

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

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

Permit No: 01-1009	Issue Date:	CBL: 388A A057001
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Location of Construction: 18 Quiet Ln lot# 2	Owner Name: Chase Custom Built Holmes	Owner Address: One Percy Hawks Road	Phone: 207-892-2700
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: Single Family	Zone: R-2

Past Use: Vacant	Proposed Use: New 2300 sq. ft. Single Family Home	Permit Fee: \$1,224.00	Cost of Work: \$200,000.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type 503	

Proposed Project Description: Build New Single Family	Signature: <i>[Signature]</i>
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: gg	Date Applied For: 08/16/2001	<b>Zoning Approval</b>		
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland N/A <input checked="" type="checkbox"/> Wetland <i>sel approved site plan</i> <input type="checkbox"/> Flood Zone <i>panel 2 zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan #2001-0189 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> Date: <i>ok with conditions 8/20/01</i>	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <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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**PERMIT ISSUED WITH REQUIREMENTS**

**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

2001 0189

01-1009

# 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 Quiet Lane, Hidden Acres Subdivision

Total Square Footage of Proposed Structure 2300 SF	Square Footage of Lot 11,989 SF
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Tax Assessor's Chart, Block & Lot Chart# 388A Block# A Lot# 57	Owner: Chase Custom Homes & Finance, Inc.	Telephone: 892-2700
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Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: Chase Custom Homes & Finance, Inc. One Percy Hawkes Road Windham, ME 04062 892-2700	Cost Of Work: \$200,000.  Fee: \$
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Current use: Vacant lot in subdivision

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

Approximately how long has it been vacant: \_\_\_\_\_

Proposed use: \_\_\_\_\_

Project description:  
Single family dwelling

Building Fee 1,224.00  
 Seto Fee 300.00  


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 TOTAL 1,524.00

Contractor's name, address & telephone:

Who should we contact when the permit is ready: Jim Fisher *xx*

Mailing address: Northeast Civil Solutions, Inc.  
153 US Route 1  
Scarborough, Me 04074

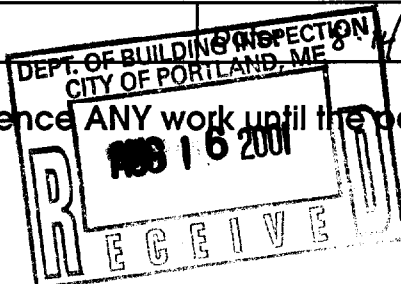
*Call*  
*xx*  
Phone: 883-1000

**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: *Jim Fisher*

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



*Gay 8/16/01*

**BUILDING PERMIT REPORT**

DATE: 20 Aug. 2001 ADDRESS: 18 Quiet Lane #2 CBL: 388A-A-057  
 REASON FOR PERMIT: To Construct a Single Family dwelling / attached garage  
 BUILDING OWNER: Chase Custom Built Homes  
 PERMIT APPLICANT: \_\_\_\_\_ (CONTRACTOR Chase Custom Bldg Home)  
 USE GROUP: R-3 CONSTRUCTION TYPE: 5-B CONSTRUCTION COST: 200,000 PERMIT FEES: 1,224.

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)  
 The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: \*1 \*2 \*3 \*4 \*5 \*8 \*9 \*11 \*13 \*14 \*16 \*20 27 28 29 \*30 \*31 33 34 35 36

- \*1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- \*2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) "ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."
- \*3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- \*4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
- \*5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- \*8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
- \*9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- \*11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42". In occupancies in Use Group A, B.H-4, I-1, I-2, M, R, public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. Handrails shall be a minimum of 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7) **R-3 (ONE & TWO FAMILY DWELLINGS) GUARD HEIGHT IS 36" MINIMUM.**
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- \*13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- \*14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
- \*16. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
17. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

- X20. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
  - In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story within a dwelling unit, including basements
- 21. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
- 22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
- 23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
- 24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
- 25. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 26. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
- X27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- X28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- X29. All requirements must be met before a final Certificate of Occupancy is issued.
- X30. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
- X31. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
- 32. Please read and implement the attached Land Use Zoning report requirements.
- X33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code. *or as per manufacture req*
- X34. Bridging shall comply with Section 2305.16.
- X35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- X36. All flashing shall comply with Section 1406.3.10.
- X37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

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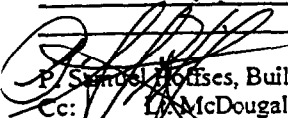
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 P. Schmidt, Building Inspector  
 Cc: D. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator  
 Michael Nugent, Inspection Service Manager

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. ( You Shall Call for Inspections )**

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

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

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

Valuation: \$200,000.00 Plan Review # 991/01

Fee: \$1,224.00 Date: 20 Aug. 2001

Building Location: 18 Quiet Lane CBL: 388A-A-05Z

Building Description: Single Family Dwelling / attached private garage

Reviewed By: S. Hoffes

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

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

\*NR: Not Required      NA: Not Applicable      SR: See Report      X: OK per plan

Correction List		
NO:	Description	Code Section
1.	All site plan and building code requirements shall be completed before a certificate of occupancy can or will be issued.	111.0 118.0
2.	<i>Before placing concrete for foundation call this office for setback inspections.</i>	<del>111.0</del>
3.	<i>Foundation drains shall comply with section 1013.5.2</i>	<del>1013.5.2</del>
4.	<i>Foundation anchors shall comply with section 2305.17</i>	<del>2305.17</del>
5.	<i>Water proofing and damp proofing shall comply with section 1013.4</i>	<del>1013.0</del>
6.	<i>Private garages shall comply with section 407.0</i>	<del>407.0</del>
7.	<i>Chimneys &amp; vents shall comply with NFPA 211</i>	NFPA 211
8.	<i>Guardrails &amp; handrails shall comply with section 1021.0 &amp; 1022.0</i>	<del>1021.0</del> <del>1022.0</del>
9.	<i>Stair construction shall comply with Sec. 1014.</i>	<del>1014.0</del>
10.	<i>Sleeping room egress or rescue window shall comply with section 1010.4</i>	1010.4
11.	<i>Smoke detectors shall comply with sec. 920.3.2</i>	<del>920.3.2</del>
12.	<i>Venting of crawl or attic space shall comply with section 1210.0 - 1211.0</i>	<del>1210.0</del> <del>1211.0</del>
13.	<i>Fastening of bldg. elements shall comply with section Table 2305.2</i>	<del>Table P</del> <del>2305.2</del>

REV: PSH 6/16/01

## CORRECTION LIST (cont'd.)

No.	DESCRIPTION	Code Section
14.	Ventilation of spaces shall comply with Chapter 16 of The MCA Mech. Code/1993.	
15.	Boring, cutting or notching shall comply with sec. 2305. or per manufactures req.	2305
16.	Bridging shall comply with section 2305.16	2305.16
17.	Safety glazing shall comply with section 2406.8	2406.8
18.	Flashing shall comply with sec. 1406.3.10	1406.3.10
19.	Roofing shall comply with sec's 1505 - 1502	1505
20.		

**Foundations (Chapter 18)**

**Wood Foundation (1808)**

- ~~NA~~ Design
- ~~NO~~ Installation

**Footings (1807.0)**

- ~~X~~ Depth below (outside) grade 4' minimum; but below frost line except for insulated footings.
- ~~NR~~ 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)
- ~~SR~~ Anchorage bolting in concrete (2305.17)
- ~~X~~ Columns (1912)
- ~~SR~~ Crawl space (1210.2) Ventilation
- ~~SR~~ 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

### Floors (contd.)

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

### Wall Construction (Chapter 2300)

- ~~X~~ Design (1609) wind loads
- ~~X~~ Load requirements
- ~~X~~ Grade
- ~~SR~~ Fastening schedule (Table 2305.2)
- ~~X~~ Wall framing (2305.4.1)
- ~~X~~ Double top plate (2305.4.2)
- ~~X~~ Bottom plates: (2305.4.3)
- ~~SR~~ 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)
- ~~NR~~ Metal construction
- ~~NR~~ Masonry construction (Chapter 21)
- ~~X~~ Exterior wall covering (Chapter 14)
- ~~X~~ Performance requirements (1403)
- ~~X~~ Materials (1404)
- ~~NR~~ Veneers (1405)
- ~~X~~ Interior finishes (Chapter 8)

### Roof-Ceiling Construction (Chapter 23)



- ~~NA~~ Roof rafters - Design (2305.15) spans
- ~~X~~ Roof decking and sheathing (2305.15.1) 5/8" boards and (2307.3) (Table 2307.3.1(2))
- ~~X~~ Roof trusses (2313.3.1)
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Roof Coverings (Chapter 15)**

- ~~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**

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

**Mechanical  
1993 BOCA Mechanical Code**

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

### Load Design Criteria

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

### Glazing (Chapter 24)

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

### Private Garages (Chapter 4)

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

**Egress (Chapter 10)**

- ~~X~~ One exit from dwelling unit (1010.2)
  - ~~SA~~ Sleeping room window (1010.4)
  - ~~X~~ EXIT DOOR (1017.3) 32" W 80" H
  - ~~X~~ Landings (1014.3.2) stairway
  - ~~NO~~ 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)
  - ~~NO~~ Winders (1014.6.3)
  - ~~NO~~ 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*

## CONSTRUCTION AGREEMENT

AGREEMENT made this 17<sup>th</sup> day of July, 2001, by and between Chase Custom Homes & Finance, Inc., a Maine corporation, with a principle place of business located at 1 Percy Hawkes Road, Windham, Maine, 04062, (hereinafter referred to as "builder") and Stephon & Carol Paulding, 340 Main St., Cumberland, ME (hereinafter collectively referred to as "Buyer").

