

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

Location of Construction: 45 Copleywoods Circle (Lot #17)		Owner: KTO Builders		Phone: 759-3812 892-2058		Permit No: 981322	
Owner Address: SAA		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: KTO Builders		Address: 13 Varney Mill Road, Windham, ME		Phone: SAA		Permit Issued: 30 NOV 23 1998	
Past Use: Vacant		Proposed Use: 1 Family		COST OF WORK: \$ 65,000		PERMIT FEE: \$ 345.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group <i>R3</i> Type: <i>5B</i> <i>BOCA 96</i>	
Proposed Project Description: Construct a 26x34 Colonial with 2 car garage.		Signature:		Signature: <i>[Signature]</i>		Zone: CBL:413-B-017	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning Approval: 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"/>	
Permit Taken By: <i>SP</i>		Date Applied For: 12-12-98		Signature:		Date:	

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..

#4

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

11-13-98

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

CEO DISTRICT



2/8/99 - Records Show that inspection was paused w/
 inspection - called on 12/15 for backfill - ok to
 backfill @

2/9/99 ADVISED BUILDER THAT OUR RECORDS INDICATE THAT
 NO FRAMING OR ROUGH PLUMBING INSPECTIONS WERE DONE.
 SPOKE W/ BOTH TONY & HIS ^(JOEL) EMPLOYEE. OK

2/10/99 Stairs - 9" stringer cut 7 3/4" K. - Told Tony 10" stringer cut needed.
 Plumbing test - holding @ 5 lbs. - all plumbing covered. -
 All walls already sheetrocked @ time of inspection.

2/12/99 - Checked headroom on stairs - discussed w/ Tony about 6-8" req. -
 will be very close - should be checked once closer to finish.

3/24/99 - front + Rear ext. stairs - not on yet - / Garage stairs - OK
 ① Smoke det. chirping / Bsmnt - stairs - OK
 31" handrail height - Bsmnt / Int Ft to 2nd stairs - OK
 35 1/2 x 24 - windows - egress - OK
 ② Need dryer cover -
 ③ Top step - shimmed

Inspection Record

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

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

Location of Construction: 69 3 Copleywoods Circle (Lot #17)		Owner: KTO Builders		Phone: 759-3812 892-2058		Permit No:	
Owner Address: SAA		Lessee/Buyer's Name:		Phone:			BusinessName:
Contractor Name: * KTO Builders		Address: 13 Varney Mill Road, Windham, ME		Phone: SAA		Permit Issued: PERMIT ISSUED NOV 23 CITY OF PORTLAND Zoning: CBL: 11-13-98-17 Signature: <i>[Signature]</i>	
Past Use: Vacant		Proposed Use: 1 Family		COST OF WORK: \$ 65,000 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R3 Type: <i>[Signature]</i> Signature: <i>[Signature]</i>			Zoning Approval: <i>[Signature]</i> 11/13/98 Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>MA</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>zoeC</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <i>A</i>
Proposed Project Description: Construct a 26x34 Colonial with 2 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: _____			
Permit Taken By: SP		Date Applied For: 12-12-98					

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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

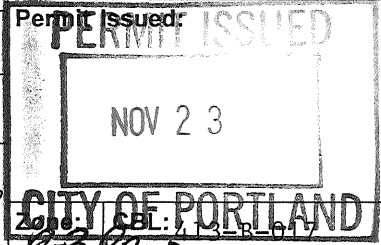
CERTIFICATION

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11-13-98

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 Approval:
[Signature] 11/13/98
 Special Zone or Reviews:
 Shoreland *MA*
 Wetland
 Flood Zone *zoeC*
 Subdivision
 Site Plan maj minor mm *A*

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: *[Signature]*

CEO DISTRICT *[Signature]*



Certificate of Occupancy

LOCATION 69 Copley Woods Circle (Lot #17) 413-B-017

Issued to KTO Builders

Date of Issue 29 March 1999

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 981322, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Single family dwelling w/ car garage
No deck Use Group: R3
Type: 5B BOCA 1996

Limiting Conditions: TEMPORARY: Expires 15 JUNE '99

1. Front stairs to be completed when final grading is done.
2. Future decks require permits
3. See memo dated 24 March 1999 from Jim Wendel listing condition of approval.

