

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

Location of Construction: 17 8TH Maine Avenue P.I., ME		*Owner: Christos Chalogias, Linda, Effie & Georgia		Phone: 603-483-2950 603-624-4536 207-766-9791	Permit No: 990753
Owner Address: 17 8th Maine Ave, P.I. *P.O. Box 16403, Hooksett, N.H. 03106 84 Sagamore St. Manchester, N.H.		Lessee/Buyer's Name:	Phone:	Business Name:	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED JUL 16 1999 CITY OF PORTLAND </div>
Contractor Name: Same As Owners		Address:		Phone:	
Past Use: 1-Family	Proposed Use: Same	COST OF WORK: \$ 20,000		PERMIT FEE: \$ 120.00	Zone: CBL: 085-N-012 Zoning Approval: <i>[Signature]</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
Proposed Project Description: Reroof, replace existing ^{existing} windows, side entry steps, front steps @ 6-foot door.		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: B3 Type: 5B Signature: <i>[Signature]</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature: _____ Date: _____	
Permit Taken By: SP		Date Applied For: June 25, 1999			

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..

**** Mail To: Christos Chalogias
P.O. Box 16403
Hooksett, N.H. 03106

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 provisions of the code(s) applicable to such permit

7-5-99

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	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 **3**

ELECTRICAL PERMIT

City of Portland, Me.

766-9791



To the Chief Electrical Inspector, Portland, Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical Code and the following specifications:

Date June 25, 1999
 Permit # Home Owner
 CBL# 085-N-012

SITE LOCATION: 17 8th Maine Ave

OWNER Christos Chalagian TENANT _____

						TOTAL EACH FEE			
OUTLETS	Receptacles	40	Switches	15	Smoke Detectors	3	50	20	11.60
FIXTURES	Incandescent	10	fluorescent	2	Strips		12	20	2.40
SERVICES	Overhead		Underground		TTL AMPS	<800		15.00	
	Overhead		Underground			>800		25.00	
Temporary Service	Overhead		Underground		TTL AMPS			25.00	
								25.00	
METERS	(number of)							1.00	
MOTORS	(number of)							2.00	
RENO/COM	Electric units							1.00	
HEATING	oil/gas units		Interior		Exterior			5.00	
APPLIANCES	Ranges		Cook Tops		Wall Ovens			2.00	
	Insta-Hot	1	Water heaters	1	Fans	23	1	2.00	2.00
	Dryers	1	Disposals		Dishwasher	1	2	2.00	4.00
	Compressors		Spa		Washing Machine	1	1	2.00	1.00
	Others (denote)							2.00	
MISC. (number of)	Air Cond/win							3.00	
	Air Cond/cent							10.00	
	HVAC		EMS					5.00	
	Signs					2	2	10.00	10.00
	Alarms/res							5.00	
	Alarms/com							15.00	
	Heavy Duty(CRKT)							2.00	
	Crews/Carry							25.00	
	Alterations							5.00	
	Fire Repairs							15.00	
	E Lights							1.00	
	E Generators							20.00	
PANELS	Service		Remote		Main	1		4.00	4.00
TRANSFORMER	0-25 Kva							5.00	
	25-200 Kva							8.00	
	Over 200 Kva							10.00	
						TOTAL AMOUNT DUE			
						MINIMUM FEE/COMMERCIAL 35.00			
						MINIMUM FEE		25.00	41.00

INSPECTION: Will be ready _____ or will call x

CONTRACTORS NAME Christos Chalagian MASTER LIC.# Homeowner

ADDRESS P.O. Box 16403 Hooksett NH 03106 LIMITED LIC.# _____

TELEPHONE 603-4831-2950

SIGNATURE OF CONTRACTOR [Signature] Reta Delia
775-0888

PLUMBING APPLICATION

③ OPS-N-012

Department of Human Sciences
Division of Health Engineering

Town or Plantation: Perkins 2nd Portland
 Street Subdivision Lot #: 17 8th Maine Ave. PI

Last: Charloviak First: Chris
 Applicant Name: Patrick Duke
 Mailing Address of Owner/Applicant (if Different): 28 Wuxiams St. Westbrook.