WHEREAS, Buyer is the buyer or owner of a certain parcel of land known as Lot #2, Hidden Acres, Por Hand, , Maine, and desire to have a home constructed thereon,

WHEREAS, Builder desires to perform such construction and related services with certain terms and conditions.

NOW THEREFORE, the parties hereby agree as follows:

1. CONSTRUCTION: Builder shall, according to the terms and conditions hereof, provide the construction labor, services and materials set forth in attached Exhibit A. The parties acknowledge that Builder shall provide comprehensive services for the entire project, except the following which shall be the sole responsibility of Buyer:
  - A. Building permit
  - B. Blueprints
  - C. Final landscaping
2. PRICE AND PAYMENT: Payment to the Builder shall be in the amount of \$ with a deposit of 5000<sup>00</sup> at the time of this contract; 48,800 at the time of existing home sale, Home Equity at the time the foundation goes in. The balance of \$ 215,500<sup>00</sup> shall be paid at closing.  
Total Price 269,000<sup>00</sup>
3. LAND PURCHASE: If Builder purchases land for Buyer to construct the home on, Buyer will be responsible for all costs associated with that purchase including but not limited to closing costs, any property taxes due on the property during the construction, any Central Maine Power set-up fees.
4. SERVICES PROVIDED: All services, labor and materials provided by Builder shall meet or exceed all building a zoning standards and requirements. Builders shall secure all licenses and permits required.

JFC  
CRP.

5. **BUILDER'S INSURANCE:** Builder shall secure, and upon request, provide to Buyer proof of insurance for Builder's risk, liability and workers compensation in amounts sufficient and appropriate for this project. Builder hereby indemnifies and holds harmless Buyer for any damage liability or expenses, including reasonable attorney's fees, with respect to real or claimed damage to anyone or anything in connection with the undertakings and duties of Builder as set forth herein.
6. **BUYER'S SUBCONTRACTORS:** By mutual agreement, the Buyer may let their contractors become involved in connection with the work, and the Builder shall cooperate with any such other contractors. These other contractors shall perform their work or service under direction of General Builder so as not to delay or impede construction. Further, by mutual agreement, the Buyer may purchase directly portions of the materials specified herein.
7. **LIEN WAIVERS:** Builder shall deliver a Master Lien Waiver to Buyer at the time of final payment.
8. **CONDITION OF THE PREMISES:** Builder shall keep the building and lot free from accumulation of waste material and rubbish and at the completion of the work he shall remove all rubbish from and about the building and all his tools, scaffolding, surplus materials, and shall leave the entire work "broom clean". Buyer should expect to have to clean the home prior to moving in.
9. **OWNER'S INSURANCE:** The Builder agrees that during the construction of the house full fire insurance will be maintained in the amount to satisfy any needs that may arise, which insurance will run for the benefit of both parties to this contract, and in the event of total or substantial destruction of the house when partly completed, then the parties agree that upon the collection of the insurance the same shall be paid to the Builder, who agrees to start reconstruction promptly, consistent with its other work in process, and thereafter proceed expeditiously, all in accordance with the foregoing agreement drawings and specification. If Buyer is the current owner of the land being construction on, it is recommended that the Buyer obtain liability insurance.
10. **WORK DATES:** The builder shall initiate on site construction within a reasonable time after receiving a deposit and after being notified by the Buyer that financing as set forth in paragraph 21 is in place. The construction shall be substantially completed with a reasonable time frame. Said agreement as to completion is contingent upon strike, accidents, weather condition, delays caused by work change orders or delays beyond the control of the Builder.

ATC

CR

11. **DESCRIPTION OF THE WORK:** The work to be performed by the Builder under this contract includes the following:
- A. Procuring building permits (cost of building permits to be paid for by Buyer)
  - B. Excavation, foundation and site work.
  - C. All building materials supplied with allowances as specified in Exhibit A
  - D. All labor for foundation, excavation, carpentry, plumbing and heating, electrical, masonry, drywall, insulation, roofing, flooring and miscellaneous work as needed, outlined and specified in Exhibit A
  - E. Construction shall be according to building plans or blueprints (as may be modified) attached hereto. Builder has the right to make modification to blueprints and deemed structurally necessary.
  - F. Allowances are listed in Exhibit A. The contract price shall be increased or decreased, as the case may be, to the extent materials or labor provided is greater than or less than a stated allowance without further writing. The materials or labor furnished, as an allowance shall not be considered a "change order" as defined in paragraph 15.
12. **CONSTRUCTION OF AGREEMENT:** This instrument, executed in multiple counterparts, is to be construed as a Maine contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and ensures to the executors, administrators, successors and assigns, and may be canceled, modified or amended only by a written instrument executed by both the Buyer and Builder. If two or more persons are named herein as Buyer their obligations hereunder shall be joint and several.
13. **DEFAULT; DAMAGES:** If Builder shall fail to fulfill Builder's agreement herein, all deposits made hereunder by Buyer, together with all interest earned, thereon shall be retained by Buyer as liquidated damages and this shall be Buyer's sole and exclusive remedy at law or in equity for any default by Builder under this agreement. Should Buyer default, then Builder shall have all available remedies, including specific performance, and reasonable attorneys' fees.
14. **DISPUTE RESOLUTION:** If a dispute arises concerning the provision of this contract or the performance of the parties, then the parties agree to settle this dispute by jointly paying for binding arbitration as regulated by the Maine Uniform Arbitration Act with parties agreeing to accept the Arbitrator's decision as final.

JJC
   
 40
   
 CRB

15. **WARRANTIES:** In addition to any additional warranties agreed to by the parties and contained herein, the Builder warrants that the work will be free from faulty materials and constructed according to the building code applicable for the location as referred to on page one of this agreement; constructed from new materials; constructed in a skillful manner and fit for habitation. The warranty rights and remedies set forth in the Maine Uniform Commercial Code apply to this contract. Specifically, and without limiting any other remedies, Builder warrants its workmanship, materials and construction for a minimum of one year from the date of completion.
16. **CHANGE ORDERS:** Any alteration or deviation from the construction specifications contained herein or attached hereto that involve the revisions of the contract price will be executed only upon the parties entering into a written change order. The change order shall operate as an amendment to this contract. Each change order must be in writing and becomes a part of and shall be in conformance with this contract unless otherwise stated in the change order. All work shall be performed under the same terms and conditions as specified in the original contract unless otherwise stipulated. The change order must detail all changes to the original contract that resulted in a revision of the sales price and must be signed by the Buyer.
17. **ENERGY STANDARDS:** Builder and Buyer acknowledge that 10 M.R.S.A. 1411 et. Seq. establishes minimum energy efficiency standards for residential construction. Both parties acknowledge that the building to be constructed hereunder does meet or exceed such standards.
18. **CLOSING:** Buyer will close on the property within 5 days of the Certificate of Occupancy. Seller will have the option to charge interest on the outstanding balance owed in an amount to be determined by Seller.
19. **POSSESSION OF PROPERTY:** Buyer will take possession of home after the closing of the property and after full payment to Builder has been made. Buyer agrees that no personal property or items will be moved into the property until after said closing has taken place and full payment has been made. In the case of a recession as required by the mortgagee, possession will not take place until the three-day recession period has ended and final payment has been received.
20. **WATER QUANTITY & QUALITY:** Builder will guarantee water quantity as regulated by DHS but will not guarantee water quality.
21. **MORTGAGE CONTINGENCY CLAUSE:** In order to help finance the acquisition of said premises, the Buyer shall within 7 days from the effective date of this agreement apply for a mortgage loan of  
Payable in no less than \_\_\_\_\_ years at an interest rate not to exceed market rates.

CRP

DTC

22. SALE OF BUYER'S CURRENT RESIDENCE: Subject to Buyers putting their home under contract 60 days from the effective date of the construction agreement. Buyers will be give 72 hours to arrange alternative financing or other means to fulfill the construction agreement in the event a third party offer is presented.

✓ Copy of Declaration of Protective Covenants received

James D. Smith

to all

7/17/01

John F. O'Connell President 7/17

Chase Custom Homes & Finance, Inc.

X S. Building  
Buyer

X C. Building  
Buyer

7/17/01



Applicant: Custom Built Homes

Date: 8/20/01

Address: 18 Quiet Lane (lot #2)

C-B-L: 388-AA-057

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-2

Interior or corner lot -

Proposed Use/Work - New Single family home with attached garage 22x22

Sewage Disposal - City - see note for force main from house that is owners resp.

