

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: 01-0768	Issue Date: JUL 11 2001
CBL: 400 A039001	

Location of Construction: 32 Wyoming Ave (LT #27)	Owner Name: Pines Of Portland Inc	Owner Address: 426 Forest Ave CITY OF PORTLAND	Phone: 207-772-2127
Business Name: n/a	Contractor Name: Pines of Portland	Contractor Address: 426 Forest Avenue Portland	Phone: 2077722127
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Single Family	Zone: R-3

Past Use: Vacant Lot	Proposed Use: New Single Family Home with a Two Car Garage. Site Plan # 2001-0162	Permit Fee: \$804.00	Cost of Work: \$130,000.00	CEO District: 2
Proposed Project Description: Build a 2200 SqFt New Single Family Home w/ an Attached Two Car Garage		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: 513 PERMITTED WITH REQUIREMENTS 06/27/01	
		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
		Signature: _____ Date: _____		

Permit Taken By: cjh	Date Applied For: 06/26/2001	Zoning Approval		
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Parcel 2 zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan #2001-0162 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>OK with conditions</i> Date: <i>7/19/01</i>	<p>Zoning Appeal</p> <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: _____	<p>Historic Preservation</p> <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: <i>[Signature]</i>
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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

BUILDING PERMIT REPORT

DATE: 1 July 2001 ADDRESS: 32 Wyoming Ave CBL: 400-A-039
REASON FOR PERMIT: To construct a 2200 sq. ft. single family detached private garage.
BUILDING OWNER: Pines of Portland
PERMIT APPLICANT: CONTRACTOR Pines of Portland
USE GROUP: A.3 CONSTRUCTION TYPE: 5-0 CONSTRUCTION COST: \$130,000.00 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

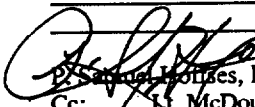
This permit is being issued with the understanding that the following conditions shall be met: *1 *2 *3 *4 *5 *6 *8 *9 *11 *13 *14 *16 *20 *22 *26 *29 *30 *31 *33 *35 *36 *38 #32

- 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.
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.
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.
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.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
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.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
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.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
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.
17. Each apartment shall have access to two (2) separate, remote and approved means of egress.
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.
19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

UTS

- *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 requirements and conditions 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.
- *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. Roofing shall comply with section 1505.0.

All requirements and conditions on the attached site development review sheets shall be met.


 Daniel Hennes, Building Inspector
 Cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager

PSH 10/1/00

****This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**

*****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)**

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

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

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

2001-0162
Application I. D. Number
06/26/2001
Application Date
Wyoming Ave. Lot # 27
Project Name/Description

Pines of Portland
Applicant
426 Forest Ave, Portland, ME
Applicant's Mailing Address

Consultant/Agent
Applicant Ph: 772-2127 **Agent Fax:**
Applicant or Agent Daytime Telephone, Fax

32 - 32 Wyoming Ave, Portland, Maine
Address of Proposed Site
400 A039001
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 Two Car Garage**

2200 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 type="checkbox"/> Other _____

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

DRC Approval Status: Reviewer **Jay Reynolds**

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

Approval Date **07/11/2001** Approval Expiration **07/11/2002** Extension to _____ Additional Sheets Attached

Condition Compliance **Jay Reynolds** **07/11/2001**
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**

2001-0162

Application I. D. Number

06/26/2001

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Agent Fax:

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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 No daylight basement is being shown and none is being approved with this application.
- 4 At this time the 3rd floor is unfinished. Any further work in this area is required to have all the appropriate permits prior to any human habitation.

Approval Conditions of DRC

- 1 SIDESLOPES THAT ARE 3:1 RATIO OR GREATER (33%), SHALL BE RIP-RAP, ROCK RETAINER WALL, OR OTHER APPROVED EQUAL.
- 2 SILT FENCE MUST BE INSTALLED AND MAINTAINED ALONG THE SHARED DRIVEWAY. THE SILT FENCE SHALL BE REPLACED/REPAIRED AS NECESSARY IF IT BECOMES NON-FUNCTIONAL.
- 3 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.
- 4 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.
- 5 Your new street address is now 32 Wyoming Avenue, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 6 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.
- 7 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.
- 8 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.)
- 9 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.
- 10 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.
- 11 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.
- 12 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

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

Insp Approval Status: Reviewer Marge Schmuckal

Approved Approved w/Conditions See Attached Denied

Approval Date 07/09/2001 Approval Expiration 07/09/2002 Extension to _____ Additional Sheets Attached

Condition Compliance Marge Schmuckal 07/09/2001
signature date

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

Valuation: \$130,000.00 Plan Review # _____

Fee: \$804.00 Date: 1 July 2001

Building Location: 32 Wyoming Ave. CBL: 400-A-039

Building Description: Single Family dwelling / attached private garage.

