

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 01-0333	Issue Date: MAY - 2	CBL: 400 A020001
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Location of Construction: 36 Wyoming Ave	Owner Name: Pines Of Portland Inc	Owner Address: 426 Forest Ave	Phone: 207-772-2127
Business Name: n/a	Contractor Name: Pines of Portland, Inc.	Contractor Address: 426 Forest Ave. Portland	Phone: 2077722127
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Single Family	Zone: P-3

Past Use: Vacant Lot	Proposed Use: New Single Family Home with Attached Deck and Garage. Call Contractor when ready. Site Plan #2001-0058.	Permit Fee: \$834.00	Cost of Work: \$135,000.00	CEO District: 2
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Proposed Project Description: Construction of New Single Family Home with Attached Garage and Deck.	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: P-3 Type: 513 PERMIT ISSUED WITH REQUIREMENTS 300/1994
	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: 04/09/2001	Zoning Approval
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<ol style="list-style-type: none"> 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.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 2 zone</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <i>minor #2001-0058</i> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <i>X</i> <i>ok with conditions</i> Date: <i>4/17/01</i>	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 _____

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

**Minor/Minor Site Review for New Detached Single Family Dwelling,
All Purpose Building Permit Application**

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

NOTE**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: <i>36 Wyoming Ave (Lot 26 Pines)</i>		
Total Square Footage of Proposed Structure <i>2200 sq'</i>	Square Footage of Lot <i>24000</i>	
Tax Assessor's Chart, Block & Lot Number Chart# <i>400</i> Block# <i>A</i> Lot# <i>20</i>	Owner: <i>Pines of Portland, Inc.</i>	Telephone#: <i>7722127</i>
Lessee/Buyer's Name (If Applicable) <i>N/A.</i>	Owner's/Purchaser/Lessee Address:	Cost Of Work: <i>\$135,000</i> Fee: <i>\$1134</i>
Current use: <i>vacant lot.</i> Proposed use: <i>single family residence.</i>		
Project description: <i>Construction of Single family home with attached garage + deck.</i>		
Contractor's Name, Address & Telephone <i>Pines of Portland, Inc. 426 Forest Ave. Portland 04101</i>		<i>772-2127</i> Rec'd By:

A "minor/minor" site plan review is required for New Single Family Homes Only. The Site/Plot plan must be prepared and sealed by a registered land surveyor. The following must be submitted:

- 4 copies of the site/plot plan
- 1 copy of the building/construction plan on 32" x 48"
- 1 copy of the site plan/plot plan and construction/building plan on paper no larger than 11" x 17"

On all commercial permits the following must be submitted:

- 1 copy of the site/plot plan
- 1 copy of the building/construction plan on 32" x 48"
- 1 copy of the site/plot and construction /building plan on paper no larger than 11" X 17"

Please note that single family additions and alterations may be hand drawn on regular paper. however the

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A PLOT PLAN INCLUDES THE FOLLOWING:

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

A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDES THE FOLLOWING:

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

SEPARATE PERMITS ARE REQUIRED FOR INTERNAL & EXTERNAL PLUMBING, HVAC AND ELECTRICAL INSTALLATIONS

- All construction must be conducted in compliance with the 1999 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1999 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

Certification

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

Signature of applicant: <i>[Handwritten Signature]</i>	Date: <i>4/23/01</i>
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Minor/Minor Site Review Fee: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED

BUILDING PERMIT REPORT

DATE: 18 APRIL 2001 ADDRESS: 36 Wyoming Ave. CBL: 4007A-020

REASON FOR PERMIT: To Construct a single family dwelling attached garage/dock

BUILDING OWNER: Pines of Portland Inc.

PERMIT APPLICANT: CONTRACTOR SAO

USE GROUP: R-3 CONSTRUCTION TYPE: 50 CONSTRUCTION COST: \$135,000.00 PERMIT FEES: \$84.00

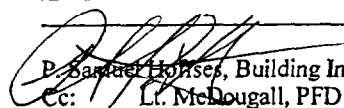
The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: 5/

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)
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 3/4" 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)

- * 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.
- * 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.
- * 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. *The proposed steel beam shall require a professional engineer's design - with his/her seal, date and signature. 9/28/00*


 P. Samuel Hoopes, Building Inspector
 Cc: L. McLaughall, 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**

Applicant: Pines of Portland
Address: 36 Wyoming (lot # 26)

Date: 4/17/01
C-B-L: 400-A-20

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - New single family dwelling with attached garage & 10'x10 deck

Sewage Disposal - City

Lot Street Frontage - 50' req - 60' shown

Front Yard - 25' req - 50' + shown

Rear Yard - 25' req 32' shown

Side Yard - 10' req - 18' & 28' shown

Projections - 10'x10' deck - porch 6'x8'

Width of Lot - 75' where bldg is placed - 100' shown

Height - 35' MAX. - 30' scaled on lowest side

Lot Area - 6,500^{sq} ft - 24,000^{sq} ft shown

Lot Coverage/Impervious Surface - 25% MAX

Area per Family - 6,500^{sq} ft

Off-street Parking - 2 req - 2 shown

Loading Bays - N/A

Site Plan - minor/minor # 2001-0058

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 2 - Zone X

of 6,000^{sq} ft MAX

6x8 = 48
10x10 = 100
30x30 = 900
22x24 = 528
1576^{sq} ft

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

Valuation: \$135,000.00 Plan Review # 3 / 2001

Fee: \$834.00 Date: 18 APRIL 2001

Building Location: 36 Wyoming Ave. CBL: 400-A-020

Building Description: Single Family dwelling with garage / deck

Reviewed By: S. Hoffses

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 Foundation concrete call this office to verify setbacks.	111.0
3.	Foundation drains shall comply with section 1813.2	1813.2
4.	Foundation anchors shall comply with section 2305.17	2305.17
5.	Waterproofing & damp proofing shall comply with section 1813.0	1813.0
6.	Concrete shall be protected to comply with section 1908.9-	1908.9-1908.10
7.	Private garages shall comply with section 407.	407.0
8.	Chimney & vents shall comply with NFPA 211	NFPA 211
9.	Guardrails & handrails shall comply with sections 1022.0 & 1021.0	1022.0 1021.0
10.	Stair construction shall comply with section 1014.0	1014.0
11.	Corridors shall comply with section 1011.3	1011.3
12.	Sleep room egress or rescue window shall comply with section 1010.4	1010.4
13.	Smoke detectors shall comply with Sec. 920.3.2	920.3.2
14.	Bldg. elements fastening schedule shall comply with Table 2305.2	2305.2
15.	Bridging shall comply with section 2305.16	2305.16

