

485-0154

PERMIT ISSUED

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

Permit No: 01118	Issue Date: OCT 1 2001	CBL: 388A A057001
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Location of Construction: 18 Quiet Ln Lot #2		Owner Name: Lapierre Gary P &		Owner Address: 90 A Pine Tr		Phone:	
Business Name: n/a		Contractor Name: Chase Custom Homes of Windham		Contractor Address: 1 Percy Hawks Road Windham		Phone: 2078922700	
Lessee/Buyer's Name: n/a		Phone: n/a		Permit Type: Alterations - Dwellings			Zone: R-2
Past Use: Vacant Lot		Proposed Use: Same: Amend Permit #01-1009. Changed to Daylight Basement.		Permit Fee:		Cost of Work: \$0.00	CEO District: 2
Proposed Project Description: Amend Permit #01-1009. Changed to Daylight Basement.				FIRE DEPT: N/A <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R-4 Type: 3B	
				Signature:		Signature:	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)							
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied							
Signature:				Date:			

Permit Taken By: cih	Date Applied For: 09/20/2001	Zoning Approval					
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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..	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"/> <i>See original Permit</i> Date: 10/2/01	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
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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

388 A-A-53

TO: Inspections
FROM: Jay Reynolds, Development Review Coordinator
DATE: February 22, 2002
RE: C. of O. for # 21 Quiet Lane
Lead CBL (388AA057) ID# (2001-0189)

53

After visiting # 21 Quiet Lane, I have the following comments:

1. Final Grading Incomplete.
**Drainage needs to run in a northerly direction when grading is completed.
2. Retainer Wall not installed.
3. Loam and Seed Incomplete.
4. Landscaping Incomplete.
5. Transformer needs to be backfilled.

Due to the time of year, it is not possible to complete these items. I would estimate that these items could be completed by **June 30, 2002**. Once these items are addressed and re-inspected, then a permanent Certificate of Occupancy can be issued.

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

Please contact me if you have any questions or comments.
Thank You.

Cc: Sarah Hopkins, Development Review Services Manager
Mike Nugent, Inspection Services Manager
file

File: O:\drc\21quiet1.doc

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File: O:\drc\21quiet1.doc

Amendment

01-11-01

All Purpose Building Permit Application

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

Location/Address of Construction: LOT 2 QUIST LANE, Hidden Acres

Total Square Footage of Proposed Structure <u>2300</u>	Square Footage of Lot <u>11,989</u>
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Tax Assessor's Chart, Block & Lot Chart# <u>388A</u> Block# <u>A</u> Lot# <u>57</u>	Owner: <u>CHASE CUSTOM HOMES & FRANCO, INC</u>	Telephone: <u>888-892-2700</u>
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Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>CHASE CUSTOM HOMES / PEARCY HAWKES ROAD / WINDHAM, MAINE / 892-2700</u>	Cost Of Work: \$ _____ Fee: \$ <u>30.00</u>
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Current use: VACANT LOT in Subdivision STOP WORK \$ 30.00
order

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

Approximately how long has it been vacant: _____ TOTAL \$ 60.00

Proposed use: Single Family Dwelling

Project description: CHANGED TO DAYLIGHT BASEMENT

ORIGINAL permit 01-1009 ISSUED 8/31/01

Contractor's name, address & telephone:

Who should we contact when the permit is ready: DICK HAMILTON XX
CALL

Mailing address: NORTHEAST CIVIL SOLUTIONS
153 US RT 1
SCARBOROUGH MAINE 04094 Phone: 883-1000

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

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

Signature of applicant: <u>Ris [Signature]</u>	Date: <u>9/19/01</u>
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This is not a permit, you may not commence ANY work until the permit is issued

10/26/01 - original permit could not be found (1/2 hr looking) - set back on too close 1st plans - will want a as built surveyors letter to verify setbacks
10/26/01 - Foundation inspection performed - drains in-anchored ok - Damp proofed & liner down - OK to Backfill

Tom M

12/12/01
Close on Bldg
Elec & Plumbing ok

2/14/02 Final inspection, met on site w/ Brent from CHASE, checked all final plumbing, electrical and building. OK. For CB pending Jay Reynolds inspection