Reviewed By: *S. Hoffey*

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

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

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

Correction List		
NO:	Description	Code Section
1.	All site plan and building code requirements shall be completed before a certificate of occupancy can or will be issued.	111.0 118.0
2.	Before placing concrete for foundation, you shall call for set back inspection.	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.	Waterproofing & damp proofing shall comply with Sec. 1813.9	1813.0
6.	Private garages shall comply with section 407.0	407.0
7.	Chimney's & ports shall comply with NFPA 211	NFPA 211
8.	Guardrails & handrails shall comply with sections 1021.0 & 1022.0 (with amendments)	1021.0 1022.0
9.	STAIR Construction shall comply with section 1014.0	1014.0
10.	Sleeping room egress or rescue windows shall comply with section 1010.4	1010.4
11.	Smoke detectors shall comply with section 920.2.2	920.2.2
12.	Ventilation and access to crawl & attic spaces shall comply with sections 1210.0 & 1211.0	1210.0 1211.0
13.	Bldg elements shall be fasten as per section Table 2305.2	Table 2305.2
14.	Boring, cutting & notching shall comply with sections 1230.5.0	2305.0
15.	Safety glazing shall comply with section 2406.0	2406.0

REV: PSH 6/16/01

Foundations (Chapter 18)

Wood Foundation (1808)

~~NO~~ 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)
~~X~~ Columns (1912)
~~SA~~ 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 2305.6.1

Floors (contd.)

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

Wall Construction (Chapter 2300)

- ~~X~~ Design (1609) wind loads
- ~~X~~ Load requirements
- ~~X~~ Grade
- ~~S~~ Fastening schedule (Table 2305.2)
- ~~X~~ Wall framing (2305.4.1)
- ~~X~~ Double top plate (2305.4.2)
- ~~X~~ Bottom plates: (2305.4.3)
- ~~S~~ Notching and boring: (2305.4.4) studs
- ~~X~~ Non load bearing walls (2305.5)
- ~~S~~ 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)
- ~~M~~ Metal construction
- ~~M~~ Masonry construction (Chapter 21)
- ~~X~~ Exterior wall covering (Chapter 14)
- ~~X~~ Performance requirements (1403)
- ~~X~~ Materials (1404)
- ~~M~~ 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))
- ~~_____~~ ~~X~~ 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)
- ~~_____~~ ~~X~~ Type of covering (1507)

~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~

**Chimneys and Fireplaces
 BOCA Mechanical/1993**

- ~~_____~~ ~~X~~ Masonry (1206.0)
- ~~_____~~ ~~X~~ Factory - built (1205.0)
- ~~_____~~ ~~X~~ Masonry fireplaces (1404)
- ~~_____~~ ~~X~~ Factory - built fireplace (1403)
- ~~_____~~ ~~X~~ NFPA 211

**Mechanical
 1993 BOCA Mechanical Code**

Load Design Criteria

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

Glazing (Chapter 24)

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

Private Garages (Chapter 4)

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

Egress (Chapter 10)

- X One exit from dwelling unit (1010.2)
- SA Sleeping room window (1010.4)
- X EXIT DOOR (1017.3) 32" W 80" H
- SA 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
NA

Electrical
NFPA # 70

Applicant: Pines of Portland Date: 7/9/01
Address: 32 Wyoming St (lot #27) C-B-L: 400-B-039

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 with 8x12 Deck
Sewage Disposal - City

Lot Street Frontage - 50' req - 90' shown

Front Yard - 25' req - 28' shown

Rear Yard - 25' req - 25' shown

Side Yard - 16' req - 16' & 25' shown

Projections - left side Deck - Right side porch 8' x 8' covered porch

Width of Lot - 75' min req - 90' shown

Height - 35' MAX - 27' scaled

Lot Area - 6,500[#] req 9,000[#] shown

Lot Coverage/ Impervious Surface - 25% MAX or 2250[#]

Area per Family - 6,500[#]

Off-street Parking - 2 req - 2 shown

Loading Bays - N/A

Site Plan - minor/minor #2001-0162

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 2 - Zone X

26 x 36 = 936
21 x 26 = 546
8 x 12 = 96
6 x 8 = 48

1626[#]

Needs 3rd floor plans - Not to be finished per Greg Melon
No Daylight Basement Shown - Area not to be occupied

01-0768

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

2001-0162

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: Lot 27 Pines @ Wyoming (32 Wyoming Ave)

Total Square Footage of Proposed Structure 2200 sq ft, Square Footage of Lot 9000 sq ft

Tax Assessor's Chart, Block & Lot Number: Chart# 400 Block# A Lot# 39; Owner: Pines of Portland, Inc.; Telephone#: 772 2127

Lessee/Buyer's Name (If Applicable): N/A; Owner's/Purchaser/Lessee Address: 426 Forest Ave. Portland; Cost Of Work: \$ 130,000; Fee: \$ 804

Current use: vacant lot, Proposed use: residence, TOTAL 1,104.

