

776-1542
Andy Picell

332-7027 Julie D
Cell Phone

COMMENTS

8-6-99- 1:15 p.m. Went to site w/ J. Burke, to check setbacks, frostwall, 4 stakes were in place, but could not determine property lines. Called Andy/Julie Burke. They arrived on site and called their surveyor, DAVID Titcomb, I spoke w/ MR Titcomb, and he faxed a conclusive letter immediately. JR

8/10/99 - Foundry Contract called to have Surveyors set back stakes verified all ok KC & JR

8/20/99 - Check for Backfill, all OK, to Backfill w/ K. CORRELL JR

9/15/99 - ADVISED PLUMBER ^{of JULIE DEWICE} THAT 4" STEP IS REQUIRED FROM GARAGE TO UTILITY ROOM CLAUDE

~~11/17/99 Framing ok - structure re 9/15 rpt. garage floor is to be compacted~~
~~will meet w/ 4" pgs~~

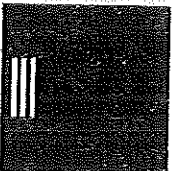
~~11/17/99 foundation ok - garage floor will meet 4" when compacted~~ See ⁹⁹⁻¹³⁸⁴

5/29/00 for PFD - No Kitchen Counter tops - No Ki Sinks - Rough cut only for new slab - to be cast s.p.l. - No step @ Rear Exit, patio door secured with protection around sill plate in garage other than ok

See Record # 99-1384

Inspection Record

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



DELLUCH-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

776 MAIN STREET
SUITE B
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 675 6926

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PLANNING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

MEMORANDUM

TO: Code Enforcement
Kandi Talbot, Planner

FROM: Gordon Smith, Director of Construction Services

DATE: June 28, 2000

RE: Certificate of Occupancy – Unit 5 Mugw/Lane (Meadow Ridge)

On June 27, 2000, the site was reviewed for compliance with the conditions of approval. Our comments are:

- Based on conversations with Sarah Hopkins of Planning, since there is a bond in place to cover the remaining Meadow Ridge roadway work (curb, final paving, etc.), it is our opinion that a permanent certificate of occupancy could be issued, assuming Code Enforcement has no outstanding issues.

JANDIE DEVELOPMENT CORP.

2 FUNTLOCK LANE FAIRMOUTH, ME 04105
TEL (207) 797-9534 FAX (207) 797-4183

Please give
1/0 JAM ASP
THANKS
FAX TRANSMITTAL

FOR TAMMY M.

DATE _____

RE: _____

PAGES 3 incl. COVER

MEMO _____

Last I know Andy
plans to dig tomorrow
AM Build Permits are
issued Plot Plans SWOWS
issued I have #.

Jandie

8/3/99
let us give Derrick
message we needed that
starting in this not
more in it was not
that acceptable.



Ticcomb Associates

Land Surveying
Land Planning

133 Gray Road
Falmouth, Maine 04105-2025
(207) 797-9190
Fax (207) 876-3142

Bath (207) 442-7729
New Gloucester (207) 926-4999

MEMORANDUM

To: Julie DeRice
From: David Ticcomb
Date: August 3, 1999
Subject: Meadow Ridge

Julie:

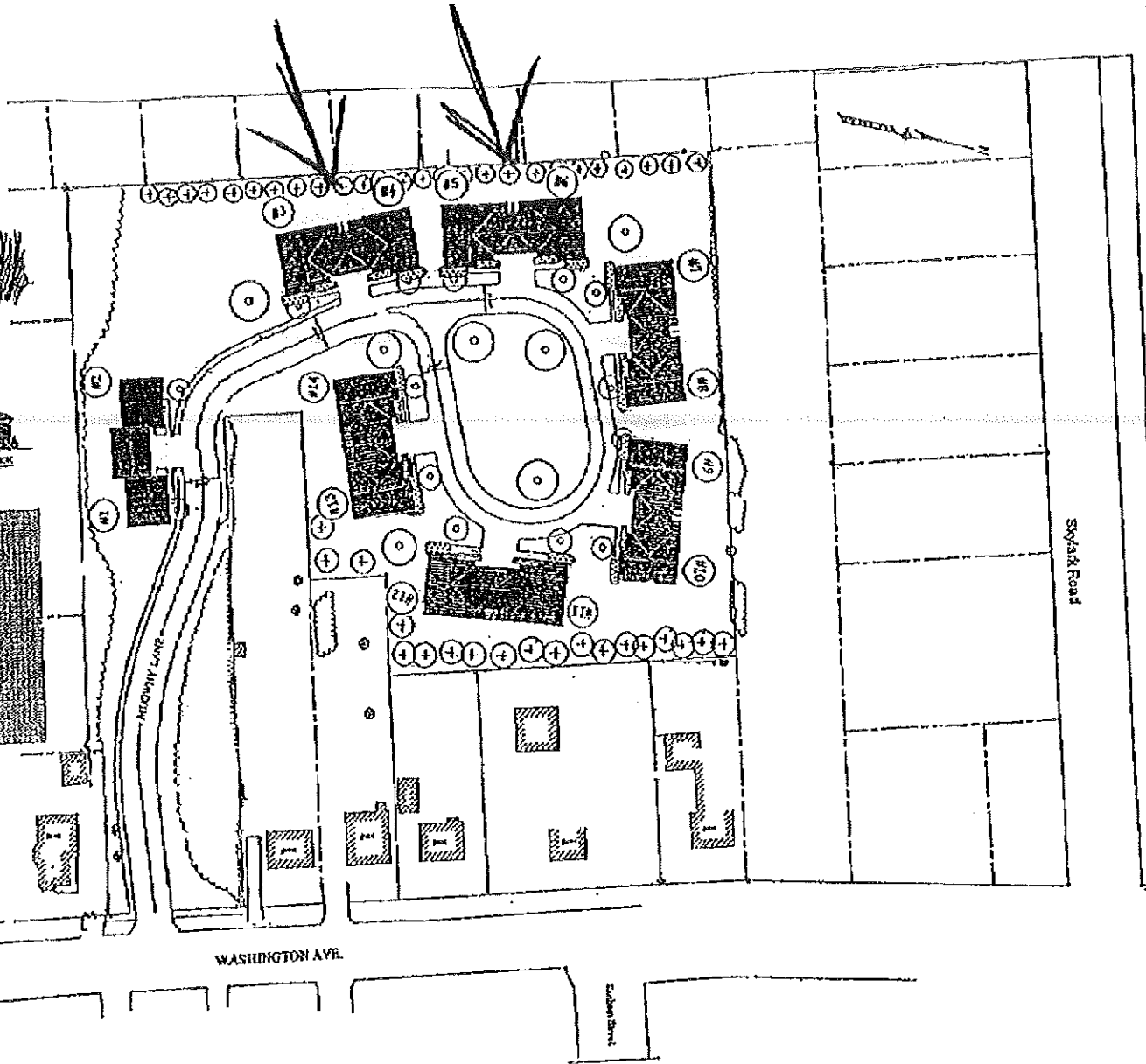
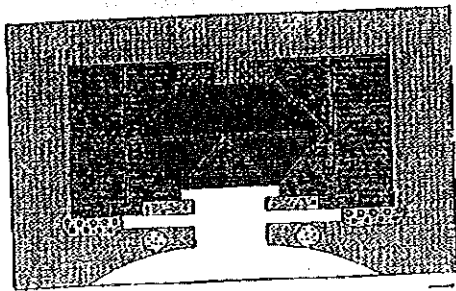
This note is to confirm that we were on site yesterday and marked the corners of the two proposed buildings closest to the properties on Hennessey Drive.

Please let me know if you have any questions.

