

**PERMIT ISSUED**

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 01-033	Issue Date: <b>APR 27 2001</b>	CBL: 405A G004001
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Location of Construction: 123 Penn Ave	Owner Name: Pines Of Portland Inc	Owner Address: 426 Forest Ave	Phone: 207772-2127
Business Name: n/a	Contractor Name: Pines of Portland, Inc.	Contractor Address: 426 Forest Ave. Portland	Phone: 2077722127
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Single Family	Zone: <b>R-3</b>

**CITY OF PORTLAND**

Past Use: Vacant Lot	Proposed Use: New Single Family; Site Plan #2001-0059 Call Contractor when ready.	Permit Fee: \$834.00	Cost of Work: \$135,000.00	CEO District: 2
Proposed Project Description: Construction of New Single Family Home w/ Attached Garage and Deck.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <b>R-3</b> Type: <b>5B</b> <b>PERMIT ISSUED WITH REQUIREMENTS</b>	

Signature: \_\_\_\_\_ Signature: \_\_\_\_\_  
 PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)  
 Action:  Approved  Approved w/Conditions  Denied  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: cjh	Date Applied For: 04/09/2001	<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..	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <b>N/A</b> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <b>Panel 2 zone X</b> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan #2001-0059 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>ok with conditions</i> Date: <b>4/19/01</b>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____
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**PERMIT ISSUED WITH REQUIREMENTS**

**CERTIFICATION**

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

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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2001-0059

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

01-0334

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: 123 Perm Ave Lot 14

Total Square Footage of Proposed Structure: 2456 sq ft; Square Footage of Lot: 12000 sq ft

Tax Assessor's Chart, Block & Lot Number: Chart# 405 Block# AG Lot# 4; Owner: Rines of Portland Inc; Telephone#: 772-2127

Lessee/Buyer's Name (If Applicable): A/A; Owner's/Purchaser/Lessee Address: [blank]; Cost of Work: \$135,000; Fee: \$1,134

Current use: Vacant Lot; Proposed use: Single Family Home

Project description: Construction of single family home w/ attached car garage + deck

Contractor's Name, Address & Telephone: Rines of Portland Inc 416 Forest Ave Portland; Rec'd By: 04101

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

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

**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: 4/07/01
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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: 12 APRIL 2001 ADDRESS: 123 Penn Ave. Lot # 14 CBL: 405-196-004

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

BUILDING OWNER: Pines of Portland

PERMIT APPLICANT: CONTRACTOR Pines of Portland

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, \*6, \*8, \*9, \*10, \*11, \*13, \*14, \*15, \*16, \*20, \*22, \*25, \*29, \*30, \*31, \*32, \*33, \*34, \*35, \*36, \*38

- \*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 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.

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

**2001-0059**

Application I. D. Number

**04/09/2001**

Application Date

**Penn Ave Lot #14**

Project Name/Description

**Pines Of Portland Inc**

Applicant

**426 Forest Ave, Portland, ME 04101**

Applicant's Mailing Address

**Greg McCormack**

Consultant/Agent

**Applicant Ph: (207) 772-2127      Applicant Fax: 999999999**

Applicant or Agent Daytime Telephone, Fax

**123 - 123 Penn Ave, Portland, Maine**

Address of Proposed Site

**405A G004001**

Assessor's Reference: Chart-Block-Lot

**Approval Conditions of Insp**

- 1 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2 Separate permits shall be required for future decks, sheds, pools, and/or garage.
- 3 Please be aware that the maximum height allowance is 35 feet. The grade given on your plans was not exact. The code enforcement officer will check for compliance.

**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 # 123 Penn 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 sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 6 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 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.
- 8 The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
- 9 The 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**

**2001-0059**

Application I. D. Number

**4/9/01**

Application Date

**Lot 14, New Single Family Home**

Project Name/Description

**Pines Of Portland Inc**

Applicant

**426 Forest Ave, Portland, ME 04101**

Applicant's Mailing Address

**Greg McCormack**

Consultant/Agent

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

Applicant or Agent Daytime Telephone, Fax

**123 - 123 Penn Ave, Portland, Maine**

Address of Proposed Site

**405A G004001**

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) \_\_\_\_\_

Proposed Building square Feet or # of Units

Acreeage of Site

Zoning

**Check Review Required:**

- |   |   |  |  |
|---|---|--|--|
| <input 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 **4/9/01**

**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

- |   |                |  |                 |
|---|----------------|--|-----------------|
| <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  |                 |

Applicant: Pines of Portland

Date: 4/19/01

Address: 123 Penn Ave (lot #14)

C-B-L: 405A-G-004

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3

Interior or corner lot - corner of Liberty Way

Proposed Use/Work - New single family home with attached garage; <sup>24x26</sup> <sup>8x1</sup> Dec

Sewage Disposal - City

Lot Street Frontage - 50' req - 120' shown

Front Yard - 25' min 20' shown

Rear Yard - 25' min - 27' shown

Side Yard - <sup>side</sup> 14' req - 26' sh

Side yard on a side st <sup>up side</sup> - 20' ~~sh~~ req - 36' shown

Projections - front porch & rear deck

Width of Lot - 75' req - 120' shown

be sure  $\rightarrow$  Height - 35' max - 36.5' shown  
The grade is not too low

Lot Area - 6,500 sq ft min - 12,000 sq ft

Lot Coverage/ Impervious Surface - 25% of 3,000 sq ft ~~sh~~ max

Area per Family - 6,500 sq ft

Off-street Parking - 2 req - 2 shown

Loading Bays - N/A

Site Plan - minor/minor #2001-0059

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 2 Zone X

F. Porch  $\times 12 = 72$   
 deck  $\times 12 = 96$   
 $32 \times 32 = 1024$   
 $24 \times 26 = 624$   
1816 sq ft

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

Valuation: \$135,000.00 Plan Review # 337/2661

Fee: 834.60 Date: 12/APRIL/2001

Building Location: 123 Penn Ave. CBL: 405-196-004

Building Description: Single Family dwelling/garage/deck.

