

City of Portland, Maine – Building or Use Permit Application 38th Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: <i>10 Copley Ave 10-Copley-Jordan-Circle Lot #21</i>		Owner: <i>KTO Builders</i>		Phone:		Permit No: 981072	
Owner Address:		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: <i>KTO Builders</i>		Address: <i>13 Varney Mill Rd Windham, ME</i>		Phone: <i>04062 892-7813</i>		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: SEP 24 1998 CITY OF PORTLAND </div>	
Past Use: <i>Vacant Land</i>		Proposed Use: <i>1-Jan</i>		COST OF WORK: \$ <i>65,000.00</i>		PERMIT FEE: \$ <i>345.00</i>	
Proposed Project Description: <i>Build a 26 x 34 colonial with a 2-car garage</i>		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:		Zone: CBL: <i>K-3 PRUE 413-B-021</i>	
		Signature:		Signature:		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"/>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature:		Date:		Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Permit Taken By: <i>SB/KC</i>		Date Applied For: <i>11 August 1998</i>				Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review	

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

Rope Bg
 99-0299
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

SIGNATURE OF APPLICANT		ADDRESS:		DATE: <i>12 August 1998</i>		PHONE:	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE						PHONE:	

CEO DISTRICT 2

COMMENTS

9/24/98 Pre-Con w/Joel. discussed Building patching
Steel Beam - Joint Sides - Stair Treads & Risers -
Joel will be in 9/25 to resolve issues.

9-28-98. New Revised Plan Submitted Sam Review and gave an ok
New Permit # 99-0299 Issued

C.O. issued on new permit 99/0299
M

413-B-021

98-1072

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

BUILDING PERMIT REPORT

413-B-021

DATE: 29 Aug 1998 ADDRESS: 18 Copley Woods Circle Lot #21
 REASON FOR PERMIT: To Construct a single family dwelling /A/ garage
 BUILDING OWNER: KTO Builders
 CONTRACTOR: " "
 PERMIT APPLICANT: " "
 USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

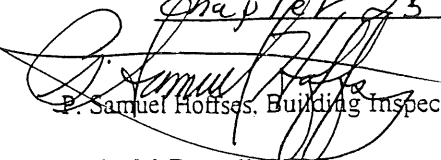
This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *2, *2.5, *2.6, *5, *6, *8, *9, *10, *11, *12, *16, *23, *24, *25, *26, *29, *30, *31, *32, *33, *34

- *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 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of 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)
- *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)

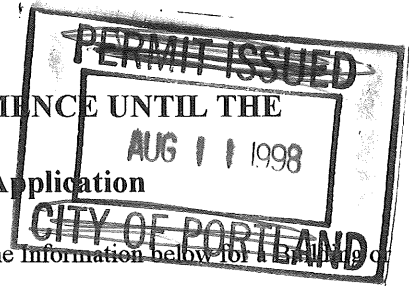
13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. Section 1010.1
14. All vertical openings shall be enclosed with 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
- *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
 - In each story within a dwelling unit, including basementsIn 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)
- *24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- *25. All requirements must be met before a final Certificate of Occupancy is issued.
- *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.
- *29. Waterproofing & damp proofing shall be done in accordance with section 1813
- *30. Bridging shall meet the requirements of section 2305.16.
- *31. Cutting, notching and boring shall be done in accordance with sections 2305.5.1, 2305.3, 2305.4.4
- *32. The proposed 2x8" Floor Joists at 16" O.C. spanning 13'0" does not meet the building code requirements. 2x10 is the minimum for a 13' span - CABO Table 502.3.19.
- *33. The proposed steel beam in the garage must have design specifications for use - please submit this before work begins
- *34. Glass and glazing shall be done in accordance with chapter 25 of the bldg. code