PORTLAND Permit Issued: 9/1/99 PERMIT # 7005 STATE COPY # Double Fee Charged
 FEE: \$ 12 L.P.I. # 0129
 625 Local Plumbing Inspector Signature

Owner/Applicant Statement
 I certify that the information submitted is correct to the best of my knowledge and understand that my falsification is reason for the Local Plumbing Inspectors to deny a permit.
 Signature of Owner/Applicant: [Signature] Date: 9-1-99

Caution: Inspection Required
 I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.
 Local Plumbing Inspector Signature: _____ Date Approved: _____

This Application is for	Type of Structure To Be Served:	Plumbing To Be Installed By:
1. <input type="checkbox"/> NEW PLUMBING 2. <input checked="" type="checkbox"/> RELOCATED PLUMBING	1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER - SPECIFY _____	1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER/MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # <u>2267</u>

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2 Type of Fixture		Column 1 Type of Fixture	
	Number	Type of Fixture	Number	Type of Fixture
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. OR TRANSFER FEE (\$6.00)	/	Hosebibb / Sillcock		Bathtub (and Shower)
		Floor Drain		Shower (Separate)
		Urinal		Sink
		Drinking Fountain	/	Wash Basin
		Indirect Waste	/	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.		Clothes Washer
		Grease / Oil Separator		Dish Washer
		Dental Cuspldor		Garbage Disposal
		Bidet		Laundry Tub
		Other: _____		Water Heater
	Fixtures (Subtotal) Column 2		2	
SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE				
			1	
			3	Total Fixtures
			12	Permit Fee (Total)

BUILDING PERMIT REPORT

DATE: 6 July 99 ADDRESS: 17 8th MAINE AVE. PT. CBL: 085-N-012
 REASON FOR PERMIT: Reroof - replace existing windows, steps
 BUILDING OWNER: Chilogias
 PERMIT APPLICANT: owner \$20,000 - Fee
 USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5th

CONDITION(S) OF APPROVAL

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

Approved with the following conditions: *1, *11, *13, *15, *22, *32, *34, *35, #31

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)
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 from freezing. Section 1903.0
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 means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
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", 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 36" 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 1/2" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. **Stair construction in Use Group R-3 & R-4s** a minimum of 10" tread and 7 1/2" 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. **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 1018.6)
16. 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)
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0)
18. The boiler shall be protected by enclosing with (1)hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)
19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 9203.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be

installed and maintained at the following locations):

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

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2

20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
24. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code, (Crawl spaces & attics).
27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
28. All requirements must be met before a final Certificate of Occupancy is issued.
29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (the BOCA National Building Code/1996).
30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements. *As per plans - Johnson Family*
32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
34. All roofing shall comply with Section 1504 of The bldg Code
35. Reroofing shall comply with section 1512 of The bldg Code
- 36.

F. Thomas Hobbs, Building Inspector
M. D. Duggan, PE
Marge Schmuckel, Zoning Administrator

PER 10-10-91

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

Scale 1" = 10'

NAG
1993
CALS

85
NB

NOW OR FORMERLY
SALLY J.
JASKOLD
CCRD 10986-22

85
N9

NOW OR FORMERLY
RUSSELL P. BOISJOLT
AND
CAROL A. SUMMERS
CCRD 7582-184

AVENUE "A"
HT OF WAY
ELD AVE

NOW OR FORMERLY
18TH MAINE
REGIMENT
MEMORIAL
ASSOCIATION
CC 581-058

4165

N85°-45'-26" E

57.00'
HELD PLAN DISTANCE

SET 0210 BE
SET #5
REBAR
WITH CAP

5.99' L. 1.21'

FOUND 1" GRAVEL
UNDER W.

NOW OR
ANNE E
WEIN
CCRD 3

85
NK

FOUND 3/4" I.P.
REBAR 3"

10.51'

FOUND SOLID
1" POWEL

N17°-44'-55" W
72.06'

REMAINS OF BRICK WALL

EXISTING
STAIRS

19.36'

This only -
NOT AS SHOWN ON STRUCTURE

85
N12

JOHN D. DRANE
TO JOHN D.
DRANE, BRAL
CC 4978-306

3708 S.P. 2

to a rear of building
5051 feet building

2 STORY
WOOD FRAME
COTTAGE

70.60'

S11°-18'-32" E

Proposed
area of
landscape stone
w/ 5039. foot landing

6 foot

steps

48.86'

SET 0210 BE
SET #5
REBAR
WITH CAP

S85°-45'-26" W
(HELD LINE PARALLEL WITH FRAT)