REV: PSH 4-7-00

	Correction List	
NO:	Description	Code Section
16,	Flashing shall comply with 1406.3.10	1406.3.10
17,	Boring, Cutting & Notching shall comply with sections 2305.3 Thru 2305.5.1	see
18	Glass and glazing shall comply with ch24 section 2406 safety glazing 2405. SKYLIGHT.	2406:0 2405:0
19.	The proposed steel beam will require a professional engineers design - His/Her design shall bear - Their seal, date & name	

rev: PSH 6-28-98

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)
~~SQ~~ Water-proofing and damp-proofing Section 1813
~~X~~ Sill plate (2305.17)
~~SQ~~ Anchorage bolting in concrete (2305.17)
~~X~~ Columns (1912)
~~X~~ Crawl space (1210.2) Ventilation
~~X~~ Crawl opening size (1210.2.1)
~~X~~ 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)
- ~~MA~~ 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)
- ~~NO~~ Metal construction
- ~~NA~~ Masonry construction (Chapter 21)
- ~~X~~ 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
- ~~X~~ Roof decking and sheathing (2305.15.1) 5/8" boards and (2307.3) (Table 2307.3.1(2))
- ~~NA~~ Roof trusses (2313.3.1)

Roof Coverings (Chapter 15)

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

**Chimneys and Fireplaces
 BOCA Mechanical/1993**

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

**Mechanical
 1993 BOCA Mechanical Code**

Load Design Criteria

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

Glazing (Chapter 24)

<u>SR</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>SR</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)
- ~~SA~~ Sleeping room window (1010.4)
- ~~X~~ EXIT DOOR (1017.3) 32" W 80" H
- ~~X~~ Landings (1014.3.2) stairway
- ~~NA~~ 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)
- ~~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
- ~~SA~~ Power source

**Dwelling Unit Separation
Table 602**

N/A.

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

2001-0058
 Application I. D. Number
 04/09/2001
 Application Date
 Wyoming Ave Lot #26
 Project Name/Description

Pines Of Portland Inc
 Applicant
426 Forest Ave, Portland, ME 04101
 Applicant's Mailing Address
Greg McCormack
 Consultant/Agent
Applicant Ph: (207) 772-2127 Agent Fax: 871-8695
 Applicant or Agent Daytime Telephone, Fax

36 - 36 Wyoming Ave, Portland, Maine
 Address of Proposed Site
400 A020001
 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) w/ attached garage and deck

2200
 Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

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

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 04/09/2001

Planning Approval Status: Reviewer Jay Reynolds

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

Approval Date 05/01/2001 Approval Expiration 05/01/2002 Extension to _____ Additional Sheets Attached
 OK to Issue Building Permit Jay Reynolds 05/01/2001
 signature date

Performance Guarantee Required* Not Required

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

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

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

2001-0058

Application I. D. Number

04/09/2001

Application Date

Wyoming Ave Lot #26

Project Name/Description

Pines Of Portland Inc

Applicant

426 Forest Ave, Portland, ME 04101

Applicant's Mailing Address

Greg McCormack

Consultant/Agent

Applicant Ph: (207) 772-2127 Agent Fax: 871-8695

Applicant or Agent Daytime Telephone, Fax

36 - 36 Wyoming Ave, Portland, Maine

Address of Proposed Site

400 A020001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

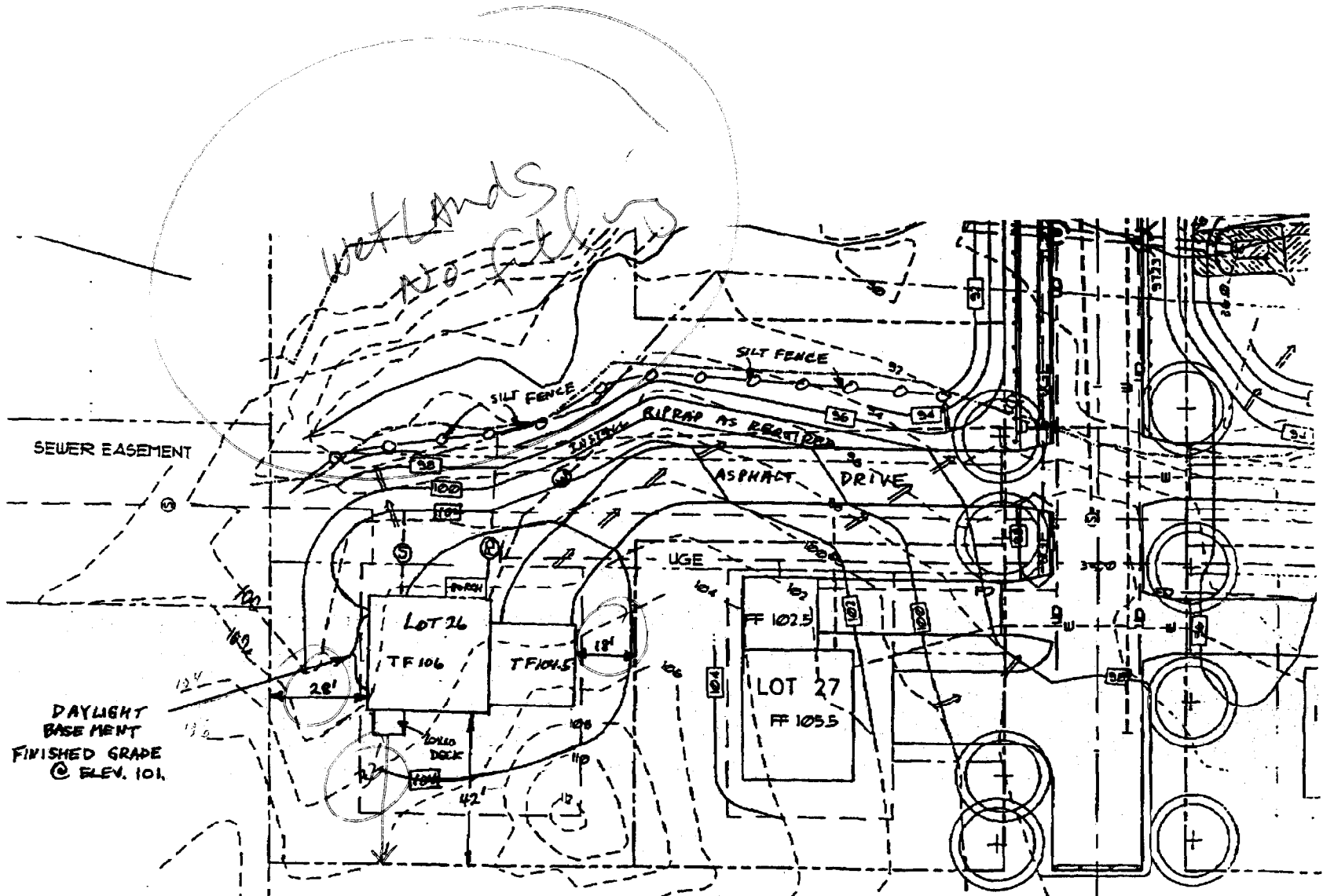
- 1 Prior to Blasting, or issuance of a blasting permit, applicant shall submit to the city's planning dept. The necessary pre-blast information.
- 2 Applicant is to be aware that there is to be "No filling of any area designated as a drainage easement" (note 23 of the recorded subdivision plat). Final grading along the driveway shall conform to this condition.
- 3 All sideslopes that exceed 3 to 1 (33%) shall be rip-rap.
- 4 Applicant will maintain silt fence throughout construction to ensure that the NEARBY WETLANDS are protected at all times.

