwelling with attached garage has been reviewed and a permit is herewith issued subject to the requirements listed below. This permit does not excuse the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy will be issued until all requirements of this letter are met.

Site Plan Review Requirements

Building Code Requirements - The rear deck is not shown on the plot plan. It can be no closer than 25 feet to the rear lot line. - M. Schmuckal

Development Review Coordinator - a) Please see attached standard conditions
b) A stone trench and perforated pipe drain shall be installed along the front and under the driveway. Details are to be submitted for approval.
c) Erosion control measures are also required across swales and the front of the lot; d) The contractor shall be responsible for keeping Alice Street clean of tracked soil from the lot due to construction related activities.
- J. Seymour

Building Code Requirements

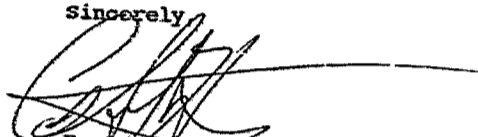
1. Please read and implement items 1, 2, 7, 9, 10, 11, 13, 14, 15, 16 and 17 of the attached Building Permit Report

2. Waterproofing and damp proofing must be done in accordance with Chapter 18, Section 1813 of the City's Building Code (The BOCA National Building Code/1993)

3. Roof construction shall be done in accordance with Chapter 6 of the Building Code.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,



P. Samuel Hoffses
Chief, Code Enforcement Division

cc: M. Schmuckal, Asst C, Code Enf Div
J. Seymour, DRC

BUILDING PERMIT REPORT

DATE: April 2, 1996 ADDRESS: 19 Alice Street

REASON FOR PERMIT: Construct Single family dwelling

BUILDING OWNER: Scott and Joan Smith

CONTRACTOR: Silver Ridge Custom Homes APPROVED: Per items 1, 2, 7, 9, 10, 11, 13, 14, 15, 16, & 1

CONDITIONS OF APPROVAL

1. Before concrete for foundation is placed, approvals from Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precautions must be taken to protect concrete from freezing.
3. 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.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with selfclosers.
5. 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.
6. The boiler shall be protected by enclosing with one (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
7. 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 square feet.
8. 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.
9. 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 19, 919.3.2 (BOCA National Building Code/1993) and NFPA 101, Chapters 18 and 19. (Smoke detectors shall be installed and maintained at the following locations):
 - a. In the immediate vicinity of bedrooms
 - b. In all bedrooms
 - c. In each story within a dwelling unit, including basementsIn addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted.

10. 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/1993)
11. Guardrail and 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 inches, except Use Group R which is 36 inches. 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 inches cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
12. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, Section and Subsections 1023. and 1024. of the City's Building Code. (The BOCA National Building Code/1993)
13. Stair construction in Use Group R-3 and R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum is 11" tread, and 7" maximum rise.
14. Headroom in habitable space is a minimum of 7'6".
15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
16. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final certificate of occupancy is issued for demolition permit is granted.
17. 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".
18. 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 of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.

P. Samuel Hoffses
Chief, Inspection Services

7. _____ A street opening permit(s) is required for your site. Please contact Carol Poliskey at 874-8300 , ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
8. ✓ As-built record information for sewer and stormwater service connections must be submitted to Parks and 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 building 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. ✓ A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for the drainage from the property.
12. ✓ The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
13. ✓ EROSION CONTROL MEASURES SHALL BE INSTALLED ALONG THE LOT FRONTAGE AND ACROSS PROPOSED SWALES. SILT FENCE AND/OR HAYBALES SHALL BE INSTALLED PRIOR TO EXCAVATION.

cc: Katherine Staples, P.E., City Engineer

14. ✓ THE APPLICANT WILL NEED TO INSTALL A FRENCH STONE DRAIN, OR INFILTRATION STONE TRENCH WITH PERFORATED PVC PIPE ACROSS THE LOT FRONT AND UNDER THE PROPOSED DRIVEWAY. THE APPLICANT SHALL SUBMIT A DETAIL FOR REVIEW PRIOR TO INSTALLATION.
15. ✓ → ANY CHANGE IN THE HOUSE LOCATION WILL REQUIRE A NEW SKETCH, COMPLETE WITH SET BACK DISTANCES AND THE HOUSE MUST REMAIN WITHIN THE BUILDING ENVELOPE.
16. ✓ ALL TRACKED SOILS FROM CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE SITE SHALL BE MAINTAINED DAILY AND SHALL BE THE CONTRACTORS RESPONSIBILITY TO KEEP THE STREET CLEAN OF SEDIMENTS AND DEBRIS.

