



General Building Permit Application

#9

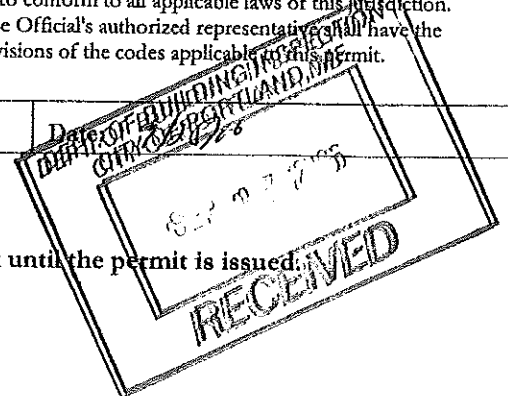
Location/Address of Construction: <u>STEPPING STONE LANE lot 2</u>		
Total Square Footage of Proposed Structure <u>1467</u>		Square Footage of Lot <u>7501</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>406 A 52</u>	Owner: <u>KING CONSTRUCTION CORP</u>	Telephone: <u>934-7600 x 22</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>KING CONSTRUCTION CORP 198 SACO AVENUE 010 ORCHARD BEACH, ME 04064</u>	Cost Of Work: \$ <u>142,000</u> Fee: \$ <u>1815</u> C of O Fee: \$ _____
Current Specific use: <u>LOT</u>		
If vacant, what was the previous use? <u>VACANT</u>		
Proposed Specific use: <u>RESIDENTIAL</u>		
Project description: <u>CONSTRUCT SINGLE FAMILY HOME w/ 2 CAR GARAGE 4 3 BEDROOMS</u>		
Contractor's name, address & telephone: <u>JAMES AS ABNEY</u>		
Who should we contact when the permit is ready: <u>KING WEINSTEIN</u>		
Mailing address: <u>198 SACO AVENUE 010 ORCHARD BEACH, ME 04064</u>		Phone: <u>207 934-7600 x 22</u>

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work 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: _____

KING WEINSTEIN IS present



This is not a permit; you may not commence ANY work until the permit is issued.

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

2006-0190
Application I. D. Number
9/27/2006
Application Date

King Construction Corp
Applicant

Marge Schmuckal

Stepping Stone Lane
Project Name/Description

198 Saco Ave , Portland, ME
Applicant's Mailing Address

Stepping Stone Ln , Portland, Maine
Address of Proposed Site

King Weinstein
Consultant/Agent

406 F052001
Assessor's Reference: Chart-Block-Lot

Applicant Ph: (207) 934-7622 Agent Fax:
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:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Pla \$50.00 Subdivision _____ Engineer Review \$250.00 Date 9/27/2006

Zoning Approval Status:

Reviewer _____

- Approved Approved w/Conditions
See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets
Attached

Condition Compliance _____
signature _____ date _____

Performance Guarantee Required* Not Required

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

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issue | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | _____ |
| | date | | expiration date |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

Applicant: King Construction Corp

Date: 10/2/06

Address: ~~116~~ Stepping Stone Lane (Lot 2)

C-B-L: 406-F-52
permit # - 06-1425

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R3

Interior or corner lot -

Proposed Use/Work - build 2 story house w/ 2 car attached garage, single family

Sewage Disposal - city

Lot Street Frontage - 50' min. - 77.01' given

Front Yard - 25' req. - 25.75' scaled

Rear Yard - 25' req. - 31.5' scaled

Side Yard - 1/2 story - 8' req. 19.5' scaled on right.

Projections - 2 " 14' req. 15' scaled on left.
~~2 1/2~~ porch 9.5 x 5.5', 2 x 5' hi place ~~1/2~~

Width of Lot - 65' min. - 75' scaled

Height - 35' max. - ~~35 at 10 w/ 5' side - not average~~ 25.5' scaled

Lot Area - 6500 $\frac{1}{4}$ min. - 7501 $\frac{1}{4}$ given

Lot Coverage Impervious Surface - 35% = 2625.35

Area per Family - 6500 $\frac{1}{4}$

Off-street Parking - 2 spaces required - 2 spaces in garage.