This certificate supersedes certificate issued

Approved:

3/29/99 [Signature]

(Date)

Inspector

[Signature]

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

[Handwritten mark]

413-B-018

K.T.O BUILDERS

13 VARNEY MILL ROAD
WINDHAM, MAINE 04062

Phone 852-7813
Fax 852-2058

Lot Copley Woods
circle
Lot # 18

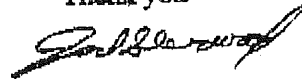
Jim Wendell
DeLuca Hoffman Assoc.
778 Main St.
South Portland, Maine 04106

413-B-018

Jim,

As we discussed this morning I will be planting two to three 2 1/2" caliper native trees 5 to 6 feet off the property line in the wet land area off of lot 18 as well as seeding the area with a wetland grass seed. I will also be stabilizing the bank in front of the house. I will consider the matter taken care of at the time of completion and assume that you do not have any other issues with the grading and landscaping of the lot other than what is shown on the landscaping plan for the lot.

Thank you



Joel Sherwood
K.T.O. Builders

413-13-021



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Michael Nugent, Code Enforcement
Kandi Talbot, Planner

FROM: Jim Wendel, PE DRC

DATE: July 29, 1999

SUBJECT: Certificate of Occupancy
10 Copley Woods Circle (Lot 21)

The applicant has provided documentation from Maine DEP with regard to the deviation of wetland fill limits of the current permit. The applicant has proposed to reconfigure the impact limits with ME DEP. This approach will change the total wetland impact to 14,991 sq. ft. A project modification will be required; see memo dated 7/29/99 from Dawn Hollowell to Tony Vance.

It is our opinion that when the new homeowner is contacted directly by Code Enforcement to confirm their understanding of the issue and possible changes to their lot grading, a temporary certificate of occupancy could be issued, assuming code enforcement has no outstanding issues.

I PERSONALLY NOTIFIED MR. OLESON
OF THE POTENTIAL IMPACTS OF
KEVIN OLESEN A D.E.P.
& ELIZABETH
10 COPLEY WOOD OFFICE OR
880 - 8370 CORP

DENIAL
7/29/99
12:45 PM



Certificate of Occupancy

LOCATION 10 Copley Woods Circle (Lot 21)
CBL# 413-B-021

Issued to KTO Builders

Date of Issue July 29, 1999

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 990299, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES
Single Family Dwelling

APPROVED OCCUPANCY
Use Group R-3 Type 5B
Boca 96

Limiting Conditions:

Temporary Certificate of Occupancy - Expiration 9/30/99
Final grade contingent Upon approval of ME. D.E.P.
Army Corp of Engineers & Jim Wendell

This certificate supersedes
certificate issued

Approved:

7/29/99 *Jon Reed*
.....
(Date) Inspector

[Signature]
.....
Inspector of Buildings
Jim Wendell

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

7/29/99

Inspection Services
Michael J. Nugent
Manager

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

7/29/99

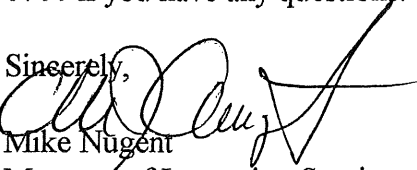
Kevin & Elizabeth Olesen
10 Copley Woods Circle
Portland, ME 04103

Re: 10 Copley Wood Circle, (413 B021)

Dear Mr. & Mrs. Olesen,

This letter is a written summary of our conversation at 12:45pm, this date. Attached is a copy of the subdivision plan showing your lot. As can be seen there are two different lines. The dash/dot line depicts the area of filling approved by the City and State. The solid line/shaded area is KTO builders' representation of the as built condition. Also attached is a copy of a letter received this date from the ME D.E.P. If the developer is not successful in obtaining all required approvals, the configuration of the developed portion would be required to be reclaimed in a manner consistent with the original approval (dash/dot line). Please feel free to contact me at 874-8700 if you have any questions.

