

TO: Inspections

FROM: Jay Reynolds, Development Review Coordinator

DATE: April 20, 2001

RE: C. of O. for # 75A, 75B, 77 Maggie Lane (341-A-022)

After visiting #75A, 75B, 77 Maggie Lane, I found the following:

1. Landscaping Incomplete.
2. Grass catch incomplete.
3. The driveway is not paved.
4. Grading/elevation changes pertaining to the common driveway need to be addressed (proposed grades do not coincide with approved plan; considerable change in design). Awaiting revised plan from applicant.

I would estimate that these items could be completed by June 30, 2001. Once these items are addressed and re-inspected, then a permanent Certificate of Occupancy can be issued.

At this time, I recommend issuing a temporary Certificate of Occupancy.

Please contact me if you have any questions or comments.
Thank You.

Cc: Sarah Hopkins, Development Review Services Manager

File: O:\drc\maggielot12.doc



Titcomb Associates

Land Surveying
Land Planning

133 Gray Road
Falmouth, Maine 04105-2029
(207) 797-9199
Fax (207) 878-3142

Bath (207) 442-7799
New Gloucester (207) 926-4699

February 9, 2001

Glen Gervais
Custom Built Homes
27 Main Street
Windham, Maine 04062

Re: Setbacks, Lot 12, Maggie Lane Subdivision

Dear Mr. Gervais:

I am writing to inform you that the foundation you built on Lot 12 does meet the setback requirements as defined by the general space and bulk requirements for the Maggie Lane Subdivision. This assertion is based on field work conducted on February 9, 2001. I am unaware of any additional setback requirements that would need to be met for this lot.

2

If you have any questions or concerns, please do not hesitate to call.

Sincerely,

William J. Acheson, PLS

BUILDING PERMIT REPORT

DATE: 6 December 2008 ADDRESS: 77 Maguire Ave (L5742) CBL: 341-B-022

REASON FOR PERMIT: To Amend Permit No. #01330.

BUILDING OWNER: Custom Built Homes /CONTRACTOR Custom Built Homes.

PERMIT APPLICANT: _____

USE GROUP: R-2 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: _____ PERMIT FEES: \$3000

The City's Adopted Building Code (The BOCA National Building Code/1999 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 shall be met: 1/ 2/ 3/ 4/ 5/ 6/ 7/ 8/ 9/ 10/ 11/ 12/ 13/ 14/ 15/ 16/ 17/ 18/

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. Precast concrete must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
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 side. (Chapter 4, Section 407.0 of the BOCA/1999)
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". In occupancies in Use Group A, B, H-4, I-1, I-2, M, R, 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". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). 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 closure'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/1999), 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 be installed and maintained to NFPA #72 Standard.

22. The Sprinkler System shall be installed and 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/1999)

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 and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).

27. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.

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

29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).

30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)

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

32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code. About 7

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 2406.0)

35. All flashing shall comply with Section 1406.3.10.

36. All signage shall be done in accordance with Section 2102.0 signs of the City's Building Code. (The BOCA National Building Code/1999).

* 37. All requirements of permit No. 001330 shall be add-on to the

38. No changes have been approved to originally approved setbacks

P. Raphael Moses, Building Inspector

~~V. McDonald, PFD~~

Marge Schmuckel, Zoning Administrator

PSR 10/1/00

**This permit is herewith issued, 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.

****ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.

*****CERTIFICATE OF OCCUPANCY FEE \$50.00

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

20000157
 I. D. Number

Custom Built Homes of Maine
 Applicant
 27 Main Street, Windham, ME
 Applicant's Mailing Address
 Danny McCarthy
 Consultant/Agent
 892-1383

07/26/2000
 Application Date
 Maggle Lane #77 - lot 12
 Project Name/Description
 77 - 77 Maggle Ln, Portland Maine
 Address of Proposed Site
 341 A 022
 Assessor's Reference: Chart-Block-Lot

Applicant or Agent Daytime Telephone, Fax
 Proposed Development (check all that apply):
 Office Retail Manufacturing Warehouse/Distribution
 28 x 60
 Proposed Building square Feet or # of Units
 24,136
 Acreege of Site

Building Addition Change Of Use Residential
 Parking Lot Other (specify) 3 unit
 R-5
 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 (ZBAPB) Zoning Variance Other _____
 Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date: 07/26/2000

Inspections Approval Status:

Approved Approved w/Conditions see attached Denied
 Reviewer Marge Schnuckal
 Approval Date 11/17/2000 Approval Expiration _____ Extension to _____
 Condition Compliance signature _____ date _____ Additional Sheets Attached

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

<input type="checkbox"/> Performance Guarantee	<input type="checkbox"/> Required*	<input type="checkbox"/> Not Required
<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)	_____ signature _____ expiration date _____
<input type="checkbox"/> Final Inspection	_____ date _____ signature _____	
<input type="checkbox"/> Certificate Of Occupancy	_____ date _____ signature _____	
<input type="checkbox"/> Performance Guarantee Released	_____ date _____ signature _____	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date _____ amount _____ expiration date _____	

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

20000157
I. D. Number

07/26/2000
Application Date
Maggie Lane #77 - lot 12
Project Name/Description

Custom Built Homes of Maine

Applicant

27 Main Street, Windham, ME

Applicant's Mailing Address

Danny McCarthy

Consultant/Agent

892-1383

Applicant or Agent Daytime Telephone, Fax

77 - 77 Maggie Ln, Portland Maine

Address of Proposed Site

341 A 022

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Approved subject to site plan review condition of approval sheet.

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 77 Maggie Lane.

, 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.

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

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.

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.

The applicant coordinate with the developer and the developer's contractor for all grading utilities and curb openings to insure compliance with approved subdivision plans.

The applicant shall be responsible for installation and maintenance of erosion control devices. The applicant shall be responsible to clean up any tracking of mud or debris onto Maggie Lane or Forest Avenue as result of this project-street sweeping may be required.

The site grading shall be accomplished to avoid any ponding of water or concentrated flow of runoff onto adjacent properties.

Planning Conditions of Approval

1. That the building shall have a minimum 7 in 12 roof pitch.

2. That the building elevations on the left and right side shall have a minimum number of windows as required by the *the planning office*

3. Common driveway pavement shall be expanded as shown on the attached site plan. Site plan shall be revised accordingly for review and approval. Prior to the issuance of a certificate of occupancy for lot 12, the common driveway easement for lot 12 and 13 shall b

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

20000157

I. D. Number

07/26/2000

Application Date

Maggie Lane #77 - lot 12

Project Name/Description

Custom Built Homes of Maine

Applicant

27 Main Street, Windham, ME

Applicant's Mailing Address

Danny McCarthy

Consultant/Agent

892-1383

77 - 77 Maggie Ln, Portland Maine

Address of Proposed Site

341 A 022

Assessor's Reference: Chart-Block-Lot

Applicant or Agent Daytime Telephone, Fax

driveway easement for lot 12 and 13 shall be revised accordingly.

4. The parallel parking spaces shown on the plan shall be a minimum 20 feet long.

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. No decks off the story above the grade level on the rear are shown on your plans and are not being approved with this permit. The shall require separate

It is noted that you have shown the deck egress for the exit on the rear grade level only.

3. Please note that open, exterior stairways above the grade level entries ARE NOT ALLOWED ABOVE THE GRADE LEVEL. However a deck with no stairs is allowed
no stairs is allowed

*no stairs is allowed
setbacks*

4. Please note that the minimum lot width SHALL be 90 feet at a minimum. The inspectors will be measuring this requirement.

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

6. It is a condition of approval that prior to the issuance of a temporary or permanent certificate of occupancy, each dwelling unit in the subdivision shall be outfitted with a Fire Protection Sprinkler system in accordance with NFPA 13 d or f.

7. Tree clearing, construction of buildings, filling, regrading or other obstructions SHALL BE PROHIBITED within the

private drainage easements, unless approved in writing by the Planning Division under site plan review.

Fire Conditions of Approval

Revised Approval

SPACE AND BULK REQUIREMENTS - LOT 12

MINIMUM LOT SIZE:	6,000 S.F.
MINIMUM FRONTAGE:	50 FT.
MINIMUM SETBACKS:	20 FT.
FRONT YARD	20 FT.
REAR YARD	20 FT.
SIDE YARD*	8 FT.
1 STORY	8 FT.
1 1/2 STORY	12 FT.
2 STORY	14 FT.
2 1/2 STORY	
MINIMUM LOT WIDTH:	60 FT.
OTHER USES	

* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NOT SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET IN WIDTH.

