

Location of Construction: 45 Bucka Run		Owner: Josephine Waterbury	Phone: 772-0044	Permit No. <b>9 81328</b>
Owner Address:	Lessee/Buyer's Name: 90 Veepier St 04101	Phone:	Business Name:	<b>PERMIT ISSUED</b> NOV 25 1998 <b>CITY OF PORTLAND</b>
Contractor Name: Scott A. Proctor	Address: 10 Wedgewood Dr Saco, ME 04071	Phone:		
Past Use: Vacant Land	Proposed Use: 1-1/2m dwelling	COST OF WORK: \$ 92,675.	PERMIT FEE: \$ 485.00	
Proposed Project Description: Contract 1-1/2m dwelling (Ranch) 48 x 26 w/3-car garage (24 x 16) & Front Porch (6 x 20)		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: 43 Type 5B Signature: <i>[Signature]</i>	Zone: <i>[Handwritten]</i> Zoning Approval: <i>[Handwritten]</i>
Permit Taken By: SP	Date Applied For: 20 October 1998	Signature:	Signature:	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied

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

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ DATE: 21 October 1998 PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK TITLE: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review	Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	Date: <i>[Handwritten]</i>	CEO DISTRICT <input type="checkbox"/>
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Form No. 1402.92  
(10/17/82)  
ALTA Owners Policy

Nº 30038147

# POLICY OF TITLE INSURANCE

COPY



ISSUED BY

*First American Title Insurance Company*

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on the title;
3. Unmarketability of the title;
4. Lack of a right of access to and from the land.

The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title, as insured, but only to the extent provided in the Conditions and Stipulations.

*First American Title Insurance Company*

BY *Robert J. Kennedy*  
PRESIDENT

ATTEST *Mark E. Brown*  
SECRETARY

**FIRST AMERICAN TITLE INSURANCE COMPANY**

**OWNER POLICY**

**SCHEDULE A**

FILE #: 98-1085

DATE & TIME OF POLICY: July 10, 1998 at 12:50 p.m.

AMOUNT OF INSURANCE: \$35,000.00

Please complete the requested information if the insured premises is covered by any prior FATIC Policy(ies): Policy No(s). Amount(s) of Insurance \$

**AUTOMATIC INFLATION CLAUSE:** The policy amount will automatically increase by 10% of the amount shown above on each of the first five anniversaries of the policy date with respect to residential policies.

**NOTE:** A Loan Policy on the encumbrance described in this Schedule has been issued naming as the Insured; its successors and assigns as their interests may appear.

1. Name of Insured:

Josephine L. Montecalvo by virtue of a warranty deed from Diversified Properties, Inc. dated July 2, 1998 and recorded on July 10, 1998 at 12:50 p.m. at Book 13974, Page 277 of the Cumberland County Registry of Deeds.

2. The estate or interest in the land described herein and which is covered by this policy is Fee Simple.

3. The estate or interest referred to herein is at Date of Policy vested in the Insured.

4. The land herein described is encumbered by the following mortgage, and the assignment thereof, if any:

None

5. The land referred to in this policy is located at Southwesterly side of Buca Run, Lot No(s). 6 in the Plan Showing a Portion of Woodfords Gardens Phase II Amended Recording Plat Buca Run Subdivision, in the City/Town of Portland, County of Cumberland, and State of Maine and is described as set forth in "Exhibit A" attached hereto and made a part hereof.

Barton M. Kelsea

Androscoegin Title Company

This policy is valid only if Schedule B is attached.

**FIRST AMERICAN TITLE INSURANCE COMPANY**

**OWNER POLICY**

**SCHEDULE B - PART I**

Owner Policy No. 30038147  
File # 98-1085

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of the following:

1. Any facts, rights, interest, or claims which are not shown by the public records, but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

2. Discrepancies, conflicts in boundary lines, shortages in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

3. Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

4. The mortgage, if any, referred to in Item 4 of Schedule A. (This exception does NOT apply to Loan Policies.)

5. Liens for taxes and assessments which become due and payable subsequent to date of policy.

6. IF THE INSURED PREMISES IS A CONDOMINIUM UNIT: Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title, created by the laws of the State of the insured premises or set forth in the Master Deed or Declaration of Condominium, in the related By-Laws, in the Declaration of Trust, or Site Plans and Floor Plans as duly recorded in the appropriate land records office and as the same may have been lawfully amended, and in any instrument creating the estate or interest insured by this policy.

