

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

KING CONSTRUCTION CORP /King Construction Corp

Located at

24 Stepping Stone Ln (Lot 7)

PERMIT ID: 2013-00205

ISSUE DATE: 04/17/2013

CBL: 406 F057001

has permission to **build a new, two story, single family home -36' x 26'- w/attached 22' x 16' garage** 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 cloed-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 procured prior to occupancy.

A handwritten signature in black ink, appearing to be a stylized name.

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A PENALTY FOR REMOVING THIS CARD**

PERMIT ID: 2013-00205

Located at: 24 Stepping Stone Ln (Lot 7)

CBL: 406 F057001

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (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.**

REQUIRED INSPECTIONS:

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.

City of Portland, Maine - Building or Use Permit

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

Permit No: 2013-00205	Date Applied For: 01/30/2013	CBL: 406 F057001
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Location of Construction: 24 Stepping Stone Ln (Lot 7)	Owner Name: KING CONSTRUCTION CORP	Owner Address: 198 SACO AVE	Phone: (207) 934-7622
Business Name:	Contractor Name: King Construction Corp	Contractor Address: 198 Saco Ave OOB	Phone: (207) 934-7622
Lessee/Buyer's Name	Phone:	Permit Type: New Single Family	

Proposed Use: Single Family	Proposed Project Description: build a new, two story, single family home -36' x 26'- w/attached 22' x 16' garage
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Dept: Zoning **Status:** Approved w/Conditions **Reviewer:** Ann Machado **Approval Date:** 04/05/2013

Note: **Ok to Issue:**

- 1) This permit is being issued with the condition that no deck will be built off the rear of the house. Only a patio flush with the ground may be installed.
- 2) 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.
- 3) This permit is being approved on the basis of plans submitted included the most recent submittal on April 5, 2013.. Any deviations shall require a separate approval before starting that work.
- 4) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 5) This permit is being approved with the condition that the parking space beside the garage be extended three feet further back so that the front corner does not encroach into the 25' front setback.

Dept: Building **Status:** Approved w/Conditions **Reviewer:** Tammy Munson **Approval Date:** 04/17/2013

Note: **Ok to Issue:**

- 1) Hardwired photoelectric interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 3) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 4) Construction activity was not applied for or reviewed as a part of this permit. This permit authorizes a change in ownership ONLY.
- 5) The basement is NOT approved as habitable space. In order to change the use of this space, a code compliant Emergency Escape and Rescue Opening shall be installed per IRC Sec. R310. A separate permit is required.
- 6) The attic scuttle opening must be 22" x 30".
- 7) Permit approved based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Chris Pirone **Approval Date:** 04/09/2013

Note: **Ok to Issue:**

- 1) All construction shall comply with City Code Chapter 10.

Location of Construction: 24 Stepping Stone Ln (Lot 7)	Owner Name: KING CONSTRUCTION CORP	Owner Address: 198 SACO AVE	Phone: (207) 934-7622
Business Name:	Contractor Name: King Construction Corp	Contractor Address: 198 Saco Ave OOB	Phone: (207) 934-7622
Lessee/Buyer's Name	Phone:	Permit Type: New Single Family	

12 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.

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 2013-00205	Issue Date:	CBL: 406 F057001
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Location of Construction: 24 Stepping Stone Ln (Lot 7)	Owner Name: KING CONSTRUCTION CORP	Owner Address: 198 SACO AVE OLD ORCHARD BEACH, ME 04064	Phone: (207) 934-7622
Business Name:	Contractor Name: King Construction Corp	Contractor Address: 198 Saco Ave OOB ME 04064	Phone: (207) 934-7622
Lessee/Buyer's Name	Phone:	Permit Type: New Single Family	Zone: R3
Past Use: Vacant Land	Proposed Use: Single Family	Permit Fee: \$1,955.00	Cost of Work: \$144,000.00
Proposed Project Description: build a new, two story, single family home -36' x 26'- w/attached 22' x 16' garage		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	INSPECTION: Use Group: 12.3 Type: SB <i>IRCO9</i>
		Signature: <i>C.P.</i>	Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
		Signature:	Date:

Permit Taken By: bjs	Date Applied For: 01/30/2013	Zoning Approval		
<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 		Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK w/condition</i> Date: 4/5/13 <i>ASM</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>ABM</i>

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

9-9-13 CLOSE IN - FING PLUMBING } PASS

G

BIDG - W - 21'

SPAN - 8'

CEILING - ~~FLOOR~~ ROOF

HDR 2x6x3 NO-GO

2x8 - 4

2x10 - 3

OR
LVL

603

609-5313

Project Address: 24 STEPPING STONE LANE

Total Square Footage of Proposed Structure/Area:

Area of lot (total sq. ft.): 14229

LOT
54x28 = 952
Garage 22x16 352
2.100
34x28 952
2256

Garage: Yes No

Number of Stories: 2

Attached

Number of Bathrooms: 3

Detached

Number of Bedrooms: 3

Sq. Ft.: 352

Tax Assessor's Chart, Block & Lot(s):

Chart# Block # Lot #
906 F 57

LOT 7

Current legal use: VACANT LAND

Number of Residential Units - 0 -

If vacant, what was the previous use? RAW LAND

Is property part of a subdivision? YES If yes, please name AUTUMN GLEN

Project Description: NEW CONSTRUCTION, SINGLE FAMILY HOUSE

APPLICANT - (must be owner, Lessee or Buyer)

Name: KINLEY CONSTRUCTION CORP.

