

924333 924333 924333

083-AK-005

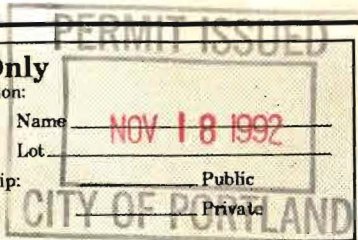
Permit # _____ City of _____ BUILDING PERMIT APPLICATION Fee _____ Zone _____ Map # _____ Lot# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: _____ Phone # _____
 Address: _____
 LOCATION OF CONSTRUCTION _____
 Contractor: _____ Sub.: _____
 Address: _____ Phone # _____
 Est. Construction Cost: _____ Proposed Use: _____
 _____ Past Use: _____
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions L _____ W _____ Total Sq. Ft. _____
 # Stories: _____ # Bedrooms _____ Lot Size: _____
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion _____

For Official Use Only

Date _____ Subdivision: _____
 Inside Fire Limits _____ Name: **NOV 18 1992**
 Bldg Code _____ Lot: _____
 Time Limit _____ Ownership: Public _____ Private _____
 Estimated Cost _____



Zoning:
 Street Frontage Provided: _____
 Provided Setbacks: Front _____ Back _____ Side _____ Side _____

Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
 Special Exception _____
 Other (Explain) _____

Foundation:

- Type of Soil: _____
- Set Backs - Front _____ Rear _____ Side(s) _____
- Footings Size: _____
- Foundation Size: _____
- Other _____

Floor:

- Sills Size: _____ Sills must be anchored.
- Girder Size: _____
- Lally Column Spacing: _____ Size: _____
- Joists Size: _____ Spacing 16" O.C.
- Bridging Type: _____ Size: _____
- Floor Sheathing Type: _____ Size: _____
- Other Material: _____

Exterior Walls:

- Studding Size _____ Spacing _____
- No. windows _____
- No. Doors _____
- Header Sizes _____ Span(s) _____
- Bracing: Yes _____ No _____
- Corner Posts Size _____
- Insulation Type _____ Size _____
- Sheathing Type _____ Size _____
- Siding Type _____ Weather Exposure _____
- Masonry Materials _____
- Metal Materials _____

Interior Walls:

- Studding Size _____ Spacing _____
- Header Sizes _____ Span(s) _____
- Wall Covering Type _____
- Fire Wall if required _____
- Other Materials _____

Ceiling:

- Ceiling Joists Size: _____ **Not in District nor Landmark.**
- Ceiling Strapping Size _____ Spacing _____ **Does not require review.**
- Type Ceilings: _____ **Requires Review.**
- Insulation Type _____ Size _____
- Ceiling Height: _____

Roof:

- Truss or Rafter Size _____ Span _____ **Action: Approved.**
- Sheathing Type _____ Size _____ **Approved with Conditions.**
- Roof Covering Type _____ **Denied.**

Chimneys:
 Type: _____ Number of Fire Places _____
 Date: _____ Signature: _____

Heating:
 Type of Heat: _____

Electrical:
 Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:

- Approval of soil test if required Yes _____ No _____
- No. of Tubs or Showers _____
- No. of Flushes _____
- No. of Lavatories _____
- No. of Other Fixtures _____

Swimming Pools:

- Type: _____
- Pool Size: _____
- Must conform to National Fire, Health and State Law

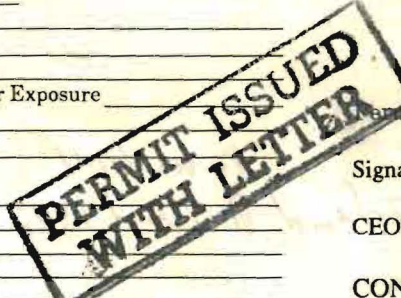
Permit Received By _____
 Signature of Applicant _____ Date _____

CEO's District _____

CONTINUED TO REVERSE SIDE

White - Tax Assessor

Ivory Tag - CEO



PLOT PLAN



FEES (Breakdown From Front)

Base Fee \$ 220 -
 Subdivision Fee \$ _____
 Site Plan Review Fee \$ 50 -
 Other Fees \$ _____
 (Explain) _____
 Late Fee \$ _____

Type	Inspection Record	Date
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____

COMMENTS 9-27-96 Some light hand rail left to be done
7-70 " " " " " "

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 has authorized agent and 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 or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

William E. Walker P.O. Box 4804
 SIGNATURE OF APPLICANT 67 Diamond Island Portland 04112 ADDRESS 766-5061 PHONE NO.

