

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

<b>PERMIT ISSUED</b>	
Permit No: 01-076716	Issue Date: - 8 2001
CBL: 405 AK011	

<b>Location of Construction:</b> 1 Liberty Way (lot #10)	<b>Owner Name:</b> Pines of Portland, Inc.	<b>Owner Address:</b> 426 Forest Ave. PORTLAND	<b>Phone:</b> 207-772-2127
<b>Business Name:</b> n/a	<b>Contractor Name:</b> Pines of Portland, Inc.	<b>Contractor Address:</b> 426 Forest Ave. Portland	<b>Phone:</b> 2077722127
<b>Lessee/Buyer's Name:</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Alterations - Dwellings	<b>Zone:</b> R-3

<b>Past Use:</b> Vacant	<b>Proposed Use:</b> Single Family / Amendment to permit # 01-0254. Smaller than original design submitted.	<b>Permit Fee:</b> \$30.00	<b>Cost of Work:</b> \$30.00	<b>CEO District:</b> 2
<b>Proposed Project Description:</b> Amendment to Permit # 01-0254		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied <b>INSPECTION:</b> Use Group: R-3 Type 5B PERMIT ISSUED WITH REQUIREMENTS Signature: [Signature] Date: [Date]		
		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.):</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: [Signature] Date: [Date]		

<b>Permit Taken By:</b> gg	<b>Date Applied For:</b> 06/26/2001	<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 NA <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone Paul Z <input type="checkbox"/> Subdivision Eric X <input checked="" type="checkbox"/> Site Plan 2001-0049 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM X Date: 6/2/01	<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
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

Applicant: Pines of Portland

Date: 8/2/01

A amendment to permit issued 4/9/20

Address: #1 Liberty Way (lot #18)

C-B-L: 405A-K-11

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New - -

Zone Location - R-3

Interior or corner lot -

32 x 32

24 x 26

Proposed Use/Work - Construct single family with attached garage with 8x12' rear deck

Sevage Disposal - City

Lot Street Frontage - 50' req - 52' shown

Front Yard - 25' req - 28' to front porch

Rear Yard - 25' req - 28' shown

Side Yard - 16' req - 35' ; 24' shown  
2 1/2 story shown

Projections - 8x12 rear deck - front porch 6x8

Width of Lot - 75' req - 115' shown

Height - 35' MAX 2 1/2 stories shown - 27' scaled

Lot Area - 11,606 sq ft shown (6,500 sq ft min)

Lot Coverage/ Impervious Surface - 25% of 2,901.5 sq ft MAX

Area per Family - 6,500 sq ft

Off-street Parking - 2 req - 2 shown

Loading Bays - N/A

Site Plan - minor/must #2001-0049

Shoreland Zoning/ Stream Protection - NA

Flood Plains - Panel 2 - Zone X

NO DAY light BASEMENT

8x12	=	96 sq ft
6x8	=	48
24x26	=	624
32x32	=	1024
		<u>1792 sq ft</u>

BUILDING PERMIT REPORT

DATE: 30 June 2001 ADDRESS: Liberty Way (Lot #18) CBL: 465-AK-011

REASON FOR PERMIT: To Amend Permit #01-0254

BUILDING OWNER: Pines of Portland

PERMIT APPLICANT: CONTRACTOR Pines of PTL

USE GROUP: R-3 CONSTRUCTION TYPE: 53 CONSTRUCTION COST: PERMIT FEES: \$30.00

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 #32 #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. Precaution must be taken to protect concrete and masonry.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
16. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue.
17. Each apartment shall have access to two (2) separate, remote and approved means of egress.
18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's.
19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

20. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

21. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
25. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
26. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. **No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.**
29. All requirements must be met before a final Certificate of Occupancy is issued.
30. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
31. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
32. Please read and implement the attached Land Use Zoning report requirements.
33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
34. Bridging shall comply with Section 2305.16.
35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
36. All flashing shall comply with Section 1406.3.10.
37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

*1) No Day light basements shown  
2) The previous house permit, design & set-backs are voided out by the issuance of this permit*

*39. All requirements of original permit shall be added too*

*[Signature]*  
 F. Samuel Haines, Building Inspector  
 cc: L. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator  
 Michael Nugent, Inspection Service Manager