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

2001-0189
Application I. D. Number

08/17/2001
Application Date

Quiet Lane lot #2, Hidden Acres
Project Name/Description

Revised

Chase Custom Homes
Applicant
20 Belmont Street, Portland, ME 04102
Applicant's Mailing Address

21 - 21 Quiet Lane, Portland, Maine
Address of Proposed Site
388 AA057001
Assessor's Reference: Chart-Block-Lot

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

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

2300 sq. ft. 11,989 sq. ft.
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 \$50.00 Subdivision _____ Engineer Review \$250.00 Date 08/17/2001

DRC Approval Status: Reviewer Jay Reynolds
 Approved Approved w/Conditions See Attached Denied *Revised Plans Attached*
Approval Date 10-2-2001 08/30/2001 Approval Expiration 08/30/2002 Extension to _____ Additional Sheets Attached
 Condition Compliance Jay Reynolds 08/30/2001
signature date

Performance Guarantee Required* Not Required

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

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

LAND USE - ZONING REPORT

ADDRESS: 21 Quiet Lane DATE: 10/2/01

REASON FOR PERMIT: Amend permit # 01-1009

BUILDING OWNER: Lapierre C-B-L: 388A-A-05

PERMIT APPLICANT: Chase Custom Home

APPROVED: with conditions: #1, #3, #9

CONDITION(S) OF APPROVAL

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. During its existence, all aspects of the Home Occupations criteria, Section 14-410, shall be maintained.
3. All the conditions placed on the original, previously approved, permit issued on 8/31/01 are still in effect for this amendment, and/or revised permit.
4. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
5. Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and the same use. Any changes to any of the above shall require that this structure met the current zoning standards.
6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
7. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
8. Separate permits shall be required for any new signage.
9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage. — presently almost all lot coverage allowances have been m
10. This is not an approval for an additional dwelling unit. You shall not add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
11. All of the attached Floodplain forms shall be appropriately filled out, signed, and returned prior to the issuance of any certificates of occupancy.
12. Other requirements of condition: _____

Marge Schnuckal Marge Schnuckal, Zoning Administrator

Inspection Services
Michael J. Nugent
Manager

Housing & Neighborhood Services
Mark Adelson
Director



CITY OF PORTLAND
STOP WORK NOTICE

September 12, 2001

Chase Custom Built Homes
1 Percy Hawkes Road
Windham, ME 04062

RE: Lot #2 Quiet Lane
CBL: 388-A-A-057

HAND DELIVER

To Whom It May Concern:

An evaluation of the property at Lot #2 Quiet Lane revealed that the property fails to comply with Section 111.3 of the 1999 BOCA Building Code of the City of Portland. Section 111.3 states that *"All work shall conform to the approved application and the approved construction documents for which the permit has been issued and any amendments...etc."*

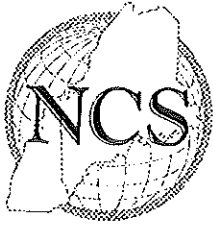
This is a **STOP WORK ORDER** pursuant to Section 117.1 of the 1999 BOCA Building Code. All construction activity at the above referenced property must **STOP** immediately.

Construction may begin after the amendment to your building permit application has been issued and this order has been lifted.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A M.R.S.A. Ss 4452. This constitutes an appealable decision pursuant to Section 1-16.(2) of the City of Portland Code of Ordinances. Please feel free to contact me at 874-8693, if you wish to discuss the matter or have any questions.

