

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

Location of Construction: 26 Quiet Lane (lot 5)		Owner: Nan Sawyer		Phone: 892-2700		Permit No: 001159	
Owner Address:		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: *** Chase Custom Homes		Address: 1 Percy Rd. Windham		Phone: 892-2700		Permit Issued: OCT 13 2000	
Past Use: Vacant		Proposed Use: New Single Family		COST OF WORK: \$265,000.00		PERMIT FEE: \$1,914.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group R-3 Type 5B BOCA 99	
				Signature:		Signature: <i>[Signature]</i>	
Proposed Project Description: New single Family				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		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 maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: Gayle		Date Applied For: October 3, 2000 GG				Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	

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

CERTIFICATION

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

October 3, 2000

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

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

PERMIT ISSUED WITH REQUIREMENTS

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

Action:
 Approved
 Approved with Conditions
 Denied

Date: _____

PERMIT ISSUED WITH REQUIREMENTS
 CEO DISTRICT

2

COMMENTS

10/30/00

Called for Backfill - ok except no lot line markers set on left ^{side} (done)
never called for PM - pour Insep - No Backfill - @

10/31/00 Spoke w/ Brett - he will verify soil conditions (engineer)
and get lot lines out - will call back @

11/1/00 Lot lines Set - ok to Backfill @

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

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

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Proposed Project Description: New single Family				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature: _____ Date: _____	
Permit Taken By: Gayle		Date Applied For: October 3, 2000 GG				Zone: A-2 CBL: 388 AA056 Zoning Approval: <i>[Signature]</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm 10/13/00 2000 180	

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Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
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October 3, 2000

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

PERMIT ISSUED WITH REQUIREMENTS

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

20000180
I. D. Number

Quiet Lane Lot #5
Applicant
1 Percy Hawkes Rd, Windham, ME 04092
Applicant's Mailing Address
Chase Custom Homes
Consultant/Agent
892-2700
Applicant or Agent Daytime Telephone, Fax

9/22/00
Application Date
26 Quiet Lane Lot #5
Project Name/Description
26 Quiet Ln, Portland, ME 04103
Address of Proposed Site
388-AA-056
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) no decks shown
3,312sf 19,355 R-5
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- Site Plan (major/minor)
- Subdivision # of lots _____
- PAD Review
- 14-403 Streets Review
- Flood Hazard
- Shoreland
- Historic Preservation
- DEP Local Certification
- Zoning Conditional Use (ZBA/PB)
- Zoning Variance
- Other _____

Fees Paid: Site Plan \$200.00 Subdivision \$0.00 Engineer Review \$100.00 Date: 9/22/00

Inspections Approval Status:

Approved Approved w/Conditions see attached Denied
Approval Date 12/13/00 Approval Expiration _____ Extension to _____ Additional Sheets Attached
 Condition Compliance _____ signature _____ date _____

Reviewer Marge Schmuckal

Performance Guarantee Required* Not Required

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

- Performance Guarantee Accepted _____ date _____ amount _____ expiration date _____
- Inspection Fee Paid _____ date _____ amount _____
- Building Permit Issued _____ date _____
- Performance Guarantee Reduced _____ date _____ remaining balance _____ signature _____
- Temporary Certificate of Occupancy _____ date _____ Conditions (See Attached)
- Final Inspection _____ date _____ signature _____
- Certificate Of Occupancy _____ date _____
- Performance Guarantee Released _____ date _____ signature _____
- Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date _____
- Defect Guarantee Released

BUILDING PERMIT REPORT #26

DATE: 03 OCT. 2000 ADDRESS: Lot #5 Quiet Lane CBL: 388-A-056

REASON FOR PERMIT: Single Family dwelling dwelling/attached private garage

BUILDING OWNER: Wan Sawyer

PERMIT APPLICANT: CONTRACTOR Chase Custom Homes

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: 265,000.00 PERMIT FEES: 1,914.00

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 *8, *9, *11, *13, *14, *15, *19, *22, *29, *30, *32, *33, *34, *36, #31

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
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.
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.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
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.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
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.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's.
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

- 19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
- 20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
- 21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
- 22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
- 23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
- 24. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
- 26. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- 27. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- 28. All requirements must be met before a final Certificate of Occupancy is issued.
- 29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
- 30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
- 31. Please read and implement the attached Land Use Zoning report requirements. *All requirements & conditions on the attached site development review shall be met*
- 32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
- 33. Bridging shall comply with Section 2305.16.
- 34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- 35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
- 36. All flashing shall comply with Section 1406.3.10.

[Signature]
 P. Samuel Higgins, Building Inspector
 Cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

PSH 10/1/00

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

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

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

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

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

20000180

I. D. Number

Quiet Lane Lot #5

Applicant

1 Percy Hawkes Rd, Windham, ME 04092

Applicant's Mailing Address

Chase Custom Homes

Consultant/Agent

892-2700

Applicant or Agent Daytime Telephone, Fax

9/22/00

Application Date

26 Quiet Lane Lot #5

Project Name/Description

26 Quiet Ln, Portland, ME 04103

Address of Proposed Site

388-AA-056

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Approved subject to site plan review condition of approval sheet.