NOTE: ORIGINAL CONDITION OF APPROVAL AND STAMPEO RUN OF 11-16-00 STILL APPLY. THE APPROVED CHANGE IS ONLY FOR THE BUILDING CONFIGURATION

CITY OF PORTLAND
APPROVED SHEET
STAMPED AND SIGNED
DATE: 12-14-00

Design: DGR	Date: APR 2000
Draft: UN	Job No.: 165
Checked: ADP	Scale: NONE
File Name: 99103-ALL-LOT12.DWG	

GP Traffic and Civil Engineering Services
 PO Box 1237, 36 Main Street
 Gray, ME 04039
 207-657-6910

Drawing Name: Space & Bulk Requirements Lot 12
Project: MAGGIE LANE, PORTLAND

Figure No. 1

EACH UNIT ON LOT 12 MAY HAVE A FUTURE REAR DECK WITH ~~OPTIONAL STEPS TO THE GROUND~~ **NOT ALLOWED** APPROXIMATE CONTRACTOR SHALL BE RESPONSIBLE FOR 4'x4' DECK WITH STAIRS FROM BASEMENT TO GROUND

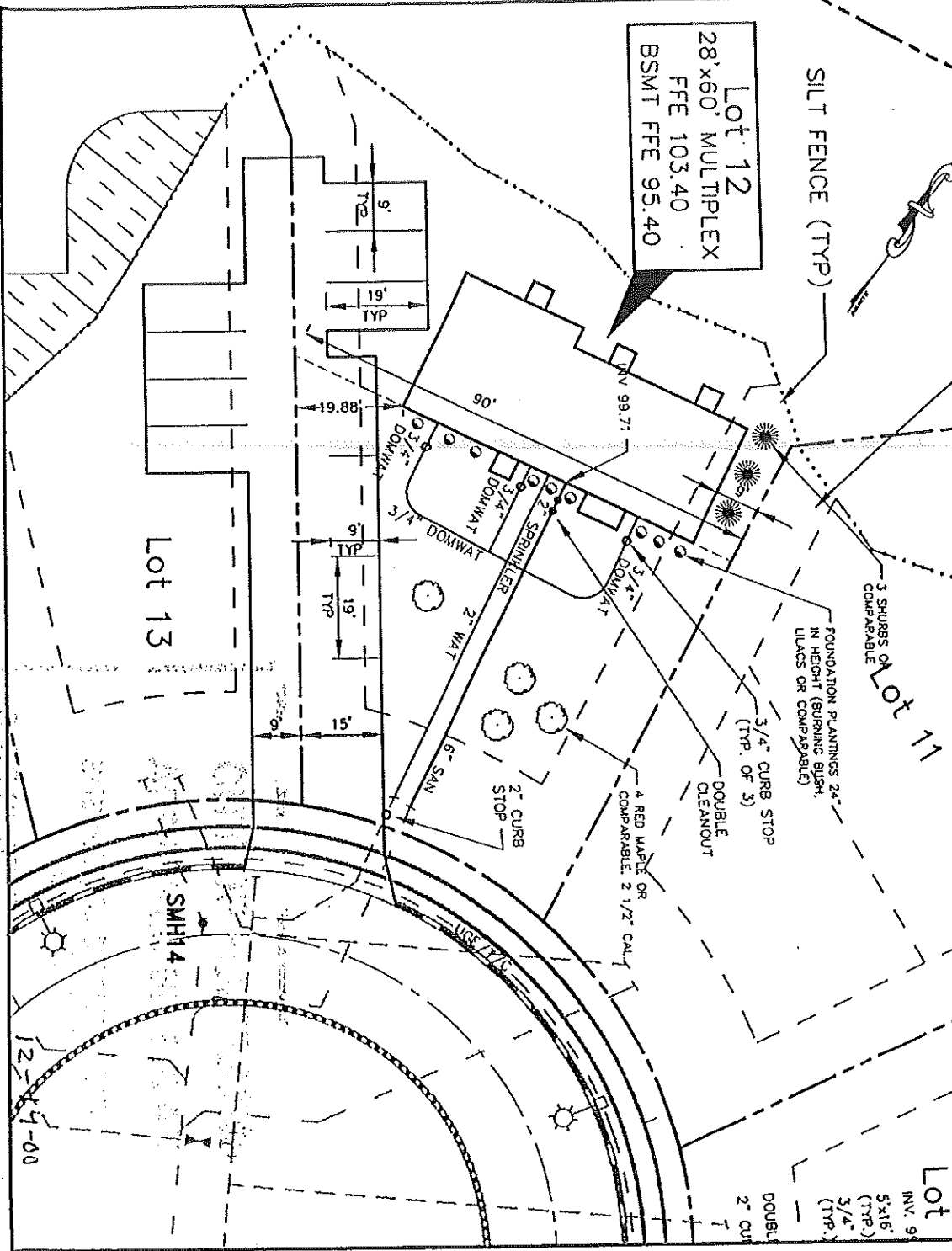
approximate

NOTE:
EXACT BUILDING LOCATION TO BE WITHIN MINIMUM SETBACKS AS SHOWN ON FIGURE 1.

SLOPES NOT TO EXCEED 3:1 SLOPES TO RECEIVE LOAM AND SEED

SILT FENCE (TYP)

Lot 12
28'x60' MULTIPLEX
FFE 103.40
BSMT FFE 95.40



DET

Lot
INV. 9'
5'x16'
(TYP.)
3/4"
(TYP.)

DOUBL
2' CU

Design: DER Date: MAR 2000
Dwarf: DB Job No: 185
Checked: AMP Scale: 1" = 30'
File Name: 99103-ALL-LOTS2.DWG

GP
Gortli-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services
PO Box 1237, 26 Main Street
Gray, ME 04039
207-657-6910

Drawing Name:
Layout & Utilities—Lot 12 & 13
Project:
MAGGIE LANE, PORTLAND

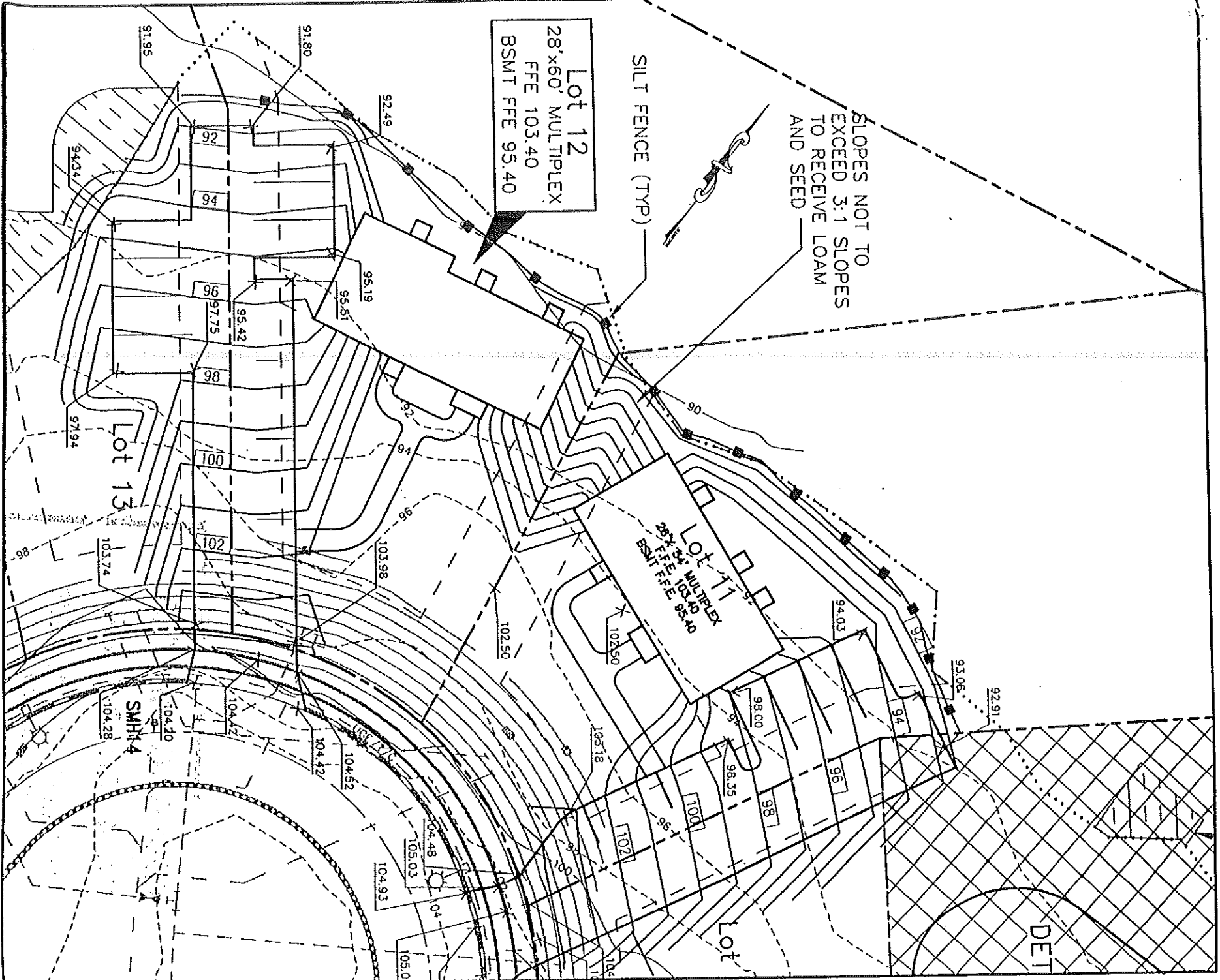
Figure No.
2

SLOPES NOT TO EXCEED 3:1 SLOPES TO RECEIVE LOAM AND SEED

SILT FENCE (TYP)

