

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

PERMIT ISSUED

Permit No: 01-0818	Issue Date: AUG - 9 2001	CBL: 398 A035001
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Location of Construction: 696 Allen Ave	Owner Name: Paul Vose Inc &	Owner Address: Po Box 7349 CITY OF PORTLAND	Phone: 207-799-5495
Business Name: n/a	Contractor Name: L.E. Lydon Construction, Inc.	Contractor Address: 3 Shaw Farm Rd. Cape Elizabeth	Phone: 2077995495
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Single Family	Zone: R-2 451

Past Use: Vacant Lot lot 007	Proposed Use: New Single Family Construction. Amendment to Permit # 01-0331. Amended Site Plan # 2001-0174	Permit Fee:	Cost of Work: \$130,000.00	CEO District: 2	Zone: R-3 just 1/16 the block SE
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Proposed Project Description: Build a New Single Family Home. - New style house and new placement	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: 53 PERMIT ISSUED WITH REQUIREMENTS
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: cjh	Date Applied For: 07/09/2001	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 N/A <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone parcel 2 2001 <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan # 2001-174 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> Date: 7/10/01	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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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

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

2001-0174
Application I. D. Number
07/09/2001
Application Date
Allen Ave. Lot # 35
Project Name/Description

Larry Lydon
Applicant
3 Shaw Farm Rd., Cape Elizabeth, ME 04107
Applicant's Mailing Address
Larry Lydon
Consultant/Agent
Applicant Ph: (207) 799-5495 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

696 - 696 Allen Ave, Portland, Maine
Address of Proposed Site
398 A035001
Assessor's Reference: Chart-Block-Lot

10+35

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) w/ Attached 670 SqFt Garage

1816 SqFt
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 and 120 SqFt Att

Fees Paid: Site Plan _____ Subdivision _____ Engineer Review _____ Date: _____

Insp Approval Status: Reviewer Marge Schmuckal

Approved Approved w/Conditions See Attached Denied

Approval Date 07/10/2001 Approval Expiration 07/10/2002 Extension to _____ Additional Sheets Attached

Condition Compliance Marge Schmuckal signature 07/10/2001 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 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**

2001-0174

Application I. D. Number

07/09/2001

Application Date

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Project Name/Description

Larry Lydon

Applicant

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Applicant's Mailing Address

Larry Lydon

Consultant/Agent

Applicant Ph: (207) 799-5495 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

696 - 696 Allen Ave, Portland, Maine

Address of Proposed Site

398 A035001

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.
- 3 The issuance of this permits voids out any previous permits
- 4 It is noted that there is no daylight basement being shown on these plans. No daylight basement is being approved. Any changes to the plans shall require a separate permit for reviews and approvals.

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

2001-0174

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07/09/2001

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1816 SqFt

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|--|---|---|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input checked="" type="checkbox"/> Other <u>and 120 SqFt Att</u> | |

Fees Paid: Site Plan _____ Subdivision _____ Engineer Review _____ Date _____

DRC Approval Status:

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

*Revised Plans (8-2)
Attached*

Approval Date 08/03/2001 Approval Expiration 08/03/2002 Extension to _____ Additional Streets Attached

Condition Compliance Jay Reynolds 08/03/2001
signature date

Performance Guarantee Required* Not Required

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<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	
Submitted	_____	_____	_____
	submitted date	amount	expiration date
Released	_____	_____	
	date	signature	

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
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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 _____, 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 A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
- 7 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.
- 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 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 Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Revised Bldg & Placement

Applicant: L. Lydon

Date: 7/10/01

Address: 692-696 Allen Ave

C-B-L: 398-A-035

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - ~~R-2~~ R-2 Zone used
R-3 Zone (front of house/porch is in this zone)

Interior or corner lot -

Proposed Use/Work - Construct 2 story CAPE with attached garage and rear deck 10'x12'
26x32 24x28

Sewage Disposal - City

Lot Street Frontage - 50' req - 50' shown

Front Yard - 25' req - 25.5' shown

Rear Yard - 25' req - 23.5' shown

check → Side Yard - 14' req - 14' & 50'+ shown
2 story shown

Projections - 6'x32' front porch - 10'x12' Deck

Width of Lot - 80' min - 240'+ shown

Height - 35' MAX - 23.5' SCALED

Lot Area - 10,000[±] 30,371[±]

Lot Coverage/Impervious Surface - 20% MAX = 6074.2[±]

Area per Family - 10,000[±]

Off-street Parking - 2 req - 2 - garage

Loading Bays - N/A

Site Plan - ~~mon/monet~~
2001-0174

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 2 - Zone X

10x12
6x32
24x28
26x32

This permit voids out any PAST permits
NO DAY LIGHT FOR SEWER + CLEAN

10/July 10/1
Amended

10/2/01

BUILDING PERMIT REPORT

DATE: 10 July 2001 ADDRESS: 696 Allen Ave. CBL: 398-A-035-
REASON FOR PERMIT: To Construct a single family dwelling (Amend)
BUILDING OWNER: Paul Vose Inc (EST. #89-T0130,000)
PERMIT APPLICANT: _____ / CONTRACTOR L.E. Lydon Const. Inc.
USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: 130,000 PERMIT FEES: 30.00

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

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: *1 *35 #32

- X 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 (508)mm, 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)

- 20. 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.
- 27. 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).
- 28. 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.
- 29. All requirements must be met before a final Certificate of Occupancy is issued.
- 30. 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).
- 31. 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. *All conditions & requirements on the attached Site Development Review sheets shall be met.*
- 33. 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. *met*
- 34. Bridging shall comply with Section 2305.16.
- 35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- 36. All flashing shall comply with Section 1406.3.10.
- 37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

38. All requirements of original permit # 0331/01 shall be above Tao.

[Signature]
 P. Samuel Hodges, Building Inspector
 cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager

PSH 10/00

****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**

BUILDING PERMIT REPORT

DATE: 8 MAY 2001 ADDRESS: 692-696 Allen Ave CBL: 398-19-035

REASON FOR PERMIT: Single Family Dwelling / Attached Garage

BUILDING OWNER: L.E. Lyden Jr. Const. Inc.

