

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that CONSTRUCTIONCORP KING

Located At 29 STEPPING STONE

Job ID: 2011-03-543-SF

CBI: 406 - - F - 056 - 001 - - - -

has permission to New 1,598 sf Single Family Home

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

04/14/2011

Fire Prevention Officer


Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY.

PENALTY FOR REMOVING THIS CAR

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-03-543-SF	Date Applied: 3/2/2011	CBL: 406 - - F - 056 - 001 - - - -	
Location of Construction: 29 STEPPING STONE	Owner Name: KING CONSTRUCTION CORP	Owner Address: 198 SACO AVE OLD ORCHARD BEACH, ME 04064	Phone:
Business Name:	Contractor Name: Brackett, Dwight	Contractor Address: 84 Country LN PORTLAND ME04103	Phone: 756-0687
Lessee/Buyer's Name: Dwight Brackett	Phone:	Permit Type: BLDG - Building	Zone: R-3
Past Use: Vacant - Lot 6	Proposed Use: New single family home	Cost of Work: 110000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R3 Type: SB JRS, 3009
		Signature: <i>CAPT. R. Gauthier</i>	Signature: <i>[Signature]</i>
Proposed Project Description: Stepping Stone Lane / Lot#6 - new single family home		Pedestrian Activities District (P.A.D.)	

Permit Taken By:	Zoning Approval		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetlands <i>N/A</i> <input type="checkbox"/> Flood Zone <i>panel 7 - zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>Level I Minor Residential</i> <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>3/15/11</i> <i>OK w/ conditions ASB</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input type="checkbox"/> Not in Dist 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:
	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	PHON

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**

 - **Permits expire in 6 months. If the project is not started or ceases for 6 months.**

 - **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
1. Footings/ Setbacks
 2. Backfill
 3. Close-In (Electrical, Plumbing, Framing)
 4. Final Inspection/ Certificate of Occupancy

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-03-543-SF

Located At: 29 STEPPING STONE CBL: 406 - - F - 056 - 001 - - - -

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
3. As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed structure, it may be required to be located by a surveyor.

DRC

1. The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
2. The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent monumentation/pins identifying property corners.
3. A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
4. 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.
5. 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.
6. 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.
7. All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy. Trees that are designated to be saved are to be protected during excavation and construction.
8. Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily.

9. A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

Fire

1. New single family home will require a sprinkler system installed in compliance with NFPA 13D.
2. A separate non-fee sprinkler permit shall be required. A copy of the State Fire Marshal's sprinkler permit shall accompany the Fire Department permit. Capt. Gautreau

Building

1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. R311.5.1 Attachment. Exterior landings, decks, balconies, stairs and similar facilities shall be positively anchored to the primary structure to resist both vertical and lateral forces or shall be designed to be self-supporting. Attachment shall not be accomplished by use of toenails or nails subject to withdrawal.
3. The door opening between the garage and residence shall be equipped with solid wood doors not less than 1 3/8" inches in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches thick, or 20-minute fire-rated doors.
4. A photoelectric Carbon Monoxide (CO) detector shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.
5. Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
6. Energy Efficiency (N1101.2.1) "R-Factors of Walls, Floors, Ceilings, Building Envelope must be submitted to this Office prior to close-in or backfill.
7. Glass glazing required adjacent to stairways when exposed surface of the glass is less than 60 inches above the nose of the tread.
8. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	8 ¹² Trusses @ 24" O.C	① Need specs 40 PSF
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	Roof: 5/8 w/ Pent Edges Wall: 7/16 & 1/2 Ext.	
Fastener Schedule (Table R602.3(1) & (2))		②
Private Garage (Section R309) Living Space ? (Above or beside) Fire separation (Section R309.2)	(i) Hour Rated Ceiling w/ 3/8 Type X (ii) Hour Rated Walls w/ 5/8 Type X	
Opening Protection (Section R309.1)	"3068 Rated" Shown	20 Min Fire Door Required.
Emergency Escape and Rescue Openings (Section R310)	Egress Window Shown	Okay
Roof Covering (Chapter 9)	30yr Architectural	Okay
Safety Glazing (Section R308)	Master Bath 1st Floor Tub Required	③
Attic Access (Section R807)	22x30" Required	④
Chimney Clearances/Fire Blocking (Chap. 10)		
Header Schedule (Section 502.5(1) & (2))	③ 2x10	⑤
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	Ceiling R-49	⑥

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)		
Component	Submitted Plan	Findings/Revisions/Dates
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	8"X16" w/ 3-#4 Rebar 4" slab	
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	Drainage & Damp Proofing	(11)
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	(12)
Anchor Bolts/Straps, spacing (Section R403.1.6)	5/8" DIA x 12 / 3-0" o.c. 1-0" - corners	okay
Lally Column Type (Section R407)	N/A	
Girder & Header Spans (Table R 502.5(2))		
Built-Up Wood Center Girder Dimension/Type	N/A	
Sill/Band Joist Type & Dimensions	2x6" PT w/ Sealer	okay
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	Vapor Barrier Req.	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10" @ 16" o.c. 12-3 max	okay
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	Trusses	(1)

Applicant: Dwight Brackett

Date: 3/15/11

Address: 29 Stepping Stone Lane (Lot 6)

C-B-L: 406-F-056
permit # 2011-03-543

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - build new single family - two story - 45' x 46' ± - 1 car garage attached

Sevage Disposal - city

Lot Street Frontage - 50' min. - 50' scaled (ok)

Front Yard - 25' min. - 26' scaled (ok)

Rear Yard - 25' min. 26' scaled (ok)

Side Yard - 2 stories - 14' min - 20' scaled on right (ok)
- 15' scaled on left (ok)

Projections -

Width of Lot - 65' min. - 66' scaled (ok)

Height - 35' max. - 17' scaled (ok)

Lot Area - 6,500 ± min. - 8958 sf

12 x 24 = 288
18 x 45 = 810
16 x 44 = 704

Lot Coverage Impervious Surface - 35% = 3135.3 ±

1802 (ok)

Area per Family - 6,500 ± (ok)

Off-street Parking - 2 spaces required - one car space (18' x 21) + one space 21' x 12' (ok)

Loading Bays - N/A

Site Plan - Level I Minor Residential

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 7 - zone X

Job Summary Report
Job ID: 2011-03-543-SF

Report generated on Mar 8, 2011 9:54:41 AM

Page 1

Job Type:	New Single Family	Job Description:	Stepping Stone Lane / Lot#6	Job Year:	2011
Building Job Status Code:	In Review	Pin Value:	808	Tenant Name:	
Job Application Date:		Public Building Flag:	N	Tenant Number:	
Estimated Value:	110,000	Square Footage:			
Related Parties:		CONSTRUCTION KING		<i>Property Owner</i>	
		- Dwight Brackett		<i>GENERAL CONTRACTOR</i>	

Job Charges

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
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Location ID: 48306

Location Details

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
	406 F 056 001		U				-70.277163	43.696694

Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)
1				29 STEPPING STONE LANE

Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
VACANT LAND		2-3					DISTRICT 5	

Structure Details

Structure: New 1,598 sf single family

Occupancy Type Code:

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Single Family	0			29 STEPPING STONE LANE

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference	User Defined Property	Value
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Permit #: 20111716

Permit Data

Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
48306	New 1,598 sf single family	Initialized	New 1,598 sf Single Family Home			

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	CALDER PATRICK D	25 STEPPING STONE LN PORTLAND, ME 04103	25 STEPPING STONE LN	1
	INJAC TATJANA & IGOR INJAC JTS	11 HUNTINGTON AVE PORTLAND, ME 04104	22 STEPPING STONE LN	1
	KING CONSTRUCTION CORP	198 SACO AVE OLD ORCHARD BEACH, ME 04064	24 STEPPING STONE LN	0
	KING CONSTRUCTION CORP	198 SACO AVE OLD ORCHARD BEACH, ME 04064	29 STEPPING STONE LN	0
	LEIGHTON EUGENE H	197 RAY ST PORTLAND, ME 04103	197 RAY ST	1
	NGUYEN TUANH	19 STEPPING STONE LN PORTLAND, ME 04103	19 STEPPING STONE LN	1
	PEIGHTAL PATRICIA M	195 RAY ST PORTLAND, ME 04103	MARLBOROUGH RD	0
	PEIGHTAL PATRICIA M	195 RAY ST PORTLAND, ME 04103	195 RAY ST	1
	PIROZZI ELEANOR A TRUSTEE	519 BRIDGE ST APT 201 MANCHESTER, NH 03104	MARLBOROUGH RD	0
	POMPEO ROCCO JOSEPH	130 VERANDA ST PORTLAND, ME 04103	0 MARLBOROUGH RD	0
	POMPEO ROCCO JOSEPH	130 VERANDA ST PORTLAND, ME 04103	MARLBOROUGH RD	0
	REEVE WILLIAM & CAROL JTS	209 RAY ST PORTLAND, ME 04103	209 RAY ST	1
	ROTOLO ANTOINETTE T WID	203 RAY ST PORTLAND, ME 04103	203 RAY ST	1
	TUN U SHWE & AYE MIE MIE JTS	213 RAY ST PORTLAND, ME 04103	213 RAY ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
Total Listed:	14			8