All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.

Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.

Your new street address is now 26 Quite Lane (Lot #5)

, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

The Development Review Coordinator (874-8300 ext.8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.

A sewer permit is required for 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.

As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.

The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.

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 drainage from the property.

The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Applicant shall coordinate with development owner Nan Sawyer and shall complete all construction in compliance with the approved subdivision plans.

Applicant shall be responsible for installation and maintenance of all necessary erosion control devices. Also applicant shall keep Quiet Lane and Summit Street clean and free of mud or other debris tracked from site.

Applicant shall identify the limits of the wetlands by means of placing orange construction fencing along the wetlands to remain undistributed. This shall be completed prior to clearing and foundation preparation.

Planning Conditions of Approval

Inspections Conditions of Approval

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

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Application Date

26 Quiet Lane Lot #5

Project Name/Description

26 Quiet Ln, Portland, ME 04103

Address of Proposed Site

388-AA-056

Assessor's Reference: Chart-Block-Lot

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. It is noted that on 7/24/00 Joe Gray 's letter approves a revised bldg envelope on this lot that allows an extra 260 sq. ft. of extra fill.
3. No construction or filling of wetlands other than that shown on the plan are allowed. This information shall be passed on to any potential buyer.
4. There shall be minimal disturbance to the area within the 25 feet buffer area as shown. The developer shall preserve (or replant to the specifications of the City Arborist) no less than 50% of the existing tree growth and other vegetation. No structures are permitted in this buffer.
5. NO REAR DECK IS APPROVED UNDER THIS PERMIT because none is shown on the plot plan and no structural plans are given. Any proposed rear deck shall have a separate permit with the required plot plan and structural plans submitted.
6. Separate permits shall be required for future decks, sheds, pools, and/or garage.

Fire Conditions of Approval

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

Valuation: \$265,000.00 Plan Review # 1520/2K

Fee: \$1,914.00 Date: 03 OCT. 2K

Building Location: 217^{#5} Quiet Lane CBL: 388A A-056

Building Description: Single Family dwelling/attached garage

Reviewed By: S. Hoffes

Use or Occupancy: R-3 Type of Construction: 5B
 *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.	Foundation drains shall comply with section 1813.5.2	1813.5.2
3.	Foundation anchors shall comply with section 2305.17	2305.17
4.	Waterproofing & dampproofing shall comply with section 1813.0	1813.0
5.	Private garages shall comply with section 407.0	407.0
6.	Chimneys and vents shall comply with NFPA 211 / BOCA mech / 93	see
7.	Handrails and guardrails shall comply with sections 1021.0 - 1022.0	1021.0 1022.0
8.	Stair construction shall comply with section 1014.0	1014.0
9.	Sleeping room egress or rescue windows shall comply with section 1010.4	1010.4
10.	Boring, cutting and notching shall comply with sections 2305.3 thru 2305.5.1	see section
11.	Floor Trusses shall comply with AFPA 5.	see
12.	All Fastening shall comply with table 2305.2	2305.2

REV: FSH 4-7-00

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)
SR Water proofing and damp proofing Section 1813
X Sill plate (2305.17)
SA Anchorage bolting in concrete (2305.17)
X Columns (1912)
X Crawl space (1210.2) Ventilation
X Crawl opening size (1210.2.1)
SR Access to crawl and attic space (1211.0)

Floors (Chapter 16-23)

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

Floors (contd.)

- ~~X~~ Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3") 2305.2
- ~~X~~ Bridging (2305.16)
- ~~SR~~ Boring and notching (2305.5.1)
- ~~SR~~ Cutting and notching (2305.3)
- ~~SR~~ Fastening table (2305.2)
- ~~SR~~ 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)
- ~~X~~ Notching and boring: (2305.4.4) studs
- ~~X~~ Non load bearing walls (2305.5)
- ~~SR~~ 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)
- ~~MR~~ Metal construction
- ~~MR~~ Masonry construction (Chapter 21)
- ~~X~~ Exterior wall covering (Chapter 14)
- ~~X~~ Performance requirements (1403)
- ~~X~~ Materials (1404)
- ~~MR~~ Veneers (1405)
- ~~X~~ Interior finishes (Chapter 8)

Roof-Ceiling Construction (Chapter 23)

- X 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))
- NO Roof trusses (2313.3.1)

Roof Coverings (Chapter 15)

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

**Chimneys and Fireplaces
 BOCA Mechanical/1993**

- NO Masonry (1206.0)
- NO Factory - built (1205.0)
- NO Masonry fireplaces (1404)
- NO 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 PSF</u>	<u>X</u>
Roof live load	<u>42 PSF</u>	<u>X</u>
Roof snow load	<u>40 PSF</u>	<u>X</u>
Seismic Zone	<u>2</u>	<u>X</u>
Weathering area	<u>S</u>	<u>X</u>
Frost line depth	<u>4' MIN</u>	<u>X</u>

Glazing (Chapter 24)

