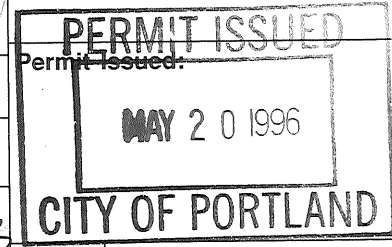


**City of Portland, Maine – Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

|  |   |   |  |
|--|---|---|--|
| Location of Construction: <u>176 Deepwoods Dr</u><br><u>Lot 73 Deepwoods Dr</u>      |   | Owner: <u>Susan W Corey</u>   | Phone: <u>781-5601</u>   |
| Owner Address: <u>36 Carroll St- Falmouth ME</u>                                     |   | Leasee/Buyer's Name:  | Business Name: <u>Beeped 874-8330</u>                                      |
| Contractor Name: <u>Equity Plus Co</u><br><u>04105</u>                               | Address: <u>22 Allison Ave- Portland ME 04103</u> |   | Phone: <u>878-3361</u>   |
| Past Use:  | Proposed Use: <u>1-fam dwlg</u>                   | <b>COST OF WORK:</b><br>\$ <u>155,000</u>   | <b>PERMIT FEE:</b><br>\$ <u>345</u>  |
| Proposed Project Description:<br><u>construct 1-fam dwlg</u><br><u>MSP - 88x 550</u> |   | <b>FIRE DEPT.</b> <input type="checkbox"/> Approved<br><input type="checkbox"/> Denied  | <b>INSPECTION:</b><br>Use Group <u>33</u> Type <u>5R</u><br><u>BOCA 90</u> |
|  |   | <b>PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)</b>  |  |
|  |   | Action: <input type="checkbox"/> Approved<br><input type="checkbox"/> Approved with Conditions<br><input type="checkbox"/> Denied | Signature: _____ Date: _____   |
| Permit Taken By: <u>L Chase</u>  | Date Applied For: <u>5/7/96</u>                   |   |  |

Permit No: **960414**



Zone: R-2 CBL: 395-L-13

Zoning Approval: \_\_\_\_\_

**Special Zone or Reviews:**

Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan  maj  minor  mm

**Zoning Appeal**

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

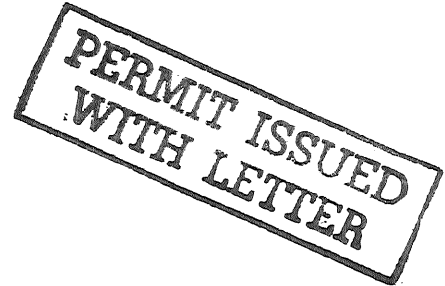
**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review

Action:

Approved  
 Approved with Conditions  
 Denied

Date: 5/11/96



**CERTIFICATION**

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

James B White 22 Allison Ave 13 May 1996 - Permit Routed  
SA ADDRESS: DATE: 5-7-96 PHONE: 878-3361

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

CEO DISTRICT **7**

D. Jordan

COMMENTS

5-20-96 - Excavation started / Appears blasting will be needed

5-30-96 - Ftgs Poured / wall Forms up / 10" wall / no garage Foundation / 6 int. Pads Poured / All set backs appear OK / Ftgs have Vert. Rebar @ 2' intervals

6-7-96 - Dump proofing completed / drainage tile not yet in

6-12-96 - Pre Setback Trap for garage Appears OK

6-14-96 - Garage Ftgs Poured 8x17" w/ vert rebar @

8-7-96 - Framing OK perhaps, 6"x8" tie changed to 3 member 2"x10" + 2x4 bearing wall in basement not yet completed? / 2 gauges for Air test on west / 1 OK upstairs / 1st Fl gauge reads only 2 lbs / will check w/ plumber (both) gauges on First Fl. read 1 or 2 lbs / Garage door Header 2 member LVL 2x12 span 16'