Lot Street Frontage - 50' req 110.55' shown

Front Yard - 25' req - 30' scaled

Rear Yard - 25' req - 26' from end of bulkhead   
 → required on planning subdivision plan

Side Yard - 14' req - 14' i (25' shown w/ hand side)

Projections - rear bulk head - rear bay window   
 front porch entry way - no deck shown on rear

Width of Lot - 80' req ≈ 97' scaled

Height - 35' max - 16.5' scaled

Lot Area - 10,000 sq ft min - 11,989 sq ft

Lot Coverage/ Impervious Surface - 20% max

Area per Family - 10,000 sq ft

Off-street Parking - 2 req - 2 shown

Loading Bays - N/A

Site Plan - minor/minor   
 #2001-0189

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 2 - Zone X

2397.8 sq ft max

18 x 4 = 72

34 x 52 = 1768

22 x 22 = 484

2324

OK AT MAX min lot coverage

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

Insp Copy

2001-0189

Application I. D. Number

08/17/2001

Application Date

Quiet Lane lot #2, Hidden Acres

Project Name/Description

Chase Custom Homes

Applicant

20 Belmont Street, Portland, ME 04102

Applicant's Mailing Address

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:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># 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<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                | <input type="checkbox"/> Other _____           |  |

Fees Paid: Site Plan \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$250.00 Date: 08/17/2001

**Insp Approval Status:**

Reviewer Marge Schmuckal

- Approved  Approved w/Conditions See Attached  Denied

Approval Date 08/20/2001 Approval Expiration 08/20/2002 Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance Marge Schmuckal 08/20/2001  
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 Issued	_____		
	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

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

2001-0189

Application I. D. Number

08/17/2001

Application Date

Quiet Lane lot #2, Hidden Acres

Project Name/Description

Chase Custom Homes

Applicant

20 Belmont Street, Portland, ME 04102

Applicant's Mailing Address

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Quiet Lane, Portland, Maine

Address of Proposed Site

388 AA057001

Assessor's Reference: Chart-Block-Lot

**Approval Conditions of Insp**

- 1 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2 Separate permits shall be required for future decks, sheds, pools, and/or garage. No rear decks are approved with this permit. HOWEVER, PLEASE NOTE THAT MAXIMUM LOT COVERAGE IS ALMOST MET WITH THIS APPROVED SITE PLAN. THIS WILL RESTRICT ANY FUTURE ADDITIONS.
- 3 No construction or filling of wetlands other than that shown on the approved subdivision/site plan are allowed. A NRPA permit is required by DEP.
- 4 Lot #2 is required to install wastewater solids handling grinder pumps. These homeowners will own, maintain and repair their pump and force main from the house to the cleanout structure. THE CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OR REPAIR OF PRIVATE SYSTEMS.
- 5 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.

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

**2001-0189**

Application I. D. Number

**8/17/01**

Application Date

**Quiet Lane lot #2, Hidden Acres**

Project Name/Description

**Chase Custom Homes**

Applicant

**20 Belmont Street, Portland, ME 04102**

Applicant's Mailing Address

Consultant/Agent

**Agent Ph:** \_\_\_\_\_ **Agent Fax:** \_\_\_\_\_

Applicant or Agent Daytime Telephone, Fax

**Quiet Lane, Portland, Maine**

Address of Proposed Site

**388 AA057001**

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) \_\_\_\_\_

**2300 sq. ft.**

Proposed Building square Feet or # of Units

**11,989 sq. ft.**

Acreage of Site

Zoning

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># 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<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                | <input type="checkbox"/> Other _____           |  |

Fees Paid: Site Plan **\$50.00** Subdivision \_\_\_\_\_ Engineer Review **\$250.00** Date **8/17/01**

**Insp Approval Status:**

Reviewer \_\_\_\_\_

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

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance \_\_\_\_\_  
signature \_\_\_\_\_ date \_\_\_\_\_

**Performance Guarantee**  **Required\***  **Not Required**

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

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

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

2001-0189

Application I. D. Number

08/17/2001

Application Date

Chase Custom Homes

Applicant

20 Belmont Street, Portland, ME 04102

Applicant's Mailing Address

Quiet Lane lot #2, Hidden Acres

Project Name/Description

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:

- Approved  See Attached  Denied

*Revised Plans Attached*

Condition Compliance  Approval Expiration 08/30/2002 Extension to \_\_\_\_\_  Additional Sheets Attached  
Jay Reynolds signature 08/30/2001 date

Performance Guarantee  Required\*  Not Required

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

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

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

2001-0189

Application I. D. Number

08/17/2001

Application Date

24 Quiet Lane lot #2, Hidden Acres

Project Name/Description

Chase Custom Homes

Applicant

20 Belmont Street, Portland, ME 04102

Applicant's Mailing Address

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

21 Quiet Lane, Portland, Maine

Address of Proposed Site

388 AA057001

Assessor's Reference: Chart-Block-Lot

**Approval Conditions of Insp**

- 1 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2 Separate permits shall be required for future decks, sheds, pools, and/or garage. No rear decks are approved with this permit. HOWEVER, PLEASE NOTE THAT MAXIMUM LOT COVERAGE IS ALMOST MET WITH THIS APPROVED SITE PLAN. THIS WILL RESTRICT ANY FUTURE ADDITIONS.
- 3 No construction or filling of wetlands other than that shown on the approved subdivision/site plan are allowed. A NRPA permit is required by DEP.
- 4 Lot #2 is required to install wastewater solids handling grinder pumps. These homeowners will own, maintain and repair their pump and force main from the house to the cleanout structure. THE CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OR REPAIR OF PRIVATE SYSTEMS.
- 5 There shall e 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.

**Approval Conditions of DRC**

- 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 # 21 Quiet Lane, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
- 5 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.
- 6 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.
- 7 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.
- 8 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.
- 9 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

DUPLICATE

GENERAL RECEIPT

# CITY OF PORTLAND, MAINE

DEPARTMENT Inspection DATE 8/16/01  
RECEIVED FROM John Ostrom Hanes  
ADDRESS 303 S. Quin Lane

UNIT	ITEM	REVENUE CODE	DOLLAR AMOUNT
	permit man or meter		
	Building fee		1224.00
	Site		300.00
	Check # 9588		
	CB) 388 A A 057		

CASH  CHECK  OTHER TOTAL 1524.00

RECEIVED BY Maib

5/8" IRON PIN  
OWEN HASKELL 2118 (TYP)

### LEGEND

	EXISTING	PROPOSED
EDGE OF PAVEMENT CONTOUR	---	---
SPOT GRADE		+174.2'
SANITARY	— S —	— S —
WATER	— W —	— W —
UNDERGROUND ELECTRIC	— UGE —	— UGE —
STORM DRAIN	— SD —	— SD —

### NOTES

- BOUNDARY LINES BASED UPON PLAN REFERENCED IN NOTE 4.A BELOW
- DATUM:  
HORIZONTAL— BASED UPON PLAN REFERENCED IN NOTE 4.A BELOW.  
VERTICAL— BASED UPON BONNET BOLT OF HYDRANT AT THE CORNER OF ABBY LANE AND CURTIS ROAD. CITY DATUM ELEVATION 139.45'
- THE SETBACK SHOWN ON THE EAST SIDE OF THE PROPERTY IS BASED UPON A 25' SETBACK FROM WETLANDS. LOCATION HAS BEEN DIGITIZED FROM PLAN REFERENCE 4.A
- PLAN REFERENCES:  
A. PLAN ENTITLED SUBDIVISION PLAN HIDDEN ACRES SUMMIT STREET, PORTLAND, MAINE. DATED 10/13/99.

## SITE PLAN OF LAND IN PORTLAND MAINE

SCALE: 1" = 20'      DATE: AUGUST 15, 2001  
PREPARED FOR: CHASE CUSTOM HOMES & FINANCE, INC.  
ONE PERCY HAWKES ROAD  
WINDHAM, MAINE 04062

JOB NUMBER: 22323

ACAD FILE: 22323



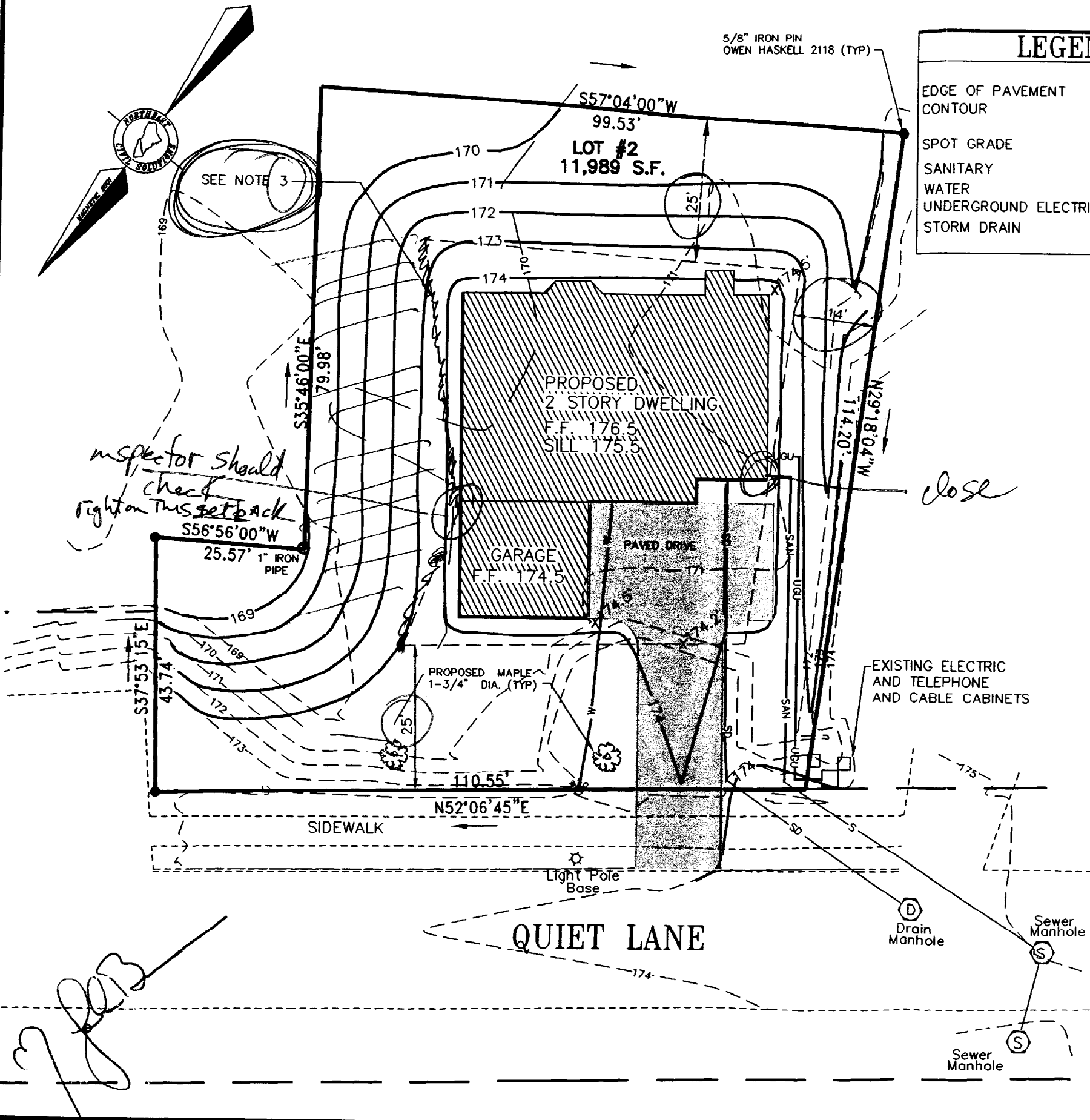
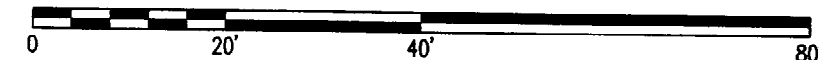
SURVEYING ENGINEERING LAND PLANNING  
**Northeast Civil Solutions**  
INCORPORATED