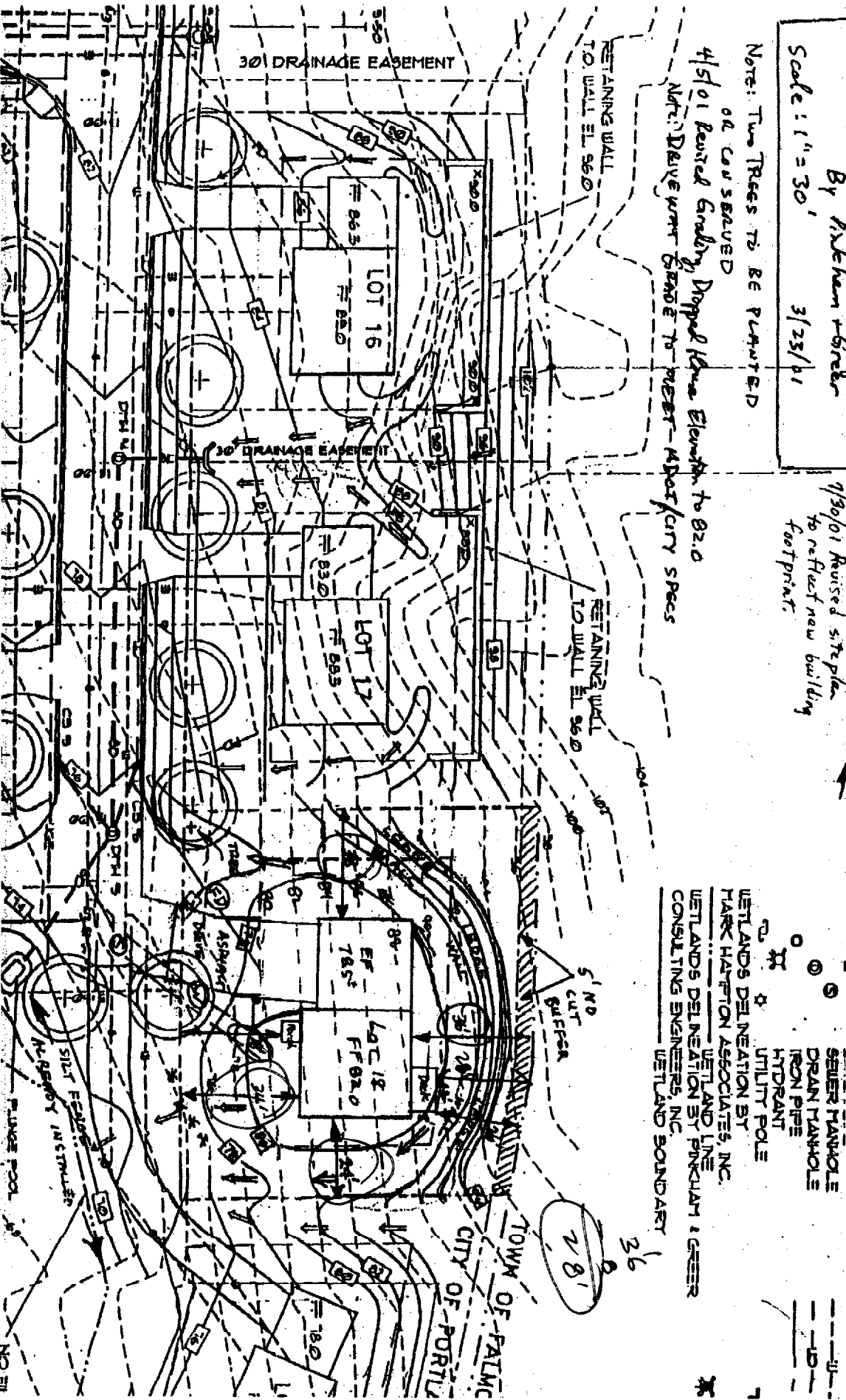
PSH 10/1/00

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

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

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

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



By Alexander + Greiner  
 Scale: 1" = 30'

3/23/01  
 7/30/01 Revised site plan to reflect new building footprint.

Note: Two TREES TO BE PLANTED OR COV SEAVED  
 4/5/01 Revised Grading, Drapped Home Elevation to 82.0  
 Note: Drive with Grade to meet ADAS/curry Specs

8/1/01  
 copy given to Jim Reynolds  
 8/2/01



**MULKERIN ASSOCIATES  
REAL ESTATE**

## FAX COVER SHEET

Date: 7/30/01

Total Pages: 4

To: Marge Schmuckel

Company Fax #:

From: Greg McCormack

Subject: Amended site plan for permit 01-0254

Enclosed is revised site plan as you  
requested. Thank you.

Greg McCormack

CALL US AT 772-2127 IF THERE ARE ANY PROBLEMS.

425 Forest Avenue, Portland, ME 04101  
207-772-2127 Fax: 207-871-8695

# AMENDMENT TO PERMIT 01-0254

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

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

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

NOTE\*\*If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction:	<i>1 Liberty Way (Lot 18 Pines)</i>
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Total Square Footage of Proposed Structure <i>2300 sq ft</i>	Square Footage of Lot <i>11606 sq ft</i>
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Tax Assessor's Chart, Block & Lot Number Chart# <i>405A</i> Block# <i>K</i> Lot# <i>11</i>	Owner: <i>Pines of Portland, Inc.</i>	Telephone#: <i>7722127</i>
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Lessee/Buyer's Name (If Applicable) <i>N/A</i>	Owner's/Purchaser/Lessee Address: <i>426 Forest Ave. Portland</i>	Cost Of Work: <i>\$135,000</i> Fee: <i>\$</i>
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Current use: <u><i>vacant lot</i></u>	Proposed use: <u><i>residence</i></u>
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Project description: *Amend / Change Home Plan style to be constructed on Lot 18 Pines (SMALLER THAN ORIGINAL DESIGN SUBMITTED.)*