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 Street name signs and stop signs are to be erected per the City's requirements by the developer PRIOR to the issuance of the first certificate of occupancy.
- 4 Wetlands have been delineated on this property in the area directly opposite from the building area. This area shall not be filled in without written permission from the planning division.
- 5 The maximum structure height is 35 feet. Your height shown at the lowest portion with the daylight basement has been scaled to be 30 feet. Please be carefull when back filling in order to maintain an allowable height limit.

Approval Conditions of DRC

- 1 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.
- 2 Your new street address is now 36 Wyoming Ave., the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 3 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.
- 4 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.
- 5 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.
- 6 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.
- 7 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

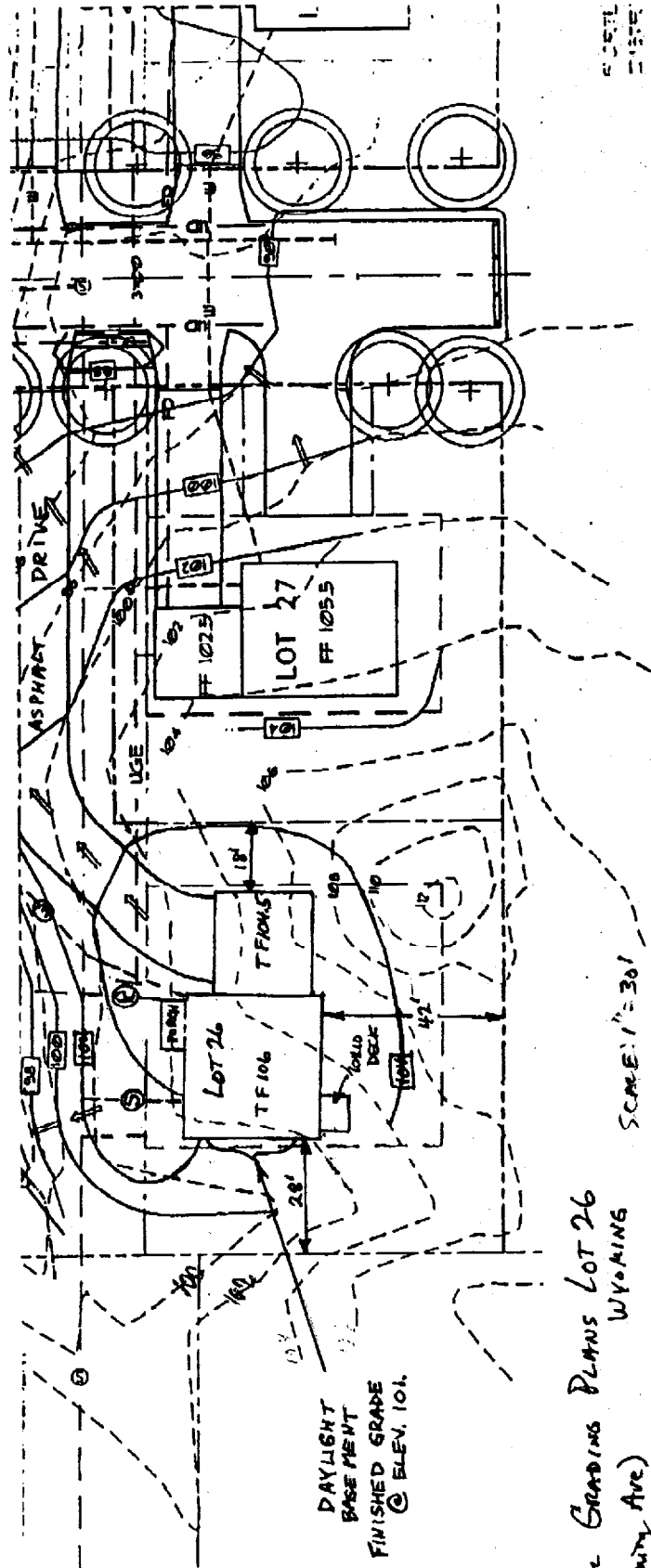


4/6/01
 CONCEPTUAL GRADING PLANS LOT 26
 (36 Wyoming Ave) WYOMING
 PLOT PLAN PREPARED BY GREG MCCORMACK
 BASED ON GRADING PLAN PREPARED BY
 PINKHAM + GREER ENGINEERS.

