

**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: 01-0437	Issue Date: MAY - 9 2001	CBL: 400 B01801
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Location of Construction: 45 Wyoming	Owner Name: Pines of Portland, Inc..	Owner Address: 426 Forest Ave. Portland, ME	Phone: 727-2127
Business Name: Pines of Portland, Inc.	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: R-3

Past Use: Vacant	Proposed Use: Single Family 30 x 26 w/ 24 x 22 garage & 8 x 18 deck.  2001-0073	Permit Fee: \$834.00	Cost of Work: \$135,000.00	CEO District: 2
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Proposed Project Description: New Single Family	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R-3 Type: 513 Signature: [Signature] PEDESTRIAN ACTIVITIES DISTRICT (PAAD) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____
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Permit Taken By: gg	Date Applied For: 04/27/2001	<b>Zoning Approval</b>	
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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 <i>Some shown on this lot None to be filled in</i> <input type="checkbox"/> Flood Zone <i>Panel 2 Zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan # 2001-0073 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> Date: <i>5/7/01</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: _____
	PERMIT ISSUED WITH REQUIREMENTS [Signature]		

**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>Lot 30 Pines @ Wyoming (45 Wyoming Ave.)</i>
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Total Square Footage of Proposed Structure <i>2300 sq ft ±</i>	Square Footage of Lot <i>18000 sq ft</i>
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Tax Assessor's Chart, Block & Lot Number Chart# <i>400</i> Block# <i>B</i> Lot# <i>18</i>	Owner: <i>PINES OF PORTLAND, INC</i>	Telephone#: <i>772-2127</i>
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Lessee/Buyer's Name (If Applicable) <i>N/A</i>	Owner's/Purchaser/Lessee Address: <i>426 FOREST AVE PORTLAND</i>	Cost Of Work: <i>\$ 135,000</i> Fee: <i>\$ 834.00</i>
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Current use: *vacant lot*. Proposed use: *single family residence*

Project description: *Construction of single family residence with attached garage and partial finish of basement.*

Contractor's Name, Address & Telephone <i>Pines of PORTLAND, INC.</i>	Rec'd By: <i>[Signature]</i>
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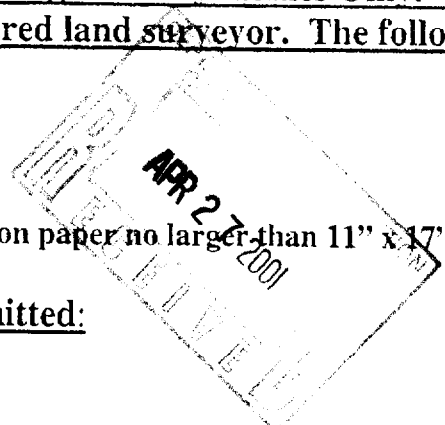
**A "minor/minor" site plan review is required for New Single Family Homes Only. The Site/Plot plan must be prepared and sealed by a registered land surveyor. The following must be submitted:**

- 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:**

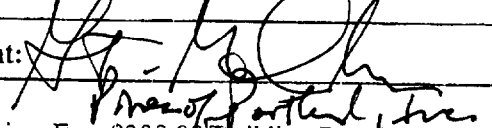
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
  - Floor Plans & Elevations
  - Window and door schedules
  - Foundation plans with required drainage and damp proofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment 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: 	Date: 4/27/01
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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: 29 APRIL 2001 ADDRESS: 201 #30 Pines @ Wyoming 45 Wyoming Ave CBL: 400-B-18

REASON FOR PERMIT: Single Family dwelling / private garage

BUILDING OWNER: Pines of Portland Inc

PERMIT APPLICANT: CONTRACTOR SAO

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: \$135,000 PERMIT FEES: 834.00

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)

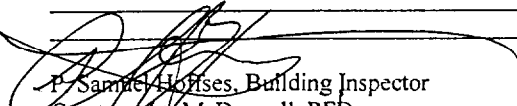
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: \*1, \*2, \*3, \*4, \*5, \*7, \*8, \*11, \*13, \*14, \*15, \*16, \*20, \*22, \*28, \*29, \*30, \*31, \*32, \*33, \*34, \*35, \*36, \*38, \*39

- \*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 3/4" 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.

A/27

- X 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.
- X 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).
- X 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.
- X 29. All requirements must be met before a final Certificate of Occupancy is issued.
- X 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).
- X 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)
- X 32. Please read and implement the attached Land Use Zoning report requirements. *All conditions and requirements on the attached Site Development Review sheets shall be met.*
- X 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.
- X 34. Bridging shall comply with Section 2305.16.
- X 35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- X 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).
- X 38. The proposed steel beam shall require a design statement from a professional structural engineer.

  
 P. Samuel Hoffses, 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**

Applicant: Paces of Pallard

Date: 5/7/01

Address: 45 Wyoming Ave (lot #30) C-B-L: 400-B-18

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - construct 26x30 single family with 22x24 garage and 8x18 Deck

Sewage Disposal - City

Lot Street Frontage - 50' req - 90' shown -

Front Yard - 25' req - 27' scaled

Rear Yard - 25' req - 129' scaled

Side Yard - 16' req (may reduce one side to no less than 8ft if for every foot taken off on one side, it is added on the other side) 2 1/2 stories shown

16ft 32' total req - 37' shown  
11' 1/2 26' shown

Projections - 8x18 Deck - front porch - 6x8

Width of Lot - 75' min - 90' shown

Height - 35' max

Lot Area - 6,500 sq ft min req - 18,000 sq ft shown

Lot Coverage Impervious Surface - 25% max - 4500 sq ft max

Area per Family - 6,500 sq ft

Off-street Parking - 2 req

Loading Bays - N/A

Site Plan - minor/minor #2001-0073

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 2 - Zone X

NO Wetlands to be filled in

26x30	=	780
22x24	=	528
8x18	=	144
6x8	=	48
		<b>1500</b>

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

2001-0073  
Application I. D. Number  
04/30/2001  
Application Date  
Wyoming Ave. Lot 30  
Project Name/Description

