

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

Location of Construction: #41 Lot 18 Graystone Lane Portland 04103		Owner: George Crockett		Phone: (207) 828-9571		Permit No: 990530	
Owner Address:		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: * Dale Bragg Builders		Address: *499 Stevens Ave. Portland 04103		Phone: (207) 774-3110		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED MAY 25 1999 CITY OF PORTLAND </div>	
Past Use: Vacant		Proposed Use: Single Family w/ Attached 3 Car		COST OF WORK: \$ 310,000.00 PERMIT FEE: \$ 1570.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group R3 Type: 515 BOCA 96 Signature: <i>Hoffman</i>			
Proposed Project Description: Construct Single Family w/ Attached 3 Car Garage		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____		Zone: CBL: 410-A-018 R-5 PRUD Zoning Approval: <i>OK with conditions 5/27/99</i> Special Zone or Reviews <input type="checkbox"/> Shoreland NA <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>zoc phase 7</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>			
Permit Taken By: S.P.		Date Applied For: May 19th, 1999					

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

**PERMIT ISSUED
WITH REQUIREMENTS**

CERTIFICATION

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

May 19th, 1999

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

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

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: _____

CEO DISTRICT 2

COMMENTS

5/26/99 Pre-construction meeting - went over req / stairs, inspections w/Dale Bragg. Discussed all conditions & reviewed plans, TM

6/1/99 Met w/ Dale Bragg on site. all forms were in place for footing pour. I ASKED Dale to notify us AFTER damproofing has been completed JR

6/18/99 Damproofing done, checked drainage, anchors etc. OK. to Backfill JR

8/18/99 Checked framing, plumbing (w/ Kevin) TREADS, RISERS, etc. all OK JR

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

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

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

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

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

Location/Address of Construction: <u>Lot 18 Graystone Lane</u>		
Total Square Footage of Proposed Structure <u>2800 SF</u>	Square Footage of Lot <u>40,000 SF +-</u>	
Tax Assessor's Chart, Block & Lot Number Chart# <u>410</u> Block# <u>A</u> Lot# <u>018</u>	Owner: <u>George Crockett</u>	Telephone#: <u>828-9571</u>
Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address:	Cost Of Work: <u>\$310,000.00</u> Fee: <u>\$1570</u>
Proposed Project Description: (Please be as specific as possible) <u>Construct 1-3am w/ Attached 3 Car Garage</u>		
Contractor's Name, Address & Telephone <u>Dale Bragg Builders 499 Stevens Ave. Portland, ME</u>		Rec'd By: <u>04103 774-3110</u>

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

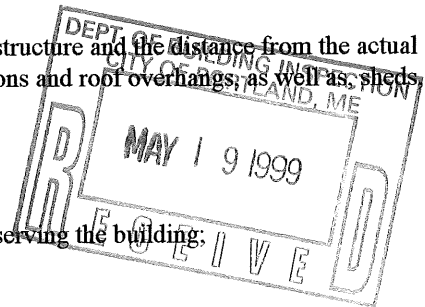
- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with your application:

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

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

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



4) Building Plans (Sample Attached)

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

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

Certification

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

Signature of applicant: <u>Dale Bragg</u>	Date: <u>5/19/99</u>
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Site Review Fee: \$300.00/Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

Applicant: DARA Bragg Building

Date: 5/19/99

Address: Lot #18 Graystone Lane
Pheasant Hill

C-B-L: 410-A-18

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-5-APR4D Dev.

Interior or corner lot -

Proposed Use/Work - New single family Dwelling with attached garage and decks

Sewage Disposal - City

Lot Street Frontage - ① min. setback from external subdivision property lines (67' long) 25' req - 150'± shown

Front Yard -

Rear Yard - ② Note: There is no min. distance from other dwelling units req.

Side Yard - ③ recreation areas shall be located at least

Projections - 25' from dwelling units - none that close

Width of Lot -

Height - 35' max - shows 32' to pt 1/2 from ridge to grade at the lowest point.

Lot Area -

43580^{sq}ft

Lot Coverage/ Impervious Surface - ~~4~~

Area per Family - 6,000^{sq}ft

Off-street Parking - 2 req - 3 shown

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - MAP # 7 - Zone C

BUILDING PERMIT REPORT

DATE: 20/may/99 ADDRESS: 20718 Graystone Lane CBL: 410-A-018
 REASON FOR PERMIT: Single Family Dwelling
 BUILDING OWNER: George Crockett
 PERMIT APPLICANT: 1 Contractor Dale Bragg Builders
 USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

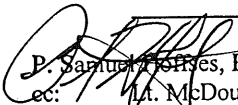
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *2, *3, *4, *5, *8, *9, *11, *12, *13, *14, *15, *19, *26, *27, *28, *29, *32, *33