- SR Labeling (2402.1)
- MA Louvered window or jalousies (2402.5)
- SR Human impact loads (2405.0)
- SA Specific hazardous locations (2405.2)
- MA Sloped glazing and skylights (2404)

Private Garages (Chapter 4)

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

Egress (Chapter 10)

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

Smoke Detectors (920.3.2)

- SA Location and interconnection
- SA Power source

Dwelling Unit Separation
Table 602

NA

Electrical
NFPA # *20*

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

20000180

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Address of Proposed Site

388-AA-056

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) _____

3,312sf 19,355
 Proposed Building square Feet or # of Units Acreage of Site

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan \$200.00 Subdivision \$0.00 Engineer Review \$100.00 Date: 9/22/00

DRC Approval Status:

Reviewer Chris Earle

- Approved **Approved w/Conditions** Denied
 see attached

Approval Date 9/26/00 Approval Expiration 9/26/01 Extension to _____ Additional Sheets Attached

Condition Compliance Chris Earle 9/26/00
 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 | _____ | | |
| | 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 | | |
| <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 | | | |

Inspection

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

20000180

I. D. Number

Quiet Lane Lot #5

Applicant

1 Percy Hawkes Rd, Windham, ME 04092

Applicant's Mailing Address

Chase Custom Homes

Consultant/Agent

892-2700

Applicant or Agent Daytime Telephone, Fax

9/22/00

Application Date

Quiet Lane Lot #5

Project Name/Description

26 Quiet Ln, Portland, ME 04103

Address of Proposed Site

388-AA-056

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Approved subject to site plan review condition of approval sheet.

All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.

Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.

Your new street address is now 26 Quite Lane (Lot #5), the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

The Development Review Coordinator (874-8300 ext.8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.

A sewer permit is required for 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.

As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.

The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.

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 drainage from the property.

The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Applicant shall coordinate with development owner Nan Sawyer and shall complete all construction in compliance with the approved subdivision plans.

Applicant shall be responsible for installation and maintenance of all necessary erosion control devices. Also applicant shall keep Quiet Lane and Summit Street clean and free of mud or other debris tracked from site.

Applicant shall identify the limits of the wetlands by means of placing orange construction fencing along the wetlands to remain undistributed. This shall be completed prior to clearing and foundation preparation.

Planning Conditions of Approval

Inspections Conditions of Approval



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner

FROM: James Seymour, Acting Development Review Coordinator

DATE: April 5, 1995

SUBJECT: Disclaimer Statement of Existing Poorly Drained Areas

It is the responsibility of the lot owner/homebuilder to assess drainage and provide for appropriate stormwater management design and engineering in an area which has evidence of poor hydrologic soil conditions, and/or a history of poor drainage, ponding, or soils saturation due to topography, fluctuation of seasonal ground water tables creating surface flooding, or as a result from rainfall events or snow/ice melts. The City of Portland is not responsible for resolving the drainage of land areas which could be described in any one of the above conditions.

The City of Portland Development Review Coordinator reviews lot grading for all single family homes to assure that field elevations will conform to the grades which exist at the abutting property line or to the grades which have been previously approved at the abutting property lines. The construction standards require that final foundation elevations be provided on site plans which are a minimum of 2 1/2 feet higher than street grades established at the frontage of the lot and provide positive drainage away from the entire foundation perimeter, including garage, and all basement accesses (ie. bulkheads, doorways and windows). As long as these standards are strictly enforced, most water problems on single family lots will be avoided. However, in locations with clear evidence of hydric soils, the following note shall be placed on all approved site plans:

"The City of Portland Development Review Coordinator has reviewed and approved this plan. The lot is located in an areas that is subject to seasonal conditions of saturation by surface or groundwater. Approval of this plan does not constitute a guarantee that no water problems will be experienced by the homeowners in this vicinity. Homeowners are advised to exercise care and diligence to ensure that their home and yard is adequately constructed and graded for localized drainage conditions."

CITY OF PORTLAND, MAINE
PUBLIC NOTICE

To All Building Permit Applicants and/or Contractors:

Effective immediately all temporary erosion control measures as shown on submitted site plans or as made part of a conditional approval of a site plan shall be installed, maintained, and inspected for proper functioning. Erosion control measures include but are not limited to silt fencing hay bales, stone check dams, earthen berms, stone lined swales, riprap embankments, riprap inlet/outlets of any pipe channel or culvert, sodded or grass strips, hay mulch cover on exposed soils, jute matting or erosion control blanket/matting, geotextile grids or webbing, and any provision approved by the City Engineer or Development Review Coordinator to decrease erosion or sedimentation.

All temporary and permanent erosion control measures shall be in conformance with the Maine Erosion and Sediment Control Handbook for construction: Best Management Practices as published by Cumberland County SWCD and the Maine Department of Environmental Protection. Consistent failure to install, maintain, or construct in an acceptable manner will result in a stop work order on the building permit. All erosion control measures shall be established in proposed areas of disturbed soils resulting from construction activities prior to actual construction unless a specific deadline has been made a condition of approval or agreed to by a Public Works Engineer or the Development Review Coordinator.