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE NO. _____



CITY OF PORTLAND, MAINE
Department of Building Inspection

083-AK-005

Certificate of Occupancy

LOCATION 50 Sunset Ave, Great Diamond Island (083-A-K-005)

Issued to Elizabeth Weber

Date of Issue 13 August 1998

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 924333, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Single Family Dwelling

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

Applicant: Eliz, A. Weber

Date:

Address: Sunset Ave, Great Diamond Island

Assessors No.: 83A - k - 5, 10

CHECK LIST AGAINST ZONING ORDINANCE

Date - 11-17-92

Zone Location - IR 2

Interior or corner lot -

Use - single

Sewage Disposal - septic

Rear Yards - 25'

25' req

Side Yards - 22' and 30'

20' req

Front Yards - 18'

11' req

Projections - none

Height - 1 1/2

Lot Area - 21,643 sq ft

20,000 req

Building Area - 28 x 32' = 896 sq ft

Area per Family - entire

Width of Lot - 86'

80' req

Lot Frontage - 100'

Off-street Parking - 2 cars

Loading Bays - N/A

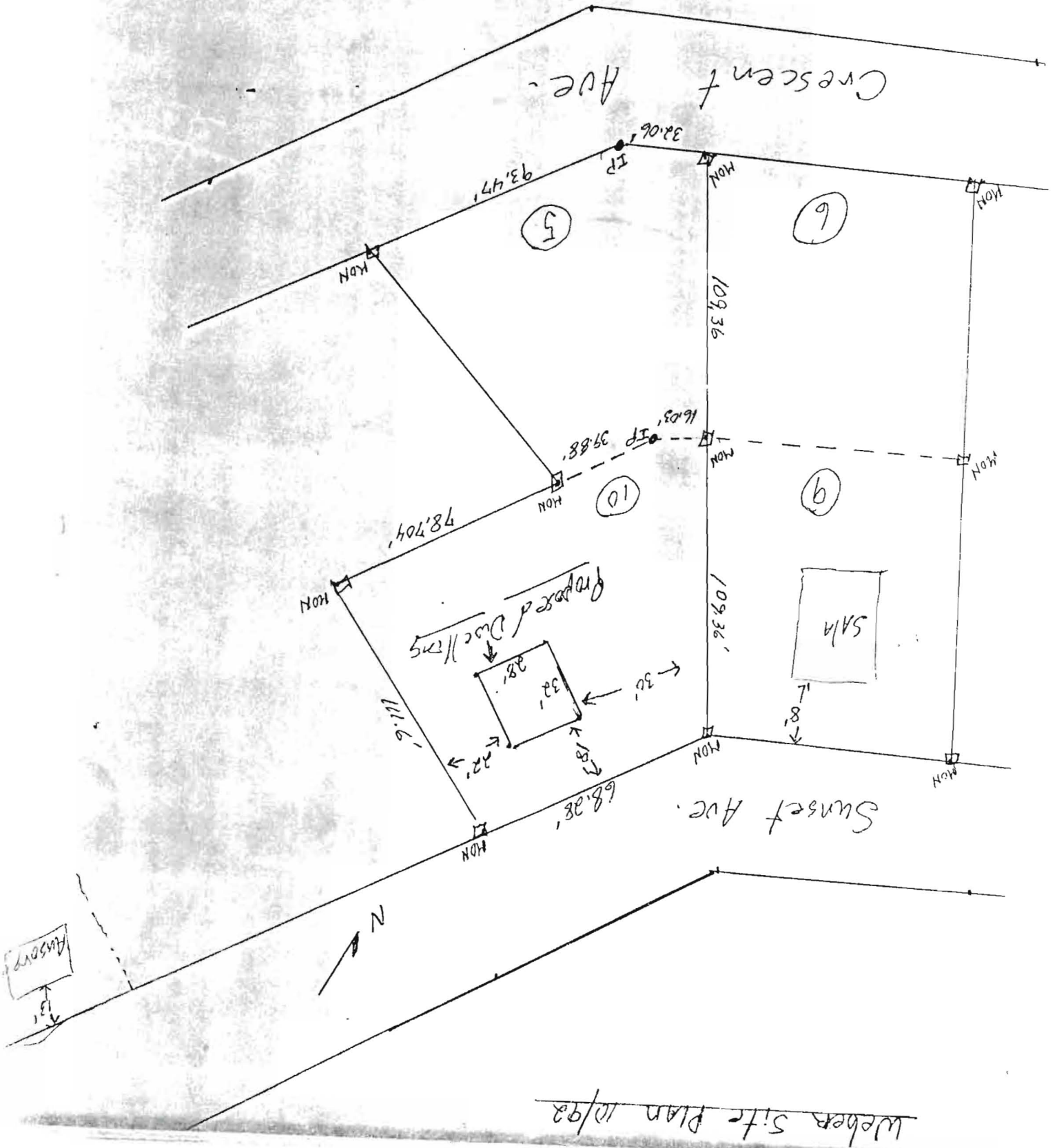
Site Plan -

Shoreland Zoning -

Flood Plains -

Elizabeth A. Weber
P.O. Box 4804
Portland, Me 04112
Tel. 766-5061

Ref: BK4 Pg 42 Nov 1882
Land of Gt. Diamond Island
Portland, Maine
Assessors 83AK - 5, 10
Surveyed 7-19-78 TED RAND



Weber's Site Plan 10/92

BUILDING PERMIT REPORT

ADDRESS: 83-A-K-5-10 Sunset Ave. Great Dan DATE: _____

REASON FOR PERMIT: To Construct a single Family Dwelling

BUILDING OWNER: ELIZABETH A. WEBER

CONTRACTOR: Ted Weber

PERMIT APPLICANT: _____

APPROVED: *1*6*7*9*12*13*14*15

CONDITION OF APPROVAL:

- * 1.) Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection.)
- 2.) Precaution must be taken to protect concrete from freezing.
- 3.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- 4.) 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.
- 5.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply system having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
- * 6.) 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 opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m²). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).
- * 7.) All single and multiple-station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the building code (BOCA National Building Code 1990, and N.F.P.A. 101 Chapter 18 & 19.

- 8.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fireresistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.
