

PERMIT ISSUED

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

Permit No: 01-0740JUL	Issue Date: - 9 2001	CBL: 084 C003001
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Location of Construction: 96 New Island Ave	Owner Name: Sherwood Richard A &	Owner Address: 21 Murray St Augusta, Me 04330	Phone: 207-287-1476
Business Name: n/a	Contractor Name: Brookwood Builders	Contractor Address: Route 202 Box 1935 Manchester	Phone: 2076236322
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Single Family	Zone: IR-2

Past Use: Vacant	Proposed Use: New Single Family/ 40' x 28' -1 1/2"	Permit Fee: \$30.00	Cost of Work: \$164,645.00	CEO District: 3
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Proposed Project Description:
Build New Single Family Home 40' x 28' -1 1/2"

FIRE DEPT: Approved Denied

INSPECTION: Use Group: 9-3 Type: 513

Signature: [Signature]

PEDESTRIAN ACTIVITIES DISTRICT (H.A.D.):

Action: Approved Approved w/Conditions Denied

Signature: [Signature] **Date:** [Date]

Permit Taken By: gg	Date Applied For: 06/21/2001	Zoning Approval	
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<ol style="list-style-type: none"> 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.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Zone C</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i># 2001-0158</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>OK with conditions</i> Date: <i>7/3/01</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 Date: [Date]	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: [Date]
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PERMIT ISSUED WITH REQUIREMENTS

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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT _____ ADDRESS _____ DATE _____ PHONE _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ DATE _____ PHONE _____

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

Valuation: \$164,000.00 Plan Review # _____

Fee: \$1,314.00 Date: 23 June 2001

Building Location: 96 New Island Ave. CBL: 084-C-063

Building Description: Single Family dwelling

Reviewed By: S. Noffers

Use or Occupancy: R-3 Type of Construction: 5B

Numerals indicated in parenthesis are applicable code sections of the 1999 Edition of the BOCA National Building Code. The plan review accomplished as indicated in this record is limited to those code sections specifically identified herein. This record references commonly applicable code sections with due regard for the amount and type of detailed information which is typically found on construction documents for one and two family dwellings. It does not reference all code provisions, which may be applicable to specific buildings. This record is designed to be used only by those who are knowledgeable and capable of exercising competent judgment in evaluating construction documents for code compliance.

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

Correction List		
NO:	Description	Code Section
1.	All site plan and building code requirements shall be completed before a certificate of occupancy can or will be issued.	111.0 118.0
2.	Before placing concrete for the foundation you shall call this office for a setback inspection.	111.0
3.	Foundation drains shall comply with section 1813.5.2	1813.5.2
4.	Foundation anchor bolts shall comply with section 2305.17	2305.17
5.	Waterproofing & damp proofing shall comply with section 1813.0	1813.0
6.	Chimneys and vents shall comply with section NFPA 211 & manufacturers requirements	NFPA 211
7.	Guardrails & handrails shall comply with sections: 1021.0 & 1022.0 (36" min. guardrails)	1021.0 1022.0
8.	STAIR Construction shall comply with section 1014.0	1014.0
9.	Sleeping room egress or rescue window shall comply with section 1010.4 (5.7 SQ. FT. Clear opening)	1010.4
10.	Smoke detectors shall comply with section 921.3.2	921.3.2
11.	Ventilation and access to crawl & attic spaces shall comply with sections 1210.0 & 1211.0	1210.0 1211.0
12.	Fastening of bldg. elements shall comply with Table 2305.2	2305.2

REV: PSH 6/16/01

Foundations (Chapter 18)

Wood Foundation (1808)

- ~~NA~~ Design
- ~~NA~~ Installation

Footings (1807.0)

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

Foundation Walls

- ~~X~~ Design (1812.1)
- ~~X~~ Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)
- ~~SQ~~ Water proofing and damp proofing Section 1813
- ~~X~~ Sill plate (2305.17)
- ~~SQ~~ Anchorage bolting in concrete (2305.17)
- ~~X~~ Columns (1912)
- ~~SQ~~ Crawl space (1210.2) Ventilation
- ~~SQ~~ Crawl opening size (1210.2.1)
- ~~SQ~~ Access to crawl and attic space (1211.0)
- _____

Floors (Chapter 16-23)

- ~~X~~ Joists - Non sleeping area LL40PSF (Table - 1606)
- ~~X~~ Joists - Sleeping area LL30PSF (Table - 1606)
- ~~X~~ Grade
- ~~X~~ Spacing
- ~~X~~ Span
- ~~X~~ Girder 4" bearing 2305.6.1

Floors (contd.)

- ~~X~~ Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3") 2305.2
- ~~S1~~ Bridging (2305.16)
- ~~S1~~ Boring and notching (2305.5.1)
- ~~S2~~ Cutting and notching (2305.3)
- ~~S1~~ Fastening table (2305.2)
- ~~NA~~ Floor trusses (AFPANDS Chapter 35)
- ~~X~~ Draft stopping (721.7)
- ~~X~~ Framing of openings (2305.11) (2305.12)
- ~~X~~ Flooring - (2304.4) 1" solid - 1/2" particle board
- ~~X~~ Concrete floors (1905) 3 1/2" 6 mil polyethylene vapor retarder
- ~~_____~~
- ~~_____~~
- ~~_____~~
- ~~_____~~
- ~~_____~~

Wall Construction (Chapter 2300)