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

45 - 45 Wyoming Ave, Portland, Maine  
Address of Proposed Site  
400 B018001  
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

2300  
Proposed Building square Feet or # of Units      Acreage of Site      Zoning

**Check Review Required:**

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

Fees Paid:    Site Plan    \$50.00    Subdivision    \_\_\_\_\_    Engineer Review    \$250.00    Date    05/01/2001

**DRC Approval Status:**

Reviewer Jay Reynolds

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

Approval Date 05/08/2001      Approval Expiration 05/08/2002      Extension to \_\_\_\_\_       Additional Sheets Attached

Condition Compliance      Jay Reynolds      05/08/2001  
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

2001-0073  
Application I. D. Number

04/30/2001  
Application Date

Wyoming Ave. Lot 30  
Project Name/Description

Pines Of Portland Inc

Applicant

426 Forest Ave, Portland, ME 04101

Applicant's Mailing Address

Pines of Portland

Consultant/Agent

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

Applicant or Agent Daytime Telephone, Fax

45 - 45 Wyoming Ave, Portland, Maine

Address of Proposed Site

400 B018001

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, pool, and/or garage.
- 3 No wetland areas as shown on this lot shall be filled in without written permission from the Planning Division.

**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 45 Wyoming Avenue, 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 street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
- 6 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 7 The 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.
- 8 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.



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

2001-0076  
Application I. D. Number  
04/30/2001  
Application Date  
Wyoming Ave. Lot 30  
Project Name/Description

Pines Of Portland Inc  
Applicant  
426 Forest Ave, Portland, ME 04101  
Applicant's Mailing Address  
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45 - 45 Wyoming Ave, Portland, Maine  
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400 B018001  
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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

2300  
Proposed Building square Feet or # of Units                      Acreage of Site                      Zoning

**Check Review Required:**

Site Plan (major/minor)                       Subdivision # of lots                       PAD Review                       14-403 Streets Review  
 Flood Hazard                       Shoreland                       Historic Preservation                       DEP Local Certification  
 Zoning Conditional Use (ZBA/PB)                       Zoning Variance                       Other \_\_\_\_\_

Fees Paid: Site Plan \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$250.00 Date: 05/01/2001

**Insp Approval Status:** Reviewer Marge Schmuckal

Approved                       Approved w/Conditions See Attached                       Denied

Approval Date 05/07/2001 Approval Expiration 05/07/2002 Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance                      Marge Schmuckal 05/07/2001  
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
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	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

**Pines Of Portland Inc**  
Applicant  
**426 Forest Ave, Portland, ME 04101**  
Applicant's Mailing Address  
**Pines of Portland**  
Consultant/Agent  
**Applicant Ph: (207) 772-2127      Agent Fax:**  
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**2001-0073**  
Application I. D. Number  
**04/30/2001**  
Application Date  
**Wyoming Ave. Lot 30**  
Project Name/Description  
**45 - 45 Wyoming Ave, Portland, Maine**  
Address of Proposed Site  
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- 3 No wetland areas as shown on this lot shall be filled in without written permission from the Planning Division.

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

Valuation: \$135,000.00 Plan Review # 466/2001

Fee: \$834.00 Date: 29/April/2001

Building Location: 45 Wyoming Ave. CBL: 400-B-18

Building Description: Single Family dwelling/private garage.

Reviewed By: S. Heffse's

Use or Occupancy: A-3 Type of Construction: 503  
 \*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.	All This office before placing concrete for Foundation to verify setbacks.	111.0
3.	Foundations & Anchors shall comply with section 2305.17	2305.17
4.	Waterproofing & damp proofing of Foundation shall comply with section 1803.0	1813.0
5.	Foundation drains shall comply with section 1813.0.2	1813.0.2
6.	Flashing shall comply with section 1406.3.10	1406.3.10
7.	Private garages shall comply with section 407.0	407.0
8.	Guardrails & handrails shall comply with sections 1020.0 & 1021.0	1021.0 1022.0
9.	Stair Construction shall comply with section 1014.0	1014.0
10.	Minimum Corridor shall comply with sec	1014.3
11.	Sleeping room egress or rescue window shall comply with section 1010.4	1010.4
12.	Smoke detectors shall comply with section	920.3.2
13.	Ventilation of attic or crawl spaces access	

REV: PS# 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.
- ~~A~~ Insulated footing provided
- ~~E~~ Soil bearing value (table 1804.3)
- ~~E~~ 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)
- ~~SN~~ 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
- ~~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")
- ~~X~~ Bridging (2305.16)
- ~~SN~~ Boring and notching (2305.5.1)
- ~~SN~~ Cutting and notching (2305.3)
- ~~SN~~ Fastening table (2305.2)
- ~~NO~~ 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
- ~~SN~~ Fastening schedule (Table 2305.2)
- ~~X~~ Wall framing (2305.4.1)
- ~~X~~ Double top plate (2305.4.2)
- ~~X~~ Bottom plates: (2305.4.3)
- ~~SN~~ Notching and boring: (2305.4.4) studs
- ~~X~~ Non load bearing walls (2305.5)
- ~~SN~~ 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)
- ~~SN~~ Metal construction
- ~~SN~~ Masonry construction (Chapter 21)
- ~~X~~ Exterior wall covering (Chapter 14)
- ~~X~~ Performance requirements (1403)
- ~~NO~~ Materials (1404)
- ~~NO~~ 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))
- \_\_\_\_\_ 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**