7. Any exception, reservation, restriction, easement or condition set out in the attached Exhibit A.

8. Terms and conditions of the Certificate of Subdivision Variance Approval dated December 10, 1996, recorded in Book 12859, Page 143.

INITIAL FOR IDENTIFICATION

9. Drainage and sewer easements and building windows as depicted on said plan recorded in Plan Book 197, Page 136.
10. "Notes" on said plan recorded in Plan Book 197, Page 136.
11. Easement Deed by and between Diversified Properties, Inc. and the City of Portland dated April 30, 1998, recorded in Book 13780, Page 16.
12. Easement Deed by and between Diversified Properties, Inc. and the Portland Water District dated March 25, 1998, recorded in Book 13691, Page 156.

044922 BK | 3974pg277

STATUTORY WARRANTY DEED

DIVERSIFIED PROPERTIES, INC., a Maine corporation with a mailing address of P.O. Box 10127, Portland, Maine 04104

For Consideration Paid, GRANTS with WARRANTY COVENANTS TO:

JOSEPHINE L. MONTECATVO, with a mailing address of 96 Vesper Street, Portland, Maine 04101

A certain lot or parcel of land situated on Buca Run in the City of Portland, County of Cumberland and State of Maine, and being Lot 6 as shown on "Plan Showing a Portion of Woodfords Gardens Phase II Amended Recording Plat Buca Run", Portland, Maine prepared for Diversified Properties, Inc. by Land Use Consultants, Inc. amended March 10, 1998, as amended and recorded at the Cumberland County Registry of Deeds in Plan Book 198, Page 70.

Being a portion of the premises conveyed to the Grantor herein by deed of R.J. Grondin & Sons dated March 6, 1995 and recorded at said Registry of Deeds in Book 11842, Page 315.

This conveyance is SUBJECT to Notes 1 through 11 as shown on said plan.

Reference is made to Note #2 relating to building windows as shown on said Plan.

Reference is made to Note #5 of the Buca Run Subdivision Recording Plat that includes minimum building sill elevations and lower building elevation for each lot.

Reference is made to Note #6 of the Buca Run Subdivision Recording Plat regarding restrictions on tree clearing, construction of buildings, filling, regrading or other obstructions in private drainage easements.

Reference is made to Note #11 of the Buca Run Subdivision Recording Plat that includes the drainage easement as shown on Lots 1 through 6.

Lot 6 is SUBJECT to a thirty (30) foot wide easement to Portland Water District for existing [water main] (private).

Lot 6 is SUBJECT to a private twenty-five (25) foot wide drainage easement as shown on said Plan.

Lot 6 is SUBJECT to a ten (10) foot wide public pedestrian easement as shown on said Plan.

Also hereby conveying all rights, easements, privileges and appurtenances belonging to the premises hereinbefore described.

All real estate taxes payable to the City of Portland shall be prorated as of the date of closing.

IN WITNESS WHEREOF, said DIVERSIFIED PROPERTIES, INC. has caused this instrument to be signed in its corporate name and sealed with its corporate seal by Lloyd B. Wolf, its President thereunto duly authorized this *July* and day *July*, 1998.

DIVERSIFIED PROPERTIES, INC.

RECEIVED  
RECORDED REGISTRY OF DEEDS

1998 JUL 10 PM 12: 50

CUMBERLAND COUNTY

*John B. Brown*

By: *[Signature]*  
Its President

STATE OF MAINE  
CUMBERLAND, SS.

*July 2, 1998*

Then personally appeared the above-named LLOYD B. WOLF, President of DIVERSIFIED PROPERTIES, INC. as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,

*[Signature]*  
Attorney at Law/Notary Public

JOYCE M. YATES

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

**Minor/Minor Site Review, Building or Use Permit Pre-Application**

**Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the information below for a Building or Use Permit.

**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.

Location/Address of Construction: <b>BUCA RUN, KENTLAND, ME #176</b>	
Total Square Footage of Proposed Structure	Square Footage of Lot
Tax Assessor's Chart, Block & Lot Number Chart# <b>336</b> Block# <b>H</b> Lot# <b>54</b>	Owner: <b>JOSEPHINE L. MONTECALVO</b>
Lessee/Buyer's Name (If Applicable) <b>Josephine Montecalvo</b>	Owner's/Purchaser/Lessee Address: <b>96 VESTER ST, KENTLAND, ME</b>
Proposed Project Description: (Please be as specific as possible) <b>6x20 Front porch</b>	Cost of Work: <b>\$9275.52</b> Fee: <b>\$185</b>
Contractor's Name, Address & Telephone <b>Scott A Proctor 18 Wedgwood Dr SPRUING, ME 04772</b>	
Rec'd By: <b>JS</b>	