153 US ROUTE 1, SCARBOROUGH, MAINE 04074

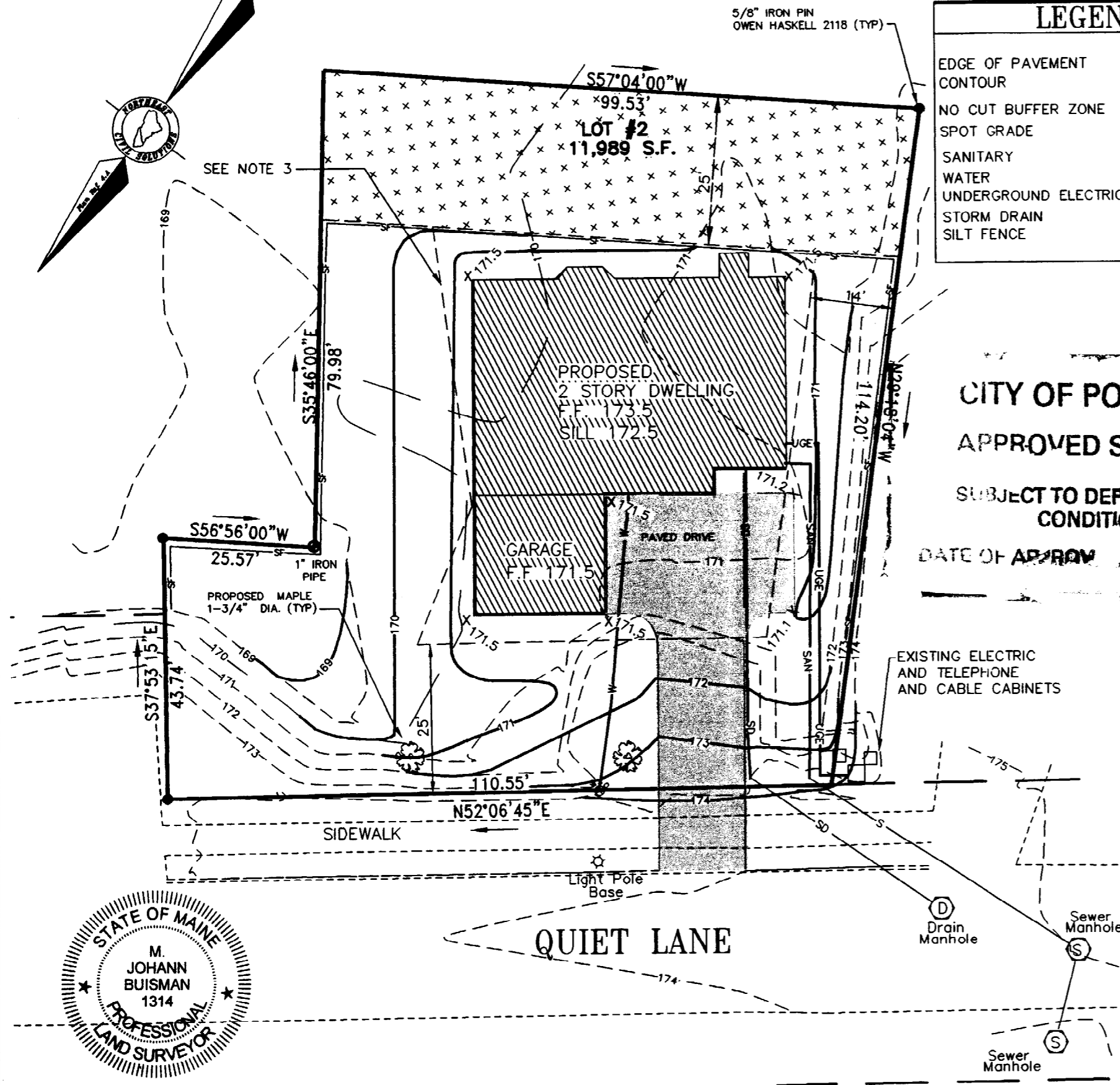
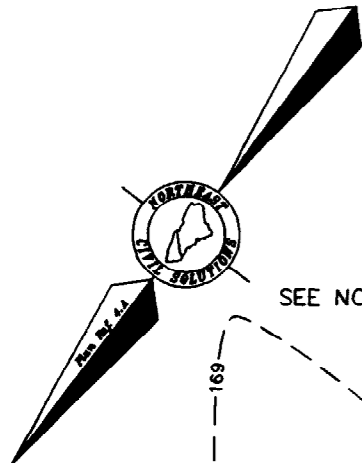
tel  
207.883.1000  
800.882.2227

fax  
207.883.1001

e-mail  
ncs@maine.rr.com







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

**CITY OF PORTLAND**  
**APPROVED SITE PLAN**  
 SUBJECT TO DEPARTMENTAL  
 CONDITIONS  
 DATE OF APPROVAL *8/30/01*

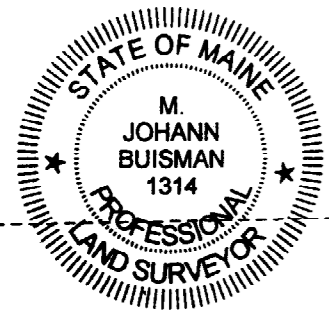
## NOTES

- BOUNDARY LINES BASED UPON PLAN REFERENCE IN NOTE 4.A BELOW.
- DATUM:  
 HORIZONTAL— BASED UPON PLAN REFERENCED 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.
- 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.
- CONTRACTOR SHALL INSTALL AND MAINTAIN SILT FENCE IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES.

## SITE PLAN OF LAND IN PORTLAND MAINE

SCALE: 1" = 20'                      DATE: AUGUST 30, 2001  
 PREPARED FOR: CHASE CUSTOM HOMES & FINANCE, INC.  
 ONE PERCY HAWKES ROAD  
 WINDHAM, MAINE 04062

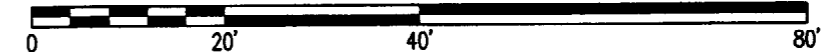
JOB NUMBER: 22323                      ACAD FILE: 22323

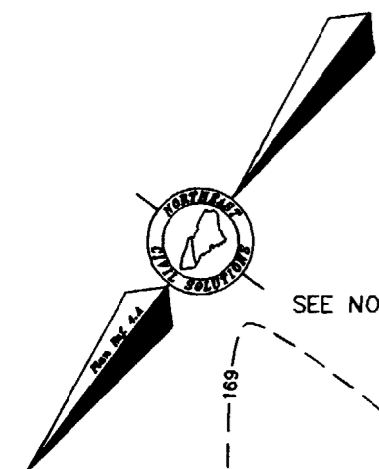


SURVEYING ENGINEERING LAND PLANNING  
**Northeast Civil Solutions**  
 INCORPORATED

153 US ROUTE 1, SCARBOROUGH, MAINE 04074

tel 207.883.1000                      fax 207.883.1001                      e-mail ncs@maine.rr.com  
 800.882.2227