Lot 12
28'x60' MULTIPLEX
FFE 103.40
BSMT FFE 95.40

Lot 11
28'x44' MULTIPLEX
FFE 103.40
BSMT FFE 95.40



Design:	DER	Date:	MAR 2000
Drawn:	DB	Job No.:	165
Checked:	AMP	Scale:	1" = 30'
File Name:	99103-ALL-LOT12.DWG		

GP
Gorill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services
PO Box 1237, 26 Main Street
Croy, ME 04039
207-657-6910

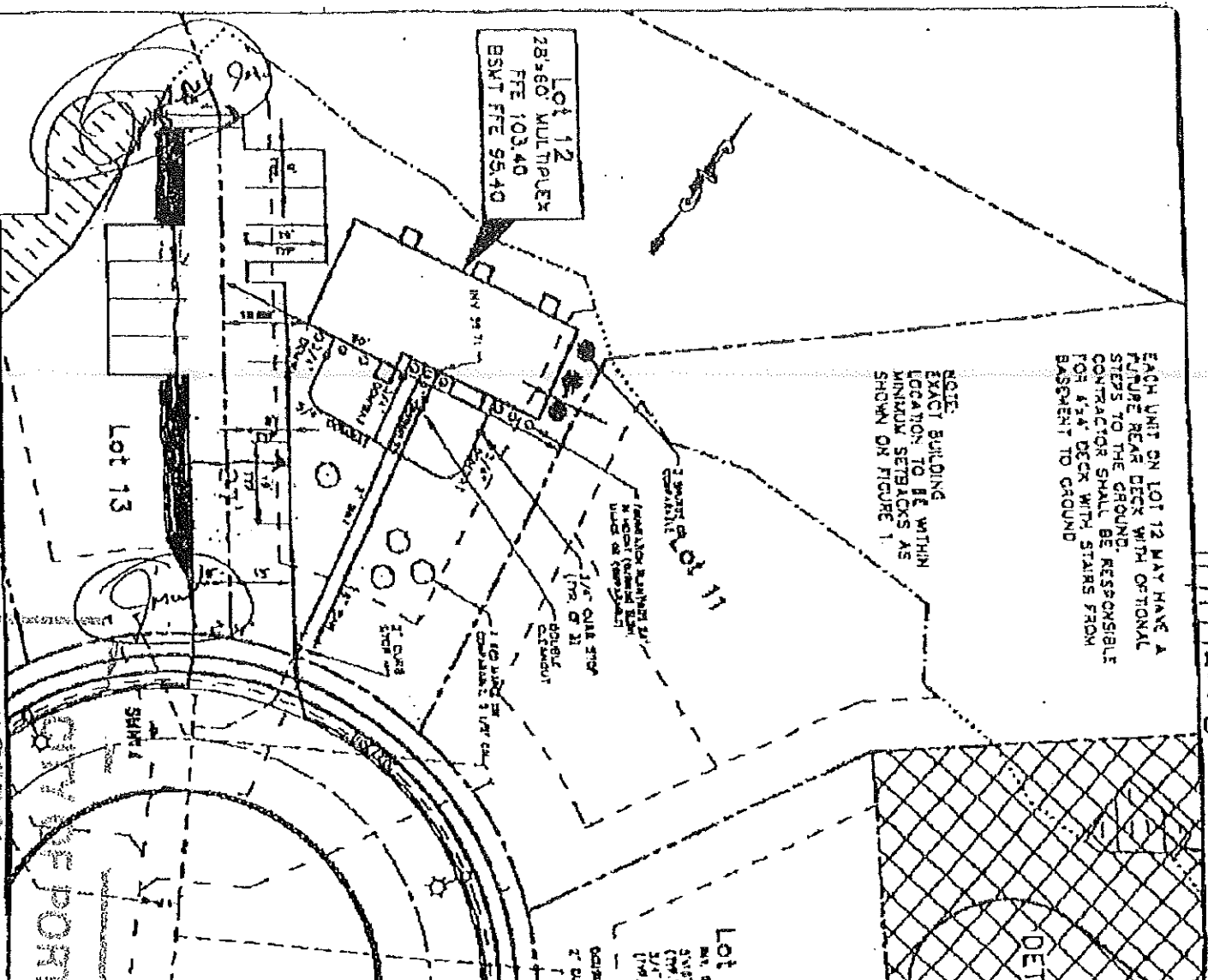
Drawing Name:
Grading & Drainage - Lot 12
Project:
MAGGIE LANE, PORTLAND

Figure No.
3

756

11/14/2008

11/14/2008



Block	101	Zone	MSB
Parcel	12	Area	1.42
Created on	11/16/08	Created by	11/16/08

City of Portland Planning Department
 1000 NE Oregon Street, 3rd Floor
 Portland, OR 97232
 503-993-3131

Project Name: **Lot 12 & 13**
 Project No: **MAGGIE LANE PORTLAND**

Figure No: **2**
 Title: **CONDOMINIUM**

11/16/08

10:50:28 AM

555726622 P14:15:08:002-11-00N
 555726622 P14:15:08:002-11-00N
 11-10-08

CITY OF PORTLAND

PLANNING DEPARTMENT

Site Review Pre-Application

Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling
or Commercial Structures and Additions Thereto

In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

NOTE**If 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.

Custom Built Homes of Maine 7/25/2000

Applicant 27 Main St Wiscasset Application Date 7/25/2000

Applicant's Mailing Address Denny McSertich Project Name/Description Lot # 12 Marygrove Lane

Consultant/Agent _____ Address Of Proposed Site _____

Applicant/Agent Daytime telephone and FAX 892-1303 Assessor's Reference, Chart, Block, Lot# 341-A-002

Proposed Development (Check all that apply) New Building _____ Building Addition _____ Change of Use Residential _____ Office _____ Retail _____

Manufacturing _____ Warehouse/Distribution _____ Other(Specify) _____

Proposed Building Square Footage and /or # of Units _____ Acreage of Site 24,136 Zoning _____

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) 7 sets of Site Plan packages containing the information found in the attached sample plans and checklist. 2 Other Site Plans
- (Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

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 an approval for the proposed project or use 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 approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

Signature of applicant David T. Mc Coy Date: 7/27/2000

Site Review Fee: Major \$500.00 Minor \$400.00

This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.

Amendment for Lot # 12
Site Review

Site Review Pre-Application
Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling
or Commercial Structures and Additions Thereto

In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

NOTE**If 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.

Custom Built Homes 12/5/00

Applicant 27 Main St Windham Application Date Lot # 12 Maggie Lane

Applicant's Mailing Address Jenny McCenthy Project Name/Description 77 Maggie Lane

Consultant/Agent 892-3149 892-1383 Address Of Proposed Site

Applicant/Agent Daytime telephone and 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 Other(Specify) Amendment

Proposed Building Square Footage and/or # of Units Average of Site Zoning

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) 7 sets of Site Plan packages containing the information found in the attached sample plans and checklist.

(Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

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 an approval for the proposed project or use 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 approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

Signature of applicant: David T. Mc Date: 12/5/00

Site Review Fee: Major \$500.00 Minor 400.00

This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.

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.