Work # 207-934-7622

Business Name, if applicable:

Home#

Address: 198 SACO AVE

Cell #

City/State: OLD ORCHARD BEACH Zip Code: 04064

e-mail:

OWNER INFORMATION - (if different from Applicant)

Name: SAME

Work #

Address:

Home#

City/State : Zip Code:

Cell #

e-mail:

CONTRACTOR INFORMATION:

Name: SAME

Contact when Building Permit is Ready:

Address:

Name: TOM BLACKBURN

City/State : Zip Code:

Phone Number: 207-232-8139

Phone Number:

DEVELOPMENT REVIEW FEES:

Payment may be made in cash, credit card or check addressed to the City of Portland.

Level I Minor Residential Site Plan	Fees Paid:
1. Application Fee - \$300.00	\$ 300 —
2. Inspection Fee - \$100.00 (for site plan inspection by the Planning Division)	\$ 100 —
3. Certificate of Occupancy Fee - \$75.00	\$ 75 —
4. Building Permit (Cost of Work)	\$ 149,000 = 1460.00
Total Due:	\$ 1935.00
Building Permit Fee - \$30 for the first \$1,000 construction cost - \$10 every additional \$1,000.	
Performance Guarantee - Exempt except for those projects that complete construction in the winter and the site work is incomplete.	

Please submit all of the information outlined on the applicable Checklist, shown on Page 4 and 5 of this Application. In addition, a CD or PDF (e-mailed to buildinginspections@portlandmaine.gov) of the entire Application, including all plans, must be submitted with the Application. Failure to do so may result in the automatic denial of your permit.

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.

<p>Signature of Applicant:</p> 	<p>Date: 1/28/13</p>
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This is not a permit - you may not commence any work until the permit is issued.

(A CD or PDF (e-mailed to buildinginspections@portlandmaine.gov) of the entire application, including all plans, must be submitted with the application.)

General Submittal Requirements – Level I Minor Residential			
Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
		2	Completed application form and check list.
		1	Application fees.
		2	Evidence of right, title and interest.
		2	Copies of required state and/or federal permits.
		2	Written Description of existing and proposed easements or other burdens.
		2	Written requests for waivers from individual site plan and/or technical standards.
		2	Written summary of fire safety (referencing NFPA fire code and Section 3 of the City of Portland Technical Manual). Refer to Fire Department Checklist on page 6 of this application.

Site Plans and Boundary Survey Requirements – Level I Minor Residential			
Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
		3	Boundary survey meeting the requirements of section 13 of the City of Portland Technical Manual with the site plan information listed below shown on the plan, including a north arrow and a scale greater than or equal to 1"=20'. (Photocopies of the plat or hand drawn building footprints will not be accepted.)
			<ul style="list-style-type: none"> ▪ Zoning district, setbacks and dimensional requirements. Show zone lines and overlay zones that apply to the property, including Shoreland Zone &/or Stream Protection Zone. ▪ Existing and proposed structures (including location of proposed piers, docks or wharves if in Shoreland Zone). ▪ Location and dimension of existing and proposed paved areas. ▪ Proposed ground floor area of building. ▪ Finish floor elevation (FEE) or sill elevation. ▪ Exterior building elevations (show all 4 sides). ▪ Existing and proposed utilities (or septic system, where applicable) ▪ Existing and proposed grading and contours. ▪ Proposed stormwater management and erosion controls. ▪ Total area and limits of proposed land disturbance. ▪ Proposed protections to or alterations of watercourses. ▪ Proposed wetland protections or impacts. ▪ Existing vegetation to be preserved and proposed site landscaping and street trees (2 trees per unit for a single or two-family house).

		▪ Existing and proposed curb and sidewalk, except for a single family home.
		▪ Existing and proposed easements or public or private rights of way.
		▪ Show foundation/perimeter drain and outlet.
		▪ Additional requirements may apply for lots on unimproved streets.

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:
			▪ Cross section with framing details
			▪ Floor plans and elevations to scale
			▪ Stair details including dimensions of : rise/run, head room, guards/handrails, baluster space
			▪ Window and door schedules
			▪ Foundation plans w/required drainage and damp proofing , if applicable
			▪ Detail egress requirements and fire separation, if applicable
			▪ Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2003
			▪ Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
			▪ 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.)
			▪ Reduced plans or electronic files in pdf format are also required if original plans are larger than 11X17"

**** Reminder: ****

1. **A CD or PDF of the entire application, including all plans, must be submitted with the application.**
2. Separate permits are required for internal and external plumbing, HVAC, and electrical installations.
3. Please submit all of the information outlined in this application checklist.
4. If the application is incomplete, the application may be refused.
5. The Planning and Urban Development Department may request additional information prior to the issuance of a permit.

Doc#: 52424 BR:23038 Pg: 1

QUITCLAIM (RELEASE) DEED

KNOW ALL MEN BY THESE PRESENTS.

MAINE REAL ESTATE TAX PARD

THAT, NORTHEAST TRADING CORP., a Maine Corporation, of Freeport, in the County of Cumberland and State of Maine, Mortgagee and Plaintiff pursuant to a Statutory Power of Sale against Windesmere Homes LLC, with a public sale having occurred on July 13, 2005 at the premises described below after Notice of Sale was published in the Portland Press Herald on June 20, June 27 and July 4, 2005, 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, being the highest bidder at the public sale, 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 194.23 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 along 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;

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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.