Reviewed By: Sam Hoffses

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

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

Correction List		
NO:	Description	Code Section
1.	All Site plan and building code requirements shall be completed before a Certificate of occupancy can or will be issued.	111.0 118.0
2.	Before placing concrete for foundation you shall call for Setback Verifications	111.0
3.	Foundation drains shall comply with section 1813.5.2	1813.5.2
4.	Foundation anchors shall comply with section 2305.17	2305.17
5.	Waterproofing & damp proofing shall comply with section 1813.0	1813.0
6.	Private garages shall comply with section 407	407
7.	Chimney and vents shall comply with NFPA 211 Ch. 5 & 8	NFPA 211 ch. 5 & 8
8.	Stair Construction shall comply with section 1014.0	1014.0
9.	Guardrails & handrails shall comply with sections 1021-1022	1021. 1022.
10.	Min. Corridors shall comply with sec. 1011.3	1011.3
11.	Sleeping room egress or rescue shall comply with sec. 1010.4	1010.4
12.	Smoke detectors shall comply with sec. 920.3.2	920.3.2
13.	All bldg elements shall meet The Fastening	

REV: PSH 4-7-00



Correction List		
NO:	Description	Code Section
13	schedule Table 2305.2	Table 2305.2
14	Boring, Cutting & Notching shall comply with sections 2305.3 Thru 2305.5	2305.3 2305.5
15	Bridging shall comply with section 2305.15	2305.16
16	Glass & glazing shall comply with Ch. 24 (Safety Glazing) 2406 Skylight 2406	2406.9 2405.8
17	Flashing shall comply with section 1406.710	1406.7.10
18	IF Steel is being used a design shall be done <del>from</del> by a professional Engineer.	107.0

rev: PSH 6-28-93

**Foundations (Chapter 18)**

**Wood Foundation (1808)**

N/A Design  
N/A 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)
- SA Water proofing and damp proofing Section 1813
- X Sill plate (2305.17)
- SA Anchorage bolting in concrete (2305.17)
- X Columns (1912)
- X 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")
- ~~SR~~ Bridging (2305.16)
- ~~SR~~ Boring and notching (2305.5.1)
- ~~SR~~ Cutting and notching (2305.3)
- ~~SR~~ 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
- ~~SR~~ Fastening schedule (Table 2305.2)
- ~~X~~ Wall framing (2305.4.1)
- ~~X~~ Double top plate (2305.4.2)
- ~~X~~ Bottom plates: (2305.4.3)
- ~~SR~~ Notching and boring: (2305.4.4) studs
- ~~SR~~ Non load bearing walls (2305.5)
- ~~SR~~ Notching and boring (2305.5.1)
- ~~X~~ Wind bracing (2305.7)
- ~~X~~ Wall bracing required (2305.8.1)
- ~~X~~ Stud walls (2305.8.3)
- ~~X~~ Sheathing installation (2305.8.4)
- ~~X~~ Minimum thickness of wall sheathing (Table 2305.13)
- ~~NA~~ Metal construction
- ~~NA~~ Masonry construction (Chapter 21)
- ~~X~~ Exterior wall covering (Chapter 14)
- ~~X~~ Performance requirements (1403)
- ~~X~~ Materials (1404)
- ~~NA~~ Veneers (1405)
- ~~X~~ Interior finishes (Chapter 8)

### Roof-Ceiling Construction (Chapter 23)

- 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**

- 51  Masonry (1206.0)
- nc  Factory - built (1205.0)
- nc  Masonry fireplaces (1404)
- 59  Factory - built fireplace (1403)
- 59  NFPA 211

**Mechanical  
1993 BOCA Mechanical Code**

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

**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)**

59

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

**Private Garages (Chapter 4)**

59

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

**Egress (Chapter 10)**

- ~~X~~ One exit from dwelling unit (1010.2)
- ~~SA~~ Sleeping room window (1010.4)
- ~~X~~ EXIT DOOR (1017.3) 32" W 80" H
- ~~SA~~ Landings (1014.3.2) stairway
- ~~NA~~ Ramp slope (1016.0)
- ~~SA~~ Stairways (1014.3) 36" W
- ~~SA~~ Treads (1014.6) 10" min.
- ~~SA~~ Riser (1014.6) 7 3/4" max.
- ~~SM~~ Solid riser (1014.6.1)
- ~~NA~~ Winders (1014.6.3)
- ~~NA~~ Spiral and Circular (1014.6.4)
- ~~SA~~ Handrails (1022.2.2.) Ht.
- ~~SA~~ Handrail grip size (1022.2.4) 1 1/4" to 2"
- ~~SA~~ Guards (1012.0) 36" min.

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

**Smoke Detectors (920.3.2)**

- ~~SA~~ Location and interconnection
- ~~SA~~ Power source

**Dwelling Unit Separation  
Table 602**

*NA*

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

**Insp Copy**

**2001-0059**

Application I. D. Number

**04/09/2001**

Application Date

**Penn Ave Lot #14**

Project Name/Description

**Pines Of Portland Inc**

Applicant

**426 Forest Ave, Portland, ME 04101**

Applicant's Mailing Address

**Greg McCormack**

Consultant/Agent

**Applicant Ph: (207) 772-2127**

**Agent Fax: 871-8695**

Applicant or Agent Daytime Telephone, Fax

**123 - 123 Penn Ave, Portland, Maine**

Address of Proposed Site

**405A G004001**

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 deck and garage.**

**2456**

Proposed Building square Feet or # of Units

Acreeage 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: 04/09/2001

**Insp Approval Status:**

Reviewer Marge Schmuckal

- Approved  Approved w/Conditions  
See Attached  Denied

Approval Date 04/19/2001

Approval Expiration 04/19/2002

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

Additional Sheets  
Attached

Condition Compliance

Marge Schmuckal  
signature

04/19/2001  
date

Performance Guarantee  Required\*  Not Required

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

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

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

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

**2001-0059**  
Application I. D. Number  
**04/09/2001**  
Application Date  
**Penn Ave Lot #14**  
Project Name/Description  
**123 - 123 Penn Ave, Portland, Maine**  
Address of Proposed Site  
**405A G004001**  
Assessor's Reference: Chart-Block-Lot

**Approval Conditions of Insp**

- 1 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2 Separate permits shall be required for future decks, sheds, pools, and/or garage.
- 3 Please be aware that the maximum height allowance is 35 feet. The grade given on your plans was not exact. The code enforcement officer will check for compliance.