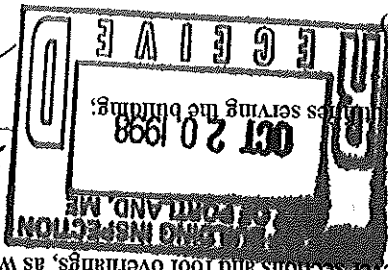
- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) Installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

A "minor/minor" site plan review is required prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor (2 copies are required). A complete plot plan (Site Plan) includes:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed location of areas on the site that will be used to dispose of surface water
- Existing and proposed grade contours
- A complete set of construction drawings showing all of the following elements of construction:
  - 4) Building Plans (Sample Attached)



300 epr  
485  
785

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: <b>Scott A Proctor</b>	Date: <b>10-20-98</b>
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Site Review Fee: \$300.00/Building Permit Fee: \$25.00 for the 1st \$1000.00 cost plus \$5.00 per \$1,000.00 construction cost thereafter.



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

Location of Construction:		46 Buca Run		Owner:	Josephine Montecalvo	Phone:	772-8044
Owner Address:	Lesse/Buyer's Name:		96 Vesper St	04101	Address:	18 Wedgewood Dr	Saco, ME 04072
Contractor Name:	Scott A. Proctor		Proposed Use:	1-fam dwelling		COST OF WORK:	\$ 92,675.
Part Use:	XXXXX Vacant Land					PERMIT FEE:	\$ 485.00
Proposed Project Description:	Construct 1-fam dwelling (ranch) 48 x 26 w/Breezeway XXXXXXXX (18 x 6) & Garage (24 x 16) & Front Porch (6 x 20)		Permit Taken By:	SP	Date Applied For:	20 October 1998	
Signature:		Signature:		Signature:		Signature:	
FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type: 5B		Zoning CBL: 336-H-056	
Approved with Conditions: <input type="checkbox"/>		Approved with Conditions: <input type="checkbox"/>		Zoning Approval: <i>Special Zone or Review: Wetland Flood Zone Zone C</i>		Zoning Appeal: <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	

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

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ DATE: 21 October 1998 PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: \_\_\_\_\_ PHONE: \_\_\_\_\_

Write-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Permit No: **9 81328**

**PERMIT ISSUED**

Permit issued: **NOV 25 1998**

**CITY OF PORTLAND**

**Historic Preservation**

Not in District or Landmark  Does Not Require Review  Requires Review

Action:  Approved  Approved with Conditions  Denied

Date: \_\_\_\_\_

CEO DISTRICT  1

*Mr IDC*

SCOTT PROCTOR CONSTRUCTION

17 Wedgewood Drive  
Saco, ME 04072  
(207) 286-1612

Contract for 26x40 ranch/breezeway/16x24 garage

- \*Permits
- \*Land
- Excavation

Drains inside and out, backfill for landscape - clean material  
Loam and seed 25ft around house and garage with existing loam  
Gravel driveway normal width (15ft)  
\*Paving of driveway by owner at a later date

\*Landscaping shrubs

Foundation

Main house - 26x48 8ft. walls. Breezeway & garage - frost wall

Materials per plans:

Vinyl siding  
Matta windows white vinyl clad w/screens-low E glass  
Grills for windows

Trim boards to be painted

Masonry 6 panel colonial doors

Drywall - Main house. Garage- wall to house only with 5/8 firerock

Insulation per specs

\*Rear deck

Cabinet allowance (vanities and countertops)

3,500

Flooring allowance

3,500

Light fixture allowance

300

Electrical allowance

3,000

Plumbing allowance

7,000

Forced hot water/oil heat

One and a half bathrooms

Painting - interior and exterior trim boards only

Paint or stain owner preference

Chimney

Two flues and heatlator fireplace supplied and installed by owner

\*Construction Loan Costs

\*End Loan Costs

TOTAL HOUSE PACKAGE

\$ 92,675.52

*Scott A. Proctor*  
Scott A. Proctor  
*Josephine Montcalvo*  
Josephine Montcalvo

10-19-98  
September 22, 1998  
10-19-98  
September 22, 1998

\*To be provided by owner

MEMORANDUM

TO: Code Enforcement  
Kandi Talbot, Planner

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

DATE: May 26, 1999

RE: Certificate of Occupancy  
46 Buca Run (lot 6)

A review of the completion of the site based on the site plan approval dated 11/3/98 has been completed and a memo dated May 17, 1999. We offer the following comments.