NOTE** If you or the property owner owns 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):	Lot # 12 Maggie Lane	
Total Square Footage of Proposed Structure:	2,880	Square Footage of Lot 24136
Tax Assessor's City, Block & Lot Number:		Telephone: 892-3149
Chart# 341	Block# A	Lot# 22
Owner's Address: 27 Main St. Windham, ME	Owner: Custom Built Homes	Fee: \$175,000 S 1.074
Proposed Project Description: (Please be as specific as possible)	3 units	1 unit 2 Bdr. 1.5 Bath 1.5 S.F.s
	2 units	2 Bdr. 1.5 Bath 864 S.F.s
four house style	27 main st. Windham	Rec'd By: [Signature]
Contractor's Name, Address & Telephone: XX Custom Built Homes of ME	Proposed Use: 3 unit	10/23
Current Use: Land		

Separate permits are required for Internal & External Plumbing, HVAC and Electrical Installation - Building Code as amended by Section 6-A11 II.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-A11 III.
 - All plumbing must be conducted in compliance with the 1996 National Electrical Code as amended by Section 6-A11 III.
 - All Electrical, Ventilation and Air Conditioning installation must comply with the 1993 BOCA Mechanical Code.
 - HVAC Heating, Ventilation and Air Conditioning:
- 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
 - 4) Building Plans

OCT 23 2000

Submittal Plans on 10/23/00

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.

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

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.

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 Officials mentioned representative shall have the authority to enter all areas covered by this permit at any reasonable hour to check the provisions of the codes applicable to this permit.

Signature of applicant: *David J. McCall* Date: *10/23/2000*

Building Permit Fee: \$30.00 for the 1st \$1000.00 cost plus \$6.00 per \$1,000.00 construction cost thereafter.
 Additional Site review and related fees are attached on a separate addendum.

BUILDING PERMIT REPORT 77

DATE: 24 October 2008 ADDRESS: 207*12. Bldg*3 Maggie Lane CBL: 34-A-022

REASON FOR PERMIT: 3 duplex units

BUILDING OWNER: Custom Built Homes

PERMIT APPLICANT:

Multiple Single Family Dwelling Section 310.5 - CONTRACTOR Custom Built Homes

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: 175,000 PERMIT FEES: 1,034.6

The City's Adopted Building Code (The BOCA National Building Code/1999 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 shall be met: *1 *2 *3 *4 *5 *6
*7 *8 *9 *10 *11 *12 *13 *14 *15 *16 *17 *18 *19 *20 *21 *22 *23 *24 *25 *26 *27 *28 *29 *30 *31 *32 *33 *34 *35 *36 *37 *38 *39 *40 *41 *42 *43 *44 *45 *46 *47 *48 *49 *50 *51 *52 *53 *54 *55 *56 *57 *58 *59 *60 *61 *62 *63 *64 *65 *66 *67 *68 *69 *70 *71 *72 *73 *74 *75 *76 *77 *78 *79 *80 *81 *82 *83 *84 *85 *86 *87 *88 *89 *90 *91 *92 *93 *94 *95 *96 *97 *98 *99 *100

*1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A #31)

*2. 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 1813.52

*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. Precast concrete 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 side. (Chapter 4, Section 407.0 of the BOCA/1999)

*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 and 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. 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". In occupancies in Use Group A, B, H-4, I-1, I-2, M, R, 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". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). 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)

*11. Headroom in habitable space is a minimum of 7'0". (Section 1204.0)

*12. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)

*13. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4

*14. 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)

*15. 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)

*16. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)


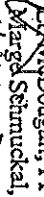
*17. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

*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. 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)

*20. 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/1999), 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 be installed and maintained to NFPA #72 Standard.
- *22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard NFPA #12A
- *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/1999)
- *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 and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- *27. All electrical, plumbing and HVAC permits must be obtained by 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/1999).
- *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: All Pre Requirements and conditions on The Attached Developement Review shall be met
- *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 2406.0)
- *35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
- *36. All flashing shall comply with Section 1406.3.10.
- *37. Fire partitions shall comply with Section 711
- *38.


 P. Sarsel, Building Inspector

 Margie Schmuckel, Zoning Administrator

PSH 10/100

**This permit is herewith issued, 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.

****ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000. DXF FORMAT OR EQUIVALENT.

*****CERTIFICATE OF OCCUPANCY FEE \$50.00

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

20000157
I. D. Number

07/26/2000

Application Date
Maggie Lane #77 - lot 12
Project Name/Description

Custom Built Homes of Maine

Applicant

27 Main Street, Windham, ME

Applicant's Mailing Address

Danny McCarthy

Consultant/Agent

892-1383

77 - 77 Maggie Ln, Portland Maine

Address of Proposed Site

341 A 022

Assessor's Reference: Chart-Block-Lot

Applicant or Agent Daytime Telephone, Fax

DRC Conditions of Approval

Approved subject to site plan review condition of approval sheet.

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 77 Maggie Lane,

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 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.

As-built record information for sewer and stormwater service connections must be submitted to Public Works

Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

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.

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 adjoining 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.

The applicant coordinate with the developer and the developer's contractor for all grading

utilities and curb openings to insure compliance with approved subdivision plans.

The applicant shall be responsible for installation and maintenance of erosion control

devices. The applicant shall be responsible to clean up any tracking of mud or debris onto Maggie Lane or Forest Avenue

as result of this project-street sweeping may be required.

The site grading shall be accomplished to avoid any ponding of water or concentrated flow of

runoff onto adjacent properties.

Planning Conditions of Approval

1. That the building shall have a minimum 7 in 12 roof pitch.

2. That the building elevations on the left and right side shall have a minimum number of windows as required by the
the planning office.

3. **Common driveway easement shall be expanded as shown on the attached site plan.** Site plan shall be revised
accordingly for review and approval. Prior to the issuance of a certificate of occupancy for lot 12, the common driveway easement for lot 12 and 13 shall b

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

20000157

I. D. Number

07/26/2000

Application Date

Maggie Lane #77 - lot 12

Project Name/Description

Custom Built Homes of Maine

Applicant

27 Main Street, Windham, ME

Applicant's Mailing Address

Danny McCarthy

Consultant/Agent

892-1383

Applicant or Agent Daytime Telephone, Fax

77 - 77 Maggie Ln, Portland Maine

Address of Proposed Site

341 A 022

Assessor's Reference: Chart-Block-Lot

driveway easement for lot 12 and 13 shall be revised accordingly.

4. The parallel parking spaces shown on the plan shall be a minimum 20 feet long.

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. No decks off the story above the grade level on the rear are shown on your plans and are not being approved with this permit. The shall require separate. It is noted that you have shown the deck egress for the exit on the rear grade level only.
3. Please note that open, exterior stairways above the grade level entries ARE NOT ALLOWED ABOVE THE GRADE LEVEL. However a deck with no st
4. Please note that the minimum lot width SHALL be 90 feet at a minimum. The inspectors will be measuring this requirement.
5. Separate permits shall be required for future decks, sheds, pools, and/or garage
6. It is a condition of approval that prior to the issuance of a temporary or permanent certificate of occupancy, each dwelling unit in the subdivision shall be outfitted with a Fire Protection Sprinkler system in accordance with NFPA 13 d or r.
7. Tree clearing, construction buildings, filling, regrading, or other obstructions SHALL BE PROHIBITED within the private drainage easements, unless approved in writing by the Planning Division under site plan review.

Fire Conditions of Approval

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

20000220
I. D. Number

Custom Built Homes
 Applicant: _____
 27 Main Street, Windham, ME
 Applicant's Mailing Address _____
 Darryl McCarthy
 Consultant/Agent _____
 892-4383
 Applicant or Agent Daytime Telephone, Fax _____
 77 - 77 Maggie Ln
 Address of Proposed Site _____
 341 A022
 Assessor's Reference: Chart-Block-Lot _____
 12/4/00
 Application Date _____
 77 Maggie Lane
 Project Name/Description _____

Proposed Development (check all that apply):
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____
 28 x 00
 Proposed Building square Feet or # of Units _____
 24,136
 Acreage of Site _____
 Residential
 R-5
 Zoning _____

Check Review Required:
 Site Plan (major/minor) Subdivision # of lots _____
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PD) Zoning Variance Other _____
 Fees Paid: Site Plan _____ Subdivision _____ Engineer Review _____ Date: _____

Inspections Approval Status:

Approved Approved w/Conditions see attached Denied Additional Sheets Attached
 Approval Date _____ Approval Expiration _____ Extension to _____
 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 _____ amount _____ expiration date _____
 Inspection Fee Paid _____ amount _____ expiration date _____
 Building Permit Issued _____ date _____
 Performance Guarantee Reduced _____ remaining balance _____ signature _____
 Temporary Certificate of Occupancy _____ date _____ Conditions (See Attached) _____ expiration date _____
 Final Inspection _____ date _____ signature _____
 Certificate Of Occupancy _____ date _____ signature _____
 Performance Guarantee Released _____ date _____ signature _____
 Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date _____
 Defect Guarantee Released _____ date _____ signature _____

Egress (Chapter 10)

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

Smoke Detectors (920.3.2)

- ~~SA~~ Location and interconnection
- ~~SA~~ Power source

Dwelling Unit Separation

Table 602

SA, 1 Hr. Fire Partition
Electrical
NFPA # *30*
Sec 711.4

Load Design Criteria

Floor live load sleeping
Floor live load non sleeping
Roof live load
Roof snow load
Seismic Zone
Weathering area
Frost line depth

30 PSE
40 PSE
42 PSE
48 PSE
2
S
4' MIN

X
X
X
X
X
X
X

Glazing (Chapter 24)

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

Private Garages (Chapter 4)

NA General (407)

X Beneath rooms (407.3)

X Attached to rooms (407.4)

X Door sills (407.5)

X Means of egress (407.8)
X Floor surface (407.9)

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

Roof Coverings (Chapter 15)

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

Chimneys and Fireplaces
BOCA Mechanical/1993

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

Mechanical
1993 BOCA Mechanical Code

State Plumbing Code
Public Works
Public Sewer
Page 5

Floors (contd.)

