

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

Location of Construction: B Kansas Ave. Lot#20		Owner: Pines of Portland		Phone: 772-2127		Permit No: 000054	
Owner Address: 426 Forest Ave. Ptd, ME 04101		Lessee/Buyer's Name: N/A		Phone: N/A		BusinessName: N/A	
Contractor Name: **Pines of Portland, Inc.		Address: 426 Forest Ave. Ptd, ME 04101		Phone: 772-2127		Permit Issued: JAN 27 2000	
Past Use: Vacant		Proposed Use: New Single Family with attached garage		COST OF WORK: \$ 150,000		PERMIT FEE: \$ 924.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group A, Type: 52 BOCA 96	
				Signature:		Signature: <i>T. Hoffen</i>	
Proposed Project Description: New Single Family Home with attached garage.				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied			
				Signature:		Date:	
Permit Taken By: UB		Date Applied For: 1-13-00				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	

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..

***Pines of Portland, Inc.
426 Forest Avenue
Portland, ME 04101

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 provisions of the code(s) applicable to such permit

1-13-00

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

PERMIT ISSUED WITH REQUIREMENTS

PERMIT ISSUED WITH REQUIREMENTS
CEO DISTRICT
03

2

2/9/00

COMMENTS

Front ^{Shown} 32' - 25 Reg. - OK
 Rear 105' - 25 Reg. - OK
 Side 22'50' - 14 Reg. - OK
 Dampproofing - OK
 Drain tile - OK
 Filter Fabric + Stone - OK

Rechecked filter fabric OK. gpr
 OK. to Backfill

4/11/00 Framing inspection area in garage (on right) need hangers. also outside down stairs bath. Need complete specs on garage I-Beam and all parallels. Basement stairs not in yet. other stairs measured OK. will call Greg McCormack on above gpr

Inspection Record

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



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 93 Kansas Ave 404-C-016

Issued to Pines of Portland

Date of Issue June 29 2000

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 000054, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

single family with attached garage

use group R3 type 5B Boca 96

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

6/29/00 *Russ M. ...*

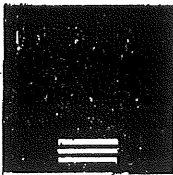
(Date)

Inspector

C. ...

Inspector of Buildings

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



DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

775 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1131
FAX 207 870 0896

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

MEMORANDUM

TO: Code Enforcement
Kandi Talbot, Planner

FROM: Gordon Smith, Director of Construction Services

DATE: June 28, 2000

RE: Certificate of Occupancy - 93 Kansas Avenue (Lot 20)

On June 27, 2000, the site was reviewed for compliance with the conditions of approval. Our comments are:

- The sitework on the lot has been completed and the conditions of approval have been met. However, the road is not paved and the street lights are not installed. Kandi Talbot from the Planning Office has explained to me that Joe Gray and Bill Bray have approved the permanent certificate of occupancy as it relates to the lack of roadway paving and the lack of street lighting. Since the Pines of Portland have a bond posted to complete the roadway work including lighting, curbing, sidewalks and pavement, it is our opinion that a **permanent certificate of occupancy could be issued**, assuming Code Enforcement has no outstanding issues.

Revised plan - received 7-6-00

(94 KANSAS AVE)

PLOT PLAN LOT 21 KANSAS AVE "THE PINES"

PREPARED BY GREG MCCORMACK

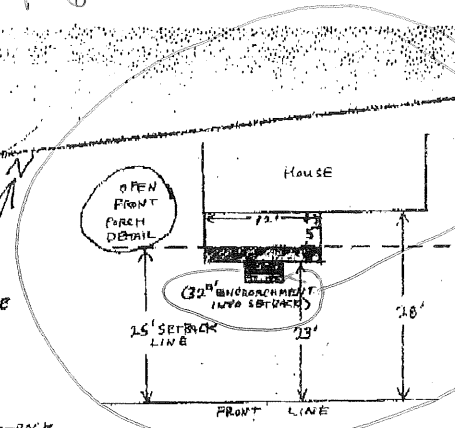
REFERENCE: CONCEPTUAL GRADING PLAN OF KANSAS AVE

PAGE C-4, DATED 9/27/99.

BY ANTHONY FERRELL

SCALE: 1" = 30'

REVISOR: GTM (7-6-00) CHANGED HOUSE POSITION TO ACCOMMODATE FRONT SETBACK

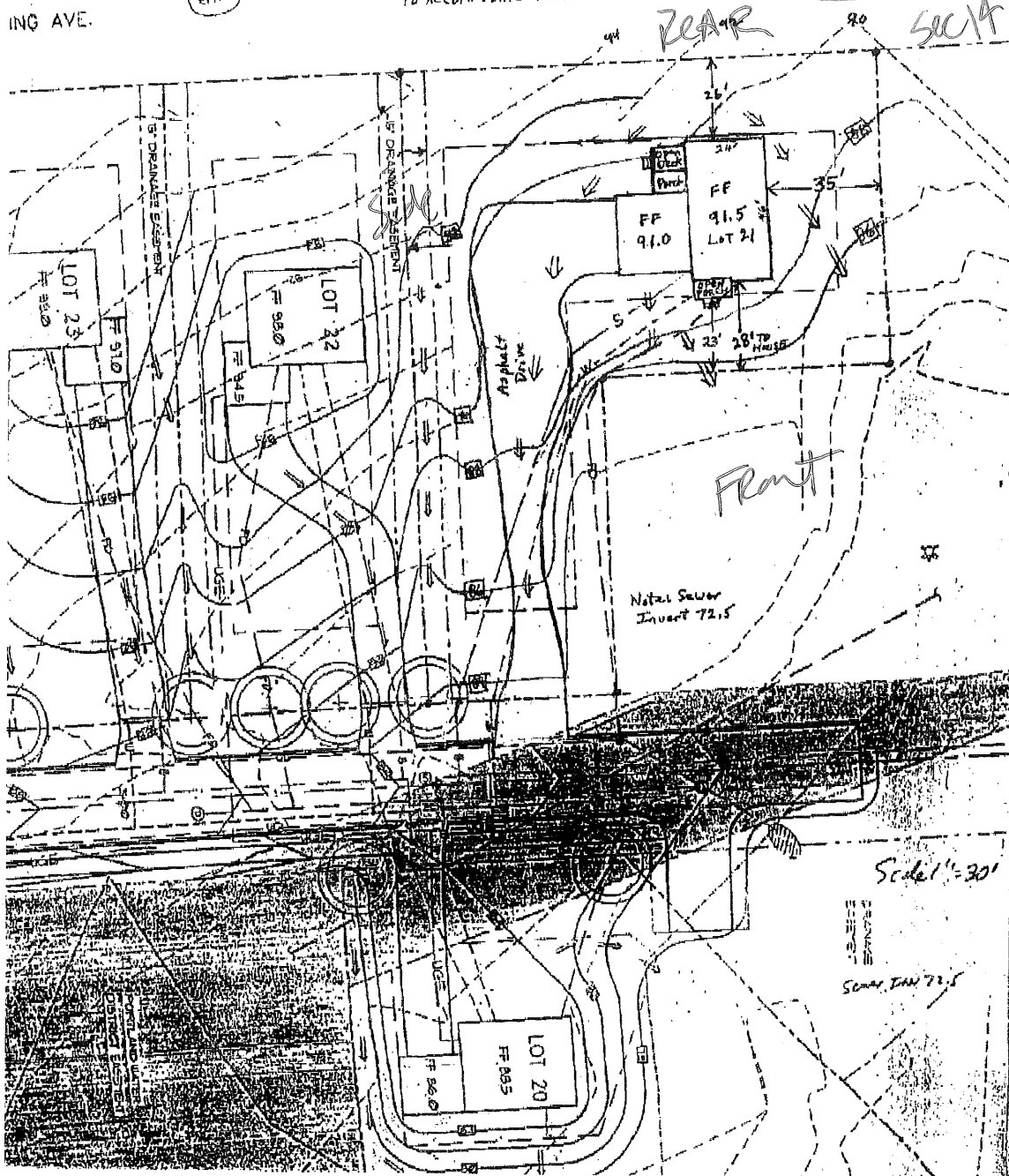


is allowed 50' of an entryway into the front setback

Shows 32'

Sec 19-425

ING AVE.



side

Scale: 1" = 30'

SEWER INVERT 72.5

Applicant: Pines of Portland

Date: 7/6/00

revised plans submitted 7/7/00

Address: 94 KANSAS Ave (lot # 21)

C-B-L: 339-D-14

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work -

Construct new single family dwelling with attached garage 44' x 47'

Sevage Disposal -

City

Lot Street Frontage -

50' req - 60' shown

Front Yard -

25' req - 25' shown

32' projects into the front yard - Sec. 14-425 Allows 50' ok

Rear Yard -

25' req - 26' shown

Side Yard -

14' req - 35' to 50' shown

Projections -

Side porch is open deck -

Width of Lot -

75' req - 150' shown

Height -

35' max - 2 story shown - 25' scale

Lot Area -

6,500 sq ft in 21,000 sq ft given

Lot Coverage/ Impervious Surface -

25% max - 15,250 sq ft max

Area per Family -

6,500 sq ft

Off-street Parking -

2 req - 2 shown

44 x 47 = 2068 sq ft

Loading Bays -

N/A

Site Plan -

mmor/mmor # 20000116

Shoreland Zoning/ Stream Protection -

N/A

Flood Plains -

Panel 2 zone X

Zoning Division
Marge Schmuckal
Zoning Administrator



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

Amy Mulkerin & Greg McCormack
C/O Pines of Portland, Inc.
426 Forest Avenue
Portland, ME 04101

February 11, 2000

RE: 93 Kansas Avenue (lot #20) - 404-C-016 - R-3 Zone

Dear Amy,

On January 27, 2000 this office issued a building permit for a single family dwelling at 93 Kansas Avenue. Since then the City has learned that the Planning Board's approval of the subdivision has been appealed to the Superior Court of Maine. Please note that any construction work is being done at the owner/contractor's own risk pending the outcome of the court action.

