

City of Portland, Maine – Building or Use Permit Application 39 Congress Street, 04101, Tel: (207) 874-8703, FAX: 374-8716

Location of Construction: <i>84-86 A 198-100</i> Ashley Lane Oceanwoods 04103		Owner: Custom Built Homes of ME	Phone: 892-3149	Permit No: 991333
Owner Address: 27 Maid Street, Windham, ME 04092		Lessee/Buyer's Name: Condo's: Ocean Woods	Phor: N/A	
Contractor Name: Custom Built Homes of Maine		Address: Not Given		Zone: CBL: 423-A-002
Past Use: Vacant		Proposed Use: Duplex/Condo	COST OF WORK: \$ 320,000 PERMIT FEE: \$ 1,944.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: <i>A3</i> Type: <i>5B</i> <i>BOCA 96</i> Signature: <i>[Signature]</i>	
Proposed Project Description: Phase III Units <i>21, 22 and 23</i> <i>condo 11/Feb/2K.</i>		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: <i>KA</i>		Date Applied For: 10-21-99		

- 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..

***Call for Pick Up
Jenny McCormick 892-3149 X12

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: 10-21-99	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	PHONE:		PERMIT ISSUED WITH REQUIREMENTS CBO DISTRICT 2

~~3~~ 3 Dec. 99 Found Foundations placed without inspection - Told Contractor before placing any wood on Foundation I will require a Land survey by a reg. Landsurveyor placing The Existing Foundation to plans
 15 Dec 99 Framing on units 22-26 started. Received survey -
 11 Feb. 2000 C.O. Inspection OK.
 15 March - Went of Cofo. Insp. on units 21-22 Failed - Steel beam connection with column, grouting, Fire separation between garage & dwelling.
 17 March - Correction made - Temp. Cofo. units 21-22

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



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION Ashley Lane unit 26 423-A-002

Issued to Custom Built Homes of Maine

Date of Issue March 23 2000

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. 980876 , 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

Duplex unit 26

use group R3 type 5B Boca 96

Limiting Conditions:

Temp. C of O until site work is completed expires June 30 2000

**This certificate supersedes
certificate issued**

Approved:

[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.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 78 Ashley Lane CBL: 423-A-002

Issued to Custom Built Homes of Maine Date of Issue 14 April 2000

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. 991393, 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

Unit 2

APPROVED OCCUPANCY

Use group R-3 Condo
Type of Const. 5B
BOCA 1996

Limiting Conditions:

TEMPORARY C of O until all requirements of site plan are completed.

This certificate supersedes
certificate issued

Approved:

14 APRIL 2000

(Date)

Inspector

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.

04/13/00



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 80 Ashley Lane CBL: 423-A-002

Issued to Custom Built Homes of Maine

Date of Issue 14 April 2000

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. 991393, 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

Use group R-3 Condo
Type of Const. 5-8
BOCA 1996

Limiting Conditions:

TEMPORARY C of O until all requirements of site plan are completed

This certificate supersedes
certificate issued

Approved:

11/10/00 [Signature] _____
(Date) Inspector

[Signature] _____
Inspector of Buildings

WED 04/13/00

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.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 100 Ashley Lane/787 Ocean Ave 423-A-002

Issued to Custom Built Homes of Maine

Date of Issue March 17 2000

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. 991333, 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

Unit 22

Use group R3 type 5B Boca 96

Limiting Conditions:

Temp. C of O until site work is completed. Expires 6/30/00

This certificate supersedes
certificate issued

Approved:

[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.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 99 Ashley Lane/787 Ocean Ave 423-A-002

Issued to Custom Built Homes of Maine

Date of Issue March 17 2000

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. 991333 , 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

Unit 21

APPROVED OCCUPANCY

use group R3 type 5B Boca 96

Limiting Conditions:

Temp. c of o until site work is completed by 6/30/00

This certificate supersedes
certificate issued

Approved:

17 March 2000
.....
(Date) Inspector

.....
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.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 84 Ashley Lane #27 423-A-002
Phase III
Date of Issue February 11 2000

Issued to Custom Built Homes of Maine

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. 991333, 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

Left side of condo duplex

APPROVED OCCUPANCY

use group R3 type 5B Boca 96

Limiting Conditions:

Site Work to be completed by June 30 2000

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

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.

02/15/00

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

19990149
I. D. Number

Custom Build Homes Phase 3

Applicant
27 Main Street, Windham, ME 04062
Applicant's Mailing Address
SAA
Consultant/Agent
892-3149
Applicant or Agent Daytime Telephone, Fax

10/21/99
Application Date
Oceanwoods - Units 21,22,26,27
Project Name/Description

84- 86 Ashley Ln, & 98-100 Ashley Ln - Portland,
Address of Proposed Site
432-A-002
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) **duplex/condo**

Proposed Building square Feet or # of Units _____ Acreage of Site _____ Zoning **R-3 PRUD**

Check Review Required:

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

Fees Paid: Site Plan _____ Subdivision _____ Engineer Review _____ Date: _____

Inspections Approval Status:

Reviewer **Marge Schmuckal**

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

Approval Date **11/5/99** 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

<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			

483-A-9

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

19990149
I. D. Number

Custom Build Homes Phase 3
Applicant
27 Main Street, Windham, ME 04062
Applicant's Mailing Address
SAA
Consultant/Agent
892-3149
Applicant or Agent Daytime Telephone, Fax

10/21/99
Application Date
Oceanwoods - Units 21,22,26,27
Project Name/Description
84- 86 Ashley Ln, & 98-100 Ashley Ln - Portland,
Address of Proposed Site
432-A-002
Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Planning Conditions of Approval

Inspections Conditions of Approval

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. The patio shown on the rear of unit 26 or 86 Ashley LN shall not be a structural deck because it is in the required 25 ft setback.
It may be built of pavers, or patio bricks or similar.
3. Recreation areas shall be located at least 25 ft from dwelling uses. There is a recreation area near by.
Since your setbacks are close on one building, the code enforcement officer may require a surveyor's documentation.
5. Separate permits shall be required for future decks, sheds, pools, and/or garage.