Effective immediately any request for Certificate of Occupancy will be denied if the above measures have not been addressed or completed. Only under extreme conditions, due to weather, shall the omission of the erosion control standards be included on the conditions for a Certificate of Occupancy, otherwise the request for a Certificate will be refused.

The City of Portland Planning Department and Public Works Department consider Erosion and Sediment Control Planning to be an absolutely necessary initial construction activity that requires as much attention and enforcement as building construction. For the protection of sensitive waterbodies, undisturbed lands, neighboring properties, established vegetated areas, and municipal drainage systems please pay careful attention to erosion and sediment control measures and conform to the notes, details, and conditions of approval as noted on your approved site plan. These controls must be installed and maintained continuously throughout the construction period. The City may inspect the site at any time to ensure compliance, and violations could result in work stoppage orders as indicated above.

We appreciate your prompt compliance with these requirements.

Applicant: Chase Custom Homes

Date: 10/12/00

Address: 26 Quiet Lane lot #5

C-B-L: 380 AA - 5C

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-2

Interior or corner lot -

36 x 32

Proposed Use/Work - New Single family with attached garage

24 x 24

Sewage Disposal - City

Lot Street Frontage - 50' req - 103' shown

Front Yard - 25' req - 39' scaled

Rear Yard - 25' req - 100' scaled

Side Yard - ~~25' req~~ 14' req - 15' & 30' scaled

Projections - No rear Deck shown (not) approved - front stairs ok

Width of Lot - 80' req & 103' shown

Height - 35' max - 2 story shown - 28' scaled

Lot Area - 10,000 sq ft min - 19,355 sq ft =

Lot Coverage Impervious Surface - 28% max = 3871 sq ft max

Area per Family - 10,000 sq ft

Off-street Parking - 2 req - 2 shown

Loading Bays - N/A

Site Plan - Minor/Minor #2000180

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 2 - Zone X

$36 \times 32 = 1152 \text{ sq ft}$
 $24 \times 24 = 576 \text{ sq ft}$
 $1152 + 576 = 1728 \text{ sq ft}$

Joe Gray's letter approves A revised bldg envelope will 260 sq ft of extra fill
7/24/00

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Minor/Minor Site Review, Building or Use Permit Pre-Application
Detached Single Family Dwelling**

New S.F.

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.**

Location/Address of Construction: <i>Lot 5 Quiet Lane</i>			
Total Square Footage of Proposed Structure <i>3312.</i>		Square Footage of Lot <i>19.355 S.F.</i>	
Tax Assessor's Chart, Block & Lot Number Chart# <i>388</i> Block# <i>AA</i> Lot# <i>056</i>		Owner: <i>Nan Sawyer</i>	Telephone#: <i>892-2700.</i>
Lessee/Buyer's Name (If Applicable)		Owner's/Purchaser/Lessee Address:	Cost Of Work: <i>\$26,500.00</i> Fee: <i>\$1,914.00</i>
Proposed Project Description:(Please be as specific as possible) <i>new single family home.</i>			
Contractor's Name, Address & Telephone <i>* Chase Custom Homes - 1 Percy Nichols Rd Weymouth</i>			Rec'd By: <i>Gay</i>

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

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

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

4) Building Plans (Sample Attached)

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

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

Certification

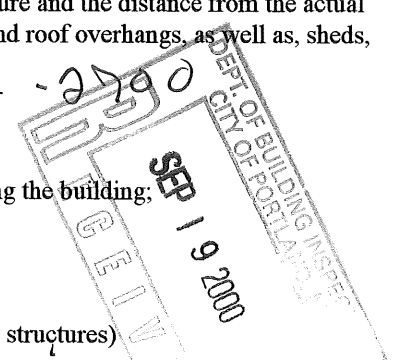
I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition,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

Signature of applicant: <i>[Signature]</i>	Date: <i>9/19/00</i>
--	----------------------

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

30.00

6.00



Minor Minor

9/19

STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION



ANGUS S. KING, JR.
GOVERNOR

MARTHA KIRKPATRICK
COMMISSIONER

July 13, 2000

Mark Bergeron
Pinkham & Greer
170 US Route One
Falmouth ME 04105-2154

RE: Hidden Acres Tier 1 modification, 99-844-S

Dear Mark:

I have reviewed the packet you submitted regarding the proposed wetland fill on Lot #5 of Hidden Acres subdivision. The plans indicated that an additional 260 square feet of freshwater wetland fill is needed in order to construct a house on Lot #5. The original subdivision plans were revised December 8, 1999 to reduce the wetland impact from the approved 11,316 square feet to 10,599 square feet. Including the changes to Lot #5 the proposed fill for this subdivision will now total 10,859 square feet.

I am attaching a copy of your submittal to the original file to serve as a modification to the plans. If you have any questions, feel free to call me at 822-6324.

Sincerely,

Dawn E. Hallowell
Division of Land Resource Regulation
Bureau of Land & Water Quality

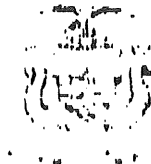
AUGUSTA
17 STATE HOUSE STATION
AUGUSTA, MAINE 04133-0017
(207) 387-7688
RAY BLDG., HOSPITAL ST.