Contractor's Name, Address & Telephone <i>Pines of Portland, Inc. 426 Forest Ave. Portland OR 97201</i>	Rec'd By:
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**A "minor/minor" site plan review is required for New Single Family Homes Only. The Site/Plot plan must be prepared and sealed by a registered land surveyor. The following must be submitted:**

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

**On all commercial permits the following must be submitted:**

- 1 copy of the site/plot plan
- 1 copy of the building/construction plan on 32" x 48"
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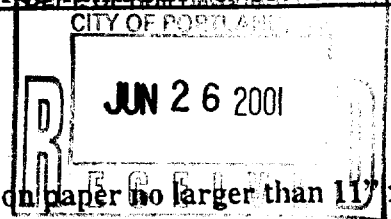
Current use: *vacant lot* Proposed use: *residence*

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Contractor's Name, Address & Telephone <i>Pines of Portland, Inc. 426 Forest Ave. Portland OR 01</i>	Rec'd By: <i>6/26 CH</i>
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**A PLOT PLAN INCLUDES THE FOLLOWING:**

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

**A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDES THE FOLLOWING:**

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

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

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

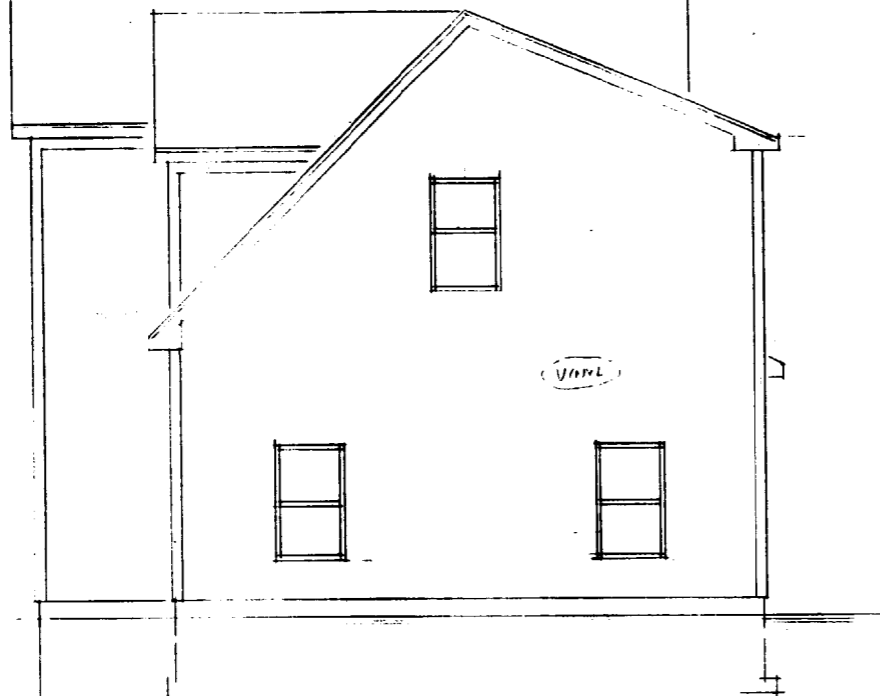
**Certification**

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

Signature of applicant: <i>[Handwritten Signature]</i>	Date: <i>6/25/01</i>
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Minor/Minor Site Review Fee: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

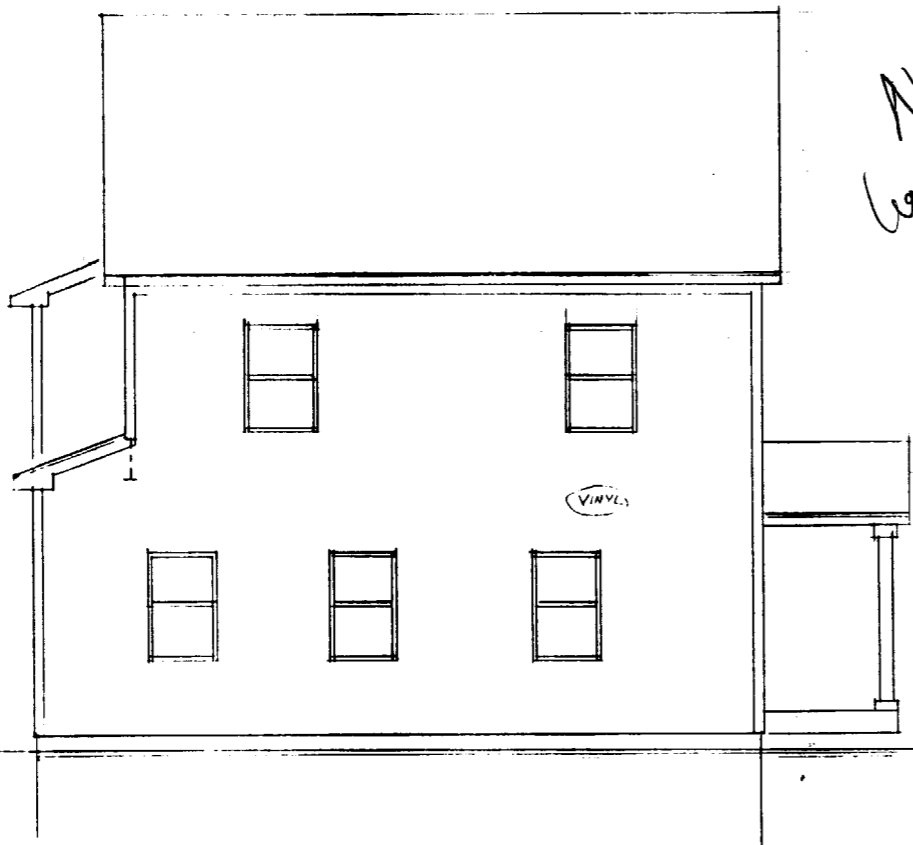
**ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED**