9/30 Call for final - No rear Steps (2) - Deck to be added by Amendment

Front Step grading not finished - No Dryer Vents - No Risers Cellar Stairs

Issue Temp CofC - No Decks

- 1- Rear Steps not permanent
- 2- Front Walkway not completed
- 3- Risers Required on Cellar Stairs
- 4- Dryer Vent must be installed

+ Jim Wendel's Requirements

Inspection Record

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



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 176 Deepwoods Dr (Lot #73) 395-1-013

Issued to Susan W. Corey

Date of Issue 01 October 1996

**This is to certify** that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 960414, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Single Family Dwelling  
~~-No Decks-~~

**Limiting Conditions:** TEMPORARY:

1. Rear steps not permanent.
2. Front walkway not complete.
3. Risers required on cellar stairs.
4. Dryer vent must be installed. See attached memo from Jim Wendel dated 30 Sept 96 listing three (3) conditions of approval.

This certificate supersedes certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



**CITY OF PORTLAND**  
**Planning and Urban Development Department**

**MEMORANDUM**

**TO:** Kevin Carroll, Code Enforcement Officer

**FROM:** Jim Wendel, Acting Development Review Coordinator *(JW)*

**DATE:** September 30, 1996

**RE:** Request for Certificate of Occupancy for 176 Deepwoods Drive (Lot 73)

On September 30, 1996, I reviewed the site for compliance with the conditions of approval. I met the applicant's agent (Jim White) on-site. My comments are:

1. Some minor lot grading and loam placement are still required. The locations are as follows:
  - a. Additional fill is required in the area of the future porch at the backside of the house. The gravel fill should be graded away from the house.
  - b. The area disturbed in front of the house where the front entrance is to be constructed should be graded, loamed and seeded when the front entrance brick work is completed.
2. The lot has not been seeded.
3. The street address number must be installed on the house.

In my opinion a temporary Certificate of Occupancy could be issued if code enforcement has no outstanding issues.

cc: Kathi Staples PE, City Engineer

Applicant: James White  
Address: 176 Deepwoods Dr (6T73)  
Assessors No.: 395-L-13

Date: 5/16/96

CHECK LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-2

Interior or corner lot -

Use - 1-family house with attached Garage - NO Decks are shown  
<sup>2 story</sup> <sup>1 story</sup>

Sewage Disposal - City

Rear Yards - 25' req - 25' shown

Side Yards - 1 story → 12' req - 14' shown (garage side)  
2 story → 14' req - 14' shown

Front Yards - 25' req - 25' shown to front of garage

Projections - None shown

Height - 2 story

Lot Area - 10,000<sup>#</sup> req - 13,145<sup>#</sup> shown -

Building Area - MAX 20% of lot area or - 2629<sup>#</sup> MAX

Area per Family - 10,000<sup>#</sup> req - 13,145<sup>#</sup> shown

Width of Lot - 80' req - 110' shown

Lot Frontage - 50' req - 110' shown

Off-street Parking - 2 shown

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning - N/A

Flood Plains -

LOT 76

LEDGE  
OUT CROP

113.76

25'

103

134.01

14'

TOP OF  
Foundation  
SILL 105.0  
LOT 75

103

72

107

30'

14'

105'

LOT 75

102

104

103

102

102

25'