Project description: construction of single family residence with two car garage

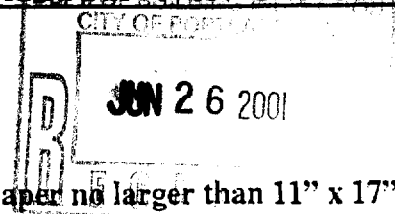
Contractor's Name, Address & Telephone: Pines of Portland, Inc. 426 Forest Ave. Portland, Me 04101; Rec'd By: [Signature]

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





CITY OF PORTLAND, MAINE
Department of Building Inspection

June 26 2001

Received from _____ a fee

of three thousand three hundred 1100 Dollars \$ 3,312

for permit to install erect alter 3 New Serr. Floor - / 20' ground

at LOT 23 Pines @ Kansas Est. Cost \$ 130,000
Site Plan - 300.
Bid Fee 204.
per S/F.

LOT 28 Pines @ W. Main
SITE Plan 300.
Bid Fee 204
Per CH
Inspector of buildings

CK# 1218

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$5.00 or 10% whichever is greater.

LOT 27 Pines @ W. Main
SITE Plan - 300.
Bid Fee 804.

7 Liberty Way - Lot 17
Amendment \$30.00
1 Liberty Way - Lot 16
Amendment \$30.00

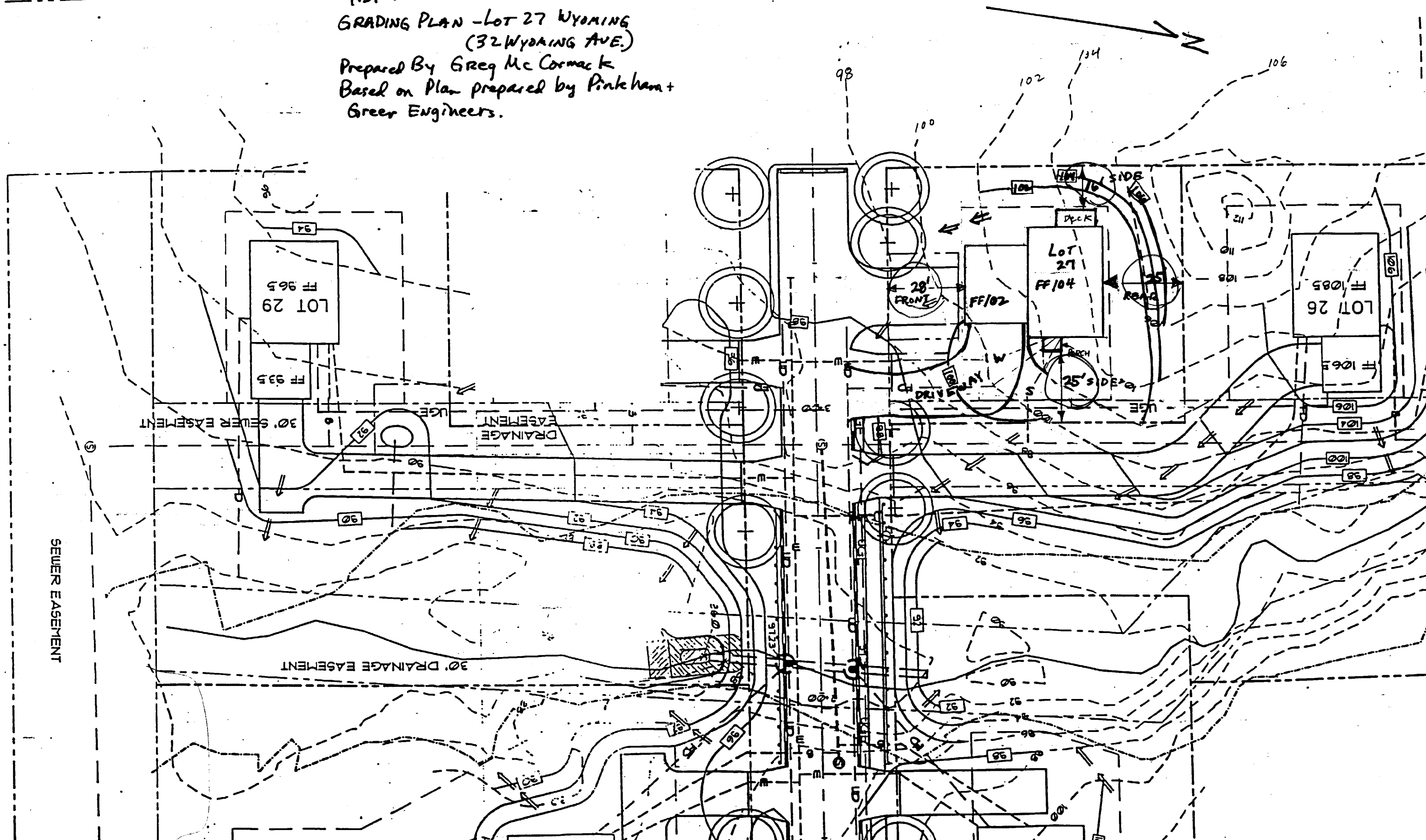
WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Auditors Copy

Handwritten mark

6/19/01

GRADING PLAN - LOT 27 WYOMING
(32 WYOMING AVE.)

Prepared By Greg McCormack
Based on Plan prepared by Pinkham +
Greer Engineers.