Fire Conditions of Approval

423-A-2

Applicant: Ron Smith - Call from Built Along Date: 12/17/99

Address: # 74 & 76 Ashly Lane (1 Bldg)
78 & 80 Ashly Lane (1 Bldg) C-B-L: 432-AZ
92 & 94 Ashly Lane (1 Bldg)

CHECK-LIST AGAINST ZONING ORDINANCE

Date - - New

Zone Location - R-3 PRUD

Interior or corner lot - Construct 3 buildings with a total of

Proposed Use/Work - 7 Dwelling units

Sevage Disposal - City

Lot Street Frontage - ① min building setback from external
Subdivision property lines: 25' req - 25' shown

Front Yard -
Rear Yard - ② min. distance between detached PRUD
dwelling units: 16' req - 20'+ shown

Side Yard -
Projections - ③ Recreation areas shall be located AT
least 25' from dwelling units.

Width of Lot -

Height - 35' max - 31' shown at highest

Lot Area -

Lot Coverage/ Impervious Surface -

Area per Family - 6,500

Off-street Parking - 2 permit + ~~2~~ extra for every 6 units

Loading Bays - N/A

Site Plan - WAS A MAJOR site plan
original # 19990149

Shoreland Zoning/ Stream Protection - N/A

#92 Ashly Ln.
unit 25 → 25' from REC. req

Flood Plains - Panel 7 - zone X

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

19990149
I. D. Number

Custom Build Homes Phase 3

Applicant

27 Main Street, Windham, ME 04062

Applicant's Mailing Address

SAA

Consultant/Agent

892-3149

Applicant or Agent Daytime Telephone, Fax

10/21/99

Application Date

Oceanwoods - Units 21,22,26,27

Project Name/Description

84- 86 Ashley Ln, & 98-100 Ashley Ln - Portland,

Address of Proposed Site

432-A-002

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Planning Conditions of Approval

Inspections Conditions of Approval

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4. Since your setbacks are close on one building, the code enforcement officer may require a surveyor's documentation.
5. Separate permits shall be required for future decks, sheds, pools, and/or garage.

Fire Conditions of Approval

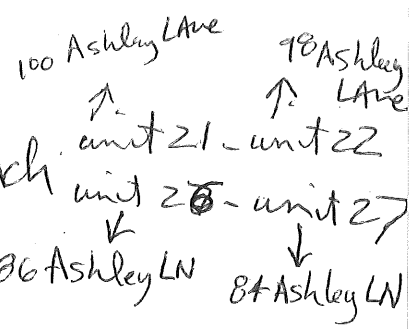
433-A-2

Applicant: Custom Built Home of ~~ME~~ Date: 11/5/99
Address: ^{#84 & 86} ~~and~~ Ashley Lane Ocean Woods C-B-L: 432-A-2
98-100 [↑]

CHECK-LIST AGAINST ZONING ORDINANCE

Date - ok

Zone Location - R-3 PRUD



Interior or corner lot -

Proposed Use/Work - construct 2 Bldgs of 2 units each

Sewage Disposal - City

Lot Street Frontage - 50' - 50' + shown

Front Yard - (1) min. building setback from External subdivision property lines: 25' req - 25' shown

Rear Yard -

Side Yard - (2) min. distance between detached PRUD dwelling units: 16' req - 20' shown on approved plan -

Projections -

Width of Lot - (3) Recreation Areas shall be located at least 25' from dwelling units

Height -

Lot Area -

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking - 2 per unit + 1 extra for every bundle

Loading Bays - N/A

Site Plan - yes # 19990149

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 7 Zone X

Units #23-24-25 are 92-94-96 Ashley Lane.
 Units #28-29-30-31 are 80-78 Ashley Lane and
 76-74 Ashley Lane -

BUILDING PERMIT REPORT

Phase II

12/94

DATE: 10 Dec. 99 ADDRESS: Ashley Lane-Ocean Woods CBL: 423-A-002

REASON FOR PERMIT: To Construct 10 Condo: Single Family dwellings Units 23-24-25-28-29-30-31

BUILDING OWNER: Royal River Development

PERMIT APPLICANT: CONTRACTOR Custom Built Homes of MAINE I.

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: \$600,000. PERMIT FEES: \$3030.00

The City's Adopted Building Code (The BOCA National Building code/1996 with City Amendments)
 The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1, *2, *3, *4, *5, *6, *7, *8, *9, *10, *11, *12, *13, *14, *15, *19, *26, *27, *28, *29, *30, *32, *33, *34, *36, *37 #31

- *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) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
- *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 dampproofing 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 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)
- *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 1/4" 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 1010.4)
- 16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
- 17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
- 18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

- *19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
- In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
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. *See Attached*
- *32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
- *33. Bridging shall comply with Section 2305.16.
- *34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2405.0)
35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1996).
- *36. Units 28, 29, 30 and 31 shall have a Fire Partitions with a Fire resistance rating of (1) one hour - Section 711.0 Fire protection.
37 Units 23, 24 and 25 shall have a Fire partitions with a Fire resistance rating of (2) Two Hours - Section 711.0. NO penetrations are allowed in these walls.

P. Samuel Hoffses, Building Inspector
 Cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

PSH 11/25/99

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

***THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.

EACH Certificate of occupancy Fee is \$59.00

LAND USE - ZONING REPORT

#74 & #76 Ashley Lane (1 Bldg)
#78 & #80 Ashley Lane (1 Bldg)

ADDRESS: #92 & #94 & #96 Ashley Lane (1 Bldg) DATE: 12/17/99

REASON FOR PERMIT: to construct 3 Bldgs of Attached Single Fam.