BANGOR
106 HOGAN ROAD
BANGOR, MAINE 04401
(207) 841-4570 FAX: (207) 841-4580

PORTLAND
311 CANCO ROAD
PORTLAND, MAINE 04103
(207) 833-7300 FAX: (207) 833-7303

PRESQUE ISLE
1235 CENTRAL DRIVE, SKYWAY PARK
PRESQUE ISLE, MAINE 04764-2004
(207) 766-0477 FAX: (207) 766-1407

Planning & Urban Development

Joseph E. Gray Jr.
Director**CITY OF PORTLAND**

July 24, 2000

Nan Sawyer
40 Belmont Street
Portland, ME 04102

RE: Hidden Acres Lot 5 Revision

Dear Ms. Sawyer:

This letter is to confirm the revision to the approved site plan of the Hidden Acres Subdivision project located at off Summit Street. The approved revision includes expanding the building envelope of Lot #5 which will include the filling of approximately 260 feet of wetlands. The revised plan has been reviewed and approved by the project review staff including representatives of the Planning, Public Works, Building Inspections, Fire and Parks Departments, as well as the Maine Department of Environmental Protection.

If you have any questions regarding the revision please contact the planning staff at 874-8720.

Sincerely,

A handwritten signature in cursive that reads "Joseph Gray" with a circled "Jr." to the right.

Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
Sarah Hopkins, Senior Planner
P. Samuel Hoffses, Building Inspector
Jeff Tarling, City Arborist
William Bray, Director of Public Works
Tony Lombardo, Project Engineer
L.L. Gaylen McDougal, Fire Prevention
Penny Littell, Associate Corporation Counsel
Inspection Department
Development Review Coordinator
Lee Urban, Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File

G:\PLAN\CORRESP\SECRETAR\FORMS\SPREVIS.WPD

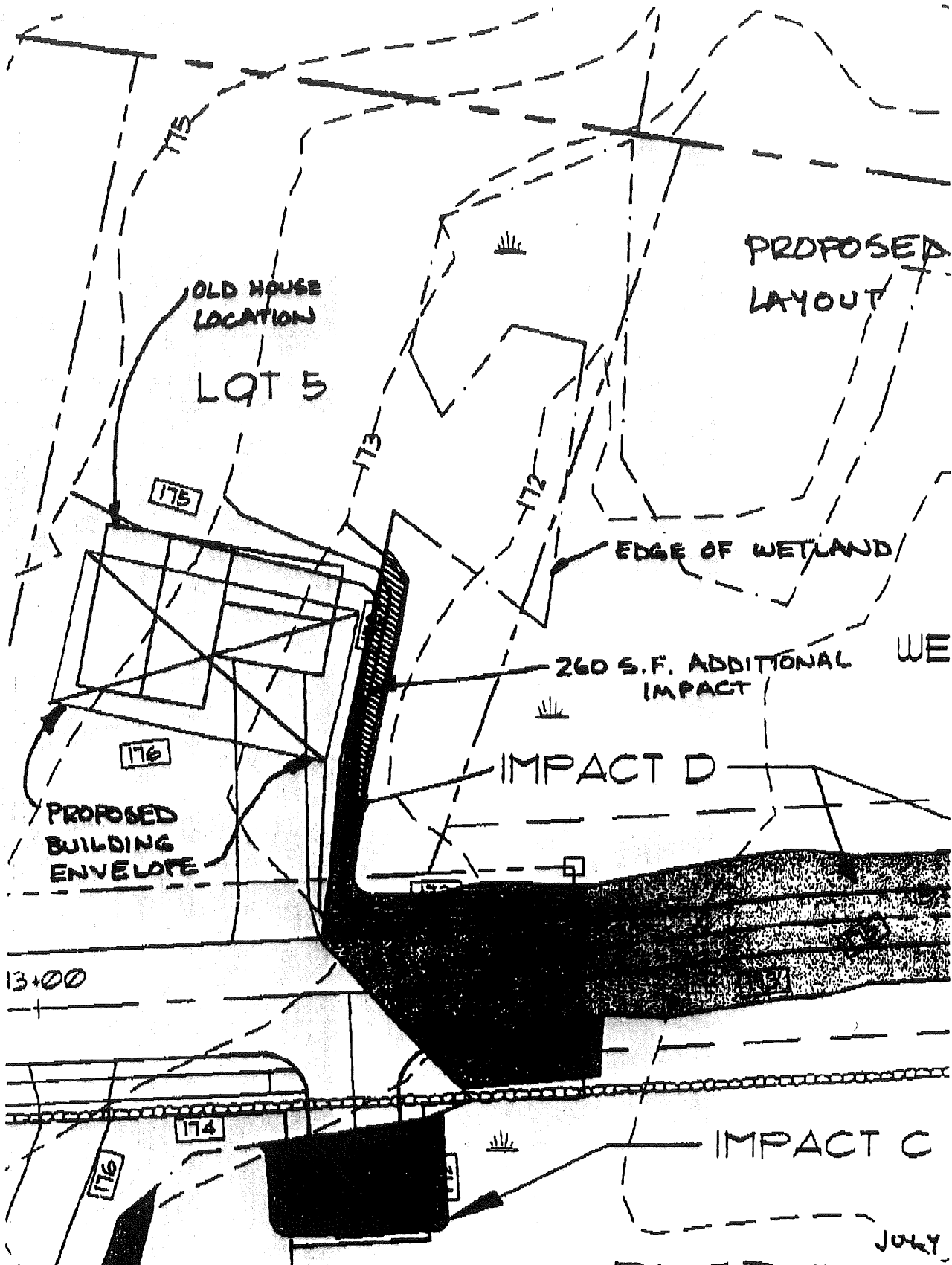
From: "Steve Bushey" <srbushey@maine.rr.com>
To: "Sarah Hopkins" <SH@ci.portland.me.us>
Date: Wed, Jul 19, 2000 12:13 PM
Subject: Lot 5 Hidden acres