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

**Mechanical  
1993 BOCA Mechanical Code**

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Load Design Criteria**

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

**Glazing (Chapter 24)**

- SA Labeling (2402.1)
- \_\_\_\_\_ Louvered window or jalousies (2402.5)
- \_\_\_\_\_ Human impact loads (2405.0)
- \_\_\_\_\_ Specific hazardous locations (2406.1)
- \_\_\_\_\_ Sloped glazing and skylights (2407)
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Private Garages (Chapter 4)**

- SA 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)
- ~~SA~~ 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**

*N/A*

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

2001-0073

Application I. D. Number

4/30/01

Application Date

Wyoming Ave. Lot 30

Project Name/Description

Pines Of Portland Inc

Applicant

426 Forest Ave, Portland, ME 04101

Applicant's Mailing Address

Pines of Portland

Consultant/Agent

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

Applicant or Agent Daytime Telephone, Fax

45 - 45 Wyoming Ave, Portland, Maine

Address of Proposed Site

400 B018001

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

2300

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

**Check Review Required:**

Site Plan  
(major/minor)

Subdivision  
# of lots \_\_\_\_\_

PAD Review

14-403 Streets Review

Flood Hazard

Shoreland

Historic Preservation

DEP Local Certification

Zoning Conditional  
Use (ZBA/PB)

Zoning Variance

Other \_\_\_\_\_

Fees Paid: Site Plan \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$250.00 Date 5/1/01

**Insp Approval Status:**

Reviewer \_\_\_\_\_

Approved

Approved w/Conditions  
See Attached

Denied

Approval Date \_\_\_\_\_

Approval Expiration \_\_\_\_\_

Extension to \_\_\_\_\_

Additional Sheets  
Attached

Condition Compliance

signature

date

**Performance Guarantee**

Required\*

Not Required

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

Performance Guarantee Accepted

date

amount

expiration date

Inspection Fee Paid

date

amount

Building Permit Issue

date

Performance Guarantee Reduced

date

remaining balance

signature

Temporary Certificate of Occupancy

date

Conditions (See Attached)

expiration date

Final Inspection

date

signature

Certificate Of Occupancy

date

Performance Guarantee Released

date

signature

Defect Guarantee Submitted

submitted date

amount

expiration date

Defect Guarantee Released

date

signature

LOT 30 KINES @ WYOMING (45 WYOMING TIVE.)  
 MINOR SITE PLAN PREPARED BY GREG MCCORMACK  
 APRIL 25, 2001

REFERENCE: CONCEPTUAL GRADING PLAN BY  
 PINKHAM + GREER ENGINEERS

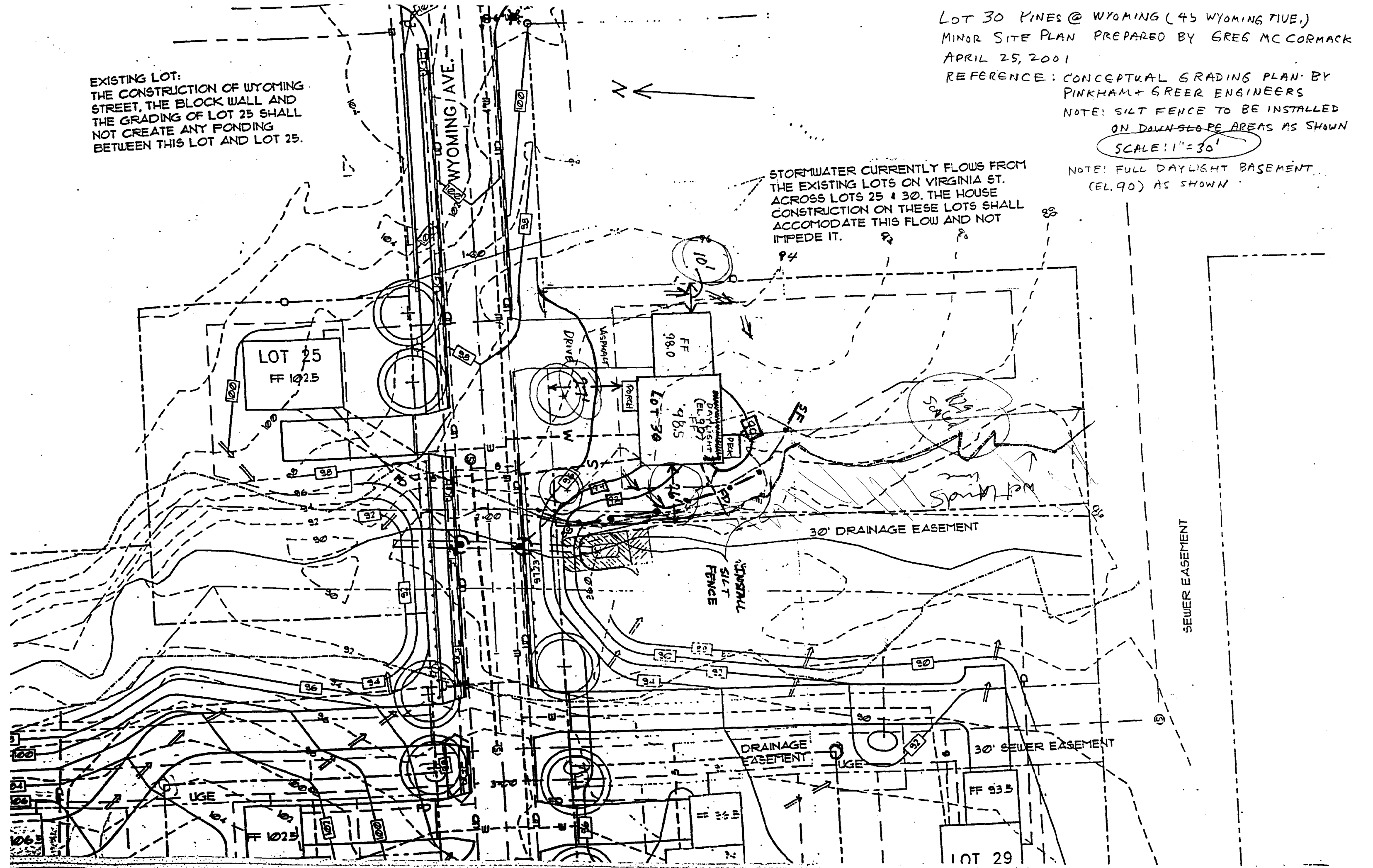
NOTE: SILT FENCE TO BE INSTALLED  
 ON DOWNSLOPE AREAS AS SHOWN

SCALE: 1" = 30'