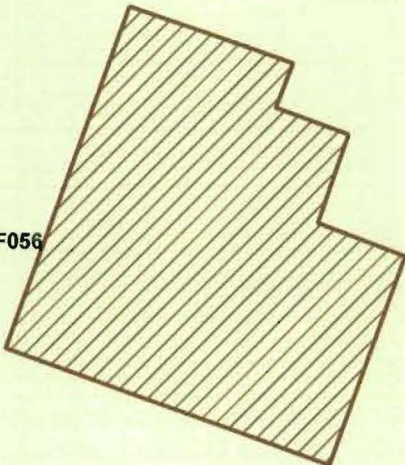
407 D022

406 F058



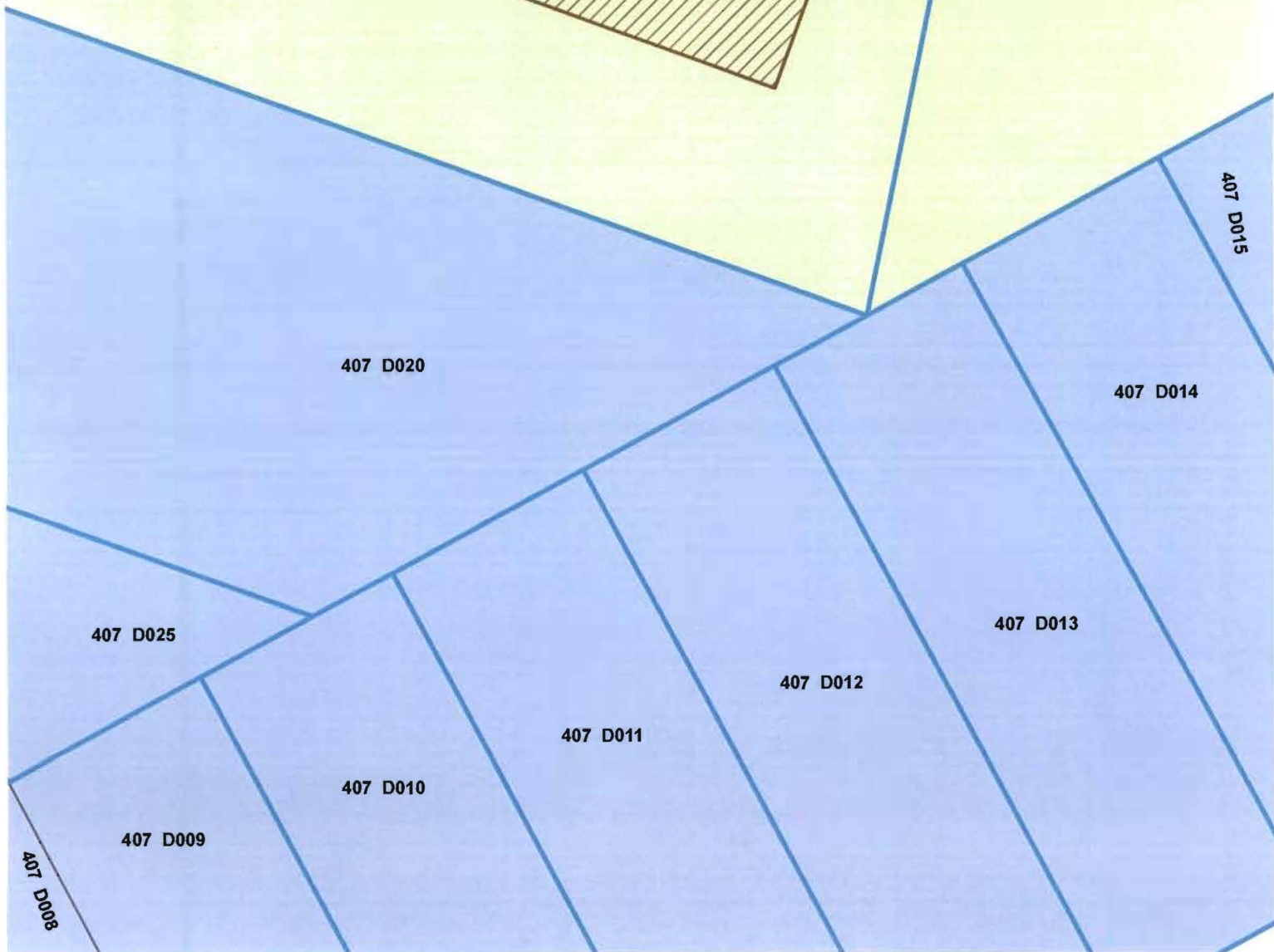
406 F055

STEPPING STONE LN



406 F056

406 F057



407 D020

407 D015

407 D014

407 D013

407 D012

407 D011

407 D010

407 D025

407 D009

407 D008

Job Summary Report
Job ID: 2011-03-543-SF

Report generated on Mar 8, 2011 9:54:41 AM

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Inspection Details

<u>Inspection Id</u>	<u>Inspection Type</u>	<u>Inspection Result Status</u>	<u>Inspection Status Date</u>	<u>Scheduled Start Timestamp</u>	<u>Result Status Date</u>	<u>Final Inspection Flag</u>
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Fees Details

<u>Fee Code Description</u>	<u>Charge Amount</u>	<u>Permit Charge Adjustment</u>	<u>Permit Charge Adj Remark</u>	<u>Payment Date</u>	<u>Receipt Number</u>	<u>Payment Amount</u>	<u>Payment Adjustment Amount</u>	<u>Payment Adj Comment</u>
Certificate of Occupancy Fee	\$75.00							
Job Valuation Fees	\$1,120.00							
Minor Single Family Site Review	\$300.00							
Site Plan Inspection - SF	\$100.00							

CD ✓ 66 entered 3/18/11



General Building Permit Application

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.

#29

Location/Address of Construction: LOT #6 STEPPING STONE LANE		
Total Square Footage of Proposed Structure/Area 1,598	Square Footage of Lot 8958	Number of Stories 2
Tax Assessor's Chart, Block & Lot Chart# 406 Block# F Lot# 056	Applicant *must be owner, Lessee or Buyer* Name DWIGHT BRACKETT Address 84 COUNTRY LANE City, State & Zip PORTLAND ME 04103	Telephone: 7560687 <i>Call first</i>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ 110,000 C of O Fee: \$ Total Fee: \$
Current legal use (i.e. single family) SINGLE FAMILY Number of Residential Units 1 If vacant, what was the previous use? VACANT LOT #6 Proposed Specific use: Is property part of a subdivision? YES If yes, please name AUTUMN GLEN SUB Project description: 3 BED ROOM RANCH		
Contractor's name: D.A. BRACKETT & CO INC. Address: 84 COUNTRY LANE City, State & Zip: PORTLAND ME 04103		Bldg Fee 1,120.00 SITE 300.00 COFO 75.00 Admin 100.00 Telephone: 7560687
Who should we contact when the permit is ready: DWIGHT BRACKETT Mailing address: 84 COUNTRY LANE PORTLAND ME 04103		Telephone: 7560687 Total 1,595.00

RECEIVED

MAR -2 2011

Dept of Building Inspector City of Portland Maine

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work 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: *Dwight Brackett* Date: **2/28/11**

This is not a permit; you may not commence ANY work until the permit is issued

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	8 ¹² / ₁₂ Trusses @ 24" O.C	① Need Specs → 40 PSF
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	Roof: 5/8 w Panel Edges Wall: 7/16 w 1/2 Ext.	
Fastener Schedule (Table R602.3(1) & (2))		②
Private Garage (Section R309) Living Space ? (Above or beside) Fire separation (Section R309.2)	(1) Hour Rated Ceiling w/ 5/8 Type X (1) Hour Rated Walls w/ 5/8 Type X	
Opening Protection (Section R309.1)	"3068 Rated" shown	
Emergency Escape and Rescue Openings (Section R310)	Egress windows shown	Okay
Roof Covering (Chapter 9)	30yr Architectural	Okay
Safety Glazing (Section R308)		③
Attic Access (Section R807)		④
Chimney Clearances/Fire Blocking (Chap. 10)		
Header Schedule (Section 502.5(1) & (2))		⑤
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	Ceiling R-49	⑥

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1) _____		
Component	Submitted Plan	Findings/Revisions/Dates
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	8" x 16" w/ 2- #4 Rebar 4" Slab	
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	Drainage	(11)
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY		(10)
Anchor Bolts/Straps, spacing (Section R403.1.6)	2x8" DIA x 12' / 3'-0" OC 1'-0" - Corners	Okay
Lally Column Type (Section R407)		
Girder & Header Spans (Table R 502.5(2))		
Built-Up Wood Center Girder Dimension/Type		
Sill/Band Joist Type & Dimensions	2x6" PT w/ Sider	Okay
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	N/A Vapor Barrier?	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	Trusses	(1)
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	Trusses	(1)

<p>Type of Heating System</p>		
<p>Means of Egress (Sec R311 & R312) Basement Number of Stairways Interior Exterior Treads and Risers (Section R311.5.3) Width (Section R311.5.1) Headroom (Section R311.5.2) Guardrails and Handrails (Section R312 & R311.5.6 – R311.5.6.3)</p>	<p>10" 3-10"</p>	<p>7</p>
<p>Smoke Detectors (Section R313) Location and type/Interconnected</p>		<p>8</p>
<p>Dwelling Unit Separation (Section R317) and IBC – 2003 (Section 1207)</p>		
<p>Deck Construction (Section R502.2.1)</p>		<p>9</p>

DEVELOPMENT REVIEW FEES:

Check all reviews that apply. Payment may be made in cash or check to the City of Portland.