Sincerely,


Mike Nugent
Manager of Inspection Services



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION

ANGUS S. KING, JR.
GOVERNOR

MARTHA KIRKPATRICK
COMMISSIONER

July 29, 1999

Tony Vance
KTO Builders, Inc.
13 Varney Mill Road
Windham, ME 04062

RE: Tier 1 #97-460-S, Copley Woods, Portland

Dear Tony:

Thank you for meeting me on site yesterday and for bringing in a revised plan this morning. As we discussed yesterday, approximately 3,300 square feet of unpermitted fill had been placed in freshwater wetlands behind lots 19, 20, 21, & 22. You have since removed the fill behind lots 19 & 20 bringing the unpermitted fill down to approximately 2,049 square feet. The plan you showed me this morning indicated that you would propose to keep that 2,049 square feet behind lots 21 & 22, and omit approximately 770 square feet of proposed (approved) fill behind lots 11 & 12. The total wetland fill for this project would be approximately 14,991 square feet. As we discussed, a project modification must be filed.

I saw Jay Clement, US Army Corps of Engineers, yesterday and briefly mentioned your project to him. We discussed the after-the-fact permitting that would be necessary for this project. He would be the project manager responsible for reviewing the modification once it is submitted, and can be reached at 623-8367. Jay has not seen the proposed plan nor has he seen the project site.

A copy of the modification, which is submitted to the Department, will be forwarded to Jay. Permits must be obtained from both the Department and the Army Corps of Engineers. If you have questions, feel free to call me at 822-6300.

Sincerely,

Dawn E. Hallowell

Dawn E. Hallowell
Division of Land Resource Regulation
Bureau of Land and Water Quality

Cc: Jay Clement, US ACOE
Mike Nugent, City of Portland

Post-it® Fax Note	7671	Date	7/29	# of pages	1
To	Jay Clement	From	D. Hallowell		
Co./Dept.	ACOE	Co.	MDEP		
Phone #	623-8367	Phone #	822-6300		
Fax #	623-8206	Fax #	822-6303		

Post-it® Fax Note	7671	Date	7/29	# of pages	1
To	Mike Nugent	From	D. Hallowell		
Co./Dept.	City of Portland	Co.	MDEP		
Phone #		Phone #	822-6300		
Fax #	874-8716	Fax #	822-6303		

AUGUSTA
17 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0017
(207) 287-7688
RAY BLDG., HOSPITAL ST.

BANGOR
106 HOGAN ROAD
BANGOR, MAINE 04401
(207) 941-4570 FAX: (207) 941-4584

PORTLAND
312 CANCO ROAD
PORTLAND, MAINE 04103
(207) 822-6300 FAX: (207) 822-6303

PRESQUE ISLE
1235 CENTRAL DRIVE, SKYWAY PARK
PRESQUE ISLE, MAINE 04769-2094
(207) 764-0477 FAX: (207) 764-1507

413-B-21



Certificate of Occupancy

LOCATION 10 Copley Woods Circle (Lot 21)

Issued to KTO Builders

Date of Issue July 29, 1999

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 990299, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Single Family Dwelling

USE GROUP R-3 TYPE 5B

Limiting Conditions: Temporary CO - EXPIRATION 9/30/99

~~Contingent upon final approval by Mr. D.E.P.~~

FINAL GRADE CONTINGENT UPON APPROVAL OF Mr. D.E.P.,

ARMY CORP OF ENGINEERS & JIM WENDELL

This certificate supersedes certificate issued

Approved:

JR
Inspector

(Date)

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

CBL # 413 B 21

413-B-21



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Code Enforcement

FROM: Jim Wendel, Development Review Coordinator

DATE: March 24, 1999

SUBJECT: Certificate of Occupancy
69 Copley Woods (lot 17)

On March 24, 1999 the site was reviewed for compliance with the conditions of approval dated 11-3-98.
My comment is:

1. The landscape work could not be completed due to the time of year. This work shall be completed by June 15, 1999.

It is my opinion that a temporary Certificate of Occupancy could be issued assuming Code Enforcement has no outstanding issues.

