

PLUMBING APPLICATION

Town Or Plantation: Portland

Street Subdivision Lot #: 7 Greystone Lot 21

Last: ADAMS First: Ted

Applicant Name: Gerard G. Letellier Jr.

Mailing Address of Owner/Applicant (if Different): P.O. Box 1151 Bid. Me. 04005

PORTLAND Date Permit Issued: 122997 PERMIT # 6338 STATE COPY 104 \$ 104 If Double Fee Charged

Local Plumbing Inspector Signature: _____ L.P.I. # 0124

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant: _____ Date: _____

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature: _____ Date Approved: _____

<p>This Application is for</p> <p>1. <input checked="" type="checkbox"/> NEW PLUMBING</p> <p>2. <input type="checkbox"/> RELOCATED PLUMBING</p>	<p>Type Of Structure To Be Served:</p> <p>1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING</p> <p>2. <input type="checkbox"/> MODULAR OR MOBILE HOME</p> <p>3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING</p> <p>4. <input type="checkbox"/> OTHER — SPECIFY _____</p>	<p>Plumbing To Be Installed By:</p> <p>1. <input checked="" type="checkbox"/> MASTER PLUMBER</p> <p>2. <input type="checkbox"/> OIL BURNERMAN</p> <p>3. <input type="checkbox"/> MFG'D. HOUSING DEALER / MECHANIC</p> <p>4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE</p> <p>5. <input type="checkbox"/> PROPERTY OWNER</p> <p>LICENSE # <u>6457</u></p>
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Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.	0, 2	Hosebibb / Sillcock	0, 2	Bathtub (and Shower)
		Floor Drain		Shower (Separate)
OR		Urinal	0, 1	Sink
		Drinking Fountain	0, 5	Wash Basin
HOOK-UP: to an existing subsurface wastewater disposal system.		Indirect Waste	0, 3	Water Closet (Toilet)
PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Water Treatment Softener, Filter, etc.	0, 1	Clothes Washer
		Grease / Oil Separator	0, 1	Dish Washer
OR		Dental Cuspidor		Garbage Disposal
		Bidet		Laundry Tub
TRANSFER FEE (\$6.00)		Other: _____	0, 1	Water Heater <u>Tankless</u>
		Fixtures (Subtotal) Column 2	1, 4	
SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE			0, 2	Total Fixtures
			\$	
			\$	
			\$	
			\$	Permit Fee (Total)
			\$ <u>104</u>	

BUILDING PERMIT REPORT

DATE: 17 Nov. 97 ADDRESS: 7 Gray Stone Ln. (Lot #21)
 REASON FOR PERMIT: To Construct a single family dwelling / attached 30^{sq} yard
 BUILDING OWNER: Ted Adams
 CONTRACTOR: Normand Berube Builders
 PERMIT APPLICANT: ↑ APPROVAL: *1, 2, 3, 5, 6, 8, 9, 10, 11, 12, 16, 226, 2,
*28, 29,
 USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

- X 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- X 2. 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)
- X 3. Precaution must be taken to protect concrete from freezing.
4. 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.
- X 5. 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 ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
- X 6. 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).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- X 8. **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 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".)
- X 9. Headroom in habitable space is a minimum of 7'6".
- X 10. 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.
- X 11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
- X 12. 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.
13. 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.
14. 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.
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
- X 16. 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 19, 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

**CITY OF PORTLAND, MAINE
SITE PLAN REVIEW (ADDENDUM)
CONDITIONS OF APPROVAL**

APPLICANT: TED ADAMS

ADDRESS: PORTLAND

SITE ADDRESS/LOCATION: 7 GRAYSTONE LANE (LOT 21)

DATE: 11/11/97

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to: increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW WILL BE ENFORCED FOR YOUR SITE PLAN

1. All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland Standards prior to issuance of a Certificate of Occupancy.
2. Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
3. Your new street address is now 7 GRAYSTONE LANE, the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4. 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.
5. Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6. A sewer permit is required for your 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.
7. A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

8. As-built record information for sewer and stormwater service connections must be submitted to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

9. The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.

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

11. A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FEE), 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 the drainage from the property.

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

13. ERODED SOIL SHALL BE CONTAINED ON-SITE.
GRAYSTONE LAPE SHALL BE KEPT CLEAR OF
TRACKED SOIL FROM VEHICLES.

cc: Katherine Staples, P.E., City Engineer

14. SILT FENCE SHALL BE INSTALLED
DOWN GRADIENT OF ALL DISTURBED AREAS.

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

19970096
I. D. Number

Adams, Ted
Applicant
, Portland, ME
Applicant's Mailing Address
Normand Berube Builders
Consultant/Agent
883-8270 283-3940
Applicant or Agent Daytime Telephone, Fax

11/5/97
Application Date
Graystone Ln, #7 Lot #21
Project Name/Description

7 Graystone Ln
Address of Proposed Site
411-A-021
Assessor's Reference: Chart-Block-Lot

DRC Conditions for Approval

Approved subject to Site Plan Review (Addendum) Conditions of Approval #1, 2, 3 (7 Graystone Lane), 4, 5
6, 8, 10, 11, 12, 13 (Eroded soil shall be contained on-site. Graystone Lane shall be kept clean of tracked
soil from vehicles.) and 14 (Silt fence shall be installed down gradient of all disturbed areas.)