- X1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- X2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- X3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- X4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
- X5. Waterproofing and damp proofing shall be done in accordance with Section 1813.0 of the building code.
- 6. Precaution must be taken to protect concrete from freezing. Section 1908.0
- 7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- X8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
- X9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
- 10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- X11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2, M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 3e4" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
- X12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- X13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- X14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- X15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6) -
- 16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
- 17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0)

- 18. The boiler shall be protected by enclosing with (1)hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)
- *19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 &19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
 In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2.
- 20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
- 21. The Fire Alarm System shall maintained to NFPA #72 Standard.
- 22. The Sprinkler System shall maintained to NFPA #13 Standard.
- 23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
- 24. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
- *26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- *27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. **No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.**
- *28. All requirements must be met before a final Certificate of Occupancy is issued.
- *29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (the BOCA National Building Code/1996).
- 30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
- 31. Please read and implement the attached Land Use Zoning report requirements.
- *32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
- *33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- 34. _____
- 35. _____
- 36. _____


 P. Santoro, Building Inspector
 cc: M. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

****On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**

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

Valuation: \$310,000.00 Plan Review # 653/99
 Fee: \$1570.00 Date: 20 MAY 1999

Building Location: Lot 18 Graystone Lane CBL: 410-A-018

Building Description: Single Family dwelling / with attached garage

Reviewed by: S. Hoffses

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

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

Correction List		
NO:	Description	Code Section
1.	All site Plan and building code requirements must be completed before a Certificate of occupancy can or will be issued.	111.0
2.	Foundation drain	1813.5.2
3.	Foundation anchors	2305.17
4.	Waterproofing & damp proofing	1813.0
5.	Private garage	407.0
6.	Chimneys & vents NEPA 211 & BOCA Mech. Ch. 12	1021.0
7.	Guardrails & Handrails	1022.0
8.	Headroom habitable	1204.0
9.	Stair Construction (see attached detail)	1014.0
10.	Headroom Stairways	1014.4
11.	Sleeping room egress	1018.6
12.	Smoke detectors	920.3.2
13.	Ventilation	1210.0

Foundations (Chapter 18)

Wood Foundation (1808)

- ~~NA~~ Design
- ~~NI~~ Installation

Footings (1807.0)

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

Foundation Walls

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

Floors (Chapter 16-23)

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

Floors (contd.)

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

Wall Construction (Chapter 2300)

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

Roof-Ceiling Construction (Chapter 23)

- ~~X~~ Roof rafters - Design (2305.15) spans
- ~~△~~ Roof decking and sheathing (2305.15.1) 5/8" boards and (2307.3) (Table 2307.3.1(2))
- ~~X~~ Roof trusses (2313.3.1)
- _____
- _____
- _____
- _____
- _____

Roof Coverings (Chapter 15)

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

**Chimneys and Fireplaces
BOCA Mechanical/1993**

- ~~SR~~ Masonry (1206.0)
- ~~NR~~ Factory - built (1205.0)
- ~~NR~~ Masonry fireplaces (1404)
- ~~211~~ Factory - built fireplace (1403)

**Mechanical
1993 BOCA Mechanical Code**

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

State Plumbing Code
Public Sewer
Water

Load Design Criteria

Floor live load sleeping	<u>30 PSF</u>	<u>X</u>
Floor live load non sleeping	<u>40 PSF</u>	<u>X</u>
Roof live load	<u>42 PSF</u>	<u>X</u>
Roof snow load	<u>46 PSF</u>	<u>X</u>
Seismic Zone	<u>2</u>	<u>X</u>
Weathering area	<u>S</u>	<u>X</u>
Frost line depth	<u>4' MIN</u>	<u>X</u>

Glazing (Chapter 24)

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

Private Garages (Chapter 4)

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

Egress (Chapter 10)

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

Smoke Detectors (920.3.2)

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

Dwelling Unit Separation Table 602

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

19990061

I. D. Number

George Crockett

Applicant

15 Clifford St, Portland, ME 04101

Applicant's Mailing Address

Dale Bragg Builders

Consultant/Agent

774-3110

Applicant or Agent Daytime Telephone, Fax

5/19/99

Application Date

Graystone Ln Lot 18

Project Name/Description

Graystone Ln

Address of Proposed Site

410-A-018

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Planning Conditions of Approval

Inspections Conditions of Approval

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. Separate permits shall be required for future decks, sheds, pools, and/or garage.