Level I Minor Residential Site Plan ___ Application Fee (\$300.00 flat fee) The City invoices separately for the following: <ul style="list-style-type: none">• Notices (\$.75 each)	Fees Paid (office use) ___
Inspection Fee: Inspection fee due after approval (for site plan inspection by the Planning Division)	\$100 (flat fee)
Performance Guarantee	Exempt except for those projects that complete construction in the winter and the site work is incomplete.
Building Permit Fee	\$30 for the first \$1,000 construction cost, \$10 per additional \$1,000 cost.

Application Check List:

As of December 1, 2010, all site plans and written application materials must be uploaded to a website for review. At the time of application, instructions for uploading the plans will be provided to the applicant. One paper set of the plans, written materials and application fee must be submitted to the Planning Division Office to start the review process.

Inspection

Refer to the application checklist for a detailed list of submittal requirements.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: www.portlandmaine.gov Copies of the ordinances may be purchased through the Planning Division. All of the information on the checklist must be submitted for review. The applicant must check off the items contained in the application package to ensure the application is complete.

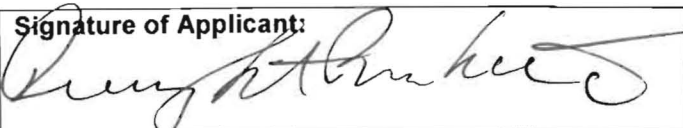
Property Taxes:

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 a permit of any kind is accepted.

Separate Permits:

Separate permits are required for internal and external plumbing, HVAC, and electrical installations.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work 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 Planning Authority and Code Enforcement'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: 2/28/11
---	-------------------------

This is not a permit; you may not commence any work until the permit is issued.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	▪ Proposed protections to or alterations of watercourses.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	▪ Proposed wetland protections or impacts.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	▪ Existing vegetation to be preserved and proposed site landscaping and street trees (2 trees per unit for a single or two-family house).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	▪ Existing and proposed curb and sidewalk, except for a single family home.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	▪ Existing and proposed easements or public or private rights of way.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	▪ Show foundation/perimeter drain and outlet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	▪ Additional requirements may apply for lots on unimproved streets.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)
		Three sets of the reduced boundary survey/site plan is required if original is larger than 11'x17'

Building Permit Submittal Requirements –Level I: Minor Residential Development

Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
		1	One (1) complete set of construction drawings must include:
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Cross section with framing details
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Floor plans and elevations to scale
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Stair details including dimensions of : rise/run, head room, guards/handrails, baluster space
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Window and door schedules
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Foundation plans w/required drainage and damp proofing , if applicable
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Detail egress requirements and fire separation, if applicable
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2003
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)
<input type="checkbox"/>	<input type="checkbox"/>		▪ Reduced plans or electronic files in pdf format are also required if original plans are larger than 11X17"

Reminder: Separate permits are required for internal and external plumbing, HVAC, and electrical installations. Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused. The Planning and Urban Development Department may request additional information prior to the issuance of a permit.

11. **FINANCING:** This Agreement is is not subject to Financing. If subject to financing:
- This Agreement shall be subject to Buyer obtaining a _____ day(s) _____ % of financing at _____ price, a _____ interest rate and is entered into by Seller and Buyer on _____ date. Buyer is under a good faith obligation to seek financing within _____ days of this Agreement.
 - Buyer to provide Seller with letter from lender showing that Buyer has made application for financing specified in (a) and, subject to verification of information, is qualified for the loan requested with a _____ day(s) from the Effective Date of this Agreement. If Buyer fails to provide Seller with such letter within said time period, Seller may terminate this Agreement and the earnest money shall be returned to Buyer.
 - Buyer hereby authorizes, instructs and directs its lender to communicate the status of the Buyer's loan application to Seller, Seller's licensee or Buyer's licensee.
 - After (b) is met, Buyer is obligated to notify Seller in writing if a lender notifies Buyer that it is unable to provide said financing. Any failure by Buyer to notify Seller within two (2) days of receipt of Buyer's notification that it cannot obtain a loan under this Agreement.
 - Buyer agrees to pay no more than _____ points, Seller agrees to pay up to \$ _____ towards Buyer's pre-pays, points and closing costs.
 - Buyer's ability to obtain financing is not subject to the sale of primary property. Is applicable: Yes No
 - Buyer may choose to pre-pay instead of obtaining financing. If so, Buyer shall notify Seller in writing including providing proof of funds and this Agreement shall not be subject to financing, and Seller's right to terminate pursuant to the provisions of this paragraph shall be void.

12. **BUYER'S AGENT:** Buyer and Seller acknowledge they have been advised of the full written disclosure:

Buyer's Agent: _____ of _____ Real Estate Agency, _____ State
 Seller's Agent: _____ of _____ Real Estate Agency, _____ State

Seller Agent Buyer Agent Dual Agent Transaction Broker

Buyer's Agent: _____ of _____ Real Estate Agency, _____ State
 Seller's Agent: _____ of _____ Real Estate Agency, _____ State

Seller Agent Buyer Agent Dual Agent Transaction Broker

In this transaction involving Disclosed Dual Agency, the Buyer and Seller acknowledge the limited fiduciary duties of the agents and hereby consent to this arrangement. In addition, Buyer and Seller acknowledge their rights and signing of a Disclosed Dual Agency Consent Agreement.

13. **PROHIBITION ON DISCLOSURE FORM:** Buyer acknowledges receipt of Seller's Property Disclosure Form.

14. **REMEDY:** In the event of default by the Buyer, Seller may employ all legal and equitable remedies, including, without limitation, termination of this Agreement and forfeiture by Buyer of the earnest money. In the event of default by Seller, Buyer may employ all legal and equitable remedies, including, without limitation, termination of this Agreement and return to Buyer of the earnest money. Agency acting as broker agent may not apply its real estate license fees from both parties either in disbursing the earnest money to either Buyer or Seller.

15. **MEDIATION:** Limited money disputes subject to the jurisdiction of small claims courts will be handled in the forum. For all other disputes or claims arising out of or relating to this Agreement, the parties, as defined in this Agreement, shall be submitted to mediation in accordance with the Maine Residential Real Estate Mediation Rules. Buyer and Seller are bound to mediate in good faith and pay their respective mediation fees. The party who has agreed first to go to mediation, then that party will be liable for the other party's legal fees in any subsequent litigation regarding this same matter in which the party who refused to go to mediation loses in the subsequent litigation. This clause shall survive the closing of the transaction.

16. **PRIOR STATEMENTS:** Any representations, statements and agreements are not valid unless contained herein. This Agreement completely expresses the obligations of the parties.

17. **HEIR'S ASSIGNS:** This Agreement shall extend to and be obligatory upon heirs, persons' representatives, successors, and assigns of the Seller and the assigns of the Buyer.

18. **COUNTERPARTS:** This Agreement may be signed on any number of identical counterparts, each of which shall be deemed to be a copy of the original and all of which together shall be deemed to constitute the original. Original, faxed or other electronically transmitted signatures are binding.

19. **NOTICE:** Any notice, communication or document delivery requirements hereunder may be satisfied by providing the required notice, communication or document to the party or their agent as set forth in this Agreement. Withdrawal of offers and counteroffers will be effective upon communication, verbal or in writing.

20. **EFFECTIVE DATE:** This Agreement is a binding contract when signed by both Buyer and Seller and when the form has been communicated, which shall be the Effective Date. Licensee is authorized to fill in the Effective Date on Page 1 hereof, except as expressly set forth to the contrary. The use of the term "days" in this Agreement, including all addenda made a part hereof, shall mean business days defined as excluding Saturdays, Sundays and any observed Maine State/Federal holidays. "Days" in this Agreement, including all addenda, expressed as "within days" shall be counted from the Effective Date, unless another starting date is expressly set forth, beginning with the first day after the Effective Date, or such other established starting date, and ending at 5:00 pm, Eastern Time on the last day counted. Unless expressly stated in the contract, clauses in this Agreement, including all addenda, expressed as a specific date shall end at 5:00 pm, Eastern Time on such date.

Buyer: _____ Date: _____ Seller: _____
 (Buyer's Agent) (Seller's Agent)
 18770 Pleasant Hill Road, Portland, ME 04106 (907) 876-1000

10. DUE DILIGENCE: Buyer is encouraged to seek information from professionals regarding any specific issue or concern. Neither Seller nor Licensee makes any warranties regarding the condition, permitted use or value of Seller's real property. This Agreement is subject to the following contingencies, which may be waived by Seller or Buyer.