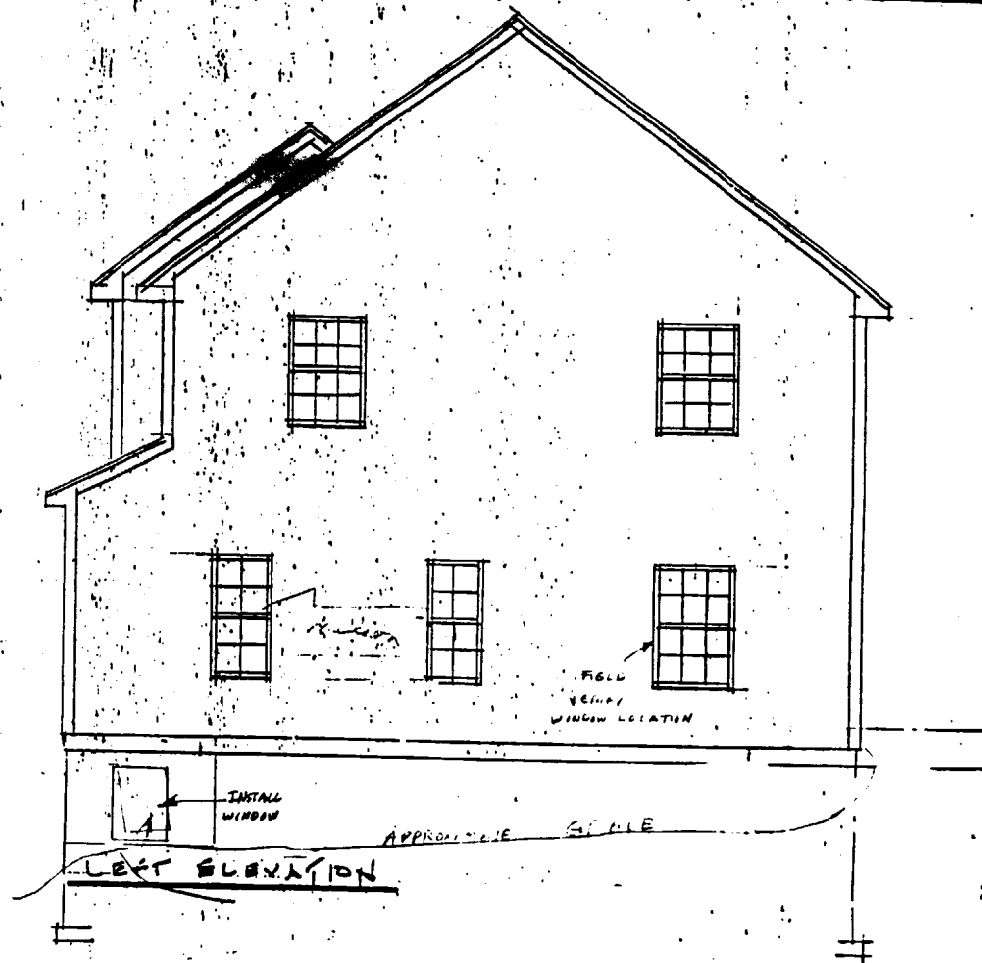
NOTE: FULL DAYLIGHT BASEMENT  
 (EL. 90) AS SHOWN

EXISTING LOT:  
 THE CONSTRUCTION OF WYOMING  
 STREET, THE BLOCK WALL AND  
 THE GRADING OF LOT 25 SHALL  
 NOT CREATE ANY PONDING  
 BETWEEN THIS LOT AND LOT 25.