Fire Conditions of Approval

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

19990061
I. D. Number

George Crockett
Applicant
15 Clifford St, Portland, ME 04101
Applicant's Mailing Address
Dale Bragg Builders
Consultant/Agent
774-3110
Applicant or Agent Daytime Telephone, Fax

5/19/99
Application Date
Graystone Ln Lot 18
Project Name/Description

Graystone Ln
Address of Proposed Site
410-A-018
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) **att. garage & decks**
2800 sq. ft. **40,000 sq. ft.** **R-5 PRUD**
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan _____ Subdivision _____ Engineer Review **\$300.00** Date: **5/19/99**

DRC Approval Status:

Reviewer **Jim Wendel**

- Approved Approved w/Conditions see attached Denied
Approval Date **5/21/99** Approval Expiration **5/21/00** Extension to _____ Additional Sheets Attached
 Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

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

- Performance Guarantee Accepted _____ date _____ amount _____ expiration date _____
 Inspection Fee Paid _____ date _____ amount _____
 Building Permit _____ date _____
 Performance Guarantee Reduced _____ date _____ remaining balance _____ signature _____
 Temporary Certificate Of Occupancy _____ date _____ Conditions (See Attached)
 Final Inspection _____ date _____ signature _____
 Certificate Of Occupancy _____ date _____
 Performance Guarantee Released _____ date _____ signature _____
 Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date _____
 Defect Guarantee Released _____ date _____ signature _____

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

19990061

I. D. Number

George Crockett

Applicant

15 Clifford St, Portland, ME 04101

Applicant's Mailing Address

Dale Bragg Builders

Consultant/Agent

774-3110

Applicant or Agent Daytime Telephone, Fax

5/19/99

Application Date

Graystone Ln Lot 18

Project Name/Description

Graystone Ln

Address of Proposed Site

410-A-018

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Approved, subject to site plan review addendum conditions of approval:

All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.

Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.

Your new street address is now 41 Graystone Lane, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

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

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

A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide to allow for positive drainage away from entire footprint of building.

A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for drainage from the property.

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

Eroded soil shall be contained on-site. Silt fence shall be installed down gradient of all disturbed areas.

A crushed stone construction entrance shall be placed at the curb cut.

Planning Conditions of Approval

Inspections Conditions of Approval

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. Separate permits shall be required for future decks, sheds, pools, and/or garage.

Fire Conditions of Approval

39 Graystone Lane
410-A-018

KELLY, REMMEL & ZIMMERMAN

ATTORNEYS AT LAW

53 EXCHANGE STREET

P.O. BOX 597

PORTLAND, MAINE 04112-0597

JOHN N. KELLY
U. CHARLES REMMEL, II
BARRY ZIMMERMAN
GRAYDON G. STEVENS
R. TERRANCE DUDDY
RICHARD W. MULHERN
TIMOTHY H. NORTON
MICHAEL A. DUDDY

TELEPHONE
207-775-1020

MAINE WATTS
800-540-4212

FAX
207-773-4895

E-MAIL ADDRESS
admin@krz.com

October 14, 1999

Mr. Dale Bragg
Dale Bragg Builders, Inc.
499 Stevens Avenue
Portland, Maine 04103

Re: Lot #18, Pheasant Hill Subdivision

Dear Mr. Bragg:

This office represents Scott Cohen who owns land abutting Lot 18 off Graystone Drive in the Pheasant Hill Subdivision in Portland, Maine. It is my understanding that you are currently in the process of constructing a house on Lot 18 for George Crockett. Mr. Cohen has had several conversations with Mr. Crockett and has tried to communicate to you regarding the manner in which the construction activities on Lot 18 have impacted his property. Apparently there has been some blasting and excavation along the Crockett/Cohen boundary line which has had the effect of removing or displacing the survey pin along the easterly sideline of Lot 18. This pin is a boundary marker which Mr. Cohen specifically requested to be placed on the boundary line in order to remove any doubt as to the location of that line. Mr. Cohen has asked on a number of occasions to have the pin replaced without satisfactory response. As I am sure you are aware, removal of the boundary line marker is a violation of Maine law. While I assume that the removal was accidental, I must insist at this point on Mr. Cohen's behalf that the marker be replaced immediately by a licensed surveyor and that proof of the resetting of that marker in accordance with the existing plan be provided to this office.

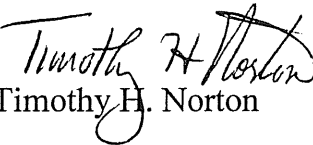
It is also apparent from looking at the property that the blasting and excavation work on the site has caused small rock and rubble to be spread over the boundary line on to Mr. Cohen's property. While Mr. Cohen has sought to be tolerant of these activities

Mr. Dale Bragg
October 14, 1999
Page 2

during the construction phase, it is now necessary to clean up all of that rock and rubble and return Mr. Cohen's property to a satisfactory condition.