- *9.) A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be not less than 36 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a sphere with a diameter of 4 inches cannot pass through any opening. Handrails on stairs shall be no less than 34 inches nor more than 38 inches. Handrails within individual dwelling units shall not be less than 30 inches nor more than 38 inches. For more detail on guards & handrails see Article 8 section 824.0 and 825.0 of the BOCA National Building Code.
- 10.) 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.
- 11.) The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 M.R.S.A. refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
- *12.) Stair construction in Use Group R-3, R-4, is a minimum of 9" tread and 8-1/4" maximum rise.
- X 13.) Headroom in habitable spaces is a minimum of 7'6".
- X 14.) The minimum headroom in all parts of a stairway shall not be less than 6 feet 8 inches.
- X 15.) All construction and demolition debris must be disposed at the RWS by a licensed carrier or solid waste at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final certificate of occupancy is issued or demolition permit is granted.

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

/el

11/16/88-11/27/90-8/14/91-9/2/92-10/14/92

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant Elizabeth A. Weber
P O Box 4804 - Portland, ME 04112

Date 10/20/92

Mailing Address const 1-fam dwlg

Address of Proposed Site Sunset Ave- Great Diamond Island

Proposed Use of Site 22x000x80zft / 28'x32'

Site Identifier(s) from Assessors Maps 83-A-K-5,10

Acreeage of Site / Ground Floor Coverage 21,643

Zoning of Proposed Site _____

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors _____

Board of Appeals Action Required: () Yes () No

Total Floor Area _____

Planning Board Action Required: () Yes () No

Other Comments: contact person: Ted Weber - 766-5061

Date Dept. Review Due: _____

 MINOR MINOR SITE PLAN REVIEW

BUILDING DEPARTMENT SITE PLAN REVIEW

(Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
 - Requires Board of Appeals Action
 - Requires Planning Board/City Council Action

Explanation _____

Use complies with Zoning Ordinance — Staff Review Below

Zoning:
 SPACE & BULK,
 as applicable

	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS
COMPLIES	_____																	
COMPLIES CONDITIONALLY																		
DOES NOT COMPLY																		
																		CONDITIONS SPECIFIED BELOW
																		REASONS SPECIFIED BELOW

REASONS:

WADT 11-17-92

SIGNATURE OF REVIEWING STAFF/DATE

92-91-MM

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

Melodie Esterberg
- Planning

Applicant Elizabeth A. Weber
P O Box 4804 - Portland, ME 04112

Date 10/20/92
Sunset Ave- Great Diamond Island

Mailing Address const 1-fam dwlg

Address of Proposed Site 83-A-X-5.10

Proposed Use of Site 22x88x82ft / 28'x32'

Site Identifier(s) from Assessors Maps

Acreage of Site / Ground Floor Coverage 21.643

Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No
Board of Appeals Action Required: () Yes () No
Planning Board Action Required: () Yes () No

Proposed Number of Floors _____
Total Floor Area _____

Other Comments: contact person: Ted Weber - 756-5061

Date Dept. Review Due: _____

MINOR MINOR SITE PLAN REVIEW

PUBLIC WORKS DEPARTMENT REVIEW

10/21/92
(Date Received)

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED																CONDITIONS SPECIFIED BELOW
APPROVED CONDITIONALLY																
DISAPPROVED																REASONS SPECIFIED BELOW

REASONS: please see attached conditions

(Attach Separate Sheet if Necessary)

Melodie A. Esterberg 10/13/92
SIGNATURE OF REVIEWING STAFF/DATE

IN THE DOOR, 75%
SIDE OF AIR
SITE
IN THE DOOR, 75%
SIDE OF AIR
SITE
IN THE DOOR, 75%
SIDE OF AIR
SITE

(3)