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.

Doc#: 58424 BK#23058 Pg: 2

IN WITNESS WHEREOF, the said George Denney, President of Northeast Trading Corp. has caused these presents to be signed this 17th day of the month of August, A.D., 2005.

Signed Sealed and Delivered
in the Presence of:

NORTHEAST TRADING CORP.

[Signature]
Witness

George Denney
George Denney, President

STATE OF MAINE
COUNTY OF Cumberland

August 17, 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,

[Signature]
Notary Public/Attorney-at-Law

William S. King
Print or type name

Received
Recorded Register of Deeds
Aug 17, 2005 03:21:40P
Cumberland County
John B. O'Brien

PORTLAND FIRE DEPARTMENT SITE REVIEW CHECKLIST

Project: 24 Stepping Stone Lane

CBL: Map 406, block F, lot 57

Date : January 28, 2013

Owner: King Construction Corporation

198 Saco Ave

Old Orchard Beach, Maine 04064

207-934-1766

Architect: David Gleason , Architect, Stratham , NH 603-770-2882

Project description: The project is the construction of a single family home on a vacant parcel of land which is lot 7 of the Autumn Glan subdivision

The house in accordance with City code NFPA 1010 (2009 ed) will be sprinkled in conformity to NFPA 13D

Dimensions of the house are: first floor 1304⁷ sf which includes a 352 sf 1 car garage; and the second floor is 952.0 Total house is 2256 sf.

Hydrant locations: see subdivision map

SUGGESTED DEED DESCRIPTION
LOT #7
AUTUMN GLEN SUBDIVISION
STEPPING STONE LANE
PORTLAND, MAINE

February 20, 2013

A certain lot or parcel of land located on the easterly sideline of Stepping Stone Lane, so-called, in the City of Portland, County of Cumberland and State of Maine and shown as Lot #7 on the plan titled "Subdivision Plan/3rd Amended Recording Plat, Autumn Glen Subdivision, Ray Street, Portland, Maine" dated September 4, 2009 and recorded in the Cumberland County Registry of Deeds in Plan Book 209, Page 249; said Lot #7 being more particularly described as follows:

Beginning at a capped iron rod found on the easterly sideline of Stepping Stone Lane at the southwesterly corner of Lot #8 as shown on aforesaid plan;

thence S 86°-45'-24" E along Lot #8 a distance of 138.49 feet to a capped iron rod found;

thence S 28°-24'-49" E along Lot #8 a distance of 32.39 feet to a capped iron rod found and land now or formerly of Rocco Joseph Pompeo;

thence S 61°-35'-11" W along the land of said Rocco Joseph Pompeo a distance of 225.18 feet to a 1" iron pipe found and Lot #6;

thence N 11°-29'-23" E along Lot #6 a distance of 83.20 feet to a capped iron rod found;

thence N 38°-42'-34" E along Lot #6 a distance of 15.53 feet to a capped iron rod found and the easterly sideline of said Stepping Stone Lane;

thence N 19°-57'-29" E along the easterly sideline of said Stepping Stone Lane a distance of 53.00 feet to the point of beginning.

The above described Lot #7 contains 14,227 s.f. (0.3266 acres). All bearings refer to grid north.

Reserving from the above described Lot #7 a certain detention pond easement area to construct, use, maintain, repair and clean drainage structures, piping, ditches, channels, swales and/or ponds together with a right of entry on foot or in vehicles with all the equipment necessary or reasonably required to accomplish the purposes of this easement over, on, across and under a certain portion of Lot #7 being more particularly described as follows:

Beginning at a capped iron rod found on the easterly sideline of said Stepping Stone Lane at the southwesterly corner of Lot #8 as shown on aforesaid plan;

Thence S 86°-45'-24" E along Lot #8 a distance of 138.49 feet to a capped iron rod found;

thence S 28°-24'-49" E along Lot #8 a distance of 32.39 feet to a capped iron rod found and land of Rocco Joseph Pompeo;

thence S 61°-35'-11" W along the land of Rocco Joseph Pompeo a distance of 92.02 feet to a point;

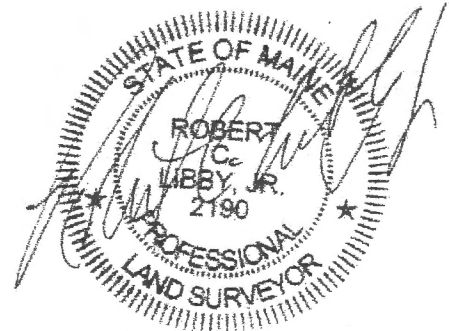
thence N 37°-35'-35" W across the above described parcel a distance of 60.62 feet to a point;

thence N 86°-45'-24" W across the above described parcel a distance of 46.53 feet to a point and the easterly sideline of said Stepping Stone Lane;

thence N 19°-57'-29" E along the easterly sideline of said Stepping Stone Lane a distance of 31.32 feet to the point of beginning.