NOTE: INSTALL RIP RAP/OR OTHER
 PERMANENT SLOPE STABILIZER ALONG

Post-it® Fax Note	7671	Date	4/17/01	# of pages	2
To	Marge S.	From	Greg McCormack		
Co./Dept		Co.			
Phone #		Phone #			
Fax #		Fax #			

RECEIVED



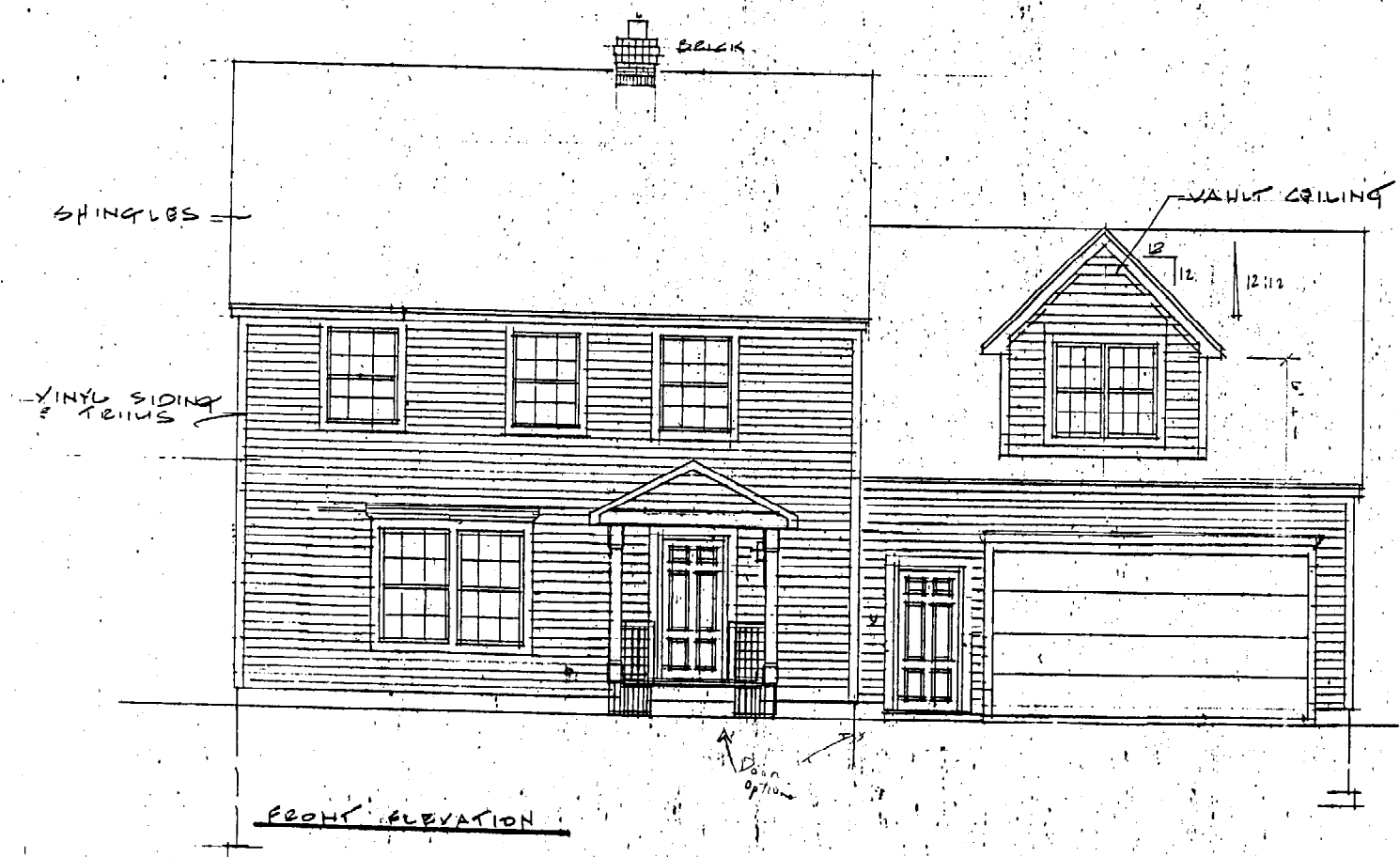