ELECTRICAL PERMIT City of Portland, Me.

*Weymouth St
Portland
WEDNESDAY
5/22/96*



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 specification:

Date 4/17/96

LOCATION: 19 Alice Woods Dr

Permit # _____

OWNER Scott/Joan Smith ADDRESS _____

OUTLETS						TOTAL EACH FEE	
	98	Receptacles (number of)	73	Switches		Smoke Detector	171 .20 34.20
FIXTURES	60	incandescent	6	fluorescent			66 .20 13.20
		fluorescent strip					.20
SERVICES		Overhead				TTL AMPSTO 800	15.00
	x	Underground				800	200 15.00 15.00
TEMPORARY SERV.		Overhead				AMPS OVER 800	25.00
		Underground				800	25.00
METERS	1	(number of)					1 .00 1.00
MOTORS		(number of)					2.00
RESID/COM		Electric units					1.00
HEATING	1	oil/gas units					5.00 5.00
APPLIANCES	1	Ranges		Cook Tops		Wall Ovens	2.00
		Water heaters		Fans	1	Dryers	2.00
Disposals	1	Dishwasher		Compactors		Others (denote)	4 2.00 8.00
MISC. (number of)		Air Cond/win			1	m/cro wave	5.00
		Air Cond/cent					10.00
		Signs					5.00
		Pools					10.00
		Alarms/res					5.00
		Alarms/com					15.00
		Heavy Duty					2.00
		Outlets					
		Circus/Carnv					25.00
		Alterations					5.00
		Fire Repairs					15.00
		E Lights					1.00
		E Generators					20.00
		Panels					4.00
TRANSFORMER		0-25 Kva					5.00
		25-200 Kva					8.00
		Over 200 Kva					10.00
						TOTAL AMOUNT DUE	76.40
						MINIMUM FEE	25.00
						MINIMUM FEE/COMMERCIAL	35.00

INSPECTION: Will be ready _____ or will call

CONTRACTORS NAME Freeport Refrigeration Co

ADDRESS 78 Desert Rd- Freeport

TELEPHONE 865-1150

MASTER LICENSE No. Kevin Sawyer #17013

LIMITED LICENSE No. _____

SIGNATURE OF CONTRACTOR

Kevin Sawyer

ELECTRICAL INSTALLATIONS

Permit Number 17013
 Location 19 Alice woods LN
 Owner SAIT SMITH
 Date of Permit 4/17/96
 Final Inspection 5/22/96
 By Inspector [Signature]

INSPECTION: Service 5/22/96 by [Signature]
 Service called in 5/28/96
 Closing-in 6/4/96 by [Signature]

PROGRESS INSPECTIONS:
5/22/96 (SERVICE)
 Reinspect - 5/28/96 (SERVICE)
6/4/96 (ROUGH-IN)
6/11/96 (FINISH)
6/18/96 (FINISH)

DATE:	REMARKS:
5/22/96	NEED MAIN DISCONNECT TURT INSIDE GARAGE (PVE & LB) NOT TO LEAVE UNFUSED WIRES !!! VIOLATION WILL NOT APPROVE AS IS NOW
5/28/96	NEED 1.6 SEPARATE WIRE RUNS ground red FROM BOXES 1.0.5C MAKE-UP WIRES IN (BOXES 1.0.5C - IN)
6/4/96	ALL OK (ROUGH-IN)
6/11/96	NOT READY FOR C/O