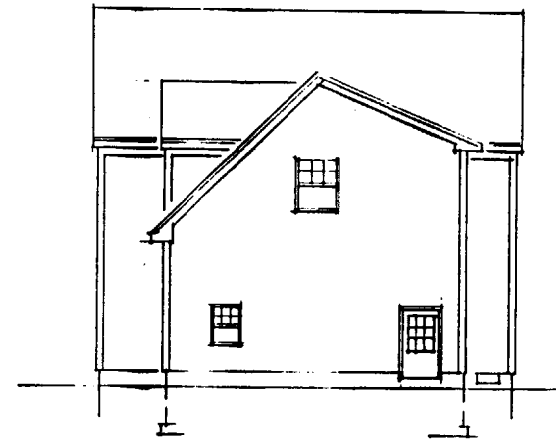


FRAME SPECIFICATIONS

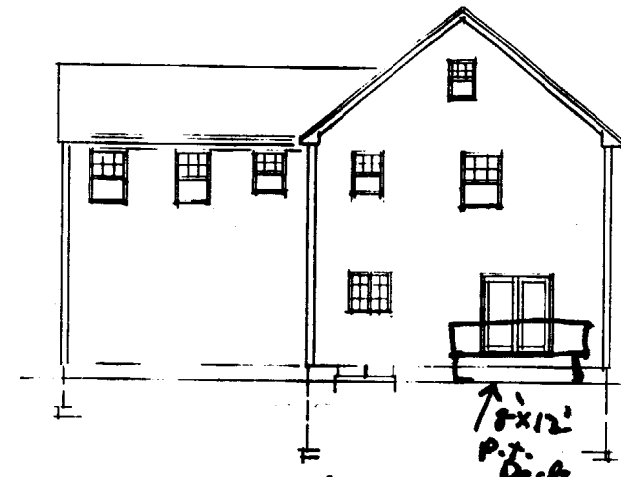
FLOOR SYSTEM
 JOISTS AS INDICATED
 BRIDGING AT CENTER
 2x6 PT SILL W/ SEALER
 SUBFLOOR AS INDICATED
EXTERIOR WALLS
 2x4 STUDS AS INDICATED
 SHEATHING AS INDICATED
 AIR INFILTRATION WRAP
 VAPOR BARRIER
 SIDING/FINISH AS INDICATED
INTERIOR WALLS
 2x4 STUDS AT 16" OC
 GYPSBOARD AS INDICATED
ROOF SYSTEM
 RAFTERS/TRUSSES AS INDICATED
 SHEATHING AS INDICATED
 1 1/2" UNDERLAYMENT
 ICE SHIELD AT EAVES/VALLEYS
 23" SHINGLES AS INDICATED
INSULATION
 EXTERIOR WALLS-R19
 ATTIC CAP-R13
 SILLS-R19
 FROST WALL-2" RIGID
VENTILATION
 SOFFIT-1" CONT STRIP
 RIDGES-CONT SHINGLE
 CIRCULATION VENTS BETWEEN
 RAFTERS/TRUSSES
BEAMS/HEADERS
 3-2x6 MAX 40' SPAN
 3-2x8 MAX 80' SPAN
 BEAMS AS INDICATED
 MIN 4" BEARING ALL BEAMS
INTERIOR FINISHES
 1/2" GYPSBOARD OR AS
 INDICATED-WALLS/CEILING
 FLOORING AS INDICATED
 PAINT/STAIN AS INDICATED

FOUNDATION SPECIFICATIONS

CONCRETE WALLS AS INDICATED ON CONT
 KEYS FOOTING
 ANCHORS AT CORNERS AND 4' OC
 CONCRETE-3500 PSI AT FOOTINGS
 3000 PSI AT WALLS
 SOIL BEARING-2500 PSF
 ALL FOOTINGS TO FROST DEPTH
 3 1/2" STEEL LALLY COLLARS
 ON 24"x24"x12" FOOTINGS
 4" CONCRETE SLAB ON 4 MIL VAPOR
 BARRIER ON 8" MIN. GRAN. FILL
 4" DIA. PERFORATED UNDERDRAIN PIPES
 BOTH SIDES OF WALL TO SUMP OR
 DAYLIGHT GRAVITY
 4" DIA. PERFORATED RADON PIPES UNDER
 SLAB AT 20" MAX. OC. CONNECT TO
 UNDERDRAINS. PROVIDE STUBS AT 40"
 MAX. OC
 CONTROL JOINTS AT MAX 30' OC WALLS
 AND SLABS
 ASPHALT PAINT EXTERIOR WALLS TO
 GRADE