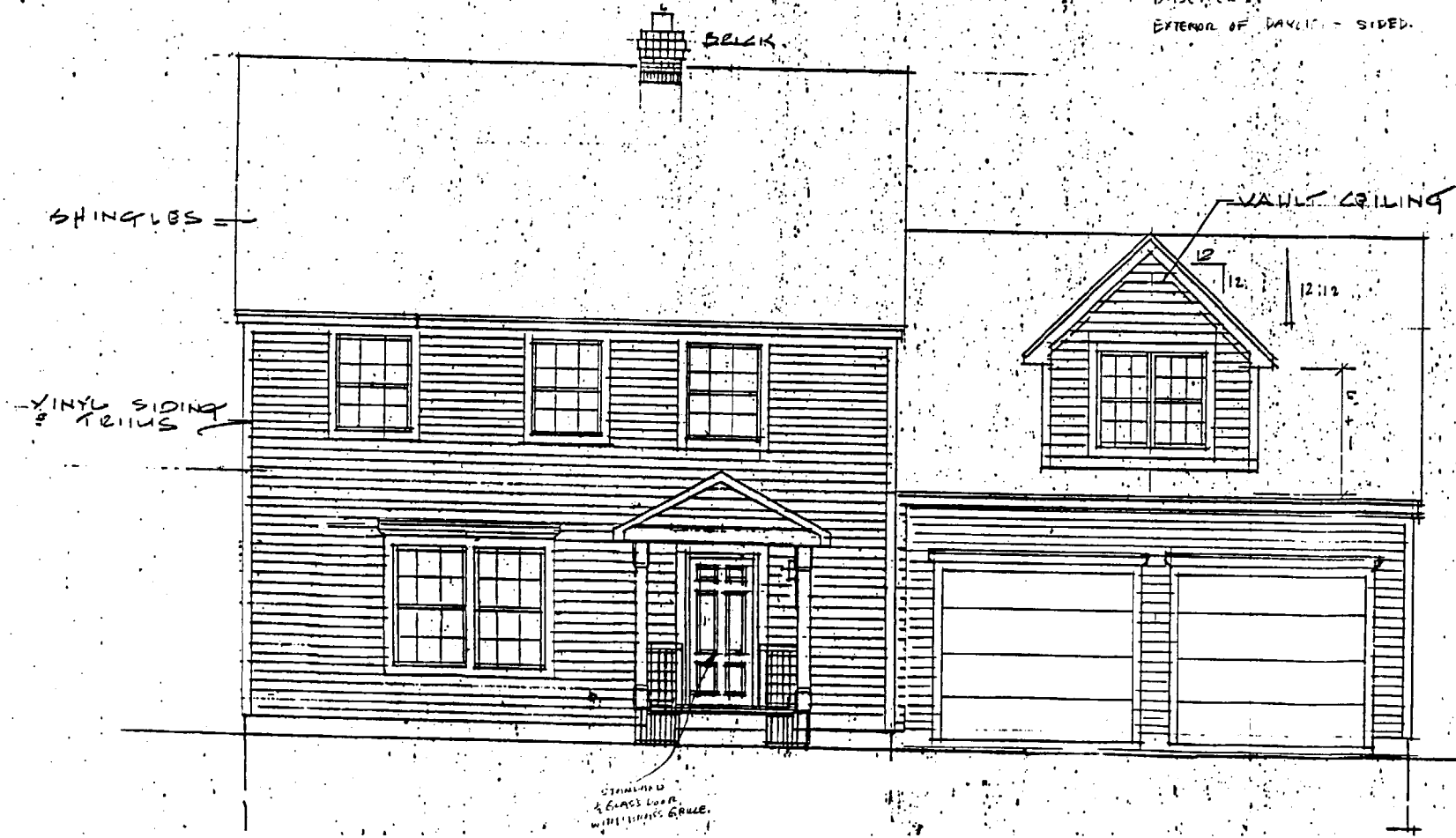
STORMWATER CURRENTLY FLOWS FROM  
 THE EXISTING LOTS ON VIRGINIA ST.  
 ACROSS LOTS 25 & 30. THE HOUSE  
 CONSTRUCTION ON THESE LOTS SHALL  
 ACCOMODATE THIS FLOW AND NOT  
 IMPEDE IT.