The above described detention pond easement area encompasses 7175 s.f.. The City of Portland shall not be responsible for any maintenance or repairs to the above described detention pond, but has a right to enter the property, if necessary, for maintenance and repairs at the owners expense.

ddLot7AutumnGlen





PORTLAND MAINE

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

Planning & Urban Development Department
Jeff Levine, AICP, Director

Planning Division
Alexander Jaegerman, FAICP, Director

FEBRUARY 14, 2013

Thomas Blackburn
14 Hanover Street
Portland, Maine 04101

RE: Review Comments for Single Family Site Plan

Project Name: King Residence
Project ID: 2013-00205
Project Address: 24 Stepping Stone Lane CBL: 406 - F - 057 - 001

Planner: Philip DiPierro

Dear Mr. Blackburn:

Thank you for submitting your site plan for a single family residence at 24 Stepping Stone Lane, Lot #7.

This proposal is being reviewed as a single family site plan for Planning Authority review subject to the following applicable Land Use Code provisions:

- Site Plan Ordinance, Article V

The following additional information must be submitted in order for the approval process to move forward.

Survey Requirements:

1. Please submit a revised survey to include the following information:
 - Please add the deed book and page numbers to the survey.
 - Please add the total land area of the site to the survey.
 - Please show the street status on the survey, ie., accepted, unaccepted, continued, discontinued, vacated, etc.
 - Property corners. Where no property markers exist, the City of Portland requires that the property markers be installed and, in some instances that a licensed

City Hall, 389 Congress Street, Portland, ME 04101-3509 . Ph (207) 874-8719 . Fx 756-8258 . TTY 874-8936

surveyor set and confirm proposed building locations on site prior to the issuance of a building permit.

Additional information on Survey requirements can be found in the City's Technical Manual, or by contacting Bill Clark in the Engineering Division of the Public Services Department.

Site Plan Requirements:

1. Please submit a revised site plan that includes the following information:
 - Please include the ground floor area of the proposed structure on the site plan,
 - The minimum F.F.E. must be 92.0. It appears that the F.F.E will have to be raised in order to facilitate positive drainage away from the foundation.
 - Please show the electrical utility from the transformer to the structure,
 - Please identify the limits of, and list in square feet, the amount of ground disturbance on the site plan,
 - Please add additional erosion control measures around the east side of the site.
 - Please show the location of your foundation drain on your site plan. The foundation drain shall discharge onto your own property in an area and manner that will not negatively impact your abutters, or tie the drain into the City's separated stormwater system.
 - Please add the soil type to the site plan.
 - Please submit a site plan that accurately reflects existing conditions. You are proposing to construct a driveway over the outlet and inlet of two culverts (not shown on your site plan) that were installed to control drainage for several lots in compliance with the original subdivision approval.
 - Please submit a copy of the deed description for this specific lot that includes all easements. The subdivision approval requires that the drainage easements shown on the subdivision plan shall be recorded in the individual lot deeds. Each drainage easement shall be for the purposes of maintenance, repair, or cleaning of ditches, channels and/or swales. Specific language shall be added to the deed clearly stating that the City of Portland is not responsible for any maintenance or repairs, but has the right to enter the property, if necessary, for maintenance and repairs at the owner's expense. The deed must be reviewed and approved by the City prior to recording at the registry of deeds.

Zoning Requirements

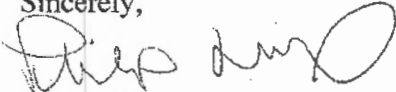
2. Please address the following zoning comments, and add the necessary information to the revised survey or site plan as required:
 - Please add the deck to the site plan. The size of the deck is unknown because the plans are not to scale.
 - The garage does not meet the 25' front setback. Please revise the site plan so that it does.
 - The dimensions of the building footprint on the site plan do not match the dimensions given on the building plans ie., site plan for the house is 36' x 26' and the garage is 24' x 13'. The building plans have the house at 34' x 28' and the garage at 22' x 16', please revise.
 - The second parking space needs to be located beyond the 25' front setback.

Additional Submittals Required:

1. The Planning Authority may request additional information during the continued review of the proposal according to applicable laws, ordinances and regulations.

Please submit three (3) complete sets of revised final plans to address staff comments. Upon receipt of the revised material, the City of Portland will review the additional plans and information for conformance with applicable ordinances. If you have any questions, feel free to contact me at 874-8632 or by email at pd@portlandmaine.gov.

Sincerely,



Philip DiPierro
Development Review Coordinator

Electronic Distribution:

Barbara Barhydt, Development Review Services Manager
Ann Machado, Zoning Specialist

Applicant: King Construction Corp.

Date: 2/6/13

Address: 24 Stepping Stone Lane (Lot # 7)

C-B-L: 406-F 057
permit # 2013-00207
ORDINANCE

CHECK-LIST AGAINST ZONING

X revised site plan - 3/21/13
X 2nd revised site plan - 4/15/13

Date - new

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - build two story, single family home ^{36' x 21'} ~~(34' x 28')~~ w/ attached garage 16' x 22'

Sewage Disposal - public.

Lot Street Frontage - 50' min. - 53' sites OK

Front Yard - 25' min. (average) - 26' OK to house; ^{27'} 30' to garage OK

* Rear Yard - 25' min. - ^{37'} 34' to house; no corner of garage not meeting ^{29'} 25' OK

Side Yard - 2 stories - 14' min. - ^{33'} 38' to garage on right. OK
- 37.5' on left.