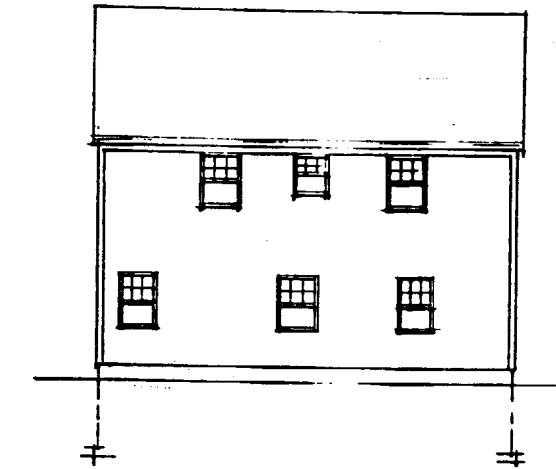


RIGHT ELEVATION

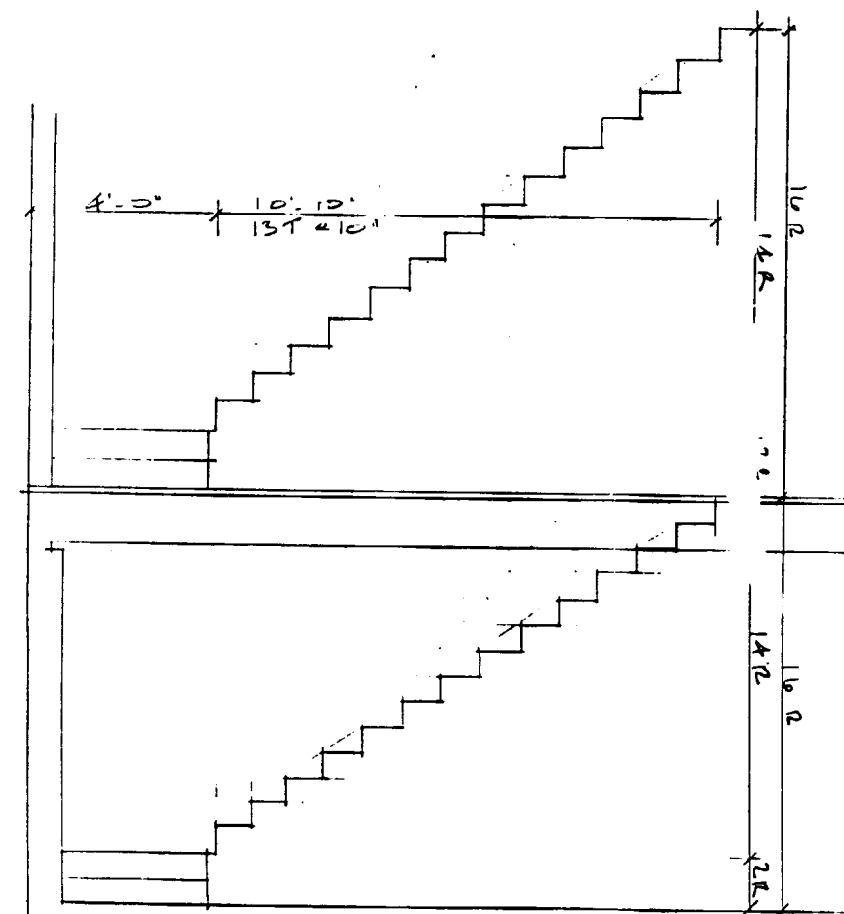


REAR ELEVATION

↑ 10x12
P.T. Deck