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: <i>69 Copleywoods Circle (lot #17)</i>			
Total Square Footage of Proposed Structure <i>884</i>		Square Footage of Lot 4262 <i>9,978</i>	
Tax Assessor's Chart, Block & Lot Number Chart# <i>413</i> Block# <i>B</i> Lot# <i>17</i>		Owner: <i>KTO Builders</i>	Telephone: <i>759 3812</i> <i>892 2058</i>
Lessee/Buyer's Name (If Applicable)		Owner's/Purchaser/Lessee Address: <i>KTO Builders</i>	Cost Of Work: <i>\$65,000</i> Fee: <i>\$345.00</i>
Proposed Project Description:(Please be as specific as possible) <i>Construct a 26x34 colonial with a 2 car garage attached</i>			
Contractor's Name, Address & Telephone <i>KTO Builders 13 Varney Mill Rd Windham</i>			Rec'd By: <i>[Signature]</i>

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 you 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:

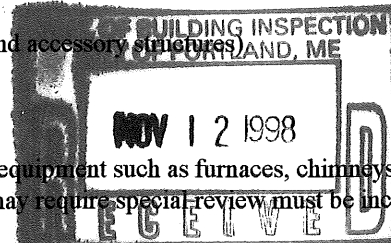
- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- 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

m/p/m 300
Fee: 345
645.00

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: <i>Paul Deveraux</i>	Date: <i>11-12-98</i>
--	-----------------------

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: Joel Sherwood
Address: 69 Coplaywoods Circle (lot #17)

Date: 11/17/98
C-B-L: 413-B-17

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3 PRUD

Interior or corner lot -

Proposed Use/Work - New single family Dwelling with attached garage ^{26' x 34'} 2 CAR

Sewage Disposal - City

Lot Street Frontage -

Needs to be
received
11/18/98

Front Yard - (1) min. setback from External subdivision property lines: 25' req - ~~shown closer~~ ^{revised plans 11/10/98 shows 25'}

Rear Yard -

Side Yard - (2) min distance between detached PRUD dwelling units: 16' req - Nothing developed around this lot