Projections -

Width of Lot - 65' min - 101' scaled OK

Height - 35' max - 30.5' to ridge girt OK

Lot Area - 6500 sq ft min - 14,227 sq ft

Lot Coverage Impervious Surface - 35% = 4979.45 sq ft

$$26 \times 36 = 936$$

$$16 \times 22 = 352$$

$$\frac{936 + 352}{1288} = .727 \text{ (OK)}$$

Area per Family - 6500 sq ft

* Off-street Parking - 2 spaces required 2nd parking space needs to be 25' from front setback ^{22'} OK

Loading Bays - N/A

Site Plan - Level I Minor Residential

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 7 - zone X

Lot 7



REScheck Software Version 4.4.2.3 Compliance Certificate

Project Title: New House

Energy Code: **2009 IECC**
Location: **Portland, Maine**
Construction Type: **Single Family**
Glazing Area Percentage: **2%**
Heating Degree Days: **7378**
Climate Zone: **6**

Construction Site:
Lot 7, Stepping Stone
Portland, ME

Owner/Agent:
Gleason Architects
P.O. Box 596
Stratham, NH
gleasonarchitects@gmail.com

Designer/Contractor:

Compliance: Passes using UA trade-off

Compliance: **15.5% Better Than Code** Maximum UA: **1152** Your UA: **973**

The % Better or Worse Than Code index reflects how close to compliance the house is based on code trade-off rules.
It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Glazing or Door U-Factor	UA
Basement Wall 1: Solid Concrete or Masonry Wall height: 8.0' Depth below grade: 4.0' Insulation depth: 0.0'	952	11.0	11.0		406
Wall 1: Wood Frame, 16" o.c.	17136	21.0	21.0		420
Window 1: Vinyl Frame:Double Pane	286			0.350	100
Door 1: Solid	21			0.600	13
Door 2: Glass	42			0.500	21
Ceiling 1: Flat Ceiling or Scissor Truss	952	38.0	38.0		13

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2009 IECC requirements in REScheck Version 4.4.2.3 and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Name - Title	Signature	Date
--------------	-----------	------



REScheck Software Version 4.4.2.3 Inspection Checklist

Ceilings:

- Ceiling 1: Flat Ceiling or Scissor Truss, R-38.0 cavity + R-38.0 continuous insulation

Comments: _____

Above-Grade Walls:

- Wall 1: Wood Frame, 16" o.c., R-21.0 cavity + R-21.0 continuous insulation
Continuous insulation specified for this above-grade wall has consistent R-value rating across full area of the wall.

Comments: _____

Basement Walls:

- Basement Wall 1: Solid Concrete or Masonry, 8.0' ht / 4.0' bg / 0.0' insul, R-11.0 cavity + R-11.0 continuous insulation

Comments: _____

Windows:

- Window 1: Vinyl Frame: Double Pane, U-factor: 0.350

For windows without labeled U-factors, describe features:

#Panels ____ Frame Type _____ Thermal Break? ____ Yes ____ No

Comments: _____

Doors:

- Door 1: Solid, U-factor: 0.600

Comments: _____

This door is exempt from the U-factor requirement.

- Door 2: Glass, U-factor: 0.500

Comments: _____

Air Leakage:

- Joints (including rim joist junctions), attic access openings, penetrations, and all other such openings in the building envelope that are sources of air leakage are sealed with caulk, gasketed, weatherstripped or otherwise sealed with an air barrier material, suitable film or solid material.
- Air barrier and sealing exists on common walls between dwelling units, on exterior walls behind tubs/showers, and in openings between window/door jambs and framing.
- Recessed lights in the building thermal envelope are 1) type IC rated and ASTM E283 labeled and 2) sealed with a gasket or caulk between the housing and the interior wall or ceiling covering.
- Access doors separating conditioned from unconditioned space are weather-stripped and insulated (without insulation compression or damage) to at least the level of insulation on the surrounding surfaces. Where loose fill insulation exists, a baffle or retainer is installed to maintain insulation application.
- Wood-burning fireplaces have gasketed doors and outdoor combustion air.
- Automatic or gravity dampers are installed on all outdoor air intakes and exhausts.

Air Sealing and Insulation:

- Building envelope air tightness and insulation installation complies by either 1) a post rough-in blower door test result of less than 7 ACH at 50 pascals OR 2) the following items have been satisfied:
- (a) Air barriers and thermal barrier: Installed on outside of air-permeable insulation and breaks or joints in the air barrier are filled or repaired.
- (b) Ceiling/attic: Air barrier in any dropped ceiling/soffit is substantially aligned with insulation and any gaps are sealed.
- (c) Above-grade walls: Insulation is installed in substantial contact and continuous alignment with the building envelope air barrier.
- (d) Floors: Air barrier is installed at any exposed edge of insulation.
- (e) Plumbing and wiring: Insulation is placed between outside and pipes. Batt insulation is cut to fit around wiring and plumbing, or sprayed/blown insulation extends behind piping and wiring.

- (f) Corners, headers, narrow framing cavities, and rim joists are insulated.
- (g) Shower/tub on exterior wall: Insulation exists between showers/tubs and exterior wall.

Sunrooms:

- Sunrooms that are thermally isolated from the building envelope have a maximum fenestration U-factor of 0.50 and the maximum skylight U-factor of 0.75. New windows and doors separating the sunroom from conditioned space meet the building thermal envelope requirements.

Materials Identification and Installation:

- Materials and equipment are installed in accordance with the manufacturer's installation instructions.
- Materials and equipment are identified so that compliance can be determined.
- Manufacturer manuals for all installed heating and cooling equipment and service water heating equipment have been provided.
- Insulation R-values and glazing U-factors are clearly marked on the building plans or specifications.