LEFT ELEVATION



STAIR LAYOUT

Note:
Reversed
Floor Plan



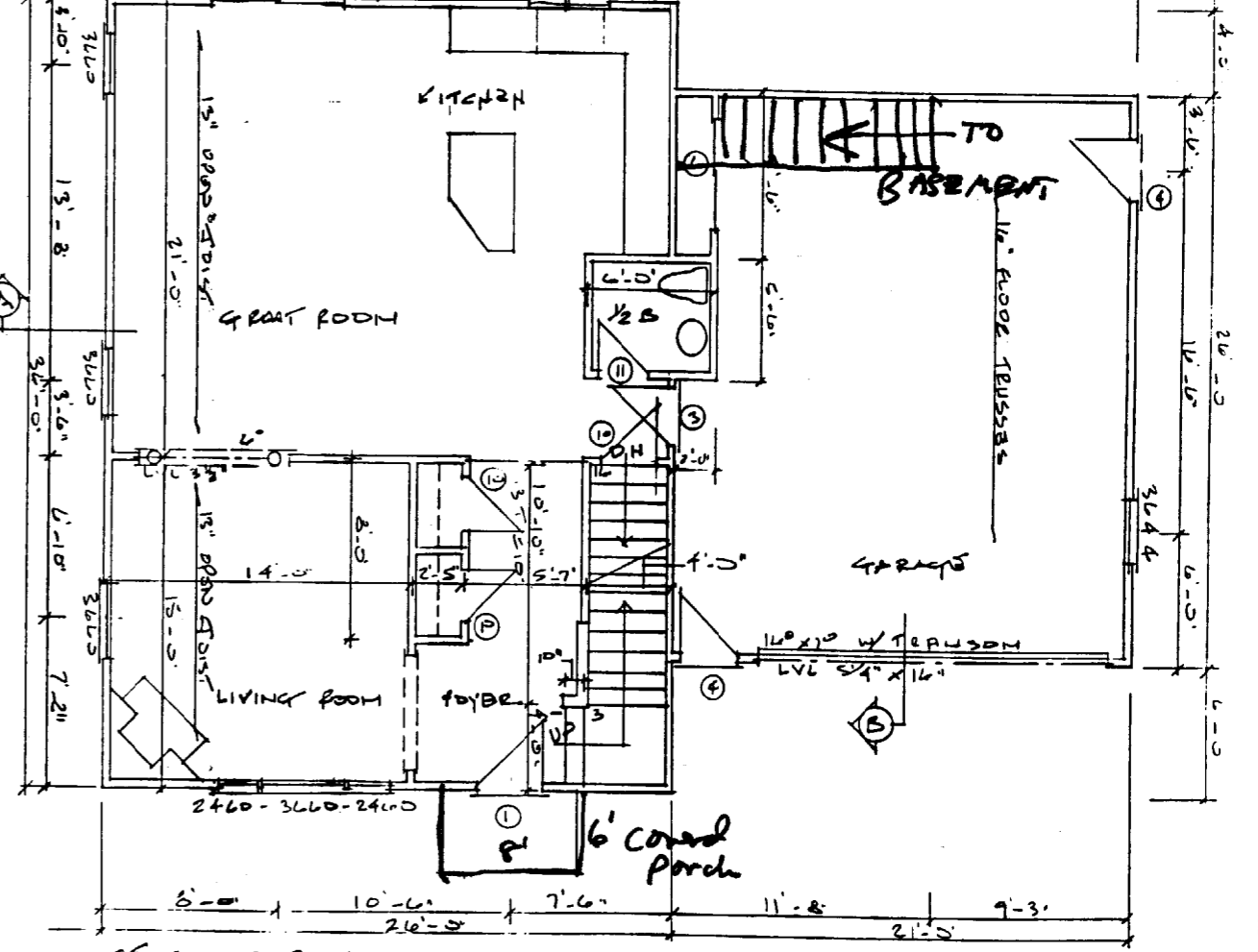
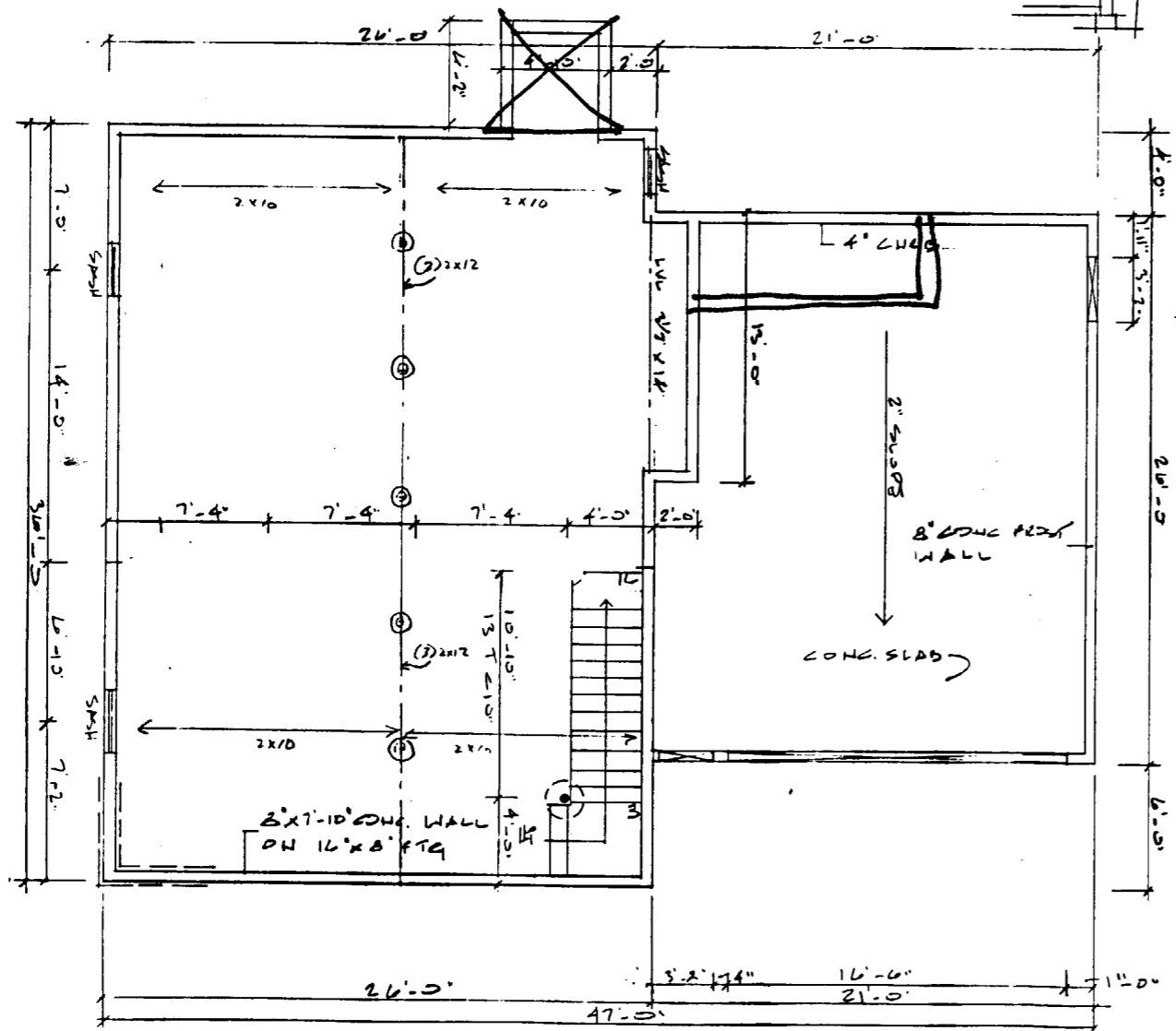