SET 0210
SET REBAR
WITH

85
N11

NOW OR FORMERLY
JOANN C.
BLUM
CCRD 10434-143

MA
085E
1998
CAUS

85
NB

NOW OR FORMERLY
SALLY J.
JASKOLD
CCRD 10986-22

85
N9

NOW OR FORMERLY
RUSSELL P. BOISJOLY
AND
CAROL A. SUMMERS
CCRD 7582-184

"AVENUE"
HT OF WAY
HELD AVE

NOW OR FORMERLY
EIGHTH MAINE
REGIMENT
MEMORIAL
ASSOCIATION
RD 581-058

#1165

N85°-45'-26" E

57.00'
HELD PLAN DISTANCE

SET OF TO BE
SET #6
REBAR
WITH CAP

5.99' L 1.21'
FOUND 5"
1" BOWEL
UNDER WC

FOUND 3/4" I.P.
PLOW 3"

10.91'

FOUND SOLID
1" BOWEL

19.36'

12.47'

NOW OR
AUNE E
WEIN
CCRD 3.

85
N10

N17°-44'-55" W
72.06'

REMAINS OF STONE WALL

85
N12

JOHN D. DOANE
TO JOHN D.
DOANE, ET AL
CCRD 978-306
3708 S.P.H.

50 sq. feet
to extend
to rear of building

2 STORY
WOOD FRAME
COTTAGE

70.60'

S11°-18'-32" E

Proposed
New steps
w/ 50 sq. foot landing

Proposed area of
landscape stone

12'

48.86'

SET OF TO BE
SET #5
REBAR
WITH CAP

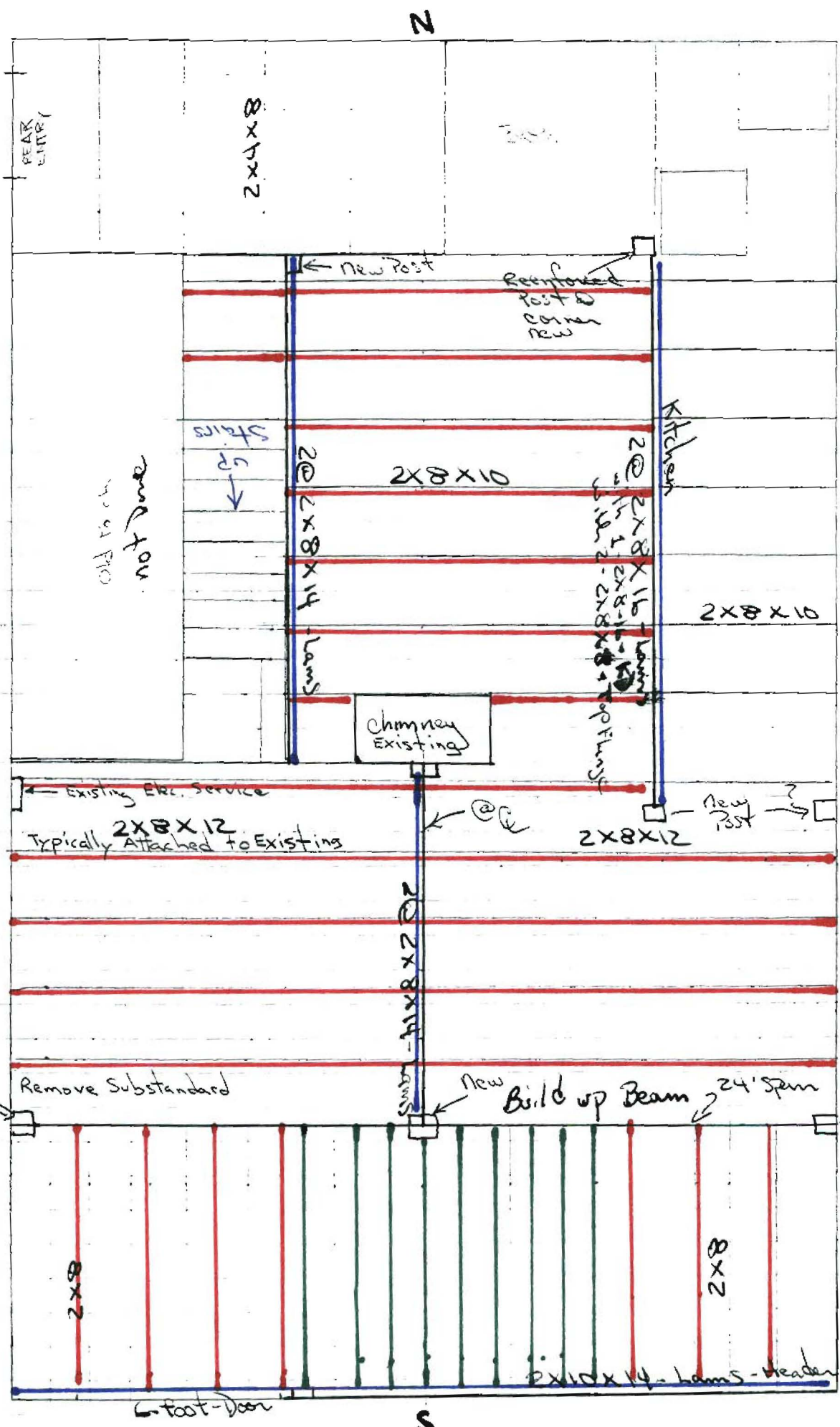
S85°-45'-26" W
(HELD LINE PARALLEL WITH FRONT)