101

101

Water  
SP. NET

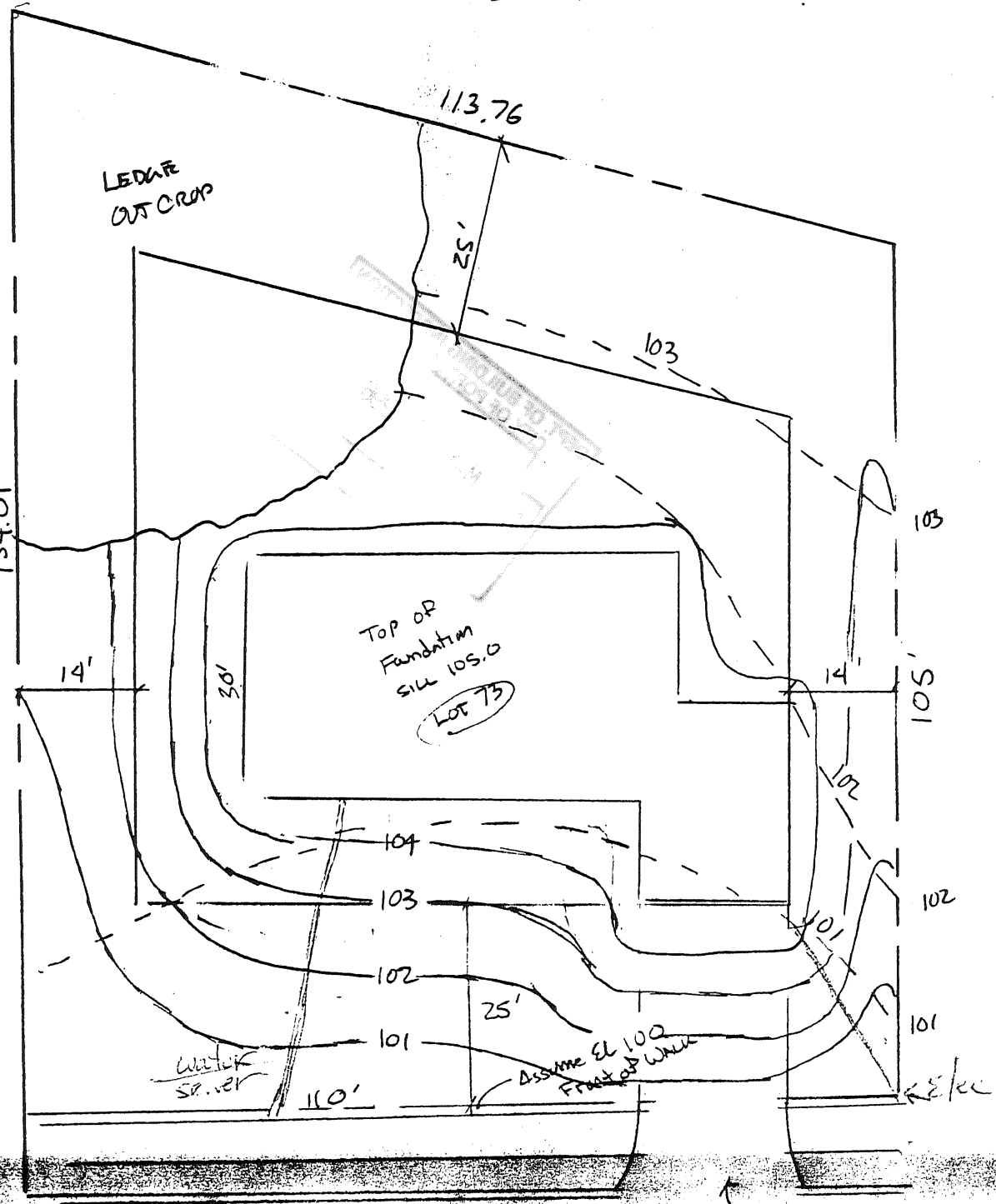
ASSUME EL 100  
FRONT OF WALK

110'