BUILDING OWNER: Royal River Dev. C-B-L: 423-A-2

PERMIT APPLICANT: Ron Smith Custom Built Homes

APPROVED: with conditions DENIED:

#1, #9, #11

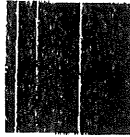
CONDITION(S) OF APPROVAL

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
3. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
4. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
5. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will **not** be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the _____ in place and in phases.
6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
7. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
8. Separate permits shall be required for any signage.
9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
10. This is **not** an approval for an additional dwelling unit. You **shall not** add any additional kitchen equipment, such as stoves, microwaves, refrigerators, or kitchen sinks, etc.

11. Other requirements of condition Please note that (unit #25 on your plans)
#92 Ashley Lane shall be no closer than 25' from
the recreation area - presently it scales out to 20 feet.

Marge Schmuckal

Marge Schmuckal, Zoning Administrator



Sebago Technics
Engineering & Planning for the Future

Facsimile Cover Sheet

Project No. 86283
 To: SAM HOFFSES
 Company: PORTLAND CODE ENF. OFFICE
 Phone: 874-8300
 Fax: 874-8716

From: Jim Seymour
 Date: 12-9-99
 Pages including this cover page: 3.

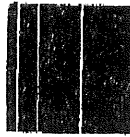
Comments:

Sam,
 Per request of Royal River Development we prepared the following sketch and letter in regards to the setbacks of the Building A (Units 26+27) in Ocean Woods Townhouse project - Phase II.

Jim S.

Reply Requested: _____ Yes _____ No
 Original to go out in mail: _____ Yes _____ No

If you have any problems receiving this FAX, please contact Pam at:
 (207) 856-0277
 (207) 856-2206 FAX Number



Sebago Technics
Engineering & Planning for the Future

December 9, 1999
86283

Samuel Hoffses, Code Enforcement Officer
City of Portland
389 Congress Street
Portland, Maine 04101

Ocean Woods Townhouses - Ashley Lane, Royal River Development

Dear Mr. Hoffses:

Per the City of Portland's request we have provided an as-built survey of the building foundation for Units 26 and 27 within Royal River Development's Ocean Woods Townhouses Phase II project. Attached is the As-built Sketch with which you will be able to determine that the foundation at the closest point to the rear property line is 27.2 ft. This clearly meets the 25 foot building setback (shown as a dashed line). Therefore, this foundation is in conformance with the property's required setbacks.

Please feel free to contact us or Royal River Development if you have additional questions regarding this issue.

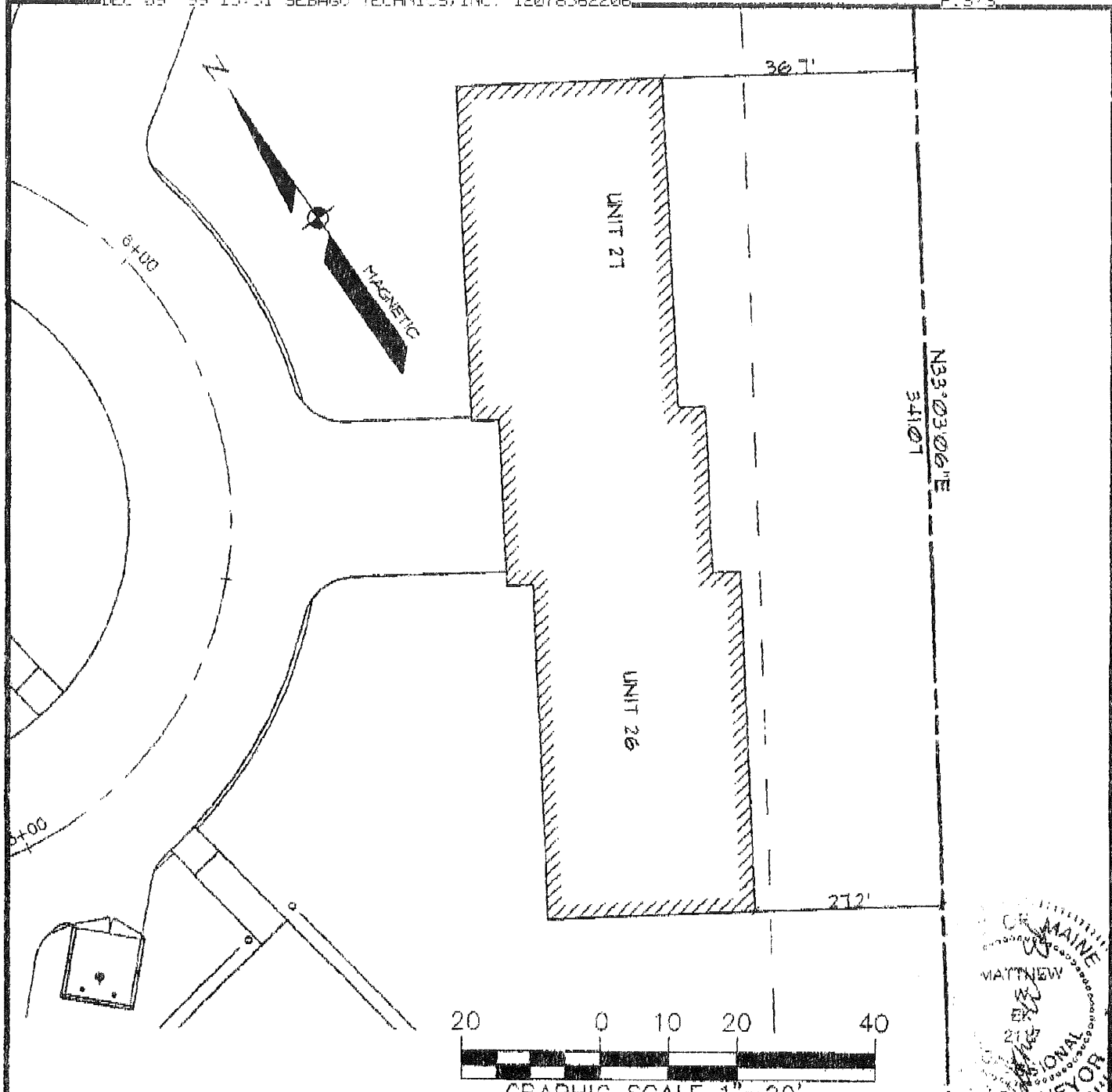
Sincerely,

SEBAGO TECHNICS, INC.