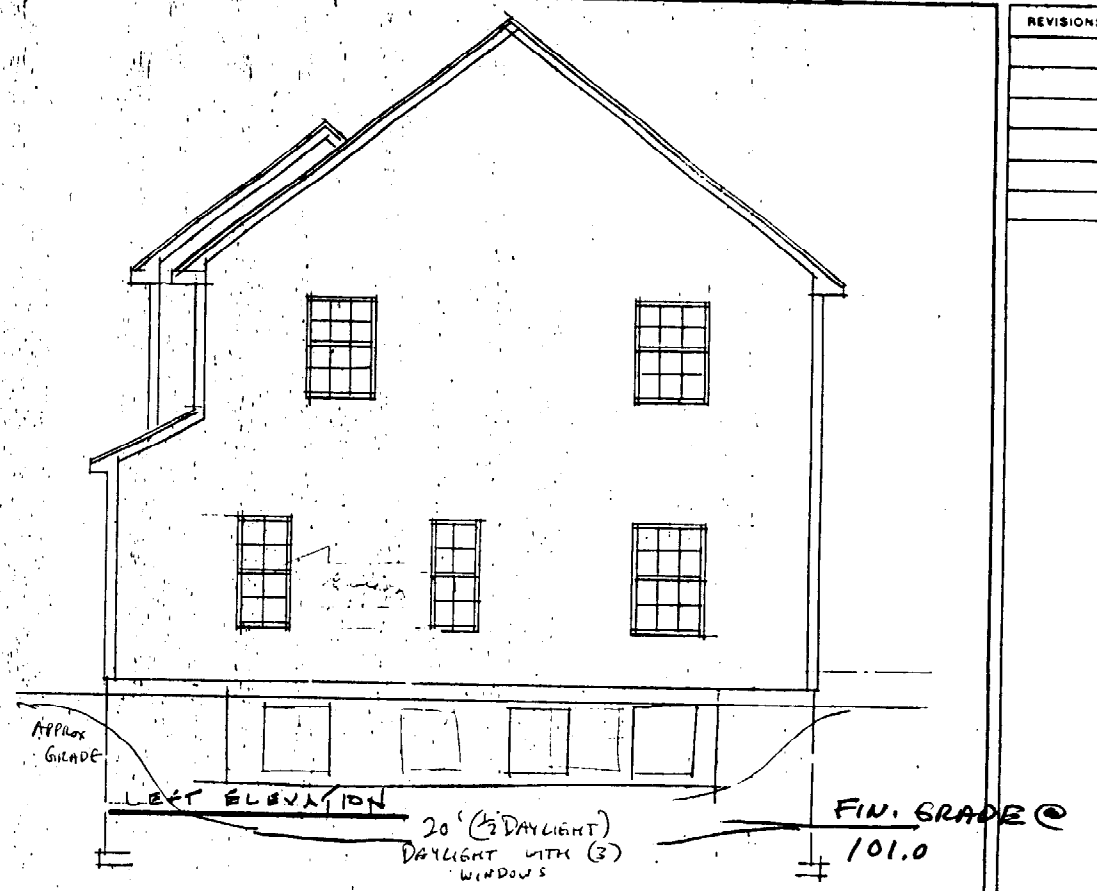
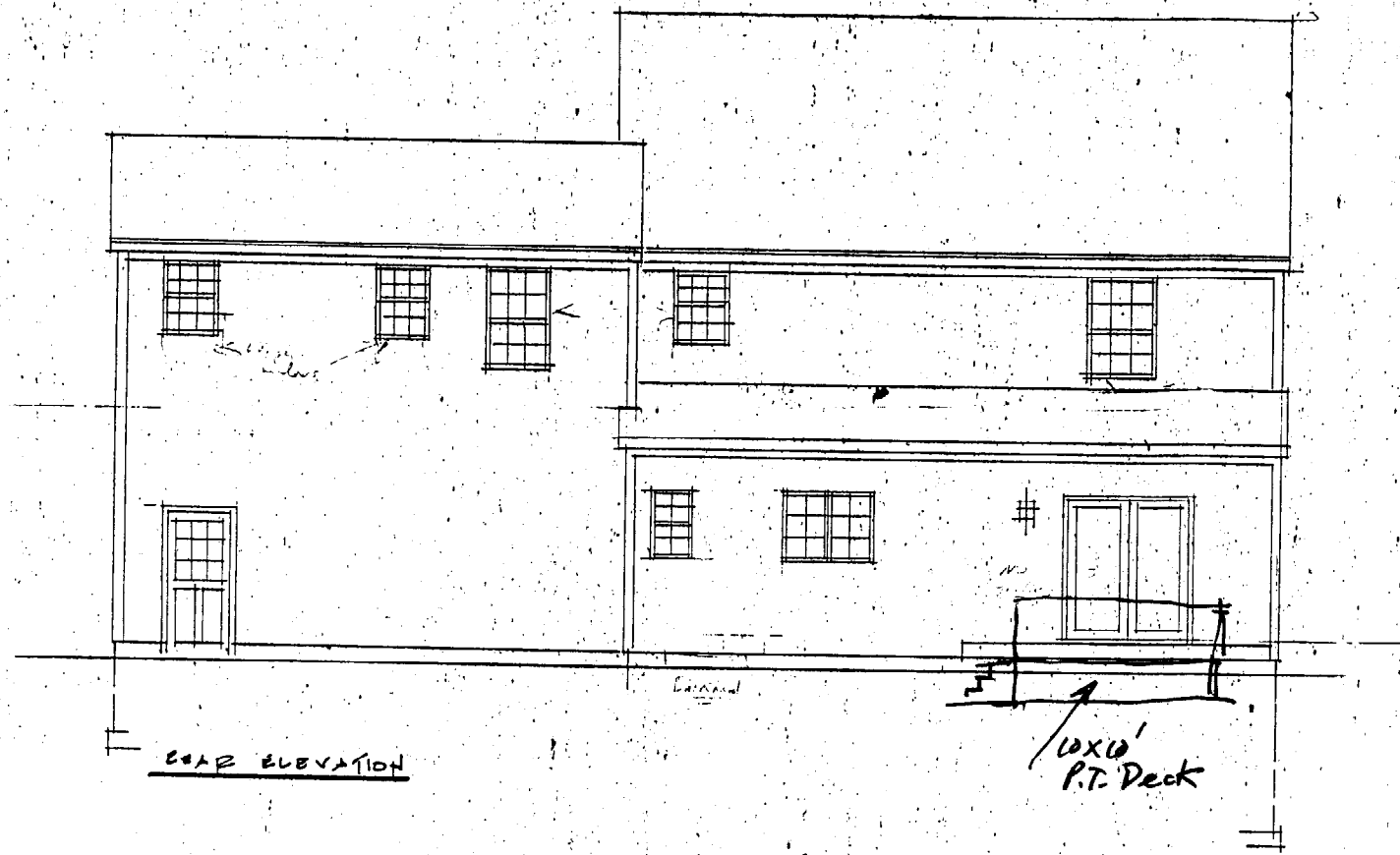
4/6/01
 CONCEPTUAL GRADING PLANS LOT 26
 (36 Wyoming Ave) WYOMING
 PLOT PLAN PREPARED BY SEER McCORMACK
 BASED ON GRADING PLAN PREPARED BY
 PINKMAN + GREEN ENGINEERS.