If you have any questions regarding this matter, please do not hesitate to contact me at 874-8695.

Very truly yours,

Marge Schmuckal
Zoning Administrator

cc: Joseph Gray, Jr., Dir. of Planning & Urban Dev.
Alex Jaegerman, Chief Planner
Kandi Talbot, Planner
Penny Littell, Corporation Counsel

Applicant: Pines of Portland

Date: 1/26/2000

Address: 93 Kansas Ave (lot #20)

C-B-L: 404-C-10

→ per ASSES
revised

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - New single family with attached garage

Sewage Disposal - City

Lot Street Frontage - 50' req - 90' shown

Front Yard - 25' required - 32' shown

Rear Yard - 25' " - 105' scaled

Side Yard - 14' " - 22' & 250' scaled

Projections - rear decks - front entry, stairs

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

Height - 35' MAX allowed - ~ 24' shown on patch (34' from ridge to lowest grade)

Lot Area - 6,500^{sq} req - 41,000^{sq} shown

Lot Coverage/ Impervious Surface - 25% of 10,250^{sq} max

Area per Family - 6,500^{sq}

Off-street Parking - 2 req - 2 shown

Loading Bays - N/A

Site Plan - minor/ minor
#20000008

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 2 zone X

wetlands are involved & delineated

BUILDING PERMIT REPORT

016

DATE: 14 January 2000 ADDRESS: 93 Kansas Ave. Lot # 20 CBL: 404-C-010

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

BUILDING OWNER: Pines of Portland

PERMIT APPLICANT: CONTRACTOR Pine of Portland, Inc.

USE GROUP: R-3 CONSTRUCTION TYPE: 5B - CONSTRUCTION COST: 150,000.00 PERMIT FEES: 924.00

The City's Adopted Building Code (The BOCA National Building code/1996 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

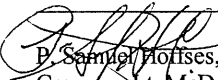
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1, *2, *3, *4, *5, *6, *7, *8, *9, *11, *12, *13, *14, *15, *19, *26, *27, *28, *29, *30, *32, *33, *34, *37, *31

- *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. Precast concrete must be taken to protect concrete from freezing.
*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. 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.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's.
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

1/13/00

- *19. 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/1996), 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
- 20. 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)
- 21. The Fire Alarm System shall maintained to NFPA #72 Standard.
- 22. The Sprinkler System shall maintained to NFPA #13 Standard.
- 23. 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/1996)
- 24. 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".
- 25. 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.
- *26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- *27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- *28. All requirements must be met before a final Certificate of Occupancy is issued.
- *29. 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).
- *30. 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)
- 31. Please read and implement the attached Land Use Zoning report requirements. *-see Attached Devel. Review Conditions*
- *32. 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.
- *33. Bridging shall comply with Section 2305.16.
- *34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2405.0)
- 35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1996).
- *36. Factory built Chimneys and Fireplaces shall meet the requirements of their manufactures and be UL approved,


 B. Samuel Hoffses, Building Inspector
 Cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

PSH 11/25/99

****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.**

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

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

**Minor/Minor Site Review, Building or Use Permit Pre-Application
Detached Single Family Dwelling**

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

NOTEIf 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 20 Kansas Ave</i>		
Total Square Footage of Proposed Structure <i>3000 sq ft</i>	Square Footage of Lot <i>41,000 sq ft</i>	
Tax Assessor's Chart, Block & Lot Number <i>see Don Hall 016</i> Chart# <i>404</i> Block# <i>C</i> Lot# <i>016</i>	Owner: <i>Pines of Portland, Inc.</i>	Telephone#: <i>772-2127</i>
Lessee/Buyer's Name (If Applicable) <i>N/A</i>	Owner's/Purchaser/Lessee Address: <i>426 Forest Ave. Portland 04101</i>	Cost Of Work: <i>\$150,000</i> Fee: <i>\$924.00</i> <i>\$300.00 minor/minor site</i>
Proposed Project Description: (Please be as specific as possible) <i>Construction of Single Family Home w/attached garage</i> <i>1,224</i>		
Contractor's Name, Address & Telephone <i>Pines of Portland, Inc. 426 Forest Ave Portland 04101 7722127</i>		Rec'd By: <i>WJ</i>

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 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 1996 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.

You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

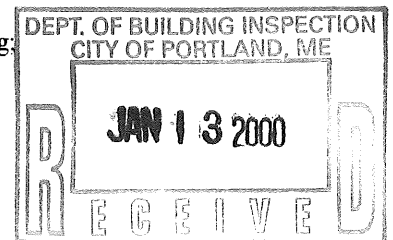
A "minor/minor" site plan review is required prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor (2 copies are required). A complete plot plan (Site Plan) includes:

- 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

4) Building Plans (Sample Attached)

A complete set of construction drawings showing all of the following elements of construction:

- 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 dampproofing
- 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.



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: *[Signature]* Pines of Portland, Inc. Date: *1-11-00*

Site Review Fee: \$300.00/Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

EXHIBIT A

all for owners
Insurance

A certain lot or parcel of land situated in the City of Portland, County of Cumberland and State of Maine and being Lot 1, Lot 2, Lot 3, Lot 3, Lot 4, Lot 5, Lot 6, Lot 7, Lot 8, Lot 9, Lot 10, Lot 11, Lot 12, Lot 13, Lot 14, Lot 15, Lot 16, Lot 17, Lot 18, Lot 19, Lot 20, Lot 21, Lot 22, Lot 23, Lot 24, Lot 25, Lot 26, Lot 27, Lot 28, Lot 29, and Lot 30 and said lots interest in the common areas as shown upon plan entitled "The Pines Phase II & III Portland, Maine" made for A&G Associates, Developer and Amy K. Mulkerin and Gregory T. McCormack, owners of record, by Survey Inc. Dated August 1999 to be recorded in the Cumberland County Registry of Deeds.



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

20000008

I. D. Number

Pines of Portland Inc.

Applicant

426 Forest Ave, Portland, ME 04101

Applicant's Mailing Address

SAA

Consultant/Agent

772-2127

Applicant or Agent Daytime Telephone, Fax

1/13/00

Application Date

single family home att garage

Project Name/Description

Kansas Ave, Portland Maine 04103

Address of Proposed Site

404-C-015

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) Lot 20

3000 sf 41,000

Proposed Building square Feet or # of Units 41,000 Acreage of Site Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots <u> </u> | <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 <u> </u> |

Fees Paid: Site Plan \$300.00 Subdivision Engineer Review Date: 1/13/00

DRC Approval Status:

Reviewer Steve Bushey

- Approved Approved w/Conditions see attached Denied

Approval Date 1/21/00 Approval Expiration 1/21/01 Extension to Additional Sheets Attached

Condition Compliance Steve Bushey 1/21/00
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 | <u> </u>
date | <u> </u>
amount | <u> </u>
expiration date |
| <input type="checkbox"/> Inspection Fee Paid | <u> </u>
date | <u> </u>
amount | |
| <input type="checkbox"/> Building Permit | <u> </u>
date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | <u> </u>
date | <u> </u>
remaining balance | <u> </u>
signature |
| <input type="checkbox"/> Temporary Certificate Of Occupancy | <u> </u>
date | <input type="checkbox"/> Conditions (See Attached) | |
| <input type="checkbox"/> Final Inspection | <u> </u>
date | <u> </u>
signature | |
| <input type="checkbox"/> Certificate Of Occupancy | <u> </u>
date | | |
| <input type="checkbox"/> Performance Guarantee Released | <u> </u>
date | <u> </u>
signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | <u> </u>
submitted date | <u> </u>
amount | <u> </u>
expiration date |
| <input type="checkbox"/> Defect Guarantee Released | | | |

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

2000008

I. D. Number

Pines of Portland Inc.

Applicant

426 Forest Ave, Portland, ME 04101

Applicant's Mailing Address

SAA

Consultant/Agent

772-2127

Applicant or Agent Daytime Telephone, Fax

1/13/00

Application Date

single family home att garage

Project Name/Description

93 Kansas Ave, Portland Maine 04103

Address of Proposed Site

404-C-01

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) **Lot 20 - rear decks**

3000 sf

41,000

R-3

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 \$300.00 Subdivision _____ Engineer Review _____ Date: 1/13/00

Inspections Approval Status:

Reviewer Marge Schmuckal

- Approved
 Approved w/Conditions see attached
 Denied

Approval Date 1/26/00 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 Issued _____ date
 Performance Guarantee Reduced _____ date _____ remaining balance _____ signature
 Temporary Certificate of Occupancy _____ date Conditions (See Attached)
 Final Inspection _____ date _____ signature
 Certificate Of Occupancy _____ date
 Performance Guarantee Released _____ date _____ signature
 Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date
 Defect Guarantee Released

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

2000008
I. D. Number

Pines of Portland Inc.