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

2001-0059  
Application I. D. Number  
  
04/09/2001  
Application Date

Pines Of Portland Inc  
Applicant  
426 Forest Ave, Portland, ME 04101  
Applicant's Mailing Address  
Greg McCormack  
Consultant/Agent  
Applicant Ph: (207) 772-2127      Applicant Fax: (999) 999-9999  
Applicant or Agent Daytime Telephone, Fax

Penn Ave Lot #14  
Project Name/Description  
123 - 123 Penn Ave, Portland, Maine  
Address of Proposed Site  
405A G004001  
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 deck and garage.

2456  
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    04/09/2001

**DRC Approval Status:**

Reviewer Jay Reynolds

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

Approval Date 04/26/2001      Approval Expiration 04/26/2002      Extension to \_\_\_\_\_       Additional Sheets Attached

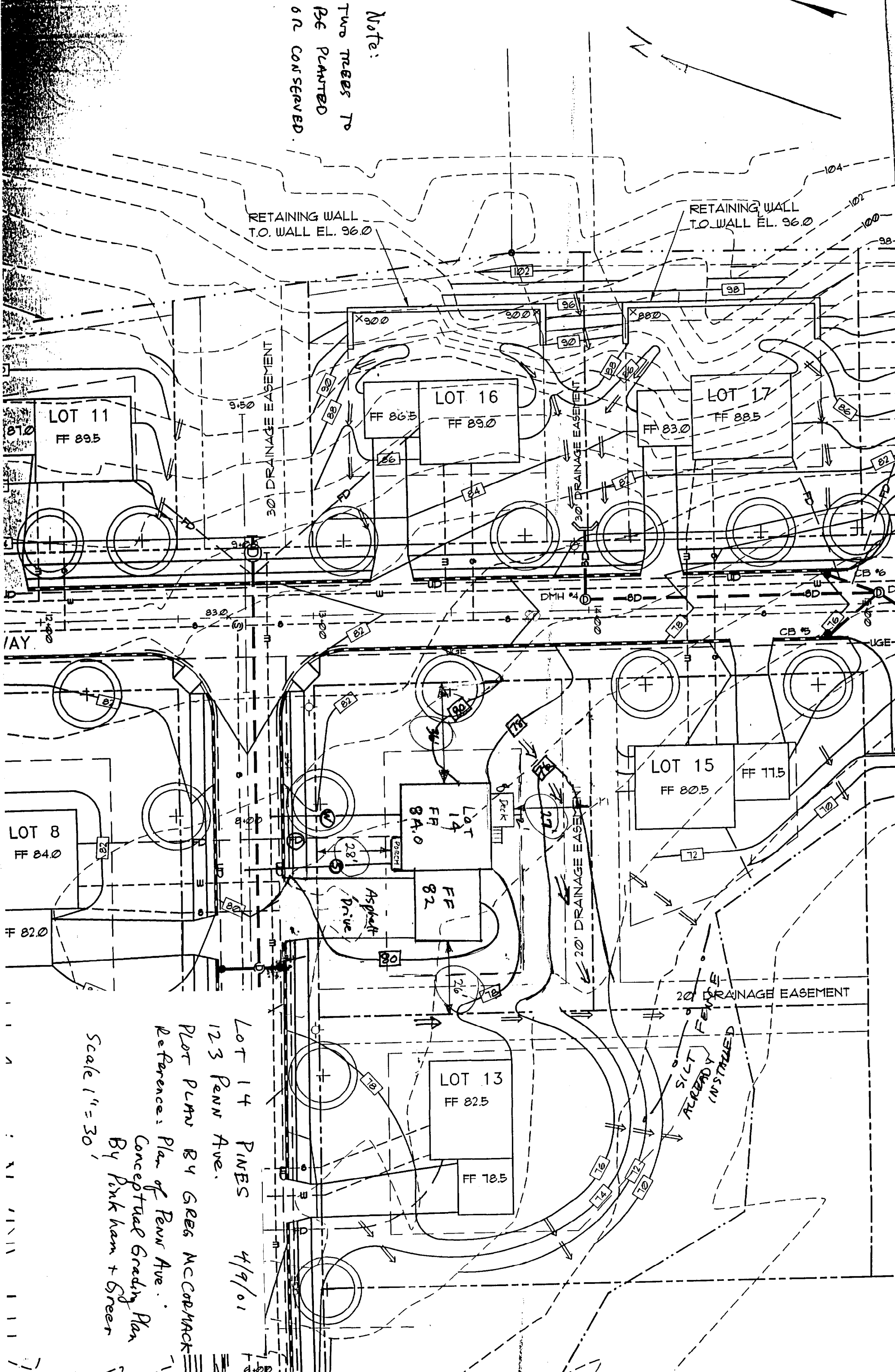
Condition Compliance      Jay Reynolds      04/26/2001  
signature      date