PERMIT APPLICANT: CONTRACTOR SAO

USE GROUP: A-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: \$89,000.00 PERMIT FEES: \$558.00

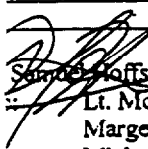
The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
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CONDITION(S) OF APPROVAL

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- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
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- *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)

1. 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
2. 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)
3. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
4. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
5. 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)
6. 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".
7. 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.
8. 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).
9. 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.
10. All requirements must be met before a final Certificate of Occupancy is issued.
11. 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).
12. 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)
13. Please read and implement the attached Land Use Zoning report requirements. *attached site development review sheets*
14. 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. *shall be met.*
15. Bridging shall comply with Section 2305.16.
16. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
17. All flashing shall comply with Section 1406.3.10.
18. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
19. ~~Roofing shall comply with Section 1507.0~~
20. ~~In all steel beam or girder girds require a professional engineer design shall be submitted to this office.~~


 Samuel Hoffses, Building Inspector
 Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager

H 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 14.0 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: \$ 8,9000.00 Plan Review # 501/2001

Fee: \$ 558.00 Date: 8/may/2001

Building Location: 692-696 Allen Ave CBL: 398-A-035

Building Description: Single Family Dwelling / garage Private

Reviewed By: [Signature]

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

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

Correction List		
NO:	Description	Code Section
1.	All Site plan and building code requirements shall be completed before a Certificate of occupancy can or will be issued	111.0 118.0
2.	Before placing concrete for foundation you shall call your code enforcement office to have setback checked	111.0
3.	Foundation drains shall comply with section 1813.5.2	1813.5.2
4.	Foundation anchors shall comply with section 2305.17	2305.17
5.	Water proofing & damp proofing shall comply with section 1813.0	1813.0
6.	Private garages shall comply with section 407.0	407.0
7.	All Chimneys and vents shall comply with NFPA 211	NFPA 211
8.	Stairs shall comply with section 1014.0	1014.0
9.	Guandrails & handrails shall comply with sections 1022.0 & 1021.0	1021.0 1022.0
10.	A minimum width of corridors is 36"	1010.0
11.	Sleeping room egress or rescue windows shall comply with section 1010.4	1010.4
12.	Smoke detectors shall comply with section 920.7.2	920.7.2

REV: PSH 4-7-00

Foundations (Chapter 18)

Wood Foundation (1808)

~~NA~~ Design
~~NA~~ Installation

Footings (1807.0)

~~X~~ Depth below (outside) grade 4' minimum;
but below frost line except for insulated footings.
~~NA~~ Insulated footing provided
~~X~~ Soil bearing value (table 1804.3)
~~X~~ Footing width
~~X~~ Concrete footing (1810.0) .3.1, 3.2

Foundation Walls

~~X~~ Design (1812.1)
~~X~~ Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)
~~SA~~ Water proofing and damp proofing Section 1813
~~X~~ Sill plate (2305.17)
~~SA~~ Anchorage bolting in concrete (2305.17)
~~SA~~ Columns (1912)
~~SA~~ Crawl space (1210.2) Ventilation
~~SA~~ Crawl opening size (1210.2.1)
~~SA~~ 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")
- ~~SA~~ Bridging (2305.16)
- ~~SA~~ Boring and notching (2305.5.1)
- ~~SA~~ Cutting and notching (2305.3)
- ~~SA~~ Fastening table (2305.2)
- ~~NA~~ 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
 - ~~SA~~ Fastening schedule (Table 2305.2)
 - ~~X~~ Wall framing (2305.4.1)
 - ~~X~~ Double top plate (2305.4.2)
 - ~~X~~ Bottom plates: (2305.4.3)
 - ~~SA~~ Notching and boring: (2305.4.4) studs
 - ~~X~~ Non load bearing walls (2305.5)
 - ~~SA~~ 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)
 - ~~NA~~ Metal construction
 - ~~NA~~ Masonry construction (Chapter 21)
 - ~~NA~~ Exterior wall covering (Chapter 14)
 - ~~X~~ Performance requirements (1403)
 - ~~X~~ Materials (1404)
 - ~~NA~~ Veneers (1405)
 - ~~X~~ Interior finishes (Chapter 8)
- Roof-Ceiling Construction (Chapter 23)**

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

Roof Coverings (Chapter 15)

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

**Chimneys and Fireplaces
 BOCA Mechanical/1993**

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

**Mechanical
 1993 BOCA Mechanical Code**

Load Design Criteria

Floor live load sleeping	<u>30 PSF</u>
Floor live load non sleeping	<u>40 PSF</u>
Roof live load	<u>42 PSF</u>
Roof snow load	<u>48 PSF</u>
Seismic Zone	<u>2</u>
Weathering area	<u>S</u>
Frost line depth	<u>4' MIN</u>

X
X
X
X
X
X
X

Glazing (Chapter 24)

<u>SA</u>	Labeling (2402.1)
_____	Louvered window or jalousies (2402.5)
_____	Human impact loads (2405.0)
_____	Specific hazardous locations (2405.2)
_____	Sloped glazing and skylights (2404)

Private Garages (Chapter 4)

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

Egress (Chapter 10)