GH36

Sample

GH11

GH10

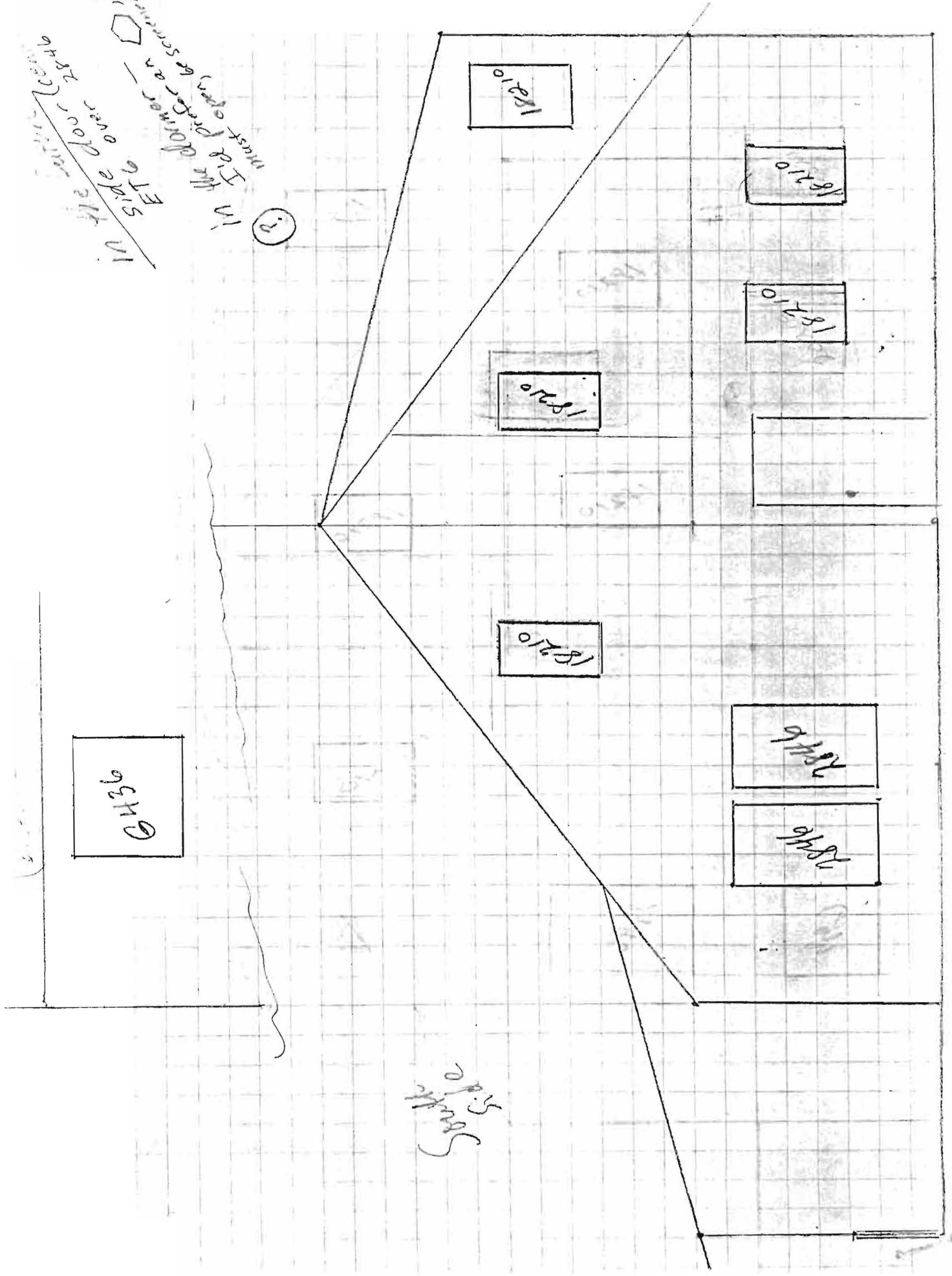
GH11

GH10

GH10

GH16

GH16



CITY OF PORTLAND, MAINE
SITE PLAN REVIEW (ADDENDUM)
CONDITIONS OF APPROVAL