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



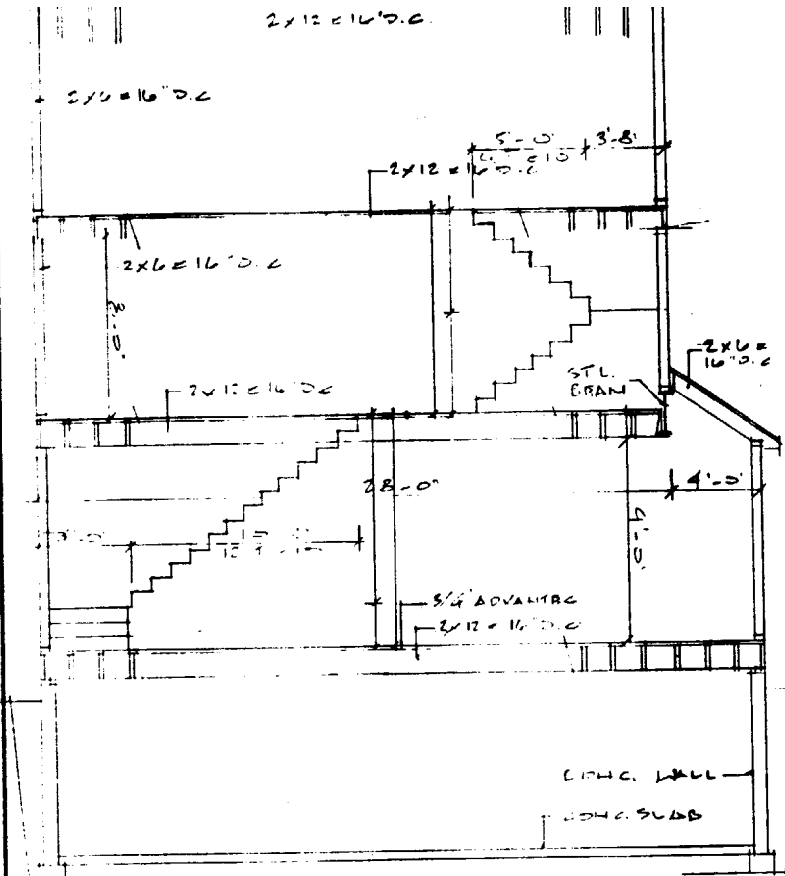
FRONT ELEVATION

Note:  
Revised Floor  
Plan to Be Constructed.

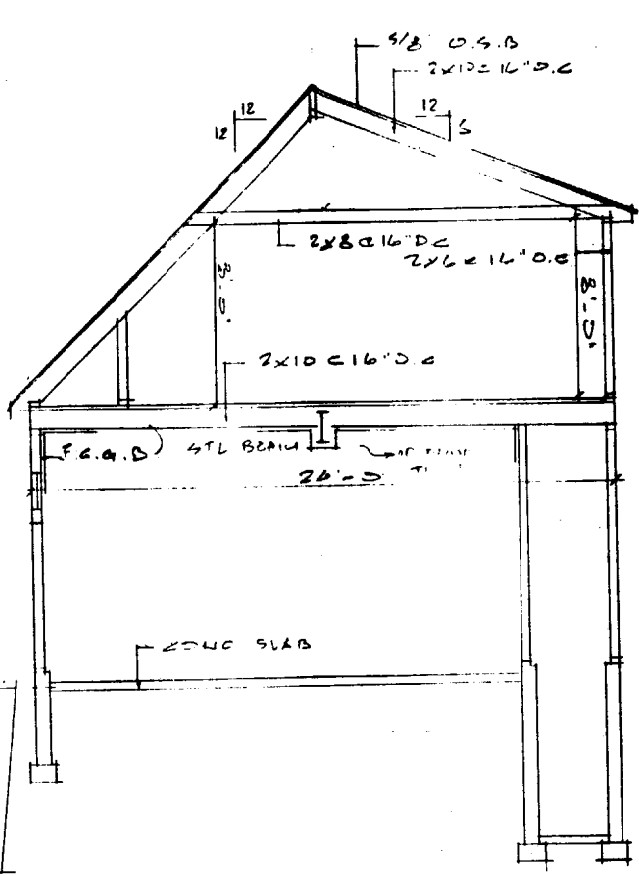
**GENERAL NOTES**  
 Plans are designed to comply with the 1999  
 57A A.S.C. - applicable with other codes and  
 regulations shall be the responsibility of the  
 owner/contractor.  
 1. All structural, electrical and other items  
 shall be verified by a structural engineer.  
 2. Contractor shall consult section 1014.0  
 for the framing around exterior walls.  
 3. Contractor shall verify all dimensions prior to  
 construction.  
 4. Contractor shall insure the foundation/  
 construction conforms to the local MPA, or  
 11.0 standard.  
 5. All manufactured structural lumber and trusses  
 shall be installed in accordance with manufacturer  
 instructions. Coverage or to members shall not  
 be removed.