Sincerely,

Jeanie Bourke
Code Enforcement Officer



**NORTHEAST
CIVIL
SOLUTIONS, INC.**

153 U.S. Route 1
Scarborough, Maine 04074
(800) 882-2227/ (207) 883-1000
FAX: (207) 883-1001

Memo

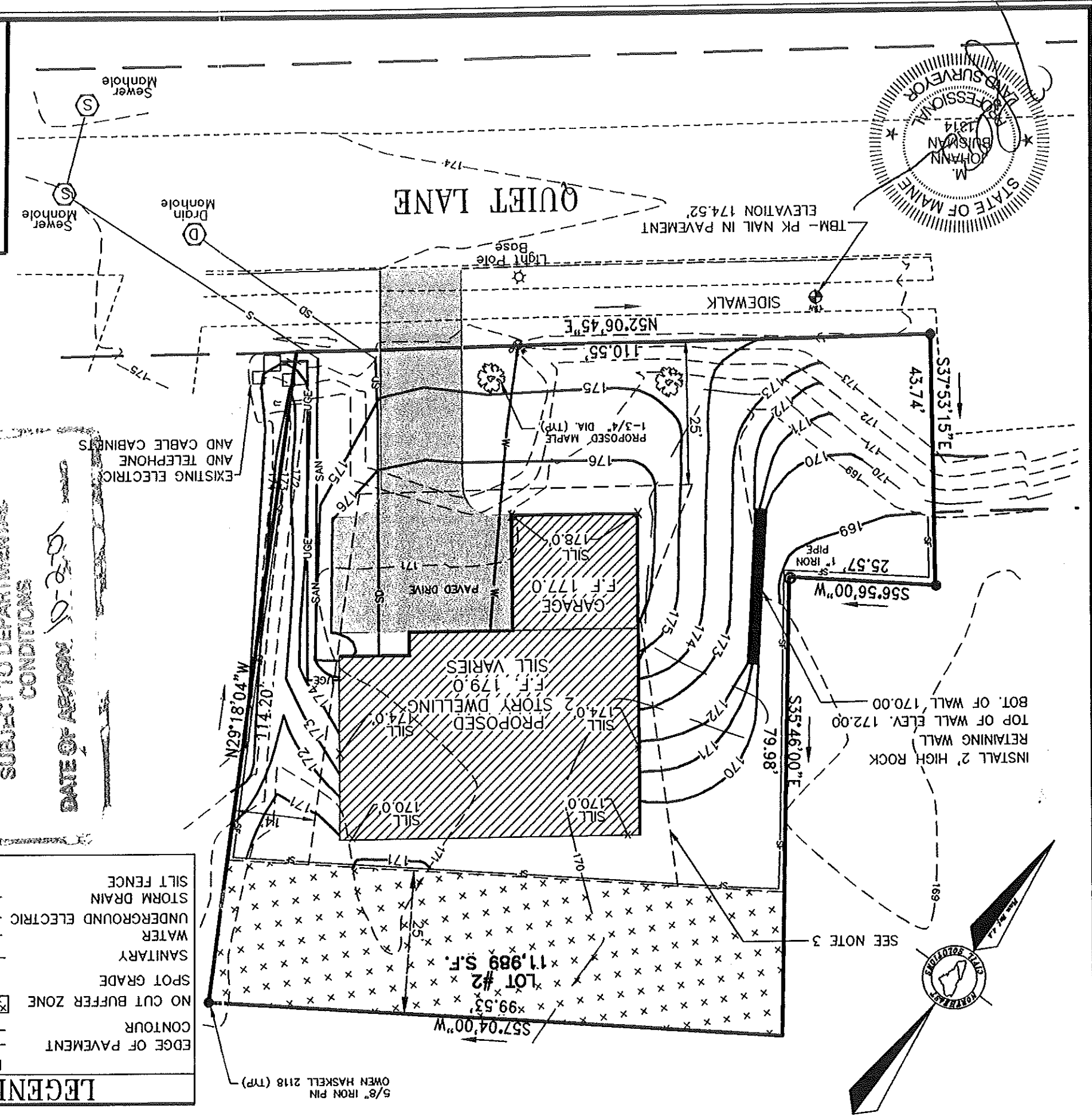
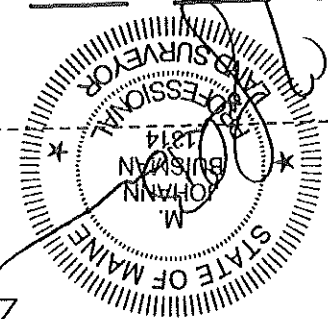
To: Jay Reynolds
From: Dick Hamilton
cc: File
Date: September 18, 2001
Re: Revised Grading Plan for Lot 2 Quiet Lane

Jay-

Please find the attached revised grading plan for Lot #2 Quiet Lane, Hidden Acres. I have also enclosed the revised construction drawings that reflect a daylight basement. We feel that the plan is complete, but if you have any questions please feel free to call me. Please let me know when we can continue with the project.