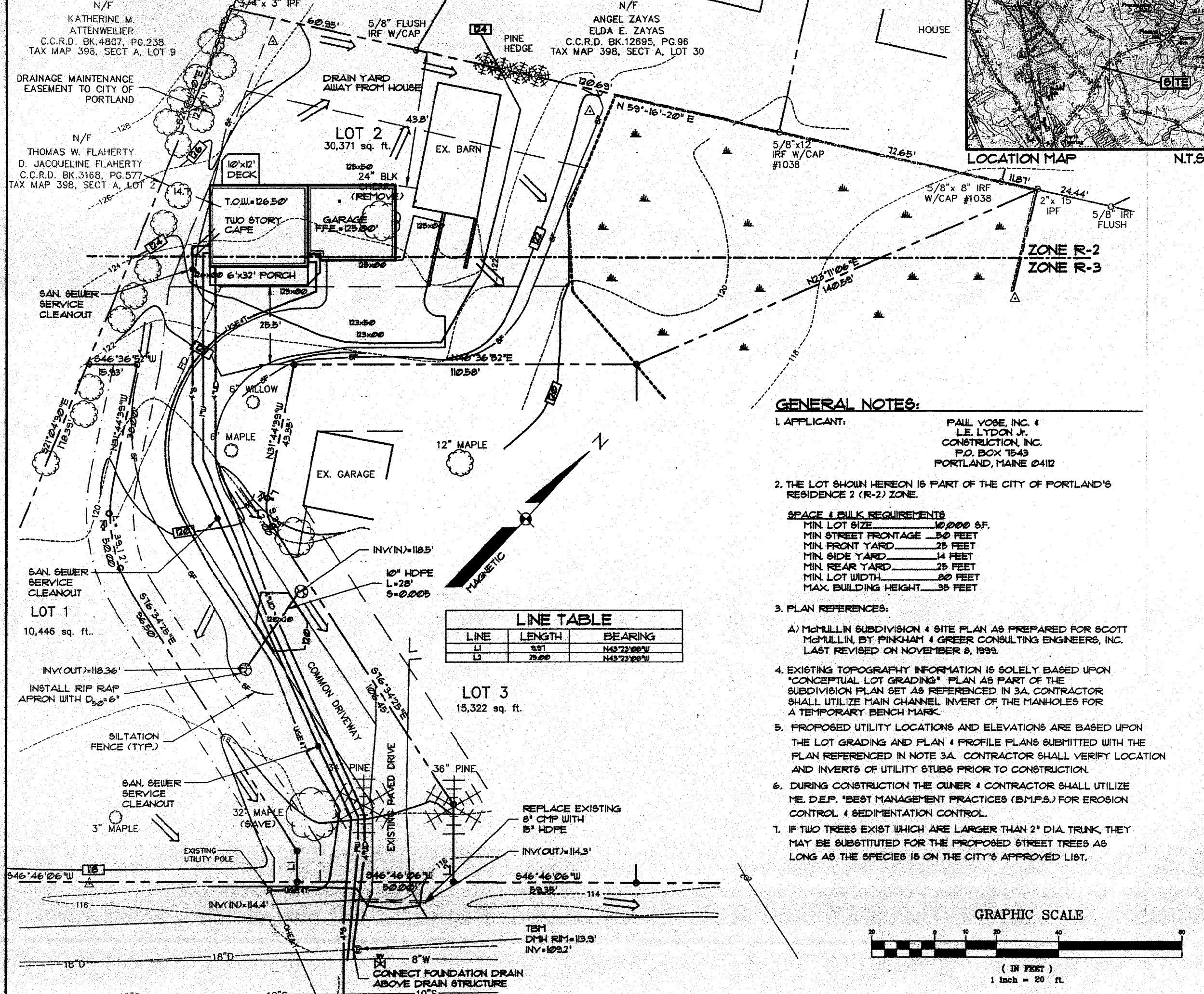
- ~~X~~ One exit from dwelling unit (1010.2)
- ~~X~~ Sleeping room window (1010.4)
- ~~X~~ EXIT DOOR (1017.3) ~~36~~" W 80" H
- ~~X~~ Landings (1014.3.2) stairway
- ~~NA~~ Ramp slope (1016.0)
- ~~X~~ Stairways (1014.3) 36" W
- ~~X~~ Treads (1014.6) 10" min.
- ~~X~~ Riser (1014.6) 7 3/4" max.
- ~~X~~ Solid riser (1014.6.1)
- ~~NA~~ Winders (1014.6.3)
- ~~NA~~ 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
- ~~II~~ Power source

**Dwelling Unit Separation
Table 602**

~~NA~~



N/F
KATHERINE M. ATTENWELLER
C.C.R.D. BK.4807, PG.238
TAX MAP 398, SECT A, LOT 9

N/F
ANGEL ZAYAS
ELDA E. ZAYAS
C.C.R.D. BK.12695, PG.96
TAX MAP 398, SECT A, LOT 30

N/F
THOMAS W. FLAHERTY
D. JACQUELINE FLAHERTY
C.C.R.D. BK.3168, PG.577
TAX MAP 398, SECT A, LOT 2

LOCATION MAP

N.T.S.