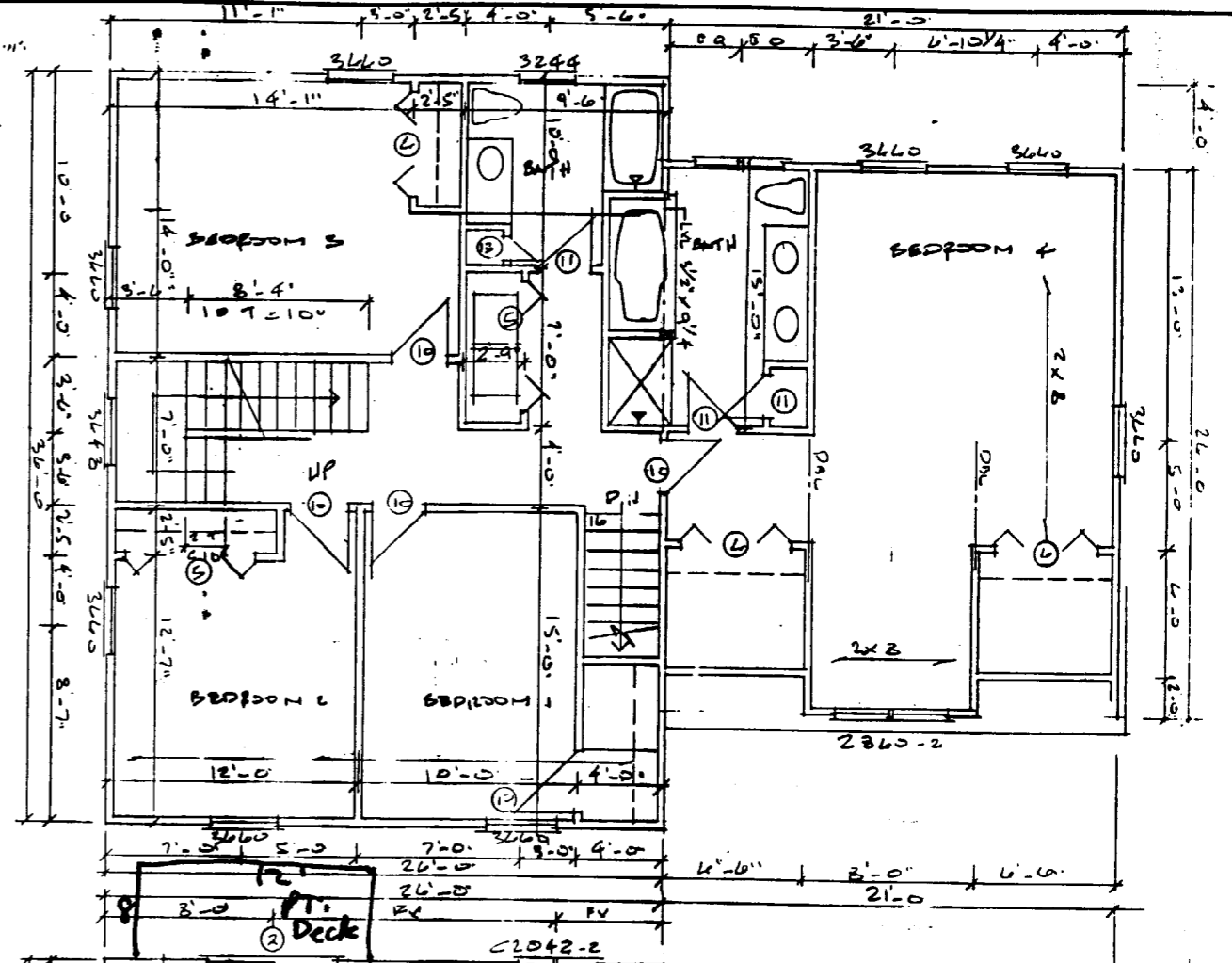
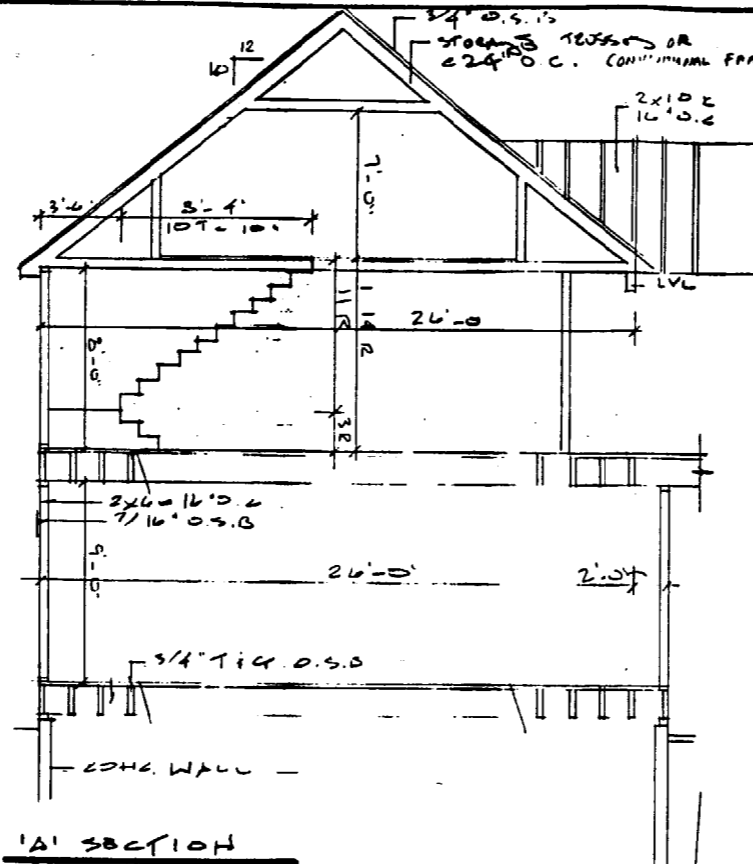
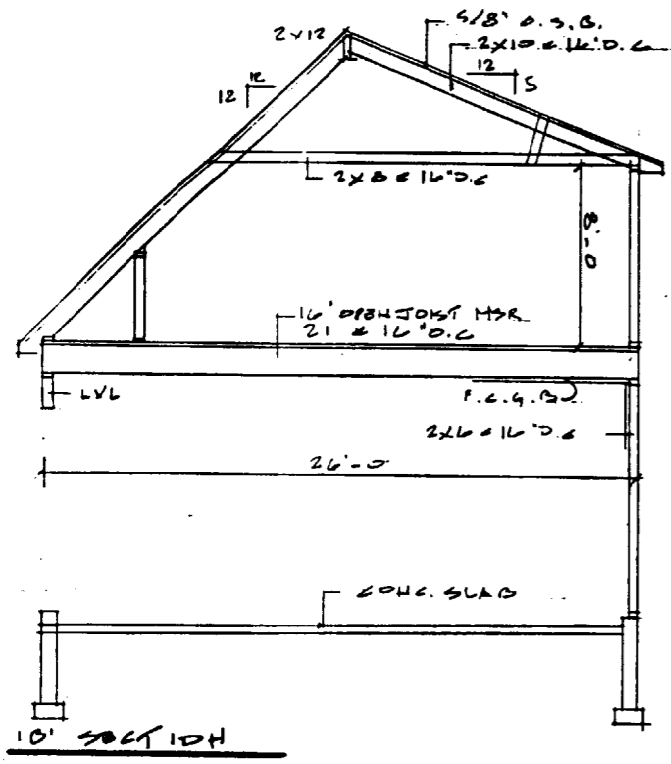
FRONT ELEVATION