LOT 5, THE PINES RESIDENCE, PORTLAND, ME  
 CONTRACTOR: GREG MCCORMACK  
 DESIGNER: GREG MCCORMACK  
 PLANNING/DESIGN ASSOCIATES  
 38 PARTRIDGE ROAD, PO BOX 251, WINDHAM, ME

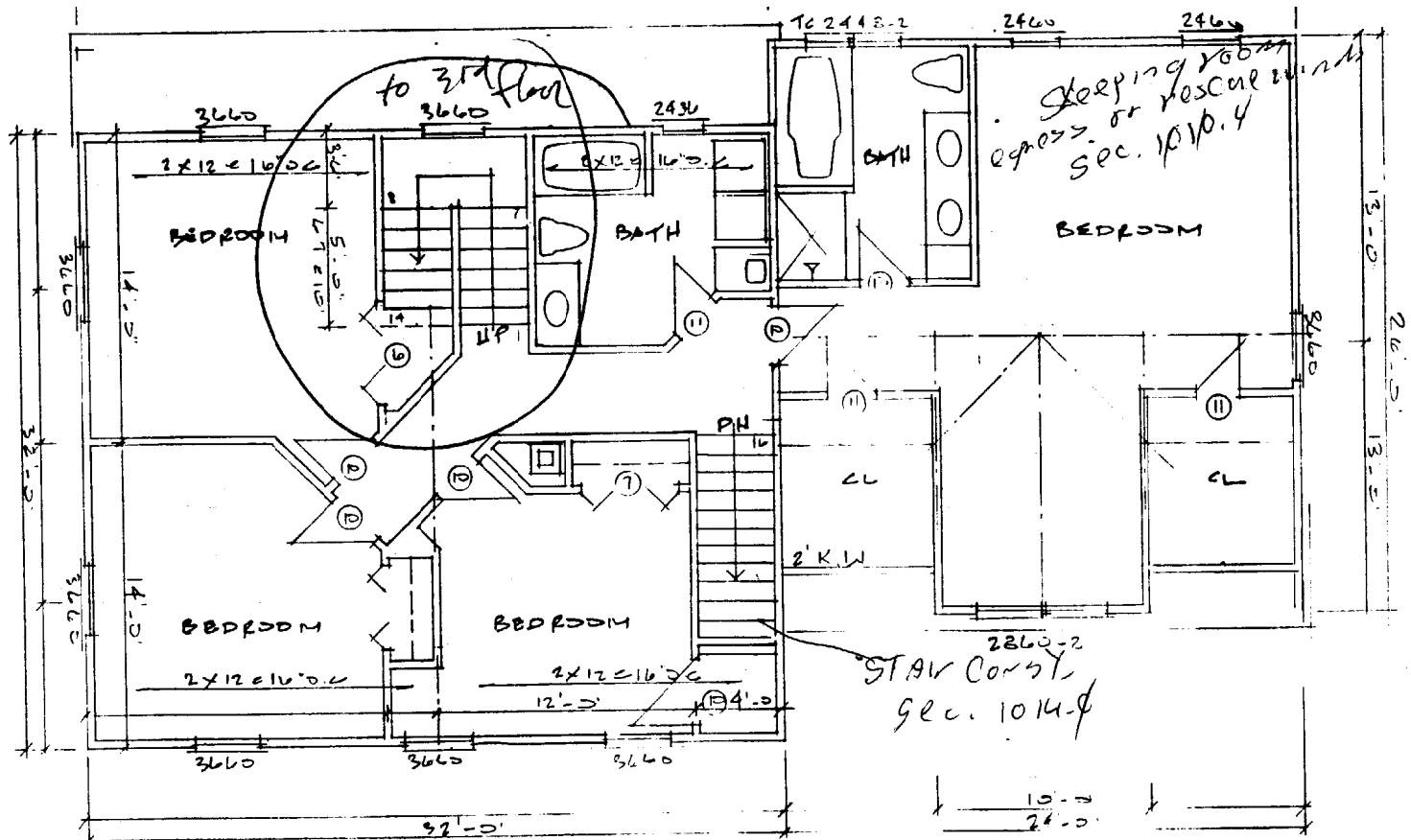
Date 6.1.01  
 Scale 1/8"  
 Drawn  
 Job  
 Sheet 1  
 ELEVATIONS  
 Of 3 Sheets