Performance Guarantee       Required\*       Not Required

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

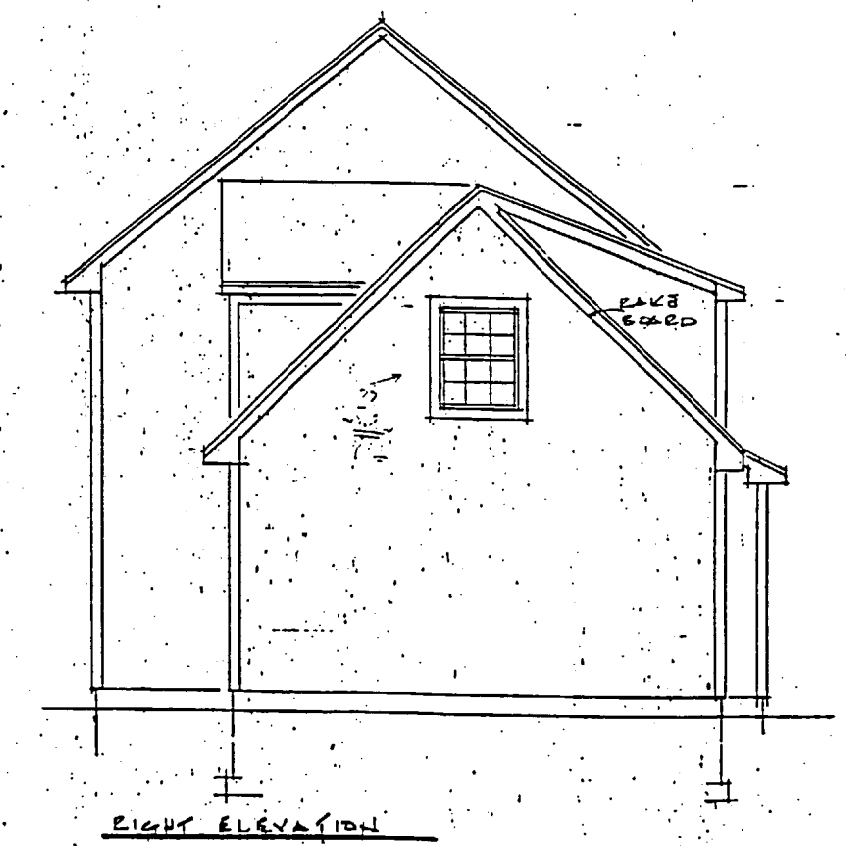
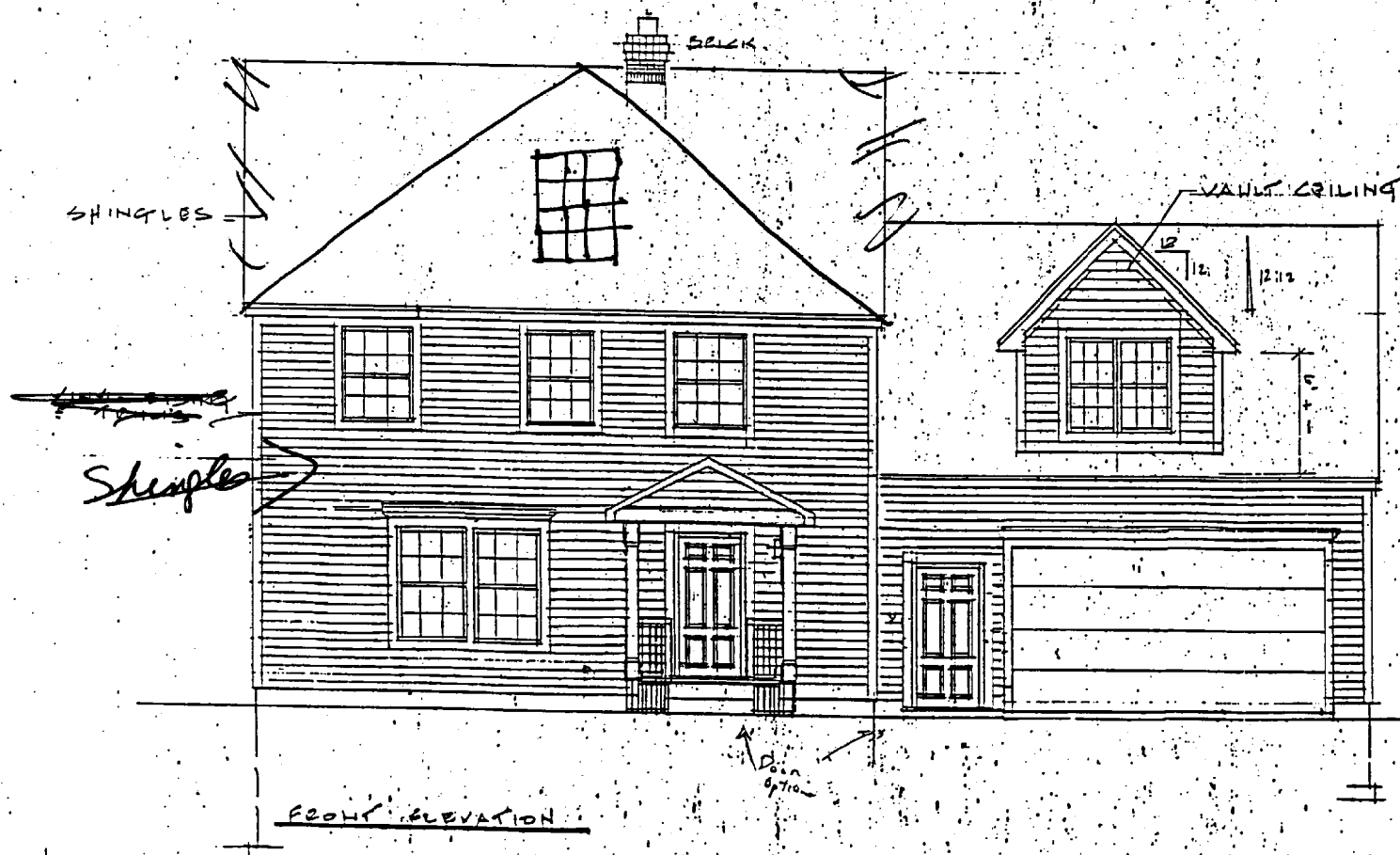
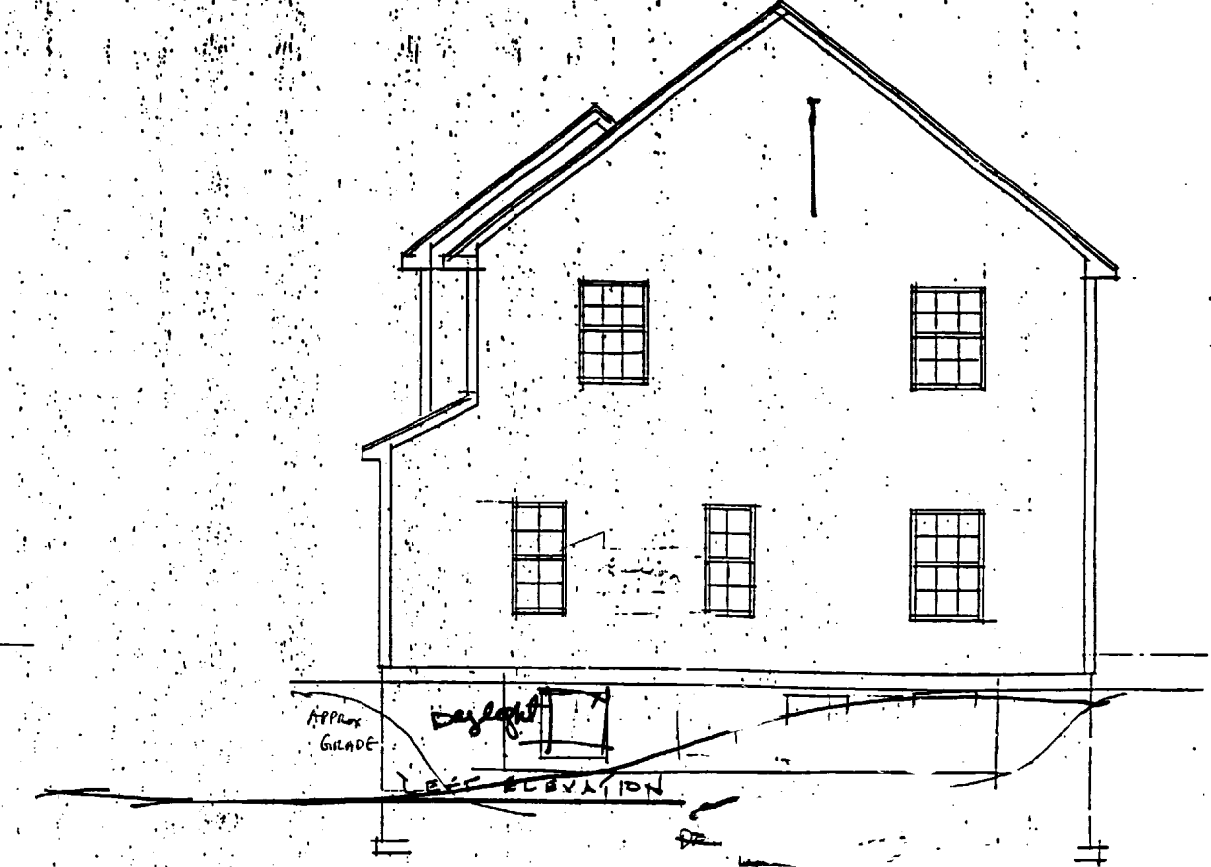
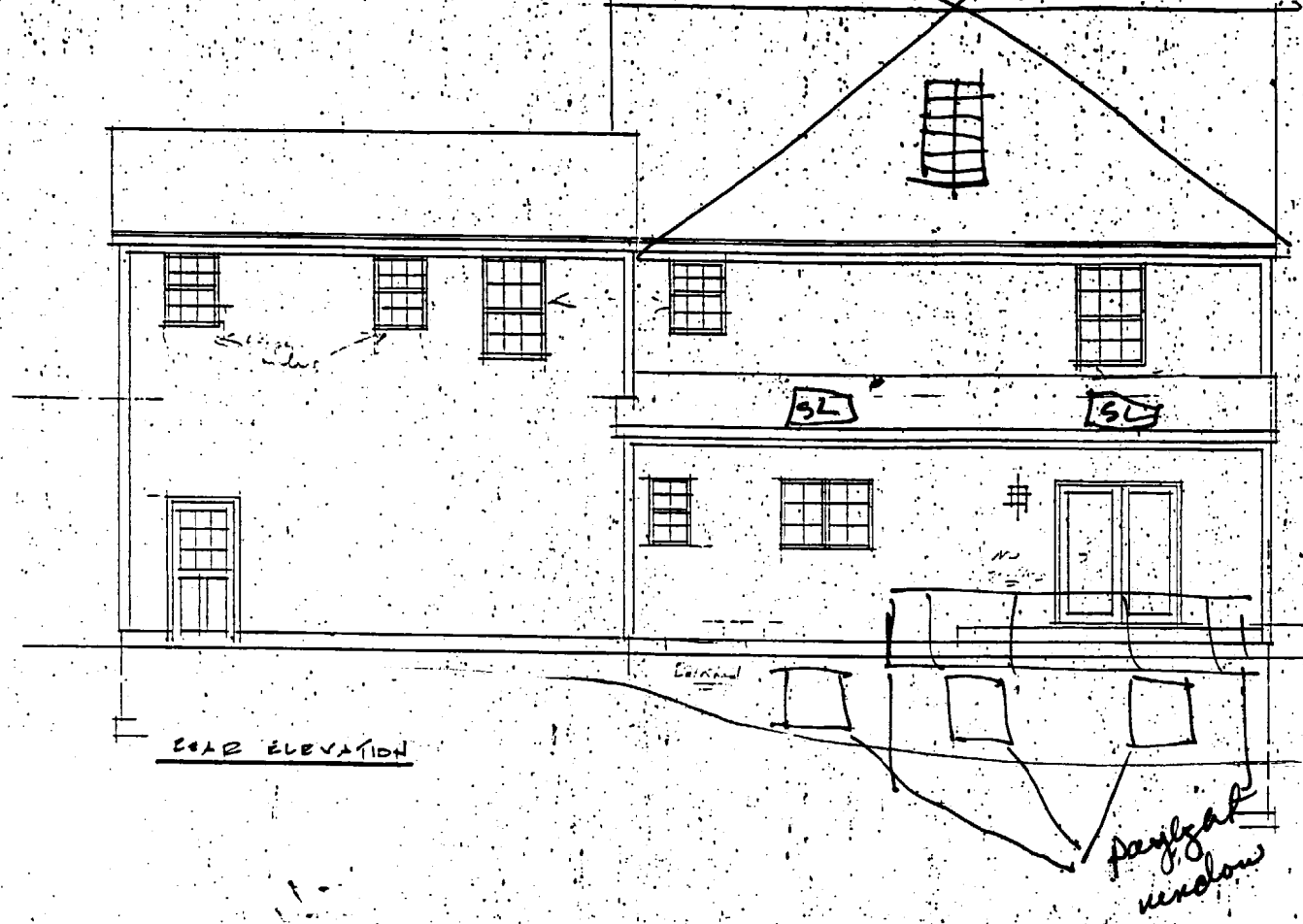
- |   |                |  |                 |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted     | _____          | _____  | _____           |
|   | date           | amount   | expiration date |
| <input type="checkbox"/> Inspection Fee Paid                | _____          | _____  |                 |
|   | 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  |                 |