DESIGN BY: JRS
DRAWN BY: MEJ/ASB
CHECKED BY: JRS
DATE: 3/28/01
SCALE: 1"=20'
FIELD BK:
PROJ. NO.: 01115
DRAWING: 01115LT2
SHEET 1 OF 1

NOT TO SCALE

GENERAL NOTES:

1. APPLICANT: PAUL VOSE, INC. & L.E. LYDON JR. CONSTRUCTION, INC.
P.O. BOX 7543
PORTLAND, MAINE 04112

2. THE LOT SHOWN HEREON IS PART OF THE CITY OF PORTLAND'S RESIDENCE 2 (R-2) ZONE.

SPACE & BULK REQUIREMENTS

MIN. LOT SIZE	10,000 S.F.
MIN. STREET FRONTAGE	50 FEET
MIN. FRONT YARD	25 FEET
MIN. SIDE YARD	14 FEET
MIN. REAR YARD	25 FEET
MIN. LOT WIDTH	80 FEET
MAX. BUILDING HEIGHT	35 FEET

3. PLAN REFERENCES:

A) McMULLIN SUBDIVISION & SITE PLAN AS PREPARED FOR SCOTT McMULLIN, BY PINKHAM & GREER CONSULTING ENGINEERS, INC. LAST REVISED ON NOVEMBER 8, 1999.

4. EXISTING TOPOGRAPHY INFORMATION IS SOLELY BASED UPON "CONCEPTUAL LOT GRADING" PLAN AS PART OF THE SUBDIVISION PLAN SET AS REFERENCED IN 3A. CONTRACTOR SHALL UTILIZE MAIN CHANNEL INVERT OF THE MANHOLES FOR A TEMPORARY BENCH MARK.

5. PROPOSED UTILITY LOCATIONS AND ELEVATIONS ARE BASED UPON THE LOT GRADING AND PLAN & PROFILE PLANS SUBMITTED WITH THE PLAN REFERENCED IN NOTE 3A. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF UTILITY STUBS PRIOR TO CONSTRUCTION.

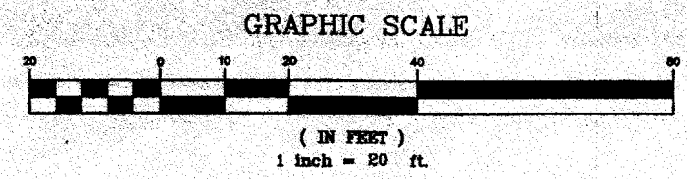
6. DURING CONSTRUCTION THE OWNER & CONTRACTOR SHALL UTILIZE ME. D.E.P. "BEST MANAGEMENT PRACTICES (B.M.P.S.) FOR EROSION CONTROL & SEDIMENTATION CONTROL.

7. IF TWO TREES EXIST WHICH ARE LARGER THAN 2" DIA. TRUNK, THEY MAY BE SUBSTITUTED FOR THE PROPOSED STREET TREES AS LONG AS THE SPECIES IS ON THE CITY'S APPROVED LIST.

LINE TABLE

LINE	LENGTH	BEARING
L1	8.97	N43°23'00"W
L2	75.00	N43°23'00"W

LOT 3
15,322 sq. ft.



SINGLE FAMILY RESIDENCE PLOT PLAN
OF:
LOT 2—McMULLIN SUBDIVISION
696 ALLEN AVENUE
PORTLAND, MAINE
FOR:
PAUL VOSE, INC. & L.E. LYDON JR. CONSTRUCTION, INC.
P.O. BOX 7543
PORTLAND, MAINE 04112

Sebago Technics
Engineering & Planning for the Future
100 State Street
Portland, ME 04108-1339
Tel: (207) 855-0277