CONTINGENCY	YES	NO	DAYS FOR COMPLETION	OBTAINED BY	TO BE PAID FOR BY
1. SURVEY Purpose: <u>Already given to Buyer</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<u>Seller</u>	<u>Seller</u>
2. SOIL TEST Purpose: _____	<input type="checkbox"/>	<input type="checkbox"/>			
3. SEWER SYSTEM DESIGN Purpose: _____	<input type="checkbox"/>	<input type="checkbox"/>			
4. LOCAL PERMITS Purpose: <u>Existing permits - check with City and get collection meter IF City EPA-licensed done</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>30 business</u>	<u>Buyer</u>	<u>Buyer</u>
5. HAZARDOUS WASTE REPORTS Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
6. UTILITIES Purpose: <u>One transformer on site per As Built Plan on file at City & provided to Buyer</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
7. WATER Purpose: _____	<input type="checkbox"/>	<input type="checkbox"/>			
8. SUBDIVISION APPROVAL Purpose: <u>Already given to Buyer</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<u>Seller</u>	<u>Seller</u>
9. DOUBLE APPROVALS Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
10. ZONING VARIANCE Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
11. HABITAT REVIEW WATERFOY L Purpose: _____	<input type="checkbox"/>	<input type="checkbox"/>			
12. MISC. DRIVEWAY ENTRANCE PERMIT Purpose: _____	<input type="checkbox"/>	<input type="checkbox"/>			
13. DRED RESTRICTION Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
14. TAX EXEMPT STATUS Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
15. OTHER Purpose: _____	<input type="checkbox"/>	<input type="checkbox"/>			

Other specifications regarding any of the above: Clarification of drainage easement on plans of record at City of Portland: 2 book pins & monuments are set per BK24 (Bill Thompson), front two pins were to be installed by Jim Seymour at Sabag, Technics

Unless otherwise specified above, all of the above will be obtained and paid for by Buyer. If the result of any investigation or other condition specified herein is unsatisfactory to Buyer, Buyer will declare the Agreement null and void by notifying Seller in writing within the specified number of days, and any earnest money shall be returned to Buyer. If the result of any investigation or other condition specified herein is unsatisfactory to Buyer, and Buyer wishes to pursue remedies other than voiding the Agreement, Buyer must do so in full resolution within the time period set forth above, otherwise this contingency is waived. If Buyer does not notify Seller that an investigation is unsatisfactory within the time period set forth above, this contingency is waived by Buyer. In the absence of inspection as mentioned above, Buyer is relying completely upon Buyer's own opinion as to the condition of the property.

WELLS 2101

Page 3 of 4 - 12/5/11 - Buyer (initial)

Seller (initial)

FAX



To: *Dawght*
Fax Number: *772-8629*
From: *Jon Ricux*
Fax Number:
Date: *04/13/11*
Regarding:
Total Number Of Pages Including Cover: *4*
Phone Number For Follow-Up: *874.8702*

Comments:

Missing info on every # 1-11

City Of Portland, Maine
Inspections Division Services
389 Congress St Room 315 Portland Me 04101-3509
Phone: (207) 874-8703 or (207)874-8693
Fax: (207) 874-8716
<http://www.portlandmaine.gov/>

CONFIRMATORY DEED

KNOW ALL MEN BY THESE PRESENTS,

THAT, NORTHEAST TRADING CORP., a Maine Corporation, of Freeport, in the County of Cumberland and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration, paid by **KING CONSTRUCTION, CORP., a Maine Corporation, and /or its successors and assigns**, of Old Orchard Beach, County of York and State of Maine, whose mailing address is: 198 Saco Avenue, Old Orchard Beach, ME 04064, the receipt whereof it does hereby acknowledge, does hereby release all of its right, title, and interest in the following described property unto the said **KING CONSTRUCTION, CORP.** and/or its successors and assigns, to wit:

A certain lot or parcel of land situated on the westerly side of Beaugard Street in the City of Portland, County of Cumberland and State of Maine as shown on the Subdivision Plan/Recording Plat of Newcomb Glen Subdivision for Gunter-Paul, Inc. by Sebago Technics, Inc. dated February 15, 2002 and last revised August 4, 2003, bounded and described as follows:

Beginning at a 5/8" rebar to be set at the southeasterly corner of land now or formerly of Gregory McCormack and the southwesterly sideline of Beaugard Street;

Thence S 33°-51'-39" E, by and along the southwesterly sideline of Beaugard Street and the northeasterly sideline of Lot One, Patriot Lane, Lot Ten and Lot Eight, a distance of 394.23 feet to a point near a found loose 5/8" rebar with Cap Number 2063 at the easterly corner of said Lot Eight;

Thence S 57° 25' 55" W, by and long the northerly sideline of remaining land of Dean Cole as shown on said Plan, a distance of 1.06 feet to a point;

Thence S 61°-35'-11" W, by and along the northerly sideline of remaining land of Dean Cole as shown on said plan and land now or formerly of Rocco Joseph Pompeo as described in a deed recorded at Cumberland County Registry of Deeds in Book 2130, Page 386, and the southeasterly sideline of Lot Eight and Lot Seven, a distance of 329.68 feet to a point near a 1" iron pipe crimped and a 1/2" rebar 10 inches high at the most easterly corner of land now or formerly owned by Leighton as described in a deed recorded at Cumberland County Registry of Deeds in Book 6962, Page 349;

Thence N 70°-02'-31" W, by and along the northerly sideline of land of said Leighton and the southerly sideline of Lot Six and Lot Five as shown on said Plan, a distance of 157.26 feet to a 5/8" capped rebar to be set;

Thence N 19°-57'-29" E, by and along the westerly sideline of Lots Five, Four, Three, Two and a portion of Lot One as shown on said Plan, a distance of 430.00 feet to a 5/8" capped rebar to be set;

Thence N 70°-02'-31" W, by and along a portion of Lot One as shown on said Plan, a distance of 100.00 feet to a 5/8" capped rebar to be set near a 1/2" rebar 2 inches underground at the easterly sideline of Ray Street;

Thence N 19°-57'-29" E, by and along the easterly sideline of said Ray Street, a distance of 50.00 feet to a 5/8" capped rebar to be set at land of said McCormack;

Thence S 70°-02'-31" E, by and along land of said McCormack, a distance of 158.70 feet to the Point of Beginning.

Meaning and intending to describe the overall boundary of the area to be subdivided, containing approximately 2.79 acres.

Said parcel being subject to and benefited by all easements as shown on said Plan.

Said bearings are based on Grid north.

EXCEPTING AND RESERVING HEREFROM, Lot #4 as depicted on said Plan and being further described in a Partial Release dated August 24, 2004 and recorded in said Registry in Book 21769, Page 319 and Lot #5 as depicted on said Plan and being further described in a Partial Release dated June 24, 2004 and recorded in said Registry in Book 21475, Page 70.

Being a portion of the premises conveyed to Windemere Homes LLC, by warranty deed of Gunter-Paul, Inc., dated April 2, 2004, and recorded in Book 21088, Page 312 of the Cumberland County Registry of Deeds.

The above described parcel is conveyed together with a certain pedestrian easement located on the northwesterly side of Marlborough Street in said City of Portland, as shown on said Subdivision Plan/Recording Plat of Newcomb Glen Subdivision for Gunter-Paul, Inc. by Sebago Technics, Inc. dated February 15, 2002 and last revised August 4, 2003 as described in said deed of Gunter-Paul, Inc. to Windemere Homes LLC, dated April 2, 2004, and recorded in Book 21088, Page 312 of the Cumberland County Registry of Deeds.

The purpose of this deed is to convey the subject property to Grantee to confirm a previous deed from Grantor to Grantee recorded in the Cumberland County Registry of Deeds on August 17, 2005 in Book 23038, Page 1. Said prior deed from Grantor to Grantee came as the result of a Statutory Power of Sale Foreclosure. Due to the fact that the Grantor's affidavit required under 14 M.R.S.A. §6203-B was recorded 33 days after the public sale, the effectiveness of said prior deed was inadequate. Reference is made to a Quitclaim Deed with Covenant in Lieu of Foreclosure of near or even date to be recorded in the Cumberland County Registry of Deeds, a Partial Release of near or even date from Dean Cole to Gunter-Paul, LLC to

be recorded in said Registry, and a Partial Release of near or even date from Gunter-Paul, LLC to Windemere Homes, LLC of near or even date to be recorded in said Registry of Deeds.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **KING CONSTRUCTION, CORP.** and/or its successors and assigns, to it and its own use and behoof forever.

IN WITNESS WHEREOF, the said George Denney, President of Northeast Trading Corp. has caused these presents to be signed this 28th day of the month of October, A.D., 2005.

**Signed Sealed and Delivered
in the Presence of:**

NORTHEAST TRADING CORP.

Patricia M Shaw
Witness

George Denney
George Denney, President

STATE OF MAINE
COUNTY OF Cumberland

Oct. 28, 2005

Then personally appeared the above named George Denney, President of Northeast Trading Corp. and acknowledged the foregoing instrument to be his own free act in his said capacity and the free act and deed of said corporation.

Before me,

Patricia M. Shaw
Notary Public/Attorney at Law

PATRICIA M. SHAW
Notary Public, State of Maine
Commission Expires March 29, 2007

SEAL

Print or type name

SMITH ELLIOTT SMITH & GARMY
P.O. BOX 1179
SACO, ME 04074

3p →

Received
Recorded Register of Deeds
Nov 22, 2005 09:52:36A
Cumberland County
John B OBrien



Level I – Minor Residential Development Review Application Portland, Maine

Planning and Urban Development Department
Planning Division

Portland's Planning and Urban Development Department coordinates the development review process for site plan, subdivision and other applications under the City's Land Use Code. Attached is the application form for a Level I: Minor Residential site plan and building permit.

Level I: Minor Residential development includes:

- Development of a single-family or a two-family building, excluding building additions, decks, or accessory structures, such development shall be deemed minor residential development for purposes of this article regardless of its size.
- The addition of any additional dwelling unit to a building initially reviewed as a two-family dwelling or multifamily structure, if the additional dwelling unit does not require subdivision review under Maine State Statutes and Portland's Subdivision Ordinance.

As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000 in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at www.portlandmaine.gov, or contact the Inspections Office to have one mailed to you.

The Land Use Code (including Article V), the Technical Manual, and the Design Manual are available on the City's web site at <http://www.portlandmaine.gov/planning/default.asp> or copies may be purchased at the Planning Division Office.