Northeast Civil Solutions
 SURVEYING ENGINEERING LAND PLANNING
 INCORPORATED
 153 US ROUTE 1, SCARBOROUGH, MAINE 04074
 Tel 207.883.1000
 Fax 207.883.1001
 e-mail ncs@maine.rr.com
 800.882.2227



CITY OF PORTLAND
APPROVED SITE PLAN
 SUBJECT TO DEPARTMENTAL CONDITIONS
 DATE OF APPROVAL: 10-25-01

LEGEND

---	EXISTING	EDGE OF PAVEMENT
- - - -	CONTOUR	
XXXXXX	NO CUT BUFFER ZONE	
X 174.2'	SPOT GRADE	
S	SANITARY	
W	WATER	
UGE	UNDERGROUND ELECTRIC	
SD	STORM DRAIN	
SF	SILT FENCE	

- NOTES**
- BOUNDARY LINES BASED UPON PLAN REFERENCE IN NOTE 4.A BELOW.
 - DATUM:
 HORIZONTAL - BASED UPON PLAN REFERENCE IN NOTE 4.A BELOW.
 VERTICAL - BASED UPON BONNET BOLT OF HYDRANT AT THE CORNER OF OF ABBEY LANE AND CURTIS ROAD. CITY DATUM ELEVATION 139.45'
 - THE SET BACK AS SHOWN ON THE EAST SIDE OF THE PROPERTY IS BASED UPON A 25' SETBACK FROM WETLANDS. LOCATION HAS BEEN DIGITIZED FROM PLAN REFERENCED IN NOTE 4.A BELOW.
 - PLAN REFERENCES:
 A. PLAN ENTITLED "SUBDIVISION PLAN HIDDEN ACRES SUMMIT STREET, PORTLAND, MAINE" DATED 4/13/00.
 5. NO STANDING TREES, TIMBER OR UNDERGROWTH SHALL BE REMOVED IN THE NO-CUT BUFFER ZONE AS SHOWN ON THE PLAN, EXCEPT IN THE EVENT ANY SUCH TREE OR TIMBER PRESENTS A DANGEROUS OR UNSAFE CONDITION.
 6. CONTRACTOR SHALL INSTALL AND MAINTAIN SILT FENCE IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES.