Loading Bays - N/A

Site Plan - minor/minor 2006-0140

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 7 - zone X

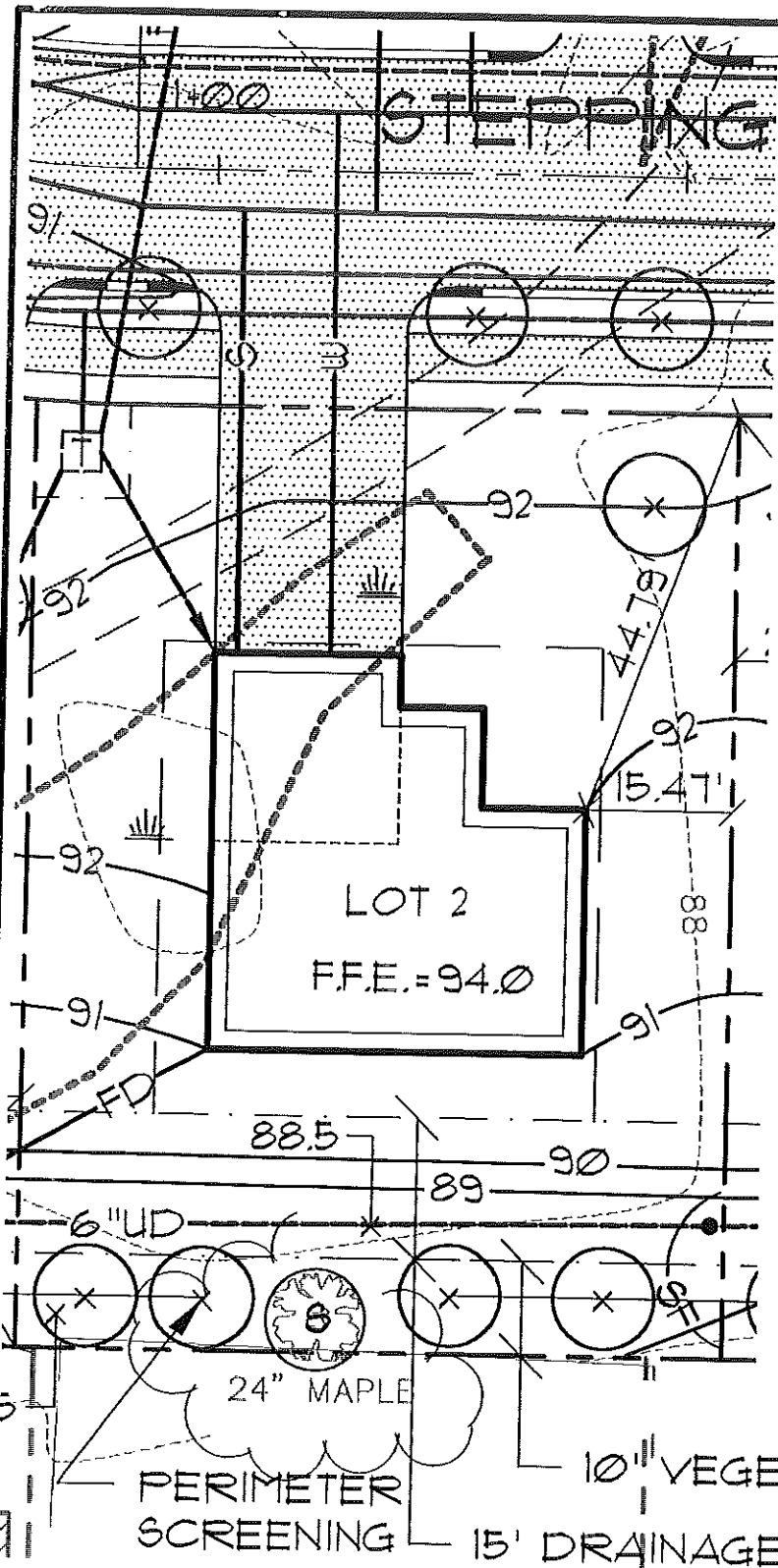
- no daylight basement

* need ²⁸ 32 total if ~~32~~
have 34.5 total so OK
* Chimney can extend into yard 2'
14-425

OK
26 x 40 = 1040
16.5 x 20 = 330
9 x 4.5 = 40.5
9.5 x 5.5 = 52.25
1462.75

Revised/Approved
 site plan for Lot # 2
 Stepping Stone Ln.