Sarah,

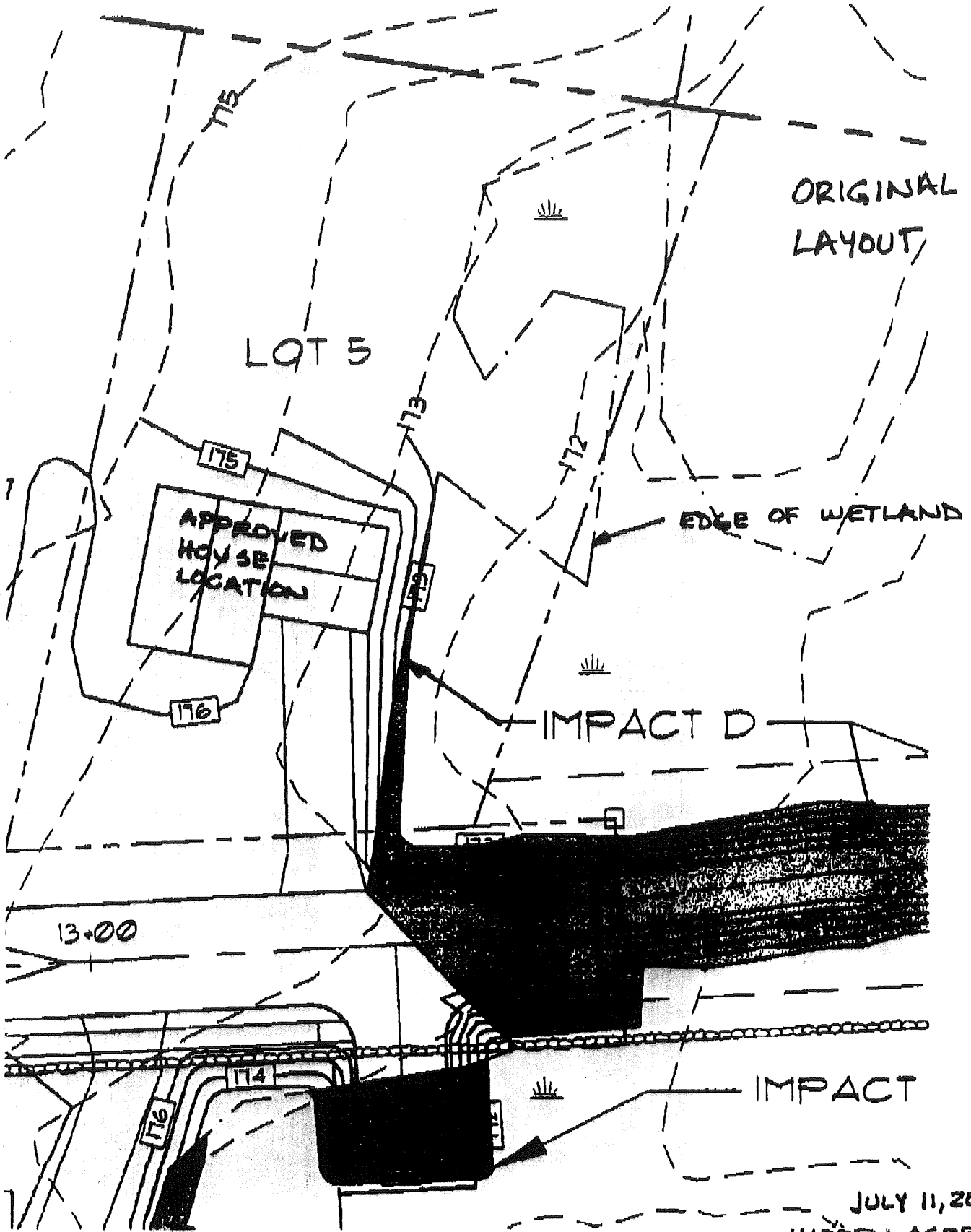
I have reviewed the materials faxed to me on 7/17/2000 and find that the developer's request to modify their SFR layout is acceptable, therefore I recommend a Building Permit be issued for the lot. If you have any questions please call.