PORTLAND
 IN
SITE PLAN OF LAND

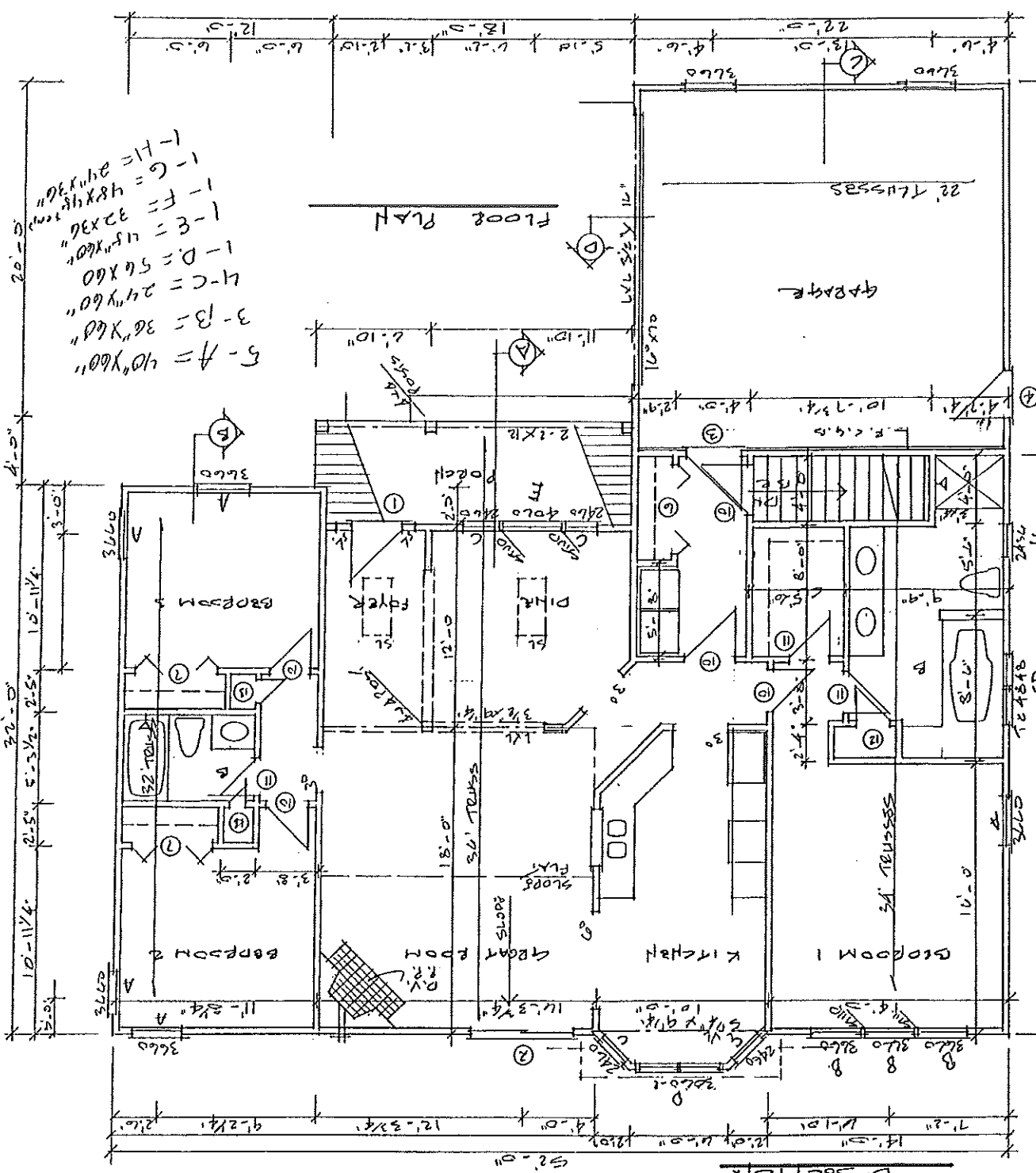
DATE: AUGUST 30, 2001
 REVISD SEPTEMBER 18, 2001
 REVISD OCTOBER 1, 2001
 PREPARED FOR: CHASE CUSTOM HOMES & FINANCE, INC.
 ONE PERCY HAWKES ROAD
 WINDHAM, MAINE 04062

JOB NUMBER: 22323 | ACAD FILE: 22323

BUILDING RESIDENCE
 CONTRACTOR: CHASE CUSTOM HOMES, INC.
 17000 W. WINDY HOLLOW, WINDY HOLLOW, MO. 63021
 DESIGNER: PLANNING/DESIGN ASSOCIATES
 2700 W. BIRCH, WINDY HOLLOW, MO. 63021