Inspection Division

Room 315, City Hall
389 Congress Street
(207) 874-8703

Office Hours

Monday, Tuesday, Wednesday and Friday
8:00 a.m. – 4:00 p.m.
Thursday
8:00 a.m. – 1:00 p.m.

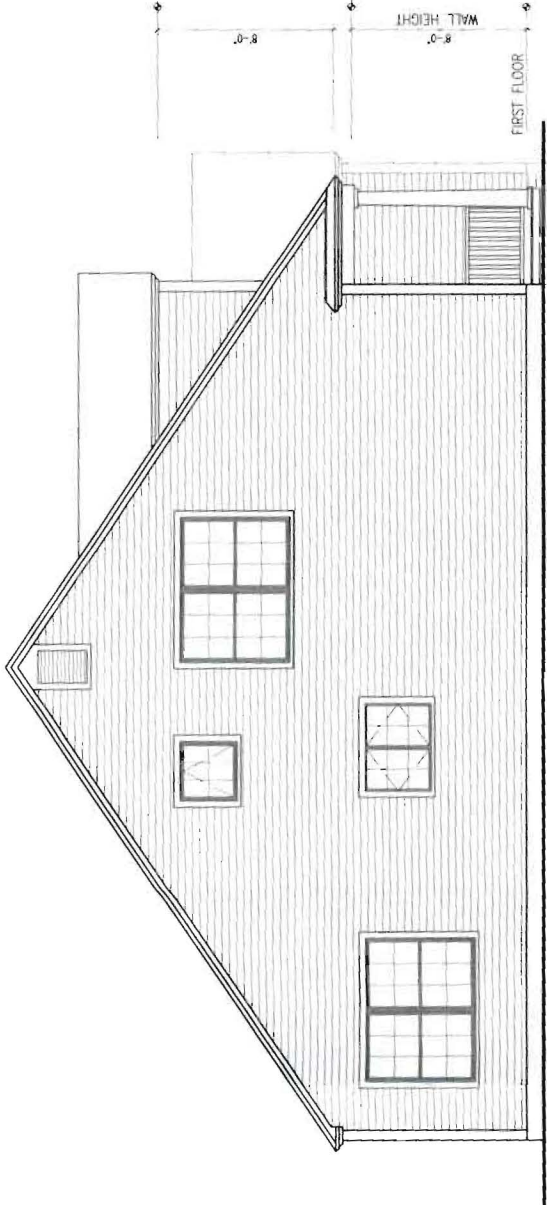
Planning Division

Fourth Floor, City Hall
389 Congress Street
(207) 874-8721

Office Hours

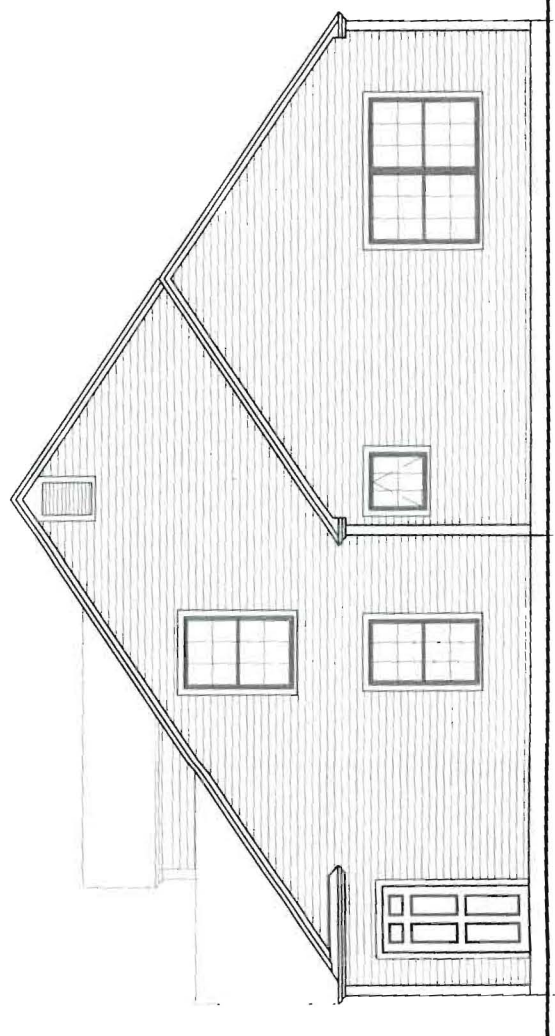
Monday thru Friday
8:00 a.m. – 4:30 p.m.

Location/Address of Site: LOT #6 STEPPING STONE LANE		
Total Square Footage of Proposed Structure/Area: 1598 SQFT	Area of lot (total square feet): 8958 SQFT	Number of Stories: 2
Tax Assessor's Chart, Block & Lot(s) Chart# Block # Lot#	Fees Paid: (for Office Use Only) Site Plan _____ Building Permit _____ Inspection _____	Cost of Work: Work: \$ 110,000 C of O Fee \$ _____
Current Legal Use: Number of residential Units SINGLE FAMILY	If vacant, previous use? VACANT LOT	Is property part of a subdivision? If yes, please name: AUTUMN GREEN SOB
Proposed Use and Project Description: 3 BEDROOM RANCH		
Applicant – must be owner, Lessee or Buyer Name: DWIGHT BRACKETT Business Name, if applicable: Address: 84 COUNTRY LANE City/State: PORTLAND ME Zip Code: 04103		Applicant Contact Information Work # 7560687 Home# Cell # e-mail:
Owner – (if different from Applicant) Name: D.A. BRACKETT CO INC Address: 84 COUNTRY LANE City/State: PORTLAND ME Zip Code: 04103		Owner Contact Information Work # Home# Cell # e-mail:
Agent/ Contractor Name: Address: City/State : Zip Code:		Agent/Contractor Contact Information Work # Home# Cell # e-mail:
Billing Information Name: Address: City/State : Zip Code: Phone Number:		Contact when Building Permit is Ready: Name: DWIGHT BRACKETT Address: 84 COUNTRY LANE City/State: PORTLAND ME Zip Code: 04103 Phone Number:

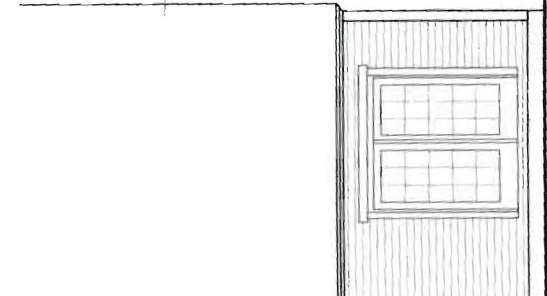


LEFT SIDE ELEVATION

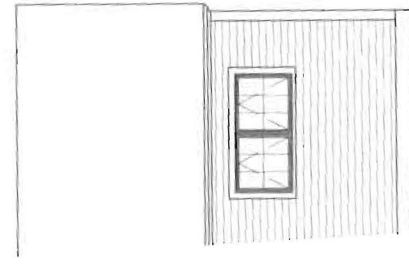
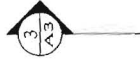
1/4" = 1'-0"