Projections - rear stairs
Width of Lot - rear bulkhead

(3) recreation areas shall be at least 25' from dwelling uses - OK

Height - 2 story house - 1 story garage

Lot Area - 9,978 sq ft

Lot Coverage/ Impervious Surface - 25% - OK

Area per Family - 6,500 sq ft

Off-street Parking - 2 spaces req & 2 shown

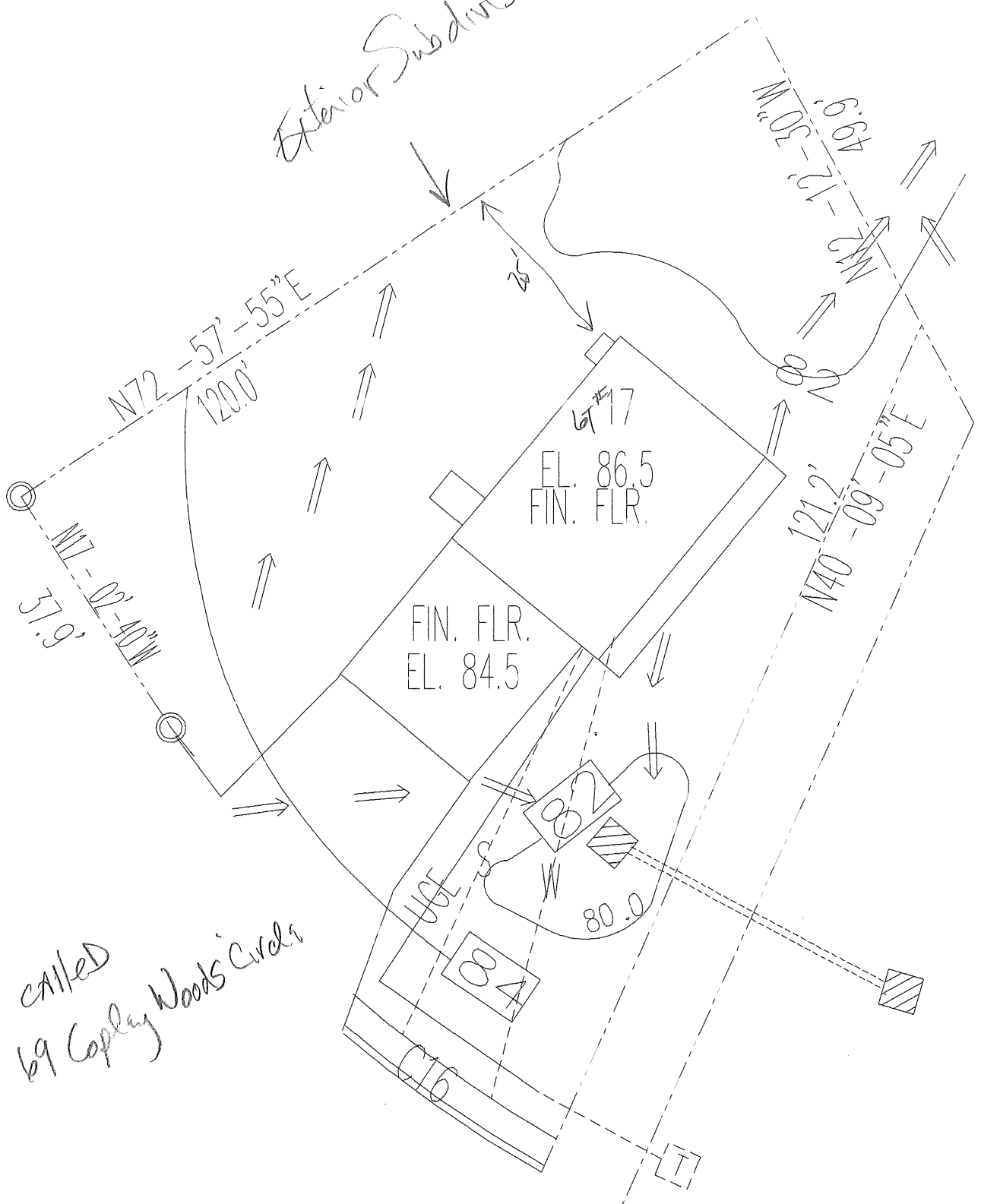
Loading Bays - N/A

Site Plan - minor/major

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - map 7 of 17 - Zone C

Exterior Subdivision Lines



called by Copley Woods Circle

KTO BUILDERS
LOT 17 PLOT PLAN
scale 1" = 20'

received
11/10/98

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

Valuation: \$65,000 Plan Review # _____
 Fee: 345.00 Date: 19 Nov. 98

Building Location: _____ CBL: 413-B-017

Building Description: Single Family dwelling / with garage

Reviewed by: S. Noffs

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 & building code requirements MUST be completed before a certificate of occupancy can or will be issued	111.4
2.	Foundation drainage	1813.5.2
3.	Foundation anchors	2305.1.2
4.	Chimney & vents NFPA 211 & BOCA Mech Chapter 12	
5.	Water proofing & dam proofing	1813.0
6.	Smoke detectors	920.3.2
7.	Fastening to Table	2305.2 2305.4.4
8.	Boring, cutting and notching	2305.3 2305.5.1
9.	Glass & glazing	Chapter 24

Foundations (Chapter 18)

Wood Foundation (1808)

NA Design
NA 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)
- SR Water proofing and damp proofing Section 1813
- X Sill plate (2305.17)
- X Anchorage bolting in concrete (2305.17)
- X Columns (1912)
- X Crawl space (1210.2) Ventilation
- X Crawl opening size (1210.2.1)
- _____
- _____
- _____
- _____
- _____