P. Samuel Hottises, Building Inspector

cc: Lt. McDougall, PFD
Marge Schmuckal, Zoning Administrator

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>Copley Woods Circle Lot 21 18 Copley Woods Circle</i>		
Total Square Footage of Proposed Structure <i>26x34</i>	Square Footage of Lot <i>6700</i>	
Tax Assessor's Chart, Block & Lot Number Chart# <i>413</i> Block# <i>B</i> Lot# <i>21</i>	Owner: <i>KTO Builders</i>	Telephone#: <i>759 2101</i> <i>892 7813</i>
Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address: <i>13 Varney Mill Rd Windham ME 04062</i>	Cost of Work: <i>\$65,000</i> Fee: <i>\$345</i>
Proposed Project Description:(Please be as specific as possible) <i>Build a 26x34 Colonial with a two car garage</i>		
Contractor's Name, Address & Telephone <i>KTO Builders 13 Varney Mill Rd Windham ME 04062</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; 1 1998
- 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>[Signature]</i>	Date: <i>8-11-98</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.

*KTO Builders Ph # 892 7813
13 Varney Mill Rd
Windham, ME
04062*



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

APPLICANT: KTO BUILDERS
 ADDRESS: 13 VAARNEY MILL RD., WINNHAM, ME 04062
 SITE ADDRESS/LOCATION: 10 COPLEY WOODS CIRCLE
 DATE: 9/21/98

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 10 Copley Woods Circle, 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.)

Applicant: KTO Builders Date: 8/26/98
Address: 18 Copley Woods Circle (lot #21) C-B-L: 413-B-21

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3 PRUD

Interior or corner lot -

26' x 34'