- ~~X~~ Design (1609) wind loads
- ~~X~~ Load requirements
- ~~X~~ Grade
- ~~S1~~ Fastening schedule (Table 2305.2)
- ~~X~~ Wall framing (2305.4.1)
- ~~X~~ Double top plate (2305.4.2)
- ~~X~~ Bottom plates: (2305.4.3)
- ~~S1~~ Notching and boring: (2305.4.4) studs
- ~~X~~ Non load bearing walls (2305.5)
- ~~S1~~ Notching and boring (2305.5.1)
- ~~X~~ Wind bracing (2305.7)
- ~~X~~ Wall bracing required (2305.8.1)
- ~~X~~ Stud walls (2305.8.3)
- ~~X~~ Sheathing installation (2305.8.4)
- ~~X~~ Minimum thickness of wall sheathing (Table 2305.13)
- ~~NA~~ Metal construction
- ~~NA~~ Masonry construction (Chapter 21)
- ~~NA~~ Exterior wall covering (Chapter 14)
- ~~X~~ Performance requirements (1403)
- ~~X~~ Materials (1404)
- ~~NA~~ Veneers (1405)
- ~~X~~ Interior finishes (Chapter 8)

Roof-Ceiling Construction (Chapter 23)

- Roof rafters - Design (2305.15) spans
- Roof decking and sheathing (2305.15.1) 5/8" boards and (2307.3) (Table 2307.3.1(2))
- Roof trusses (2313.3.1)
- Will req. design by structural engineer*
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-
-

Roof Coverings (Chapter 15)

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

**Chimneys and Fireplaces
BOCA Mechanical/1993**

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

**Mechanical
1993 BOCA Mechanical Code**

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Load Design Criteria

Floor live load sleeping	<u>30 PSF</u>	<u>✓</u>
Floor live load non sleeping	<u>40 PSE</u>	<u>✓</u>
Roof live load	<u>42 PSF</u>	<u>✓</u>
Seismic Zone	<u>C</u>	<u>✓</u>
Weathering area	<u>S</u>	<u>✓</u>
Frost line depth	<u>4' MIN</u>	<u>✓</u>
Exterior balconies	<u>60 PSF</u>	<u>NA</u>
Decks	<u>42 PSF</u>	<u>NA</u>
Guardrails & Handrails	<u>200 Live Load</u>	<u>NA</u>

Glazing (Chapter 24)

<u> </u>	Labeling (2403.1)
<u> </u>	Louvered window or jalousies (2403.5)
<u> </u>	Human impact loads (2406.0)
<u> </u>	Specific hazardous locations (2406.2)
<u> </u>	Sloped glazing and skylights (2405)
<u>SA</u>	Safety glazing (2406.0)

Private Garages (Chapter 4)

<u>NA</u>	General (407)
<u> </u>	Beneath rooms (407.3)
<u> </u>	Attached to rooms (407.4)
<u> </u>	Door sills (407.5)
<u> </u>	Means of egress (407.8)
<u> </u>	Floor surface (407.9)

Egress (Chapter 10)

- ~~X~~ One exit from dwelling unit (1010.2)
- ~~SA~~ Sleeping room window (1010.4)
- ~~A~~ EXIT DOOR (1017.3) ~~36"~~ W 80" H
- ~~A~~ Landings (1014.3.2) stairway
- ~~NA~~ Ramp slope (1016.0)
- ~~SA~~ 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)
- ~~NA~~ Winders (1014.6.3)
- ~~NA~~ Spiral and Circular (1014.6.4)
- ~~SA~~ Handrails (1022.2.2.) Ht.
- ~~SA~~ Handrail grip size (1022.2.4) 1 1/4" to 2"
- ~~SA~~ Guards (1012.0) 36" min.

Smoke Detectors (920.3.2)

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

Dwelling Unit Separation
Table 602

~~NA~~

Electrical
NFPA # ~~20~~

BUILDING PERMIT REPORT

DATE: 23 June 2001 ADDRESS: 96 New Island Ave. CBL: 084-C-003

REASON FOR PERMIT: To Construct a 28'x40' Single family dwelling

BUILDING OWNER: Richard A Sherwood

PERMIT APPLICANT: CONTRACTOR Brookwood Builders

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: 164,645.00 PERMIT FEES: 1,314.00

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: *1 *2 *3 *4 *5 *9
*11 *13 *14 *16 *20 *27 *28 *29 *30 *32 *33 *34 *35 *36 *38

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- 2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
- 3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- 4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
- 5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
- 6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
- 7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- 8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
- 9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
- 10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- 11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42". In occupancies in Use Group A, B.H-4, I-1, I-2, M, R, public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. Handrails shall be a minimum of 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7) R-3 (Single Family dwelling) minimum height is 36" max.
- 12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- 13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- 14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- 15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
- 16. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
- 17. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
- 18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
- 19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

4 20 All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.0.2 (BOCA National Building Code/1999), and Chapter 13 & 14. (Smoke detectors shall be installed and maintained at the following locations):

- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

21. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
25. 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".
26. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.

X 27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).

X 28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.

AA 29. All requirements must be met before a final Certificate of Occupancy is issued.

AA 30. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).

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

32. Please read and implement the attached Land Use Zoning report requirements. *All requirements and conditions on the attached site development review sheets shall be met.*

X 33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.

X 34. Bridging shall comply with Section 2305.16.

X 35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)

X 36. All flashing shall comply with Section 1406.3.10.