Floors (Chapter 16-23)

- SR Joists - Non sleeping area LL40PSF (Table - 1606)
- SR Joists - Sleeping area LL30PSF (Table - 1606)
- SR Grade
- SR Spacing
- SR Span
- SR 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)
 - ~~SR~~ Boring and notching (2305.5.1)
 - ~~SR~~ Cutting and notching (2305.3)
 - ~~SR~~ Fastening table (2305.2)
 - ~~SR~~ 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
 - ~~SR~~ Fastening schedule (Table 2305.2)
 - ~~X~~ Wall framing (2305.4.1)
 - ~~X~~ Double top plate (2305.4.2)
 - ~~X~~ Bottom plates: (2305.4.3)
 - ~~X~~ Notching and boring: (2305.4.4) studs
 - ~~X~~ Non load bearing walls (2305.5)
 - ~~SR~~ 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)

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

Roof Coverings (Chapter 15)

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

**Chimneys and Fireplaces
BOCA Mechanical/1993**

- ~~SR~~ Masonry (1206.0)
- ~~NA~~ Factory - built (1205.0)
- _____ Masonry fireplaces (1404)
- ~~NA~~ Factory - built fireplace (1403)

**Mechanical
1993 BOCA Mechanical Code**

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

State Plumbing Code

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)

<u>SR</u>	Labeling (2402.1)
<u> </u>	Louvered window or jalousies (2402.5)
<u> </u>	Human impact loads (2405.0)
<u> </u>	Specific hazardous locations (2405.2)
<u> </u>	Sloped glazing and skylights (2404)
<u> </u>	
<u> </u>	
<u> </u>	
<u> </u>	
<u> </u>	

Private Garages (Chapter 4)

<u>SR</u>	General (407)
<u> </u>	Beneath rooms (407.3)
<u> </u>	Attached to rooms (407.4)
<u> </u>	Door sills (407.5)
<u> </u>	Means of egress (407.8)
<u> </u>	Floor surface (407.9)
<u> </u>	
<u> </u>	
<u> </u>	

Egress (Chapter 10)

- ~~X~~ One exit from dwelling unit (1010.2)
- ~~X~~ Sleeping room window (1010.4)
- ~~X~~ EXIT DOOR (1017.3) 32" W 80" H
- ~~X~~ Landings (1014.3.2) stairway
- ~~NA~~ Ramp slope (1016.0)
- ~~X~~ Stairways (1014.3) 36" W
- ~~X~~ Treads (1014.6) 10" min.
- ~~X~~ Riser (1014.6) 7 3/4" max.
- _____ 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

BUILDING PERMIT REPORT

DATE: 19 NOV. 98 ADDRESS: 69 Copleywood Circle CBL 413-B-012
REASON FOR PERMIT: To Construct a single family dwelling / 2 car garage (ATI)
BUILDING OWNER: KTO Builders
CONTRACTOR: KTO Builders
PERMIT APPLICANT: T
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 *2.5 *2.6 *3 *5 *6 *8 *9 *10 *11 *13 *16 *24, *25 *26, *29 *30, *31, *32

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- 2.5 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
- 2.6 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)
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
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.
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 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)
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). Chapter 12 & NFPA 211
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
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".) 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)
9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
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. (Section 1014.0)
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4
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. (Section 1018.6)

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. Section 1010.1

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. (Over 3 stories in height requirements for fire rating is two (2) hours.) Section 710.0

15. 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

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 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

17. 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

18. The Fire Alarm System shall be maintained to NFPA #72 Standard.

19. The Sprinkler System shall maintained to NFPA #13 Standard.

20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)

21. 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".

22. 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 to the Division of Inspection Services.

23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)

X 24. 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.

X 25. All requirements must be met before a final Certificate of Occupancy is issued.

X 26. 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).

27. 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)

28. Please read and implement the attached Land Use-Zoning report requirements.

X 29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.

X 30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.

X 31. Please submit spec. on proposed Floor Joists.

X 32. Water proofing & Damp proofing 1813.0.

