

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

Location of Construction:		Owner: <i>To Builders</i>		Phone: <i>892-7070</i>	Permit No: <i>990324</i>
Owner Address:		Lessee/Buyer's Name:		Phone:	BusinessName:
Contractor Name:		Address:		Phone:	
Past Use: <i>Vacant Land</i>		Proposed Use: <i>Single Family Dwelling</i>		COST OF WORK: \$ <i>70,000.00</i>	PERMIT FEE: \$ <i>370.00</i>
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group <i>R3</i> Type: <i>5B</i>
				Signature:	Signature: <i>[Signature]</i>
Proposed Project Description: <i>Construct Single Family Dwelling</i>		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied <input type="checkbox"/>	
Permit Taken By: <i>SP</i>		Date Applied For: <i>30 March 1999</i>			

PERMIT ISSUED
APR 13 1999
CITY OF PORTLAND

Zone: *83* CBL: *413-B-018*
 Zoning Approval: *[Signature]*
Special Zone or Reviews:
 Shoreland *413*
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

Zoning Appeal
 Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Appoved
 Approved with Conditions
 Denied
 Date: *[Signature]*

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

31 March 1999

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

GEO DISTRICT

2

COMMENTS

~~4/14/99~~
4/14/99 Back-fill insp. - checked damp proofing, drain tile, anchor bolts, - OK
No one met on site - had set up appointment for 11:00 per Joel
and he didn't meet me on site.

6/25/99 - Went to site for framing inspection. CONCERNS: 1. May need to add a support post
in Bsmnt (front where foundation juts out) 2. STAIRS: only one set in Bsmnt in compliance,
this is O.K. 3. Handrails in garage

7/15/99 Final insp. -> front porch OK. Still need handrails in garage area. Upstairs Bath will remain
unfinished (CFO will reflect such) Side deck also not started. BARRIER OK. J

8/17/99 - for CFO - Setback issue Resolved by ZBA - attached copy
George Handrail & Bathroom (above) needed
J. Wendell sign off ok - letter attached
CFO Done

Inspection Record

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

area 3
KC

MEMORANDUM

TO: Rick Knowland, Senior Planner
Kardi Talbot, Planner
Code Enforcement

FROM: Jim Wendel, P.E. Development Review Coordinator

DATE: August 18, 1999

RE: Certificate of Occupancy
64 Copley Woods Circle (lot 18)

On August 18, 1999 a site visit was made to review the completion of the site plan improvements for conformance with the site plan approval dated 4/12/99 and previous comments. We offer the following comments:

It is our opinion that all the conditions of the site plan approval have been satisfactorily completed and a permanent certificate of occupancy could be issued assuming Code Enforcement has no outstanding issues.

1350.10/1350 10disk13/64copy1

759-3813

Area 2
JR

MEMORANDUM

TO: Rick Knowland, Senior Planner
Kandi Talbot, Planner
Code Enforcement

FROM: Jim Wendel, P.E. Development Review Coordinator

DATE: August 17, 1999

RE: Certificate of Occupancy
64 Copley Woods Circle (lot 18)

On July 15, 1999 a site visit was made to review the completion of the site plan improvements for conformance with the site plan approval dated 4/12/99. We offer the following comments:

1. The street number needs to be placed on the house.
2. Final grading exceeded the property line to the rear and into the common open space and into the wetlands associated with this area. The applicant has indicated that they will restore the wetland area by planting two to three 2-1/2" caliper native wetland type trees 5' to 6' off the property line in the wetland/common open space area and seed the wetland area with a wetland type seed mix. Please find attached correspondence from KTO Builders on this issue.

It is our opinion that when the above items have been addressed all conditions of the site plan approval will be satisfactorily completed and a **permanent certificate of occupancy** could be issued, assuming Code Enforcement has no outstanding issues. No temporary certificate of occupancy is suggested.