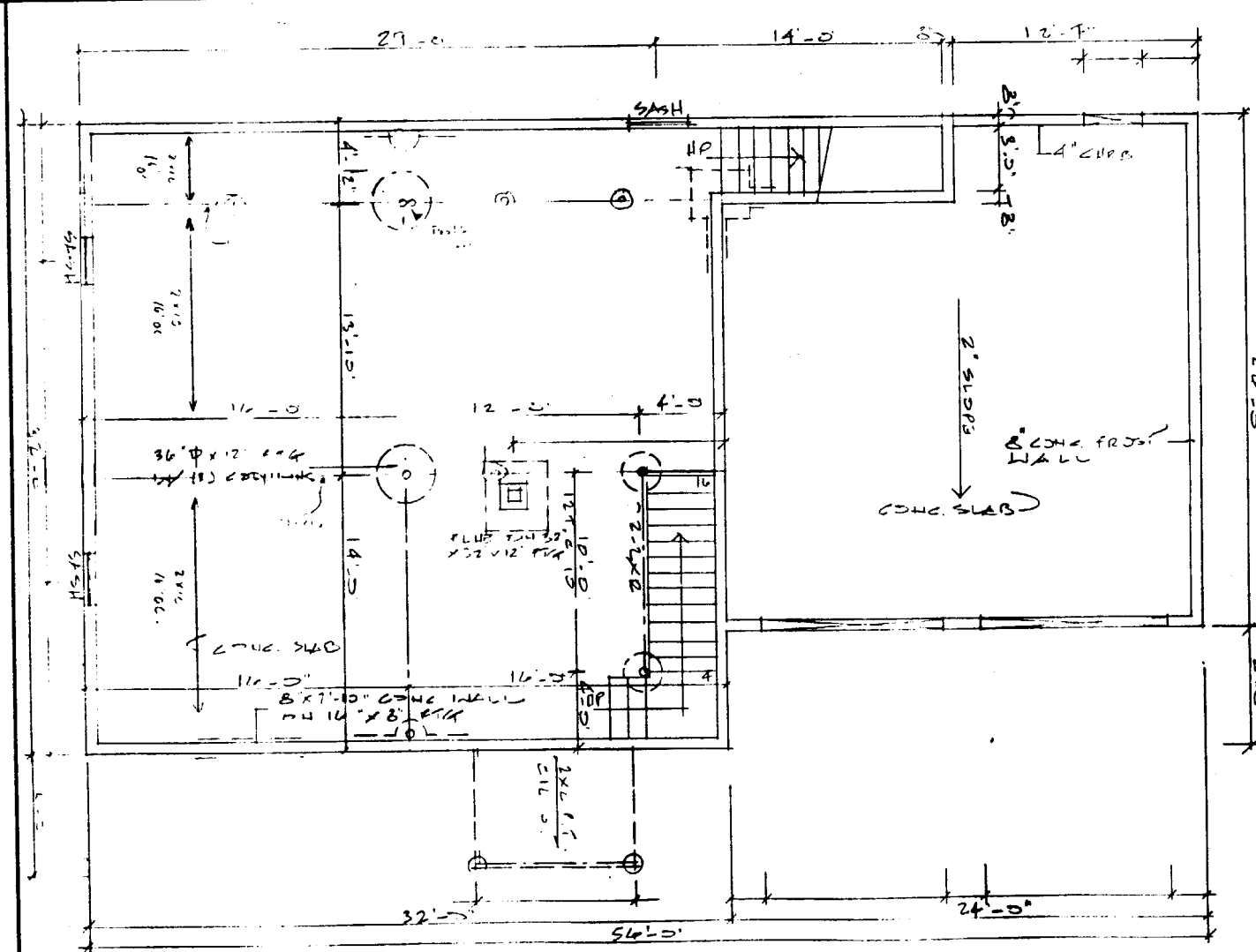
**A' SECTION**



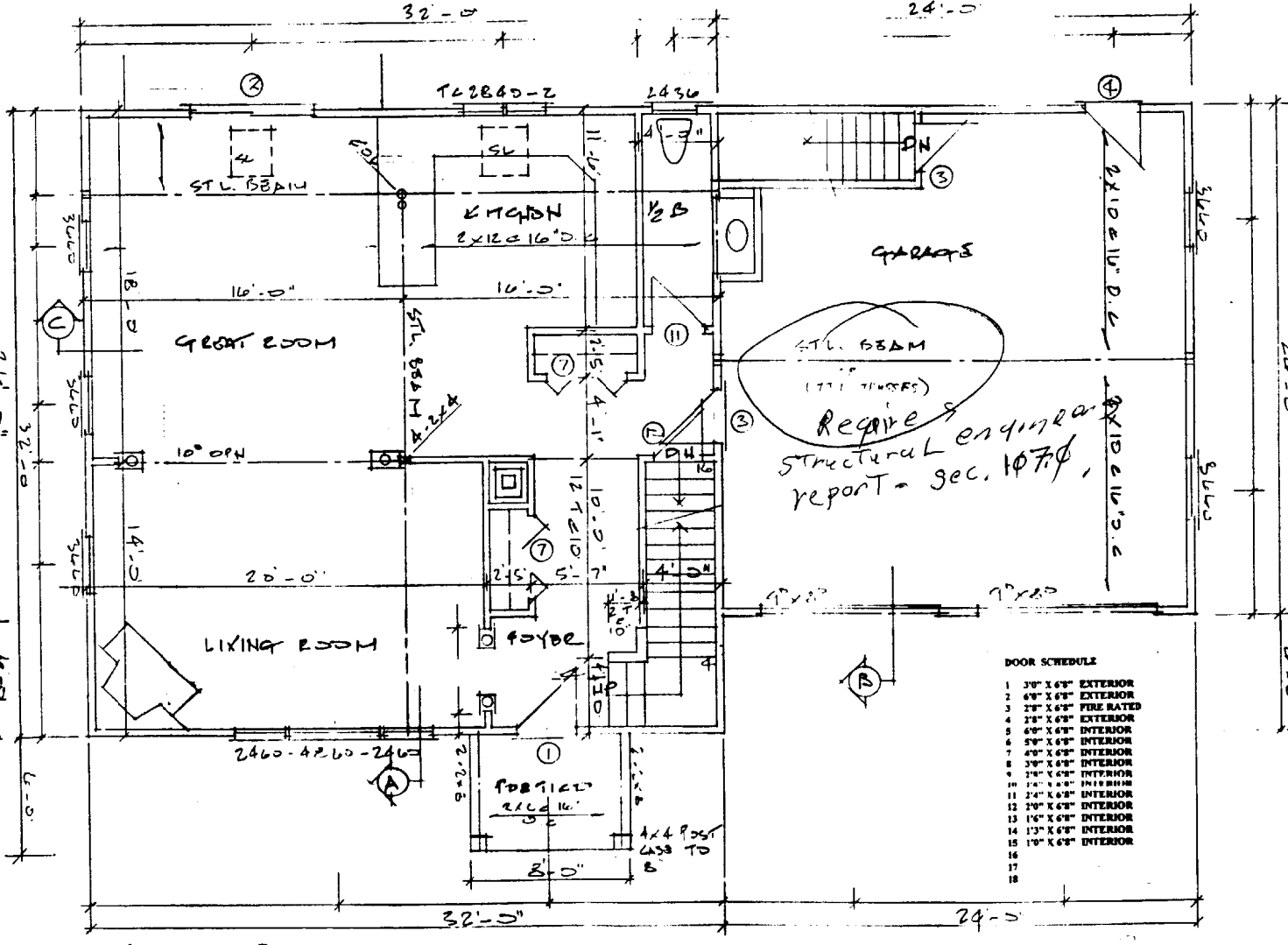
**B' SECTION**



**2ND FLOOR PLAN**



**FOUNDATION PLAN**



**1ST FLOOR PLAN**

to 3rd floor  
36'-0"