- Bearing (11/2" minimum on wood or steel 3" on masonry) and lapped (3") 2305.2
- Bridging (2305.16)
- Boring and notching (2305.5.1)
- Cutting and notching (2305.3)
- Fastening table (2305.2)
- Floor trusses (AFPANDS Chapter 35)
- Draft stopping (721.7)
- Framing of openings (2305.11) (2305.12)
- Flooring - (2304.4) 1" solid - 1/2" particle board
- Concrete floors (1905) 3 1/2" 6 mil polyethylene vapor retarder

Wall Construction (Chapter 2300)

- Design (1609) wind loads
- Load requirements
- Grade
- Fastening schedule (Table 2305.2)
- Wall framing (2305.4.1)
- Double top plate (2305.4.2)
- Bottom plates: (2305.4.3)
- Notching and boring: (2305.4.4) studs
- Non load bearing walls (2305.5)
- Notching and boring (2305.5.1)
- Wind bracing (2305.7)
- Wall bracing required (2305.8.1)
- Stud walls (2305.8.3)
- Sheathing installation (2305.8.4)
- Minimum thickness of wall sheathing (Table 2305.13)
- Metal construction
- Masonry construction (Chapter 21)
- Exterior wall covering (Chapter 14)
- Performance requirements (1403)
- Materials (1404)
- Veneers (1405)
- Interior finishes (Chapter 8)
- Roof-Ceiling Construction (Chapter 23)

#:

Foundations (Chapter 18)

Wood Foundation (1808)

~~NA~~ Design
~~NO~~ Installation

Footings (1807.0)

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

Foundation Walls

Design (1812.1)
 Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)
~~SA~~ Water proofing and damp proofing Section 1813
 Sill plate (2305.17)
~~SA~~ Anchorage bolting in concrete (2305.17)
 Columns (1912)
~~NA~~ Crawl space (1210.2) Ventilation
~~NA~~ Crawl opening size (1210.2.1)
~~SR~~ 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
 Spacing
 Span
~~X~~ Girder 4" bearing 2305.6.1

CITY OF PORTLAND, ME
 BOCA 1999 Plan Review Record
 One and Two Family Dwelling

Valuation: \$175,000.00 Plan Review # 1629/25

Fee: \$1,074.00 Date: 24 OCT 2K.

Building Location: 207th 2 Bldg^s 3 Moggishaw CBL: 341-A-0822

Building Description: Multiple Single Family (Section 310.5)

Reviewed By: S. Wolfes

Use or Occupancy: R-3 Type of Construction: 5B
 *NR: Not Required NA: Not Applicable SR: See Report X: OK per plan

NO:	Correction List	Code Section
1.	All SITE Plan and bldg Code requirements shall be completed before a certificate of occupancy can or will be issued	118.d 111.g
2.	All lot line shall be clearly marked before calling for a foundation inspection	113.2
3.	Foundation drains shall comply with section 1813.512	1813.512
4.	Foundation anchors shall comply with section 2305.12	2305.12
5.	Water proofing damp proofing shall comply with section 1813.g	1813.g
6.	Concrete shall be protect as per section 1908.g	1908.g
7.	All Chimneys and vents shall comply with NFPA 211 - Bocamech 93 or as per manufacturers requirements	all
8.	Guardrails and handrails shall comply with section 1021-1022	1021.g 1022.g
9.	Stairs shall comply with section 1014.d	1014.g
10.	Headroom in stairs shall comply with section 1014.4	1014.4
11.	Sleeping room egress windows shall comply with section 1014.4	1014.4
12.	Smoke detectors shall comply with section 920.3.2	920.3.2

REV: PSH-47-00

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

20000157

I. D. Number

07/26/2000

Application Date

Magie Lane #77 - lot 12

Project Name/Description

77 - 77 Maggie Ln, Portland Maine

341 A 022

Address of Proposed Site

892-1383

Assessor's Reference: Chart-Block-Lot

Custom Built Homes of Maine

Applicant

27 Main Street, Windham, ME

Applicant's Mailing Address

Danny McCarthy

Consultant/Agent

Applicant or Agent Daytime Telephone, Fax

Public Works - Engineering Comment

Public Works - Sewer Comments

Public Works - Traffic Comments

Parks and Recreation Comments

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

20000157
I. D. Number

Custom Built Homes of Maine
Applicant _____ 7/26/00 Application Date

27 Main Street, Windham, ME
Applicant's Mailing Address _____ Maggie Lane lot 12

Danny McCarthy
Consultant/Agent _____ 77 : 77 Maggie Ln, Portland Maine
Project Name/Description

892-1383
Assessor's Reference: Chart-Block-Lot
Address of Proposed Site
341 A022

Proposed Development (check all that apply):
 New Building
 Building Addition
 Change Of Use
 Residential
 Office
 Retail
 Manufacturing
 Warehouse/Distribution
 Parking Lot
 Other (specify) 3 unit
24,136 R-5
 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 \$400.00 Subdivisio _____ Engineer Review _____ Date 7/26/00
 Reviewer rk Denied

Planning Approval Status:
 Approved Approved w/Conditions See Attached

Approval Date 11/16/00 Approval Expiration 11/16/01 Extension to _____ Additional Sheets Attached
 OK to Issue Building Permi r.knowland signature _____ date 11/16/00

Performance Guarantee Required* Not Required

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

Performance Guarantee Accepted _____ amount _____ expiration date _____
 Inspection Fee Paid _____ amount _____ expiration date _____

Building Permit Issue _____ date _____ amount _____ expiration date _____
 Performance Guarantee Reduced _____ date _____ remaining balance _____ signature _____

Temporary Certificate of Occupancy _____ date _____ Conditions (See Attached) _____ expiration date _____
 Final Inspection _____ date _____ signature _____

Certificate Of Occupancy _____ date _____ signature _____
 Performance Guarantee Released _____ date _____ signature _____

Defect Guarantee Submitted _____ date submitted _____ amount _____ expiration date _____
 Defect Guarantee Released _____ date _____ signature _____

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

20000157
I. D. Number

Custom Built Homes of Maine
Applicant
27 Main Street, Windham, ME
Applicant's Mailing Address
Danny McCarthy
Consultant/Agent
892-1383

07/26/2000
Application Date
Maggie Lane #77 - lot 12
Project Name/Description

77 - 77 Maggie Ln, Portland Maine
Address of Proposed Site
341 A 022
Assessor's Reference: Chart-Block-Lot

Applicant or Agent Daytime Telephone, Fax
Proposed Development (check all that apply):
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) 3 unit
28 x 60 24,136 R-5
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/PS) Zoning Variance Other _____

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date: 07/26/2000

Inspections Approval Status:

- Approved Approved w/Conditions see attached Denied

Approval Date 11/17/2000 Approval Expiration _____ Extension to _____ Additional Sheets Attached
 Condition Compliance signature _____ date _____

Performance Guarantee Required* Not Required
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Performance Guarantee Accepted _____ amount _____ expiration date _____

Inspection Fee Paid _____ amount _____ expiration date _____

Building Permit Issued _____ date _____

Performance Guarantee Reduced _____ remaining balance _____ signature _____

Temporary Certificate of Occupancy _____ date _____ Conditions (See Attached) _____ expiration date _____

Final Inspection _____ date _____ signature _____

Certificate Of Occupancy _____ date _____

Performance Guarantee Released _____ date _____ signature _____

Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date _____

**CITY OF PORTLAND, MAINE
 DEVELOPMENT REVIEW APPLICATION
 PLANNING DEPARTMENT PROCESSING FORM
 D.R.C. Copy**

20000157
 I. D. Number

Custom Built Homes of Maine
 Applicant
 27 Main Street, Windham, ME
 Applicant's Mailing Address
 Danny McCarthy
 Consultant/Agent
 892-1383