33.

P. Samuel Hobbes, Building Inspector

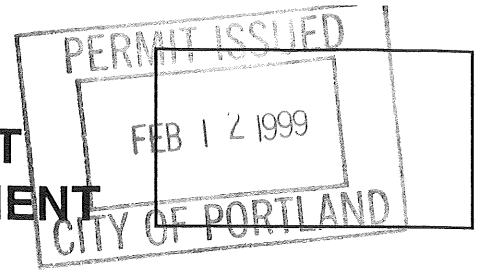
cc: Lt. McDougall, PFD

Marge Schmuckal, Zoning Administrator



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT



990110

413-B-017

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 109 Copleywoods Circle Use of Building Res Date 2/11/99
Name and address of owner of appliance Same as below

Installer's name and address Hel-Ton 588 Roosevelt Trail Windham
04092 Telephone 892-2020

Location of appliance:

- Basement
- Attic
- Floor
- Roof

Type of Fuel:

- Gas
- Oil
- Solid

Appliance Name: Trinuco

U.L. Approved Yes No

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

IF NO Explain: _____

The Type of License of Installer:

- Master Plumber # _____
- Solid Fuel # _____
- Oil # MS 3000 5479
- Gas # _____
- Other _____

Type of Chimney:

- Masonry Lined
Factory built _____
- Metal
Factory Built U.L. Listing # _____
- Direct Vent
Type _____ UL# _____

Type of Fuel Tank

- Oil
- Gas

Size of Tank 275

Number of Tanks 1

Distance from Tank to Center of Flame _____ feet.

Cost of work:

\$3500.00

fee: \$40.00

Approved

Fire: _____

Ele.: _____

Bldg.: _____

Signature of Installer Ralph E. Vance

Approved with Conditions

- See attached letter or requirement

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

19980155

I. D. Number

KTO Builders

Applicant

13 Varney Mill Road, Windham, ME 04062

Applicant's Mailing Address

Joel Sherwood

Consultant/Agent

892-2058

Applicant or Agent Daytime Telephone, Fax

11/12/98

Application Date

Copley Woods Circle 69 Lot #17

Project Name/Description

69 Copley Woods Cir

Address of Proposed Site

413-B-017

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Planning Conditions of Approval

Inspections Conditions of Approval

1. 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**

19980155

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892-2058

Applicant or Agent Daytime Telephone, Fax _____

11/12/98

Application Date _____

Copley Woods Circle 69 Lot #17

Project Name/Description _____

69 Copley Woods Cir

Address of Proposed Site _____

413-B-017

Assessor's Reference: Chart-Block-Lot _____

Proposed Development (check all that apply):

- Office
 Retail
 Manufacturing
 New Building
 Warehouse/Distribution
 Building Addition
 Parking Lot
 Change Of Use
 Residential
 Other (specify) **attached garage**

884

9978

R-3 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: **11/12/98**

DRC Approval Status:

Reviewer **Jim Wendel**

- Approved
 Approved w/Conditions see attached
 Denied

Approval Date **11/3/98** Approval Expiration **11/3/99** 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	_____		
	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	

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

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11/12/98

Application Date

Copley Woods Circle 69 Lot #17

Project Name/Description

69 Copley Woods Cir

Address of Proposed Site

413-B-017

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Approved, subject to site plan 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 69 Copley Woods Circle, 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 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 kept on-site. A crushed stone construction entrance shall be constructed to the site.

Planning Conditions of Approval

Inspections Conditions of Approval

1. Separate permits shall be required for future decks, sheds, pools, and/or garage.

Fire Conditions of Approval

ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical Code and the following specifications:

Date December 28, 1998

LOCATION: 69 Copley Woods Cir 413-B-017

Permit # LM50016785

OWNER KTO Builders Inc.