DOOR SCHEDULE

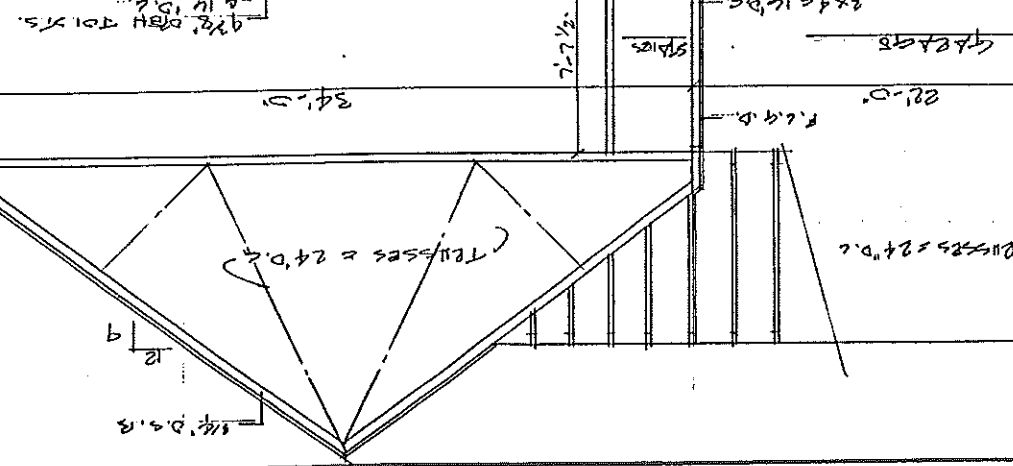
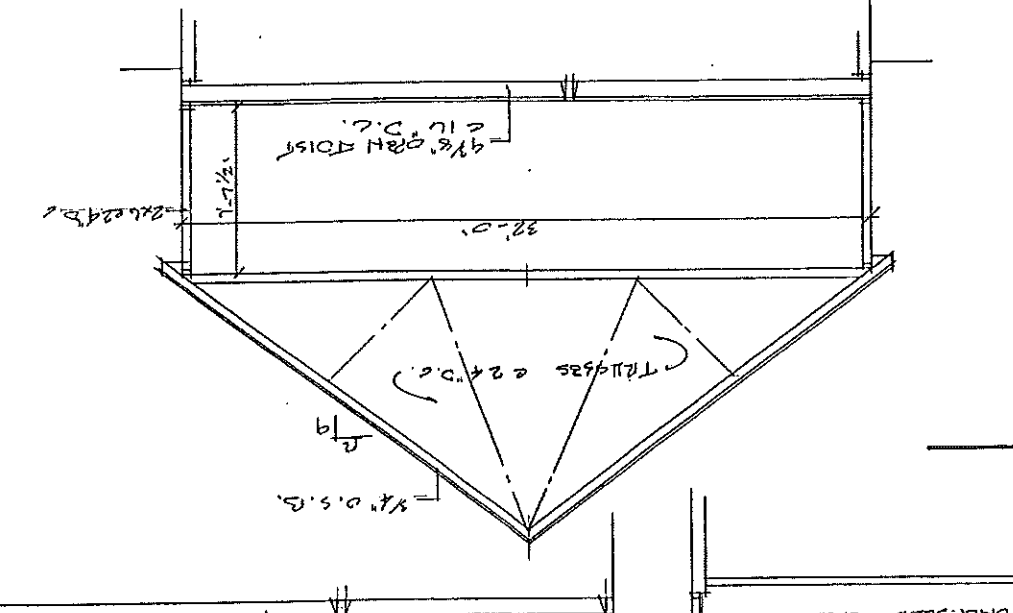
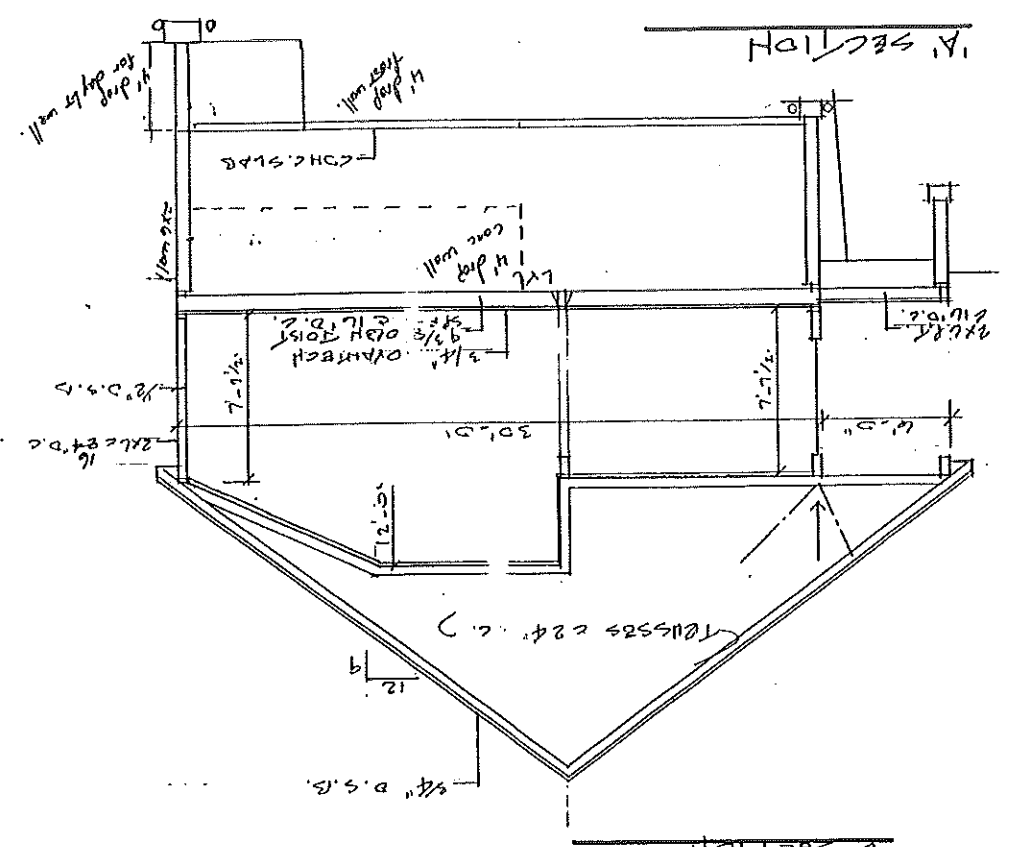
1	30" X 68" EXTERIOR
2	60" X 68" EXTERIOR
3	28" X 68" FIRE RATED
4	28" X 68" EXTERIOR
5	60" X 68" INTERIOR
6	50" X 68" INTERIOR
7	40" X 68" INTERIOR
8	30" X 68" INTERIOR
9	28" X 68" INTERIOR
10	26" X 68" INTERIOR
11	24" X 68" INTERIOR
12	20" X 68" INTERIOR
13	16" X 68" INTERIOR
14	13" X 68" INTERIOR
15	10" X 68" INTERIOR