1. A portion of the sidewalk and lot drive need to be repaired per City Standards. The work must be completed by a contractor licensed by the City. The completion of this item cannot occur before the homeowner has to move from her current address; but the builder has represented to me that the owner requires that the work will be completed as soon as possible.

It is my opinion that it is reasonable to expect that the repairs will be completed in a timely manner during this spring and summer period and that a permanent certificate of occupancy could be issued assuming Code Enforcement has no outstanding issues.

1350.10/46buca1

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

Location of Construction: 46 Buca Run  
 Owner: Josephine Montecalvo Phone: 772-8044  
 Owner Address: 851-5648 Lessee/Buyer's Name: 96 Vesper St 04101 Phone:  
 Contractor Name: Scott A. Proctor Address: 18 Wedgewood Dr Saco, ME 04072 Phone: 780-1090  
 Past Use: Vacant Land  
 Proposed Use: 1-fam dwelling  
 COST OF WORK: \$ 92,675. PERMIT FEE: \$ 485.00  
 FIRE DEPT.  Approved  Denied Use Group: Type:  
 Signature: Signature:  
 PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)  
 Action:  Approved  Approved with Conditions  Denied  
 Signature: Date:  
 Date Applied For: 20 October 1998

Permit No: 981328  
**PERMIT ISSUED**  
 Permit Issued: NOV 25 1998  
**CITY OF PORTLAND**

Zone: CBL: 336-H-056  
 Zoning Approval:

- Special Zone or Reviews:  
 Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan maj  minor  mm
- Zoning Appeal  
 Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

- Historic Preservation  
 Not in District or Landmark  
 Does Not Require Review  
 Requires Review
- Action:  
 Approved  
 Approved with Conditions  
 Denied
- Date:

Proposed Project Description:  
 Construct 1-fam dwelling (ranch) 48 x 26  
 w/Breezeway ~~XXXXXXX~~ (18 x 6)  
 & Garage (24 x 16)  
 & Front Porch (6 x 20)  
 Permit Taken By: SP  
 Date Applied For: 20 October 1998

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

**CERTIFICATION**  
 I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS: \_\_\_\_\_ DATE: 21 October 1998 PHONE: \_\_\_\_\_  
 RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_  
 White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT *AP/DC*

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

19980143  
I. D. Number

Scott Proctor  
Applicant  
18 Wedgewood Dr, Saco, ME 04072  
Applicant's Mailing Address  
SAA  
Consultant/Agent  
Applicant or Agent Daytime Telephone, Fax

10/20/98  
Application Date  
Buca Run #46  
Project Name/Description

46 Buca Run  
Address of Proposed Site  
336-H-056  
Assessor's Reference: Chart-Block-Lot

**DRC Conditions of Approval**

Approved subject to Site Plan Review (Addendum) Conditions of Approval:

All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.

Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.

Your new street address is now 46 Buca Run, 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.

Eroded soil shall be contained on site. A crushed stone construction entrance shall be placed at the curb cut for the lot.

A 2' wide crushed stone with a 6" perforated pipe with a geotextile sock french drain shall be installed along the invert of the swale in the private drainage in the back yard. It shall be connected to the end of the existing french drain in the downgradient abutting lot 5 at the property line.

**Planning Conditions of Approval**

**Inspections Conditions of Approval**

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

19980143

I. D. Number

Scott Proctor

Applicant

18 Wedgewood Dr, Saco, ME 04072

Applicant's Mailing Address

SAA

Consultant/Agent

Applicant or Agent Daytime Telephone, Fax

10/20/98

Application Date

Buca Run #46

Project Name/Description

46 Buca Run

Address of Proposed Site

336-H-056

Assessor's Reference: Chart-Block-Lot

1. Separate permits shall be required for future decks, sheds, pools and/or garage.
2. Since no deck is being approved with this permit, it is required to show the proper guard and its configuration on the doors prior to installation.
3. A separate permit shall be required for any deck or stairs from that rear sliding door.
4. The front setback is 25'. The front left corner of the proposed house is right on that setback line. It shall not be reduced from 25 feet.
5. The sill elevation shall be 76.8' and the lowest building opening shall be at least 75.3'. Any reductions shall be approved in writing by the Planning Dept.
6. This permit is being issued pending the resolution of the drainage issues that the Developer has promised to resolve.  
[if these issues are not resolved, the City may have to stop all work in the development. This permit could be part of that work stop order.