DATE OF APPROVAL

SUBJECT TO DEPARTMENTAL CONDITIONS

APPROVED SITE PLAN

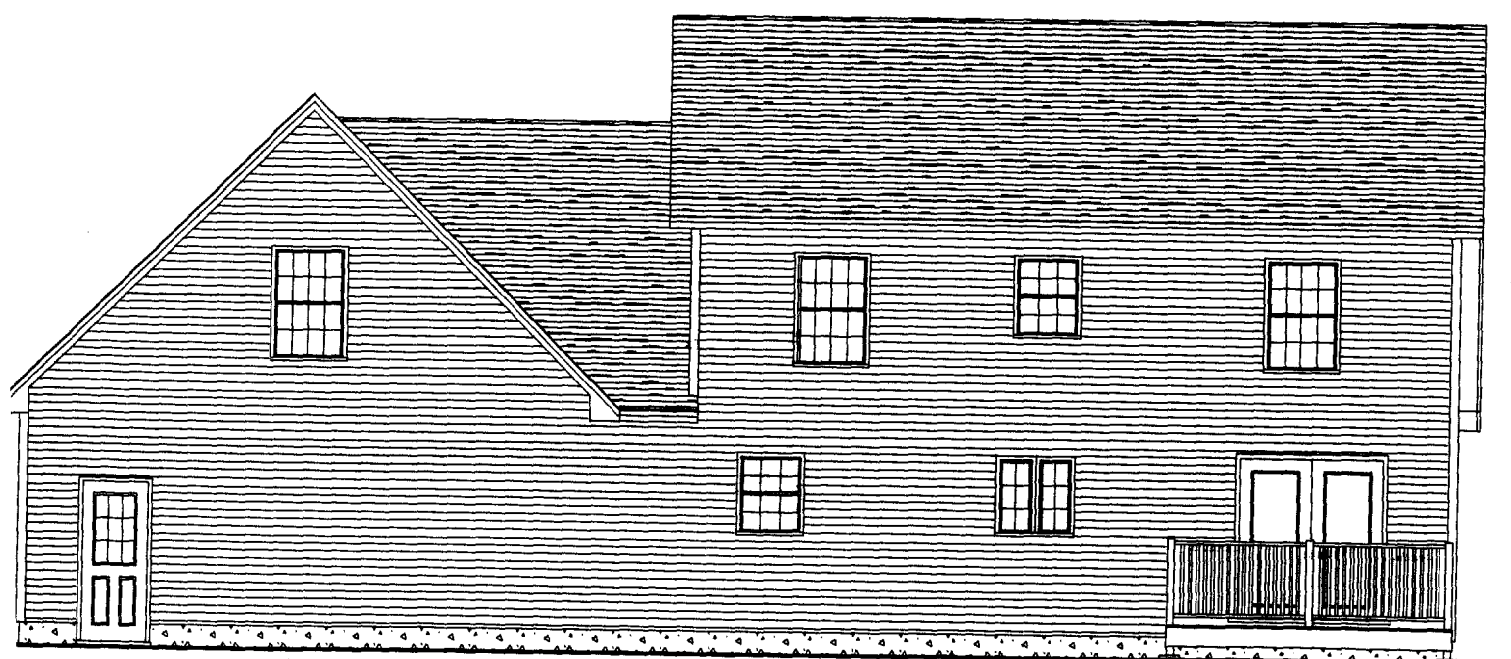
CITY OF PORTLAND



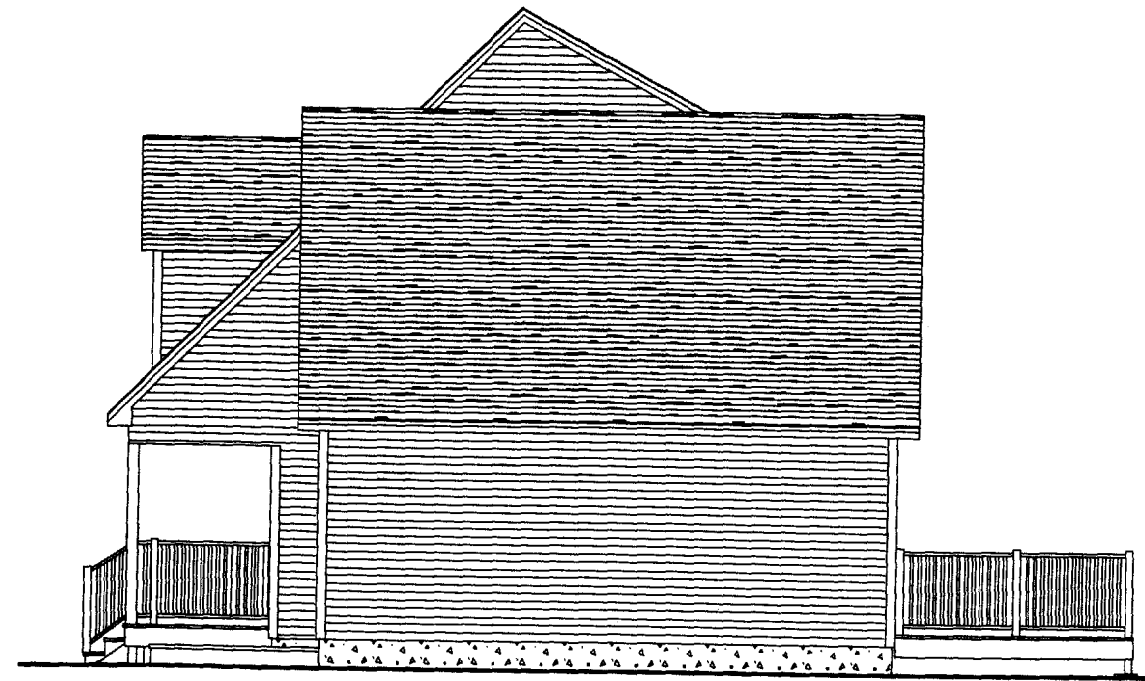
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER. JACK SPRAGUE IS NOT ENGAGED IN THE PRACTICE OF ARCHITECTURE OR ENGINEERING, NOR DOES HE HOLD HIMSELF OUT AS SUCH. THESE PLANS ARE PROVIDED AS A SERVICE AND IN NO WAY CONSTITUTE A GUARANTEE TO THE SOUNDNESS AND SUITABILITY OF THE INFORMATION PROVIDED. ALL DIMENSIONS AND SPECIFICATIONS TO BE REVERSED FOR ACCURACY AND STRUCTURAL INTEGRITY BY A REGISTERED ARCHITECT OR ENGINEER AND CONTRACTOR BEFORE ACTUAL CONSTRUCTION.

PROJECT FOR:
L. E. LYDON CONST. INC.

CONTRACTOR:
L. E. LYDON CONST. INC.