Matthew W. Ek
Matthew W. Ek, PLS
Professional Land Surveyor

James R. Seymour
James R. Seymour
Project Manager

MWE/JRS:dif/jc
Enc.



NOTES

- 1. THE BUILDING AS SHOWN IS FOUNDATION ONLY.
- 2. THE CONCRETE FOUNDATION MEETS THE SETBACKS, AS SHOWN.

AS-BUILT SKETCH OF UNITS 26 & 27
 CF:
 OCEAN WOODS TOWHHOUSES
 791 OCEAN AVENUE
 PORTLAND, MAINE
 FOR:
 ROYAL RIVER DEVELOPMENT
 30 MAIN STREET
 WINDHAM, MAINE 04062

Sebago Technics
Engineering & Planning for the Future
 1 CHABOT STREET
 WESTBROOK, ME 04098-1339
 TEL (207) 856-0277

DESIGN BY: JRS
DRAWN BY: MWE
CHECKED BY: JRS
DATE: 12-9-99
SCALE: 1"=20'
FIELD BK: 138A
PROJ. NO: 86283
DRAWING: 86283AB26
SHEET 1 OF 1

BUILDING PERMIT REPORT

DATE: 23 OCT. 99 ADDRESS: Ashley Lane Oceanwood Phase III CBL: 423-A-002

REASON FOR PERMIT: To Construct Units 21, 22 and 26, 27 Dwelling Units

BUILDING OWNER: Custom Built Homes of ME.

PERMIT APPLICANT: Contractor Custom Built Homes of Maine

USE GROUP R-3 CONSTRUCTION TYPE 5B

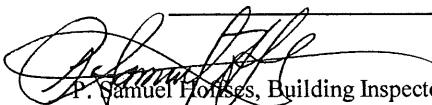
The City's Adopted Building Code (The BOCA National Building Code/1996 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993) Construction Cost: \$320,000.00
Permit Fees: \$1,944.00

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 13, 14, 19, 26, 27, 28, 29, 30, 31, 32, 33, 35

- *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) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
- *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 dampproofing 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) 1 Hr. between garages
- *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 1010.4)

16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0)
18. The boiler shall be protected by enclosing with (1)hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)
- *19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 &19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
 In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2.
20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
24. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
- *26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- *27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. **No closing in of walls until all electrical (min.72 hours notice) and plumbing inspections have been done.**
- *28. All requirements must be met before a final Certificate of Occupancy is issued.
- *29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (the BOCA National Building Code/1996).
- *30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements. *See Attached Site development Rep.*
- *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. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code 1996).
- *35. Fire partitions shall comply with section 711.0 of the bldg. code.
- *36. _____
37. _____
38. _____


 P. Samuel Forbes, 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.**

BUILDING PERMIT REPORT

DATE: 23 OCT. 99 ADDRESS: Ashley Lane Oceanwood Phase III CBL: 423-A-002

REASON FOR PERMIT: To Construct Units 21, 22 and 26, 27 Dwelling Units

BUILDING OWNER: Custom Built Homes of ME.

PERMIT APPLICANT: Contractor Custom Built Homes of Maine

USE GROUP R-3 CONSTRUCTION TYPE SB

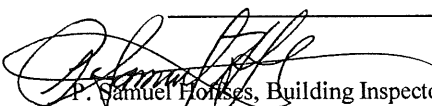
The City's Adopted Building Code (The BOCA National Building Code/1996 with City Amendments) Construction Cost: \$320,000.00
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993) Permit Fees: \$1,944.00

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- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
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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.
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- *35. Fire partitions shall comply with section 711.0 of the bldg. code.
- *36. _____
- 37. _____
- 38. _____


 Samuel Fortes, Building Inspector
 cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

PSH 7/24/99

****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**

19990149

I. D. Number

Custom Build Homes Phase 3

10/21/99

Applicant

Application Date

27 Main Street, Windham, ME 04062

Oceanwoods - Units 21,22,26,27

Applicant's Mailing Address

Project Name/Description

SAA

84- 86 Ashley Ln, & 98-100 Ashley Ln - Portland,

Consultant/Agent

Address of Proposed Site

892-3149

432-A-002

Applicant or Agent Daytime Telephone, Fax

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) duplex/condo

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 _____ Date: _____

Inspections Approval Status:

Reviewer Marge Schmuckal

Approved

Approved w/Conditions
see attached

Denied

Approval Date 11/5/99 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

- | | | | |
|---|----------------|--|-----------------|
| <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 | | | |

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

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

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 (include Portion of Building): <i>Asley Lane, Portland 04103 Ocean Woods</i>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# <i>423</i> Block# <i>A</i> Lot# <i>002</i>	Owner: <i>Custom Built Homes ORME</i>	Telephone#: <i>892-3149</i>
Owner's Address: <i>27 MAID ST WINDHAM, ME 04062</i>	Lessee/Buyer's Name (If Applicable) <i>condos: ocean woods</i>	Cost Of Work: <i>\$320,000</i> Fee: <i>\$1,944.00</i>
Proposed Project Description: (Please be as specific as possible) <i>PHASE III Units 21, 22 AND 26, 27.</i>		
Contractor's Name, Address & Telephone <i>SIAA</i>		Rec'd/By <i>(Signature)</i>
Current Use: <i>Vacant</i>	Proposed Use: <i>Duplex/Condo</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/Site Plan

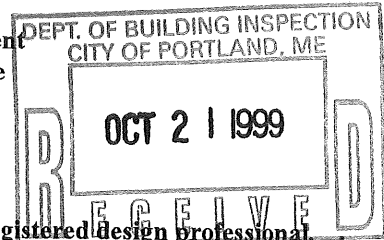
Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

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.