77 - 77 Maggle Ln, Portland Maine
 Address of Proposed Site
 341 A022
 Assessor's Reference: Chart-Block-Lot
 7/26/00
 Application Date
 Maggle Lane lot 12
 Project Name/Description
 R-5
 Zoning

Proposed Building square Feet or # of Units
 24,136
 Acreage of Site
 Proposed Development (check all that apply):
 New Building
 Building Addition
 Change Of Use
 Residential
 Office
 Retail
 Manufacturing
 Warehouse/Distribution
 Parking Lot
 Other (specify) 3 unit
 R-5
 Zoning

Check Review Required:
 Site Plan (major/minor)
 Flood Hazard
 Zoning Conditional Use (ZBA/PP3)
 Subdivision # of lots
 Shoreland
 Zoning Variance
 PAD Review
 Historic Preservation
 DEP Local Certification
 14-403 Streets Review
 Other _____

Fees Paid: Site Plan \$400.00 Subdivision _____
 Engineer Revie _____ Date: 7/26/00
 Reviewer Chris Earl

DRC Approval Status:
 Approved
 Approved w/Conditions see attache
 Denied
 Approval Date 11/16/00 Approval Expiration 11/16/01 Extension to _____
 Condition Compliance Chris Earl signature date 11/16/00
 Additional Sheets Attached

Performance Guarantee Required* Not Required
 * No building permit may be issued until a performance guarantee has been submitted as indicated below

Performance Guarantee Accepted
 date _____ amount _____ expiration date _____

Inspection Fee Paid
 date _____ amount _____

Building Permit
 date _____ amount _____

Performance Guarantee Reduced
 date _____ remaining balance _____ signature _____

Temporary Certificate Of Occupancy
 date _____ Conditions (See Attached) _____ expiration date _____

Final Inspection
 date _____ signature _____

Certificate Of Occupancy
 date _____ signature _____

Performance Guarantee Released
 date _____ signature _____

Defect Guarantee Submitted
 submitted date _____ amount _____ expiration date _____

Defect Guarantee Released
 date _____ signature _____

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

20000157
I. D. Number

Custom Built Homes of Maine

7/26/00

Applicant

Application Date

27 Main Street, Windham, ME

Maggie Lane lot 12

Applicant's Mailing Address

Project Name/Description

Danny McCarthy

77 - 77 Maggie Ln, Portland Maine

Consultant/Agent

Address of Proposed Site

892-1383

341 A022

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Approved subject to site plan review condition of approval sheet.

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 77 Maggie Lane.

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.

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

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

The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FEE) 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 (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 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.

The applicant coordinate with the developer and the developer's contractor for all grading utilities and curb openings to insure compliance with approved subdivision plans.

The applicant shall be responsible for installation and maintenance of erosion control devices. The applicant shall be responsible to clean up any tracking of mud or debris onto Maggie Lane or Forest Avenue as result of this project-street sweeping may be required.

The site grading shall be accomplished to avoid any ponding of water or concentrated flow of runoff onto adjacent properties.

Planning Conditions of Approval

1. That the building shall have a minimum 7 in 12 roof pitch.
2. That the building elevations on the left and right side shall have a minimum number of windows as required by the the planning office.
3. Common driveway pavement shall be expanded as shown on the attached site plan. Site plan shall be revised accordingly for review and approval. Prior to the issuance of a certificate of occupancy for lot 12, the common driveway easement for lot 12 and 13 shall be revised accordingly.

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

20000157
I. D. Number

Custom Built Homes of Maine

7/26/00

Applicant

Application Date

27 Main Street, Windham, ME

Maggie Lane lot 12

Applicant's Mailing Address

Project Name/Description

Danny McCarthy

77 - 77 Maggie Ln, Portland Maine

Consultant/Agent

Address of Proposed Site

892-4383

341 A022

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

4. The parallel parking spaces shown on the plan shall be a minimum 20 feet long.

Inspections Conditions of Approval

Fire Conditions of Approval



WPR

GORRILL-PALMER CONSULTING
ENGINEERS INC.
PO BOX 1237
GRAY, MAINE 04039

TELEPHONE # 207-657-6910 FAX # 207-657-6912
EMAIL - GPCEI@MAINE.RR.COM

FACSIMILE TRANSMITTAL SHEET

To: *Chris Earle* Fax: *879-0896*

From: *Bob Resnois* Pages: *2*

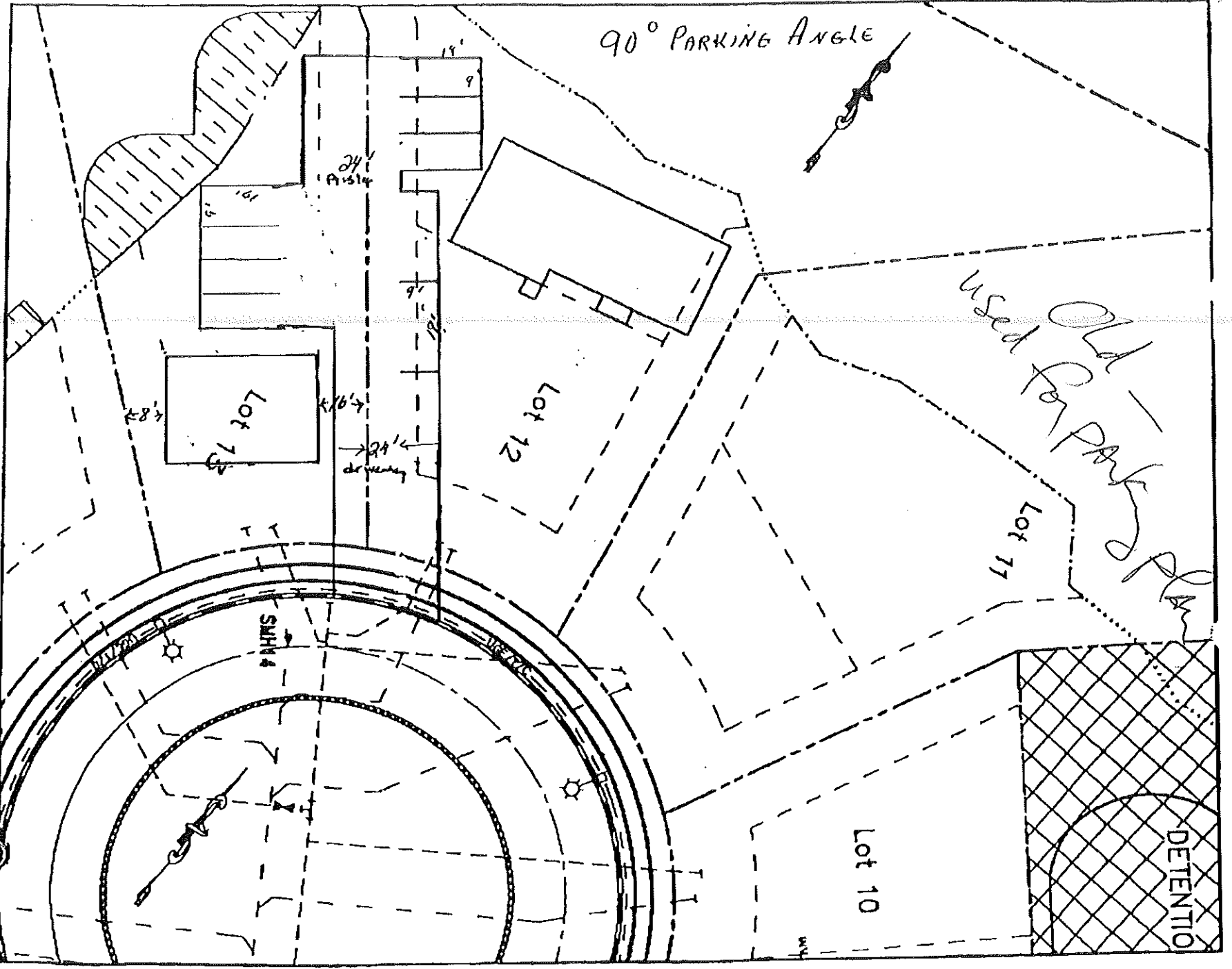
Re: *Lot 22* Date: *11/15/00*

Urgent For Review Please Comment Please Reply For Your Information

Please let me know if you need anything else.

didn't address the parking issues

*ok per Rick -
got some thing from Jim Wolf
in the file of allowing for an
extra width of easement*



Project:	001	Date:	Aug 2000
Drawn:	DB	App. No.:	155
Checked:	and	Scale:	1" = 20'
File Name:	3110-44-UT22.DWG		

GP
 Corral-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services
 PO Box 1237, 28 Main Street
 Ory, ME 04039
 207-657-6910

Drawing Name:
Layout & Utilities - Lot 17
 Project:
MAGGIE LANE, PORTLAND

Figure No.
1

P. O. Box 10127
Portland, ME 04104
TEL (207) 773-4995
FAX (207) 773-8975

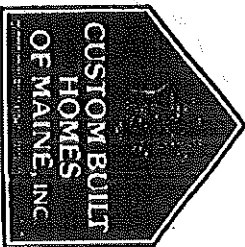
Diversified Properties, Inc.