Applicant

426 Forest Ave, Portland, ME 04101

Applicant's Mailing Address

SAA

Consultant/Agent

772-2127

Applicant or Agent Daytime Telephone, Fax

1/13/00

Application Date

single family home att garage

Project Name/Description

93 Kansas Ave, Portland Maine 04103

Address of Proposed Site

404-C-01

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Approved subject to site plan review (Addendum) Conditions of Approval:

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.

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.

Your new street address is now 93 Kansas Avenue, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

The Development Review Coordinator (874-8300 ext.8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.

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.

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.)

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.

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.

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.

The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

The applicant shall be responsible for all installation and maintenance of necessary erosion control measures.

The applicant shall minimize and be responsible to sweep all tracking of mud onto city streets.

Planning Conditions of Approval

Inspections Conditions of Approval

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. Please note that there is a wetlands delineation shown on the approved subdivision plans. This area shall be protected during construction with appropriate Best Management Practices.
3. PRIOR TO ANY OCCUPANCY (TEMP. INCLUDED) KANSAS AVE SHALL BE BROUGHT UP THE LEVEL OF BASE PAVING THAT WAS DESIGNATED BY PLANNING BOARD
4. Separate permits shall be required for future decks, sheds, pools, and/or garage.

Fire Conditions of Approval

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

20000008

I. D. Number

Pines of Portland Inc.

Applicant

426 Forest Ave, Portland, ME 04101

Applicant's Mailing Address

SAA

Consultant/Agent

772-2127

Applicant or Agent Daytime Telephone, Fax

1/13/00

Application Date

single family home att garage

Project Name/Description

93 Kansas Ave, Portland Maine 04103

Address of Proposed Site

404-C-01

Assessor's Reference: Chart-Block-Lot

CITY OF PORTLAND, ME
BOCA 1996 Plan Review Record
One and Two Family Dwelling

Valuation: \$150,000.00 Plan Review # 0045/2000
 Fee: \$924.00 Date: 14 January 2000
 Building Location: 93 Kansas Ave, Lot #20 CBL: 404-C-~~018~~⁰¹⁶
 Building Description: Single Family dwelling / attached private garage.
 Reviewed by: S. Hoffes
 Use or Occupancy: R-3 Type of Construction: 5-B

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
2.	Foundation drains shall comply with section 1813.5.2	1813.5.2
3.	Anchor bolts shall comply with Section 2205.17	2305.17
4.	Waterproofing & dampproofing shall comply with Section 1813.0	1813.0
5.	Concrete protection shall comply with Section 1908.0	1908.0
6.	Private garage shall comply with section 407.0	407.0
7.	Chimney & vents shall comply with Chapter #12 of BOCA Mech/43 & NFPA 211	NFPA 211
8.	Guandrails & handrails shall comply with sections 1021.0 & 1022.0	1021.0 1022.0
9.	Headroom in stairway shall comply with	1014.4

Foundations (Chapter 18)

Wood Foundation (1808)

NA Design
NA Installation

Footings (1807.0)

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

Foundation Walls

X Design (1812.1)
X Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)
SA Water proofing and damp proofing Section 1813
X Sill plate (2305.17)
SA Anchorage bolting in concrete (2305.17)
X Columns (1912)
SA ^{Attic} Crawl space (1210.2) Ventilation
SA Crawl opening size (1210.2.1)

Floors (Chapter 16-23)

X Joists - Non sleeping area LL40PSF (Table - 1606)
X Joists - Sleeping area LL30PSF (Table - 1606)
X Grade
X Spacing
X Span
X Girder 4" bearing 2305

Floors (contd.)

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

Wall Construction (Chapter 2300)

- ~~X~~ Design (1609) wind loads
 - ~~X~~ Load requirements
 - ~~X~~ Grade
 - ~~SA~~ Fastening schedule (Table 2305.2)
 - ~~X~~ Wall framing (2305.4.1)
 - ~~X~~ Double top plate (2305.4.2)
 - ~~X~~ Bottom plates: (2305.4.3)
 - ~~SA~~ Notching and boring: (2305.4.4) studs
 - ~~X~~ Non load bearing walls (2305.5)
 - ~~SM~~ Notching and boring (2305.5.1)
 - ~~X~~ Wind bracing (2305.7)
 - ~~X~~ Wall bracing required (2305.8.1)
 - ~~X~~ Stud walls (2305.8.3)
 - ~~X~~ Sheathing installation (2305.8.4)
 - ~~X~~ Minimum thickness of wall sheathing (Table 2305.13)
 - ~~NA~~ Metal construction
 - ~~SA~~ 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)

- Roof rafters - Design (2305.15) spans
- 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)

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

**Chimneys and Fireplaces
BOCA Mechanical/1993**

- Masonry (1206.0)
- Factory - built (1205.0)
- Masonry fireplaces (1404)
- Factory - built fireplace (1403)

**Mechanical
1993 BOCA Mechanical Code**

-
- _____
- _____
- _____
- _____
- _____
- _____

State Plumbing Code

- Public Sewer
- Public water
-
-
-
-

Load Design Criteria

Floor live load sleeping	<u>30 PSF</u>	<input checked="" type="checkbox"/>
Floor live load non sleeping	<u>40 PSF</u>	<input checked="" type="checkbox"/>
Roof live load	<u>40 PSF</u>	<input checked="" type="checkbox"/>
Roof snow load	<u>40 PSF</u>	<input checked="" type="checkbox"/>
Seismic Zone	<u>2</u>	<input checked="" type="checkbox"/>
Weathering area	<u>S</u>	<input checked="" type="checkbox"/>
Frost line depth	<u>4' MIN</u>	<input checked="" type="checkbox"/>

Glazing (Chapter 24)

- SA 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)

- 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)
- ~~SR~~ Sleeping room window (1010.4)
- ~~X~~ EXIT DOOR (1017.3) 32" W 80" H
- ~~X~~ Landings (1014.3.2) stairway
- ~~NO~~ Ramp slope (1016.0)
- ~~SR~~ Stairways (1014.3) 36" W
- ~~SR~~ Treads (1014.6) 10" min.
- ~~SR~~ Riser (1014.6) 7 3/4" max.
- ~~SR~~ Solid riser (1014.6.1)
- ~~NO~~ Winders (1014.6.3)
- ~~NO~~ Spiral and Circular (1014.6.4)
- ~~SR~~ Handrails (1022.2.2.) Ht.
- ~~SR~~ Handrail grip size (1022.2.4) 1 1/4" to 2"
- ~~SR~~ Guards (1012.0) 36" min.
- _____
- _____
- _____

Smoke Detectors (920.3.2)

- ~~SR~~ Location and interconnection
- ~~SR~~ Power source

Dwelling Unit Separation
Table 602

N/A

CBC:
140-C-020

December 6, 2000

Anthony Roloff
167 Pilgrim Road
South Portland, ME 04106

City Of Portland
Attn: Michael A. Collins
389 Congress Street
Portland, ME 04101

Dear Michael,

You inspected my apartment house located at 190 Ocean Ave., Portland, ME and found that I need to bring my building up to current code and repair some of the electrical work that was destroyed and damaged by the fire last week.

I have hired an electrician who is currently working on all the repairs you have requested. He may not have all the work needed to bring the apartment house up to current code by December 8, 2000 but plans to have the building in a safe operating condition by then. Would you please call CMP and have power restored to the building after it is in a safe operating condition, which should be on Friday December 8, 2000. I promised to have all the remaining work done within 30 days.

If you have any questions or concerns, feel free to call me at 780-3313 or call my wife, Evelyn, at 799-9510. You can call Dana Spiller, the General Contractor, at 329-6255. He has a cell phone and can be reached at the job site at all times.

Sincerely yours,



Anthony Roloff

SEI

400-A-20

SHELLEY ENGINEERING, INC.
STRUCTURAL CONSULTANTS

August 29, 2001

Mr. Fred Panico
Planning/Design Associates
35 Partridge Rd.
Windham, ME

Job No. 2001-369

Re: Residence
Lots 26, 30
Wyoming Street
Portland, Me.

Dear Mr. Panico:

Per your request we performed an inspection and structural review of the overhead door framing for the above referenced projects. It is our understanding that the framing was installed differently from what was shown on the plans. We conducted a field inspection of the projects and interviewed the builder, Mr. McCormack. At the time of our inspection, we couldn't see the framing in the effected areas because the gypsum board sheathing was already installed.

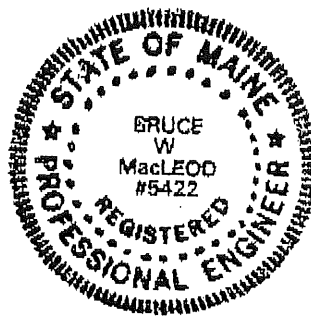
I spoke with Mr. McCormack on the telephone and asked him to describe the exact nature of the framing used. Mr. McCormack stated that the overhead door headers were originally framed with (2) 2x12s that were spaced apart to permit insulating between them. Later, a 1 3/4"x11 1/4" LVL was installed on the inside of the opening. The LVL was posted down to the foundation with 2x4 posts. Blocking was installed from the top of the LVL to the underside of the floor joists. The LVL was also attached to the inner 2x12.

We performed calculations to analyze this framing condition. Based on this information, and our calculations, we are satisfied that the opening is framed in compliance with the BOCA Building code (1999, 1996) with regard to structural requirements and is structurally sound.