*PU Jerry McCormick
892-3149
10/21/99*

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>10/21/99</i>
--	-----------------------

Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

Additional Site review and related fees are attached on a separate addendum

Inspection Services
Michael J. Nugent
Manager



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

CITY OF PORTLAND

congratulations !!!!!

**Building or Use Permit Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

As an applicant for a building permit, you are about to enter into a relationship with our Office. We welcome any questions, comments or suggestions that will make the process more efficient. Attached you will find an application and some samples of the submissions you will provide at application time. Please read ***ALL*** of the information and if you need any further assistance please call 874-8703 or 874-8693.

Minor or Major site plan review will be required for the most of the above proposed projects.

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

19990149

I. D. Number

Custom Build Homes Phase 3

Applicant

27 Main Street, Windham, ME 04062

Applicant's Mailing Address

SAA

Consultant/Agent

892-3149

Applicant or Agent Daytime Telephone, Fax

Ashley Ln, Po

Address of Pro

432-A-002

Assessor's Ref

Proposed Development (check all that apply):
 New Building Building Addition
 Office Retail Manufacturing Warehouse/Distribution Parking Lot

Proposed Building square Feet or # of Units _____ Acreage of Site _____

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"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> DEP Local Certification |
| | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan _____ Subdivision _____ Engineer Review _____ Date: _____

*Per Pharoah
Steve Bushy 12/31
gave ok to issue
will give
paperwork
later -
(K)*

Inspections Approval Status:

Reviewer _____

- | | | |
|---|--|--|
| <input type="checkbox"/> Approved | <input type="checkbox"/> Approved w/Conditions
see attached | <input type="checkbox"/> Denied |
| Approval Date _____ | Approval Expiration _____ | Extension to _____ |
| <input type="checkbox"/> Condition Compliance | signature _____ | date _____ |
| | | <input 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 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		
Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date

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

Valuation: \$320,000.00 Plan Review # _____
 Fee: \$1,944.00 Date: 23 OCT. 99
Ashley Ln. Oceanwood Phase II
 Building Location: Units 21, 22 and 26, 27 CBL: 423-A-002
 Building Description: R-3 One or Two Family dwelling unit
 Reviewed by: S. Huffer
 Use or Occupancy: R-3 1 or 2 Family 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 shall be completed before a Certificate of occupancy can or will be issued.	111.0
2.	Foundation drains	1813.5.2
3.	Foundation anchors	2305.12
4.	Water proofing & damp proofing	1813.0
5.	Precaution For Concrete	1908.0
6.	Private garage	407.0
7.	Chimney & Vent. BOCA Mech. / 93 Chapter 12	NFPA 211
8.	Sound Transmission Control	1214.0
9.	Guardrails	1021.0
10.	Handrails	1022.0
11.	Stair Construction	1014.0
12.	Sleeping room egress	1010.4

REV: PSH 6-28-98

Correction List		
NO:	Description	Code Section
13.	Smoke detectors	920.7.2
14.	Ventilations Crawl & ATTIC	1216.0
15.	Fastening Table	Table 2305.2
16.	Ventilation of space BOCA/mech/93	Chapter 16
17.	Boring, Cutting & Notching	2305.0
18.	Glass & glazing MOCA/96	Chapter 24
19.	Fire Partitions	711.0

rev:PSH 6-28-98

Foundations (Chapter 18)

Wood Foundation (1808)

- NA Design
- NA Installation

Footings (1807.0)

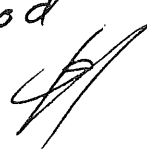
- X Depth below (outside) grade 4' minimum; but below frost line except for insulated footings.
- NA Insulated footing provided
- X Soil bearing value (table 1804.3)
- X Footing width
- X Concrete footing (1810.0) .3.1, 3.2
- _____
- _____
- _____
- _____
- _____

Foundation Walls

- X Design (1812.1)
- X Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)
- SR Water proofing and damp proofing Section 1813
- X Sill plate (2305.17)
- SA Anchorage bolting in concrete (2305.17)
- X Columns (1912)
- SA Crawl space (1210.2) Ventilation
- SA Crawl opening size (1210.2.1)
- SA Access to crawl and attic space (1211.0)
- _____

Floors (Chapter 16-23)

- X Joists - Non sleeping area LL40PSF (Table - 1606) using $9\frac{1}{2}$ " W I F 30 @ 16" o.c
- X Joists - Sleeping area LL30PSF (Table - 1606)
- X Grade
- 16" Spacing
- X Span
- X Girder 4" bearing 2305.6.1

Design
PE # 5422
Bruce w macleod


Floors (contd.)

- ~~X~~ Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3") 2305.2
- ~~X~~ Bridging (2305.16)
- ~~SA~~ Boring and notching (2305.5.1)
- ~~SA~~ Cutting and notching (2305.3)
- ~~SA~~ Fastening table (2305.2)
- ~~SA~~ 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)

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)
- SA Crawl space (1210.2) Ventilation
- SA 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
- 16" Spacing
- X Span
- X Girder 4" bearing 2305.6.1

using $9\frac{1}{2}$ " W I F 30 @ 16" o.c.
Design
PE # 5422
Bruce w Macleod



Floors (contd.)