1 copy for Zoning,
 1 for Code



NOTES:

1. THE PROPERTY IS LOCATED IN THE CITY OF PORTLAND RESIDENTIAL (R3) ZONE.
2. THE DIMENSIONAL REQUIREMENTS FOR THE R3 ZONE ARE AS FOLLOWS:

MINIMUM LOT SIZE	6,500 SF.
MINIMUM STREET FRONTAGE	50 FEET
MINIMUM YARD DIMENSIONS: MIN. LOT WIDTH	15 FEET
FRONT YARD	25 FEET
REAR YARD (STRUCTURES GREATER THAN 100 SF.)	25 FEET
SIDE YARD	8 FEET
	8 FEET
	14 FEET
(SHOWN ON PLAN)	
	(2 1/2 STORY)
SIDE YARD (ON SIDE STREET)	16 FEET
	20 FEET
3. A MINIMUM OF TWO TREES PER LOT SHALL BE CONSERVED OR PLANTED IN THE FRONT YARD OF EACH LOT MEETING THE CITY OF PORTLAND'S ARBORICULTURAL SPECIFICATION AND STANDARDS OF PRACTICE AND LANDSCAPE DESIGN GUIDELINES. DEVELOPER MAY CONTRACT FOR THE PLACEMENT OF LANDSCAPING, BUT SHALL REMAIN LIABLE TO THE CITY OF PORTLAND FOR FINANCIAL OBLIGATION FOR COMPLIANCE WITH CITY ORDINANCES AND APPROVALS. SUCH FINANCIAL OBLIGATION SHALL BE NEITHER TRANSFERABLE NOR WAIVABLE BY THE DEVELOPER.
4. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
5. ALL TOPOGRAPHIC AND BOUNDARY SURVEY WAS PERFORMED BY SEBAGO TECHNICS, INC. NOVEMBER 2001. ELEVATIONS ARE BASED ON THE NAVD 1988 VERTICAL DATUM. SITE BENCHMARK IS A SPIKE SET IN CMP #25 POLE ON RAY STREET, ELEVATION 91.33'.

CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 10-31-06

Sebago Technics

Engineering Expertise You Can Build On
 One Chobot Street
 Westbrook, Me 04098-1339
 Tel (207) 856-0277