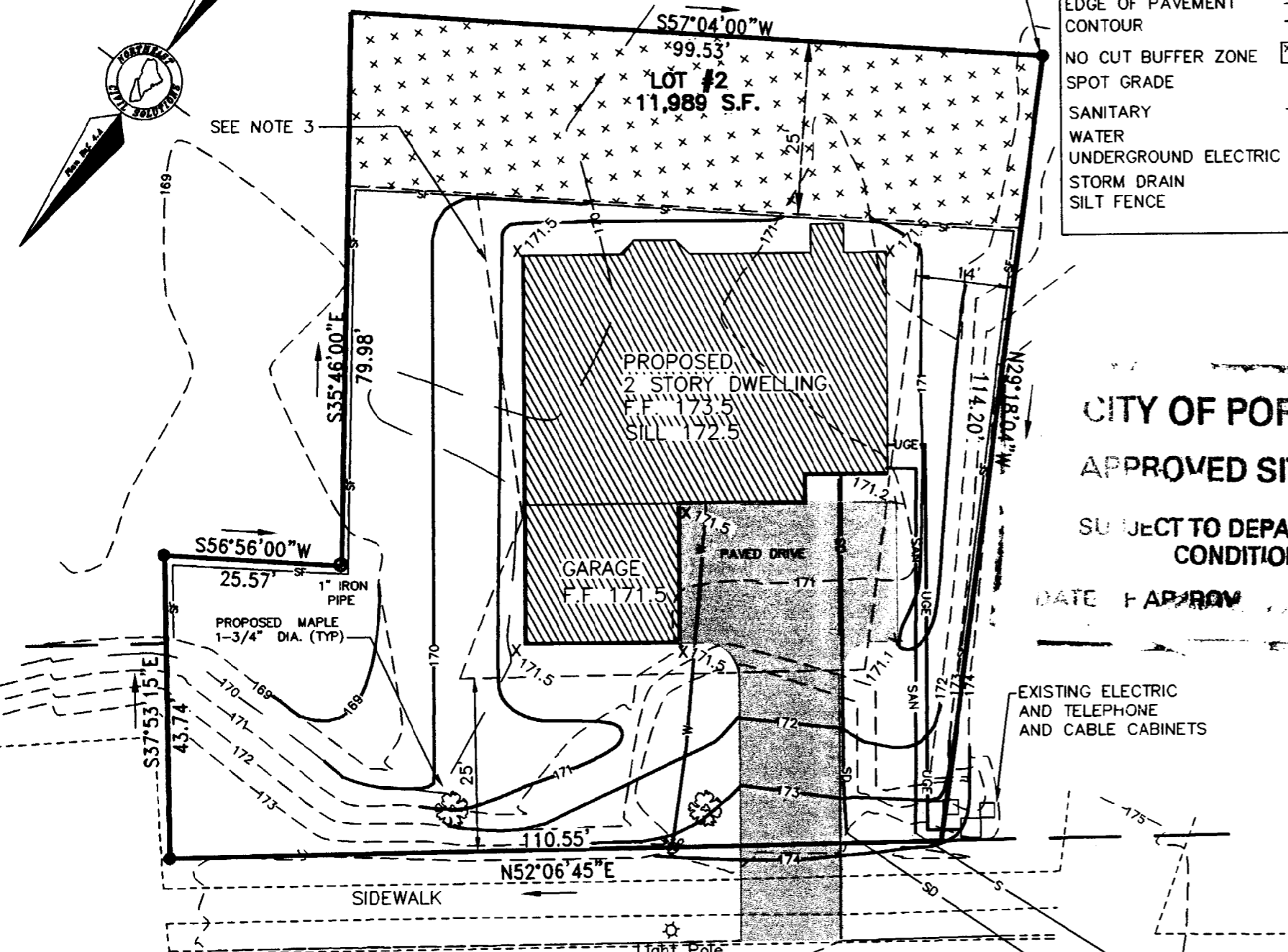




5/8" IRON PIN  
OWEN HASKELL 2118 (TYP)

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

- ### NOTES
- BOUNDARY LINES BASED UPON PLAN REFERENCE IN NOTE 4.A BELOW.
  - DATUM:  
HORIZONTAL— BASED UPON PLAN REFERENCED 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.
  - 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.
  - CONTRACTOR SHALL INSTALL AND MAINTAIN SILT FENCE IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES.

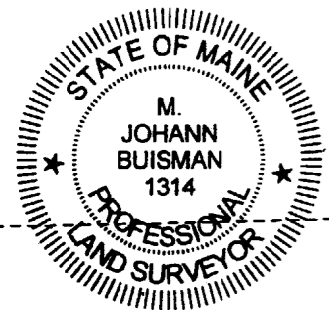


**CITY OF PORTLAND**  
**APPROVED SITE PLAN**  
SUBJECT TO DEPARTMENTAL  
CONDITIONS  
DATE APPROVED 8-30-01

**SITE PLAN OF LAND  
IN  
PORTLAND  
MAINE**

SCALE: 1" = 20'      DATE: AUGUST 30, 2001  
PREPARED FOR: CHASE CUSTOM HOMES & FINANCE, INC.  
ONE PERCY HAWKES ROAD  
WINDHAM, MAINE 04062

JOB NUMBER: 22323      ACAD FILE: 22323



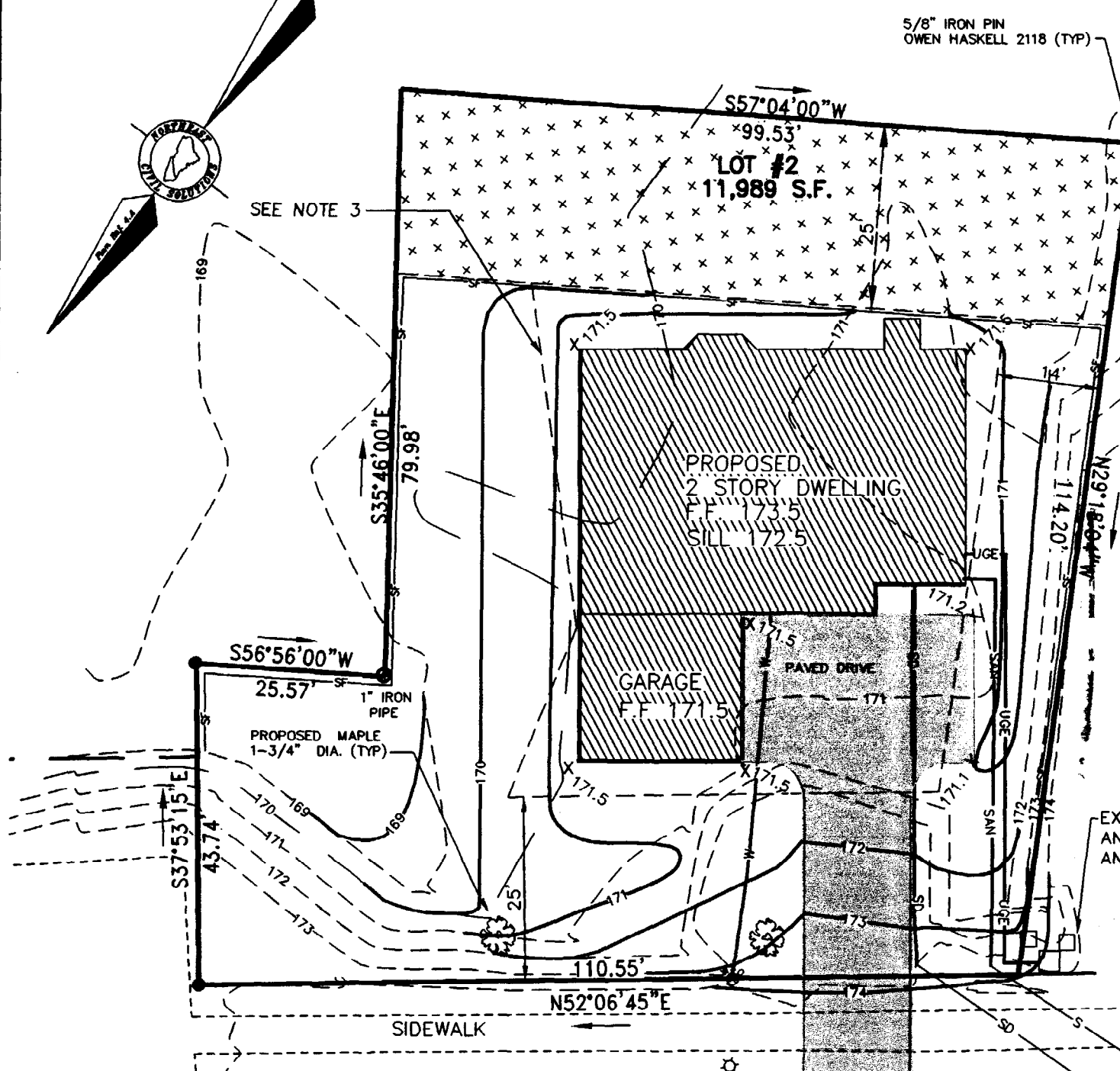
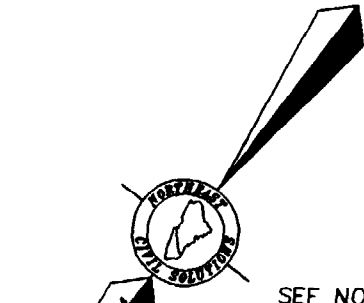
SURVEYING ENGINEERING LAND PLANNING

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

**CITY OF PORTLAND**  
**APPROVED SITE PLAN**  
 SUBJECT TO DEPARTMENTAL  
 CONDITIONS

DATE OF APPROVAL *8-30-01*

EXISTING ELECTRIC  
AND TELEPHONE  
AND CABLE CABINETS

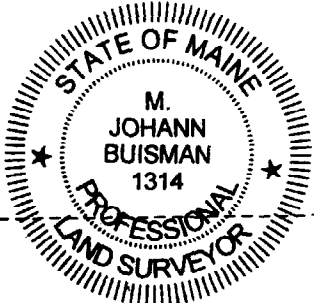
### NOTES

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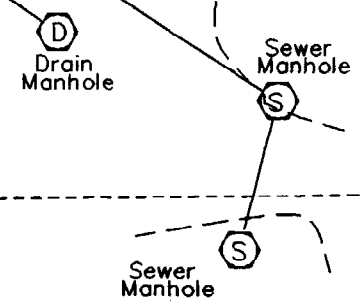
### SITE PLAN OF LAND IN PORTLAND MAINE

SCALE: 1" = 20'      DATE: AUGUST 30, 2001  
 PREPARED FOR: CHASE CUSTOM HOMES & FINANCE, INC.  
 ONE PERCY HAWKES ROAD  
 WINDHAM, MAINE 04062

JOB NUMBER: 22323      ACAD FILE: 22323



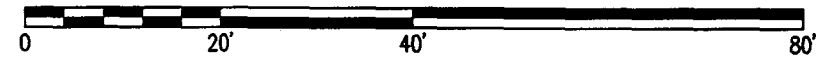
QUIET LANE



SURVEYING ENGINEERING LAND PLANNING  
**Northeast Civil Solutions**  
 INCORPORATED