STAIR CONST.  
Sec. 1014.4

STL. BEAM  
(17' LONG)  
Require structural engineer  
report - sec. 107.4

**DOOR SCHEDULE**

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

**18** LOT 18, THE PINES RESIDENCE, PORTLAND, ME  
CONTRACTOR: GREG MCCORMACK  
DESIGNER: PLANNING / DESIGN ASSOCIATES

Date 4.1.11  
Scale 1/4"  
Drawn  
Job  
Sheet 2  
PLANS  
SECTION  
OF 3 SHEETS

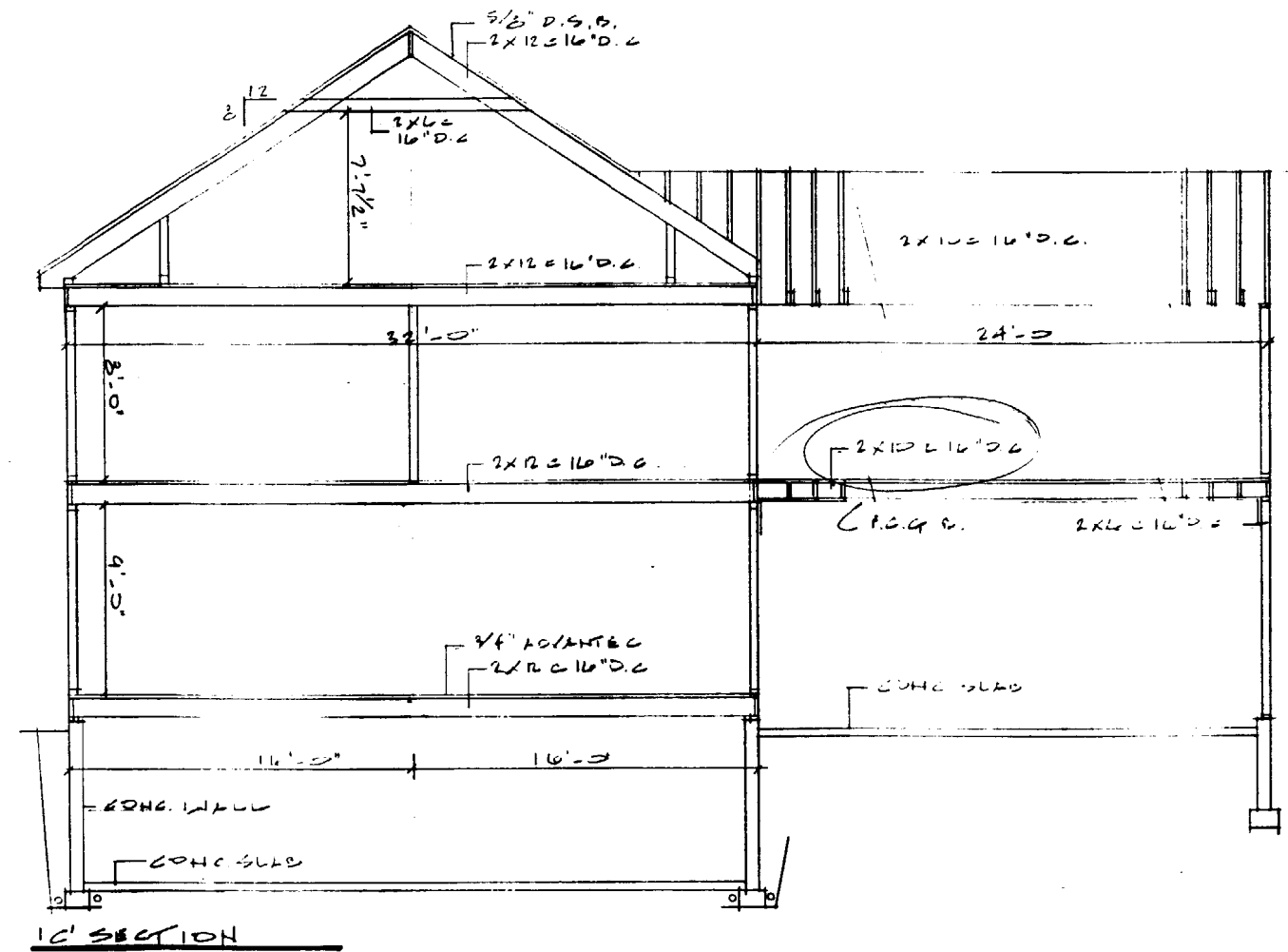
REVISIONS	BY

**FOUNDATION SPECIFICATIONS**

CONCRETE WALLS AS INDICATED ON CONT  
 KEYED FOOTING  
 ANCHORS AT CORNERS AND 4' OC  
 CONCRETE-2500 PSI AT FOOTINGS  
 3000 PSI AT WALLS  
 SOIL BEARING-2500 PSF  
 ALL FOOTINGS TO FROST DEPTH  
 3 1/2" STEEL LALLY COLUMNS  
 ON 24"OC\*12" FOOTINGS  
 4" CONCRETE SLAB ON 6 MIL VAPOR  
 BARRIER ON 1" MIN GRAN. FILL  
 4" DIA. PERFORATED UNDERDRAIN PIPES  
 BOTH SIDES OF WALL TO SUMP OR  
 DAYLIGHT GRAVITY  
 4" DIA. PERFORATED RADON PIPES UNDER  
 SLAB AT 20" MAX. OC. CONNECT TO  
 UNDERDRAINS. PROVIDE STUBS AT 40"  
 MAX. OC  
 CONTROL JOINTS AT MAX. 30' OC WALLS  
 AND SLABS  
 ASPHALT PAINT EXTERIOR WALLS TO  
 GRADE

**FRAME SPECIFICATIONS**

**FLOOR SYSTEM**  
 JOISTS AS INDICATED  
 BRIDGING AT CENTER  
 2X6 PT SILL W/ SEALER  
 SUBFLOOR AS INDICATED  
**EXTERIOR WALLS**  
 2X6 STUDS AS INDICATED  
 SHEATHING AS INDICATED  
 AIR INFILTRATION WRAP  
 VAPOR BARRIER  
 SIDING FINISH AS INDICATED  
**INTERIOR WALLS**  
 2X4 STUDS AT 16" OC  
 GYPBOARD AS INDICATED  
**ROOF SYSTEM**  
 RAFTERS/ TRUSSES AS INDICATED  
 SHEATHING AS INDICATED  
 15# UNDERLAYMENT  
 ICE SHIELD AT EAVES/VALLEYS  
 235# SHINGLES AS INDICATED  
**INSULATION**  
 EXTERIOR WALLS-R19  
 ATTIC CAP-R13  
 SILLS-R19  
 FROST WALL-2" RIGID  
**VENTILATION**  
 5/8" X 1" VENT STRIP  
 RIDGES-1/2" SHINGLE  
 CIRCULATION VENTS BETWEEN  
 RAFTERS/TRUSSES  
**BEAMS/HEADERS**  
 1-2X6 MAX 40' SPAN  
 1-2X8 MAX 30' SPAN  
 BEAMS AS INDICATED  
 MIN 4" BEARING ALL BEAMS  
**INTERIOR FINISHES**  
 1/2" GYPBOARD OR AS  
 INDICATED-WALLS/CEILING  
 FLOORING AS INDICATED  
 PAINT/STAIN AS INDICATED



**10' SECTION**

LOT 10 THE PINES RESIDENCE, PORTLAND, ME  
 CONTRACTOR: GREG MCCORMACK  
 DESIGNER: DESIGN ASSOCIATES  
 25 PARTRIDGE ROAD, PO BOX 51, WINDHAM, ME

Date	6.1.01
Scale	1/4"
Drawn	
Job	
Sheet	3
REVISIONS	
Of	3 Sheets