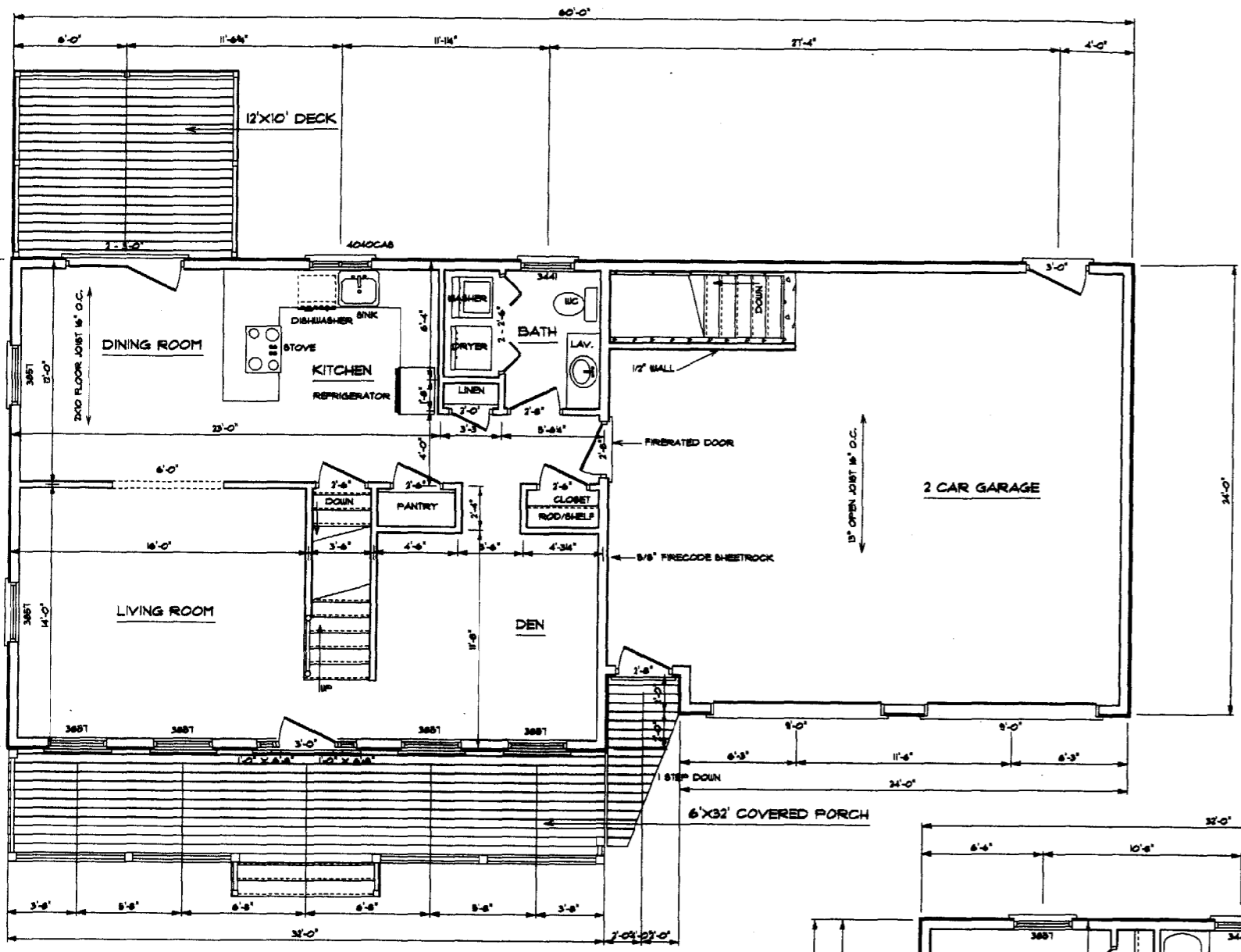
DRAWN BY
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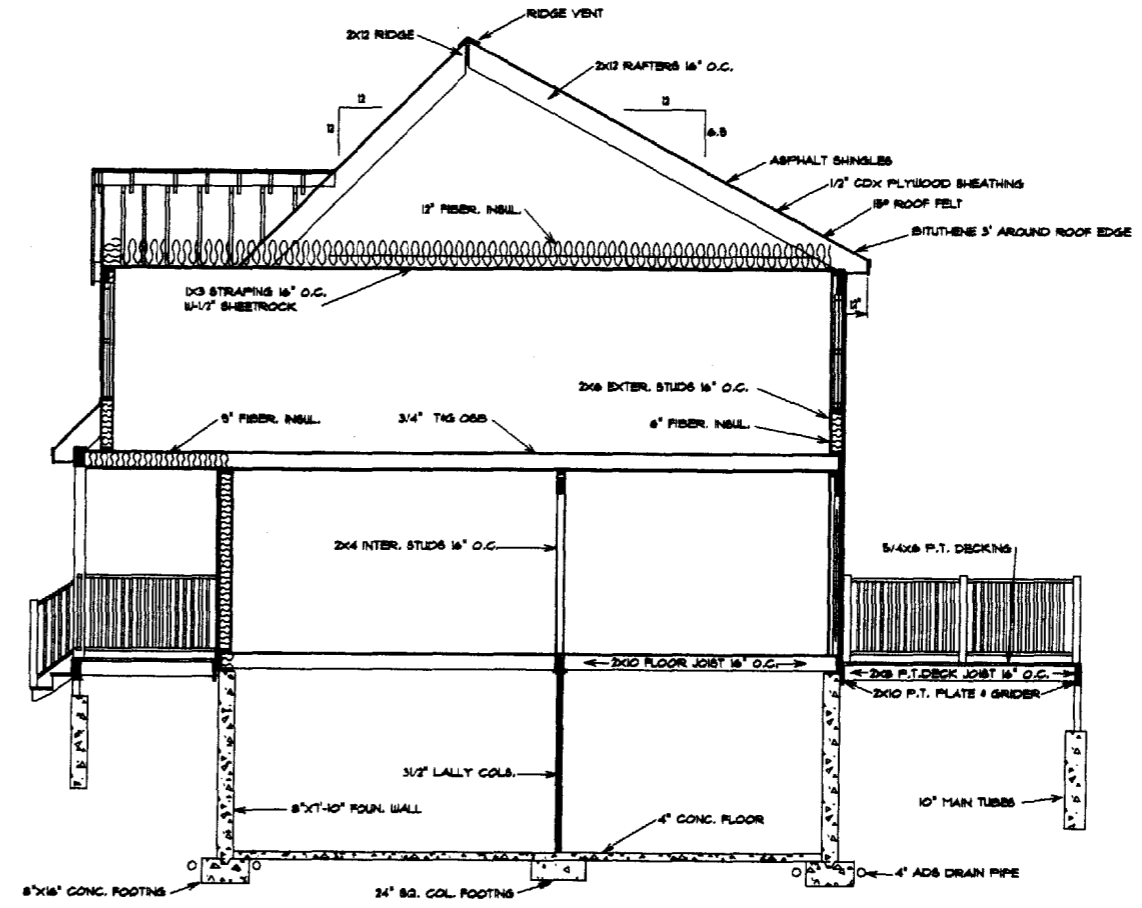
REVISIONS 4-18-2001