X 37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

* 38. *The roof framing will require a statement of design by a structural engineer - this shall be submitted to this office for approval before work is started. FAX 874-8716 AT. S. Hoffses.*

M. Schmuckal, Building Inspector
Lt. McDougall, PFD
Marge Schmuckal, Zoning Administrator
Michael Nugent, Inspection Service Manager

PSH 10/1/00

**This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.

***THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)

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

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

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

2001-0158
Application I. D. Number

Sherwood Richard A &
Applicant
21 Murray St, Augusta, ME 04330
Applicant's Mailing Address

06/21/2001
Application Date

Consultant/Agent
Applicant Ph: (207) 287-1476 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

96 - 96 New Island Ave, Portland, Maine
Address of Proposed Site
084 C003001
Assessor's Reference: Chart-Block-Lot

96 New Island Ave
Project Name/Description

Approval Conditions of Insp

- 1 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2 Separate permits shall be required for future decks, sheds, pools, and/or garage.
- 3 Your front stairs projecting into the front setbacks is allowed if the construction begins within 1 year of the demolition of the previous single family. If construction begins after 1 year of the demolition of the previous structure, the allowable front setback may change. You would need to contact this office.

Approval Conditions of DRC

- 1 EXISTING MATURE TREES ON SITE PLAN ARE SHOWN TO REMAIN; THESE TREES SHALL BE PROTECTED THROUGHOUT CONSTRUCTION, AS TO NOT DISTURB THE ROOT SYSTEM OF THESE TREES.
- 2 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.
- 3 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.
- 4 Your new street address is now 96 New Island Avenue, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 5 The Development Review Coordinator (874-8632) 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.
- 6 Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.
- 7 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.
- 8 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.
- 9 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 10 ANY ADDITIONAL FILLING OR GRADING OTHER THAN WHAT IS SHOWN ON THE SITE PLAN WILL NEED REVIEW AND APPROVAL.

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

2001-0158
Application I. D. Number

06/21/2001
Application Date

96 New Island Ave
Project Name/Description

Sherwood Richard A &
Applicant
21 Murray St, Augusta, ME 04330
Applicant's Mailing Address

Consultant/Agent
Applicant Ph: (207) 287-1476 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

96 - 96 New Island Ave, Portland, Maine
Address of Proposed Site
084 C003001
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) 40' x 28' -1 1/2" New Home

1,960 sq. ft. 17,300 sq. ft.
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 Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date: 06/22/2001

Insp Approval Status:

Reviewer Marge Schmuckal

- Approved Approved w/Conditions See Attached Denied

Approval Date 07/03/2001 Approval Expiration 07/03/2002 Extension to _____ Additional Sheets Attached

Condition Compliance Marge Schmuckal 07/03/2001
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 Issued	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	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

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

2001-0158

Application I. D. Number

06/21/2001

Application Date

96 New Island Ave

Project Name/Description

Sherwood Richard A &

Applicant

21 Murray St, Augusta, ME 04330

Applicant's Mailing Address

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Applicant Ph: (207) 287-1476 Agent Fax:

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96 - 96 New Island Ave, Portland, Maine

Address of Proposed Site

084 C003001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Insp

- 1 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2 Separate permits shall be required for future decks, sheds, pools, and/or garage.
- 3 Your front stairs projecting into the front setbacks is allowed if the construction begins within 1 year of the demolition of the previous single family. If construction begins after 1 year of the demolition of the previous structure, the allowable front setback may change. You would need to contact this office.

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

All Purpose Building Permit Application

010740

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: ⁵²⁹⁶ 92 New Island Ave. Peaks Island,		
Total Square Footage of Proposed Structure 1960	Square Footage of Lot 17,300	
Tax Assessor's Chart, Block & Lot Number Chart# 84 Block# C Lot# 3-5	Owner: Richard & Emily Sherwood	Telephone#: 207-287-1476
Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address: 21 Murrey Street Augusta, ME 04330	Cost Of Work: \$164,645 Building Fee: \$1,014
Current use: Vacant	+ site 300.	
If the location is currently vacant, what was prior use: Seasonal Residence	Total 1,314.00	
Approximately how long has it been vacant: 1 month		
Proposed use: Single Family Home		
Project description: Construct New Single Family Home		

Contractor's Name, Address & Telephone:	Brookwood Builders, Route 202 Box 1935 Manchester, ME 04351, 207-623-6322	
Applicants Name, Address & Telephone:	Richard & Emily Sherwood, 21 Murrey Street, Augusta, ME 04330, 207-287-1476	
Who should we contact when the permit is ready:	Richard Sherwood	
Telephone:	207-287-1476 xx call	
If you would like the permit mailed, what mailing address should we use:		
Demo Permits was applied 6/13		
		DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME JUN 21 2001 RECEIVED
		Rec'd By: <i>Gandy</i> 6/21/01

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

PLOT PLAN INCLUDES THE FOLLOWING:

- 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 utilities serving the building;
- 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 INCLUDES THE FOLLOWING:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
 - Floor Plans & Elevations
 - Window and door schedules
 - Foundation plans with required drainage and damp proofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

**SEPARATE PERMITS ARE REQUIRED FOR INTERNAL & EXTERNAL PLUMBING, HVAC
AND ELECTRICAL INSTALLATIONS**

- All construction must be conducted in compliance with the 1999 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 1999 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.

Minor/Minor Site Review Fee for New Single Family homes: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

**ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE
PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER
THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED**

Certification

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

Signature of applicant:

W. G. L.

Date: 21 June 01

lot 84-C-4-5

We have owned this lot 2 week 2nd 2 half.