Duct Insulation:

- Supply ducts in attics are insulated to a minimum of R-8. All other ducts in unconditioned spaces or outside the building envelope are insulated to at least R-6.

Duct Construction and Testing:

- Building framing cavities are not used as supply ducts.
- All joints and seams of air ducts, air handlers, filter boxes, and building cavities used as return ducts are substantially airtight by means of tapes, mastics, liquid sealants, gasketing or other approved closure systems. Tapes, mastics, and fasteners are rated UL 181A or UL 181B and are labeled according to the duct construction. Metal duct connections with equipment and/or fittings are mechanically fastened. Crimp joints for round metal ducts have a contact lap of at least 1 1/2 inches and are fastened with a minimum of three equally spaced sheet-metal screws.

Exceptions:

Joint and seams covered with spray polyurethane foam.

Where a partially inaccessible duct connection exists, mechanical fasteners can be equally spaced on the exposed portion of the joint so as to prevent a hinge effect.

Continuously welded and locking-type longitudinal joints and seams on ducts operating at less than 2 in. w.g. (500 Pa).

- Duct tightness test has been performed and meets one of the following test criteria:
 - (1) Postconstruction leakage to outdoors test: Less than or equal to 8 cfm per 100 ft² of conditioned floor area.
 - (2) Postconstruction total leakage test (including air handler enclosure): Less than or equal to 12 cfm per 100 ft².
 - (3) Rough-in total leakage test with air handler installed: Less than or equal to 6 cfm per 100 ft² of conditioned floor area.
 - (4) Rough-in total leakage test without air handler installed: Less than or equal to 4 cfm per 100 ft² of conditioned floor area.

Temperature Controls:

- Where the primary heating system is a forced air-furnace, at least one programmable thermostat is installed to control the primary heating system and has set-points initialized at 70 degree F for the heating cycle and 78 degree F for the cooling cycle.
- Heat pumps having supplementary electric-resistance heat have controls that prevent supplemental heat operation when the compressor can meet the heating load.

Heating and Cooling Equipment Sizing:

- Additional requirements for equipment sizing are included by an inspection for compliance with the International Residential Code.
- For systems serving multiple dwelling units documentation has been submitted demonstrating compliance with 2009 IECC Commercial Building Mechanical and/or Service Water Heating (Sections 503 and 504).

Circulating Service Hot Water Systems:

- Circulating service hot water pipes are insulated to R-2.
- Circulating service hot water systems include an automatic or accessible manual switch to turn off the circulating pump when the system is not in use.

Heating and Cooling Piping Insulation:

- HVAC piping conveying fluids above 105 degrees F or chilled fluids below 55 degrees F are insulated to R-3.

Swimming Pools:

- Heated swimming pools have an on/off heater switch.
- Pool heaters operating on natural gas or LPG have an electronic pilot light.
- Timer switches on pool heaters and pumps are present.

Exceptions:

Where public health standards require continuous pump operation.

Where pumps operate within solar- and/or waste-heat-recovery systems.

- Heated swimming pools have a cover on or at the water surface. For pools heated over 90 degrees F (32 degrees C) the cover has a minimum insulation value of R-12.

Exceptions:

Covers are not required when 60% of the heating energy is from site-recovered energy or solar energy source.

Lighting Requirements:

- A minimum of 50 percent of the lamps in permanently installed lighting fixtures can be categorized as one of the following:
 - (a) Compact fluorescent
 - (b) T-8 or smaller diameter linear fluorescent
 - (c) 40 lumens per watt for lamp wattage ≤ 15
 - (d) 50 lumens per watt for lamp wattage > 15 and ≤ 40
 - (e) 60 lumens per watt for lamp wattage > 40

Other Requirements:

- Snow- and ice-melting systems with energy supplied from the service to a building shall include automatic controls capable of shutting off the system when a) the pavement temperature is above 50 degrees F, b) no precipitation is falling, and c) the outdoor temperature is above 40 degrees F (a manual shutoff control is also permitted to satisfy requirement 'c').

Certificate:

- A permanent certificate is provided on or in the electrical distribution panel listing the predominant insulation R-values; window U-factors; type and efficiency of space-conditioning and water heating equipment. The certificate does not cover or obstruct the visibility of the circuit directory label, service disconnect label or other required labels.

NOTES TO FIELD: (Building Department Use Only)



2009 IECC Energy Efficiency Certificate

Insulation Rating	R-Value
Ceiling / Roof	76.00
Wall	42.00
Floor / Foundation	22.00
Ductwork (unconditioned spaces):	_____

Glass & Door Rating	U-Factor	SHGC
Window	0.35	0.70
Door	0.50	0.70

Heating & Cooling Equipment	Efficiency
Heating System: _____	_____
Cooling System: _____	_____
Water Heater: _____	_____

Name: _____ Date: _____

Comments:

Large empty area for handwritten comments.