NOTE: INSTALL RIP RAP/OR OTHER
 PERMANENT SLOPE STABILIZER ALONG
 SLOPES EXCEEDING 3:1

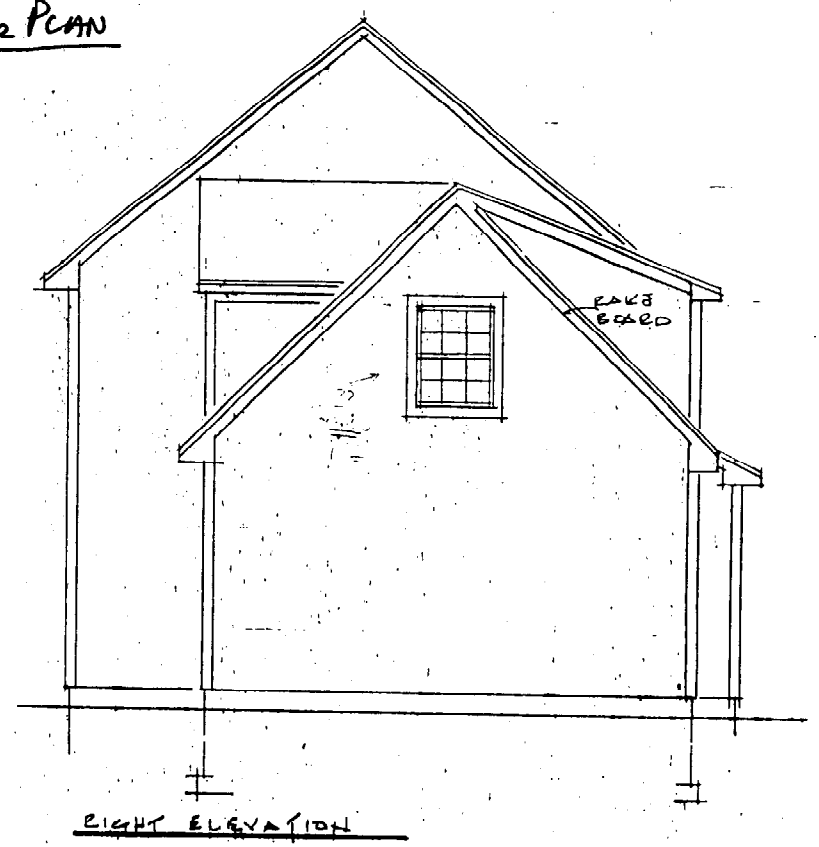
RECEIVED

Post-ff Fax Note	767	Date	4/7/01	# of pages	2
To	Marg S.	From	Seer McCormack		
Co Dept.		Co.			
Phone #		Phone #			
Fax #		Fax #			

SCALE
 1" = 30'