LOT 2 - GRADING PLAN
 AUTUMN GLEN SUBDIVISION

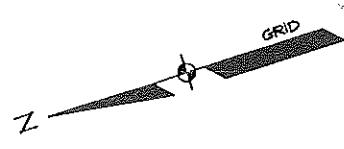
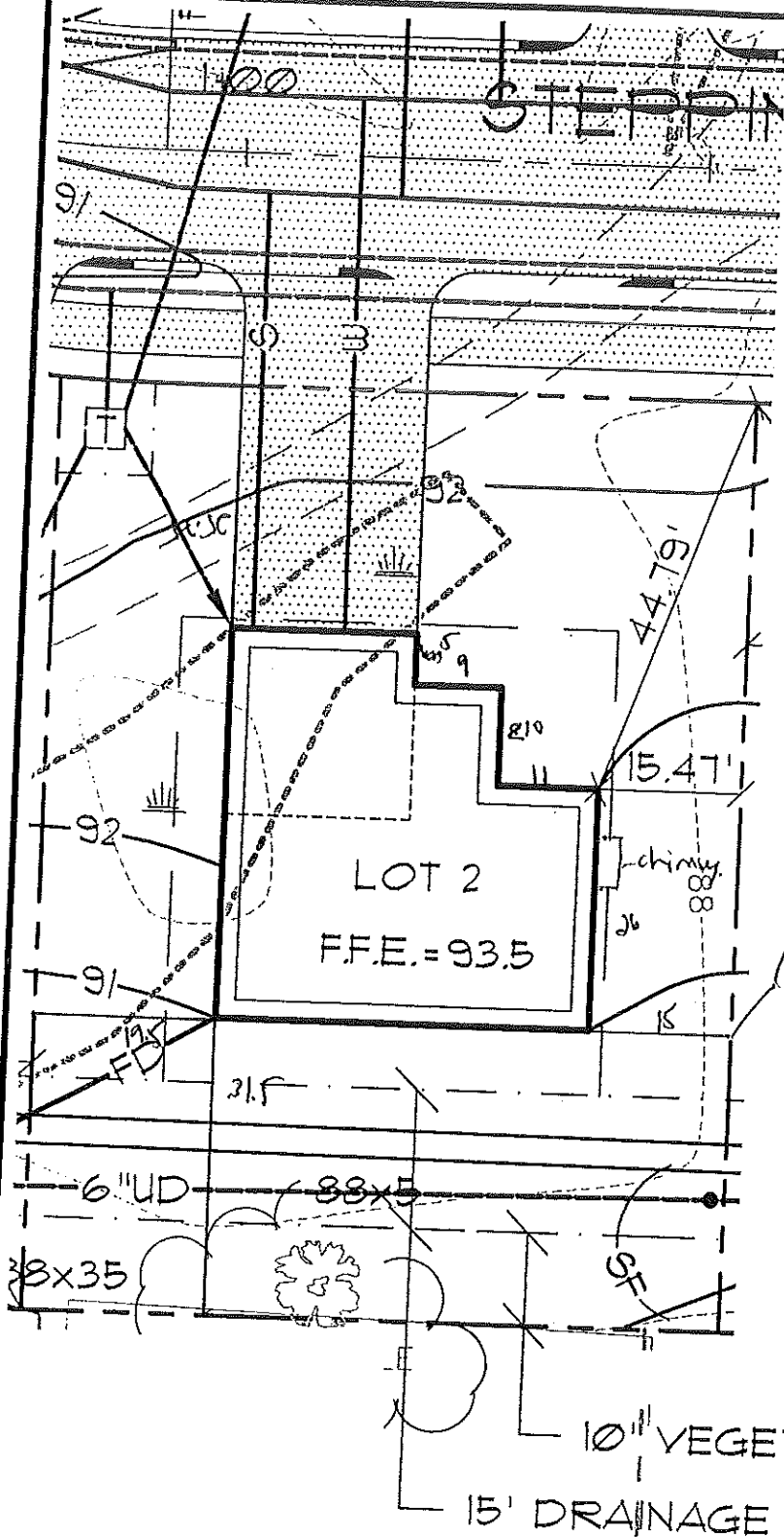
LOCATION:
 RAY STREET
 PORTLAND, MAINE

FOR:
 KING REAL ESTATE
 OLD ORCHARD, ME

SCALE: 1"=20'

DATE: 10-17-06

SHEET:
 1 OF 1



Used for
Zoning

NOTES:

1. THE PROPERTY IS LOCATED IN THE CITY OF PORTLAND RESIDENTIAL (R3) ZONE.
2. THE DIMENSIONAL REQUIREMENTS FOR THE R3 ZONE ARE AS FOLLOWS:

MINIMUM LOT SIZE	6,500 SF.
MINIMUM STREET FRONTAGE	50 FEET
MINIMUM YARD DIMENSIONS: MIN. LOT WIDTH	75 FEET
FRONT YARD	25 FEET
REAR YARD (STRUCTURES GREATER THAN 100 SF.)	25 FEET
SIDE YARD (1 STORY)	8 FEET
(1 1/2 STORY)	8 FEET
(2 STORY)	14 FEET
(8 HOUR ON PLAN)	14 FEET
(2 1/2 STORY)	16 FEET
SIDE YARD (ON SIDE STREET)	20 FEET
3. A MINIMUM OF TWO TREES PER LOT SHALL BE CONSERVED OR PLANTED IN THE FRONT YARD OF EACH LOT MEETING THE CITY OF PORTLAND'S ARBORICULTURAL SPECIFICATION AND STANDARDS OF PRACTICE AND LANDSCAPE DESIGN GUIDELINES. DEVELOPER MAY CONTRACT FOR THE PLACEMENT OF LANDSCAPING, BUT SHALL REMAIN LIABLE TO THE CITY OF PORTLAND FOR FINANCIAL OBLIGATION FOR COMPLIANCE WITH CITY ORDINANCES AND APPROVALS, SUCH FINANCIAL OBLIGATION SHALL BE NEITHER TRANSFERABLE NOR WAIVABLE BY THE DEVELOPER.
4. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES' PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
5. ALL TOPOGRAPHIC AND BOUNDARY SURVEY WAS PERFORMED BY SEBAGO TECHNICS, INC. NOVEMBER 2001. ELEVATIONS ARE BASED ON THE NGVD 1988 VERTICAL DATUM. SITE BENCHMARK IS A SPIKE SET IN CMP #25 POLE ON RAY STREET, ELEVATION 9133'.