KNOW ALL MEN BY THESE PRESENTS

That I, **FAITH E. SHERWOOD** of Bath, in the County of Sagadahoc and State of Maine for consideration paid by **RICHARD A. SHERWOOD** and **EMILY D. SHERWOOD**, both of Augusta, in the County of Kennebec and State of Maine, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said **RICHARD A. SHERWOOD** and **EMILY D. SHERWOOD**, as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever,

Two (2) certain lots or parcels of land, with the buildings thereon, situated on Peaks Island, in the City of Portland, County of Cumberland and State of Maine and being lots numbered ninety-four (94) and ninety-five (95) as shown on a plan of a portion of land on Peaks Island, formerly owned by the Welch & Hilborn Heirs, recorded in the Cumberland County Registry of Deeds in Plan Book 13, Page 117, to which plan reference is hereby made for a more particular description of the premises hereby conveyed.

For source of title reference may be had to the Estate of Burton Densmore who died testate on October 5, 1962, see Cumberland County Registry of Probate Docket No. 59054. Further reference may be had to the death of Raymond E. Densmore in 1964 and the vesting of full title to the above captioned property in the grantor, Faith E. Sherwood.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said **RICHARD A. SHERWOOD** and **EMILY D. SHERWOOD**, as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

AND I do COVENANT with the said Grantees, as aforesaid, that I am lawfully seized in fee of the premises, that they are free of all encumbrances, that I have good right to sell and convey the same to the said Grantees to hold as aforesaid, and that I and my heirs shall and will WARRANT and DEFEND the same to the said Grantees, their heirs and assigns, and the survivor of them, and the heirs and

58508

Lot 84-C-3

WARRANTY DEED

Joint Tenants

(Maine Statutory Short Form)

We have owned this lot 6+ years.

John K. Wright, of Portland, Maine, for valuable consideration, grants to Richard A. Sherwood and Emily D. Sherwood, as joint tenants, with a mailing address of 21 Murray Street, Augusta, ME 04330, with Warranty Covenants, the following described real property situated at Island Avenue, Peaks Island, Portland, Cumberland County, Maine:

A certain lot or parcel of land with the buildings thereon, situated in said Portland, and being more particularly described on Exhibit A attached hereto and made a part hereof.

Meaning and intending to convey the same premises described in deeds from Lillian L. Donahue to Grantor dated August 13, 1948 and recorded in the Cumberland County Registry of Deeds in Book 1921, Page 81 and dated October 28, 1953, and recorded in Book 2188, Page 131. See also deeds to John K. Wright and Lillian L. Donahue dated November 18, 1953 and recorded in Book 2188, Page 111 and dated October 19, 1953 and recorded in Book 2188, Page 124.

Witness my hand this 22nd day of September, 1994.

Kenneth E. Snitger

Witness

John K. Wright

John K. Wright

STATE OF MAINE
CUMBERLAND, ss

September 22, 1994

Personally appeared the above named John K. Wright, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Kenneth E. Snitger

Attorney at Law/Notary Public

KENNETH E. SNITGER
MAINE ATTORNEY AT LAW

Printed Name

MAINE REAL ESTATE TAX PAID

This data is provided by the Assessor's Office and is current as of July 1, 2001

Parcel ID	084 C003001	Sheet	1 of 1	Property Address	96 NEW ISLAND AVE
Owner Name 1	SHERWOOD RICHARD A &			Property Type	RESIDENTIAL
Owner Name 2	EMILY D JTS			Description	84-C-3 ISLAND AVE PEAKS ISLAND 5750SF
Mailing Address	21 MURRAY ST				
City, State, Zip	AUGUSTA	ME	04330		

VACANT LAND	0	LIGHT
IR2	010	
PEAKS ISLAND	0	
PUBLIC WATER	SEPTIC	NONE
96 NEW ISLAND AVE		
12/28/2000	vjm	

TR-2

See Deed to Richard Sherwood

This data is provided by the Assessor's Office and is current as of July 2, 2002

Parcel ID: 084 C004001
Parcel Count: 1 of 1
Owner Name 1: SHERWOOD FAITH E
Owner Name 2:
Mailing Address: 845 HIGH ST
City, State, Zip: BATH ME 04530

Property Address: 92 NEW ISLAND AVE
Property Type: RESIDENTIAL
Description: 84-C-4-5
ISLAND AVE
PEAKS ISLAND
11050 SF

SEASONAL 1 LIGHT
IR2 010
PEAKS ISLAND
660
PUBLIC WATER SEPTIC NONE
92 NEW ISLAND AVE
12/28/2000 vjm

Applicant: Richard Sherwood

Date: 7/3/01

Address: 96 New Island Ave

C-B-L: 084-C-3-415

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - IR-2

Interior or corner lot -

note: previous small house demolished, property combined with this lot

Proposed Use/Work - Construct New Single Family Dwelling 28x40

Sewage Disposal - ^{city} on water

Lot Street Frontage - 70' ^{req} - 150' ^{show}

Front Yard - 25' ^{req} - 27.5' to main structure - see projection allow for steps into yard

Rear Yard - 25' ^{req} - 58.9' ^{show}

Side Yard - 20' ^{req} - 49.5' & 49.9' ^{show}

Projections - front stairs may be 18.9' from front property line (using old setback) if project begins within 1yr of demolition of old house

Width of Lot - 80' - 150' ^{show}

Height - 35' MAX

ok → Lot Area - increasing the nonconforming lot 11,050 sq ft to get a legal 16,800 sq ft

Lot Coverage Impervious Surface - 20% MAX of 3360 sq ft

Area per Family - legal nonconforming lot (actually increased the size of lot)