David

Positive Fax Note	7871	Date	8/3/99	# of pages	1
To	Julie	From	David		
Co./Dept		Co.			
Phone #	797-9190	Phone #	797-9199		
	797-9190	Fax #	876-3142		

MEADOW RIDGE



FROM : A. R. DeRice Builders

PHONE NO. : 207 797 0322

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.**

Location/Address of Construction (include Portion of Building):		1502 Washington Ave Unit # 3, 4, 5, 7 & 8	
Total Square Footage of Proposed Structure		3760 per Building	Square Footage of Lot 149, 014, Sq. Ft.
Tax Assessor's Chart, Block & Lot Number		Chart# 347	Block# 0
Lot# 041		Owner: JANDIE DEVELOPMENT CORP	Telephone#: 797-9534
Owner's Address:		Lesse/Buyer's Name (If Applicable)	
2 Flintrock Lane Farm		Cost Of Work:	Fee
Proposed Project Description: (Please be as specific as possible)		\$ 14,000.	\$ 108
Foundations (2 Buildings) 4 units			
Contractor's Name, Address & Telephone		JANDIE DEVELOPMENT CORP 2 Flintrock Lane Farm Rec'd By SP	
Current Use: UCCAWA		Proposed Use: (2) 2 UNIT Buildings	

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.

• HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.

You must include the following with your 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

[Handwritten Signature]

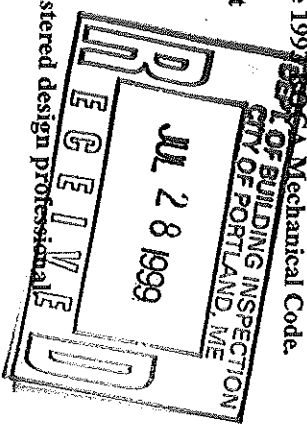
Date:

7.28.99

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

Call 797-9534 for info





Ticomb Associates

Land Surveying
Land Planning
133 Gray Road
Falmouth, Maine 04105-2029
(207) 797-2199
Fax (207) 878-3142
Bath (207) 442-7799
New Gloucester (207) 928-4899

MEMORANDUM

To: Julie DeRice
From: David Ticomb
Date: August 6, 1999
Subject: Meadow Ridge

Julie:

This note is to confirm that we were on site August 2, 1999 and marked the corners of the two proposed buildings closest to the properties on Hennessy Drive. The buildings have been staked in the location shown on the plan approved by the City of Portland and meet the setback requirements.

Please let me know if you have any questions.

David

cc: Jon Reed, City of Portland Inspection Services Via Fax: 874-8716

17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closers. (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. 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. 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 2305.4.4, 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. _____
36. _____
37. _____
38. _____

P. Samuel Hofses, Building Inspector
 Lt. McDougall, PFD
 Marge Schmuckel, Zoning Administrator

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

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

19980170
I. D. Number

Jandle Development

12/22/98

Applicant

Application Date

2 Flintlock Ln, Falmouth, ME 04105

Meadow Ridge Prud 14 Units

Applicant's Mailing Address

Project Name/Description

Andrew DeRice

1500 Washington Ave

Consultant/Agent

Address of Proposed Site

797-9534

347-C-038

Applicant or Agent Daytime Telephone, Fax

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. This first permit is for a foundation only for two of the seven structures, unit #3 & #4 and unit #5 & #6.
Separate permits shall be required for the rest of construction on these units. Also separate permits shall be required for the other five structures.
3. Separate permits shall be required for future decks, sheds, pool, and/or garage.

Fire Conditions of Approval

Applicant must show hydrant within 800' path of travel.

Applicant: Jandie

Date: 8/2/99

Address: 1502 Washington Ave

C-B.L.: 347-C-41

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3 PRUD

Interior or corner lot -

Proposed Use/Work - 14 units (7 Buildings)

Sewage Disposal -

in yard on this permit
→ Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

Projections -

Width of Lot -

Height -

Lot Area -

Lot Coverage/Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/Stream Protection -

Flood Plains -

This permit covers
unit # 3 & 4 and # 5 & 6
four distinct
units only!

1 min. building setback from external subdivision
property line → 25' req - 25' shown

2 min. distance, between detached PRUD dwelling
units: 16' req - 16' shown at closest point

3 RECREATION AREAS shall be located AT LEAST 25'
from dwelling units - 25' + shown

149,014 sq ft (3.42 Acres)

26 + 1 extra for every 6

1/4" A map for site plan review

1/4" A

Zone X - Panel Z