SET OF
SET #
REBAR
WITH

85
N11

NOW OR FORMERLY
JOANN C.
BLUM
CCRD 10439-143

- Double up to Exist
- Laminated Beam to replace
- New 2x6-12" Oc. replace - beamed



Old to ch
not done

Stairs
↓

2 @ 2x8x14 - Lams

Chimney Existing

2 @ 2x8x16 - Lams
1 @ 2x8x10 - Top Flang
2 @ 2x8x14 - Top Flang

Kitchen

2x8x10

Existing Elec. Service
Typically Attached to Existing
2x8x12

2 @ 2x8x14 - Lams

New Post
2x8x12

New Post

Remove Substandard

New Build up Beam 24' span

New Post

2x8

2x2

2x10x14 - Lams - Header

6-foot Door

1/4 Scale

First Floor Plan

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

**Building or Use Permit Pre-Application
Additions/Alterations/Accessory Structures
To 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.

NOTEIf you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.**

Location/Address of Construction <i>17 - 8th Maine Ave. Peaks Island, Portland, Me.</i>			
Tax Assessor's Chart, Block & Lot Number Chart# <i>085</i> Block# <i>N</i> Lot# <i>012</i>	Owner: <i>Christos Chalogiaw</i> <i>Linda Effie, Georgia</i>	Telephone#: <i>603-283-2850</i> <i>603-624-4536</i> <i>207-766-9791</i>	
Owner's Address: <i>17-8th Maine Ave, P.E. P.O. Box 16403, Hooksett N.H. 03106</i> <i>84 Sagamore St. Manchester, N.H.</i>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <i>\$ 20,000</i>	Fee: <i>\$/20</i>
Proposed Project Description: (Please be as specific as possible) <i>Show up existing structure re-roof full roof replace all windows w/ similar new. Replace existing s.d. entry steps & landing. Seal the house to the weather. Replace front steps @ 6-foot deep. Bring electric service to standard. See Enclosed</i>			
Contractor's Name, Address & Telephone <i>Same as owners</i>		Rec'd By: <i>[Signature]</i>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- 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)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- 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 required zoning district setbacks

4) Building Plans (Sample Attached)

A complete set of construction drawings showing all of the following elements of construction:

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

Certification

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

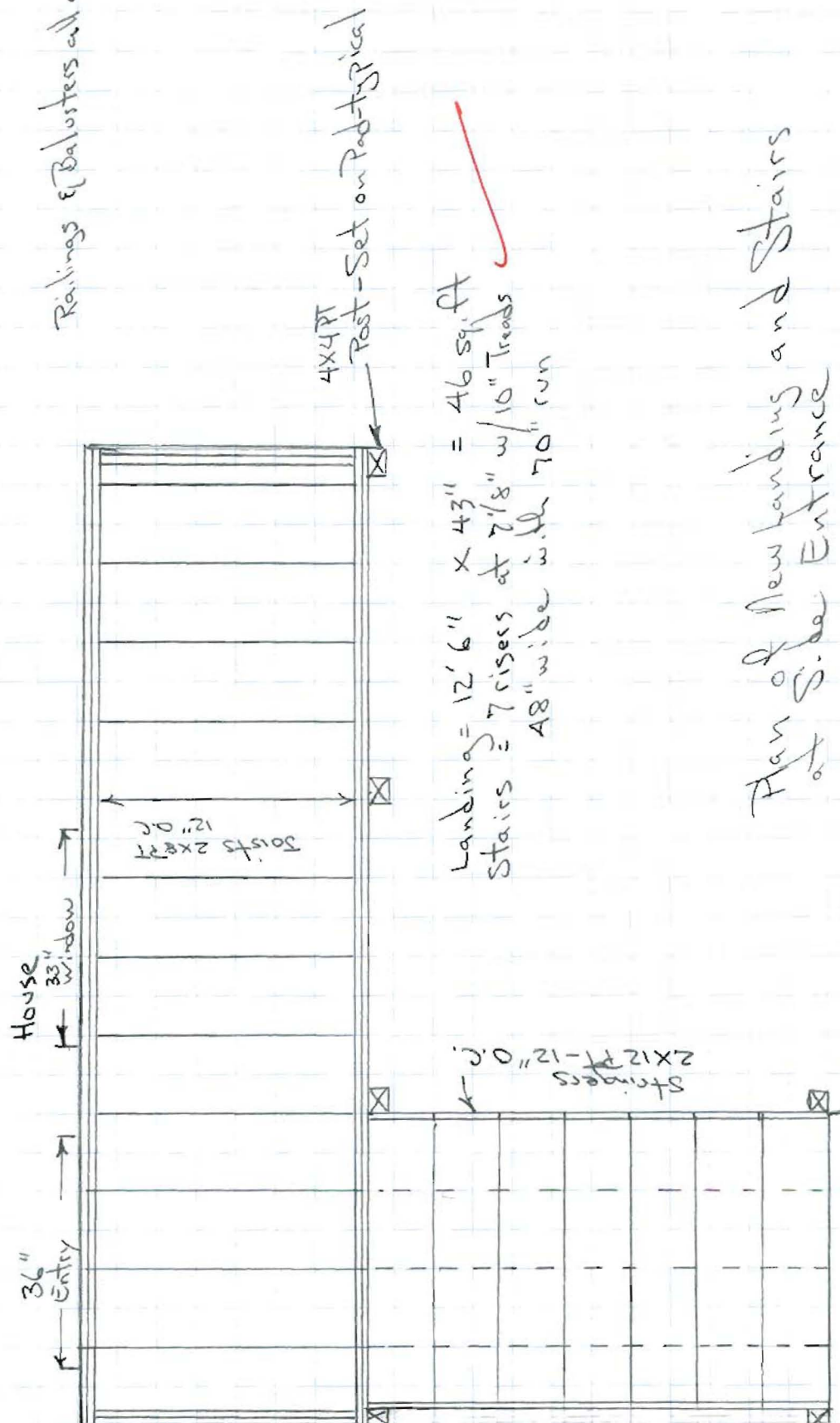
Signature of applicant: <i>[Signature]</i>	Date: <i>June 25</i>
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Building Permit Fee: \$25.00 for the 1st \$1000 cost plus \$5.00 per \$1,000.00 construction cost thereafter.
O:\INSP\CORRESP\INUGENT\APADSFDPD



1/2 Scale

Railings & Balusters all around



Landing = 12'6" x 43" = 46 sq. ft ✓
 Stairs = 7 risers at 7'8" w/ 10" Treads
 48" wide with 70" run