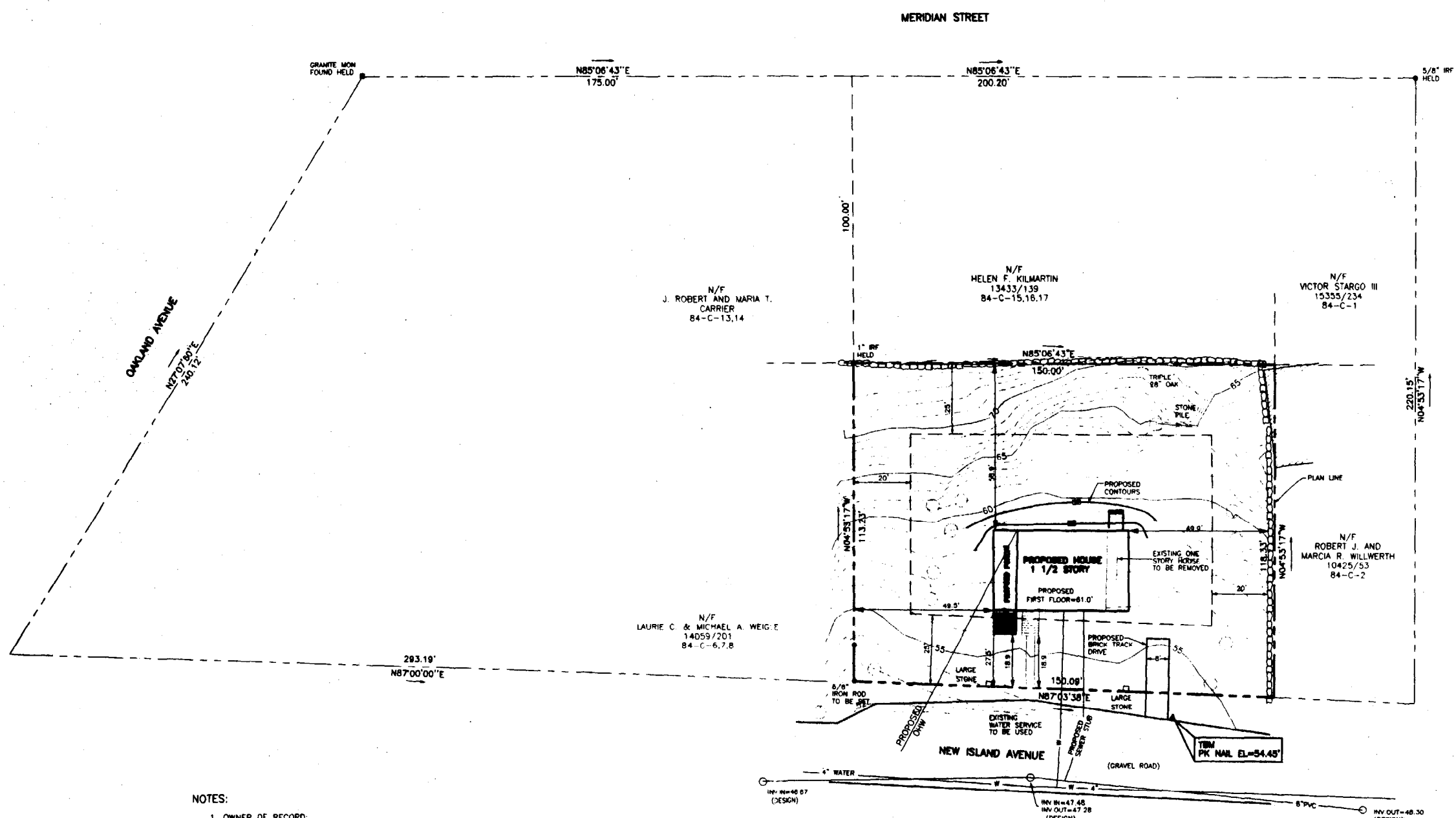
Off-street Parking - 2 req

Loading Bays - N/A

Site Plan - memo r/memo 2001-0158

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 15 Zone C

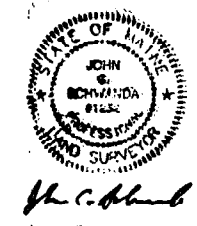
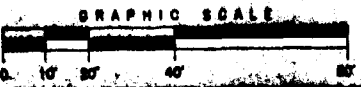


NOTES:

1. OWNER OF RECORD:
84-C-3 RICHARD A & EMILY D. SHERWOOD
CCRD 11839/116
84-C-4.5 FAITH E. SHERWOOD
CCRD 9528/267
2. ELEVATIONS BASED ON ELEVATION PROVIDED BY CITY ENGINEERING DEPARTMENT FOR MONUMENT AT CORNER OF NEW ISLAND AVENUE AND RYEFIELD STREET AT 56.25.
3. LOCATION OF RECENTLY CONSTRUCTED SEWER TAKEN FROM MARKUP PRINT OF PLAN REF. 2 AT THE ENGINEERING DEPARTMENT OF THE PORTLAND WATER DISTRICT. NEW SEWER STUB SHOULD BE EXCAVATED AND ELEVATION DETERMINED BEFORE FOUNDATION IS CONSTRUCTED
4. BEARINGS BASED ON PLAN REF. 1 AND MARKERS FOUND ON MERIDIAN STREET.
5. DUE TO THE LOCATION OF THE STONE WALL AND THE BUILDING ON THE LAND OF WILLWERTH THE PROPERTY LINE MAY FOLLOW THE WALL AND NOT THE PLAN LINE. AN ATTORNEY SHOULD BE CONSULTED. SETBACKS ARE SHOWN FROM THE WALL.
6. THE ONLY PROPOSED CHANGE IN CONTOURS IS TO EXCAVATE A SMALL SWALE AROUND THE BACK OF THE HOUSE TO DIVERT WATER FROM THE BACK OF THE FOUNDATION.