Note:  
 Two TREES TO  
 BE PLANTED  
 OR CONSERVED.



Lot 14 PINES 4/9/01  
 123 Penn Ave.  
 Plot Plan BY GREG MCCORMACK  
 Reference: Plan of Penn Ave.  
 Conceptual Grading Plan  
 By Pinkham + Greer  
 Scale 1" = 30'

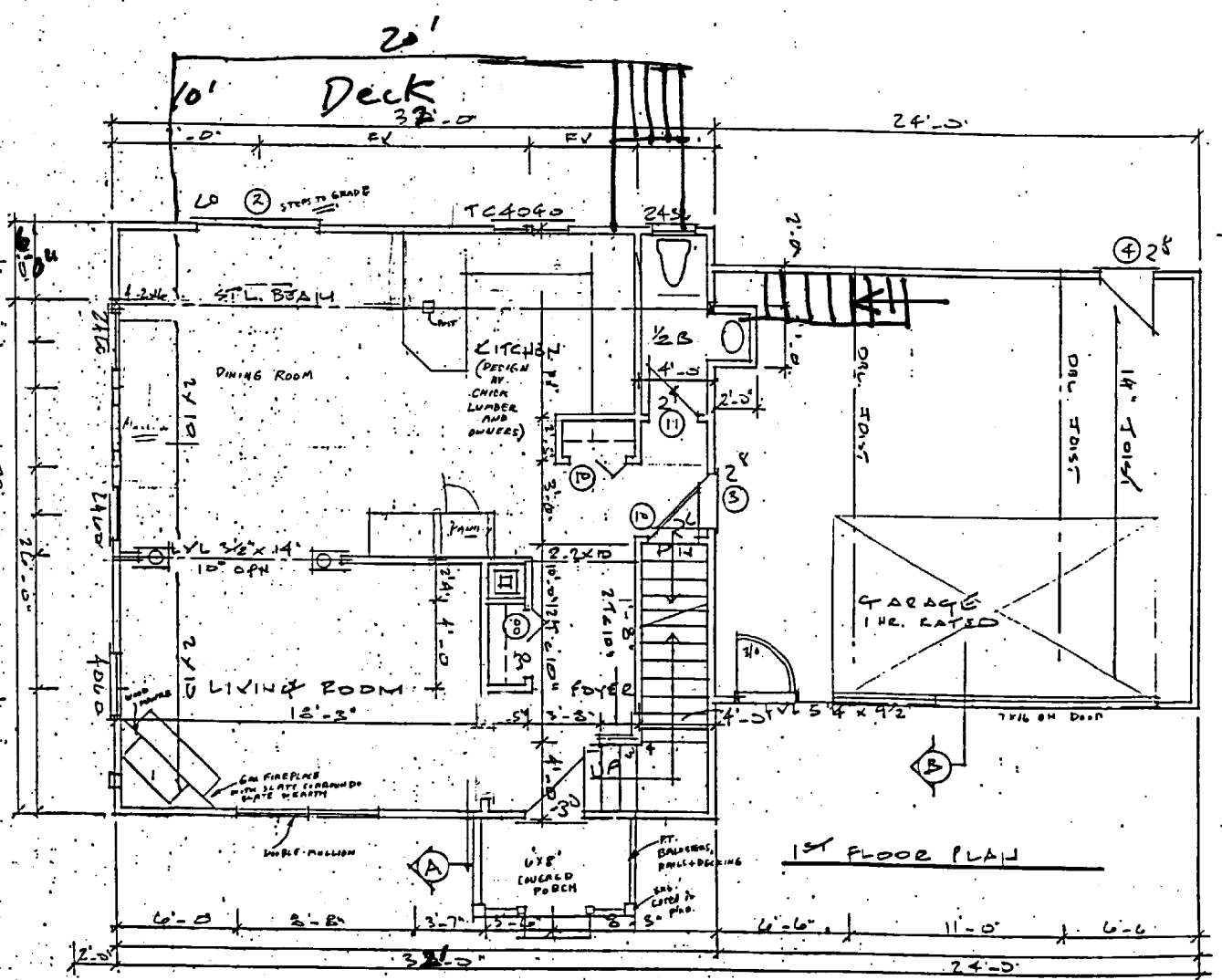
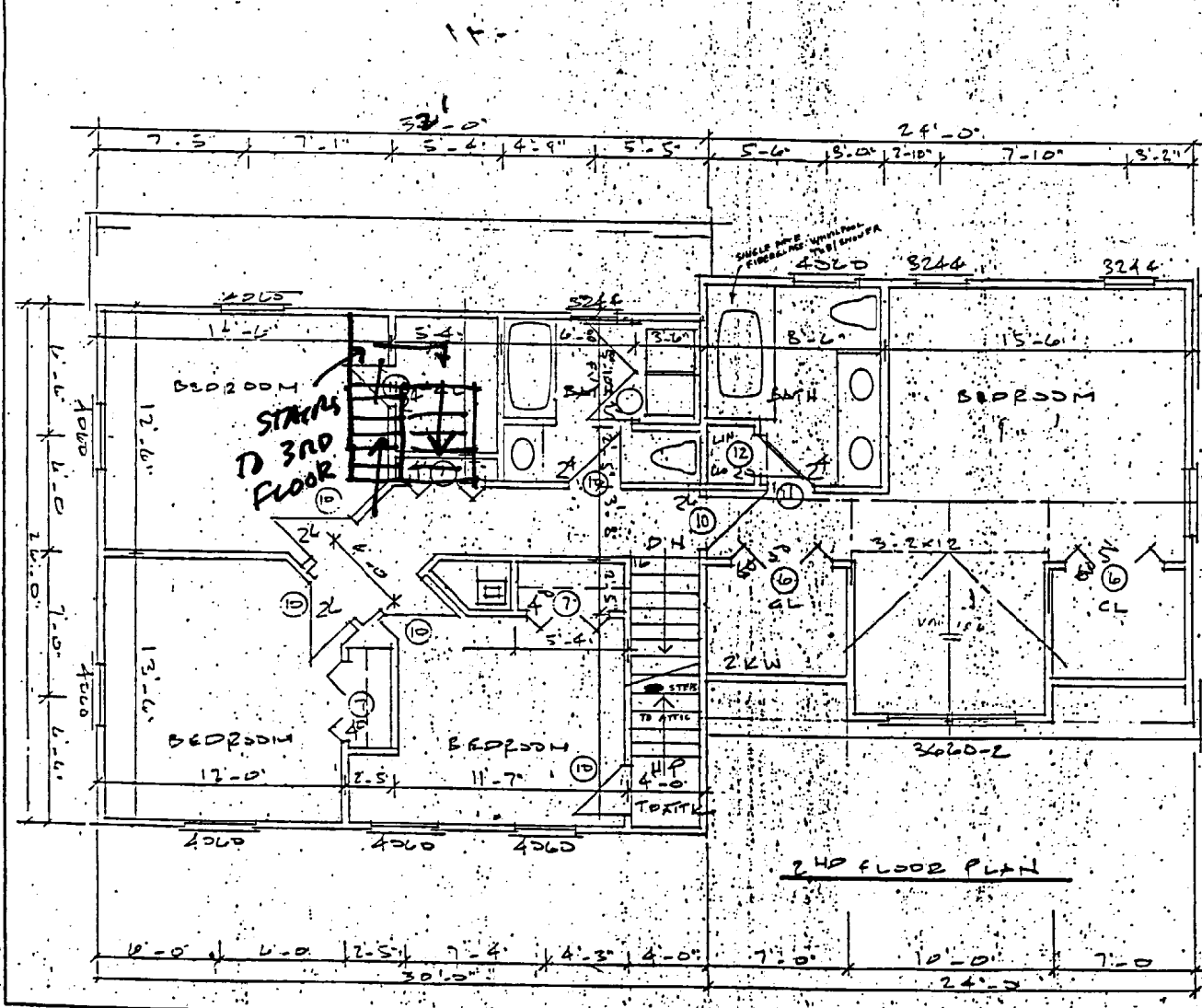
REVISIONS