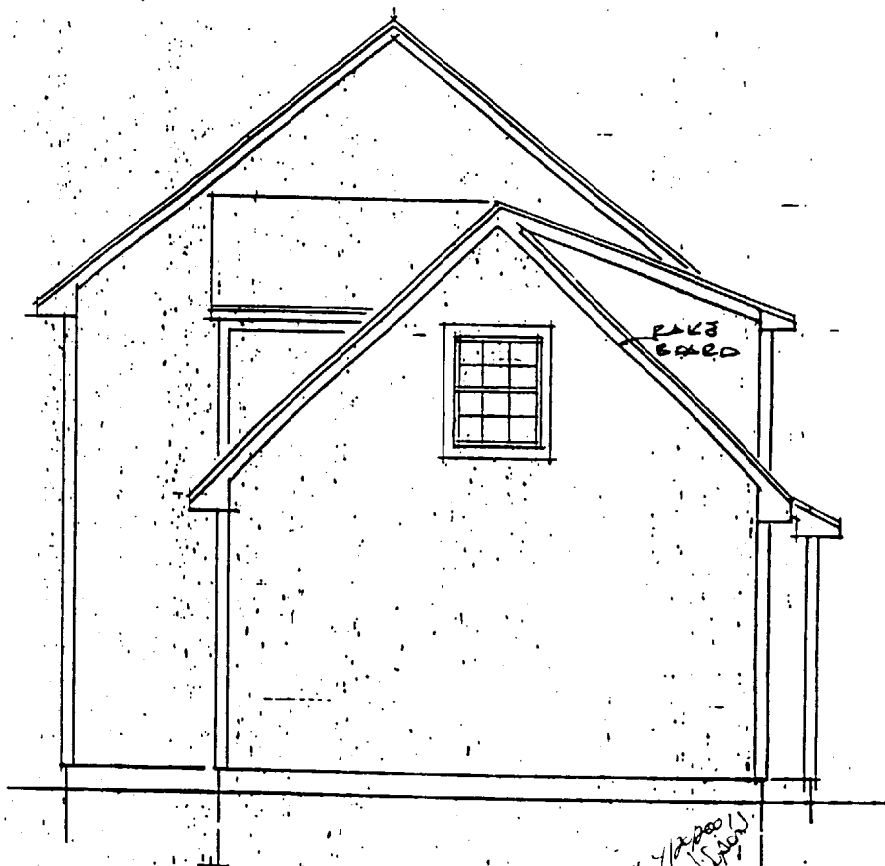
CONTRACTOR COPY



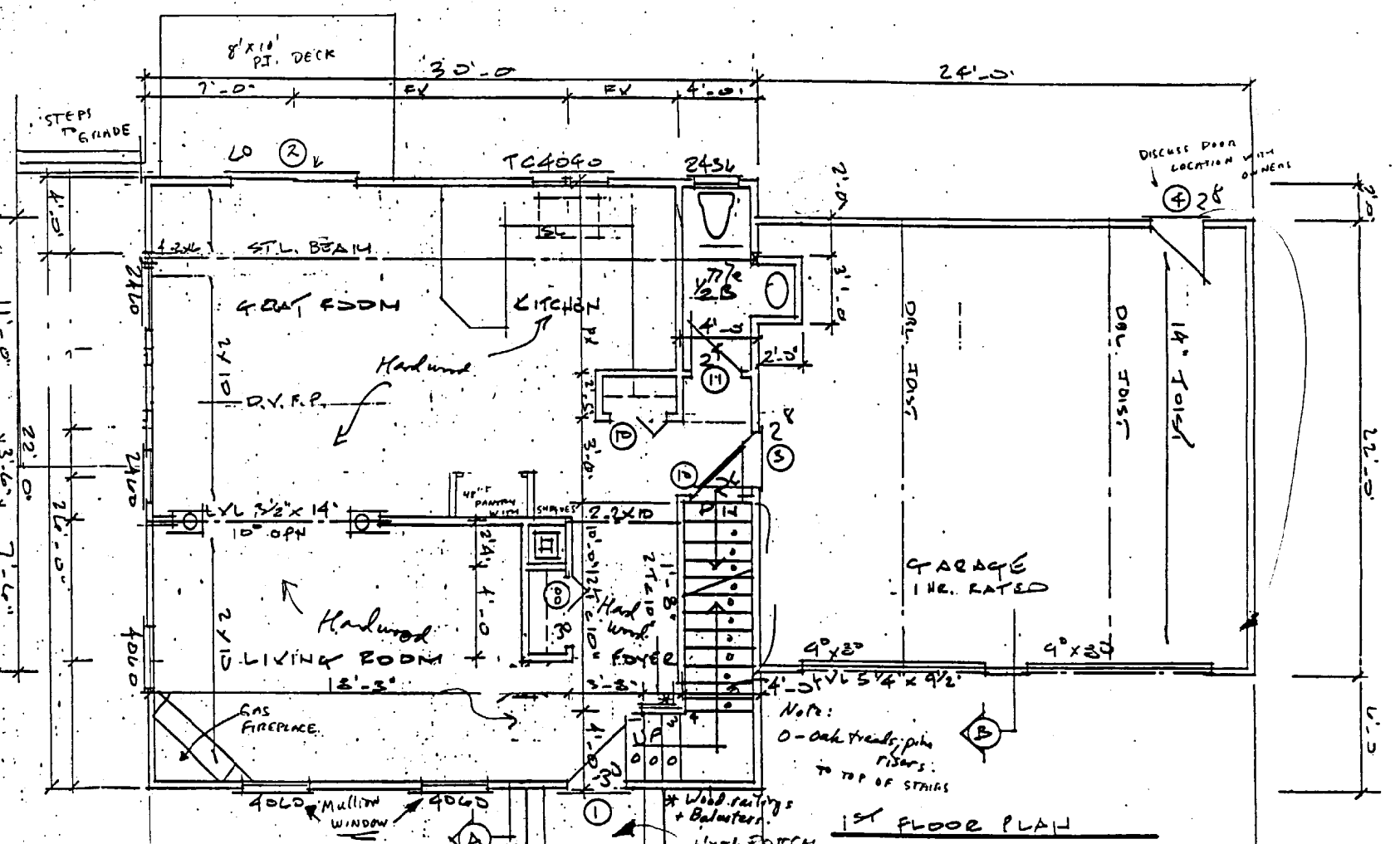
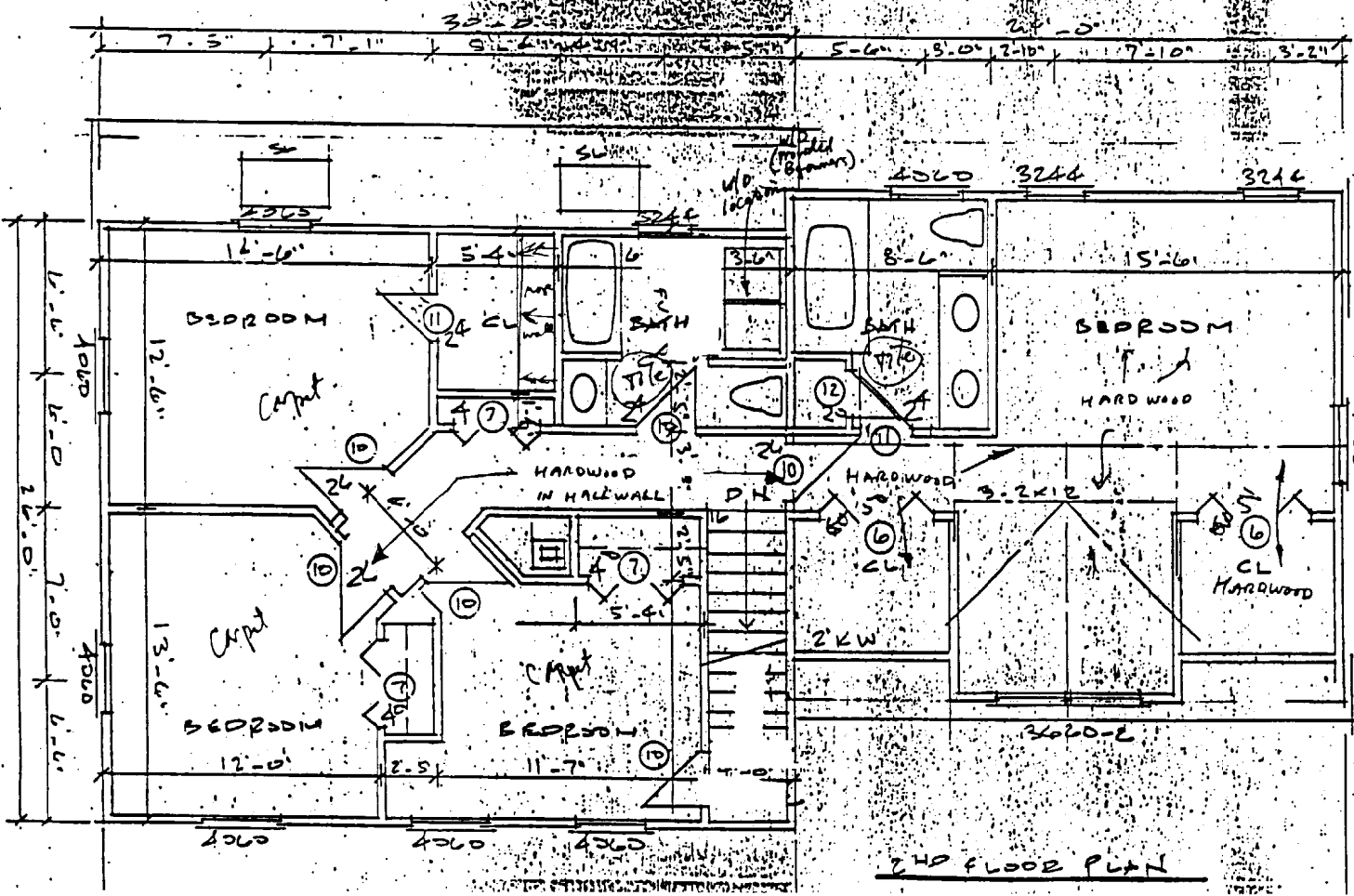
NOTE: CONTRACTOR TO FINISH GRADE - EXACT LOCATION OF SILLCA/WINDOWS IN BASEMENT. EXTEND OF WALLS - SIDED.