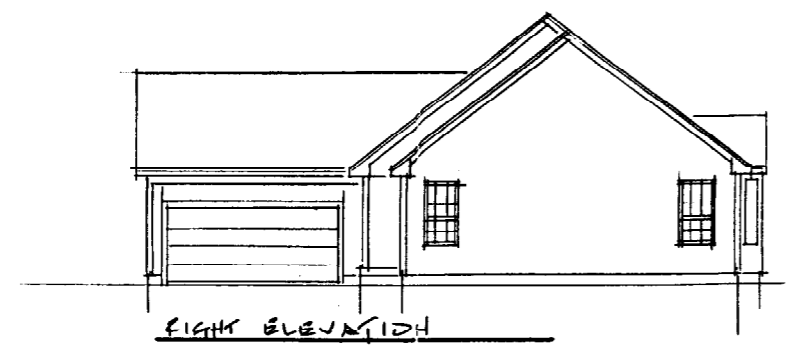
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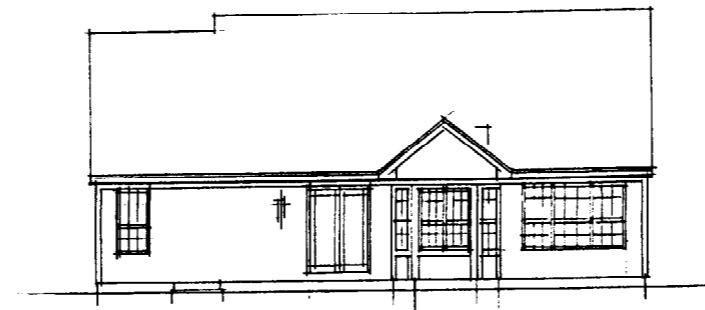


- GENERAL NOTES**
1. Plans are designed to comply with the 1999 BOCA code. Compliance with other codes and ordinances shall be the responsibility of the general contractor.
  2. All site, mechanical, electrical and utility design shall be by others.
  3. Unless otherwise certified on the plans, all structural beams, columns and frame members shall be verified by a structural engineer.
  4. Contractor shall consult kitchen / bath millwork plans for framing around adjacent walls.
  5. Contractor shall verify all dimensions prior to construction.
  6. Contractor shall insure that fireplace/chimney construction conforms to the latest NFPA ch. 211 standards.
  7. All manufactured structural lumber and trusses shall be installed in accordance with manufacturer instructions. Openings cut in members shall meet recommended guidelines.

Lot 2



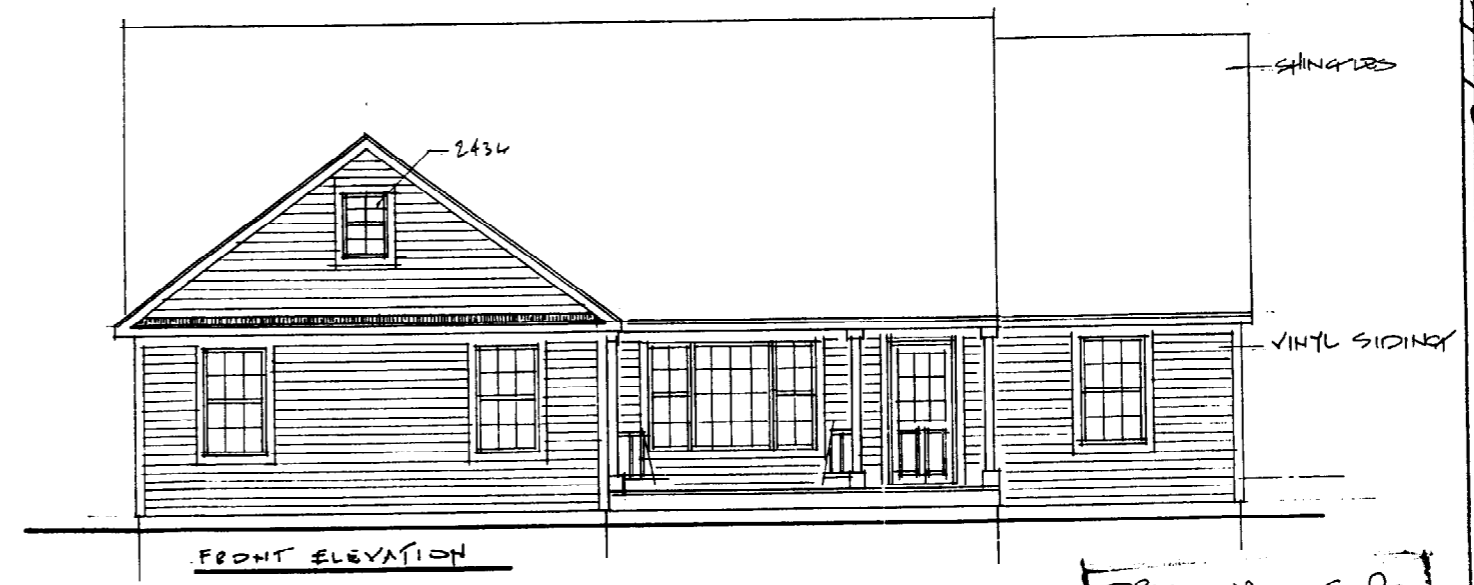
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



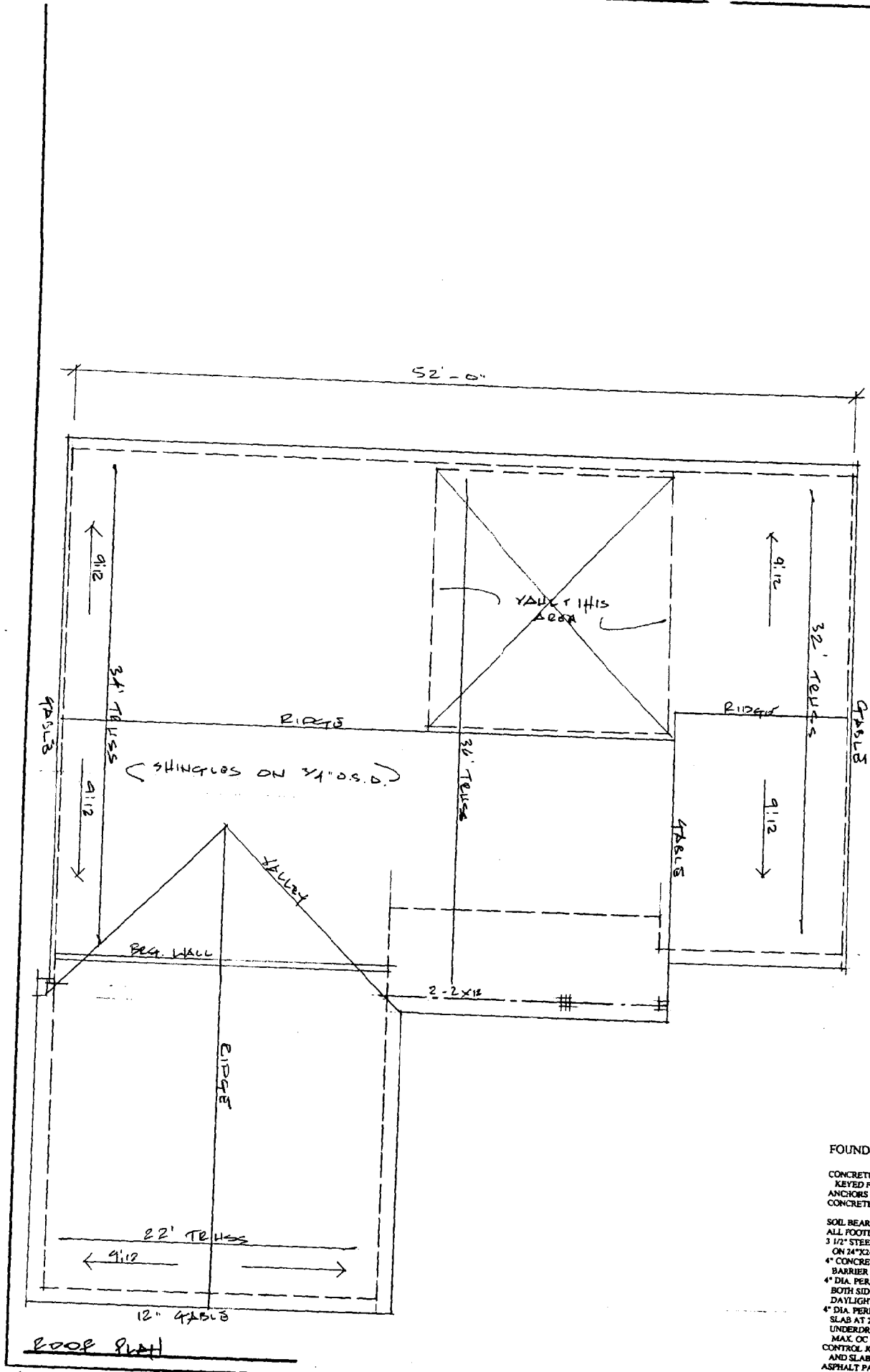
FRONT ELEVATION

Original Plans reviewed for larger set.