RIGHT SIDE ELEVATION



ELEVATION



ATION

Private Residence
Portland, Maine

Sebago Technics

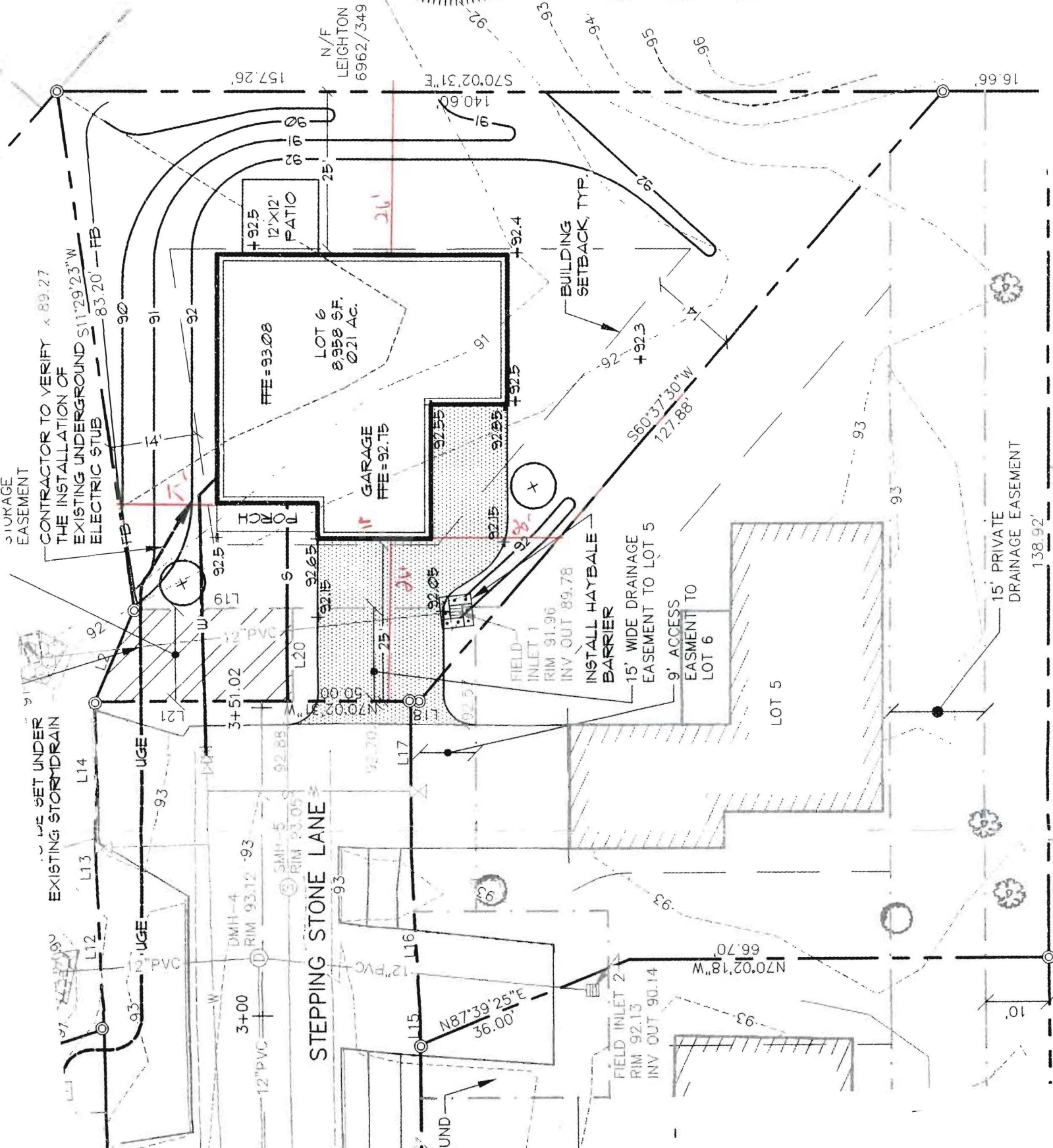
Engineering Expertise You Can Build On

250 Goddard Road - Suite B
 Lewiston, ME 04240
 Tel (207) 783-5656
 www.sebagotechnics.com



LOT PLAN
 OF:
 LOT 6 AUTUMN GLEN SUBDIVISION
 STEPPING STONE LANE
 PORTLAND, MAINE
 FOR:
 DWIGHT BRACKETT
 48 COUNTRY LANE
 PORTLAND, MAINE 04103

DESIGN BY:
 JRS
 DRAWN BY:



STORAGE EASEMENT
 CONTRACTOR TO VERIFY < 89.27
 THE INSTALLATION OF
 EXISTING UNDERGROUND S11'29'23\"/>

STEPPING STONE LANE
 12\"/>

LOT 6
 8,958 S.F.
 0.21 AC.
 FFE = 93.08
 GARAGE
 FFE = 92.75
 PATIO
 12'x12'
 FFE = 92.5

LOT 5
 15' PRIVATE DRAINAGE EASEMENT
 138.92'

FIELD INLET 1
 RIM 91.96
 INV OUT 89.78
 INSTALL HAYBALE BARRIER
 15' WIDE DRAINAGE EASEMENT TO LOT 5
 9' ACCESS EASEMENT TO LOT 6

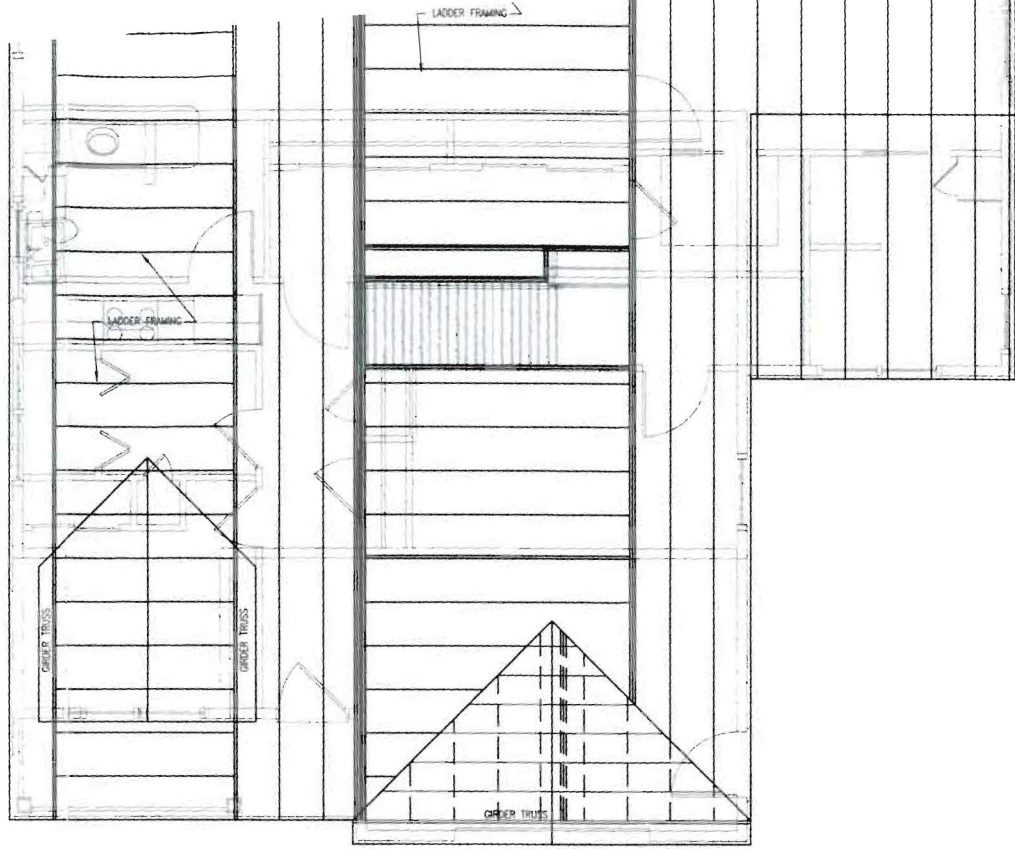
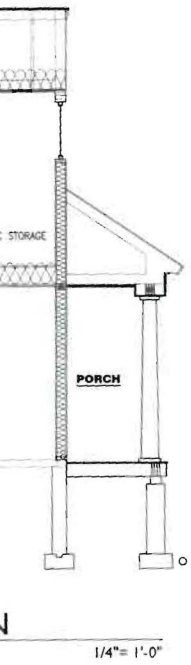
FIELD INLET 2
 RIM 92.13
 INV OUT 90.14
 BUILDING SETBACK, TYP.
 26'

STEPPING STONE LANE
 12\"/>

STEPPING STONE LANE
 12\"/>

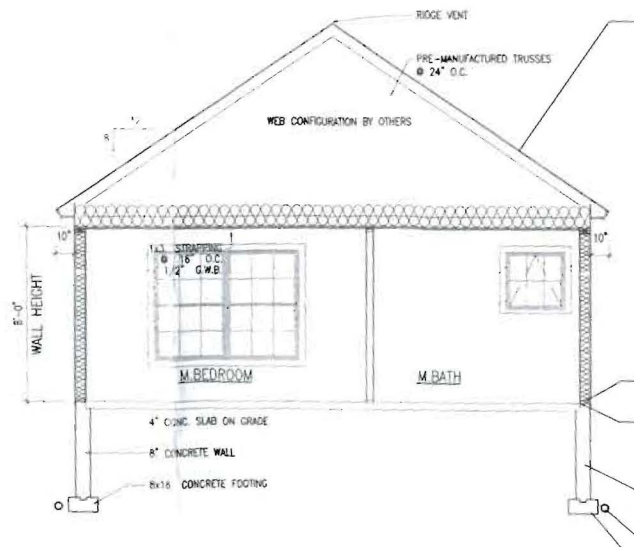
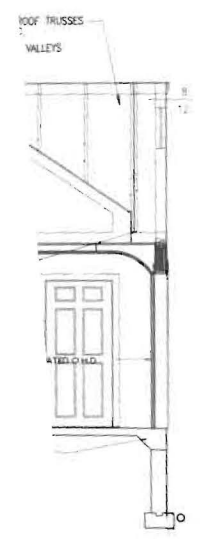
STEPPING STONE LANE
 12\"/>

STEPPING STONE LANE
 12\"/>



ROOF PLAN

1/4" = 1'-0"



TYPICAL ROOF CONSTRUCTION

- RIDGE VENT
- 30 YEAR ARCHITECTURAL ROOF SHINGLES
- 5/8" APA RATED SHEATHING W/ 10d NAILS - RING SHANK @ 6" O.C. PANEL EDGES AND 6" O.C. INTERMEDIATE
- #15 FELT PAPER
- (2) ROLLS 36" WIDE WATERPROOF MEMBRANE @ EAVES.

ROOF TRUSSES

- 6" HIGH PERFORMANCE BATT INSULATION W/ 6" BLOWN INSULATION AS REQUIRED TO MEET R49
- 1x3 STRAPPING @ 16" O.C.
- 1/2" G.W.B.