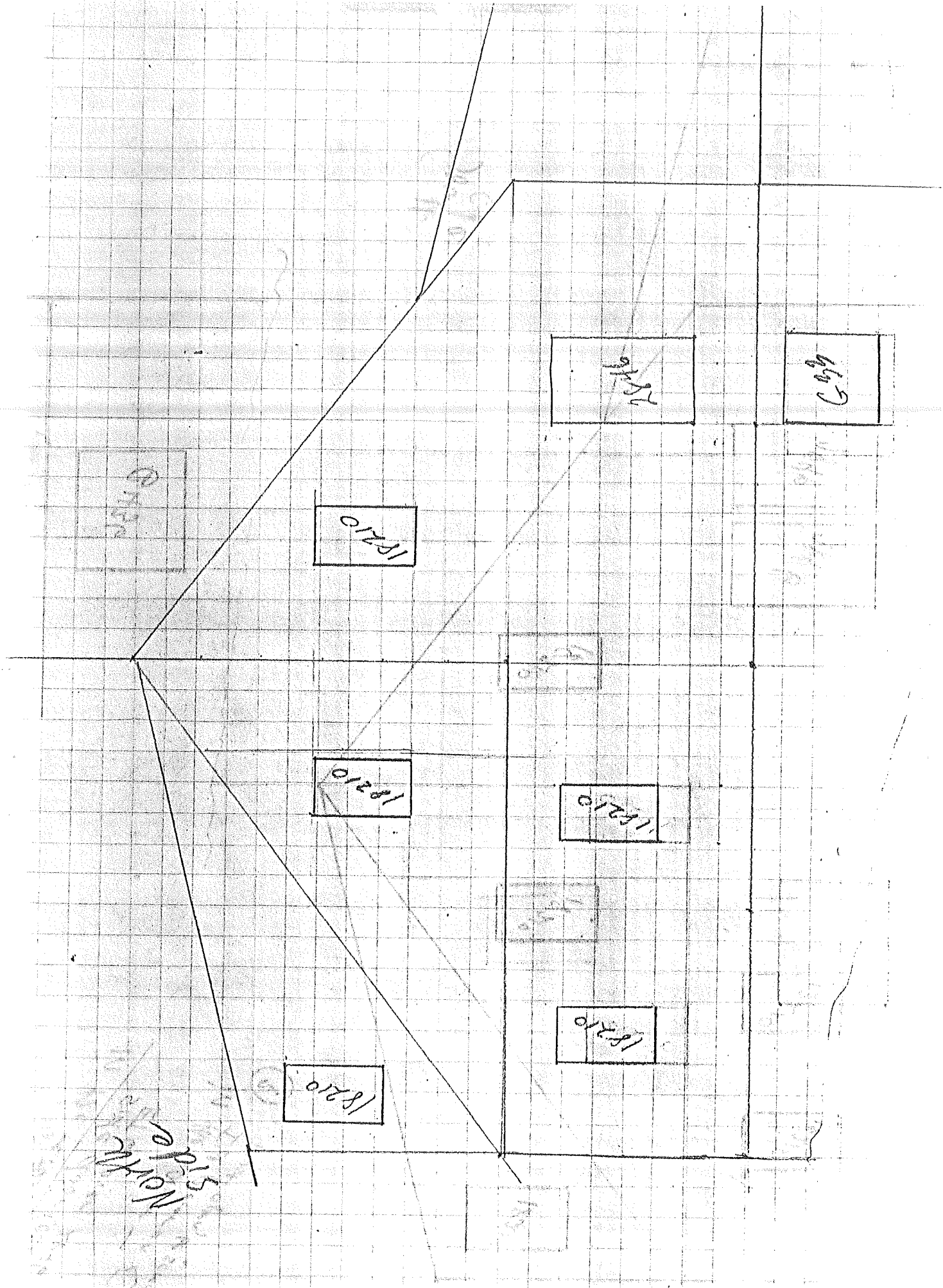
APPLICANT: Elyabeth A. Weber
ADDRESS: PO Box 4804 Portland 04112
SITE ADDRESS/LOCATION: Sunset Ave. Great Diamond Tr.
DATE: 11/13/92