**PAULING RESIDENCE**  
 CONTRACTOR: CHASE CUSTOM HOMES, INC.  
 1 PERCY HAWKES ROAD, WINDHAM, ME 04912-7700  
 DESIGNER: PLANNING DESIGN ASSOCIATES  
 35 FARMTRIDGE ROAD, WINDHAM, ME 04942 895-2440

Date	7.20.01
Scale	1/8" = 1'-0"
Drawn	
Job	
Sheet	1
ELEVATIONS	
Of	3 Sheets

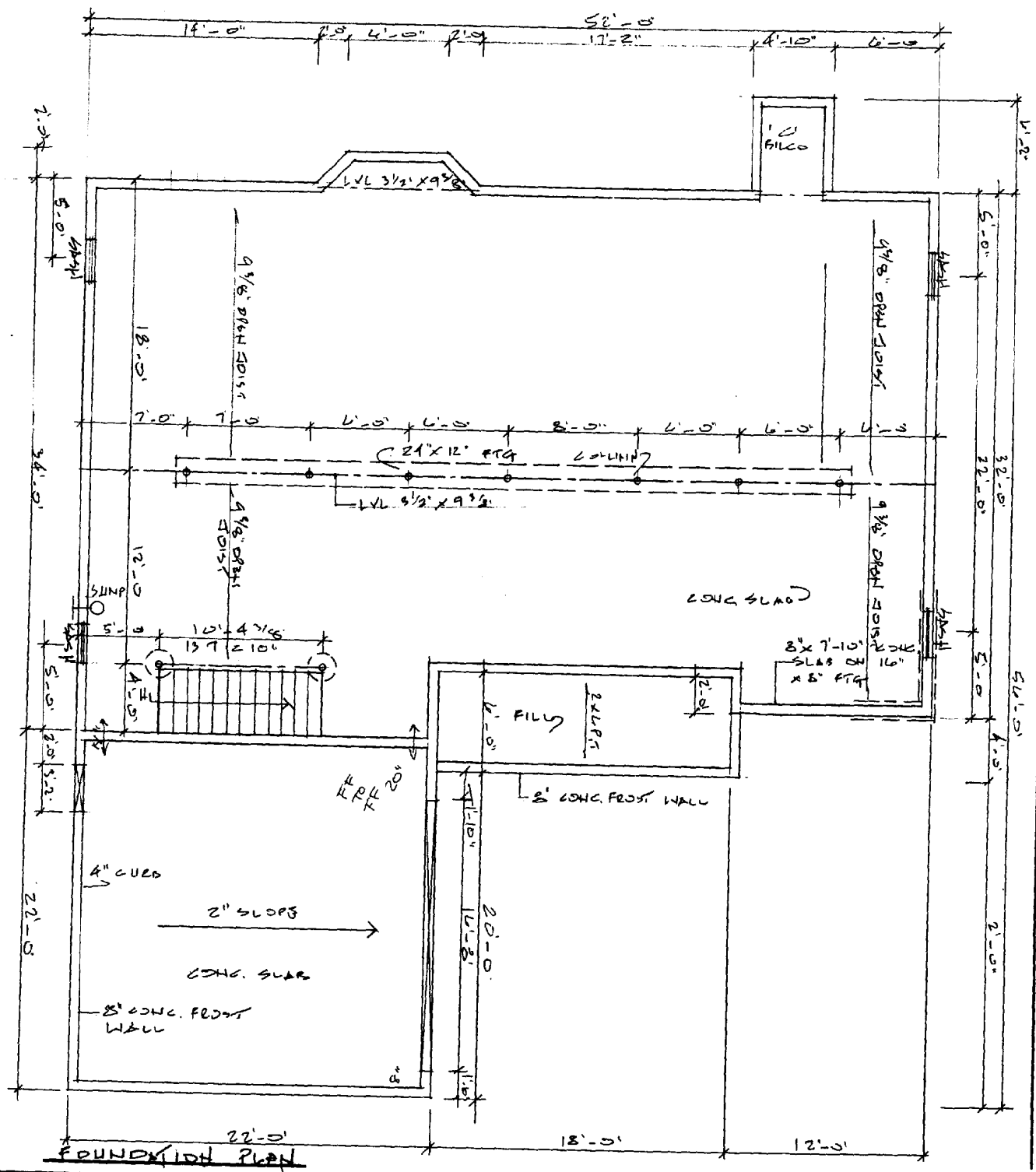
ORIGINAL COPY



Roof Plan

FOUNDATION SPECIFICATIONS

- CONCRETE WALLS AS INDICATED ON CONT.
- KEYED FOOTING
- ANCHORS AT CORNERS AND 4OC
- CONCRETE-2500 PSI AT FOOTINGS
- 3000 PSI AT WALLS
- SOIL BEARING-2500 PSF
- ALL FOOTINGS TO FROST DEPTH
- 3 1/2" STEEL LALLY COLUMNS
- ON 24"x24"x12" FOOTINGS
- 4" CONCRETE SLAB ON 6 MIL. VAPOR BARRIER ON 8" MIN. GRAN. FILL
- 4" DIA. PERFORATED UNDERDRAIN PIPES BOTH SIDES OF WALL TO SUMP OR DAYLIGHT GRAVITY
- 4" DIA. PERFORATED RADON PIPES UNDER SLAB AT 20' MAX. OC. CONNECT TO UNDERDRAINS, PROVIDE STUBS AT 40' MAX. OC.
- CONTROL JOINTS AT MAX. 30' OC WALLS AND SLABS
- ASPHALT PAINT EXTERIOR WALLS TO GRADE