14 Pines Ave.  
 LOT 10 PINES, WOODBURN STREET RESIDENCE  
 PORTLAND, ME  
 DESIGNER:  
 PLANNING/DESIGN ASSOCIATES  
 2 PORTLAND DRIVE WOODBURN ME 04091

DATE	11.22.11
SCALE	1/4"
DRAWN	
NO.	
BOOK	1
ELEVATION	
OF	24

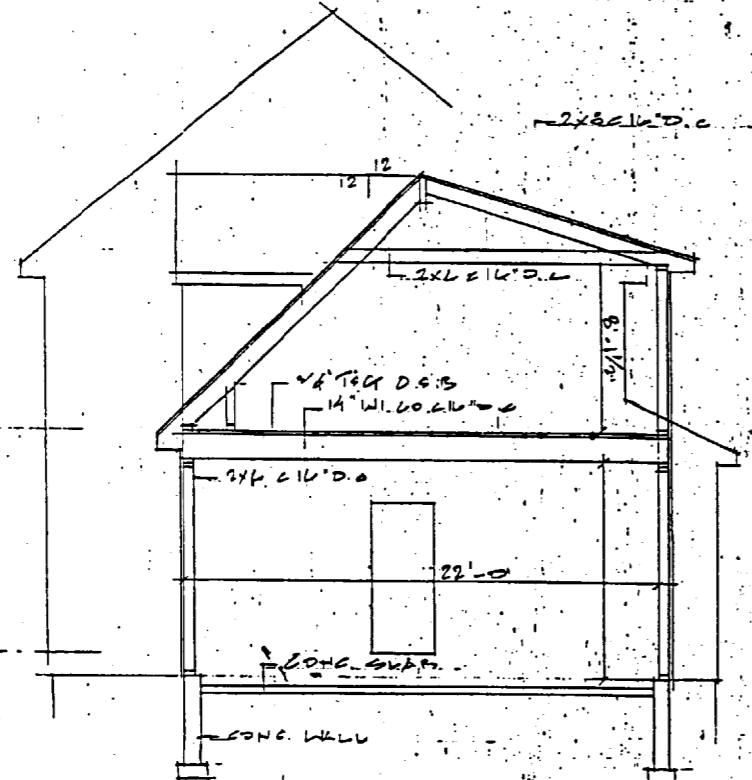
REVISIONS	BY



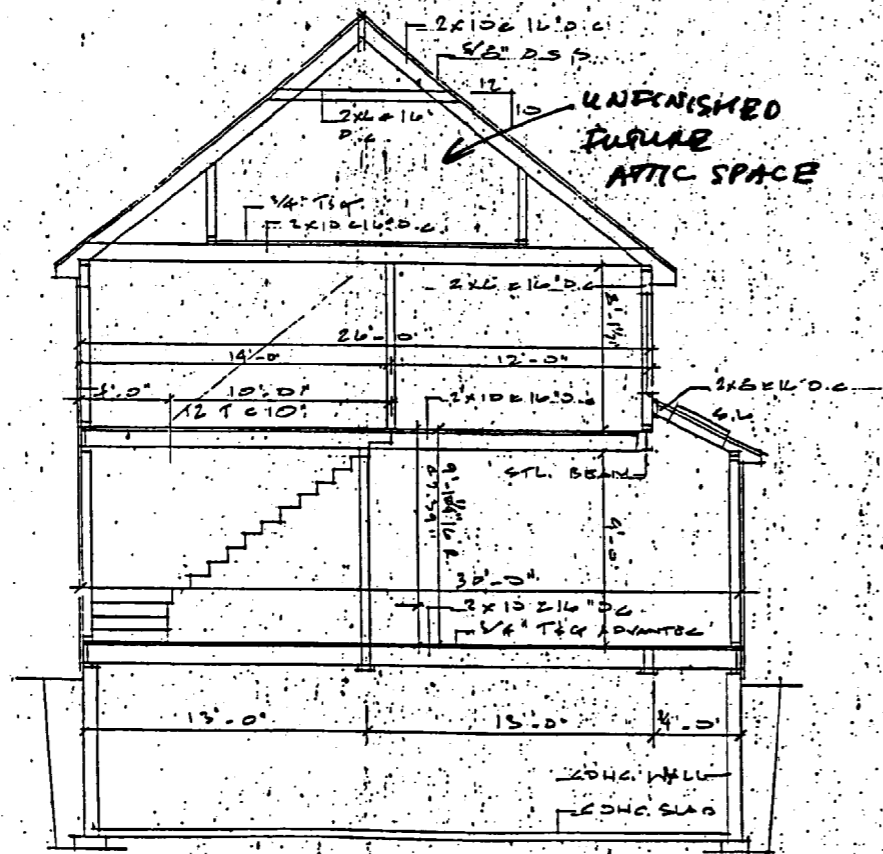
DATE: 11-22  
 SCALE: 1/4"  
 DRAWN:  
 JOB:  
 SHEET: 2  
 PLAN:  
 OF: 2 SHEETS