Thank you for the opportunity to serve you in this matter.

Very truly yours,

Bruce W. MacLeod
Bruce W. MacLeod, PE
Vice President



MUNICIPAL CERTIFICATION FORM FOR INSTALLATION OF TELEPHONE SERVICE

Jay W. Isan who resides at 45 Wymona Ave / P+1d whose telephone number is 878-2221 request(s) that an appropriate municipal official provide the following certification:

CERTIFICATION

With regard to the parcel of land located on (street and town) and tax map 400 B, lot 18 and recorded in the Cumberland County Registry of Deeds at Book Page for which utility service is requested, the undersigned authorized officials of the (Town) (City) of Portland certify that said premises to be served are:

(CHECK APPROPRIATE BOX UNDER SECTIONS 1 AND 2 AND SIGN AND DATE BOTH SECTIONS):

SECTION 1 - SUBDIVISION

- Not part of a subdivision as defined in Title 30-A &4406, or
Part of a subdivision as defined in Title 30-A &4406 for which all required local permits and/or approvals have been obtained from the appropriate Municipal Officials and that said permits and approvals are valid and in full force and effect.

10/22/01 (Date)

Signature: [Signature] Title of Municipal Official: MANAGER OF INSPECTIONS

SECTION 2 - SHORELAND

- Not within the shoreland area of this municipality as defined in Title 38 &435: or
Within the shoreland area of this municipality as defined in Title 38 &435, that all local permits and/or necessary approvals required under Title 38 Chapter 3 have been granted by the appropriate Municipal Officials, and that said permits and approvals are valid and in full force and effect.

10/22/01 (Date)

Signature: [Signature] Title of Municipal Official: MANAGER OF WSP.

Title 38 &435 defines shoreland area as being within 250 feet above the normal highwater mark of any pond, river, or salt water body.

REASONS FOR THIS FORM. The Maine law prohibits a public utility from installing services to a lot or structure unless written authorization attesting to the validity and currency of all local permits required under the Subdivision Control Law and the Shoreland Zoning Law have been issued by the appropriate municipal officials. This prohibition is provided in M.R.S.A. 30-A &4406 for subdivisions and M.R.S.A. 38 &444 for shoreland zoning.

Therefore, prior to installing service, it is necessary to have the appropriate municipal officials (usually the Planning Board or Code Enforcement Office) certify that these laws do not apply (because the lot or structure is not part of a subdivision or a shoreland zoning area), or if either or both laws apply to the lot or structure, certify that all local permits and/or authorizations required for the lot or structure have been obtained and are still valid. The Company appreciates your cooperation in the completion of these forms so that the municipal residents and the Company's customers can be served.

CONFIRMATION FOLLOWING INSTALLATION

The installation has been completed and this form is being sent to the municipality on (date) as required by law.

faxed 10/22/01 1:05 pm JD



Fax

To: Code enforcement OFCR From: Verizon
Company/Department Cust service
Telephone Number 207-945-2008
Facsimile Number 207-947-9930
Date 8/4-8/16 Number of Pages to follow 1

Message:

Please fill out & return to our fax
Customer waiting for phone service

Thank you

August 29, 2001

Job No. 2001-369

Mr. Fred Panico
Planning/Design Associates
35 Partridge Rd.
Windham, ME

Re: Residence
Lots 26, 30
Wyoming Street
Portland, Me.

Dear Mr. Panico:

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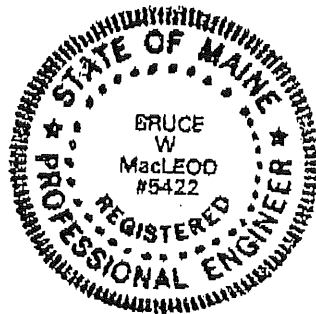
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Thank you for the opportunity to serve you in this matter.

Very truly yours,

Bruce W. MacLeod
Bruce W. MacLeod, PE
Vice President



TO: Inspections

FROM: Jay Reynolds, Development Review Coordinator

DATE: October 17, 2001

RE: C. of O. for # 45 Wyoming Avenue
Lead CBL (400B018); Id# (2001-0073)

After visiting # 45 Wyoming Avenue, I have the following comments:

All site work complete.

At this time, **I recommend issuing a Permanent Certificate of Occupancy.**

Please contact me if you have any questions or comments.
Thank You.

Cc: Sarah Hopkins, Development Review Services Manager
Mike Nugent, Inspection Services Manager
file

File: O:\drc\45wyoming1.doc

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

20000116

I. D. Number

Pines of Portland

Applicant

426 Forest Avenue, Portland, ME 04101

Applicant's Mailing Address

Pines of Portland, inc.

Consultant/Agent

772-2127

Applicant or Agent Daytime Telephone, Fax

6/23/00

Application Date

Pines of Portland

Project Name/Description

94 Kansas Ave, Portland, ME. 04103

Address of Proposed Site

339-D-014

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) **With Attached 2 Car**
2,500sq.ft **21,000sq ft** Zoning
 Proposed Building square Feet or # of Units Acreage of Site

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 **\$200.00** Subdivision _____ Engineer Review **\$100.00** Date: **6/23/00**

Inspections 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

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issued	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<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**

20000116

I. D. Number

Pines of Portland
Applicant
426 Forest Avenue, Portland, ME 04101
Applicant's Mailing Address
Pines of Portland, inc.
Consultant/Agent
772-2127
Applicant or Agent Daytime Telephone, Fax

6/23/00
Application Date
Kansas Ave (lot #21)
Project Name/Description

94 Kansas Ave, Portland, ME. 04103
Address of Proposed Site
339-D-014
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) With Attached 2 Car
2,500sq.ft 21,000sq ft R-3 zone
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 \$200.00 Subdivision _____ Engineer Review \$100.00 Date: 6/23/00

Inspections Approval Status:

Reviewer Marge Schmuckal

Approved **Approved w/Conditions** see attached Denied

Approval Date 7/7/00 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

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issued	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<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			

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

20000116
I. D. Number

Pines of Portland
Applicant
426 Forest Avenue, Portland, ME 04101
Applicant's Mailing Address
Pines of Portland, inc.
Consultant/Agent
772-2127
Applicant or Agent Daytime Telephone, Fax

6/23/00
Application Date
Kansas Ave (lot #21)
Project Name/Description

94 Kansas Ave, Portland, ME. 04103
Address of Proposed Site
339-D-014
Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Planning Conditions of Approval

Inspections Conditions of Approval

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. Your subdivision approval is being appealed to Superior Court. Any construction work that is commenced is done at the owner/contractor's own risk pending the out come of the court action.
3. Street name signs & 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. Separate permits shall be required for future decks, sheds, pools and/or garage.

Fire Conditions of Approval

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

20000116
I. D. Number

Pines of Portland
Applicant
426 Forest Avenue, Portland, ME 04101
Applicant's Mailing Address
Pines of Portland, inc.
Consultant/Agent
772-2127
Applicant or Agent Daytime Telephone, Fax

6/23/00
Application Date
Kansas Ave (lot #21)
Project Name/Description
94 Kansas Ave, Portland, ME. 04103
Address of Proposed Site
339-D-014
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) **With Attached 2 Car**
2,500sq.ft **21,000sq ft** **R-3 zone**
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 **\$200.00** Subdivision _____ Engineer Review **\$100.00** Date: **6/23/00**

DRC Approval Status:

Reviewer **Steve Bushey**

- Approved **Approved w/Conditions** Denied
see attache

Approval Date **7/6/00** Approval Expiration **7/6/01** Extension to _____ Additional Sheets Attached
 Condition Compliance **Steve Bushey** **7/6/00**
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 | _____ | | |
| | 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 | | |
| <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 | |

Inspections

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

20000116
I. D. Number

City of Portland
Applicant
126 Forest Avenue, Portland, ME 04101
Applicant's Mailing Address
City of Portland, inc.
Consultant/Agent
772-2127
Applicant or Agent Daytime Telephone, Fax

6/23/00
Application Date
Kansas Ave (lot #21)
Project Name/Description
94 Kansas Ave, Portland, ME. 04103
Address of Proposed Site
339-D-014
Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Approved subject to site plan review condition of approval sheet.

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.

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.

Your new street address is now 94 Kansas Avenue, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

The Development Review Coordinator (874-8300 ext.8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.

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.

A street opening permit(s) maybe required for your site. Please contact Carol Merritt ay 874-8300, ext. 8828. Only excavators licensed by the City of Portland are eligible.)

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.

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.

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.

The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

The applicant shall be responsible for all installation and maintainance of necessary erosion control measures. The applicant shall minimize and be responsible to sweep all trailing of mud into city streets.

Planning Conditions of Approval

Inspections Conditions of Approval

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Your subdivision approval is being appealed to Superior Court. Any construction work that is commenced is done at the owner/contractor's own risk pending the out come of the court action.

Street name signs & stop signs are to be erected per the City's requirements by the Developer PRIOR to the issuance of the first Certificate of Occupancy.

Separate permits shall be required for future decks, sheds, pools and/or garage.