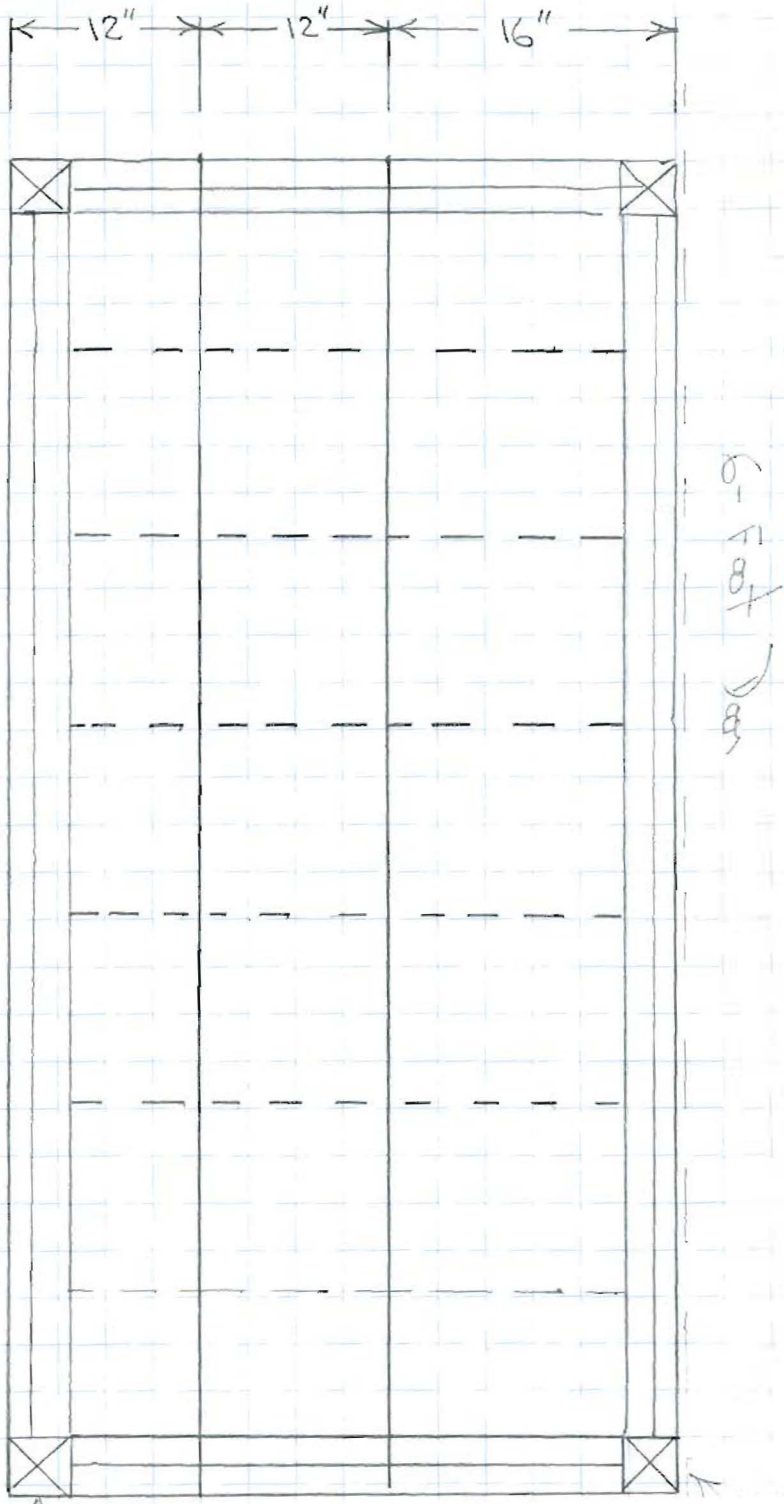
Plan of New Landing and Stairs
 at Side Entrance

See Photo

Property setback
 approx. 10'4"

West

1" Scale = 1 Foot



3 risers of 7"
2 treads of 12"
Top tread 1/2"

8 Stringers 12" O.C. RT

Railings
Two Sides

Stair Plan at Six Foot Door - See Photo

Setback = approx 9 feet

Existing Roof Line Continues

Exist

20"



Proposed carry-thru of roof line - Dotted

Roof Plan - Existing - 1/4 Scale

Proposed Work at 17 Eighth Maine Ave.

The property consists of a two-story building with two older shed-type additions. A 150 square foot shed roof needs replacement. Two south walls need to be replaced due to rotted conditions. Shoring up of first and second floor framing, south shed roof needs to be retied to the main carrier. Some work will need to be done in the cellar as well to accommodate the increased weight. Replacement windows throughout, and strapping of first floor ceiling. The building is underwired with 14 gauge throughout. Twelve gauge will need to be chased through the existing wireways to bring the building to a substantial condition. The previous owner attempted to cover up the conditions cited above along with an inferior quality of work.

First Floor (General Carpentry)

Work to consist of reframing/reinforcing/doubling up first floor ceiling joists at living room, kitchen, stair opening, and south shed roofs. See first floor ceiling plan. South shed roof needs additional framing and most importantly, retied to carrier member. Rotted south wall to be removed and reframed. It goes without saying that the shed roof will need to be securely retied to both the front wall and the carrier running the width of the living room. North shed roof will also need to be shored up with additional framing lumber of similar size to strengthen shed roof. New beam to be placed at kitchen area to shore up existing joists. Naturally, with all this new work in the framing, it becomes necessary to be sure that the weight load of the first and second floors have a direct transfer of load to the basement. Wherever new posts are placed on the first floor, a post will also be placed directly under it in the basement. Additional joists may be added along with posts in the cellar. Pressure treated lumber will be used for cellar work including any shims used. Some jacking in the cellar is going to be necessary to firm up the floors. However, it will be slight, in order to alleviate the usual misalignment of framing members and subsequent damage thereof. The emphasis is strictly on beefing up weakened conditions which exist without changing the existing footprint of the building. All windows are in an unsafe condition with extremely loose sash and glazing. All to be replaced with windows of similar size and style.