- ~~X~~ Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3") 2305.2
- ~~X~~ Bridging (2305.16)
- ~~SA~~ Boring and notching (2305.5.1)
- ~~SA~~ Cutting and notching (2305.3)
- ~~SA~~ Fastening table (2305.2)
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- ~~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)
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- ~~X~~ Wind bracing (2305.7)
- ~~X~~ Wall bracing required (2305.8.1)
- ~~X~~ Stud walls (2305.8.3)
- ~~X~~ Sheathing installation (2305.8.4)
- ~~X~~ Minimum thickness of wall sheathing (Table 2305.13)
- ~~NA~~ Metal construction
- ~~NA~~ Masonry construction (Chapter 21)
- ~~X~~ Exterior wall covering (Chapter 14)
- ~~X~~ Performance requirements (1403)
- ~~X~~ Materials (1404)
- ~~NA~~ Veneers (1405)
- ~~X~~ Interior finishes (Chapter 8)

Roof-Ceiling Construction (Chapter 23)

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

Roof Coverings (Chapter 15)

- ~~X~~ Approved materials (1404.1)
- ~~X~~ Performance requirement (1505)
- ~~X~~ Fire classification (1506)
- ~~X~~ Material and installation requirements (1507)
- ~~NA~~ 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)
- ~~SR~~ Factory - built fireplace (1403)
- ~~SR~~ NFPA 211

**Mechanical
 1993 BOCA Mechanical Code**

Public Water
Public Sewer
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)

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

Private Garages (Chapter 4)

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

Egress (Chapter 10)

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

Smoke Detectors (920.3.2)

- SR Location and interconnection
- SR Power source

Dwelling Unit Separation

Table 602

1 Hr.

one or two family dwelling

Electrical

NFPA #

Inspection Services
Michael J. Nugent
Manager



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

CITY OF PORTLAND

congratulations !!!!!

**Building or Use Permit Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

As an applicant for a building permit, you are about to enter into a relationship with our Office. We welcome any questions, comments or suggestions that will make the process more efficient. Attached you will find an application and some samples of the submissions you will provide at application time. Please read ***ALL*** of the information and if you need any further assistance please call 874-8703 or 874-8693.

Minor or Major site plan review will be required for the most of the above proposed projects.

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

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

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.**

Condo's

Location/Address of Construction (include Portion of Building): <i>ASHLEY LANE PORTLAND Ocean Woods</i>		
Total Square Footage of Proposed Structure <i>5200 + 3600 = 8800</i>	Square Footage of Lot <i>203,742</i>	
Tax Assessor's Chart, Block & Lot Number Chart# <i>423</i> Block# <i>A</i> Lot# <i>002</i>	Owner: <i>Bay River Development</i>	Telephone#: <i>892-3149</i>
Owner's Address: <i>Custom Built Homes of ME, 27 MONSIEUR WINDHAM, ME 04092</i>	Lessee/Buyer's Name (If Applicable): <i>N/A</i>	Cost Of Work: <i>\$600,000</i> Fee: <i>\$750</i>
Proposed Project Description: (Please be as specific as possible) <i>Condo units 23, 24, 25 - 601, 94, + 92 Ashley Ln) 3030.00 28, 29, 30, 31 (80+78 Ashley Ln) (76+74 Ashley Ln)</i>		
Contractor's Name, Address & Telephone <i>SAMR 892-3149</i>		Rec'd By <i>[Signature]</i>
Current Use: <i>ORW LAND</i>	Proposed Use: <i>CONDO'S</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/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

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

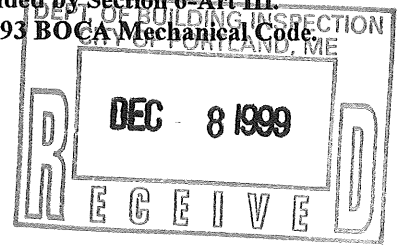
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such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

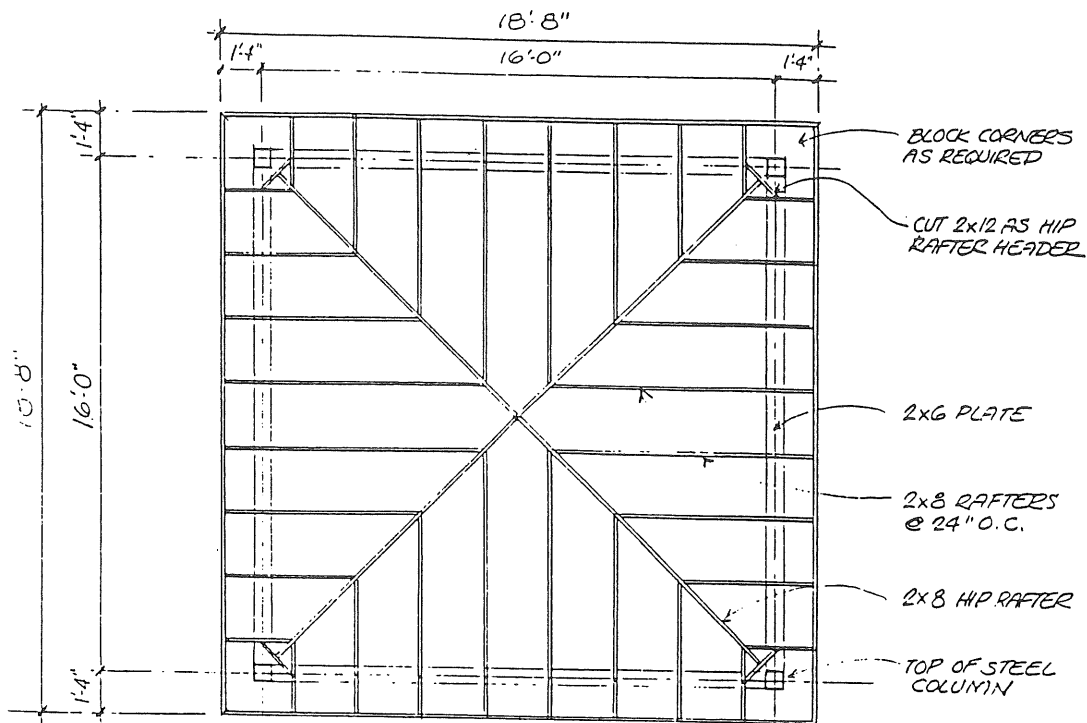
Certification

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>12-8-99</i>
--	----------------------