lot width 75'

10" VEGETATED BUFFER
15' DRAINAGE EASEMENT

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Engineering Expertise You Can Build On
One Chobot Street
Westbrook, Me 04098-1339
Tel (207) 856-0277

LOT 2 - GRADING PLAN
AUTUMN GLEN SUBDIVISION

LOCATION:
RAY STREET
PORTLAND, MAINE

FOR:
KING REAL ESTATE
OLD ORCHARD, ME

SCALE: 1"=20'
DATE: 6-1-04
SHEET: 1 OF 1

CITY OF PORTLAND, MAINE
PLANNING BOARD

Jaimey Caron, Chair
Mark Malone, Vice Chair
Orlando E. Delogu
Kevin Beal
Lee Lowry III
Michael Patterson
Janice E. Tevanian

June 27, 2003

James Seymour, P.E.
Sebago Technics, Inc.
P.O. Box 1339
Westbrook, ME 04098-1339

RE: Newcomb Glen Subdivision

CBL:

Dear Mr. Seymour:

On April 8, 2003, the Portland Planning Board voted on the following motions:

The Planning Board voted (6-1; Beal opposed) to grant the sidewalk and curb waiver for the east side of Patriot Lane in order to avoid additional wetland fill.

The Planning Board voted unanimously (7-0) to grant the sidewalk and curb waiver for the north side of Beaugard Street due to the necessity of creating deep cuts in the right-of-way.

The Planning Board also voted (6-1; Beal opposed) to approve the 10-lot Newcomb Glen subdivision.. The approval was granted for the project with the following conditions:

- ① That for each lot, one of the required street trees be planted within the esplanade, between the curb and sidewalk along Patriot Lane. - no street trees in yet 6/2/08
- ? ② That the applicant submit executed drainage easements for the detention ponds, swales, and underdrains associated with the Patriot Lane roadway infrastructure.
3. That the applicant submit for Corporation Counsel review an option to purchase the property, conferring unambiguous right, title, or interest in the property within 30 days of Planning Board approval.
- ④ That the applicant's design engineer provide certification during construction that the individual lot grading and lot improvements as shown on the subdivision plan are complied with in the course of site development. Additionally, that the applicant will amend the plans and comply with the recommendations listed in the Development Review Coordinator's memo dated 4/8/03. -
5. That the applicant submit the DEP's approval of wetlands filling to staff, prior to final approval.

done ?

6/2/08
not done

done 6/2/08
yes m.f.l.b

Not Rec'd 3/25/04
done

6. That the applicant provide to staff a performance guarantee to cover all City services as outlined in Note #10 of the Subdivision Plat (sheet #2 of 7) to be held until all streets are accepted by the City of Portland.

Lots OK...
done

7. That in addition to the presented subdivision recording plat, that the applicant be required to provide a recording plat for lots 1, 2, 7, and 10 delineating areas of permitted filling and wetlands to be preserved and that that plat be recorded along with the subdivision plat.

Jon + Penny
Reviewing

8. That the applicant provide a 10 ft wide easement for pedestrians and non-motorized vehicles across the most easterly portion of the remaining lot on Marlborough Street. A five foot wood chip pathway shall be constructed to later than the issuance of a building permit for the lot, unless the City opts to construct the pathway earlier. Both the easement language and detail for pathway construction shall be submitted for staff review and approval.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #27-03, which is attached.