**Fire Conditions of Approval**

**BUILDING PERMIT REPORT**

DATE: 25 OCT 98 ADDRESS: 46 BOCA RUN CBL 336-H-056  
 REASON FOR PERMIT: To Construct a single family dwelling, breezeway, garage, porch  
 BUILDING OWNER: Josephine Montecalvo  
 CONTRACTOR: Scott A. Proctor  
 PERMIT APPLICANT: \_\_\_\_\_  
 USE GROUP: R-3 BOCA 1996 CONSTRUCTION TYPE: 5B

**CONDITION(S) OF APPROVAL**

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

Approved with the following conditions: 1) \*2\*25 \*2.6 \*2.29 \*2.3 \*2.4 \*2.5 \*2.6 \*2.7 \*2.8 \*2.9 \*3.0 \*3.1 \*3.2 \*3.3 \*3.4 \*3.5 \*3.6 \*3.7 \*3.8 \*3.9 \*4.0 \*4.1 \*4.2 \*4.3 \*4.4 \*4.5 \*4.6 \*4.7 \*4.8 \*4.9 \*5.0 \*5.1 \*5.2 \*5.3 \*5.4 \*5.5 \*5.6 \*5.7 \*5.8 \*5.9 \*6.0 \*6.1 \*6.2 \*6.3 \*6.4 \*6.5 \*6.6 \*6.7 \*6.8 \*6.9 \*7.0 \*7.1 \*7.2 \*7.3 \*7.4 \*7.5 \*7.6 \*7.7 \*7.8 \*7.9 \*8.0 \*8.1 \*8.2 \*8.3 \*8.4 \*8.5 \*8.6 \*8.7 \*8.8 \*8.9 \*9.0 \*9.1 \*9.2 \*9.3 \*9.4 \*9.5 \*9.6 \*9.7 \*9.8 \*9.9 \*10.0 \*10.1 \*10.2 \*10.3 \*10.4 \*10.5 \*10.6 \*10.7 \*10.8 \*10.9 \*11.0 \*11.1 \*11.2 \*11.3 \*11.4 \*11.5 \*11.6 \*11.7 \*11.8 \*11.9 \*12.0 \*12.1 \*12.2 \*12.3 \*12.4 \*12.5 \*12.6 \*12.7 \*12.8 \*12.9 \*13.0 \*13.1 \*13.2 \*13.3 \*13.4 \*13.5 \*13.6 \*13.7 \*13.8 \*13.9 \*14.0 \*14.1 \*14.2 \*14.3 \*14.4 \*14.5 \*14.6 \*14.7 \*14.8 \*14.9 \*15.0 \*15.1 \*15.2 \*15.3 \*15.4 \*15.5 \*15.6 \*15.7 \*15.8 \*15.9 \*16.0 \*16.1 \*16.2 \*16.3 \*16.4 \*16.5 \*16.6 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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 24 hour notice is required 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 top 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 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 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) Precaution must be taken to protect concrete from freezing. Section 1908.0 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. 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 assemblies which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board 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 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", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7) Handroom in habitable space is a minimum of 7'6". (Section 1204.0) 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) The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4

X1. X2. X3. X4. X5. X6. X7. X8. X9. X10. X11.

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

Permit Fee (Total)	\$ 44-
Hook-Up & Relocation Fee	\$
Transfer Fee	\$
Fixture Fee	\$
Total Fixtures	11
Fixtures (Subtotal) Column 2	2
Fixtures (Subtotal) Column 1	9
Water Heater <i>Truss</i>	1
Laundry Tub	1
Garbage Disposal	
Dish Washer	1
Clothes Washer	1
Water Closet (Toilet)	2
Wash Basin	1
Sink	1
Shower (Separate)	
Bathub (and Shower)	1

Number	Type of Fixture	Column 2	Column 1	Type of Fixture	Number
2	Hosebibb / Silcock			Bathub (and Shower)	1
	Floor Drain			Shower (Separate)	
	Urinal			Sink	1
	Drinking Fountain			Wash Basin	1
	Indirect Waste			Water Closet (Toilet)	2
	Water Treatment Softener, Filter, etc.			Clothes Washer	1
	Grease / Oil Separator			Dish Washer	1
	Dental Cuspidor			Garbage Disposal	
	Bidet			Laundry Tub	1
	Other:			Water Heater <i>Truss</i>	1
	Fixtures (Subtotal)	Column 2	Column 1	Fixtures (Subtotal)	Column 1
				Fixtures (Subtotal)	Column 2
				Total Fixtures	11

Hook-Up: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.

OR

Hook-Up: to an existing subsurface wastewater disposal system.

OR

PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.