Steve Bushey Acting development Review coordinator

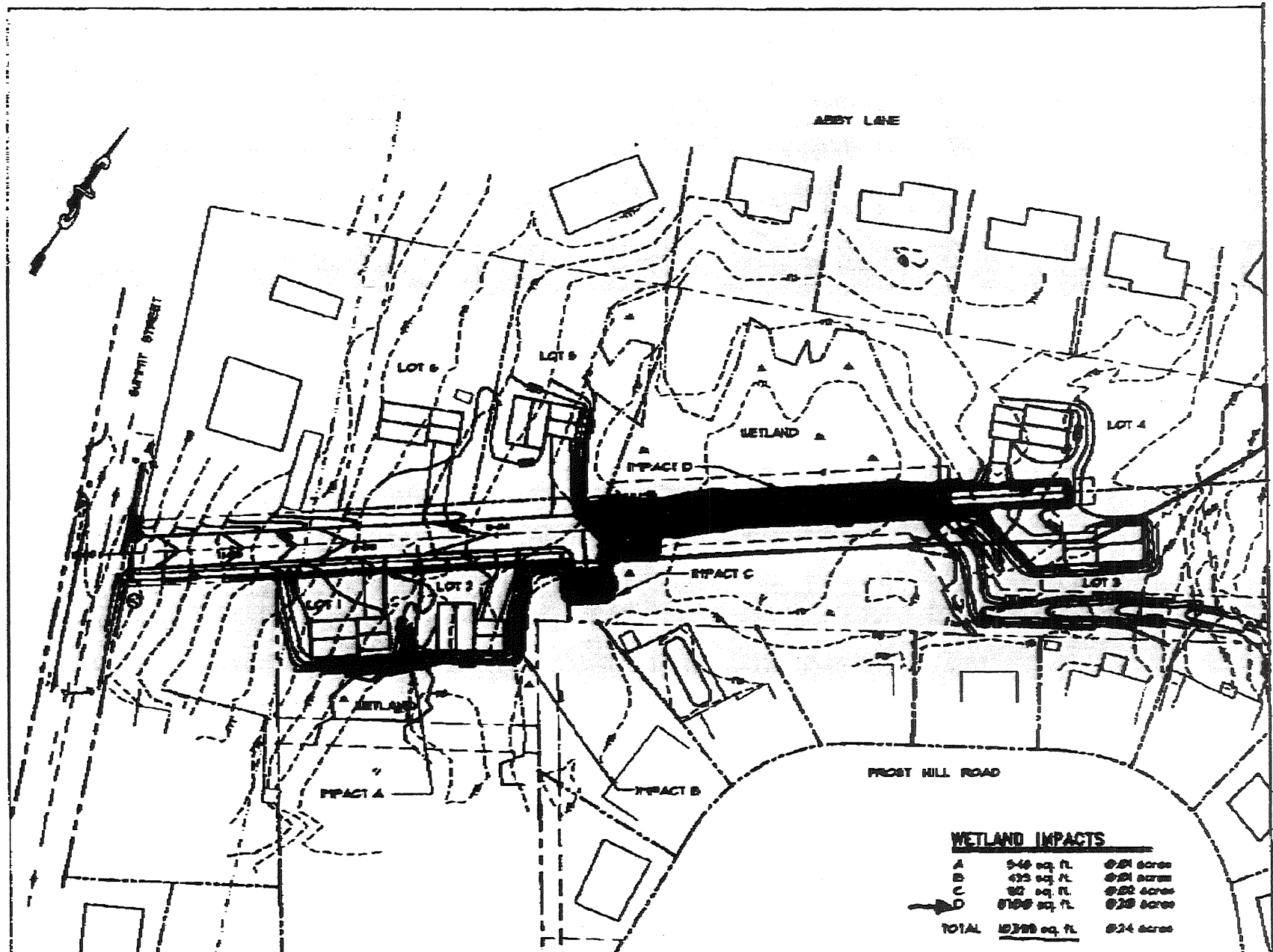
CC: "mike nugent" <MJN@ci.portland.me.us>, "alex jaege..."



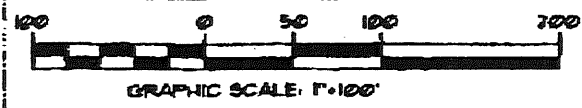
JULY 11, 2000
 HIDDEN ACRES
 SUBDIVISION,
 DIST. AND



JULY 11, 2000
 HIDDEN ACRES
 SUBDIVISION,
 PART 4112



WETLAND IMPACTS		
A	540 sq. ft.	0.01 acres
B	425 sq. ft.	0.01 acres
C	82 sq. ft.	0.002 acres
D	8700 sq. ft.	0.20 acres
TOTAL	10247 sq. ft.	0.24 acres