KE/CC

EXIST CURB CUT

NEEDWOOD DRIVE



BUILDING PERMIT REPORT

DATE: May 17, 1996 ADDRESS: 176 Deepwoods Drive

REASON FOR PERMIT: To construct a single family dwelling

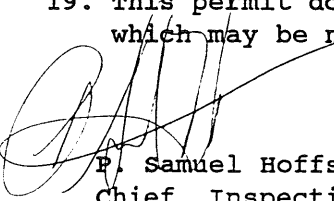
BUILDING OWNER: Susan W. Corey

CONTRACTOR: Equity Plus Co. APPROVED: Per 1,7,9,10,11,13,14, 15,16

CONDITIONS OF APPROVAL

1. Before concrete for foundation is placed, approvals from Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precautions must be taken to protect concrete from freezing.
3. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with selfclosers.
5. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
6. The boiler shall be protected by enclosing with one (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
7. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue, they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 square feet.
8. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
9. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code, Chapter 9, Section 19, 919.3.2 (BOCA National Building Code/1993) and NFPA 101, Chapters 18 and 19. (Smoke detectors shall be installed and maintained at the following locations):
  - a. In the immediate vicinity of bedrooms
  - b. In all bedrooms
  - c. In each story within a dwelling unit, including basementsIn addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted.

10. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1 hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1993)
11. Guardrail and Handrails-A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups, 42 inches, except Use Group R which is 36 inches. In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4 inches cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
12. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, Section and Subsections 1023. and 1024. of the City's Building Code. (The BOCA National Building Code/1993)
13. Stair construction in Use Group R-3 and R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum is 11" tread, and 7" maximum rise.
14. Headroom in habitable space is a minimum of 7'6".
15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
16. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued for demolition permit is granted.
17. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
18. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 MRSA refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.

  
P. Samuel Hoffses  
Chief, Inspection Services



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

APPLICANT: SUSAN COREY  
 ADDRESS: 36 CARROLL ST. - FALMOUTH, ME 04105  
 SITE ADDRESS/LOCATION: 176 DEEPWOODS DRIVE (LOT 173)  
 DATE: 5/10/96

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

CONDITIONS CHECKED OFF BELOW WILL BE ENFORCED FOR YOUR SITE PLAN

1.  All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.
2.  Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
3.  Your new street address is now 176 Deepwood Drive, the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4.  The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
5.  Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6.  A sewer permit is required for your project. Please contact Carol Poliskey at 874-8300, ext. 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

7. \_\_\_\_\_ A street opening permit(s) is required for your site. Please contact Carol Poliskey at 874-8300 , ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
8.  As-built record information for sewer and stormwater service connections must be submitted to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
9. \_\_\_\_\_ The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.
10.  The site contractor shall establish finish grades at the building foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
11.  A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FEE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for the drainage from the property.
12.  The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
13.  ~~The lot grading shall be reviewed by the Development Review Coordinator prior to final grading and seeding. No drainage from the rear of the site shall be directed to the rear~~  
all drainage shall be directed to the front of the lot by use of swales and berms.

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



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

I. D. Number \_\_\_\_\_

Applicant Susan W Corey 781-5601  
36 Carroll St- Falmouth ME 04105

5/7/96  
Application Date

Applicant's Mailing Address \_\_\_\_\_  
Consultant/Agent Jim White 878-3361

Project Name/Description  
Address of Proposed Site Lot 73 - Deepwoods Dr

Applicant or Agent Daytime Telephone, Fax \_\_\_\_\_

Assessor's Reference: Chart-Block-Lot \_\_\_\_\_

Proposed Development (check all that apply):  New Building  Building Addition  Change of Use  Residential  
 Office  Retail  Manufacturing  Warehouse/Distribution  Other (specify) \_\_\_\_\_  
1-fam dwlg 28'x50' 1/4 acre R-2  
Proposed Building Square Feet or # of Units Acreage of Site Zoning

**Check Review Required:**

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

Fees paid: site plan \$50 subdivision \_\_\_\_\_

**Approval Status:**

Reviewer Marge Schmeckel

- Approved  **Approved w/Conditions** listed below  Denied

1. Separate permits shall be required for any decks (none shown on plans)

Approval Date 5/16/96 Approval Expiration \_\_\_\_\_ date Extension to \_\_\_\_\_ date  Additional Sheets Attached