PLAN REFERENCES:

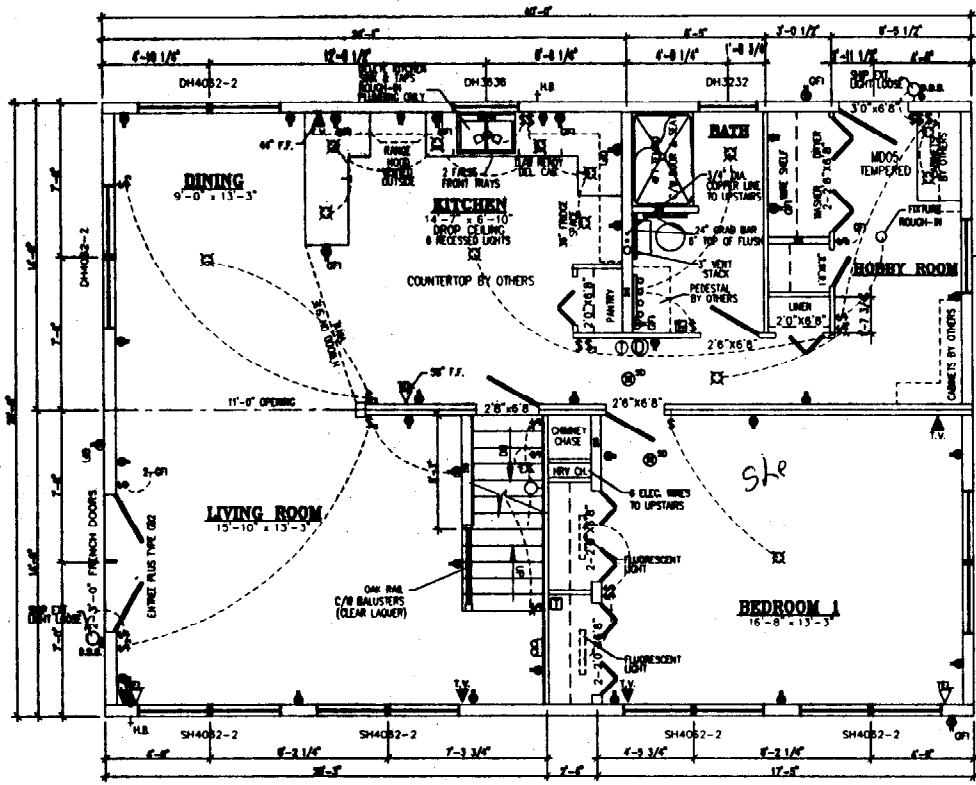
1. "PLAN OF A PORTION OF LAND ON PEAK'S ISLAND OWNED BY THE WELCH AND HILBORN HEIRS, WITH PROPOSED STREET AND LOTS" RECORDED IN PLAN BOOK 13 PAGE 117.
2. "PORTLAND WATER DISTRICT PORTLAND, MAINE RYEFIELD-SEASHORE AREA SEWERAGE PROJECT NEW ISLAND AVENUE-WEST SEWER & WATER PLAN & PROFILE STA. 0+00-5+38 MAY 2000 SHEET C-5 WOODARD AND CURRAN."



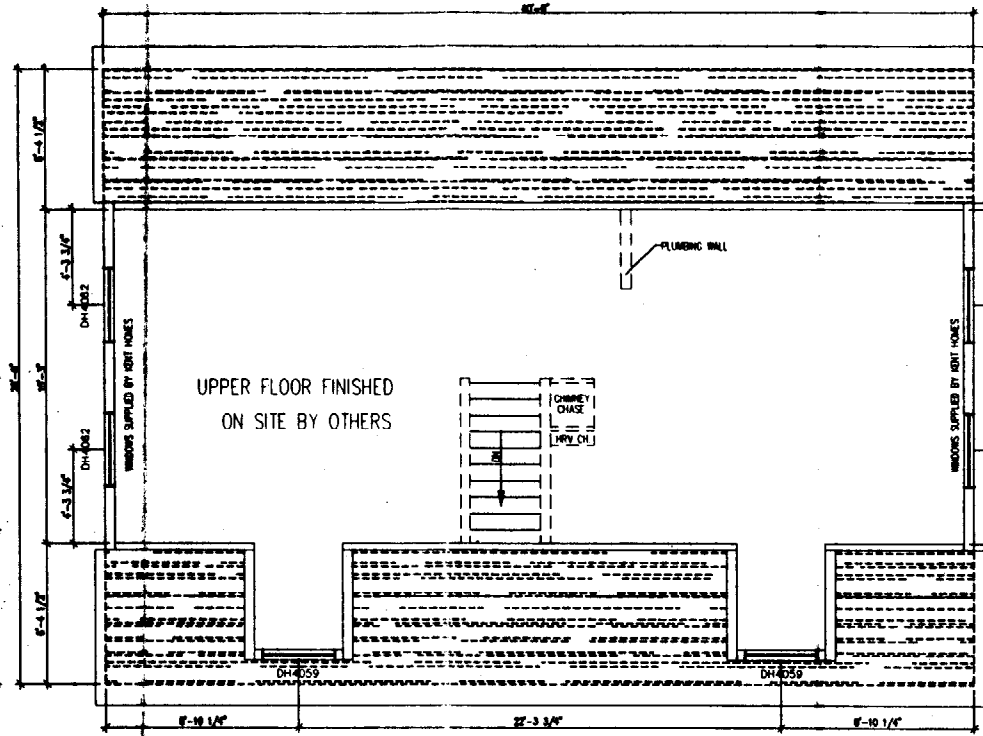
SITE PLAN
AT
92 NEW ISLAND AVENUE,
PEAKS ISLAND, PORTLAND, MAINE
MADE FOR
RICHARD SHERWOOD,
21 MURRAY ST. AUGUSTA, ME. 04330