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner

FROM: James Seymour, Acting Development Review Coordinator

DATE: April 5, 1995

SUBJECT: Disclaimer Statement of Existing Poorly Drained Areas

It is the responsibility of the lot owner/homebuilder to assess drainage and provide for appropriate stormwater management design and engineering in an area which has evidence of poor hydrologic soil conditions, and/or a history of poor drainage, ponding, or soils saturation due to topography, fluctuation of seasonal ground water tables creating surface flooding, or as a result from rainfall events or snow/ice melts. The City of Portland is not responsible for resolving the drainage of land areas which could be described in any one of the above conditions.

The City of Portland Development Review Coordinator reviews lot grading for all single family homes to assure that field elevations will conform to the grades which exist at the abutting property line or to the grades which have been previously approved at the abutting property lines. The construction standards require that final foundation elevations be provided on site plans which are a minimum of 2 1/2 feet higher than street grades established at the frontage of the lot and provide positive drainage away from the entire foundation perimeter, including garage, and all basement accesses (ie. bulkheads, doorways and windows). As long as these standards are strictly enforced, most water problems on single family lots will be avoided. However, in locations with clear evidence of hydric soils, the following note shall be placed on all approved site plans:

"The City of Portland Development Review Coordinator has reviewed and approved this plan. The lot is located in an areas that is subject to seasonal conditions of saturation by surface or groundwater. Approval of this plan does not constitute a guarantee that no water problems will be experienced by the homeowners in this vicinity. Homeowners are advised to exercise care and diligence to ensure that their home and yard is adequately constructed and graded for localized drainage conditions."

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

I. D. Number _____

Adams, Ted
Applicant
, Portland, ME
Applicant's Mailing Address
Normand Berube Builders
Consultant/Agent
883-8270 283-3940
Applicant or Agent Daytime Telephone, Fax

11/5/97
Application Date
Graystone Ln, #7 Lot #21
Project Name/Description

7 Graystone Ln
Address of Proposed Site
411-A-021
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

Proposed Building square Feet or # of Units **33,180 Sq Ft** 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 **\$80.00** Subdivision _____ Engineer Review **\$100.00** Date: **11/5/97**

Inspections Approval Status:

Approved Approved w/Conditions see attached Denied Reviewer _____
 Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached
 Condition Compliance _____ signature _____ date

Performance Guarantee Required* Not Required

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

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

7 Graystone Ln (#21)

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
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Portland, ME
Applicant's Mailing Address
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11/5/97
Application Date
Graystone Ln, #7 Lot #21
Project Name/Description
7 Graystone Ln
Address of Proposed Site
411-A-021
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
[] Office [] Retail [] Manufacturing [] Warehouse/Distribution [] Parking Lot [] Other (specify)
[] New Building [] Building Addition [] Change Of Use [] Residential

Proposed Building square Feet or # of Units 33,180 Sq Ft
Acreage of Site
Zoning R-5 PRUD

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 \$50.00 Subdivision Engineer Review \$100.00 Date: 11/5/97

Inspections Approval Status:

[] Approved [] Denied
[] Approved w/Conditions see attached
Approval Date 11/14/97 Approval Expiration Extension to [] Additional Sheets Attached
[] Condition Compliance signature date

Reviewer Marge Schumuckal

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 Issued 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

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

I. D. Number _____

Applicant Adams, Ted
Portland, ME
 Applicant's Mailing Address
Normand Berube Builders
 Consultant/Agent
83-8270 283-3940
 Applicant or Agent Daytime Telephone, Fax

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Proposed Development (check all that apply):
 New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

33,180 Sq Ft

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 \$50.00 Subdivision _____ Engineer Review \$100.00 Date: 11/5/97

DRC Approval Status:

Reviewer Jim Wendel

Approved Approved w/Conditions see attached Denied

Approval Date 11/11/97 Approval Expiration 11/11/97 Extension to _____ Additional Sheets Attached

Condition Compliance Jim Wendel 11/11/97
 signature date

Performance Guarantee Required* Not Required

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

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

Applicant: Normand Berube

Date: 11/14/97

Address: 7 Graystone Ln - Pheasant Hill
(lot 21)

C-B-L: 411-A-21

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-5 A PRUD Dev

Interior or corner lot -

Proposed Use/Work - New single family dwelling with 3 car garage

Sewage Disposal - City

Lot Street Frontage - 0 min setback from external subdivision property lines - 25' req - over 25' shown

Front Yard -

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

Side Yard -

Projections - (3) Recreation Areas shall be located at least 25' from dwelling units - none shown that closer

Width of Lot -

Height - 2 story

Lot Area -

33,100 sq ft

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking - 2 req - 3 shown

Loading Bays -

Site Plan - minor/minor

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - parcel 7 of 17 - Zone C