5-A = 40" X 60"
 3-B = 36" X 60"
 4-C = 24" X 60"
 1-D = 56" X 60"
 1-E = 48" X 60"
 1-F = 48" X 36"
 1-G = 48" X 36"
 1-H = 24" X 36"

FRAME SPECIFICATIONS

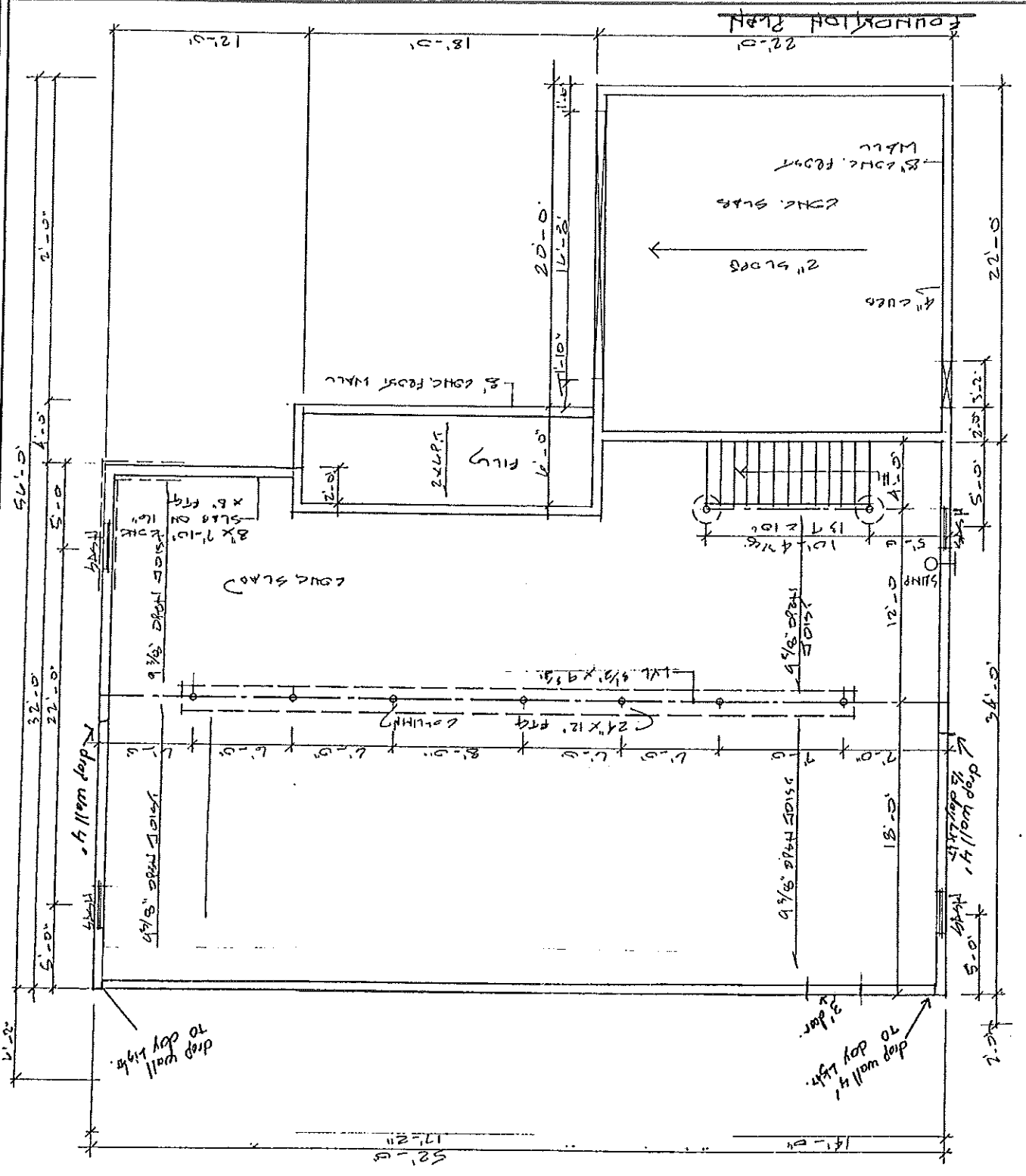
FLOOR SYSTEM
 FLOOR AS INDICATED
 JOIST AT CENTER
 2x6 P.F. SILL W/ SEALER
 FLASHING AT CENTER
 SUBFLOOR AS INDICATED
 EXTERIOR WALLS
 SHEATHING AS INDICATED
 2x6 STUDS AS INDICATED
 2x8 STUDS AS INDICATED
 2x10 STUDS AS INDICATED
 2x12 STUDS AS INDICATED
 2x4 SHIELD AT EAVES/WALLS
 1x6 UNDERLAYMENT
 1x8 SHIELD AT EAVES/WALLS
 2x12 SHIELD AS INDICATED
 INSULATION
 EXTERIOR WALLS-819
 ATTIC CAPPED
 2x12 STUDS AS INDICATED
 PROST WALL-1 RIGID
 VENTILATION
 RIDGES CONT. THROUGH
 SOFFIT-1 CONT. STRIP
 CIRCULATION VENTS BETWEEN
 RAFTERS/TRUSSES
 BEAMS/STUDS
 1-2x6 MAX. SPAN
 1-2x8 MAX. SPAN
 1-2x8 MAX. SPAN
 1-2x8 MAX. SPAN
 INTERIOR FINISHES
 1" GYPSUM OR AS
 INDICATED
 FLOORING AS INDICATED
 PARTITION AS INDICATED