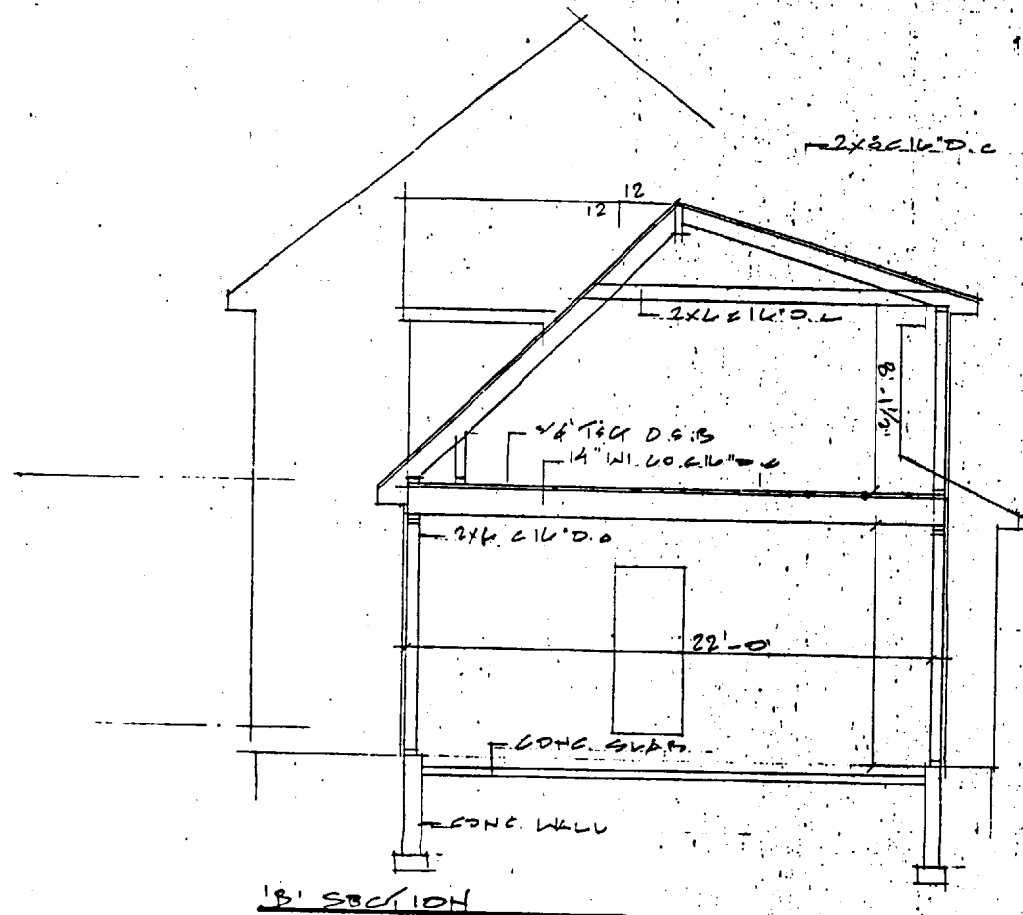


Notes:  
Revised Floor Plan  
Garage in Left

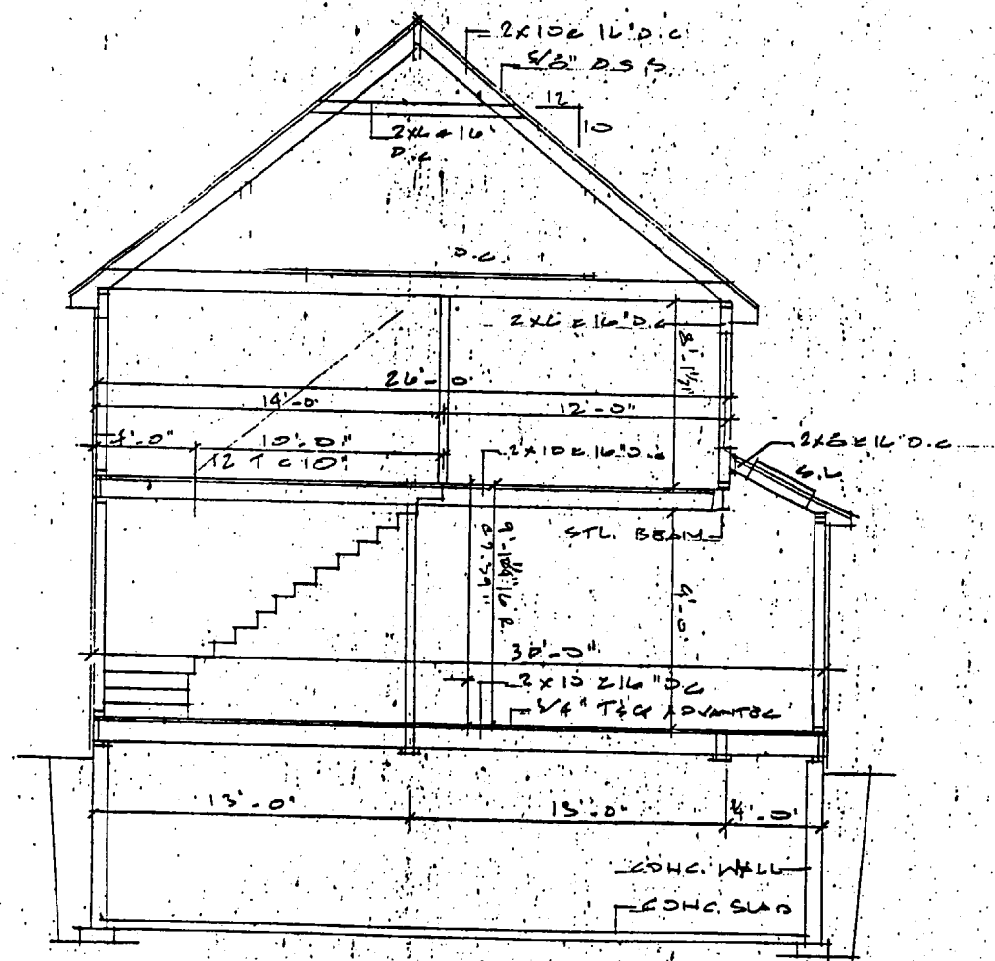


4/20/00  
15/00



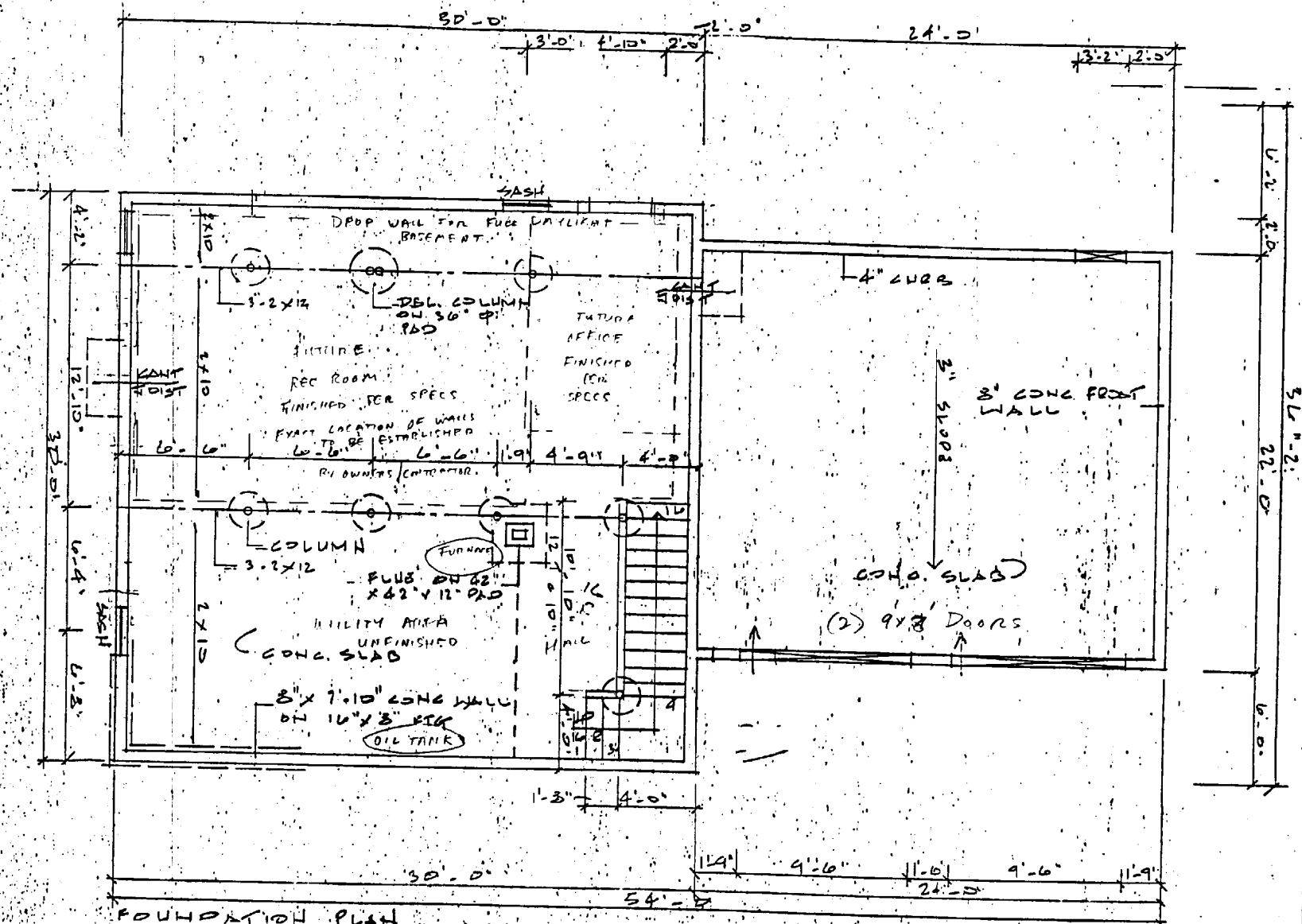


**B' SECTION**



**A' SECTION**

Note: Contractor to stud walls, insulate, wire, + sheetrock future rec room and hall in basement.



**FOUNDATION PLAN**