TRANSFER FEE [(\$6.00)]

**PERMIT INFORMATION**

This Application is for:

- NEW PLUMBING
- RELOCATED
- PLUMBING

Type Of Structure To Be Served:

- SINGLE FAMILY DWELLING
- MODULAR OR MOBILE HOME
- MULTIPLE FAMILY DWELLING
- OTHER - SPECIFY \_\_\_\_\_

Plumbing To Be Installed By:

- MASTER PLUMBER
- OIL BURNERMAN
- MFG'D. HOUSING DEALER / MECHANIC
- PUBLIC UTILITY EMPLOYEE
- PROPERTY OWNER

LICENSE # L 6697

**Caution: Inspection Required**

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Date Issued: 2/9/99 PERMIT # 6755

Local Plumbing Inspector Signature: \_\_\_\_\_

Local Plumbing Inspector Signature: \_\_\_\_\_

Date Approved: \_\_\_\_\_

**PLUMBING APPLICATION**

PROPERTY ADDRESS

Town Or Plantation: Portland

Street: 46 Bux Ln

Subdivision Lot #: \_\_\_\_\_

PROPERTY OWNERS NAME

Last: Montecalvo First: Josephine

Applicant Name: LAMONTAGNE Plumbing's Heating

Mailing Address of Owner/Applicant (if Different): 376 Hill St Portland ME

Owner/Applicant Statement: I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the local plumbing inspector to deny a permit.

Signature of Owner/Applicant: \_\_\_\_\_ Date: 2/9/99

506-H-056



MEMORANDUM

TO: Code Enforcement  
Kandi Talbot, Planner

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

DATE: May 17, 1999

RE: Certificate of Occupancy  
46 Buca Run (lot 5)

A review of the completion of the site based on the site plan approval dated 11/3/98 has been completed. We offer the following comments:

1. The street number needs to be placed on the house.
  2. The two street trees need to be planted.
  3. A portion of the sidewalk and lot drive need to be repaired per City Standards. The work must be completed by a contractor licensed by the City.
- It is my opinion that when all the items above have been satisfactorily completed a permanent certificate of occupancy could be issued, assuming Code Enforcement has no outstanding issues. No temporary certificate of occupancy is recommended.

Swat  
831  
3645  
775-1121

46 Buca Run

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

I. D. Number  
18980143

10/20/98  
Application Date  
Buca Run #46  
Project Name/Description

Applicant  
18 Wedgewood Dr, Saco, ME 04072  
Applicant's Mailing Address  
SAA  
Consultant/Agent

Applicant or Agent Daytime Telephone, Fax  
Proposed Development (check all that apply):  
 New Building  Building Addition  Change Of Use  Residential  Office  Retail  Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify)

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

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

Engineer Review \$300.00 Date: 10/20/98  
Subdivision  
Engineer Review  
Date: 10/20/98  
Fees Paid: Site Plan  
Approval Date 11/3/98  
Approval Expiration 11/3/99  
Extension to  
Additional Sheets Attached  
Condition Compliance  
Jim Wendel  
signature  
date 11/3/98

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

<input type="checkbox"/> Performance Guarantee Accepted	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	date	amount	expiration date
<input type="checkbox"/> Building Permit	date	amount	signature
<input type="checkbox"/> Performance Guarantee Reduced	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate Of Occupancy	date	remaining balance	signature
<input type="checkbox"/> Final Inspection	date	signature	signature
<input type="checkbox"/> Certificate Of Occupancy	date	signature	signature
<input type="checkbox"/> Performance Guarantee Released	date	signature	signature
<input type="checkbox"/> Defect Guarantee Submitted	date	signature	signature
<input type="checkbox"/> Defect Guarantee Released	date	signature	signature

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

10/20/98 Application Date  
Buca Run #46 Project Name/Description

18 Wedgewood Dr, Saco, ME 04072 Applicant's Mailing Address  
SAA Consultant/Agent  
46 Buca Run Address of Proposed Site  
336-H-056 Assessor's Reference: Chart-Block-Lot

Applicant or Agent Daytime Telephone, Fax  
Proposed Development (check all that apply):  
 New Building  Building Addition  Change Of Use  Residential  
 Office  Retail  Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) 16 x 24 garage  
26 x 48  
Proposed Building square Feet or # of Units  
Age of Site  
Zoning R-2 zone

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

Inspections Approval Status:

Approved  Approved w/Conditions  Denied   
Approval Date 11/25/98  
Approval Expiration see attached  
Extension to  Additional Sheets Attached  
signature date