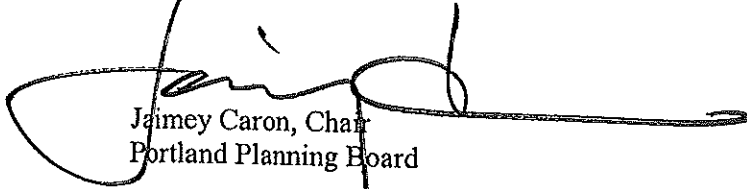
Please note the following provisions and requirements for all site plan approvals:

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic CADD.DXF files with seven (7) sets of the final plans.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
6. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Department at 874-8632. 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.

If there are any questions, please contact Sarah Hopkins at 874-8720.

Sincerely,



Jaimey Caron, Chair
Portland Planning Board

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
✓ Sarah Hopkins, Development Review Services Manager
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Karen Dunfey, Inspections
Michael Bobinsky, Public Works Director
Larry Ash, Traffic Engineer
Tony Lombardo, Project Engineer
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Don Hall, Appraiser, Assessor's Office
Approval Letter File

Location of Construction: 9 STEPPING STONE LN #2	Owner Name: KING CONSTRUCTION CORP	Owner Address: 198 SACO AVE	Phone:
Business Name:	Contractor Name: King Construction Corp	Contractor Address: 198 Saco OOB	Phone (207) 934-7622
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

4) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

Comments:

10/4/2006-amachado: Elevation plans show daylight basement in rear. Grading on site plan does not match. Left message for King Weinstein to call me.

11/2/2006-tmm: Finished review of all permits - left message w/King - alot of info missing

11/16/2006-tmm: re-reviewed info submitted - plans still lack a large amount of info

1/12/2007-tmm: rec'd additional info - ok to issue w/conditions

06-14-25
 Shipping Stone lot #2 lot #6 lot #9
 406-F-52
 934-7622
 B REUSHER
 15013

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1))	Note - not large enough	Pg 2 + SR - OK
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	Hand noted on sheet # 2	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	
Anchor Bolts/Straps, spacing (Section R403.1.6)	not shown	Pg 2 - OK
Lally Column Type (Section R407)	3-2x10's - 5'-4" Max span - OK	
Girder & Header Spans (Table R 502.5(2)) Built-Up Wood Center Girder	" "	
Dimension/Type Sill/Band Joist Type & Dimensions	not shown	Pg 54 - OK
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10's - OK	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10's - OK	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	2x8's - OK	

~~Handwritten scribble~~
 01/14/25

'Bn Euster'
 YES
 (2) of (3)

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1) Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	Rafters - undersized beam under splice Roof 1/2" - floors? walls?	+ is there a paint. 2nd Paint #54 3/4"
Fastener Schedule (Table R502.3(1) & (2))	Per ITC	
Private Garage (Section R309) Living Space? (Above or beside)	YES	
Fire separation (Section R309.2)	Hand noted on sheet 3 - 5/8" F.C. Typex - all surfaces w/ fire door	
Opening Protection (Section R309.1) Emergency Escape and Rescue Openings (Section R310)	Not shown	NOTED ON PAPER 514 (EE)
Roof Covering (Chapter 9)	Asphalt?	OK
Safety Glazing (Section R308)	Need in master bath	NOTED ON PAPER 514
Attic Access (Section R807)	Size?	2' x 6' Panel - OK
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	
Header Schedule (Section 502.5(1) & (2))	Not shown	NOTED ON PAPER 514
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Penetration	Not shown	RET PAINT SA - 1219 IS FRONT ONLY

Chiling - K-38
 Walls - R-19
 U value of windows?
 R value floor?