OWEN HASKELL, INC.
16 CARDO ST., PORTLAND, ME 04101 (207)774-0484
PROFESSIONAL LAND SURVEYORS

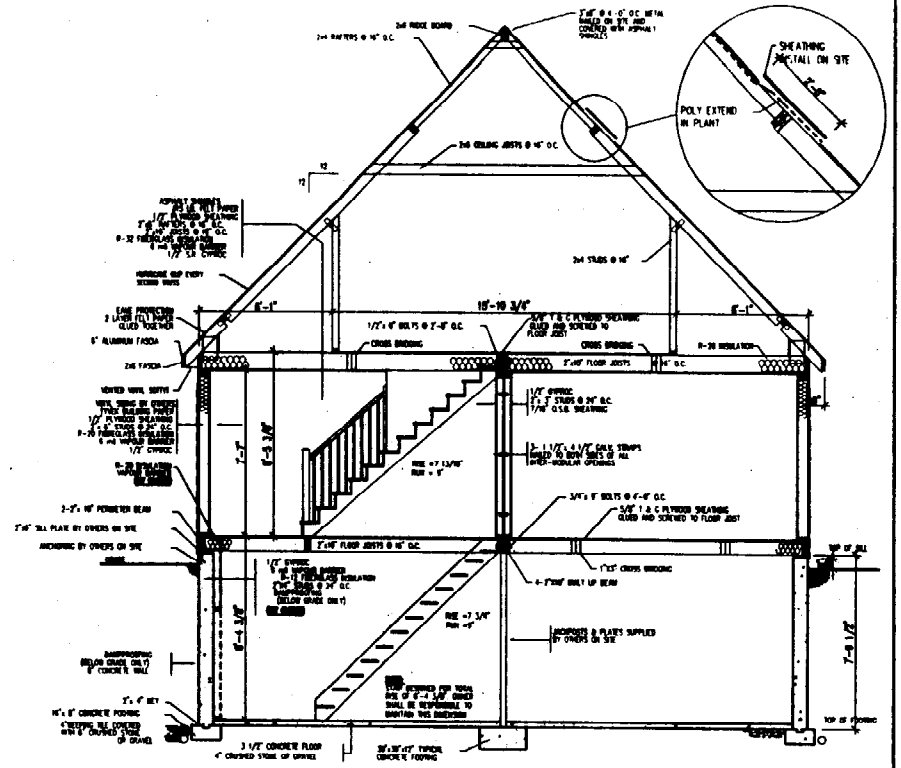
Drawn By: RAR	Date: APRIL 26, 2001	Job No.: 2001-057
Trace By: RWC	Scale: 1" = 20'	Draw. No.: 1
Check By: JCS		
Book No.: 906		



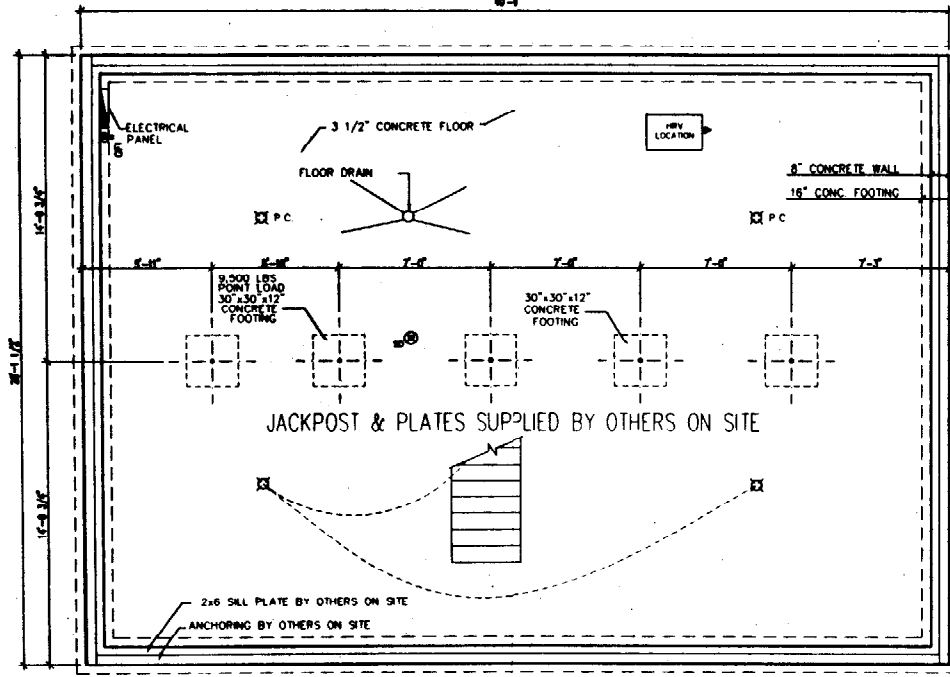
FLOOR PLAN
SCALE: 1/4" = 1'-0"



UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"