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

<input type="checkbox"/> Performance Guarantee Accepted	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	date	amount	expiration date
<input type="checkbox"/> Building Permit Issued	date	amount	expiration date
<input type="checkbox"/> Performance Guarantee Reduced	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	date	signature	signature
<input type="checkbox"/> Final Inspection	date	signature	signature
<input type="checkbox"/> Certificate Of Occupancy	date	signature	signature
<input type="checkbox"/> Performance Guarantee Released	date	signature	signature
<input type="checkbox"/> Defect Guarantee Submitted	date	signature	signature
<input type="checkbox"/> Defect Guarantee Released	date	signature	signature

**Inspections Conditions of Approval**

**Planning Conditions of Approval**

Approved subject to Site Plan Review (Addendum) Conditions of Approval:

All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.

Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.

Your new street address is now 46 Buca Run

, 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 Merrill 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.

Eroded soil shall be contained on site. A crushed stone construction entrance shall be placed at the curb cut for the lot.

A 2" wide crushed stone with a 6" perforated pipe with a geotextile sock french drain shall be installed along the invert of the swale in the private drainage in the back yard. It shall be connected to the end of the existing french drain in the downgradient abutting lot 5 at the property line.

**DRC Conditions of Approval**

Applicant or Agent Daytime Telephone, Fax	Applicant's Mailing Address
336-H-056	18 Wedgewood Dr, Saco, ME 04072
Assessor's Reference: Chart-Block-Lot	Applicant
336-H-056	Scott Proctor
Address of Proposed Site	SAA
46 Buca Run	Applicant's Mailing Address
Project Name/Description	18 Wedgewood Dr, Saco, ME 04072
Buca Run #46	Applicant's Mailing Address
Application Date	Applicant
10/20/98	Scott Proctor

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

I. D. Number  
19980143

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

Valuation: \$92,635

Fee: \$485.00

Plan Review #

Date: 25 OCT 98

Building Location: 46 BRCA Run CBL: 336-H-056

Building Description: Single family dwelling, breezeway, garage, porch

Reviewed by: S. [Signature]

Use or Occupancy: R-3

Type of Construction: 5B

\*NR: Not Required NA: Not Applicable SR: See Report X: OK per plan

NO:	Description	Code	Section
1.	All site plan and building code requirements 111.4		
	Must be completed before a certificate of occupancy can or will be issued.		
2.	Foundation inspection		Report
3.	Foundation drains	1813.5	
4.	Waterproofing & damp proofing	1813.0	
5.	Private garages	407	
6.	Chimneys and vents	1021.0	NA
7.	Guardrails & Handrails	1021.0	NA
8.	Headroom habitable space	1014.0	
9.	Stair Construction	1014.0	
10.	Headroom in stairway	1014.0	
11.	Sleeping room egress window	1018.0	
12.	Smoke detectors	930.2	
13.	Ventilation of attic & crawl spaces	1210.0	

Foundations (Chapter 18)

Wood Foundation (1808)

Design NA  
Installation NA

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  
OK Sill plate (2305.17)  
SA Anchorage bolting in concrete (2305.17)  
 Columns (1912)  
SA Crawl space (1210.2) Ventilation  
SA Crawl opening size (1210.2.1)

Floors (Chapter 16-23)

Joists - Non sleeping area LL40PSF (Table - 1606)  
 Joists - Sleeping area LL30PSF (Table - 1606)  
 Grade  
 Spacing  
 Span  
 Girder + " bearing 2305

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Mechanical  
 1993 BOCA Mechanical Code  
 See Report 1

~~SR~~ Masonry (1206.0)  
~~SR~~ Factory - built (1205.0)  
~~SR~~ Masonry fireplaces (1404)  
~~SR~~ Factory - built fireplace (1403)

Chimneys and Fireplaces  
 BOCA Mechanical/1993

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

Roof Coverings (Chapter 15)

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

~~NR~~ 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-Ceiling Construction (Chapter 23)

Egress (Chapter 10)

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

Smoke Detectors (920.3.2)

Location and interconnection	SA
Power source	SA

Dwelling Unit Separation  
Table 602  
N/A



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

19980143 I. D. Number

10/20/98 Application Date  
Buca Run #46 Project Name/Description

46 Buca Run Address of Proposed Site  
336-H-056 Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail  Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify)

Proposed Building square Feet or # of Units \_\_\_\_\_ Acreage of Site \_\_\_\_\_ Zoning \_\_\_\_\_