FOUNDATION PLAN

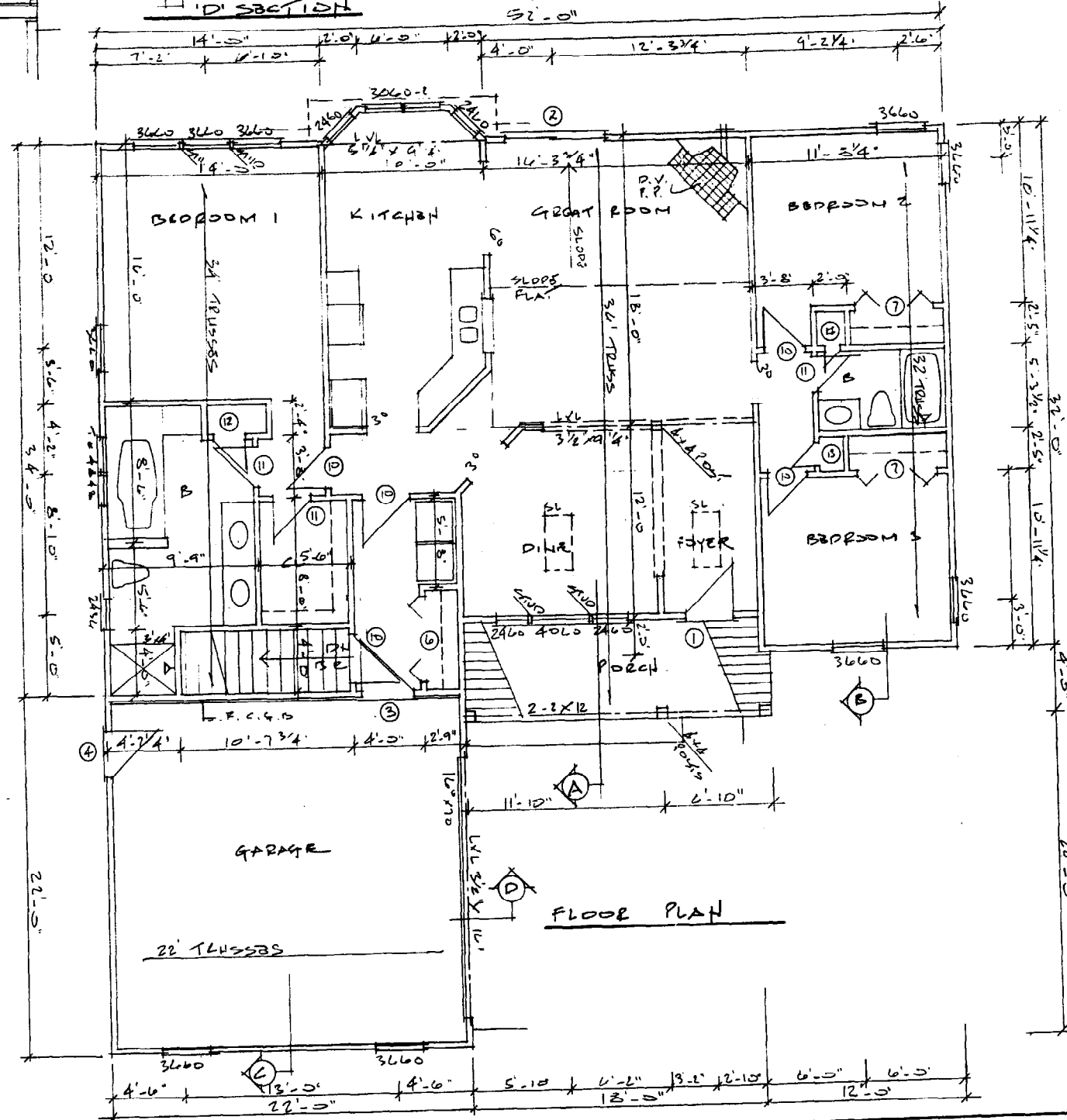
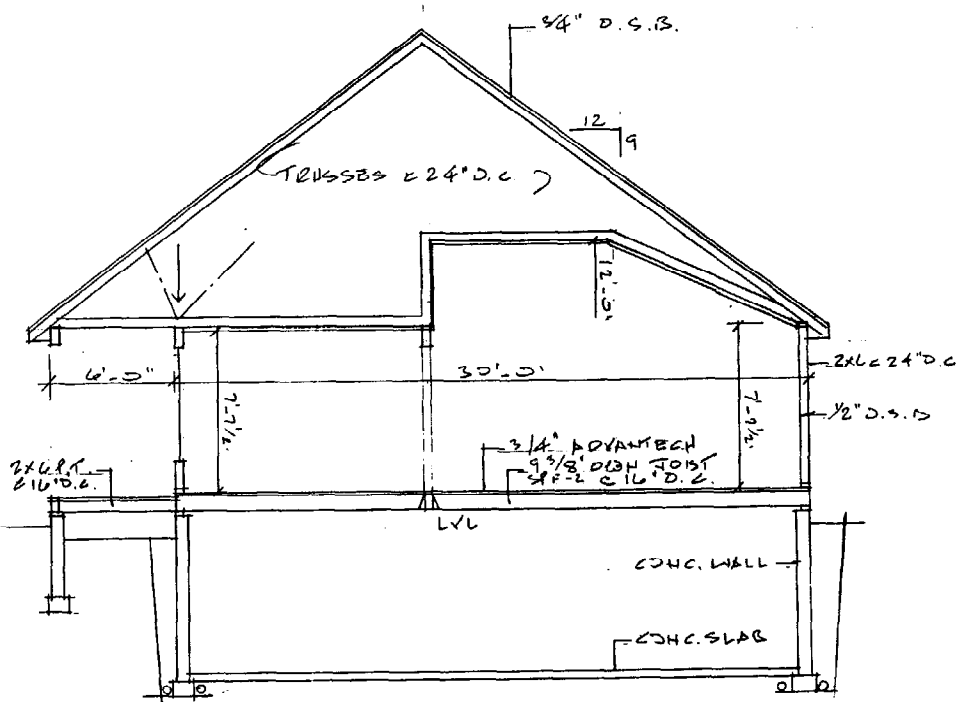
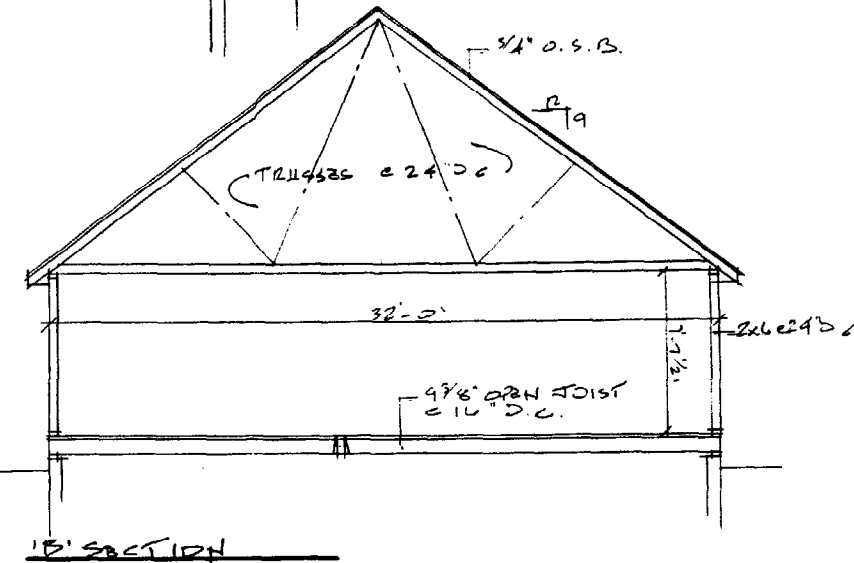
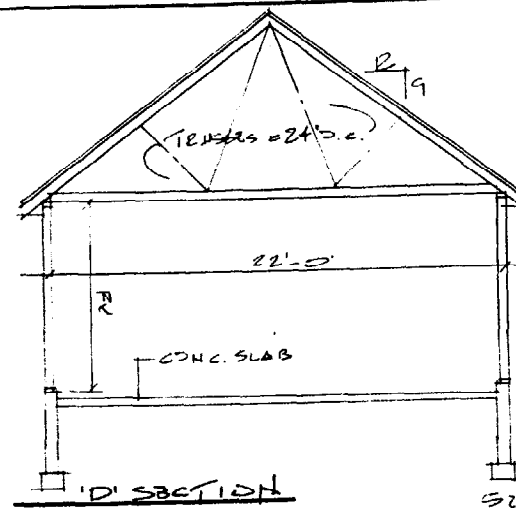
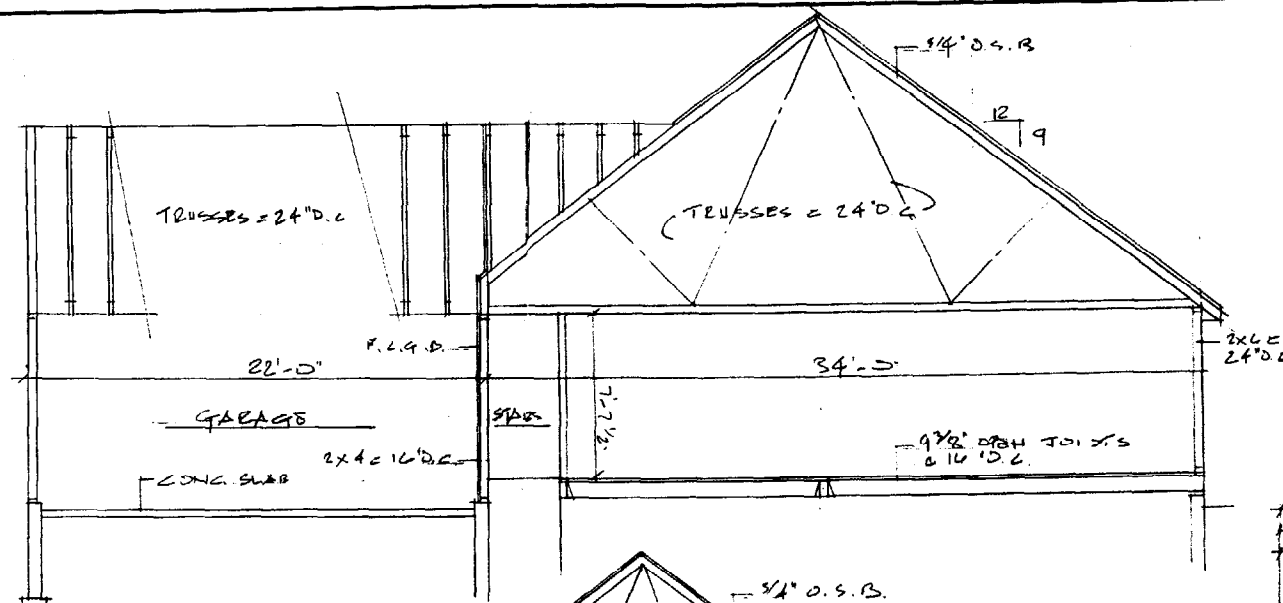
REVISIONS	BY

PAULING RESIDENCE  
 CONTRACTOR: CEASE CUSTOM HOMES, INC.  
 1 PERRY HAWKES ROAD, WINDHAM, ME 05213  
 DESIGNER: PLANNING DESIGN ASSOCIATES  
 22 PARKRIDGE ROAD, WINDHAM, ME 05213

Date	7.20.01
Scale	1/4"
Drawn	
Job	
Sheet	3
FOUNDATION	

DOOR SCHEDULE

1	3'0" X 6'8" EXTERIOR
2	6'0" X 6'8" EXTERIOR
3	2'8" X 6'8" FIRE RATED EXTERIOR
4	2'8" X 6'8" EXTERIOR
5	6'0" X 6'8" INTERIOR
6	5'0" X 6'8" INTERIOR
7	4'0" X 6'8" INTERIOR
8	3'0" X 6'8" INTERIOR
9	2'8" X 6'8" INTERIOR
10	2'6" X 6'8" INTERIOR
11	2'4" X 6'8" INTERIOR
12	2'0" X 6'8" INTERIOR
13	1'6" X 6'8" INTERIOR
14	1'3" X 6'8" INTERIOR
15	1'0" X 6'8" INTERIOR



FRAME SPECIFICATIONS

**FLOOR SYSTEM**  
 JOISTS AS INDICATED  
 BRIDGING AT CENTER  
 2X6 PT SILL W/ SEALER  
 SUBFLOOR AS INDICATED  
**EXTERIOR WALLS**  
 2X6 STUDS AS INDICATED  
 SHEATHING AS INDICATED  
 AIR INFILTRATION WRAP  
 VAPOR BARRIER  
 SIDING/FINISH AS INDICATED  
**INTERIOR WALLS**  
 2X4 STUDS AT 16" OC  
 GYPSUM BOARD AS INDICATED  
**ROOF SYSTEM**  
 RAFTERS/TRUSSES AS INDICATED  
 SHEATHING AS INDICATED  
 1/2" UNDERLAYMENT  
 ICE SHIELD AT EAVES/VALLEYS  
 23/34 SHINGLES AS INDICATED  
**INSULATION**  
 EXTERIOR WALLS-R19  
 ATTIC CAP-R38  
 SILLS-R19  
 FROST WALL-7" RIGID  
**VENTILATION**  
 SOFFIT-2" CONT. STRIP  
 RIDGES-CONT. SHINGLE  
 CIRCULATION VENTS BETWEEN  
 RAFTERS/TRUSSES  
**BEAMS/HEADERS**  
 3-2X6 MAX. 40' SPAN  
 3-2X8 MAX. 80' SPAN  
**BEAMS AS INDICATED**  
 MEN 4" BEARING ALL BEAMS  
**INTERIOR FINISHES**  
 1/2" GYPSUM OR AS  
 INDICATED-WALLS/CEILING  
 FLOORING AS INDICATED  
 PAINT/STAIN AS INDICATED

**PAULING RESIDENCE**  
 CONTRACTOR: CLASE CUSTOM HOMES, INC.  
 1 PERRY HAWES ROAD, WINDHAM, ME 04973-7000  
 DESIGNER: PLANNING/DESIGN ASSOCIATES  
 37 PARTBURGE ROAD, WINDHAM, ME 04962-8752-2648

Date 7.10.01  
 Scale 1/4"  
 Drawn  
 Job  
 Sheet 2  
 PLAN  
 of 3 Sheets