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

Performance Guarantee  Required\*  Not Required

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

|   |                      |                         |                       |
|---|----------------------|-------------------------|-----------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date           | _____ amount            | _____ expiration date |
| <input type="checkbox"/> Inspection Fee Paid            | _____ date           | _____ amount            |                       |
| Performance Guarantee Reduced                           | _____ date           | _____ remaining balance | _____ signature       |
| Performance Guarantee Released                          | _____ date           | _____ signature         |                       |
| Defect Guarantee Submitted                              | _____ submitted date | _____ amount            | _____ expiration date |
| Defect Guarantee Released                               | _____ date           | _____ signature         |                       |

Address: Deepwoods Dr (Lot #73)



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

I. D. Number \_\_\_\_\_

Applicant Susan W Corey 781-5601

5/7/96

Applicant's Mailing Address 36 Carroll St- Falmouth ME 04105

Application Date

Consultant/Agent Jim White 878-3361

176  
Project Name/Description Lot 73 - Deepwoods Dr  
Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax \_\_\_\_\_

Assessor's Reference: Chart-Block-Lot \_\_\_\_\_

Proposed Development (check all that apply):  New Building  Building Addition  Change of Use  Residential  
 Office  Retail  Manufacturing  Warehouse/Distribution  Other (specify) \_\_\_\_\_

Proposed Building Square Feet or # of Units 1-fam dwlg 28'x50' Acreage of Site 1/4 acre Zoning \_\_\_\_\_

**Check Review Required:**

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

Fees paid: site plan \$50 subdivision \_\_\_\_\_

**Approval Status:**

Reviewer James Seymour

- Approved  Approved w/Conditions listed below  Denied

- Lot grading shall be reviewed by the Development Review Coordinator
- prior to final loaming & seeding. No drainage shall be directed to
- the rear all drainage shall outlet toward the lot frontage.
- Please see attached standard conditions

Approval Date 5/10/96 Approval Expiration 5/97 Extension to \_\_\_\_\_ date \_\_\_\_\_ date \_\_\_\_\_  Additional Sheets Attached

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

Performance Guarantee  Required\*  Not Required

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

- |   |                            |                               |                             |
|---|----------------------------|-------------------------------|-----------------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date _____           | _____ amount _____            | _____ expiration date _____ |
| <input type="checkbox"/> Inspection Fee Paid            | _____ date _____           | _____ amount _____            |                             |
| Performance Guarantee Reduced                           | _____ date _____           | _____ remaining balance _____ | _____ signature _____       |
| Performance Guarantee Released                          | _____ date _____           | _____ signature _____         |                             |
| Defect Guarantee Submitted                              | _____ submitted date _____ | _____ amount _____            | _____ expiration date _____ |
| Defect Guarantee Released                               | _____ date _____           | _____ signature _____         |                             |

Address: 176 Deepwoods Dr (Lot #73)

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

**CITY OF PORTLAND**

May 17, 1996

Equity Plus Company  
22 Allison Avenue  
Portland, Maine 04103

RE: 176 Deepwoods Drive

Dear Sir,

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

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

Site Plan Review Requirements


**Building Inspections** - A separate permit is required for any deck - M. Schmuckal  
**Development Review Coordinator** - a) lot grading shall be reviewed by the DRC prior to final loaming and seeding. b) no drainage shall be directed to the rear, all drainage shall outlet toward the lot frontage. c) please see attached standard conditions.

Building Code Requirements

1. Please read and implement items 1, 7, 9, 10, 11, 13, 14, 15 and 16 of the Building Permit Report.
2. Waterproofing and damp proofing must be done in accordance with Chapter 18, Section 1813.0 of the City's Building Code. (The BOCA National Building Code/1993)

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

Sincerely,



P. Samuel Hoffses  
Chief, Inspection Services

cc: M. Schmuckal, Asst C, Insp Svcs  
J. Seymour, DRC