NOTE:
Reversed Floor Plan

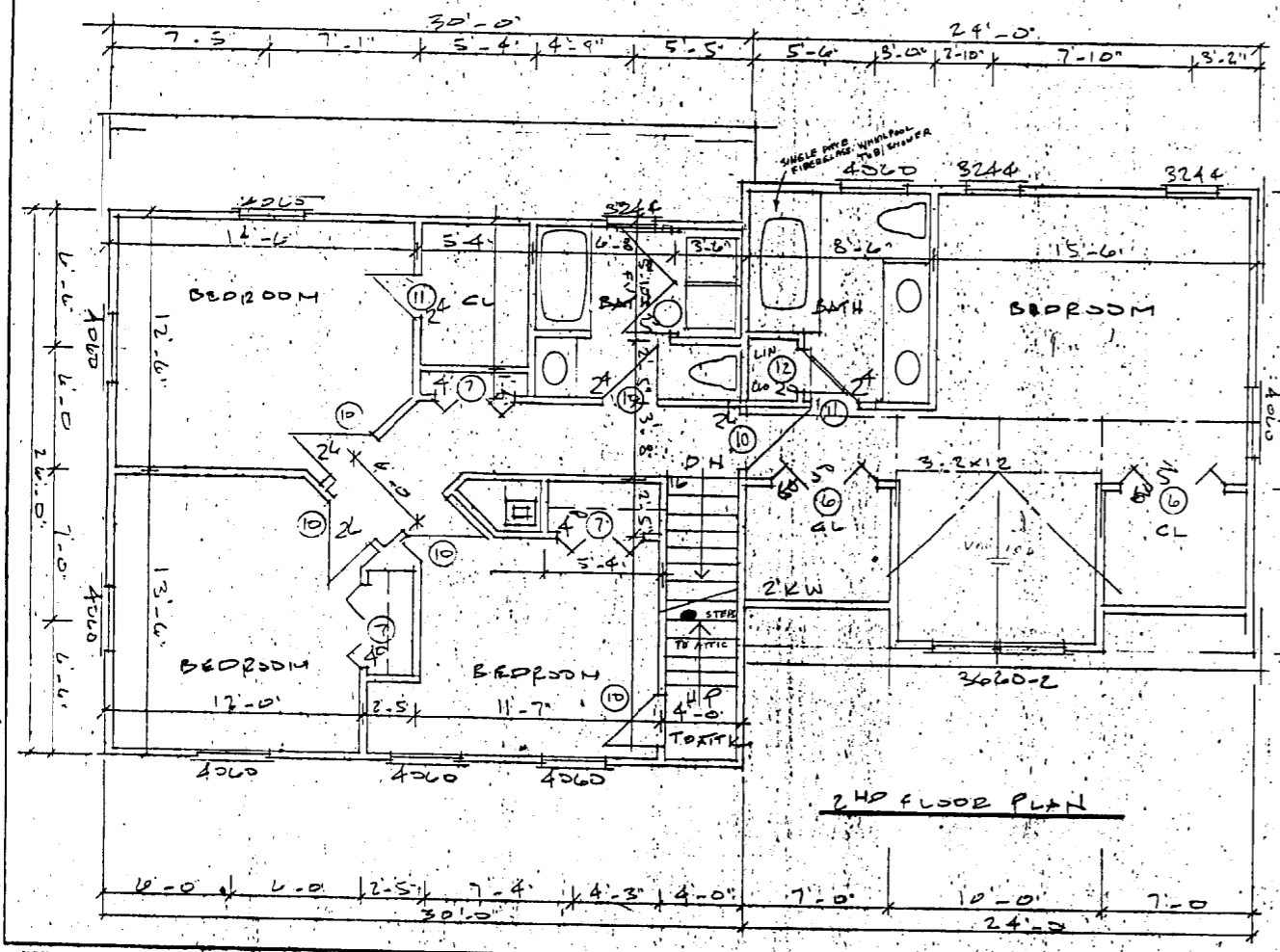


REVISIONS

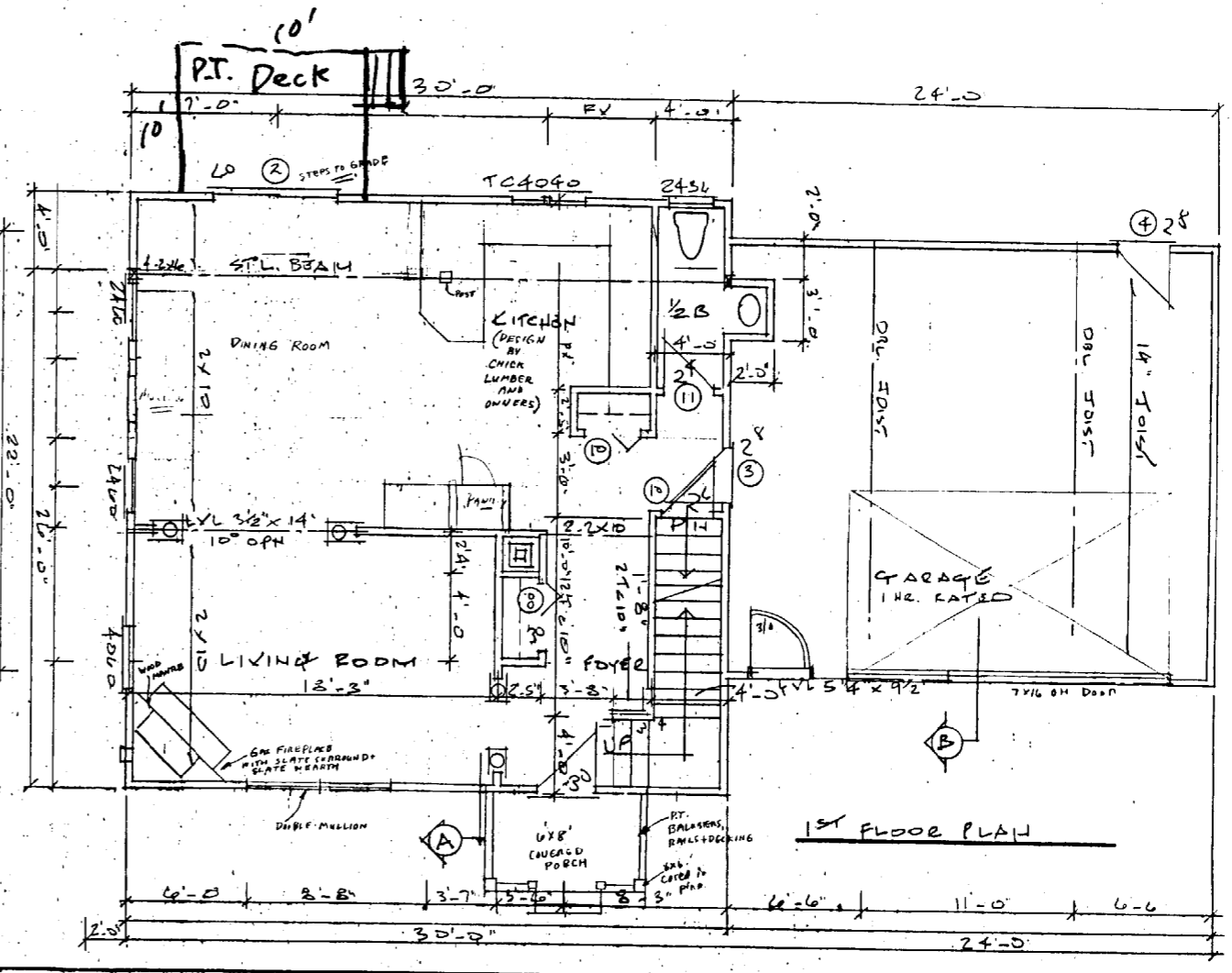
26
LOT 6 PINES, WYOMING STREET RESIDENCE
PORTLAND, ME
DESIGNER
PLANNING/DESIGN ASSOCIATES
WYOMING ROAD, WYOMING, ME 04092