↑ 6x8
Cover porch

Plans reviewed
on larger prints.

LOT 4 PINES RESIDENCE, PORTLAND, MI
 CONTRACTOR: GREG MCCORMACK
 DESIGNER: GREG MCCORMACK
 PLANNING / DESIGN ASSOCIATES
 24 PARTING ROAD, PO BOX 251, WINDHAM, MI 49892 975-344

Date: 5.20.00
 Scale: 1/4" = 1'-0"
 Draw:
 Job:
 Sheet:
 ELEVATIONS



DOOR SCHEDULE

- 1 3'0" X 6'8" EXTERIOR
- 2 6'0" X 6'8" EXTERIOR
- 3 2'8" X 6'8" FIRE RATED
- 4 2'8" X 6'8" EXTERIOR
- 5 6'0" X 6'8" INTERIOR
- 6 5'0" X 6'8" INTERIOR
- 7 4'0" X 6'8" INTERIOR
- 8 3'0" X 6'8" INTERIOR
- 9 2'8" X 6'8" INTERIOR
- 10 2'6" X 6'8" INTERIOR
- 11 2'4" X 6'8" INTERIOR
- 12 2'0" X 6'8" INTERIOR
- 13 1'6" X 6'8" INTERIOR
- 14 1'3" X 6'8" INTERIOR
- 15 1'0" X 6'8" INTERIOR
- 16
- 17
- 18

NO.	REVISIONS	BY

LOT 2 PINES RESIDENCE, PORTLAND, ME
 CONTRACTOR: GREG MCCORMACK
 DESIGNER: PLANNING / DESIGN ASSOCIATES
 25 PARTRIDGE ROAD, PO BOX 251, WINDHAM, ME 04241

DATE: 5-25-01
 SCALE: 1/4"
 SHEET: 2
 TOTAL SHEETS: 13
 SECTION: 1