Fax

To: Morgan & Associates From: Jim Wells
Fax: 877-8945 Pages: 2
Phone: _____ Date: 8/29/10
Re: Maggie Lane CC: _____
 Urgent For Review Please Comment Please Reply Please Recycle

Comments:

Turnover to your request, herein a concept
plan showing parking on lot 13



27 Main Street
Windham, Maine 04062
(207) 892-3149
1-877-892-3149
Fax: (207) 892-1383
E-mail: cshm@gwi.net

Portland Planning Department

11/14/00

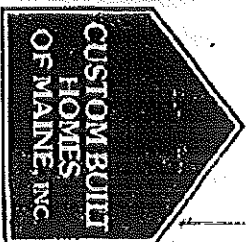
RE: Response to your comments on lot # 12 Maggie Lane

Not Allowed

1. The decks and stairs have been added to the site plan.
2. GORTL-Palmer & Steve Busby from DeLuca - Hoffman, both agree that RipRap is an acceptable slope stabilization measure. There is no way to get a 3 to 1 slope with a 12' drop over 24'. Both the Buyers for lots 11 & 12 do not want retaining walls between buildings for liability and maintenance reasons. If we bring the slopes out past the front of the Buildings the sides would have to become a daylight basement, this would effect our building envelope, grading and final appearance that the purchasers are looking for. We have been patient with this process but we feel it is putting extra burden and is unreasonable to force the purchasers into something they do not want.
3. The silt fence is in place, but we will add it to the site plan.
4. The set back issues have been addressed with Marge at my meeting with her last week. There is a 12' setback because less than 1/2 of the building is daylight walls, if more than 1/2 was daylight then it would have been 2.5 stories.
5. We will ad an extra window per your request. This will be done in the field and can be part of your C. O. Approval.
6. Extra bushes will be added, we have already escrowed \$2,000 with the city for final site work completion.

As you can see all the issues have been addressed, we can not wait any longer to start, please call after your meeting.

Thank You



27 Main Street
Windham, Maine 04062
(207) 892-3149
1-877-892-3149
Fax: (207) 892-1383
E-mail: cbhm@gwinet.net

Custom Built Homes of Maine proposes to build a 3 unit, 2 story, Multi Family building on lot # 12, Maggie Lane. Two of the units will consist of 2 bedrooms, 1.5 bath with a total sq. Ft. of 864. The third unit will be a 3 bedroom 1.5 bath with a 1. Total sq. Ft. of 1,152

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

20000157
I. D. Number

Custom Built Homes of Maine
Applicant
27 Main Street, Windham, ME
Applicant's Mailing Address
Danny McCarthy
Consultant/Agent

7/26/00
Application Date
Maggie Lane lot 12
Project Name/Description

Maggie Ln, Portland Maine
Address of Proposed Site
341-A-022

Assessor's Reference: Chart-Block-Lot

Applicant or Agent Daytime Telephone, Fax
Proposed Development (check all that apply):
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Change Of Use Residential
 Other (specify) 3 unit
Proposed Building square Feet or # of Units 24,136
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 \$400.00 Subdivision
Engineer Review Date: 7/26/00

Fire Approval Status:

Approved Approved w/Conditions Denied

Reviewer Lt Mc Dougall *LMC*

Approval Date 7/27/00 Approval Expiration 7/27/00 Extension to
 Condition Compliance Lt Mc Dougall signature date
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	_____	_____	_____
<input type="checkbox"/> Inspection Fee Paid	_____	amount	expiration date
<input type="checkbox"/> Building Permit Issued	_____	amount	
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	remaining balance	signature
<input type="checkbox"/> Final Inspection	_____	<input type="checkbox"/> Conditions (See Attached)	
<input type="checkbox"/> Certificate of Occupancy	_____	signature	
<input type="checkbox"/> Performance Guarantee Released	_____	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	signature	

PLAN DIST: #5 St code # 2219 Maggie Lane
 ZONE
 MAGGIE LN
 (sect:1299)
 NEIGHBORHOOD # ___?___
 WORKSHEET IN PROCESS

SELLER REV Plan loc#	MAGGIE LANE SUBDIVISION Act NO	proposed not final	BL	LOT	ST #S	Max Units	Lot SF	BLD #	
1	00	292	F	1	19	2	12,638	19	
2	00	292	F	2	?	3	19,934	?	
3	00	292	G	3	31	2	8,466	31	
4	00	292	G	4	35	2	8,081	35	
5	00	292	G	5	39	2	12,911	39	
6	80	292	G	6	45	2	8,362	45	
7	00	292	G	7	49	2	11,179	49	
8	00	342	A	11	61	2	21,388	61	
9	00	342	A	12	65	2	28,037	65	
10	00	342	A	13	69	2	20,158	69	
11	00	341	A	21	73	4	26,768	73	
12	00	341	A	22	77	4	24,136	77	
13	00	341	A	23	79	2	16,629	79	
14	00	342	A	24	85	3	18,233	85	
15	00	292	A	35	89	2	9,633	89	
16	00	292	A	36	93	2	8,866	93	
17	00	292	A	37	56	2	6,080	56	
18	00	292	A	38	50	2	5,030	50	
19	00	292	A	39	44	2	5,827	44	
20	00	292	A	40	38	2	6,576	38	
21	00	292	A	41	30	2	11,347	30	
22	00	342	A	14	?	2	64,159	?	
total:							50	355,638	?

proposed not final |||||
 Propose plan - not final

3

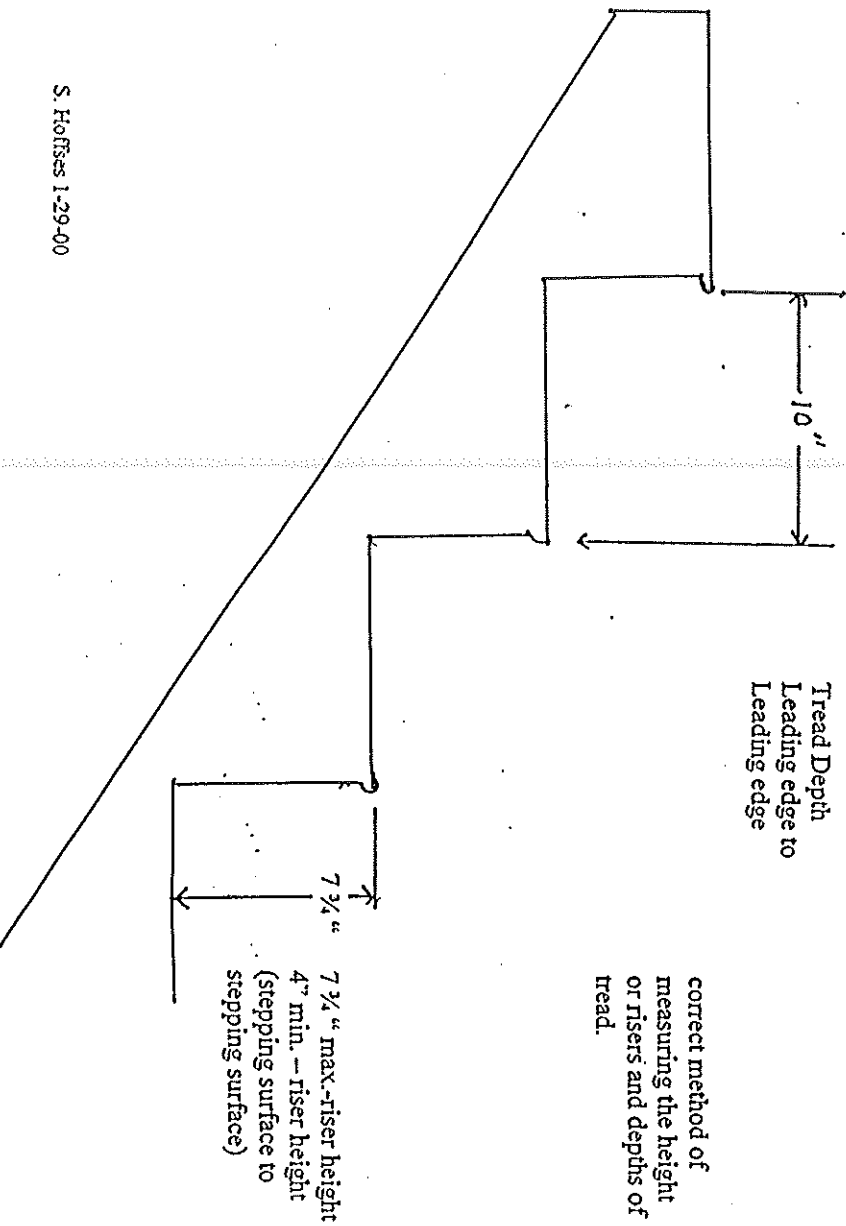
TREAD/RISER DIMENSIONS

ONE & TWO FAMILY

BOCA NATIONAL BUILDING CODE/1999

SECTION 1014.6 TREADS & RISERS

EXCEPTION: NO. 8 - In occupancies in use group R-3, within dwelling units in occupancies Use Group R-2 and in occupancies in Use Group U which are accessory to an occupancy in Use Group R-3. The maximum riser height shall be 7 3/4 inches (197mm) and the minimum tread depth shall be 10 inches (254mm). A nosing not less than 3/4 inches but not more than 1 1/4 inches (32mm) shall be provided on stairways with solid risers where the depth is less than 11 inches (279mm).