Attachment

K.T.O BUILDERS

13 VARNEY MILL ROAD
WINDHAM, MAINE 04062

Phone 892-7813
Fax 892-2058

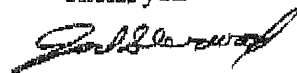
lot Copley Woods
circle
Lot # 18

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

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

FAX COVER SHEET

KTO BUILDERS
19 VARNEY MILL RD
WINDHAM, MAINE 04082

SEND TO Company name <i>DeLuca Hoffman</i>	From <i>KTO Builders</i>
Attention <i>JIM Wendel</i>	Date <i>7-19-99</i>
Office location <i>SP</i>	Office location
Fax number <i>879 0896</i>	Phone number

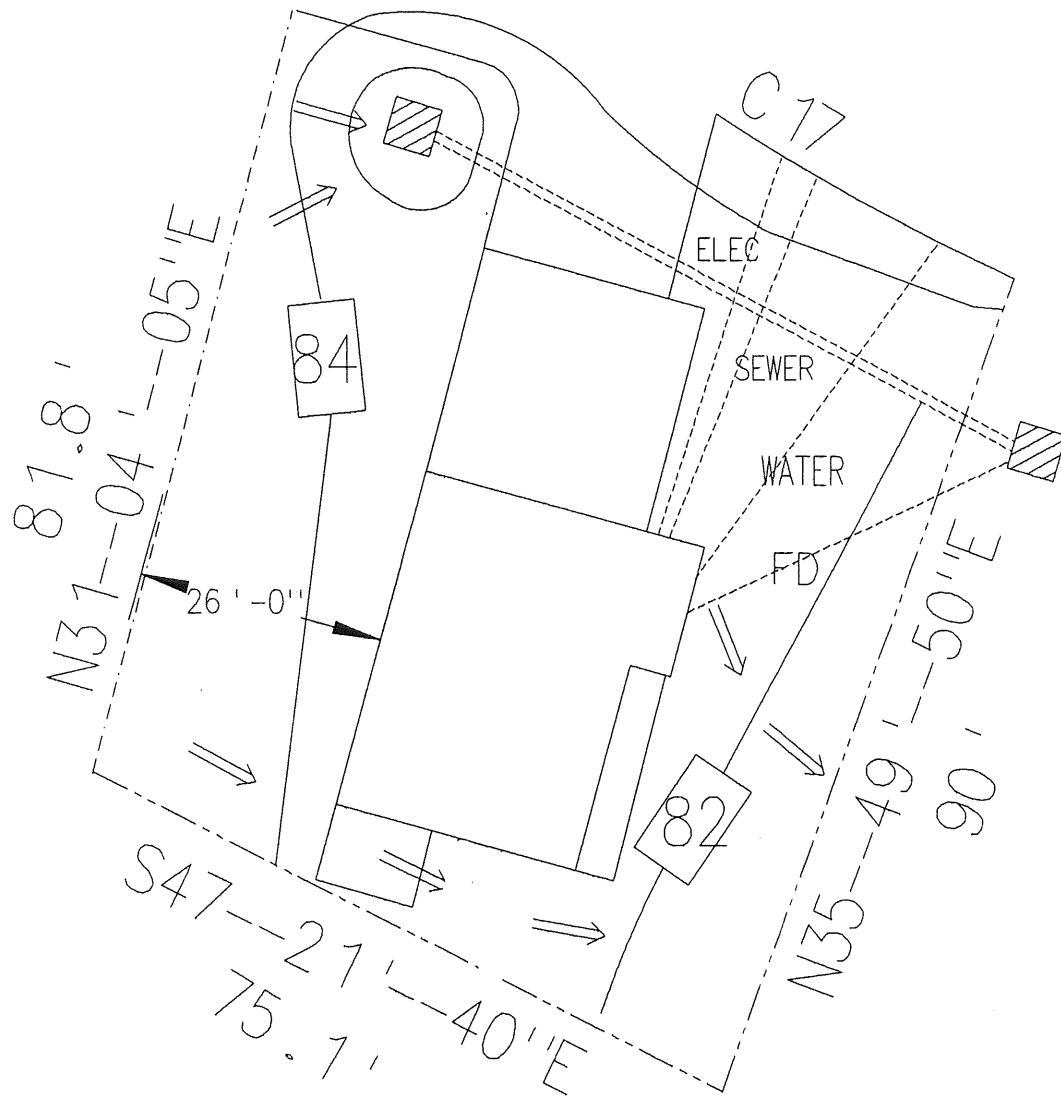
- Urgent
 Reply ASAP
 Please comment
 Please review
 For your information