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

**Minor/Minor Site Review, Building or Use Permit Pre-Application
Detached Single Family Dwelling**

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

NOTEIf 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: 94 KANSAS AVE			
Total Square Footage of Proposed Structure 2500 sq' ±		Square Footage of Lot 21000 sq'	
Tax Assessor's Chart, Block & Lot Number Chart# 399 Block# D Lot# 14		Owner: PINES OF PORTLAND, INC.	Telephone#: 772-2127
Lessee/Buyer's Name (If Applicable)		Owner's/Purchaser/Lessee Address:	Cost Of Work: \$145,000 Fee: \$894.00
Proposed Project Description:(Please be as specific as possible) Single Family home with attached two car garage; screened porch + deck in rear			
Contractor's Name, Address & Telephone Pines of Portland, Inc. 426 FOREST AVE PORTLAND 04101			Rec'd By:

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 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 1996 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.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

A "minor/minor" site plan review is required prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor (2 copies are required). A complete plot plan (Site Plan)includes:

- 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

*minor / minor 300
building 894
1194*

4) Building Plans (Sample Attached)

A complete set of construction drawings showing all of the following elements of construction:

- 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 dampproofing
- 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.

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>[Signature]</i>	6-19-00	Date: 6-19-00
--	----------------	----------------------

Site Review Fee: \$300.00/Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

Pines of Portland, Inc.

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

Valuation: \$145,000.00 Plan Review # 1034/2K.
 Fee: \$894.00 Date: 6 July 2000
 Building Location: 94 Kansas CBL: 399-D-014
 Building Description: Single Family dwelling / attached PG.
 Reviewed By: S. Hoffse

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 bldg Code requirements shall be completed before a certificate of occupancy can or will be issued	111.0
2.	Foundation drains shall comply with section 1813.5.2	1813.5.2
3.	Foundation anchors shall comply with section 2305.17	2305.17
4.	water proofing and damp proofing shall comply with section 1813.0	1813.0
5.	All Fastening shall comply with Table 2305.2	2305.2
6.	Bohny Cutting and Notching shall comply with sections 2305.3, 2305.3.1, 2305.4.4, 2305.51	see
7.	Bridging shall comply with section 2305.16	2305.16
8.	Private garages shall comply with section 407.0	407.0
9.	Chimneys and vents shall comply with NFPA 211 seap H BOCA mech. 93 chapter 12	Chapter 12 NFPA 211 BOCA mech 93 Chapter 12
10.	Access to Chawk space or attic shall comply with section 1211.0	1211.0
11.	Pre fabricated Components shall comply with Sec 2313.0	2313.0
12.	Concrete Floors shall comply with section 1905.0	1905.0

REV: PSH 4-7-00

Foundations (Chapter 18)

Wood Foundation (1808)

MA Design
MA Installation

Footings (1807.0)

- X Depth below (outside) grade 4' minimum;
but below frost line except for insulated footings.
- X 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)
- SM Water proofing and damp proofing Section 1813
- X Sill plate (2305.17)
- SM Anchorage bolting in concrete (2305.17)
- X Columns (1912)
- MA Crawl space (1210.2) Ventilation
- SM Crawl opening size (1210.2.1)
- SM 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
- SA Bridging (2305.16)
- SA Boring and notching (2305.5.1)
- SA Cutting and notching (2305.3)
- SA Fastening table (2305.2)
- SA 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
- SA Concrete floors (1905) 3 1/2" 6 mil polyethylene vapor retarder
- _____
- _____
- _____
- _____
- _____

Wall Construction (Chapter 2300)

- X Design (1609) wind loads
- X Load requirements
- X Grade
- SA Fastening schedule (Table 2305.2)
- X Wall framing (2305.4.1)
- X Double top plate (2305.4.2)
- X Bottom plates: (2305.4.3)
- SA Notching and boring: (2305.4.4) studs
- X Non load bearing walls (2305.5)
- SA Notching and boring (2305.5.1)
- X Wind bracing (2305.7)
- X Wall bracing required (2305.8.1)
- X Stud walls (2305.8.3)
- X Sheathing installation (2305.8.4)
- X Minimum thickness of wall sheathing (Table 2305.13)
- SA Metal construction
- SA Masonry construction (Chapter 21)
- X Exterior wall covering (Chapter 14)
- X Performance requirements (1403)
- X Materials (1404)
- SA Veneers (1405)
- X Interior finishes (Chapter 8)

Roof-Ceiling Construction (Chapter 23)

- ~~MA~~ 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))
- ~~SA~~ Roof trusses (2313.3.1)

Roof Coverings (Chapter 15)

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

**Chimneys and Fireplaces
 BOCA Mechanical/1993**

- ~~SM~~ Masonry (1206.0)
- ~~SM~~ Factory - built (1205.0)
- ~~SM~~ Masonry fireplaces (1404)
- ~~SM~~ Factory - built fireplace (1403)
- ~~SM~~ 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>40 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)

- SA Labeling (2402.1)
- SA Louvered window or jalousies (2402.5)
- SA Human impact loads (2405.0)
- SA Specific hazardous locations (2405.2)
- SA Sloped glazing and skylights (2404)

Private Garages (Chapter 4)

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

Egress (Chapter 10)

- ~~X~~ One exit from dwelling unit (1010.2)
- ~~SR~~ 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)
- ~~SR~~ Stairways (1014.3) 36" W
- ~~|~~ Treads (1014.6) 10" min.
- ~~|~~ Riser (1014.6) 7 3/4" max.
- ~~|~~ Solid riser (1014.6.1)
- ~~NA~~ Winders (1014.6.3)
- ~~NA~~ Spiral and Circular (1014.6.4)
- ~~SR~~ Handrails (1022.2.2.) Ht.
- ~~SR~~ Handrail grip size (1022.2.4) 1 1/4" to 2"
- ~~SR~~ Guards (1012.0) 36" min.
- _____
- _____
- _____

Smoke Detectors (920.3.2)

- ~~SR~~ Location and interconnection
- ~~SR~~ Power source

**Dwelling Unit Separation
Table 602**

~~NA~~

**Electrical
NFPA #**

~~70~~

BOISE CASCADE - BC CALC™ 99 DESIGN REPORT

Tuesday, January 18, 2000 08:33



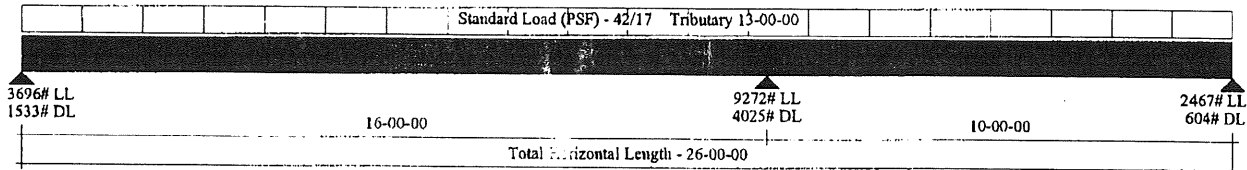
SINGLE - 5 1/4" x 11 7/8" V-L DF 2800

Job Name - A & G ASSOCIATES
 Address -
 City, State, Zip -
 Code Reports - NER 442

File Name: - CHICK LUMBER
 - JIM PURCELL
 - TIM PUSHARD
 Customer Specifier Designer Company: - Wood Structures Inc.
 Misc: - BEAM IN 2ND FLOOR CEILING

Untitled

Member Diagram



General Data

Base Unit Feet/Inches
 Member Type: - Floor Beam
 Number of Spans - 2
 Left Cantilever - No
 Right Cantilever - No
 Slope (in/ft) - 0.00
 Tributary (ft) - 13-00-00
 Repetitive - n/a
 Construction Type - n/a
 Live Load (psf) - 42
 Dead Load (psf) - 17
 Partition Load (psf) - 0
 Duration (%) - 100

Load Summary

ID Description	Load Type	Ref.	Start	End	Live	Dead Trib.	Dur.
S Standard	Unf.Area Load	Left	00-00-00	26-00-00	42	17	13-00-00

Controls Summary

Control Type	Value	% Allowable	Duration	Loadcase	Span Location
Moment	19184 ft-lbs	66.6%	@ 100%	2	1 - Right
End Shear	4454 lbs	37.6%	@ 100%	4	1 - Left
Cont. Shear	6688 lbs	56.5%	@ 100%	2	1 - Right
Uplift	-471 lbs			4	2 - Right
Total Defl.	L/ 400 (0.480in)	60.0%		4	1
Live Defl.	L/ 550 (0.349in)	65.4%		4	1
Total Neg. Defl.	-0.09 in	-0.5 in		4	2

CAUTIONS:

Uplift of -471 lbs found at span 2 - Right.

NOTES:

Design meets Code minimum (L/240) Total load deflection criteria.
 Design meets Code minimum (L/360) Live load deflection criteria.
 Minimum End bearing length is 1.5 in.
 Minimum Continuous bearing length is 3 in.

Disclosure

The completeness and accuracy of the input must be verified by anyone who would rely on the output as evidence of suitability for a particular application. The output above is based upon building code-accepted design properties and analysis methods. Installation of Boise Cascade engineered wood products must be in accordance with the current Installation Guide and the applicable building codes. To obtain an Installation Guide or if you have any questions, please call (800)232-0788 before beginning product installation. BCI® and Versa-Lam® are registered trademarks of Boise Cascade Corp.