**Check Review Required:**

- Site Plan (major/minor) \_\_\_\_\_ # of lots \_\_\_\_\_
- Flood Hazard \_\_\_\_\_ Shoreland \_\_\_\_\_
- Zoning Conditional Use (ZBA/PB) \_\_\_\_\_
- Zoning Variance \_\_\_\_\_
- Historic Preservation \_\_\_\_\_
- DEP Local Certification \_\_\_\_\_
- Other \_\_\_\_\_

**Inspections Approval Status:**

Approved  Approved w/Conditions  Denied  see attached

Approval Date \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_  
Approval Extension to \_\_\_\_\_  
 Additional Sheets Attached

Performance Guarantee  Required\*  Not Required

Performance Guarantee Accepted until a performance guarantee has been submitted as indicated below

Inspection Fee Paid \_\_\_\_\_ date \_\_\_\_\_ amount \_\_\_\_\_  
Building Permit Issued \_\_\_\_\_ date \_\_\_\_\_ amount \_\_\_\_\_

Performance Guarantee Reduced \_\_\_\_\_ date \_\_\_\_\_  
Performance Guarantee Reduced \_\_\_\_\_ date \_\_\_\_\_

Temporary Certificate of Occupancy \_\_\_\_\_ date \_\_\_\_\_ remaining balance \_\_\_\_\_  
 Conditions (See Attached)

Final Inspection \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_  
Certificate Of Occupancy \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_

Performance Guarantee Released \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_  
Defect Guarantee Submitted \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_

Defect Guarantee Released \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_  
Defect Guarantee Released \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_

\_\_\_\_\_ expiration date \_\_\_\_\_

Applicant: Scott A. Proctor  
 Address: 46 BUCK Run (off #6)  
 C.B.L: 336-H-056  
 Date: 11/25/98

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-2

Interior or corner lot -

Proposed Use/Work - Single family dwelling  
 26x48' with breezeway, attached garage  
 Sewage Disposal - City

Lot Street Frontage - 50' setback

Front Yard - 25' req - 25' shown right to the line

Rear Yard - 25' req - 36' shown to rear lot line

Side Yard - 12' req - 15' shown

Projections - front porch 6x20/rear back head 6x7  
 rear deck is not part of this permit

Width of Lot - 80' req - 110' shown

Height - 1 story

Lot Area - 10,000 sq ft req - 11,759 sq ft shown

Lot Coverage/Impervious Surface - 20% req

Area per Family - 10,000 sq ft

Off-street Parking - 2 req

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning/Stream Protection - N/A

Flood Plains - 2 Flood Zone

Site elevation shall be 76.8' lowest body of water shall be 75.3'

1066 #

26 x 48 = 1248  
 16 x 24 = 384  
 6 x 18 = 108  
 6 x 20 = 120

~~2929~~ = 2351.8 sq ft

CITY OF PORTLAND  
Planning and Urban Development Department

MEMORANDUM



TO: Joseph E. Gray, Jr., Director of Planning and Urban Development  
Alexander Jaegerman, Chief Planner

FROM: James Seymour, Acting Development Review Coordinator

DATE: April 5, 1995

SUBJECT: Disclaimer Statement of Existing Poorly Drained Areas

It is the responsibility of the lot owner/homebuilder to assess drainage and provide for appropriate stormwater management design and engineering in an area which has evidence of poor hydrologic soil conditions, and/or a history of poor drainage, ponding, or soils saturation due to topography, fluctuation of seasonal ground water tables creating surface flooding, or as a result from rainfall events or snow/ice melts. The City of Portland is not responsible for resolving the drainage of land areas which could be described in any one of the above conditions.

The City of Portland Development Review Coordinator reviews lot grading for all single family homes to assure that field elevations will conform to the grades which exist at the abutting property line or to the grades which have been previously approved at the abutting property lines. The construction standards require that final foundation elevations be provided on site plans which are a minimum of 2 1/2 feet higher than street grades established at the frontage of the lot and provide positive drainage away from the entire foundation perimeter, including garage, and all basement accesses (i.e. bulkheads, doorways and windows). As long as these standards are strictly enforced, most water problems on single family lots will be avoided. However, in locations with clear evidence of hydric soils, the following note shall be placed on all approved site plans:

"The City of Portland Development Review Coordinator has reviewed and approved this plan. The lot is located in an area that is subject to seasonal conditions of saturation by surface or groundwater. Approval of this plan does not constitute a guarantee that no water problems will be experienced by the homeowners in this vicinity. Homeowners are advised to exercise care and diligence to ensure that their home and yard is adequately constructed and graded for localized drainage conditions."