DATE 4-3-2001

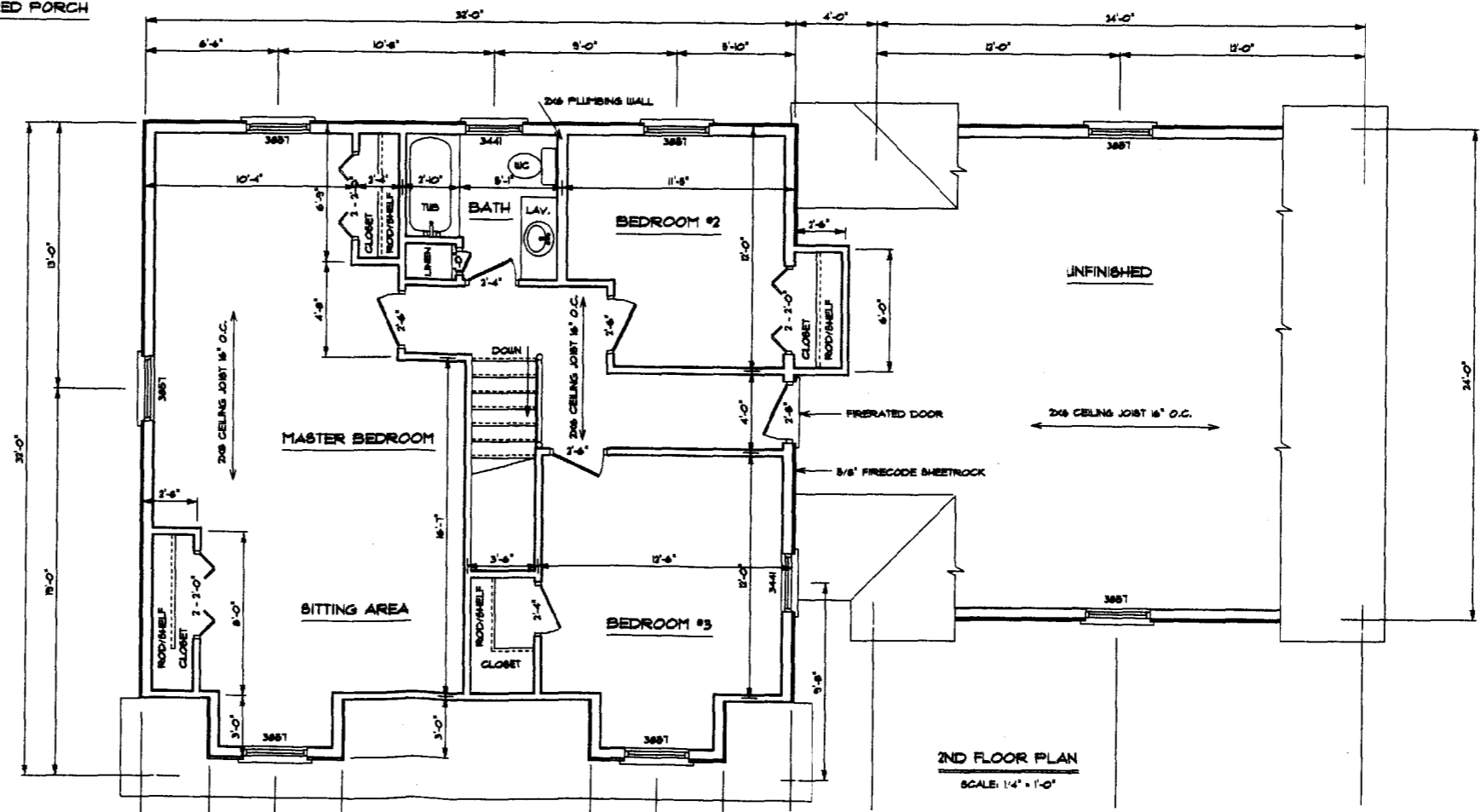
SCALE AS NOTED



1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"



CROSS SECTION A-A
SCALE: 1/4" = 1'-0"