Building Permit Fee: \$30.00 for the 1st \$1000. cost plus \$6.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum





ROOF FRAMING PLAN

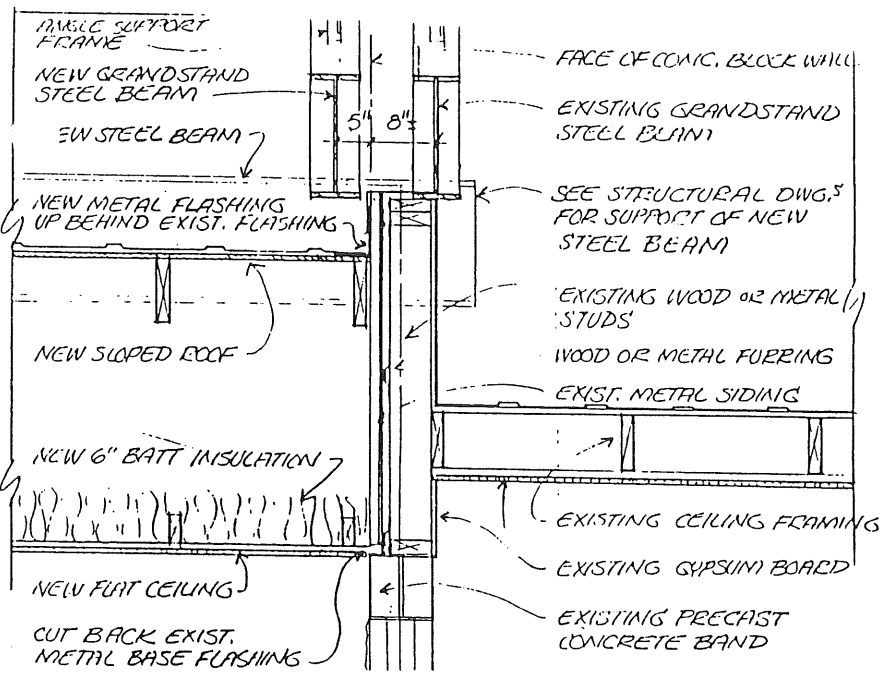


Figure 3. Typical Framing and Cross Section

$$\begin{array}{r} \text{New 14' x 3} \\ 7200 \\ \hline 5200 \end{array}$$

$$\begin{array}{r} 80 \times 3 \\ 50 \times 42 \\ \hline 210 \\ 600,000 \end{array}$$

$$240 = 240$$

These plans are all done by professionals, If your project is listed in the attached exemptions, you can prepare your own plans. For all other projects except those exempted, a Design Professional must prepare any construction documents. When proposing an addition, similar plans are required, the same goes for a detached garage or an attached deck.

Submission Requirements Multi-Family, Duplex and Commercial Construction

When a property owner is proposing either a new structure or an addition, this office requires:

- For new construction, structural alterations, or additions, plans showing structural details must be provided. Minimally they should include foundation plans, including drainage and support column spacing framing details, floor plans and a cross section. (See Figures 1, 2 & 3)