406 J005
407 J007
407 G006
407 G005
407 G004

RAY ST

STEPPING STONE LN

MARLBOROUGH RD

DAGGETT ST

406 F047
406 F051
406 F046
406 F052
406 F045
406 F053
407 D024
406 F054
407 D023
406 F055
407 D022
406 F056
407 D021
406 F057
407 D020
407 D025
407 D018
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407 D015
407 D014
407 D013
407 D012
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407 D008
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406 F040
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406 F042
406 F043
407 C005
407 C006
407 C007
407 C008
407 C004
407 C003
407 C002
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409 E017
409 E016
409 E015
409 E035
409 E034
409 E033
409 E031
409 E030
409 E029
410 C019
410 C018
410 C017
410 C016
410 C037
410 C036
410 C035
410 C034
410 C033
410 C032
410 C031
410 C012
410 C011
410 C010
1-2-28
2-28
30-36
29-35
2-28
1-29
1-2-48
1-47
1-51
2-52

Labels Requested For CBL:

- 406 F036
- 406 F039
- 406 F054
- 406 F055
- 406 F056
- 406 F057
- 406 F058
- 406 F059
- 406 F060
- 407 D006
- 407 D011
- 407 D014
- 407 D017
- 407 D020
- 407 D021
- 407 D022
- 407 D023

IMPORTANT NOTICE FROM CITY OF PORTLAND

To residents and property owners: A Level I Minor Residential Development application was submitted to the Portland Inspections Division by King Construction Corporation to build a new single family home at 24 Stepping Stone Lane (Lot #7).

In accordance with the Portland Land Use Ordinance, notices of receipt of a Level I Minor Residential Development application must be sent to neighbors. This application will be reviewed administratively by City Staff.

Plans are available in the Portland Inspections Division, Room 315, City Hall. If you have any questions or wish to submit comments, contact Ann Machado, Zoning Specialist at 874-8709 or email amachado@portlandmaine.gov

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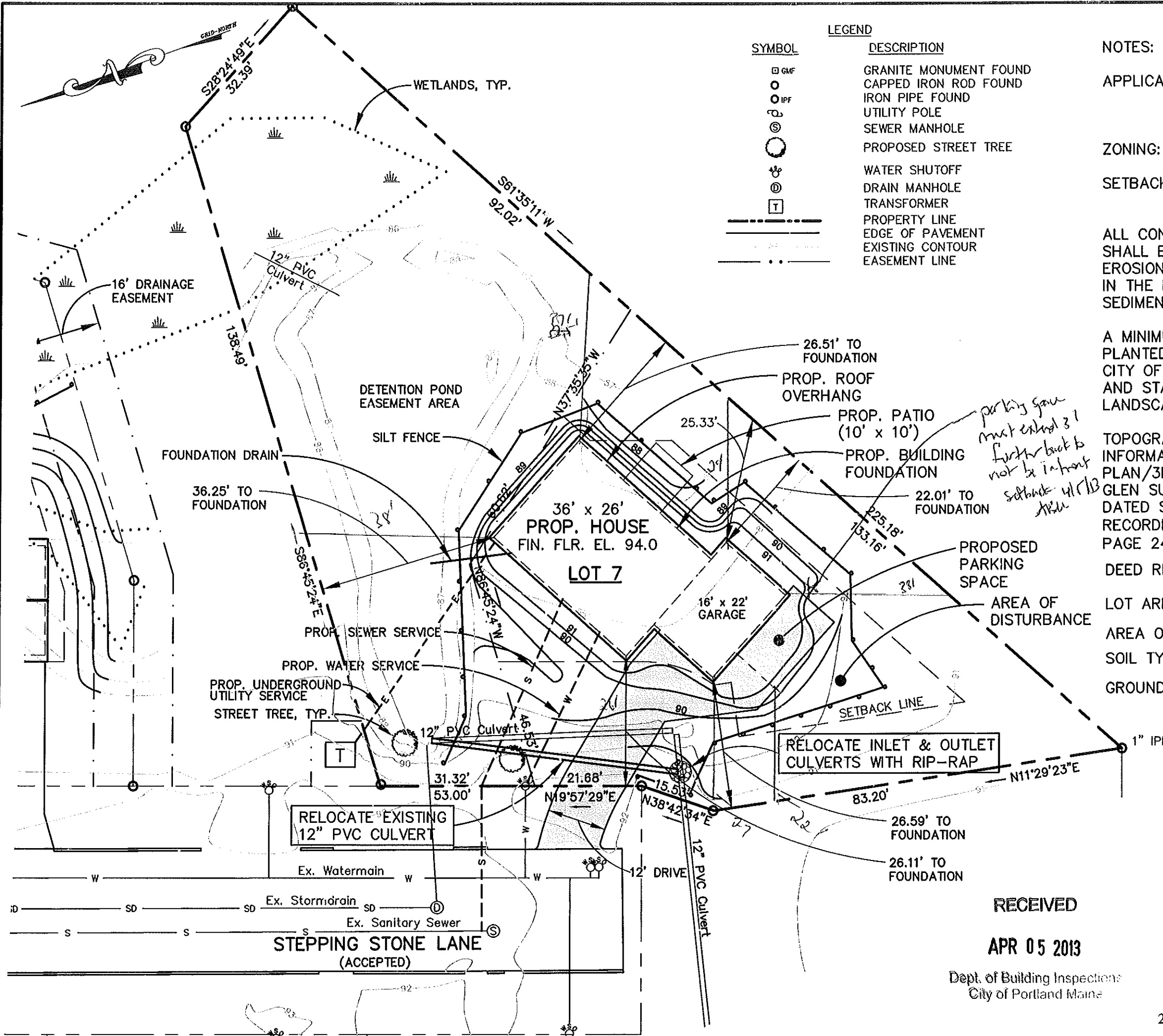
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Gayle Guertin - 24 Stepping Stone lane (lot #7)