5 1/4" x 11 7/8" - 26'

BOISE CASCADE - BC CALC™ 99 DESIGN REPORT

Tuesday, January 18, 2000 09:42

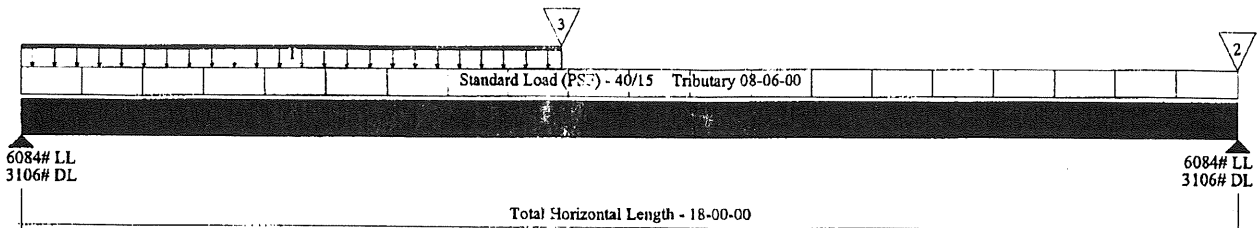


SINGLE - 5 1/4" x 16" V-L DF 2800

Job Name - A & G ASSOCIATES
 Address -
 City, State, Zip -
 Code Reports - NER 442

File Name: Untitled
 Customer - CHICK LUMBER
 Specifier - JIM PURCELL
 Designer - TIM PUSHARD
 Company: - Wood Structures Inc.
 Misc: - BEAM IN 2ND FLOOR ABOVE KITCHEN/GREA

Member Diagram



General Data

Base Unit Feet/Inches
 Member Type: - Floor Beam
 Number of Spans - 1
 Left Cantilever - No
 Right Cantilever - No
 Slope (in/ft) - 0.00
 Tributary (ft) - 08-06-00
 Repetitive - n/a
 Construction Type - n/a
 Live Load (psf) - 40
 Dead Load (psf) - 15
 Partition Load (psf) - 0
 Duration (%) - 100

Load Summary

ID	Description	Load Type	Ref.	Start	End	Live	Dead Trib.	Dur.
S	Standard	Unf.Area Load	Left	00-00-00	18-00-00	40	15 08-06-00	100
1	INT BEARING WALL/R	Unf.Lin. Load	Left	00-00-00	08-00-00	336	196 n/a	100
2	3-2X12 HEADER REAC	Conc.Pt. Load	Left	18-00-00	18-00-00	1680	980 n/a	115
3	3-2X12 HEADER REAC	Conc.Pt. Load	Left	08-00-00	08-00-00	1680	980 n/a	115

Controls Summary

Control Type	Value	% Allowable	Duration	Loadcase	Span Location
Moment	40842 ft-lbs	70.2%	@ 115%	3	1 - Internal
End Shear	8895 lbs	43.2%	@ 100%	2	1 - Left
Total Defl.	L/ 348 (0.62")	68.9%		3	1
Live Defl.	L/ 523 (0.412in)	68.7%		3	1

NOTES:

Design meets Code minimum (L/240) Total load deflection criteria.
 Design meets Code minimum (L/360) Live load deflection criteria.
 Minimum End bearing length is 1.75 in.

Disclosure

The completeness and accuracy of the input must be verified by anyone who would rely on the output as evidence of suitability for a particular application. The output above is based upon building code-accepted design properties and analysis methods. Installation of Boise Cascade engineered wood products must be in accordance with the current Installation Guide and the applicable building codes. To obtain an Installation Guide or if you have any questions, please call (800)232-0788 before beginning product installation. BCI® and Versa-Lam® are registered trademarks of Boise Cascade Corp.

5 1/4" x 16" - 18'

Loading.....40#Live Load / 10#Dead Load L/480 Glued & Nailed Span

VENDOR

PRODUCT

SPACING.....

		12"	16"	19.2"	24"	Cost/LF	Full Unit	Truckload
FURMAN	AJS-10 x 14"	25'-2"	23'-0"	21'-1"	18'-10"			
Universal Forest Products	O.J. 2000 x -13" 2X3 (3'-18')	17'-9"	17'-9"	17'-6"	16'-1"	\$1.45/LF	\$1.30/LF	\$1.10/LF
Universal Forest Products	O.J. 2000 x -13"	20'-9"	20'-9"	19'-8"	18'-1"	\$1.63/LF	----	[\$1.38/LF]
Universal Forest Products	O.J. 2000 x -13"	24'-9"	22'-5"	21'-1"	----	\$2.09/LF	----	[\$1.77/LF]
Georgia Pacific	WIF-33 x 14"	25'-9"	23'-6"	22'-2"	20'-9"	\$2.27/LF	----	[\$1.92/LF]
Georgia Pacific	WIF-43 x 14"	28'-3"	25'-9"	24'-3"	22'-8"	\$1.88/LF	\$1.71/LF	\$1.60/LF
MacMillan Blodell	TJI- PRO 250 X 14"	23'-10"	21'-9"	20'-6"*	18'-11"*	\$2.41/LF	\$2.20/LF	\$1.94/LF
MacMillan Blodell	TJI- PRO 350 X 14"	25'-6"	23'-2"	21'-10"	20'-4"*	\$1.70/LF	\$1.54/LF	----
MacMillan Blodell	TJI- PRO 550 X 14"	28'-11"	26'-3"	24'-9"	23'-0"	\$2.09/LF	\$1.90/LF	----
Wood Structures (BOISE CASCADE)	BCI 45's x 14" 1-3/4" width	23'-6"	21'-5"	20'-3"	18'-10"	\$3.07/LF	\$2.78/LF	----
Wood Structures (BOISE CASCADE)	BCI 60's x 14" 2-5/16" width	25'-5"	23'-2"	21'-10"	19'-7"	\$1.67/LF	\$1.46/LF	----
Wood Structures (BOISE CASCADE)	90XL SERIES X 14" 3-1/2" width	29'-2"	26'-6"	24'-11"	23'-2"	\$2.03/LF	\$1.77/LF	----
						\$2.94/LF	\$2.57/LF	----

Georgia Pacific	WIF-43 x 16"	31'-4"	28'-6"	26'-11"	25'-1"	\$2.55/LF	\$2.32/LF	\$2.12/LF
MacMillan Blodell	TJI- PRO 350 X 16	28'-2"	25'-8"	24'-2"*	21'-4"*	\$2.20/LF	\$2.00/LF	----
MacMillan Blodell	TJI- PRO 550 X 16"	32'-0"	29'-1"	27'-5"	25'-5"	\$3.18/LF	\$3.00/LF	----
Universal Forest Products	O.J. 2000 x -16" 2x3 (3'-17')	16'-9"	16'-9"	16'-9"	16'-9"	\$1.76/LF	----	[\$1.49/LF]
Universal Forest Products	O.J. 2000 x -16" 2x4 (18'-22')	21'-9"	21'-9"	21'-9"	21'-2"	\$2.17/LF	----	[\$1.84/LF]
Universal Forest Products	O.J. 2000 x -16" 2x4 _{MSR2100} (23'-26')	25'-9"	25'-6"	25'-1"	22'-1"	\$2.32/LF	----	[\$1.97/LF]
Universal Forest Products	O.J. 2000 x -16" 2x4 _{MSR2400} (27'-30')	29'-1"	27'-1"	----	----	\$2.36/LF	----	[\$2.00/LF]
Wood Structures (BOISE CASCADE)	BCI 60's x 16" 2-5/16" width	28'-2"	25'-8"	24'-2"	19'-10"	\$2.16/LF	\$1.88/LF	----
Wood Structures (BOISE CASCADE)	90XL SERIES X 16" 3-1/2" width	32'-4"	29'-4"	27'-7"	25'-8"	\$3.09/LF	\$2.69/LF	----

* See Vendor Catalog for Web Stiffener Requirements.

PLUMBING APPLICATION

Department of Human Sciences
Division of Health Engineering

405-A-C-027

TM

PROPERTY ADDRESS

Town or Plantation

Portland

Street
Subdivision Lot #

80 Penn Ave

PROPERTY OWNERS NAME

Pines of Portland

Last:

First:

Applicant Name:

James Bedaro

Mailing Address of Owner/Applicant (If Different)

28 Tenney Ln Scarborough

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

Signature of Owner/Applicant

Date

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

Date Approved

PERMIT INFORMATION

This Application is for

- NEW PLUMBING
- RELOCATED PLUMBING

Type of Structure To Be Served:

- SINGLE FAMILY DWELLING
- MODULAR OR MOBILE HOME
- MULTIPLE FAMILY DWELLING
- OTHER - SPECIFY _____

Plumbing To Be Installed By:

- MASTER PLUMBER
 - OIL BURNERMAN
 - MFG'D. HOUSING DEALER/MECHANIC
 - PUBLIC UTILITY EMPLOYEE
 - PROPERTY OWNER
- LICENSE # 76371

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
<input type="checkbox"/> HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District. OR <input type="checkbox"/> HOOK-UP: to an existing subsurface wastewater disposal system.	2	Hosebibb / Sillcock	2	Bathtub (and Shower)
		Floor Drain	1	Shower (Separate)
<input type="checkbox"/> PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Urinal	1	Sink
		Drinking Fountain	3	Wash Basin
OR <input type="checkbox"/> TRANSFER FEE [\$6.00]		Indirect Waste	3	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.	1	Clothes Washer
		Grease / Oil Separator	1	Dish Washer
		Dental Cuspidor		Garbage Disposal
		Bidet		Laundry Tub
		Other: _____		Water Heater
		Fixtures (Subtotal) Column 2	1, 2	Fixtures (Subtotal) Column 1
			2	Fixtures (Subtotal) Column 2
			14	Total Fixtures
			4	Fixture Fee
			56	Transfer Fee
				Hook-Up & Relocation Fee
			56	Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