WETLAND IMPACT

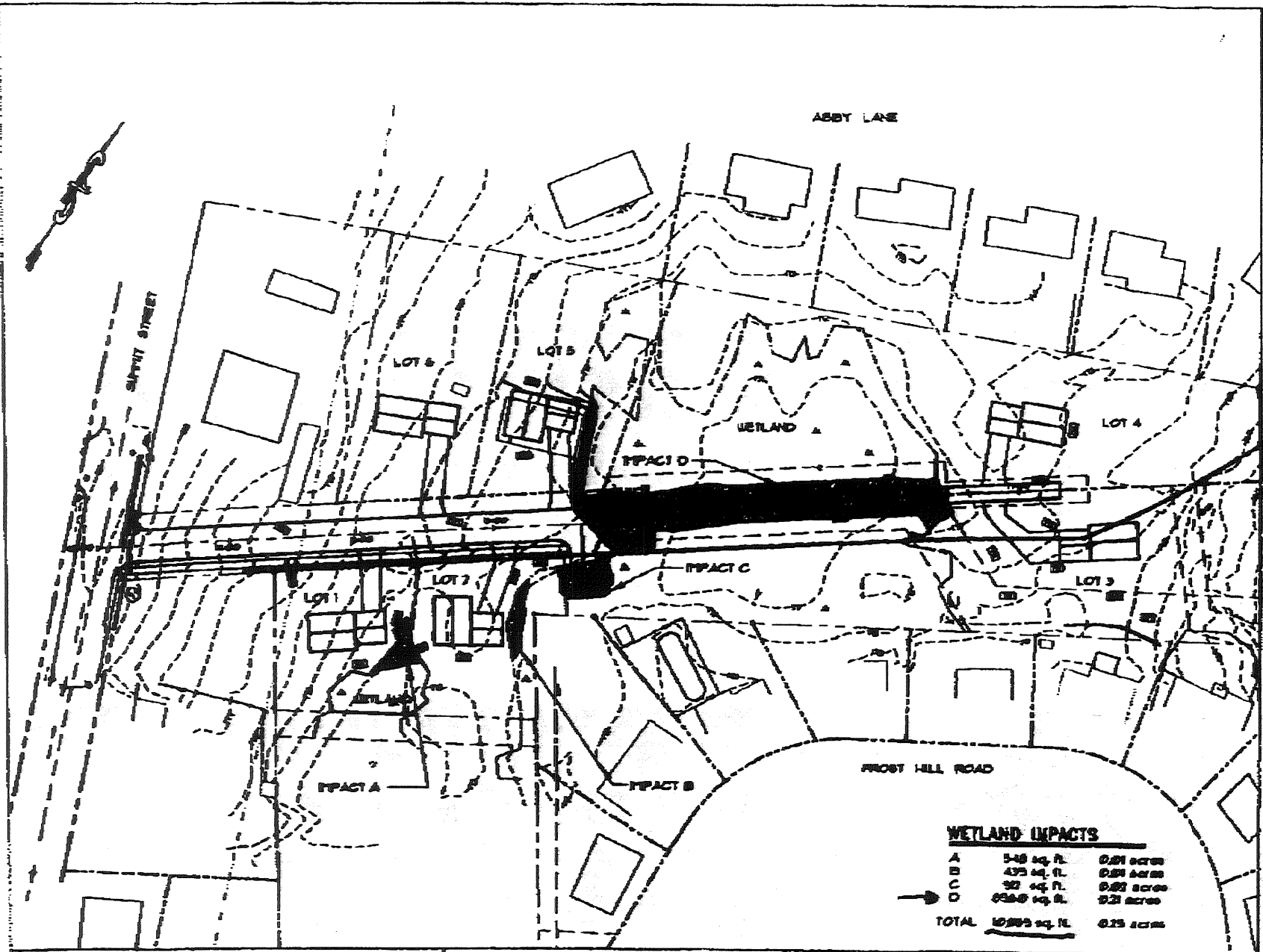
REVISED: DECEMBER 8, 1998
DATE: SEPTEMBER 20, 1995

PROJECT: 9802

NAN C. SAWYER 40 BELMONT STREET
PORTLAND, MAINE
HIDDEN ACRES SUBDIVISION
PORTLAND, CUMBERLAND COUNTY, MAINE

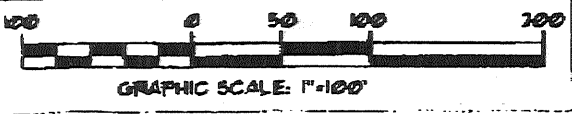
SKETCH "D"

JUL-24-2000 09:48 DEWOLFE COMPANY 207 774 1116 P.08/10



WETLAND IMPACTS

A	548 sq. ft.	0.01 acres
B	435 sq. ft.	0.01 acres
C	307 sq. ft.	0.007 acres
D	6260 sq. ft.	0.14 acres
TOTAL	7550 sq. ft.	0.17 acres



WETLAND IMPACT

REVISED: DECEMBER 6, 1998/JULY 11, 2000
 DATE: SEPTEMBER 20, 1999 PROJECT: 99192

MAN C. SAWYER 40 BELMONT STREET
 PORTLAND, MAINE
HIDDEN ACRES SUBDIVISION
 PORTLAND, CLAMBLEND COUNTY, MAINE