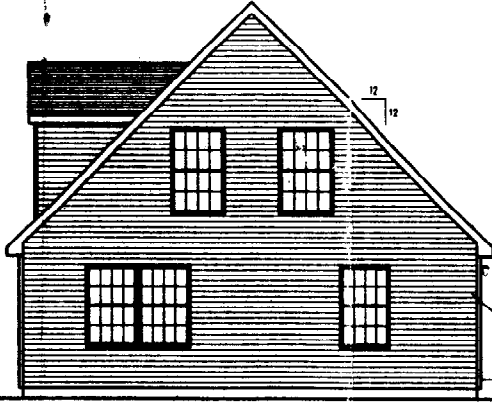
TYPICAL SECTION
SCALE: 1/4" = 1'-0"



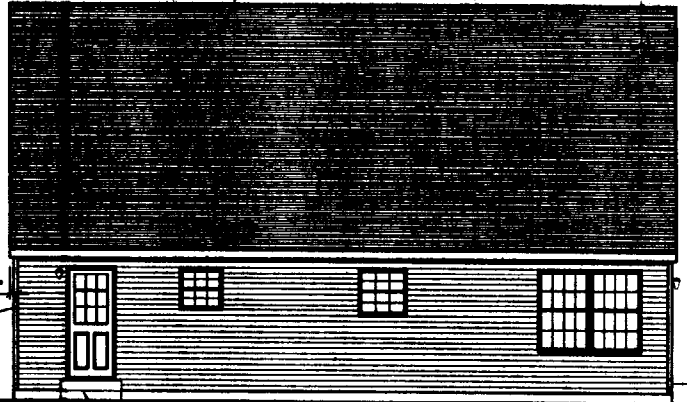
FOUNDATION
SCALE: 1/4" = 1'-0"

- NOTE:**
- CONSTRUCTION & MATERIALS TO CONFORM 1993 BOCA BUILDING CODE
 - CONTRACTOR TO CHECK ALL DIMENSIONS FOR ERRORS OR OMISSIONS AND IF ANY REPORT TO OWNER AND KENT HOMES
 - 8" FIBER CONCRETE WALL RECOMMENDED ✓
 - ALL FOOTINGS TO BE TAKEN DOWN TO BELOW LOCAL FROST PENETRATIONS AND DOWN TO SOLID AND UNDISTURBED SOIL (200PSI AT CAPACITY OR BETTER) ✓
 - RECOMMEND BASEMENT WINDOWS TO BE DOUBLE GLAZED. BASEMENT WINDOWS ARE TO BE PURCHASED AND INSTALLED BY THE OWNER ✓
 - ALL DRAWING AND SPECIFICATION PREPARED BY THIS COMPANY ARE INSTRUMENT OF SERVICE AND A FEE WILL REMAIN THEIR PROPERTY AND MUST BE RETURNED UPON REQUEST ✓
 - FOUNDATION BY OTHERS ✓

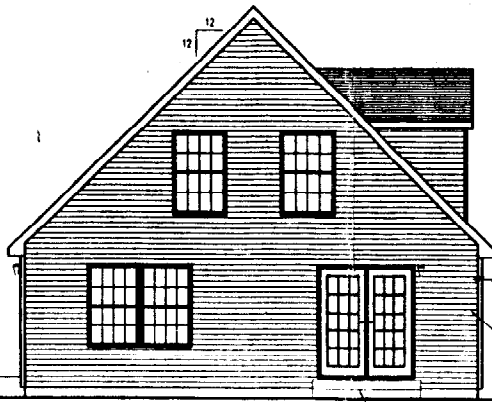
1999 BOCA BC.



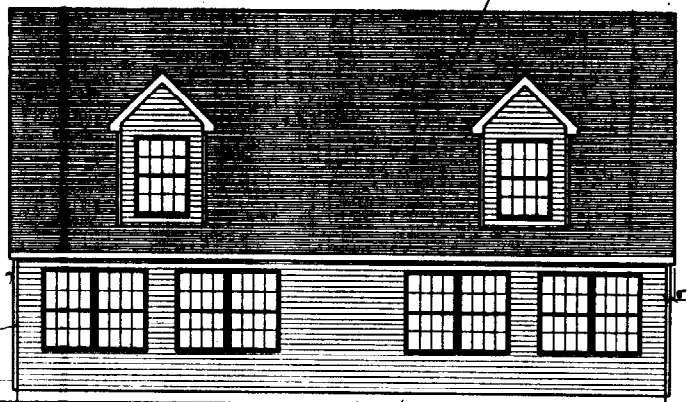
RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



REAR ELEVATION
SCALE: 3/16" = 1'-0"



LEFT ELEVATION
SCALE: 3/16" = 1'-0"



FRONT ELEVATION
SCALE: 3/16" = 1'-0"

PLAN CHANGES

- _____
- _____
- _____
- _____
- _____
- _____
- _____

SIGNATURES: CLIENT- _____
SALES- _____

DATE- _____

NO.	REVISION DATE	DESCRIPTION	BY

NO. _____
REVISION DATE: 02/02/99
DESCRIPTION: _____
BY: _____
FORM 02110

DATE ISSUED: 04/10/01
MUST BE SIGNED AND RETURNED BY: 04/16/01



Kent Homes
Atlantic Canada's Leading Home Builder
Moncton, N.B. TEL: 859-5650
Buctouche, N.B. 743-2481

CLIENT: RICHARD & EMILY SHERWOOD

PROJECT: 2840-21506 FOLDING CAPE

TITLE: SALES PLAN

DATE: 04/09/01	FILE NAME: 12042
DESIGNER: J. BURROUGHS	PROJECT NO.:
DRAWN: AS SHOWN	12042
CHECKED BY: JMB	

6/23/01 Review on larger plans.