PLUMBING APPLICATION

405-A-C-027

Department of Human Sciences
Division of Health Engineering

PROPERTY ADDRESS

Town or Plantation	Portland
Street	80 Penn Ave
Subdivision Lot #	

PROPERTY OWNERS NAME

Pines of Portland

Last: _____ First: _____

Applicant Name: James Bedard

Mailing Address of Owner/Applicant (If Different): 28 Templeton Scarborough

PORTLAND

Date Permit Issued: 5.6.99

6868 TOWN COPY

\$ _____ FEE If Double Fee Charged

L.P.I. # 0124

Local Plumbing Inspector Signature: _____

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

Signature of Owner/Applicant: _____ Date: _____

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature: _____ Date Approved: _____

PERMIT INFORMATION

<p>This Application is for</p> <p>1. <input checked="" type="checkbox"/> NEW PLUMBING</p> <p>2. <input type="checkbox"/> RELOCATED PLUMBING</p>	<p>Type of Structure To Be Served:</p> <p>1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING</p> <p>2. <input type="checkbox"/> MODULAR OR MOBILE HOME</p> <p>3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING</p> <p>4. <input type="checkbox"/> OTHER - SPECIFY _____</p>	<p>Plumbing To Be Installed By:</p> <p>1. <input checked="" type="checkbox"/> MASTER PLUMBER</p> <p>2. <input type="checkbox"/> OIL BURNERMAN</p> <p>3. <input type="checkbox"/> MFG'D. HOUSING DEALER/MECHANIC</p> <p>4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE</p> <p>5. <input type="checkbox"/> PROPERTY OWNER</p> <p>LICENSE # 79371</p>
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Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
<p>HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.</p> <p style="text-align: center; font-size: 2em;">OR</p> <p>HOOK-UP: to an existing subsurface wastewater disposal system.</p> <p>PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.</p> <p style="text-align: center; font-size: 2em;">OR</p> <p>TRANSFER FEE [\$6.00]</p>	2	Hosebibb / Sillcock	2	Bathtub (and Shower)
		Floor Drain	1	Shower (Separate)
		Urinal	1	Sink
		Drinking Fountain	3	Wash Basin
		Indirect Waste	3	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.	1	Clothes Washer
		Grease / Oil Separator	1	Dish Washer
		Dental Cuspidor		Garbage Disposal
		Bidet		Laundry Tub
		Other: _____		Water Heater
		Fixtures (Subtotal) Column 2	12	Fixtures (Subtotal) Column 1
			2	Fixtures (Subtotal) Column 2
			14	Total Fixtures
			4	Fixture Fee
			56	Transfer Fee
				Hook-Up & Relocation Fee
			56	Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION

80 Penn Avenue CBL 405A-C-027

Issued to **A & G Associates**

Date of Issue **August 3, 1999**

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. **990121**, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Single Family Dwelling

APPROVED OCCUPANCY

Use Group R-3 Type 5B BOCA 96

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

8/13/99

(Date)

Tom Reed

Inspector

G. Samuel Miller

Inspector of Buildings

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

ACTED 8/13/99



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 80 PENN AVE

Issued to A + G Associates GBL 405 A-C 907 Date of Issue

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 990101, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Single Family Dwelling

USE GROUP R-3 TYPE 5B
BOCA 96

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

[Signature]
Inspector

(Date)

Inspector of Buildings

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

Area 2

MEMORANDUM

TO: Code Enforcement
Kandi Talbot, Planner

FROM: Jim Wendel, P.E. Development Review Coordinator

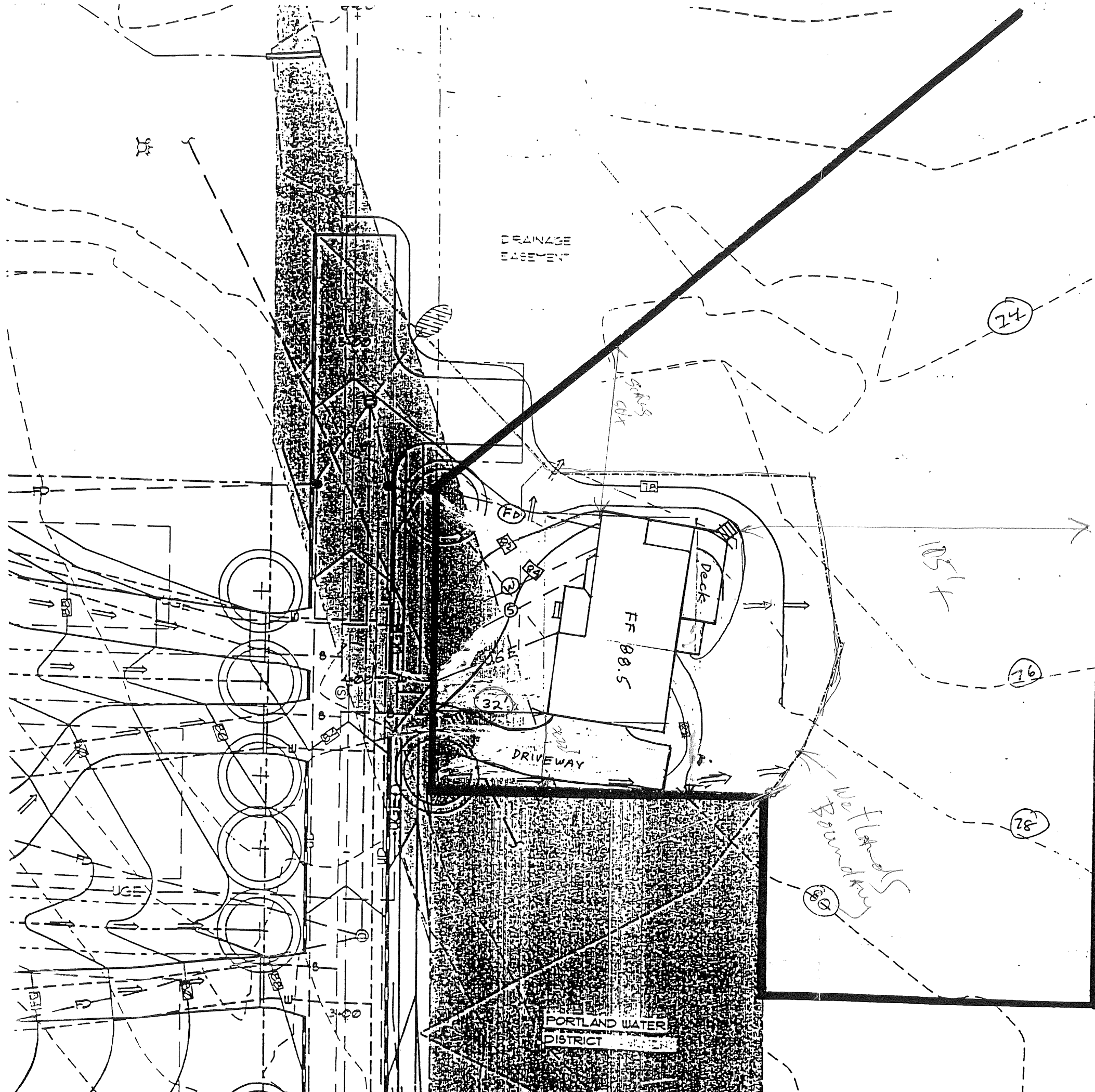
DATE: July 21, 1999

RE: Certificate of Occupancy
80 Penn Avenue (lot 1)

On July 20, 1999 a site visit was made to review the completion of the approved site plan improvements dated 2/11/99. We offer the following comment:

1. The full street number needs to be placed on the house.

It is our opinion that, with the completion of item 1 above, all of the conditions of the site plan approval will be satisfactorily completed and a permanent certificate of occupancy could be issued, assuming Code Enforcement has no outstanding issues.



Lot 20
KANSAS AVE
"THE PINES"

ZONING: R-3
BUILDING SETBACKS:
FRONT: 25'
REAR: 25'
(2 STORY) SIDE: 14'

SCALE: 1" = 30'

NOTE: ALL SURFACE RUNOFF TO BE DIRECTED AWAY FROM BUILDING.