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to not increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

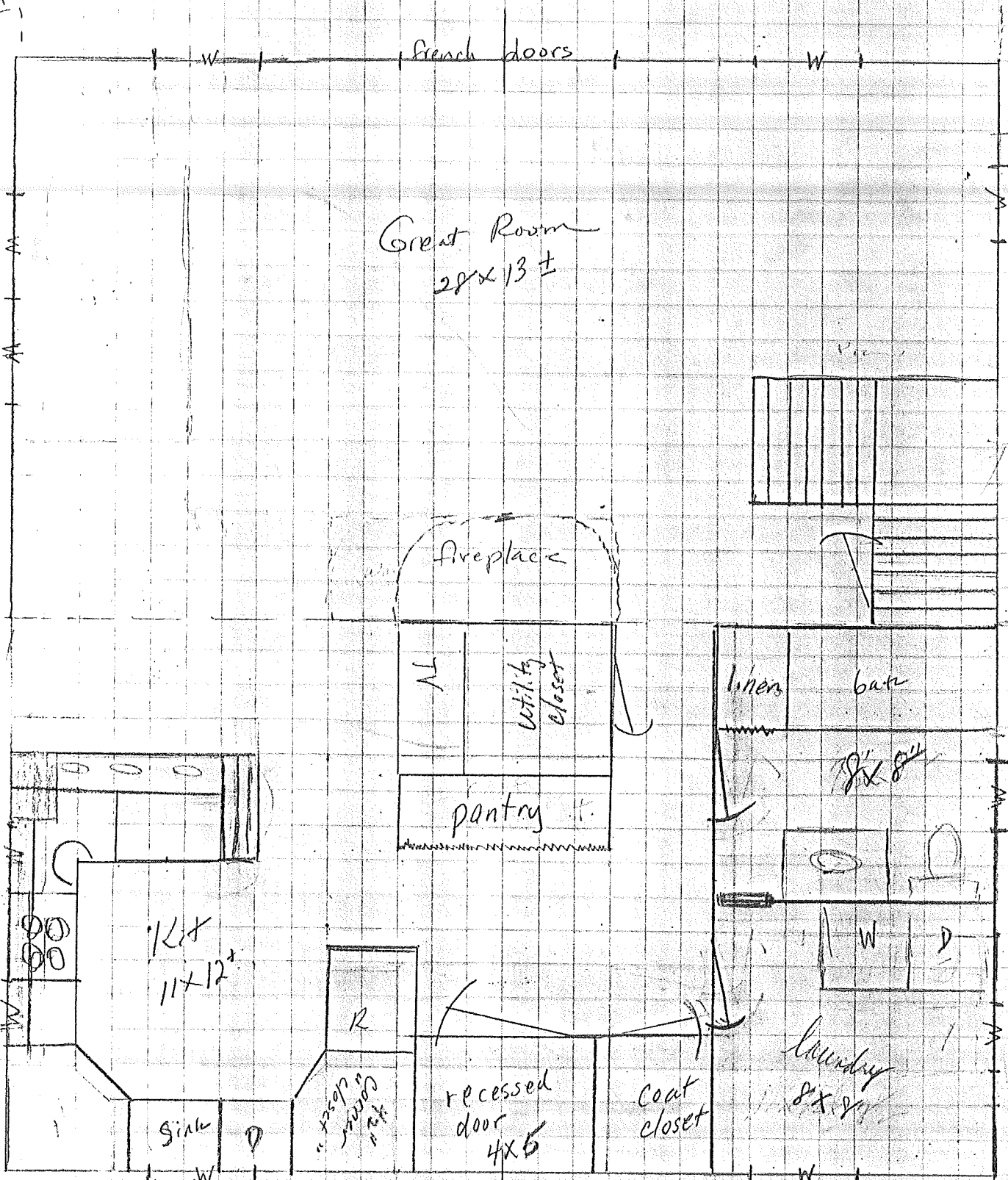
CONDITIONS CHECKED OFF BELOW ARE IN FORCE FOR YOUR SITE PLAN

- All damage to sidewalk, curb, street, or public utilities shall be repaired 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 _____, 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 closings with these requirements in mind.
- A sewer permit is required for your project. Please notify Paul Niehoff at 874-8300 ext 8838. The Sewer Division of Parks and Public Works (Jackie Wurslin at 797-5302) 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 storm service connections must be submitted to Parks & Public Works Engineering Division (55 Portland St.) and approved prior to issuance of a Certificate of Occupancy.
- A street opening permit(s) is required for your site. Please contact Carol Poliskey at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible).
- All lot grading to direct storm water away from abutting properties

cc: P. Niehoff



28 x 32 + porch (28 x 8)
p. 345



p. 58

Anderson

Narrowline / Double Hung

(#)	(rough opening)	(how many)
18210	1'10 1/8" x 3'1 1/4"	11
28310	2'10 1/8" x 4'1 1/4"	2
30310	3'2 1/8" x 4'1 1/4"	2
2846	2'10 1/8" x 4'9 1/4"	5

PermaShield Gliding

G33	3'0 1/2" x 3'0 1/2"	3
G436	4'0 1/2" x 3'6 1/2"	1

24 windows

French wood Hinged Patio Door

FWH 6068 ASR	6'0" x 6'8"	1
--------------	-------------	---

also exterior doors : road entry
cellar walk-out
(south side)

{ interior doors :	9
	5 / 24'

Walls 2x6 - 16" centers

Roof 2x10 - 16" "

Rafters 2x~~10~~¹² - 16" "

Carrying Beams - 3 - 2x12 with 1/2" Plywood between

Wiring - 200 AMP

Pumbing - WATER / COPPER, DRAINS / PLASTIC SCHED 40

Floors - 3/4" T+G Plywood

Basement - 12x24 footings - poured concrete

Walls - 10" Poured concrete OR 12" Cement

Floor - 4" Poured concrete Blocks

sewerage - 1000 gal Septic Tank with 17 Eco-Tec

H-10 chambered leech field.

style - 2 bdrm Cape with full shed dormer
in Rear.

chimney - clay tiled cement block - 2 flues

heat - FNA / oil

baths - 1 1/2

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

November 17, 1992

RE: Sunset Ave., Great Diamond Island
83A-K-5-10

Ms. Elizabeth A. Webber
P.O. Box 4804
Portland, ME 04112

Dear Ms. Weber:

Your application to construct a 1-family dwelling has been reviewed and a permit is herewith issued subject to the following requirements:

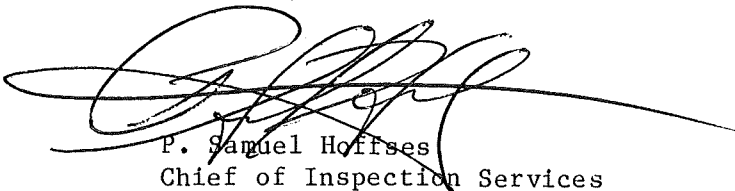
No certificate of occupancy can be issued until all requirements of this letter are met.

Site Plan Review Requirements
Inspection Services Approved William Giroux
Public Works Approved with requirements -- see attached conditions

Building Code Requirements
1. Please read and implement items 1, 6, 7, 9, 12, 13, 14 and 15 of the attached building permits report.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,



P. Samuel Hoffses
Chief of Inspection Services

/e1

cc: William Giroux, Zoning Administrator
Melodie Esterberg, Development Review Coordinator



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Code Enforcement

FROM: Jim Wendel, Development Review Coordinator

DATE: August 12, 1998

SUBJECT: Request for Certificate of Occupancy
50 Sunset Avenue, Great Diamond Island (83-A-K-5, 10)

Based on comments by Code Enforcement, It is my opinion that all of the conditions of approval have been satisfactorily completed and a **permanent Certificate of Occupancy could be issued** assuming Code Enforcement has no outstanding issues.