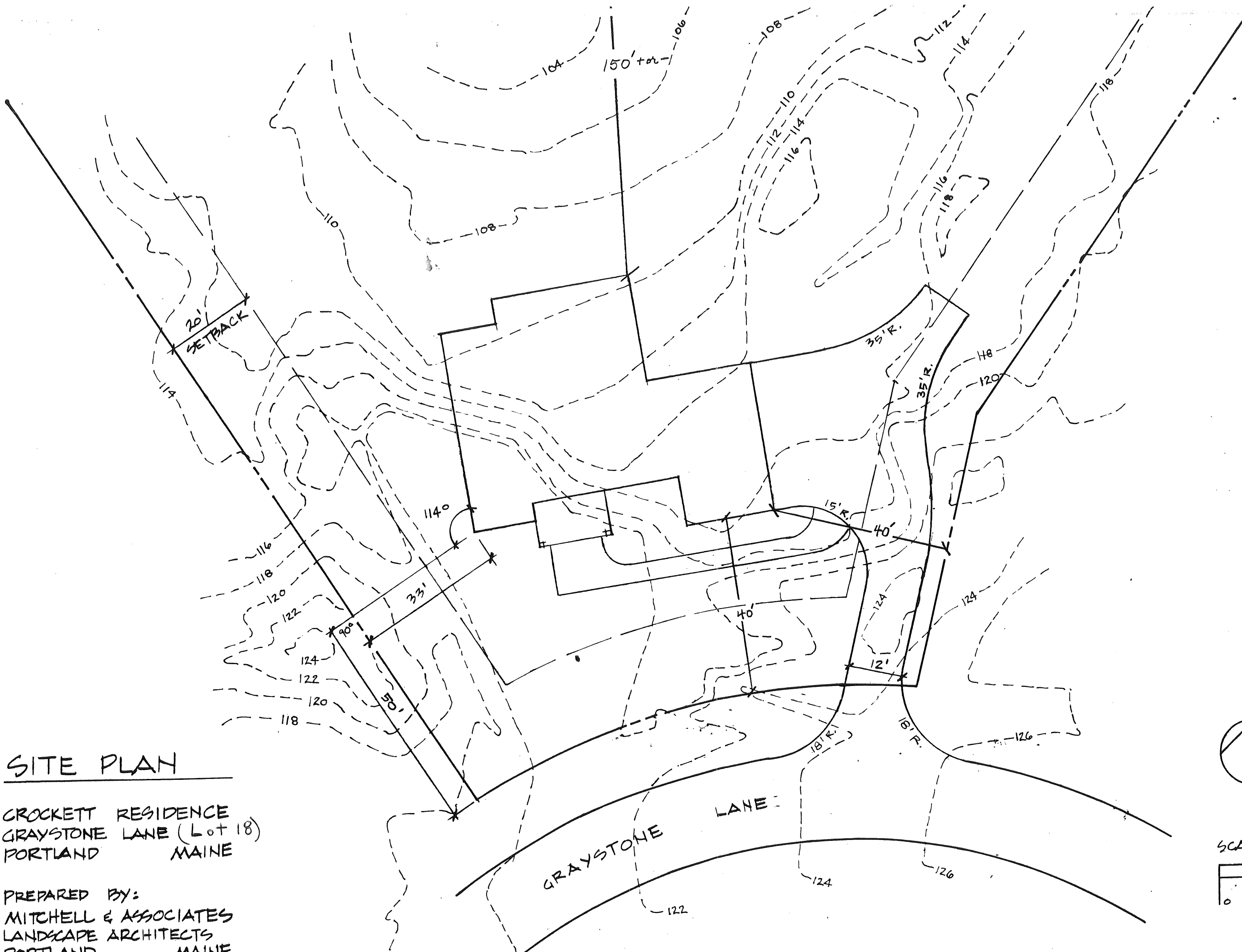
Please take steps promptly to correct the issues set out in this letter and notify this office once those steps have been completed. You should understand that Mr. Cohen has attempted to be very understanding during the construction process of Mr. Crockett's house and that he wishes to promote a neighborly relationship with Mr. Crockett. He must insist, however, that his property rights be respected just as he would respect those of his neighbors. It is therefore important that these matters be resolved quickly and efficiently. I look forward to your response.

Sincerely,


Timothy H. Norton

THN/pp

cc: Scott Cohen
George W. Crockett
Walter E. Webber, Esq.
City of Portland Code Enforcement Office



SITE PLAN

CROCKETT RESIDENCE
 GRAYSTONE LANE (Lot 18)
 PORTLAND MAINE

PREPARED BY:
 MITCHELL & ASSOCIATES
 LANDSCAPE ARCHITECTS
 PORTLAND MAINE