Total pages, including cover: 2

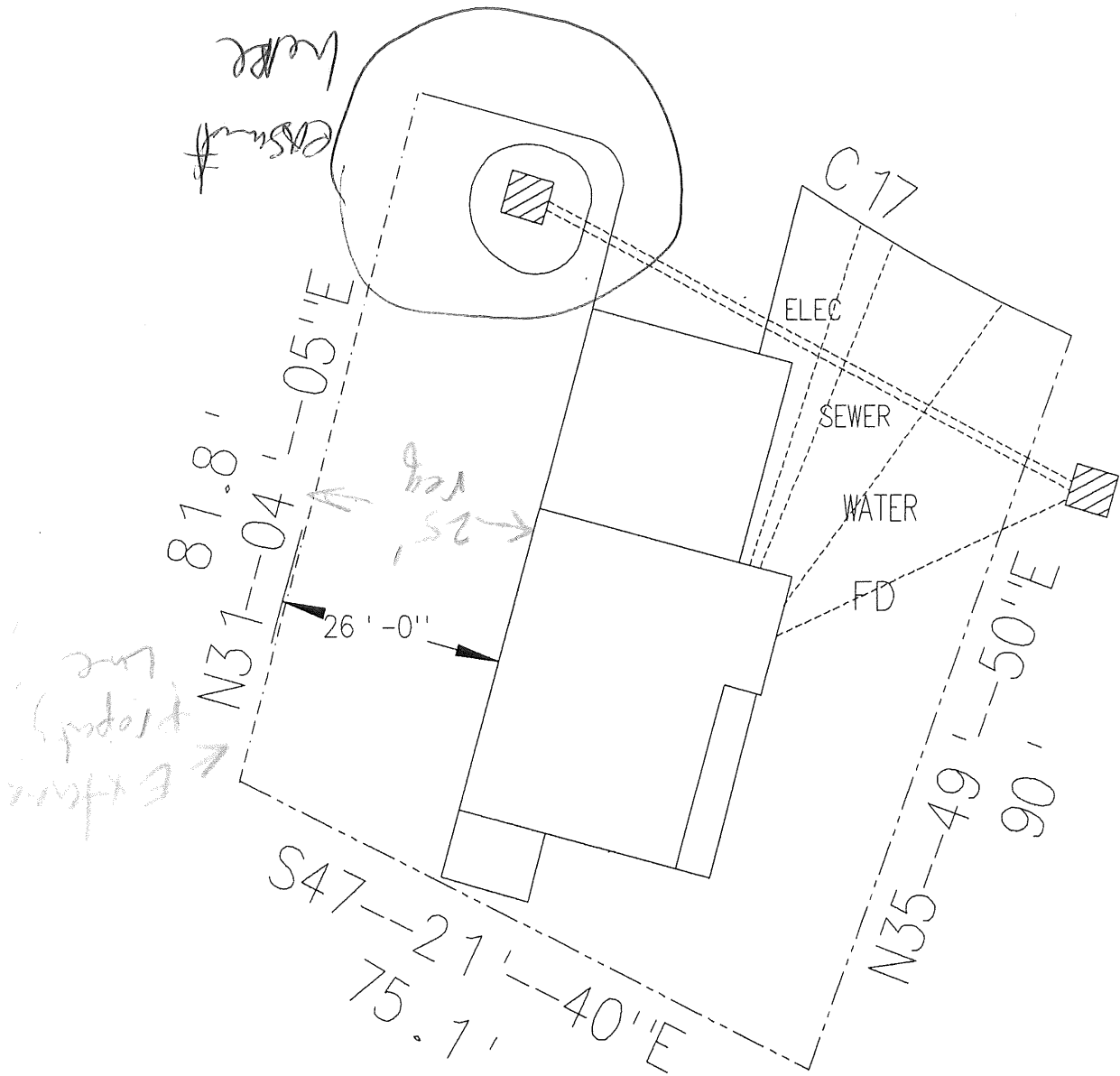
COMMENTS

As per The discussion we had last week

879-0896



KTO BUILDERS
 COPLEY WOODS LOT# 18
 SCALE 1" = 20'



KTO BUILDERS
 COPLEY WOODS LOT# 18
 SCALE 1" = 20'

BUILDING PERMIT REPORT

DATE: 8/1/99 ADDRESS: 64 Copley Woods Circle (lot #18) CBL 413-B-018
 REASON FOR PERMIT: Single Family dwelling/attached garage.
 BUILDING OWNER: KTO Builders
 PERMIT APPLICANT: SAA
 USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

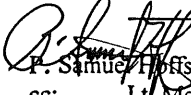
CONDITION(S) OF APPROVAL

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, *27, *28, *29, *30, *32, *33

- * 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)
- * 3. 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
- * 4. 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)
- * 5. 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.
- * 8. 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)
- * 9. 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.
- * 11. 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)
- * 12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- * 13. 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)
- * 14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- * 15. 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

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. Samuel Hoffses, Building Inspector
 cc: Lt 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, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM**

19990038

I. D. Number

KTO Builders

Applicant

13 Varney Mill Rd, Windham, ME 04062

Applicant's Mailing Address

Consultant/Agent

Applicant or Agent Daytime Telephone, Fax

3/30/99

Application Date

Copley Woods Circle #64 (lot #

Project Name/Description

64 Copley Ave

Address of Proposed Site

413-B-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 64 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 contained on-site. A crushed stone construction entrance shall be installed in the curb cut for the lot.