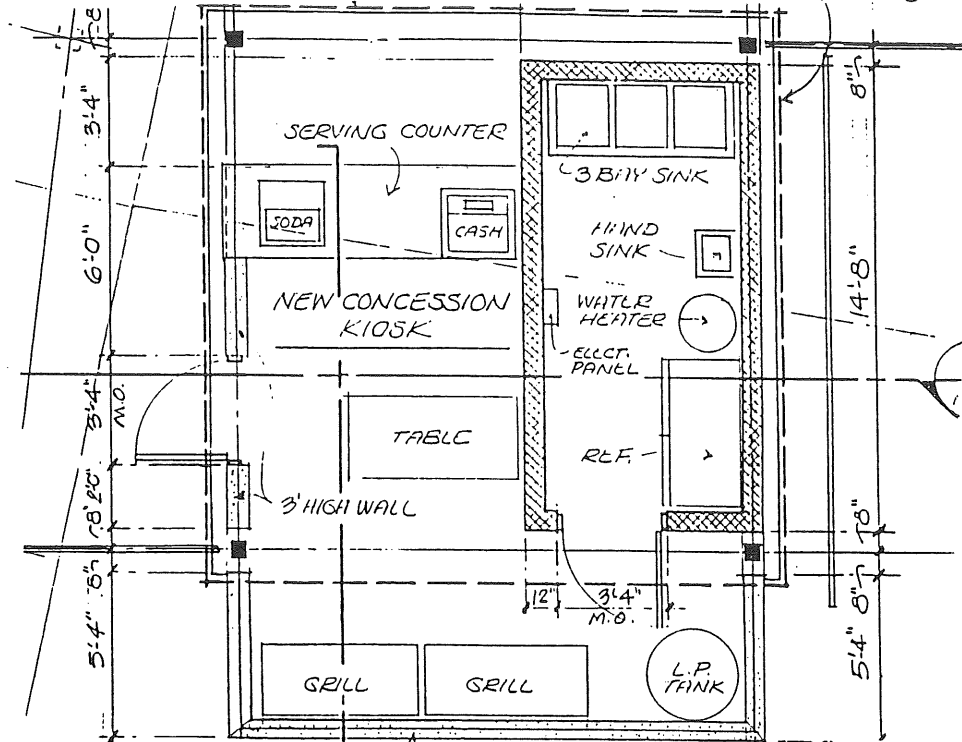


Figure 1. Typical Floor Plan

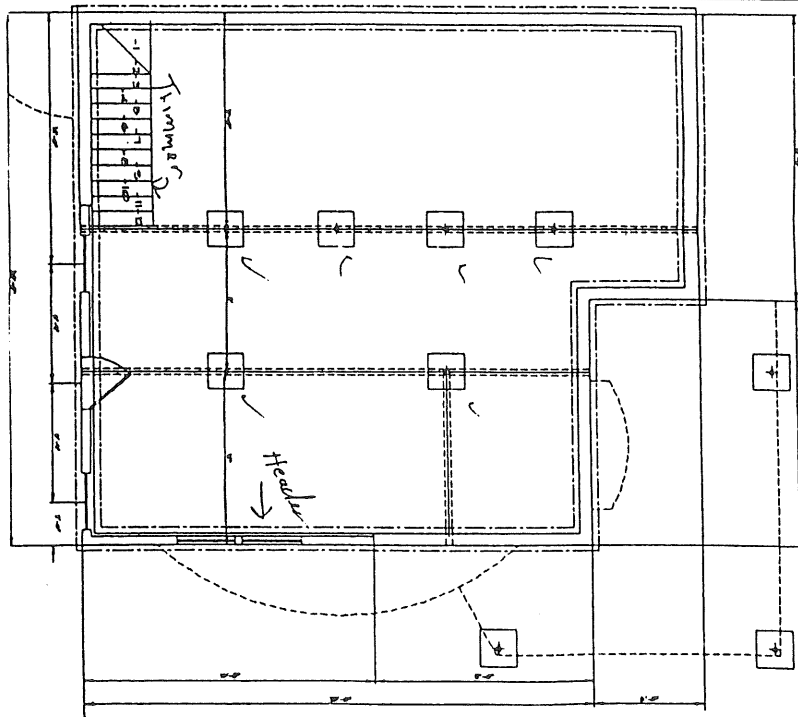
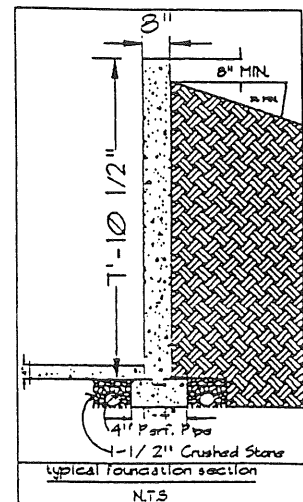


Figure 2. Typical Foundation Plan



The following State law governs technical submission requirements for building plans as well as site development. The law explains the *exemptions*, please read it CAREFULLY and our staff will answer any question that you may have.

2. Technical submissions; construction or development. Nothing in this chapter may be construed to prevent any person from preparing technical submissions for, or administering construction contracts in, the erection, construction or development of:

- A. Detached single or 2-family dwellings, including those to be utilized for home occupations, as defined by local ordinances, and sheds, storage buildings and garages incidental to the dwellings; [1991, c. 874, §3 (amd).]
- B. Farm buildings, including barns, silos, sheds or housing for farm equipment and machinery, livestock, poultry or storage, if the structures are designed to be occupied by no more than 10 persons; [1991, c. 874, §3 (amd).]
- C. Alterations, renovations or remodeling of a building when the cost of the work contemplated by the design does not exceed 15% of the assessed value of the building or \$50,000, whichever is the lesser, or does not require the issuance of a permit under applicable building codes or when the work involves those structures as provided in paragraphs A, B, F, G and H or when the work involves interior design services performed by a certified interior designer; [1993, c. 680, Pt. A, §28 (rpr).]
- D. [1991, c. 396, §21 (rp).]
- E. [1991, c. 396, §21 (rp).]
- F. Buildings that do not have as their principal purpose human occupancy or habitation; [1991, c. 874, §4 (new).]
- G. Single-story, above-grade buildings of less than 1,000 square feet that are designed to be occupied by no more than 10 persons; and [1991, c. 874, §4 (new).]
- H. Preengineered manufactured buildings. For the purposes of this section, "preengineered manufactured building" means a structural unit, other than a dwelling, that is designed by a person licensed as an engineer in the State and is constructed in a manufacturing facility. [1991, c. 874, §4 (new).]
[1993, c. 680, Pt. A, §28 (amd).]

Section History:

1977, c. 463, § 3 (NEW). 1991, c. 396, § 21 (RPR). 1991, c. 874, § 2-4 (AMD). 1993, c. 349, § 65 (AMD). 1993, c. 389, § 16-18 (AMD). 1993, c. 680, § A28 (AMD).

32 § 227. Enforcement

It shall be the duty of all duly constituted law enforcement officers of the State and all political subdivisions thereof to enforce this chapter and to prosecute any persons violating this chapter. [1977, c. 463, § 3 (new).]

Section History:

1977, c. 463, § 3 (NEW).

32 § 228. Penalties

Violation of any provision of this chapter shall be a Class E crime punishable by a fine of not less than \$100 nor more than \$500, or by imprisonment for not more than 3 months, or by both. [1977, c. 463, § 3 (new).]

The State may bring an action in Superior Court to enjoin any person from violating this chapter, regardless of whether proceedings have been or may be instituted in the Administrative Court or whether criminal proceedings have been or may be instituted. [1983, c. 413, § 12 (new).]

Section History:

1977, c. 463, § 3 (NEW). 1983, c. 413, § 12 (AMD).