1475 W. HANCOCK AVENUE  
 PORTLAND, ME  
 DESIGNER:  
 PLANNING/DESIGN ASSOCIATES  
 15 WASHINGTON ROAD, WINDHAM, ME 04224

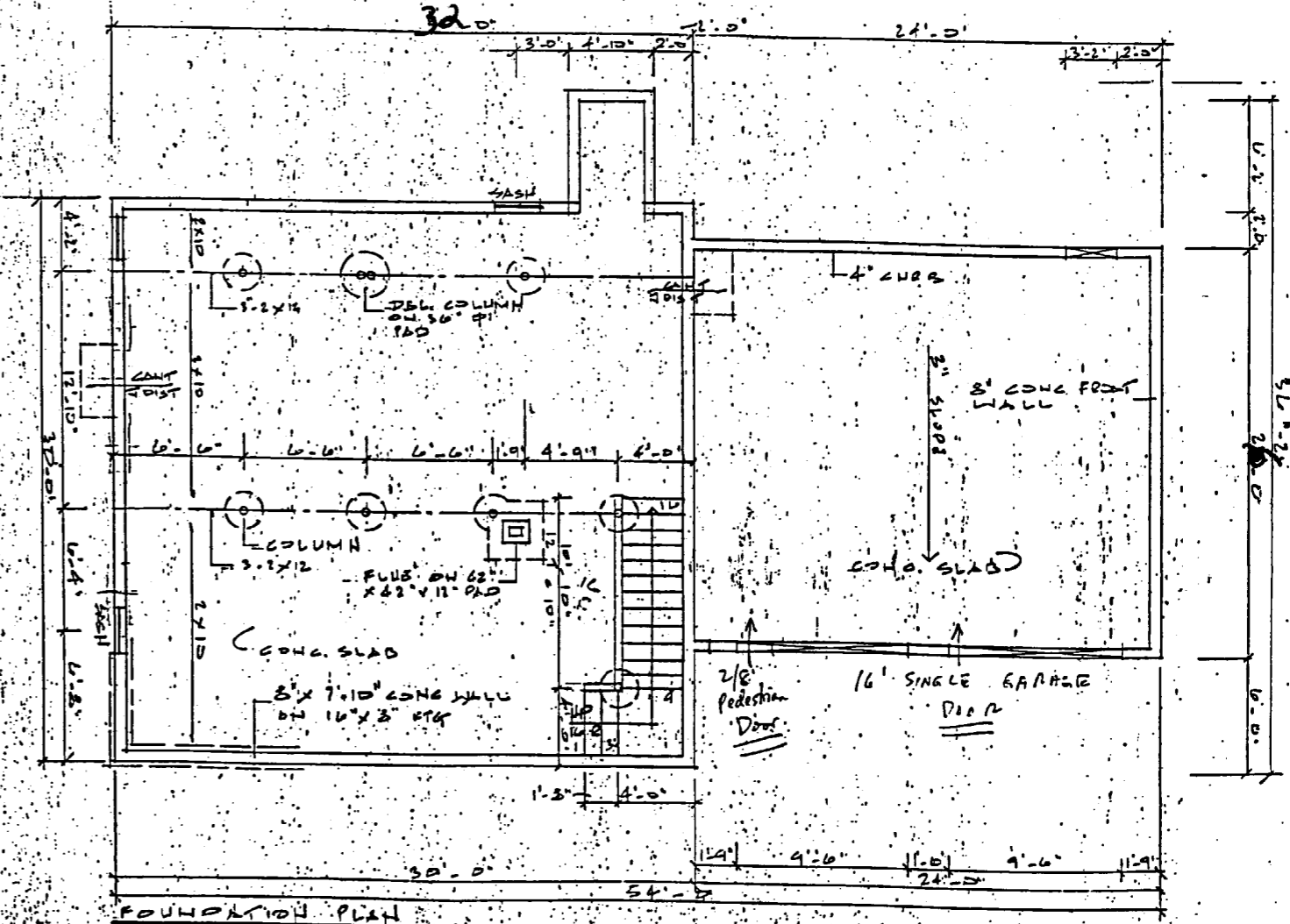
REVISIONS	BY



B-B SECTION



A-A SECTION



FOUNDATION PLAN

LOT 29 PINES, WYOMING STREET RESIDENCE  
 PORTLAND, ME  
 DESIGNER: DESIGN ASSOCIATES  
 14 PEARSON ROAD, BUNKER HILL, ME 04216

Date: 12-1-11  
 Scale: 1/4\"/>