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
ADDENDUM**

19990038

I. D. Number

KTO Builders

Applicant

13 Varney Mill Rd, Windham, ME 04062

Applicant's Mailing Address

Consultant/Agent

Applicant or Agent Daytime Telephone, Fax

3/30/99

Application Date

Copley Woods Circle #64 (lot #

Project Name/Description

64 Copley Ave

Address of Proposed Site

413-B-018

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**

19990038
I. D. Number

KTO Builders

Applicant

13 Varney Mill Rd, Windham, ME 04062

Applicant's Mailing Address

Consultant/Agent

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply):

Office Retail Manufacturing New Building Warehouse/Distribution

Building Addition Change Of Use Residential

Parking Lot Other (specify) **with garage and decks**

1440

7011

R-3 PRUD

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

64 Copley Ave

Address of Proposed Site

413-B-018

Assessor's Reference: Chart-Block-Lot

3/30/99

Application Date

Copley Woods Circle #64 (lot #

Project Name/Description

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: **3/30/99**

DRC Approval Status:

Reviewer **Jim Wendel**

Approved Approved w/Conditions see attached Denied

Approval Date **4/12/99** Approval Expiration **4/12/00** Extension to _____ Additional Sheets Attached

Condition Compliance **Jim Wendel** **4/12/99**

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

19990038

I. D. Number

KTO Builders

Applicant

13 Varney Mill Rd, Windham, ME 04062

Applicant's Mailing Address

Consultant/Agent

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply):

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

1440

7011

R-3 PRUD

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

64 Copley Ave

Address of Proposed Site

413-B-018

Assessor's Reference: Chart-Block-Lot

3/30/99

Application Date

Copley Woods Circle #64 (lot #

Project Name/Description

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: **3/30/99**

Inspections Approval Status:

Reviewer **Marge Schmuckal**

- Approved **Approved w/Conditions** see attached Denied

Approval Date **4/7/99** 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

- 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, ME
BOCA 1996 Plan Review Record
One and Two Family Dwelling

Valuation: \$70,000.00 Plan Review # * 381-99
 Fee: \$ 370.00 Date: 8/April 1999

Building Location: 64 Copley Woods Circle CBL: 413-B-018

Building Description: Single Family Dwelling / attached garage

Reviewed by: P.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.	water proofing & damp proofing	1813.0
3.	Foundation drains	1813.5.2
4.	Foundation anchors	2305.12
5.	Chimneys & vents = NFPA *211 BOCA mech. 1993 Ch. 12	
6.	Guardrail & Handrails	1022.0 1021.0
7.	Headroom stairway	1014.4
8.	Sleeping room egress	1018.6
9.	Smoke detectors	920.3.2
10.	Fastening Schedule	Table 2305.2
11.	Boring, Cutting and notching	2305.4.4, 2305.5.1, 2305.5.3
12.	Glass and glazing	Chapter 24

Correction List		
NO:	Description	Code Section

rev: PSH 6-28-98

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)
- ~~SA~~ Water proofing and damp proofing Section 1813
- ~~X~~ Sill plate (2305.17)
- ~~SA~~ Anchorage bolting in concrete (2305.17)
- ~~X~~ Columns (1912)
- ~~NA~~ Crawl space (1210.2) Ventilation
- ~~NA~~ Crawl opening size (1210.2.1)
- ~~SA~~ Access to crawl and attic space (1211.0)
- _____

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
- ~~NA~~ 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)
- ~~X~~ 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)

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)

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

Private Garages (Chapter 4)

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

- ~~X~~ 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))
- ~~N/A~~ 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)
- ~~N/A~~ Roof structures (1510.0)
- ~~X~~ Type of covering (1507)

**Chimneys and Fireplaces
BOCA Mechanical/1993**

- _____ Masonry (1206.0)
- _____ Factory - built (1205.0)
- _____ Masonry fireplaces (1404)
- _____ Factory - built fireplace (1403)
- _____ NFPA 211