~~06/14/15~~
06/14/15

Type of Heating System	Not shown - OK	
Means of Egress (Sec R311 & R312)		
Basement /		
Number of Stairways /		
Interior /		
Exterior 0		
Treads and Risers - Noted 7" Rise - 10" Tread (Section R311.5.3)		
Width (Section R311.5.1) - 3'-0" + - OK		
Headroom (Section R311.5.2) - Shows 8'-0" +		
Handrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	Not shown -	Need good letter per #4 -
Smoke Detectors (Section R313) Location and type/Interconnected	Hand noted on plan - OK	
Draftstopping (Section R502.12) and Fireblocking (Section R602.8)	O/A	
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	O/A	
Deck Construction (Section R502.2.1)	O/A	

Need LVL beam specs from manufacturer

BR EUSTON

2013

OK 1/12/25

<p>1 Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)</p>	<p>Rafters - undersized beam under splice</p>	<p>+ is there a paint.</p>
<p>2 Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))</p>	<p>5/8" - Roof 1/2" - Floors? walls</p>	<p>7/16" 3/4"</p>
<p>Fastener Schedule (Table R602.3(1) & (2))</p>	<p>Per IRC</p>	
<p>Private Garage (Section R309) Living Space? - Yes (Above or beside)</p>		
<p>Fire separation (Section R309.2)</p>	<p>Hand noted on sheet 3 - 5/8" F.C. Tyrex - all surfaces w/ fire door</p>	
<p>Opening Protection (Section R309.1)</p>	<p>not shown</p>	
<p>Emergency Escape and Rescue Openings (Section R310)</p>	<p>Asphalt?</p>	<p>OK</p>
<p>Roof Covering (Chapter 9)</p>	<p>Need in master bath</p>	
<p>Safety Glazing (Section R308)</p>	<p>size?</p>	<p>2'x6' Panel - OK</p>
<p>Attic Access (Section R807)</p>	<p>2/4</p>	
<p>Chimney Clearances/Fire Blocking (Chap. 10)</p>	<p>not shown</p>	
<p>Header Schedule (Section 502.5(1) & (2))</p>	<p>not shown</p>	
<p>Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration</p>	<p>not shown</p>	

Ceiling - K-38
Walls - R-19
U value of windows?
R value floor?

~~12~~
12/14/15

Type of Heating System			
Means of Egress (Sec R311 & R312)		Not shown	- Egress
Basement /			
Number of Stairways /			
Interior /			
Exterior 0			
Treads and Risers - Noted 7" Rise - 10" Tread (Section R311.5.3)			
Width (Section R311.5.1) - 3'-0" + - OK			
Headroom (Section R311.5.2) - Shows 8'-0" +			
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)		Not shown	- Need guard rail
Smoke Detectors (Section R313)			
Location and type/Interconnected		Hand noted on plan	OK
Draftstopping (Section R502.12) and Fireblocking (Section (R602.8)			
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)			
Deck Construction (Section R502.2.1)			

14 Need LVL Beam specs from manufacturer

From: Jay Reynolds
To: Single Family Signoff
Date: 10/31/2006 8:44:21 AM
Subject: 9 stepping stone lane, lot 2, cbl 406F052

Approvals with conditions have been entered in urban insight for this application.

Jay Reynolds
Development Review Coordinator
City of Portland Planning Division
(207) 874-8632
jayjr@portlandmaine.gov

213 A 019



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life www.portlandmaine.gov

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

September 14, 2007

Mr. King Weinstein
King Construction Corp.
P.O.Box W
Old Orchard Beach, Maine 04064

406 F 51
406 F 59
406 F 53
406 F 54
406 F 58
406 F 57

RE: Autumn Glen, aka Newcomb Glen/Stepping Stone Lane
Job No. 2002-0178/ City # 710-0000-233.63-00

Dear Mr. Weinstein:

The City of Portland is informing you that it is calling the performance guarantee in the full amount of \$85,424.50 for the above development which the City maintains in an escrow account. This call on the funds results from the "developer's failure to satisfactorily complete by October 15, 2005 the work in the improvements contained within the Autumn Glen Subdivision approval, dated April 8, 2003."

Thank you for your attention to this matter.

Sincerely,

Lee Urban
Director of Planning and Urban Development

406 - F 55
406 F 56
406 F 060
406 F 52

Cc: Penny Littell
Barbara Barhydt
Alex Jaegerman
Nathan Smith

David Hirshon
Matthew Chamberlain
Jeanie Bourke ✓
Phil DiPierro
Todd Merkle
Michael Bobinsky
Mr. George Denney