ADDRESS _____

6+ #17

								TOTAL EACH FEE		
OUTLETS		Telephone		Data		CATV			.20	
	60	Receptacles	30	Switches	6	Smoke Detector		96	.20	
FIBER OPTICS									15.00	
FIXTURES	20	incandescent		fluorescent				20	.20	
		fluorescent strip							.20	
SERVICES		Overhead				TTL AMPS TO	800		15.00	
	1	Underground	100				800	1	15.00	
Temporary Service		Overhead				AMPS OVER	800		25.00	
		Underground					800		25.00	
METERS	1	(number of)						1	1.00	
MOTORS		(number of)							2.00	
RESID/COM		Electric units							1.00	
HEATING		oil/gas units		Interior		Exterior			5.00	
APPLIANCES	1	Ranges		Cook Tops		Wall Ovens		1	2.00	
Insta-Hot		Water heaters		Fans	1	Dryers		1	2.00	
Disposals	1	Dishwasher		Compactors		Others (denote)		3	2.00	
MISC. (number of)		Air Cond/win				Washer/Refrig.			3.00	
		Air Cond/cent				Pools			10.00	
		HVAC		EMS		Thermostat			5.00	
		Signs							10.00	
		Alarms/res							5.00	
		Alarms/com							15.00	
		Heavy Duty(CRKT)							2.00	
		Circus/Carnv							25.00	
		Alterations							5.00	
		Fire Repairs							15.00	
		E Lights							1.00	
		E Generators							20.00	
PANELS		Service		Remote	1	Main		1	4.00	
TRANSFORMER		0-25 Kva							5.00	
		25-200 Kva							8.00	
		Over 200 Kva							10.00	
		TOTAL AMOUNT DUE							53.20	
		MINIMUM FEE/COMMERCIAL 35.00				MINIMUM FEE		25.00		

INSPECTION: Will be ready 12/31/98 or will call _____

CONTRACTORS NAME Anthony Latini MASTER LIC. # LM50016785

ADDRESS 8 Hunters Way Falmouth 04105 LIMITED LIC. # _____

TELEPHONE 878-6702

SIGNATURE OF CONTRACTOR _____

Inspection Services
Michael J. Nugent
Manager

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

July 26, 1999

Tony Vance
K.T.O. Builders
13 Varney Hill Rd.
Windham, ME 04062

Re: Copley Woods Subdivision

Dear Mr. Vance;

The City's recent evaluation of the Copley Woods Subdivision resulted in the following:

- 1) The structure on lot 18 fails to meet the required 25-foot perimeter property line setback.
- 2) Portions of lots 12, 14, 19, 20, 21 & 22 were graded in a manner that violates conditions of approval and encroaches on regulated wetlands.

Based on these findings, the City of Portland cannot issue Certificates of Occupancy and the structures cannot be used for their intended purpose until such time as the violations are corrected. Specifically, lot 18 must be brought into compliance with the City's setback requirements or a variance obtained from the ZBA.

In addition, a revised grading plan for the above referenced lots, as well as documentation from the U.S. Army Corp. of Engineers and Maine Department of Environmental Protection, that additional filling at the site is permitted, must be submitted for review and approval by the City. The Subdivision Plan is very clear on the wetland issue. A line of wetland disturbance was shown on the plan. Any further regrading required D.E.P., Army Corp of Engineers and City approval.

Moreover, as you know, the developer is obligated to notify the City for inspections as the work progresses on the site and prior to undertaking additional development steps. Please be advised that the City will not approve any pending or future building permit applications for the Copley Woods Subdivision until 1) the developer agrees, in writing, to contact the City for required inspections as work progresses at this site and 2) the above noted violations are addressed to the satisfaction of the City.

Please feel free to contact Mike Nugent , Inspection Services Manager at 874-8700 or Penny Littell, Corporation Counsel if you wish to discuss the matter further.

Sincerely,

Joseph E. Gray Jr.
Director of Planning & Urban Development

Cc: James Wendel, DeLuca Hoffman
Richard Knowland, Planner
Jay Clement, Army Corp of Engineers
Doug Burdick, ME. D.E.P.

-- 892-2058 --

~~Q~~ FAX A LETTER TO CONFIRM-
THAT THE CARDS WIL BE LEFT. -