**Mechanical
1993 BOCA Mechanical Code**

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

State Plumbing Code

Egress (Chapter 10)

- ~~X~~ One exit from dwelling unit (1010.2)
- ~~SA~~ 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)
- ~~GA~~ Stairways (1014.3) 36" W
- ~~SA~~ Treads (1014.6) 10" min.
- ~~GA~~ Riser (1014.6) 7 3/4" max.
- ~~GA~~ Solid riser (1014.6.1)
- ~~NA~~ Winders (1014.6.3)
- ~~NA~~ Spiral and Circular (1014.6.4)
- ~~GA~~ Handrails (1022.2.2.) Ht.
- ~~GA~~ 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
- ~~GA~~ Power source

**Dwelling Unit Separation
Table 602**

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

19990038

I. D. Number

KTO Builders

Applicant
13 Varney Mill Rd, Windham, ME 04062
Applicant's Mailing Address

3/30/99

Application Date
Copley Woods Circle #64 (lot #
Project Name/Description

Consultant/Agent

64 Copley Ave
Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax

413-B-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)

1440 **7011**
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan _____ Subdivision _____ Engineer Review **\$300.00** Date: **3/30/99**

Inspections Approval Status:

Reviewer _____

- Approved Approved w/Conditions
see attached Denied
- 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 | |

Applicant: KTO Builders.

Date: 4/7/99

Address: 64 Copley Woods Circle (lot #18) C-B-L: 413-B-18

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3 PRUD

Interior of corner lot - cor. of Pine Grove Ave

Proposed Use/Work - construct single fam. dwelling with attached GARAGE

Sewage Disposal - City

Lot Street Frontage - ① minimum setback from external subdivision property lines: 25' req - 26' shown

Front Yard - ② min distance between detached PRUD dwelling units: 16' req - nothing shown nearby

Rear Yard - ③ recreation areas shall be at least 25' from dwelling uses

Side Yard - Deck on rear - porch along side (None near detention pond & impoundment area abutting)

Width of Lot -

Height - 35' MAX - 32' shown

Lot Area - 6,500[#] req - 7011.3[#] shown

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking - 2 req - 2 shown

Loading Bays -

Site Plan - minor/major

Shoreland Zoning/ Stream Protection - N/A

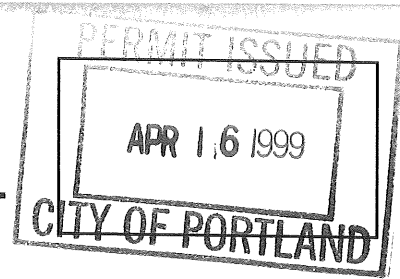
Flood Plains - Parcel # of 17 - Zone C.



990347

FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT



413-B-018

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 / CBI 64 Copley Woods Circle - Port - Use of Building Single Family Date 4/15/99
 Name and address of owner of appliance ATO Bldgs 13 Varney Mill Rd Windham, Me.
 Installer's name and address KEL-TON Oil Co WINDHAM
588 ROOSEVELT TRAIL Telephone 899-2070

Location of appliance:

- Basement Floor
 Attic Roof

Type of Fuel:

- Gas Oil Solid

Appliance Name: Trinco

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 # MS 30005479
 Solid Fuel # _____
 Oil # _____
 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 5 feet.

Cost of Work: \$ 2500.00

Permit Fee: \$ 35.00

Approved

Fire: _____
 Ele.: _____
 Bldg.: _____

Approved with Conditions

- See attached letter or requirement

[Signature]
Inspector's Signature

Date Approved

Signature of Installer [Signature]

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>64 Copley Woods Circle (lot #18)</i>		
Total Square Footage of Proposed Structure <i>1440</i>	Square Footage of Lot <i>7,011</i>	
Tax Assessor's Chart, Block & Lot Number Chart# <i>413</i> Block# <i>B</i> Lot# <i>18</i>	Owner: <i>KTO Builders</i>	Telephone#:
Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address: <i>13 Varney Mill Rd Windham, ME 04062</i>	Cost Of Work: <i>\$ 70,000</i> Fee: <i>\$ 370</i>
Proposed Project Description:(Please be as specific as possible) <i>Construct a Single Family Dwelling with a 24x24 Garage</i>		
Contractor's Name, Address & Telephone <i>KTO Builders 13 Varney Mill Rd Windham, ME</i>		Rec'd By:

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

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 Blawie</i>	Date: <i>3-29-99</i>
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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.