22 x 24 2 car

Proposed Use/Work - New Single family dwelling with attached garage

Sevage Disposal - City

Lot Street Frontage - ① min. Setback from external subdivision

Front Yard - property lines: - 25' req - 25' + shown

Rear Yard - ② min. Dist. between detached PRUD dwelling units

Side Yard - 16' req - No structures on either side

Projections - ③ Recreation Areas shall be at least 25' from dwelling

Width of Lot - 75' req. 80' shown units → 25' + away

Height - 35' max height allowed - 24' shown

Lot Area - 6,500 sq ft 8,493.7 sq ft

Lot Coverage/ Impervious Surface - 25% or 2123.5 sq ft max

Area per Family - 6,500 sq ft

Off-street Parking - 2 spaces to be

Loading Bays - N/A

Site Plan - minor/minor

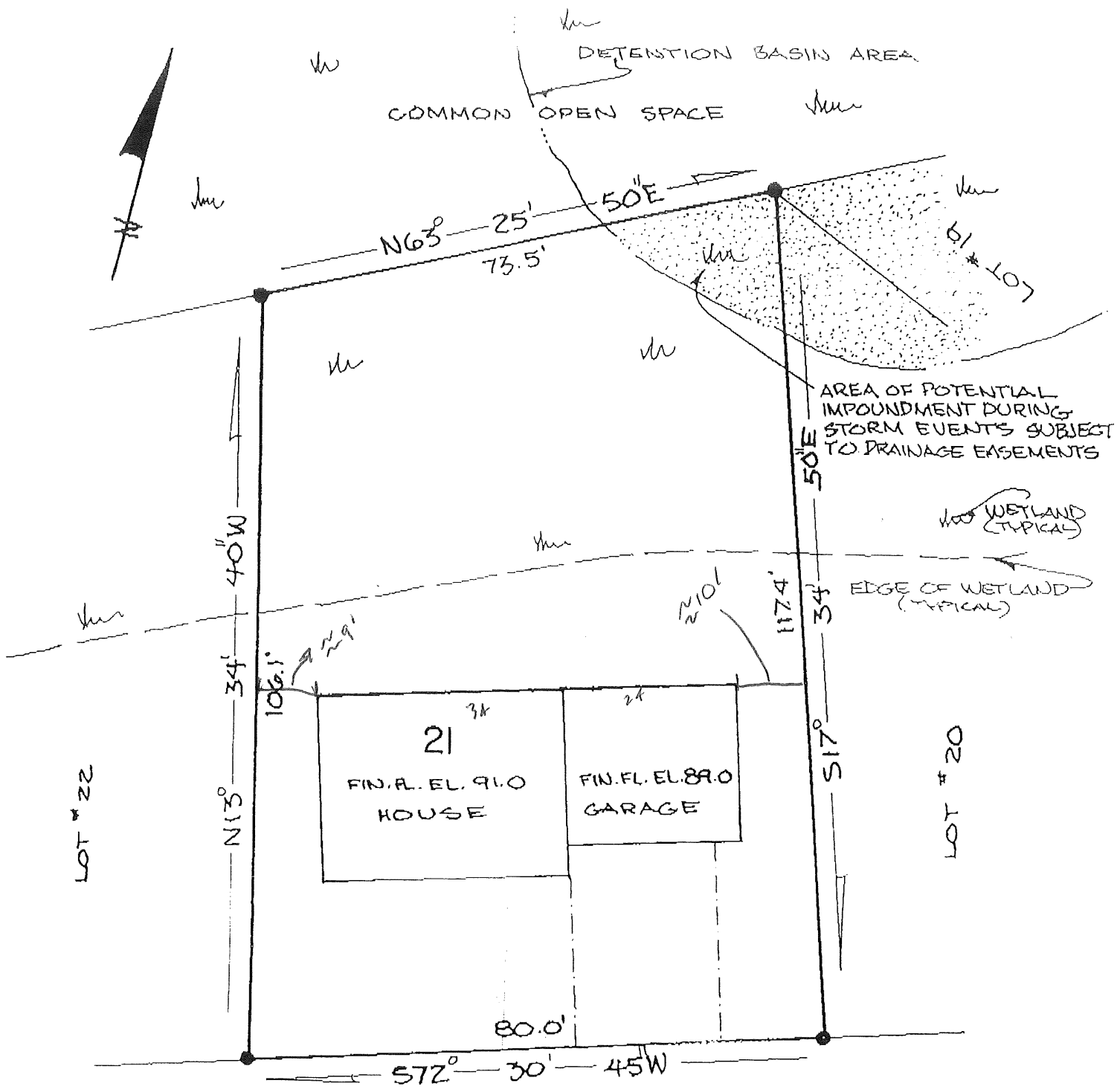
Shoreland Zoning/ Stream Protection - N/A

Flood Plains - map 7 of 17 - Zone C.

$$26 \times 34 = 884$$

$$22 \times 24 = 528$$

$$1112$$



COPLEY WOODS CIRCLE

? ~~Site Plan~~
 See Revised
 Site Plan

SCALE 1" = 20'
 DRAWN BY N.E.W. 8-10-98

PLAN
 LOT #21
 COPLEY WOODS
 PORTLAND, MAINE

SAWYER ENGINEERING & SURVEYING INC BRIDGTON, MAINE

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

19980100 _____

I. D. Number

KTO Builders _____

Applicant

13 Varney Mill Rd, Windham, ME 04062 _____

Applicant's Mailing Address

8/11/98 _____

Application Date

Copley Woods Lot 21 _____

Project Name/Description

Consultant/Agent

892-7813 _____

Applicant or Agent Daytime Telephone, Fax

10 Copley Ave _____

Address of Proposed Site

413-B-021 _____

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):

<input checked="" type="checkbox"/> New Building	<input type="checkbox"/> Building Addition	<input type="checkbox"/> Change Of Use	<input checked="" type="checkbox"/> Residential
<input type="checkbox"/> Office	<input type="checkbox"/> Retail	<input type="checkbox"/> Manufacturing	<input type="checkbox"/> Warehouse/Distribution
<input type="checkbox"/> Parking Lot	<input checked="" type="checkbox"/> Other (specify) attached garage		

26 x 34 _____ **6700** _____ **R-3 PRUD** _____

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 \$200.00 Subdivision _____ Engineer Review \$100.00 Date: 8/11/98

DRC Approval Status:

Reviewer Jim Wendel

<input type="checkbox"/> Approved	<input checked="" type="checkbox"/> Approved w/Conditions see attached	<input type="checkbox"/> Denied
Approval Date <u>9/21/98</u>	Approval Expiration <u>9/21/99</u>	Extension to _____
<input checked="" type="checkbox"/> Condition Compliance	<u>Jim Wendel</u> signature	<u>9/21/98</u> date
		<input checked="" type="checkbox"/> Additional Sheets Attached

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

19980100

I. D. Number

KTO Builders

Applicant

13 Varney Mill Rd, Windham, ME 04062

Applicant's Mailing Address

Consultant/Agent

892-7813

Applicant or Agent Daytime Telephone, Fax

8/11/98

Application Date

Copley Woods Lot 21

Project Name/Description

10 Copley Ave

Address of Proposed Site

413-B-021

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 10 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.

The drive shall be constructed to Portland Standard Figure I-12 to maintain gutter flow past the drive.

Planning Conditions of Approval

Inspections Conditions of Approval

1. Separate permits shall be required for future decks, additions, pools, sheds, and/or garage.
2. All future site plans shall have ALL building projections shown on them, such as decks, chimneys, bulkheads, etc.

Fire Conditions of Approval

- 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.

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

14 THE DRIVE SHALL BE CONSTRUCTED TO PORTLAND STANDARD FIGURE I-12 TO MAINTAIN GUTTER FLOW PAST THE DRIVE.

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

19980100

I. D. Number

KTO Builders

Applicant

13 Varney Mill Rd, Windham, ME 04062

Applicant's Mailing Address

8/11/98

Application Date

Copley Woods Lot 21

Project Name/Description

Consultant/Agent

892-7813

Applicant or Agent Daytime Telephone, Fax

18 Copley Ave

Address of Proposed Site

413-B-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) **attached garage**

26 x 34

6700

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 \$200.00 Subdivision Engineer Review \$100.00 Date: 8/11/98

Inspections Approval Status:

Reviewer Marge Schmuckal

- Approved Approved w/Conditions see attached Denied
Approval Date 8/27/98 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, MAINE
 SITE PLAN REVIEW (ADDENDUM)
 CONDITIONS OF APPROVAL

APPLICANT: KTO BUILDERS
 ADDRESS: 13 VAARNEY MILL RD., WINNHAM, ME 04062
 SITE ADDRESS/LOCATION: 10 COPLEY WOODS CIRCLE
 DATE: 9/21/98

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 10 Copley Woods Circle, 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.)

CITY OF PORTLAND, MAINE
PUBLIC NOTICE

To All Building Permit Applicants and/or Contractors:

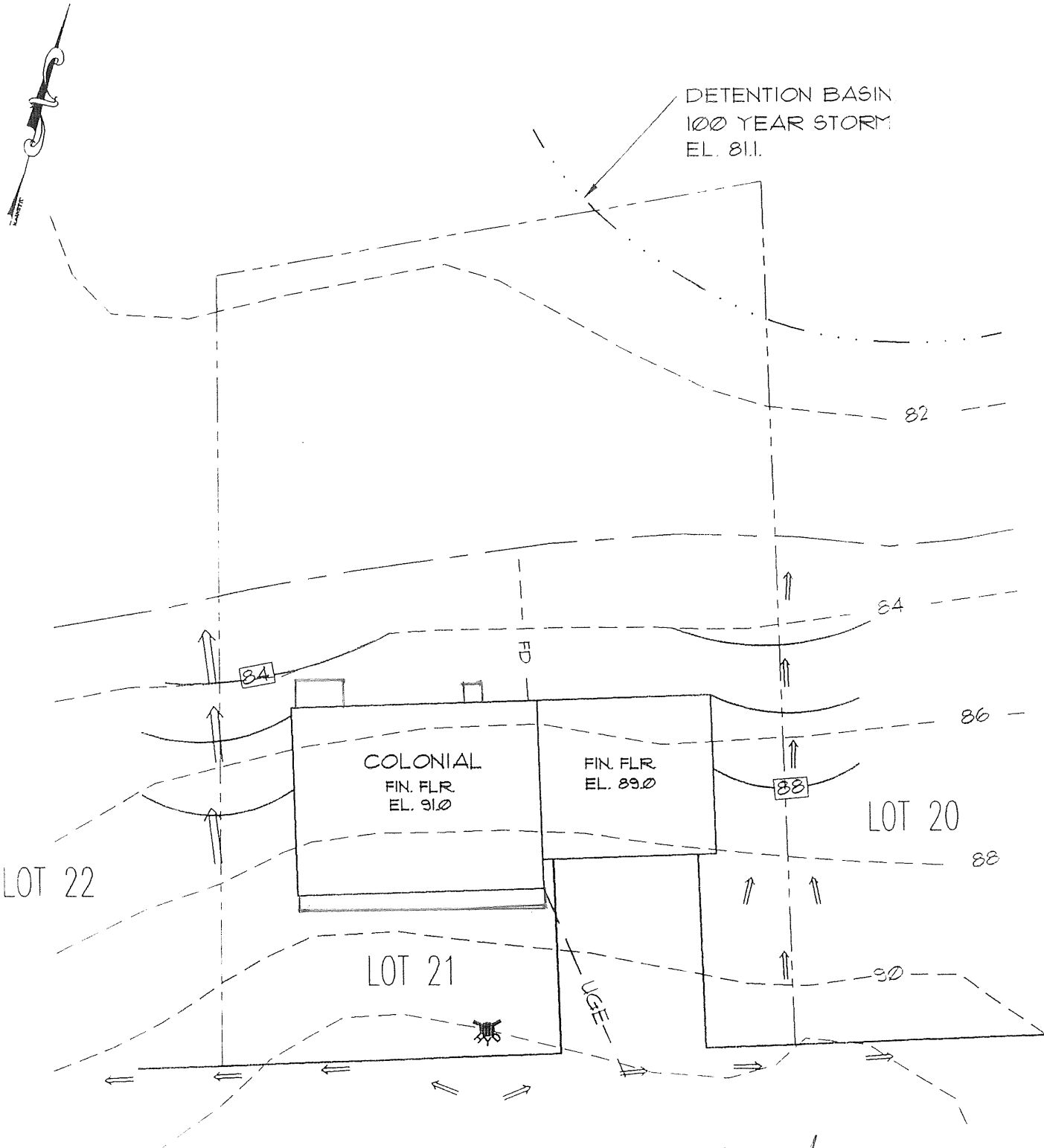
Effective immediately all temporary erosion control measures as shown on submitted site plans or as made part of a conditional approval of a site plan shall be installed, maintained, and inspected for proper functioning. Erosion control measures include but are not limited to silt fencing hay bales, stone check dams, earthen berms, stone lined swales, riprap embankments, riprap inlet/outlets of any pipe channel or culvert, sodded or grass strips, hay mulch cover on exposed soils, jute matting or erosion control blanket/matting, geotextile grids or webbing, and any provision approved by the City Engineer or Development Review Coordinator to decrease erosion or sedimentation.

All temporary and permanent erosion control measures shall be in conformance with the Maine Erosion and Sediment Control Handbook for construction: Best Management Practices as published by Cumberland County SWCD and the Maine Department of Environmental Protection. Consistent failure to install, maintain, or construct in an acceptable manner will result in a stop work order on the building permit. All erosion control measures shall be established in proposed areas of disturbed soils resulting from construction activities prior to actual construction unless a specific deadline has been made a condition of approval or agreed to by a Public Works Engineer or the Development Review Coordinator.

Effective immediately any request for Certificate of Occupancy will be denied if the above measures have not been addressed or completed. Only under extreme conditions, due to weather, shall the omission of the erosion control standards be included on the conditions for a Certificate of Occupancy, otherwise the request for a Certificate will be refused.