From: Gayle Guertin
To: Ann Machado; Marge Schmuckal
Date: 4/8/2013 3:49 PM
Subject: 24 Stepping Stone lane (lot #7)
CC: Gayle Guertin

mailed out abutters notices on 4-8-13 for 24 Stepping Stone Lane.
Gayle



LEGEND

SYMBOL	DESCRIPTION
□ GMF	GRANITE MONUMENT FOUND
○ IPF	CAPPED IRON ROD FOUND
○	IRON PIPE FOUND
○	UTILITY POLE
⊙	SEWER MANHOLE
○	PROPOSED STREET TREE
⊕	WATER SHUTOFF
⊙	DRAIN MANHOLE
⊙	TRANSFORMER
—	PROPERTY LINE
—	EDGE OF PAVEMENT
—	EXISTING CONTOUR
—	EASEMENT LINE

NOTES:

APPLICANT: KING CONSTRUCTION CORP.
STEPPING STONE LANE, LOT 7
PORTLAND, MAINE

ZONING: R3

SETBACKS: FRONT & REAR 25'
SIDE 14' (2 Story)

ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE EROSION PREVENTION PROVISIONS OUTLINED IN THE MAINE EROSION CONTROL AND SEDIMENTATION BMP'S, LATEST REVISION.

A MINIMUM OF TWO STREET TREES SHALL BE PLANTED IN THE FRONT YARD MEETING THE CITY OF PORTLAND'S ARBORICULTURAL SPECS. AND STANDARDS OF PRACTICE AND LANDSCAPE DESIGN GUIDELINES.

TOPOGRAPHIC AND BOUNDARY SURVEY INFORMATION FROM PLAN TITLED "SUBDIVISION PLAN/3RD AMENDED RECORDING PLAT, AUTUMN GLEN SUBDIVISION, RAY ST., PORTLAND, MAINE, DATED SEPT. 4, 2009, BY SEBAGO TECHNICS, RECORDED IN THE C.C.R.D. PLAN BOOK 209, PAGE 249.

DEED REFERENCE: BOOK 23038, PAGE 1

LOT AREA: 14,227 S.F. (0.3266 ACRES)

AREA OF SOIL DISTURBANCE: 4400 S.F.

SOIL TYPE: Hrb - HOLLIS FINE SANDY LOAM

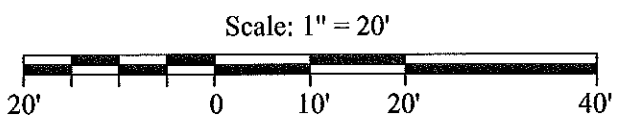
GROUND FLOOR AREA OF STRUCTURE: 1244 S.F.

parking space must extend 3' further back to not be in front setback 4' (R13) here

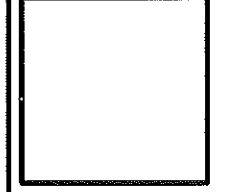
STATE OF MAINE
ROBERT
REGISTERED PROFESSIONAL LAND SURVEYOR

RECEIVED
APR 05 2013

Dept. of Building Inspections
City of Portland Maine



NO.	DATE	DESCRIPTION
1	2/20/13	Revised Per City Comments
2	3/13/13	Revised Garage Location & Setbacks
3	4/02/13	Revised Culverts & Garage Locations



BH2M
Engineers, Surveyors
Barry, Huff, McDonald, Milligan, Inc.
24 State Street
Portland, Maine 04201
Tel: (207) 858-2771
Fax: (207) 858-8520

FOR
King Construction Corp.
198 Saco Avenue
Old Orchard Beach, Maine

SITE PLAN
LOT 7
AUTUMN GLEN
STEPPING STONE LANE
PORTLAND, MAINE

DESIGNED	DATE
RCL	Aug 2012
DRAWN	SCALE
RCL	1" = 20'
CHECKED	JOB. NO.
BT	12084

SHEET
1

CALDER PATRICK D
25 STEPPING STONE LN
PORTLAND, ME 04103

COLE DEAN
21 C GREAT FALLS RD
GORHAM, ME 04038

INJAC IGOR &
TATJANA INGAC JTS
22 STEPPING STONE LN
PORTLAND, ME 04101

INJAC TATJANA &
IGOR INJAC JTS
22 STEPPING STONE LN
PORTLAND, ME 04103

JOYCE MARY E WID VN VET
29 STEPPING STONE LN
PORTLAND, ME 04103

KING CONSTRUCTION CORP
198 SACO AVE
OLD ORCHARD BEACH, ME 04064

KING CONSTRUCTION CORP
198 SACO AVE
OLD ORCHARD BEACH, ME 04064

LEIGHTON EUGENE H
197 RAY ST
PORTLAND, ME 04103

NGUYEN TUANH
19 STEPPING STONE LN
PORTLAND, ME 04103

PEIGHTAL PATRICIA M
PO BOX 292
EAST WATERBORO, ME 04030

PEIGHTAL PATRICIA M
PO BOX 292
EAST WATERBORO, ME 04030

POMPEO ROCCO JOSEPH
130 VERANDA ST
PORTLAND, ME 04103

POMPEO ROCCO JOSEPH
130 VERANDA ST
PORTLAND, ME 04103

REEVE WILLIAM & CAROL JTS
209 RAY ST
PORTLAND, ME 04103

ROTOLO ANTOINETTE T WID WWII VET
203 RAY ST
PORTLAND, ME 04103

TUN U SHWE &
AYE MIE MIE JTS
213 RAY ST
PORTLAND, ME 04103