REV.	DATE	DESCRIPTION
		RE-WORKED
	11/3/00	LOT 20 SITE PLAN BY GREG
1	9/27/99	REV'D PER STAFF REVIEW & FOR FINAL APPRO



A & G ASSOCIATES
426 FOREST AVE. PORTLAND,

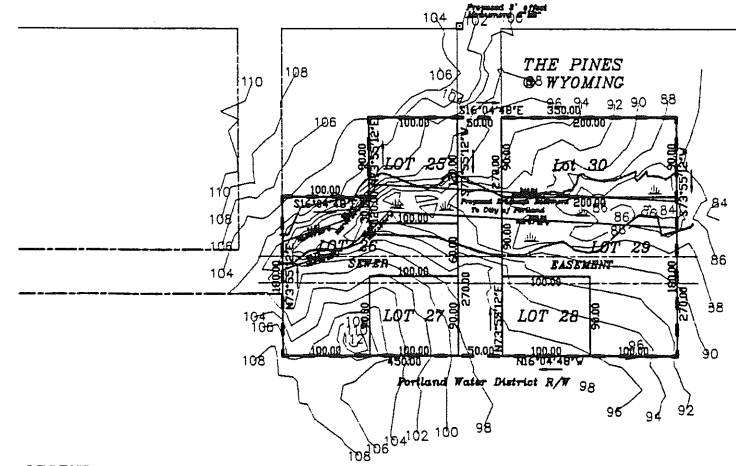
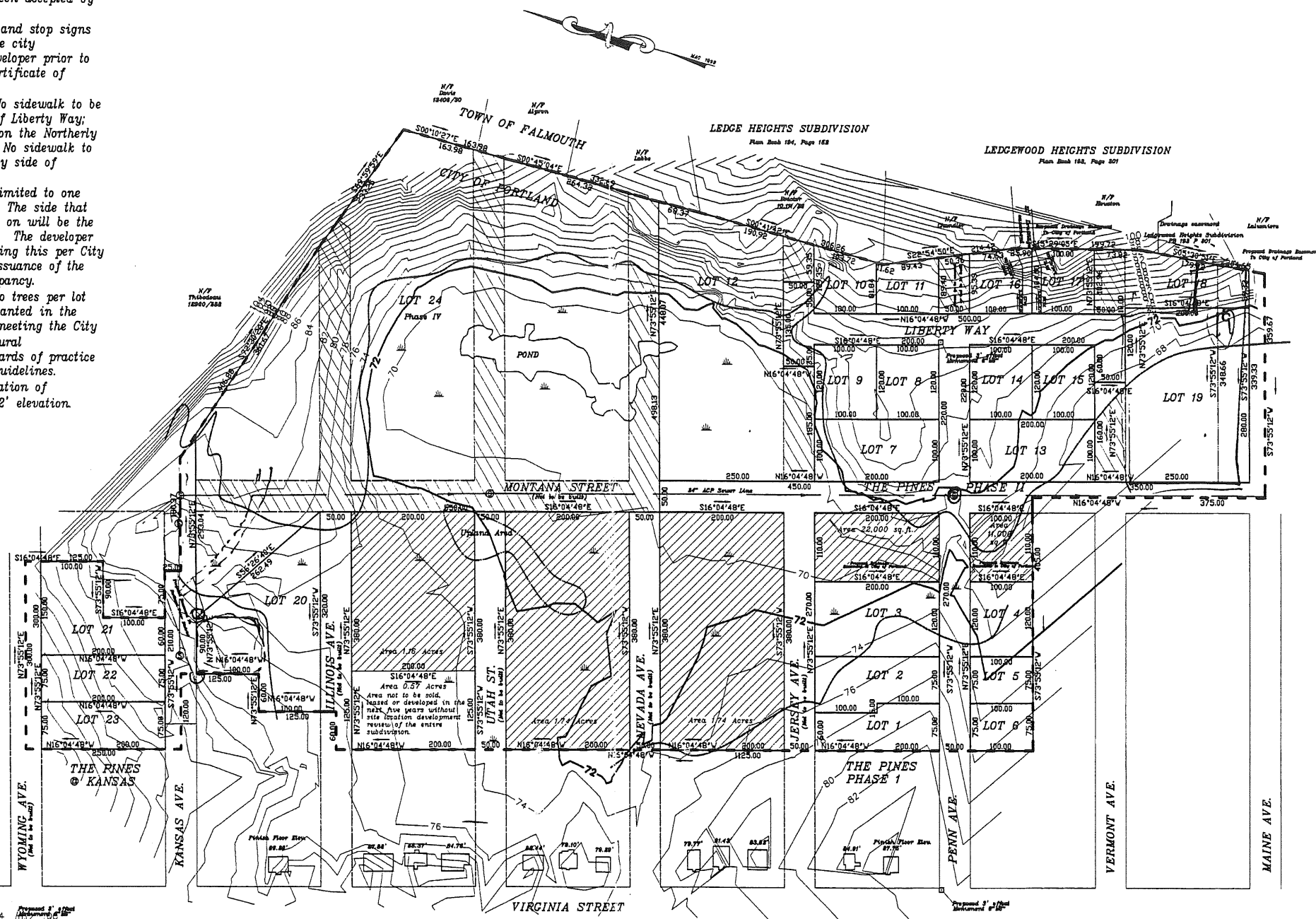
KANSAS AVENUE
PORTLAND, MAINE

CONCEPTUAL
LOT GRADING PLANS

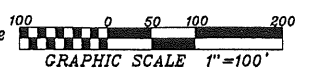
SCALE:	AS SHOWN	DRN BY:	JDC
DATE:	SEPT. 10, 1999	DESG BY:	TSG
PROJECT:	98113	CHK BY:	TSG

- (6) Engineer/ Soils & Wetlands mapping Pinkham & Greer consulting engineers Falmouth, Maine
- (7) Pond location provided by Pinkham & Greer consulting engineers Falmouth, Maine
- (8) Monumentation shown on individual phase plans.
- (9) No access onto Jersey Avenue and Montana Street from lot 7; No access onto Liberty Way from lot 8 and lot 14; No access onto Jersey Avenue from lot 9 and lot 10; No access onto Penn Ave from lot 11 and lot 16; No access onto Nevada Street from lot 12; No access onto Vermont Avenue and Montana Street from lot 13; No access onto Vermont Avenue from lot 15 and lot 17; No access onto Maine Avenue from lots 18 and 19.
- (10) House locations to be within the building envelopes shown on this plan.
- (11) All houses shall have a number clearly visible from the road
- (12) Topographic and Boundary information provided by Survey, Inc. Windham, Maine
- (13) Lots to be serviced by public sewer and water
- (14) Power, telephone and cable are to be underground
- (15) All construction and site alterations shall be done in accordance with the "Maine erosion and sediment control handbook for construction: Best management practices" Cumberland County Soil and Water District. Department of Environmental Protection, Dated 1991
- (16) Street names to be approved by the planning board
- (17) This approval is dependent upon, and limited to, the proposals and plans contained in the application and supporting documents submitted and affirmed by the applicant and any variation from the plans, proposals and supporting documents is subject to review and approval by the planning board, except for de minimus changes which the director of planning and zoning may approve
- (18) Iron pins to be set at all new property corners
- (19) Each lot shall require the submission of a minor site plan for review and approval prior to the issuance of a building permit and subject to review pursuant to article V (site plan) of chapter 14 of the Portland City Code.

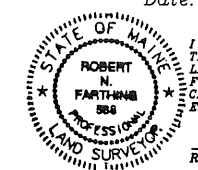
- (20) No City of Portland public services shall be provided to this development until the streets have been accepted by the city
- (21) Street name signs and stop signs are to be erected per the city requirements by the developer prior to issuance of the first certificate of occupancy.
- (22) Waiver Request: No sidewalk to be built on Westerly side of Liberty Way; No sidewalk to be built on the Northerly side of Kansas Avenue; No sidewalk to be built on the Southerly side of Wyoming Avenue.
- (23) Parking is to be limited to one side of the street only. The side that parking will be allowed on will be the side facing an arterial. The developer will install signs denoting this per City requirements prior to issuance of the first certificate of occupancy.
- (24) A minimum of two trees per lot shall be conserved or planted in the front yard of each lot meeting the City of Portland's Arboricultural specification and standards of practice and landscape design guidelines.
- (25) No filling or alteration of detention area, below 72' elevation.



- LEGEND:**
- - - Subdivision Extents Boundary
 - Wetlands Boundary
 - Limits of detention area—100 year flood event; No alteration or filling below 72' elevation
 - Common open space Lots 7-24
 - Street to be vacated, road frontage variance received, or street extended



Recording Information
 Plan Recorded in Plan Book _____ Page _____
 Cumberland County Registry of Deeds
 Date: _____ Time: _____



I CERTIFY THAT THIS SURVEY CONFORMS TO THE STANDARDS OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS FOR A STANDARD BOUNDARY SURVEY.
 CATEGORY I CONDITION III
 EXCEPTIONS (1) NO WRITTEN REPORT
 (2) NO DEED DESCRIPTIONS PREPARED
 ROBERT N. FARTHING PLS 588

Approved By City of Portland, Maine
 Planning Board

- NOTES:**
- (1) Master Plan showing extents of THE PINES Subdivision 1999, current phases, and lands remaining for future development.
 - (2) Meets and Bounds have been adjusted to concur with street line information provided by City of Portland. July, 1999
 - (3) **AREAS:**

Phase I	2.42 Acres
Phase II	4.16 Acres
Phase III	4.24 Acres
Phase IV	8.53 Acres
Kansas	2.37 Acres
Remaining open space+ paper streets	8.21 Acres
Total	29.93 Acres
 - Wyoming To be retained 2.69 Acres
 - To be retained 0.57 Acres
 - (4) **Zoning:** R-3
 - (5) Bench Mark Elevation Manhole Rim @ Montana St. and Penn Ave. Elev. 70.75'

THE PINES Portland, Maine

For: A & G Associates
 426 Forest Avenue
 Portland, Maine
 Developer
 Amy K. Mulkerin
 Gregory T. McCormack
 (Owner's of Record)

Survey By: SURVEY, INC.
 P.O. Box 210
 Windham, Me.
 Plan Prepared By: J.T.F.
 @ Survey, Inc.
 P.O. Box 210
 Windham, Me.
 JULY, 1999