REVISIONS

PAULDING RESIDENCE
 CONTRACTOR: CHASE CUSTOM HOMES, INC.
 1 PENNY PLAZA WOODBRIDGE, WASHINGTON, WA 98096
 DESIGNER: PLANNING DESIGN ASSOCIATES
 25 PARKBUOY ROAD, WOODBRIDGE, WASHINGTON, WA 98096

DATE: 7.20.00
 SCALE: 1/4"
 DRAWING NO.: 3
 SHEET NO.: 3
 OF 5 SHEETS



FOUNDATION SPECIFICATIONS
 CONCRETE WALLS AS INDICATED ON CONT.
 ANGLES AT CORNERS AND JOINTS
 CONCRETE 3000 PSI AT FOOTINGS
 3000 PSI AT WALLS
 SOIL BEARING 1500 PSF
 ALL FOOTINGS TO PROST DEPTH
 ON 4" X 12" FOOTINGS
 1" STEEL LALLY COLUMNS
 CONCRETE SLABS ON 4" TILT VARIOUS
 BARRIER ON 4" MIN. GRAN. FILL
 4" DIA. PERFORATED UNDERDRAIN PIPES
 BOTH SIDES OF WALL TO SUPPORT
 DAYLIGHT GRAVITY
 4" DIA. PERFORATED RADIUM RESISTANT
 SLAB AT MAX. OC. CONNECT TO
 UNDERDRAIN. PROVIDE STUBS AT 4'
 MAX. OC.
 CONTROL JOINTS AT MAX. 30' OC WALLS
 AND SLABS
 ASPHALT PAINT EXTERIOR WALLS TO
 GRADE