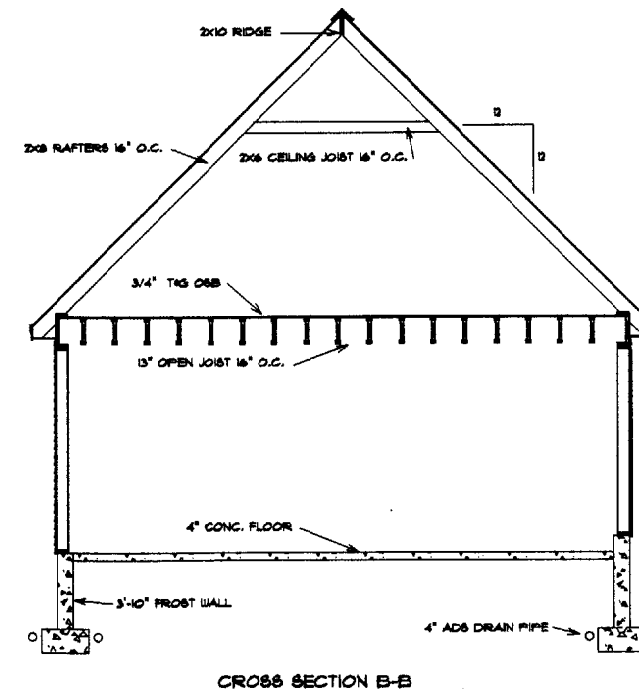
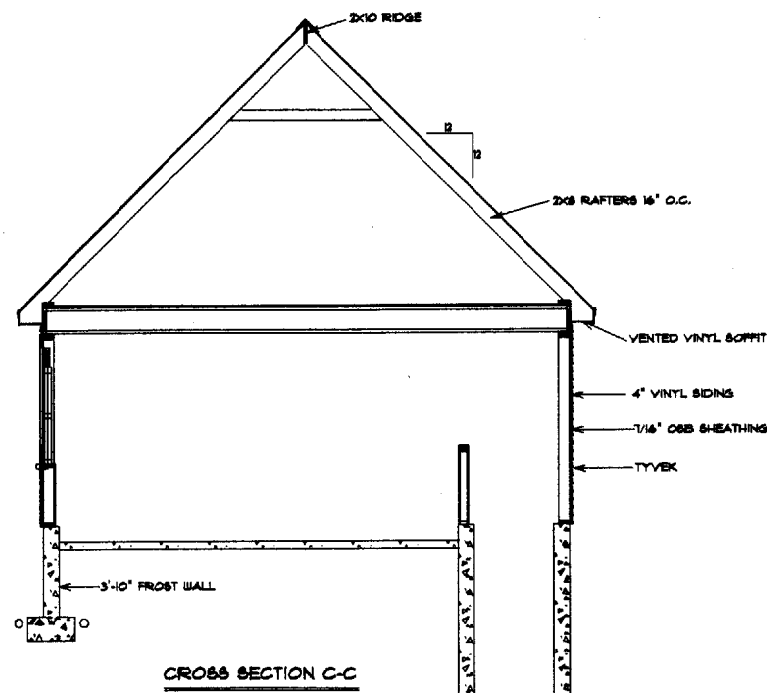
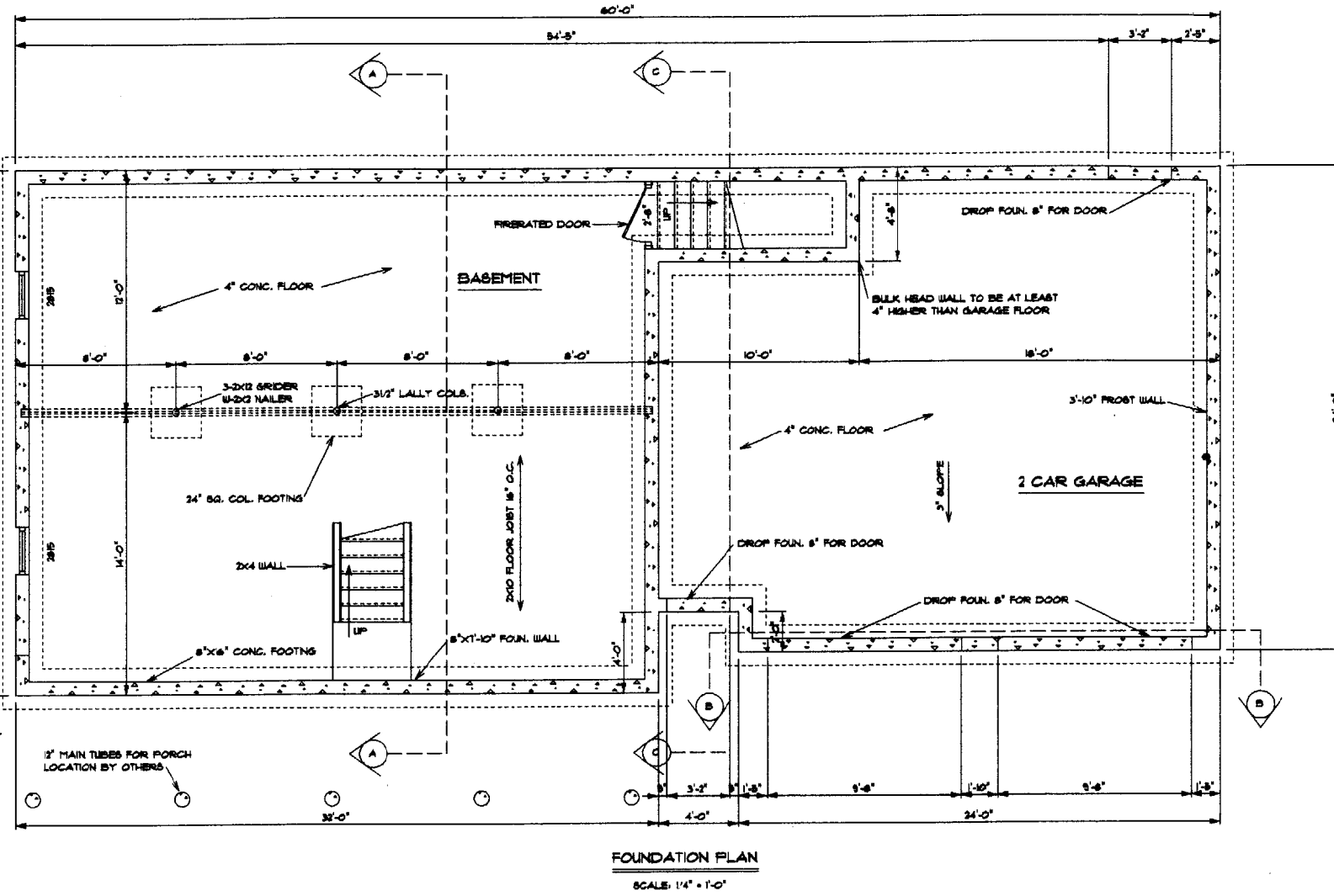
2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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PROJECT FOR:
L. E. LYDON CONST. INC.
CONTRACTOR:
L. E. LYDON CONST. INC.

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REVISIONS	6-15-2001
DATE	6-3-2001
SCALE	AS NOTED



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REVISIONS 4-15-2001