Date	11.22.11
Scale	1/4" = 1'-0"
Drawn	
Job	
Sheet	1
Elevation	
Of	2 Sheets

REVISIONS	BY



2ND FLOOR PLAN



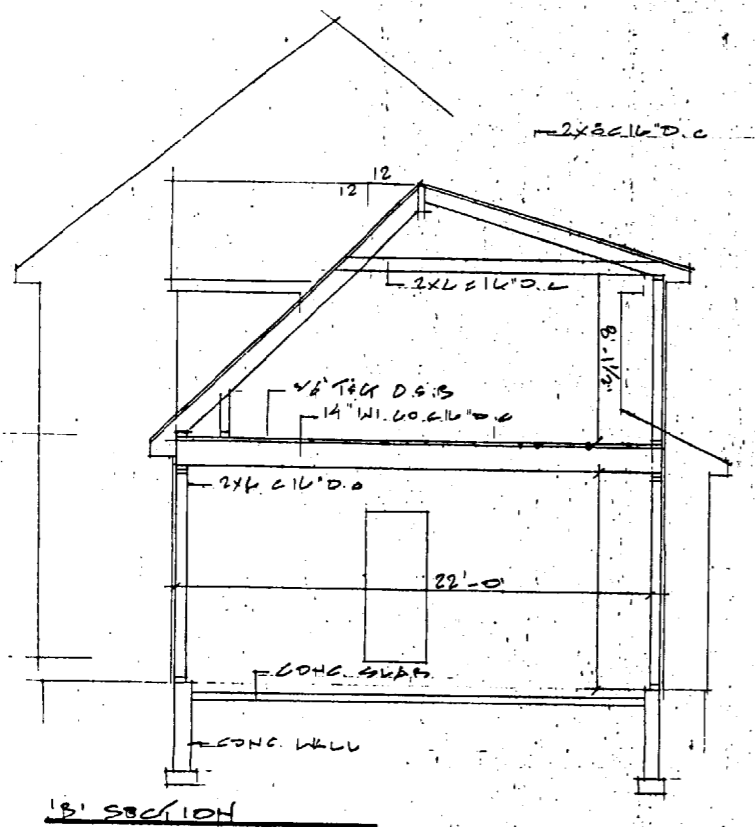
1ST FLOOR PLAN

LOT 29 PINES, WYOMING STREET RESIDENCE
 PORTLAND, ME

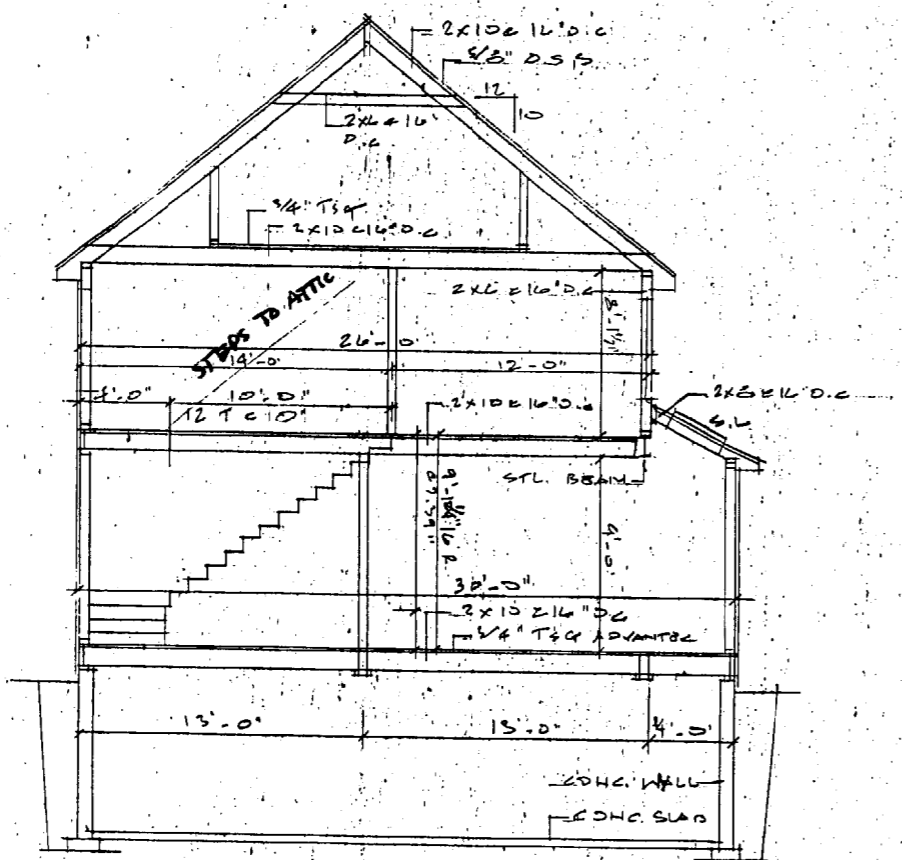
DESIGNER:
 PLANNING/DESIGN ASSOCIATES
 25 PARTRIDGE ROAD, WINDHAM, ME 04224

DATE	11-22
SCALE	1/4" = 1'-0"
DRAWN	
JOB	
SHEET	2
PROJECT	LOT 29
CLIENT	SHARPS

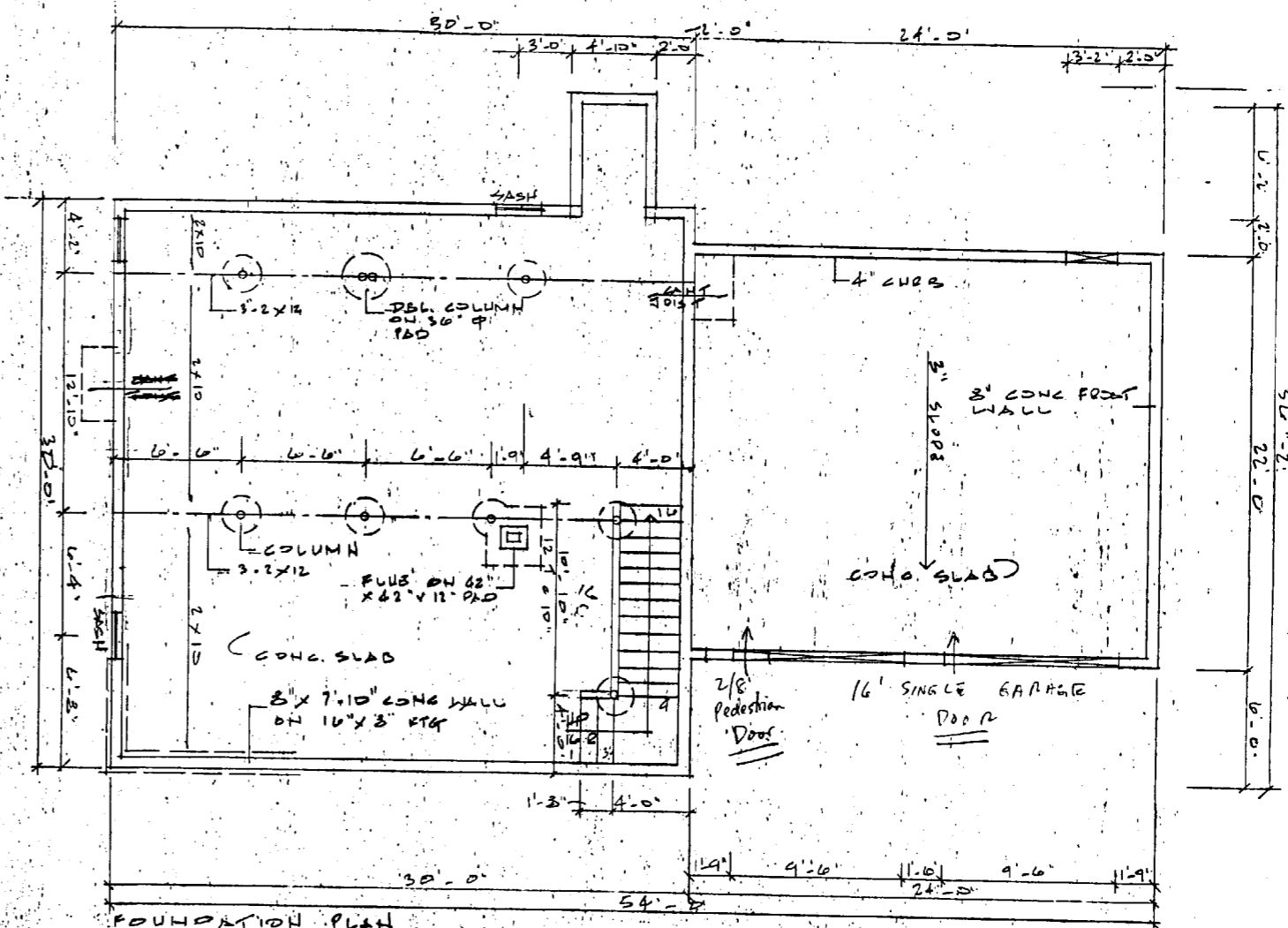
REVISIONS	BY



1st SECTION



2nd SECTION



FOUNDATION PLAN

LOT 29 PINES, WYOMING STREET RESIDENCE
 PORTLAND, ME

DESIGNER:
 PLANNING/DESIGN ASSOCIATES
 15 PARTRIDGE ROAD, WINDHAM, ME 052-2648

Date: 22-1
 Scale: 1/4"
 Drawn:
 Job:
 Sheet 5
 OF 3 Sheets