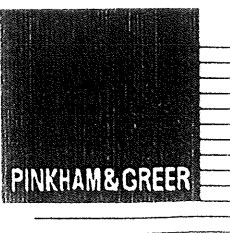
The City of Portland Planning Department and Public Works Department consider Erosion and Sediment Control Planning to be an absolutely necessary initial construction activity that requires as much attention and enforcement as building construction. For the protection of sensitive waterbodies, undisturbed lands, neighboring properties, established vegetated areas, and municipal drainage systems please pay careful attention to erosion and sediment control measures and conform to the notes, details, and conditions of approval as noted on your approved site plan. These controls must be installed and maintained continuously throughout the construction period. The City may inspect the site at any time to ensure compliance, and violations could result in work stoppage orders as indicated above.

We appreciate your prompt compliance with these requirements.



revised

SCALE: 1"=20'



LOT GRADING & EROSION CONTROL
 for
 COPLEY WOODS - KTO BUILDERS
 LOT 21
 AUGUST 7, 1998

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

Valuation: \$65,000.00 Plan Review # _____
 Fee: \$345.00 Date: 29 Aug 1998

Building Location: 18 Copley Woods Circle (Lot #2) CBL: 413-B-021

Building Description: Single family / 2 car garage

Reviewed by: S. Noffses

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 plan and building code requirements shall be completed before a Certificate of occupancy can or will be issued	111.4
2.	Foundation drains	1813.5.2
3.	Water proofing and damp proofing -	1813.0
4.	Foundation anchors	2305.12
5.	Private garages	4107
6.	Chimneys and vents NFPA 211 Boca Chapter 12	
7.	Stairs Construction	1014.0
8.	Sleeping room egress	1018.6
9.	Smoke detectors	920.3.2
10.	Fastening Schedule	Table 2305.2
11.	Bridging	2305.16

REV: PSH 6-28-98

Foundations (Chapter 18)

Wood Foundation (1808)

NA Design
NA Installation

Footings (1807.0)

OK Depth below (outside) grade 4' minimum;
but below frost line except for insulated footings.

NA Insulated footing provided

Check Soil bearing value (table 1804.3)

OK Footing width

OK Concrete footing (1810.0) .3.1, 3.2

Foundation Walls

OK Design (1812.1)

OK Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)

SA Water proofing and damp proofing Section 1813

OK Sill plate (2305.17)

SA Anchorage bolting in concrete (2305.17)

OK Columns (1912)

OK Crawl space (1210.2) Ventilation

OK Crawl opening size (1210.2.1)

NA Access to crawl and attic space (1211.0)

Floors (Chapter 16-23)

?
? Joists - Non sleeping area LL40PSF (Table - 1606)

? Joists - Sleeping area LL30PSF (Table - 1606)

_____ Grade

OK Spacing

OK Span

OK Girder 4" bearing 2305.6.1

Correction List		
NO:	Description	Code Section
12.	All cutting, boring and notching shall be done in accordance with sections 2305.5.1, 2305.3. & 2305.4.4.	↙ Table 502.3.1.9
13	Floor Joists	
14	Steel beam needs design specification (garage) please submit This information before work begins.	
15	Glass & glazing shall be done in accordance with Chapter 25 of The Building code	Chapter 25

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

Roof Coverings (Chapter 15)

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

**Chimneys and Fireplaces
 BOCA Mechanical/1993**

- SR OK Masonry (1206.0)
- NA Factory - built (1205.0)
- NA Masonry fireplaces (1404)
- NA Factory - built fireplace (1403)
- SR NFPA 211

**Mechanical
 1993 BOCA Mechanical Code**

OK

State Plumbing Code

Floors (contd.)

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

Wall Construction (Chapter 2300)

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

Roof-Ceiling Construction (Chapter 23)

Egress (Chapter 10)

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

Smoke Detectors (920.3.2)

- SA Location and interconnection
- Power source

**Dwelling Unit Separation
Table 602**

**Electrical
NFPA #**

Load Design Criteria

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

SR

OK

OK

OK

OK

Glazing (Chapter 24)

<u>SR</u>	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)

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