TYP. EXTERIOR WALL

- 1/2" G.W.B. OVER
- 4 MIL. REINFT. POLY VAPOR BARRIER
- 2x4 STUDS @ 16" O.C. W/SOLID 2x BLOCKING AT ALL SHEATHING PANEL EDGES
- 7/16" APA RATED SHEATHING
- 10d NAILS - RING SHANK @ 4" O.C. PANEL EDGES AND 6" O.C. INTERMEDIATE (TYP.) OVER CONT. BLDG. WRAP UNDER SIDING

509 hold original
 fire suppression 2011-1911

Job Summary Report
Job ID: 2011.1-03-543-SF

Report generated on Mar 21, 2011 2:48:49 PM

Job Type: New Single Family **Job Description:** Stepping Stone Lane / Lot#6 **Job Year:** 2011
Building Job Status Code: In Review **Pin Value:** 808 **Tenant Name:**
Job Application Date: **Public Building Flag:** N **Tenant Number:**
Estimated Value: 110,000 **Square Footage:**
Related Parties: CONSTRUCTION KING *Property Owner*
 GERARD R. GUERTIN - GERARD GUERTIN *PLUMBING CONTRACTOR*
 - Dwight Brackett *GENERAL CONTRACTOR*

Job Charges

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
Job Charges									

Location ID: 48306

Location Details

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
	406 F 056 001	U				-70.277163	43.696694	
Location Type		Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)			
1					29 STEPPING STONE LANE			

Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
VACANT LAND		RESIDENTIAL					DISTRICT 5	

Structure Details

Structure: New 1,598 sf single family

Occupancy Type Code:

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Single Family	0			29 STEPPING STONE LANE

Longitude **Latitude** **GIS X** **GIS Y** **GIS Z** **GIS Reference**

User Defined Property	Value
Number of Bathtubs and Showers	0
Number of Bathtubs and Showers	1
Number of Bathtubs and Showers	1.75
Number of Bathtubs and Showers	2
Number of Clothes Washers	0

Job Summary Report
Job ID: 2011-03-543-SF

Report generated on Mar 21, 2011 2:48:49 PM

User Defined Property	Value
Number of Clothes Washers	1
Number of Dishwashers	0
Number of Dishwashers	1
Number of Garbage Disposals	0
Number of Garbage Disposals	1
Number of Hosebib Silcock	0
Number of Hosebib Silcock	1
Number of Hosebib Silcock	2
Number of Showers (standalone)	0
Number of Showers (standalone)	1
Number of Sinks	0
Number of Sinks	1
Number of Sinks	2
Number of Sinks	4
Number of Wash Basins	0
Number of Wash Basins	1
Number of Wash Basins	2
Number of Water Closets	1
Number of Water Closets	2
Number of Water Heater	0
Number of Water Heater	1

Permit #: 20111716

Permit Data								
Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date		
48306	New 1,598 sf single family	Initialized	New 1,598 sf Single Family Home					
Inspection Details								
Inspection Id	Inspection Type	Inspection Result Status	Inspection Status Date	Scheduled Start Timestamp	Result Status Date	Final Inspection Flag		
Fees Details								
Fee Code Description	Charge Amount	Permit Charge Adjustment	Permit Charge Adj Remark	Payment Date	Receipt Number	Payment Amount	Payment Adj Amount	Payment Adj Comment
Certificate of Occupancy	\$75.00			3/8/11	1717	\$75.00		

Job Summary Report
Job ID: 2011-03-543-SF

Report generated on Mar 21, 2011 2:48:49 PM

Page 3

Fee Code Description	Charge Amount	Permit Charge Adjustment	Permit Charge Remark	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Payment Adj Comment
Fee								
Job Valuation Fees	\$1,120.00			3/8/11	1717	\$1,120.00		
Minor Single Family Site Review	\$300.00			3/8/11	1717	\$300.00		
Site Plan Inspection - SF	\$100.00			3/8/11	1717	\$100.00		

Permit #: 20111948

Permit Data						
Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
48306	New 1,598 sf single family	Initialized	New Plumbing Stepping Stone lot 6			

Inspection Details

Inspection Id	Inspection Type	Inspection Result Status	Inspection Status Date	Scheduled Start Timestamp	Result Status Date	Final Inspection Flag

Fees Details								
Fee Code Description	Charge Amount	Permit Charge Adjustment	Permit Charge Remark	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Payment Adj Comment
Plumbing Permit Fees	\$170.00			3/18/11	1949	\$170.00		

Permit #: 20111974

Permit Data						
Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
48306	New 1,598 sf single family	Initialized	Install Baxi HT Basement			

Inspection Details

Inspection Id	Inspection Type	Inspection Result Status	Inspection Status Date	Scheduled Start Timestamp	Result Status Date	Final Inspection Flag

Fees Details								
Fee Code Description	Charge Amount	Permit Charge Adjustment	Permit Charge Remark	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Payment Adj Comment
HVAC Permit Fee	\$100.00			3/18/11	1975	\$100.00		

Permit #: 20111991

Permit Data						

Job Summary Report
Job ID: 2011-03-543-SF

Report generated on Mar 21, 2011 2:48:49 PM

Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
48306	New 1,598 sf single family	Initialized	Water Based Suppression			

Inspection Id	Inspection Type	Inspection Result Status	Inspection Status Date	Scheduled Start Timestamp	Result Status Date	Final Inspection Flag
Inspection Details						

Fee Code Description	Charge Amount	Permit Charge Adjustment	Permit Charge Adj Remark	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Payment Adj Comment
Fees Details								



Water-Based Fire Suppression System Permit

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

Installation address: Lot 6 Stepping Stone Lane CBL: 406 F 056

Exact location: (within structure) Basement, 1st Floor + 2nd Floor

Type of occupancy(s) (NFPA & ICC): 13D - 1+2 Family Dwellings

Building owner: Dwight Brackett Construction

Managing Supervisor (RMS): Dan Hubbard License No: ME 707 NICET 115052

Supervisor phone: 952-997-5325 E-mail: DAN.HUBBARD@UPONOR.COM

Installing contractor: Jerry's Plbg + HTG License No: 459

Contractor phone: (207) 282-2319 E-mail: gguerti1@maine.rr.com

The suppression work to be done will be: New: Renovation: Addition to existing system:

This is an amendment to an existing permit: Yes: NO Permit no: state 19420

NFPA Standard this system is designed to: 13D Edition: 2002

*Non-NFPA systems are not approved for use within the City of Portland.

Download a new copy of this document from www.portlandmaine.gov/fire for every submittal. Attach all working documents and complete approved submittals as may be required by the State Fire Marshal's Office on electronic PDF's in addition to full sized plans.

Contractor shall verify location and type of all FDCs shall be approved in writing by the Fire Prevention Bureau.

COST OF WORK: <u>\$6,000</u>
PERMIT FEE: <u>\$80</u>
(\$10 PER \$1,000 + \$30 FOR THE FIRST \$1,000)
RECEIVED
MAR 15 2011
Dept. of Building Inspections City of Portland Maine

Submit all information to the Building Inspections Department, 389 Congress Street, Room 315, Portland, Maine 04101.

Prior to acceptance of any fire protection system, a complete commissioning and acceptance test must be coordinated with all fire system contractors and the Fire Department, and proper documentation of such test(s) provided.

All installation(s) must comply with NFPA and the Fire Department Technical Standard(s).

Applicant signature: Jerry Guerti Date: 3/14/11



State of Maine
Department of Public Safety
Fire Sprinkler System Permit



9420

Brackett Construction

Located at: Lot 6 Stepping Stone Lane
 In the Town of: Portland
 Occupancy/Use: Residential
 Type of System: NFPA 13D

Permission is hereby given to:

Jerry's Plbg & Htg
 22 Ridgeview Drive
 Biddeford, ME 04005
 Contractor License # **459**

to begin installation according to plans submittal approved by the Office of State Fire Marshal. The submittal is filed under log # **2111074**, and no departure from the application submittal shall be made without prior approval in writing. This permit is issued under the provisions of Title 32, Chapter 20, Section 12004-I. Nothing herein shall excuse the holder of this permit from failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions. This permit shall be displayed at the construction site or be made readily available.

This permit was issued on **3/7/2001** for a fee paid of **\$25.00**

*This permit will expire at midnight on **Monday, September 03, 2001***

The expiration date applies only if the installation has not begun by that date and no permission has been granted to extend the date. Once installation begins, then the permit is valid for however long it takes to complete the installation, assuming that the work is fairly continuous.

John E. Morris
 Commissioner

The type of Fire Department Connection and its location is to be according to the Local Fire Department

Within 30 days of the completion of a new fire sprinkler system or an addition to an existing fire sprinkler system, a fire sprinkler system contractor shall provide to the Office of State Fire Marshal a copy of this permit signed and dated by the certified Responsible Managing Supervisor representing that the fire sprinkler system has been installed according to specifications of the approved plan to the best of the supervisor's knowledge, information, and belief. This requirement is part of the sprinkler law, and neglect of this duty is grounds to not renew the contractor's license to do work in the State of Maine. All renewed sprinkler licenses are good for two years and expire on a June 30th.

Job completed, tested and verified by date of _____

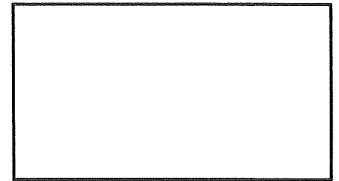
RMS for this job: Hubbard Daniel P

RMS Signature: _____



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT



406 F056

Lot# 6

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location / CBL _____ Use of Building Residential Date 3/14/11
 Name and address of owner of appliance Brackett Construction
Lot #6 Stepping Stone Lane Portland, ME
 Installer's name and address Jerry's Plbg + Htg.
22 Ridgeway Dr. Biddeford, ME Telephone 282-2319/590-5469

Location of appliance:

- Basement
- Attic
- Floor
- Roof

Type of Fuel:

- Gas
- Oil
- Solid

Appliance Name: Baxi HT

U.L. Approved Yes No
ACA Approved

Will appliance be installed in accordance with the manufacture's installation instructions? Yes No

IF NO Explain: _____

The Type of License of Installer:

- Master Plumber # _____
- Solid Fuel # _____
- Oil # _____
- Gas # PNT 1262
- Other _____

Type of Chimney:

- Masonry Lined
Factory built _____

- Metal
Factory Built U.L. Listing # _____

- Direct Vent
Type _____ UL# _____

Type of Fuel Tank

- Oil
- Gas

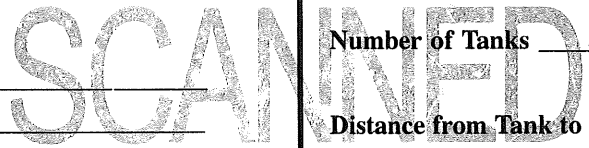
Size of Tank By gas company

Number of Tanks 1

Distance from Tank to Center of Flame 5' feet.