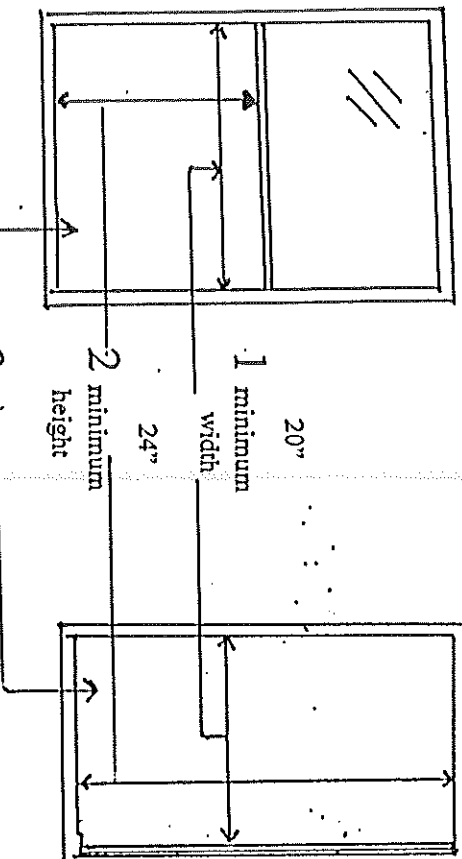


S. Hoffes 1-29-00

Egress Windows

At least 1 egress window (or exterior door) is required to be provided in sleeping rooms, below the fourth story to be considered an egress window, all of the following 4 conditions must be met.

Double hung windows



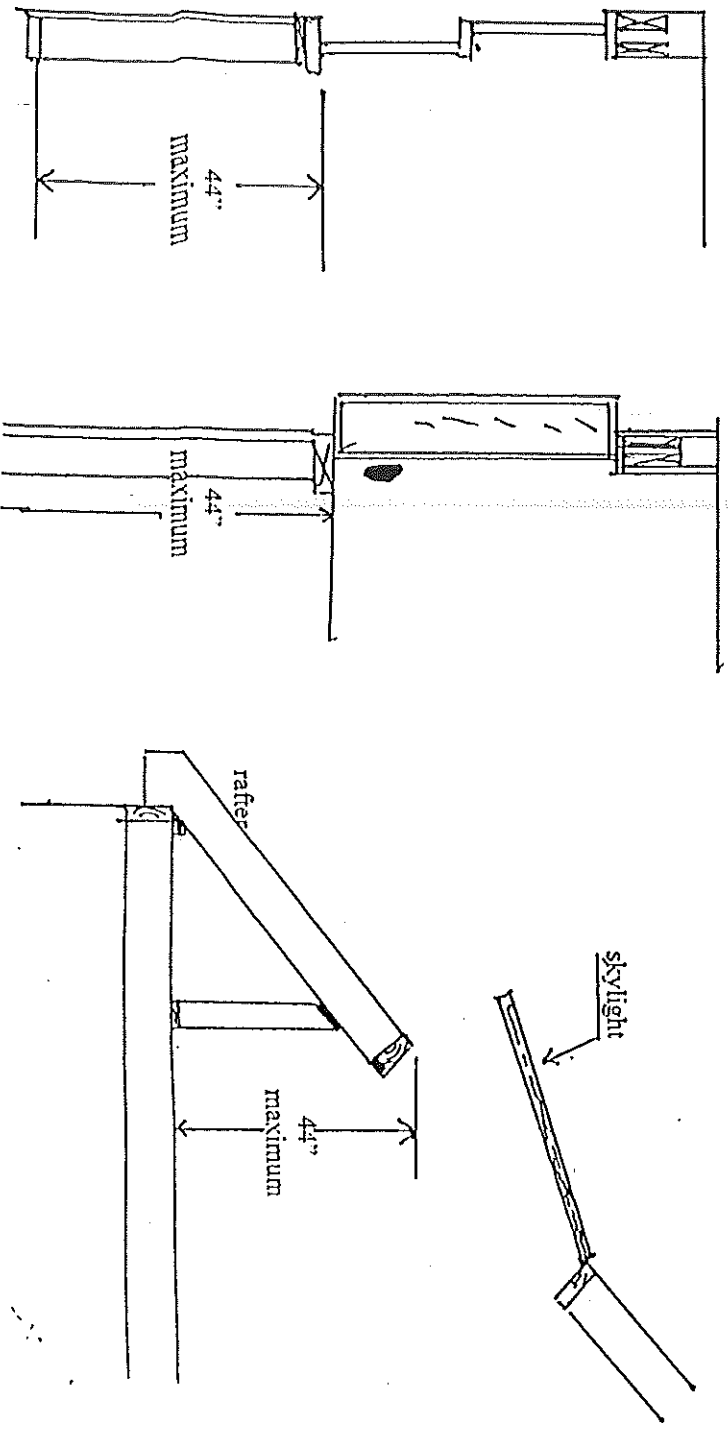
Casement Windows

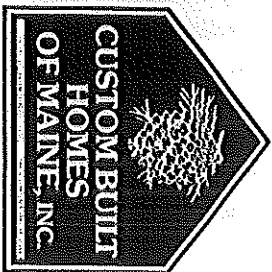
3 Total net clear opening must be a minimum of:

- Egress windows not at grade 5.7 square feet or 821 square inches
- Grade level egress windows 5.0 square feet or 720 square inches

Caution... A window which may meet the minimum opening width & height requirements (of condition 1 & 2) does not qualify as an egress window unless it also meets the total square foot opening requirement. (condition #3)

4 Lowest point of the opening must not be more than 44 inches above the floor





27 Main Street
Windham, Maine 04062
(207) 892-3149
1-877-892-3149
Fax: (207) 892-1383
E-mail: cbhm@gwi.net

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10/24/00

COMMENTS ON LOT #12 FROM 11-1-00 STAFF MEETING

1. SITE PLAN SHOULD SHOW THE DECK FOOTPRINTS AND BRICK STAIRWAY. THERE IS A SIGNIFICANT 5' FOOT DROP FROM THE FLOOR TO THE GROUND. STAIRS ARE A CODE REQUIREMENT.
2. SUBMIT SPECIFIC SLOPE STABILIZATION MEASURES ON THE PLAN. ONE OPTION IS TO MAKE IT LESS STEEP. WE WILL NOT ACCEPT MORE THAN A 3 TO 1 SLOPE.
3. INDICATE INSTALLATION OF A MET FENCE UPBAND FROM THE WESTLAND PAVION TO CONSTRUCTION.
4. MARKS INDICATED THAT THE BUILDING IS 2 1/2 STORIES HIGH, THEREFORE YOU NEED SIGNS AND SETBACKS OF 14 FEET AND 14 FEET. A REMINDER THAT THE 90 FOOT LOT WIDTH NEEDS TO BE MAINTAINED.
5. AN EXTRA WINDOW ON THE 2ND FLOOR (RIGHT ELEVATION) NEEDS TO BE ADDED. THIS ELEVATION HAS ONLY 2 WINDOWS. WE SEE NO COMPETING REASON WHY A WINDOW SHOULD NOT BE THERE.
6. THIS IS A BIG BUILDING. NEED A FOUNDATIONAL BUZZER ALONG THE FRONT FOUNDATION, ALSO ON POSITION. DECIDE THESE NEED TO BE PLANTED IN THE PLANTING BETWEEN THE DRIVEWAY AND ON SITE WALKWAY.