Cost of Work: \$ 8000.00

Permit Fee: \$ 100.00



Approved

Fire: _____
 Ele.: _____
 Bldg.: _____

Approved with Conditions

- See attached letter or requirement

Inspector's Signature _____

Date Approved _____

Signature of Installer Jerry Brunton

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

1. Close-In (Electrical, Plumbing)
2. Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUOPIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-03-543-SF

Located At: 29 STEPPING STONE CBL: 406 - - F - 056 - 001 - - - -

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
3. As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed structure, it may be required to be located by a surveyor.

Building

1. The installation must comply with UL, Manufacturers" Listing, and the State of Maine gas regulations.
2. Maintain proper setback(s) from property lines/buildings and proper clearances from vertical openings when direct venting.

? , CBL?

406-F-56

Job Summary Report
Job ID: 2011-03-543-SF

Report generated on Mar 23, 2011 9:31:24 AM

Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
48306	New 1,598 sf single family	Initialized	New 1,598 sf Single Family Home			

Inspection Id	Inspection Type	Inspection Result Status	Inspection Status Date	Scheduled Start Timestamp	Result Status Date	Final Inspection Flag

Fee Code Description	Charge Amount	Permit Charge Adjustment	Permit Charge Remark	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Payment Adj Comment
Certificate of Occupancy Fee	\$75.00			3/8/11	1717	\$75.00		
Job Valuation Fees	\$1,120.00			3/8/11	1717	\$1,120.00		
Minor Single Family Site Review	\$300.00			3/8/11	1717	\$300.00		
Site Plan Inspection - SF	\$100.00			3/8/11	1717	\$100.00		

Permit #: 20111948

Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
48306	New 1,598 sf single family	Initialized	New Plumbing Stepping Stone lot 6			

Inspection Id	Inspection Type	Inspection Result Status	Inspection Status Date	Scheduled Start Timestamp	Result Status Date	Final Inspection Flag

Fee Code Description	Charge Amount	Permit Charge Adjustment	Permit Charge Remark	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Payment Adj Comment
Plumbing Permit Fees	\$170.00			3/18/11	1949	\$170.00		

Permit #: 20111974

Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
48306	New 1,598 sf single family	Initialized	Install Baxi HT Basement			

Inspection Id	Inspection Type	Inspection Result Status	Inspection Status Date	Scheduled Start Timestamp	Result Status Date	Final Inspection Flag

GAP

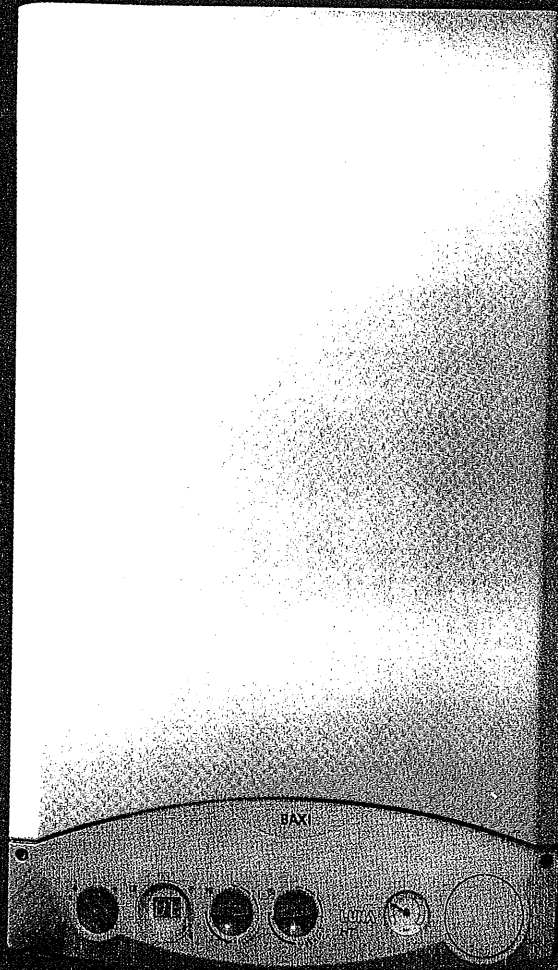
Not in Que

BAXI

Full line of compact and slim wall-hung boilers for more than 30 years

BAXI LUNA^{HT} CONDENSING BOILERS

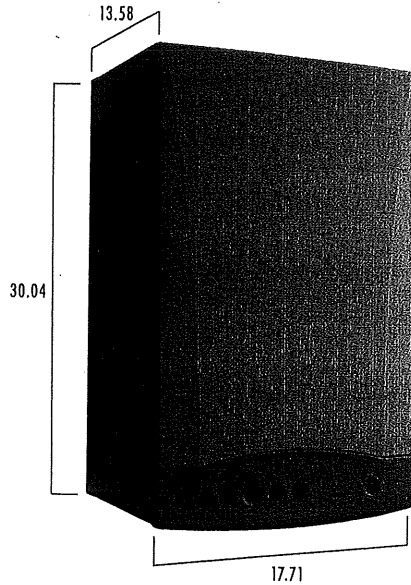
THE FUTURE OF HOME
COMFORT IS HERE



BAXI

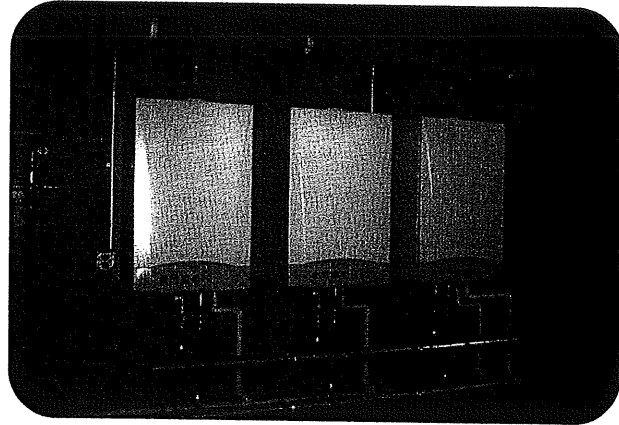
BAXI LUNA HT TECHNICAL NOTES

RESIDENTIAL



BAXI LUNA HT 330 & 1.330

COMMERCIAL



BAXI LUNA HT 1.450 & 1.650

Multiple Baxi Luna HT condensing boilers can be cascaded, sharing a common venting system with a single exterior penetration. A three-unit Baxi Luna HT application (see photo) generates a combined maximum heating input of 725,000 BTUs.

DESCRIPTION	RESIDENTIAL		COMMERCIAL		
	Luna HT 330	Luna HT 1.330	Luna HT 1.450	Luna HT 1.650	
Rated heat input	BTU/hr	126,376	126,376	167,262	241,600
Reduced heat input	BTU/hr	37,192	37,192	55,618	73,361
Rated heat output	BTU/hr	112,601	112,601	153,546	221,789
Reduced heat output	BTU/hr	32,804	32,804	52,058	69,326
Sealed combustion chamber		yes	yes	yes	yes
Ignition		electronic	electronic	electronic	electronic
Anti-frost device on heating circuit		yes	yes	yes	yes
Maximum pressure on heating circuit	psi	30	30	30	30
Expansion vessel	US gal	2.2	2.2	N/A	N/A
Regulation of water temperature in heating circuit – high temp	°F	86/180	86/180	86/180	86/180
– low temp	°F	86/113	86/113	86/113	86/113
Maximum DHW flow rate ($\Delta T @ 80^{\circ}F$)	US gal	3.6	N/A	N/A	N/A
Minimum capacity domestic hot water flow rate	US gal	0.66	N/A	N/A	N/A
Minimum pressure on DHW system	psi	2.9	N/A	N/A	N/A
Maximum pressure on DHW system	psi	116	N/A	N/A	N/A
Dimensions: Height	in	30.04	30.04	37.40	37.40
Width	in	17.71	17.71	23.62	23.62
Depth	in	13.58	13.58	18.35	18.35
Coaxial/Dual flue tube	in	2.36-3.93/2.36	2.36-3.93/2.36	3.15-4.92/3.15	3.15-4.92/3.15
Net weight	lbs	102	102	141	158
Gas type		NG / LP	NG / LP	NG / LP	NG / LP
Voltage	V	120	120	120	120
Frequency	Hz	60	60	60	60

The Company assumes no responsibility for any possible contents mistakes, and reserves the right to make changes in products, due to technical or commercial demands, at any time without notice.

BAXI

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Exclusive North American Distributor
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Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-03-543-SF

Located At: 29 STEPPING STONE CBL: 406 - - F - 056 - 001 - - - -

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
3. As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed structure, it may be required to be located by a surveyor.

Building

1. The installation must comply with NFPA 58: UL, the Manufacturers' Listing, and State of Maine Gas Regulations.
2. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

DWIGHT BRACKET

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STEPPING STONE

PROPOSED
SUBWAY
UNDERGROUND

PROP
LINE