- Replace (W) window at living room with PTD2553 (Pella throughout)
- Replace (E) window at living room with PTD 2541VV
- Replace (E) window at kitchen with PTD 2541
- Close up (NE) window at kitchen
- Replace (3) (N) windows with PTD3357
- Replace (2) (W) windows at closet with PTD3357
- Replace (S) wall windows with (2) PTD 3753 VV

SECOND FLOOR (General Carpentry)

Remove and replace rotted (S) dormer plates and (S) wall. Reframe to receive new glass. Replace existing failed glazing materials.

- Replace (2) (E) and (W) windows at dormers with PTD3357.
- Reframe south wall to receive (2) PTD2553. Also partially reframe return walls of shed dormer with opening size 33"x60". Two custom made hinged windows with tempered glass, by owner.
- Building materials, including roofing supplies will be of the highest quality.
- Replace two (S) fixed rotted windows in knee wall with two custom made windows, by owner.

Roof (General Carpentry)

The upper (S) shed roof is totally failed with rotted decking, and surface material. It also suffers from inadequate support. The roof is to be removed, sheathed with ¾ CDX and resurfaced with weathershield membrane and rolled roofing with 8" Galv. Flashing all around. Venting to be applied later. The (2) lower (S) shed roofs also need replacing even though the previous owners attempt to do same has failed... as they now leak. Similar repairs to be made to these as well. The house has no drip edge and therefore has suffered

water damage. New drip and gutters to be applied at all shed type roofs. It is proposed to carry the roof overhang on the south side lower shed roofs across to meet each other to establish drip protection for the first floor south windows. No change in existing protrusion or elevation will be necessary. This new section will be 12 feet in length and will join the 8 foot section and the 6 foot section to make one continuous roof line. See photo (A). The existing chimney will have to be repointed.



Cellar

Additional joist supports will need to be added because of rotted conditions or insufficient support. All joists and posts will be PT lumber. Marrying to existing will be the norm. Replace (E) window with PTD 2541.

Electrical

As indicated on the previous page, the house is serviced by a 100 A service panel. However the wiring gauge is undersize. A step the previous owner took and covered up with wallboard. The new owners will rectify this by installing heavier 12 gauge wire. New 20A outlets will also be installed, along with ground-fault outlets at bathrooms and exteriors. All connections will be available for final inspection.

Heating

At present there is no heating system installed. This is due to contractual violations by Peaks Island plumbing contractor, Dean Rollins. Corrective actions are just getting underway. It is anticipated that a Weil McLane Gold water boiler or a Slant Fin will be in place prior to the heating season. An electric water heater is in service at this time. Residential plumbing will also need installation, including outside hose bib. The first floor plumbing is in place.

Exterior Grounds (Patios)

The present landscape is relatively unusable to all but the most sure-footed. Therefore, it is proposed to place landscape stone and pavers, in a terraced fashion around the side yard (W) and the (S) yard, oceanside. To retain the stone, it will be necessary to place some PT in the ground. This work will be a grade. The approximate layout can be seen in green on the plot plan.

The existing entry steps leading to the side building entrance are decayed beyond salvage and must be removed and replaced. See photo of side entry. The total rise of the existing steps is 50 and 3/8 inches with a run of 50 and 1/2 inches. This results in steps that are too steep with an average riser height of 8 and 1/4 inches, with the first riser at 10 and 3/8 inches. The existing landing is 43 and 1/4 inches by 53 inches. This is too small for safe entrance after ascending steps. The proposal is to build new steps and landing at this location. The steps will have 7 risers, (closed at the back) at 7 and 1/8 inches with 10 inch treads. The steps will be 48 inches wide with 5 stringers at 12 inch centers. The treads will be 5/4 Trex. The new landing will be 43 inches by 12 foot 6 inch for an area less than 45 square feet. The construction of the landing will be 2x8 PT 12 inch centers, doubled up band joists all around, with 5/4 Trex decking, placed on concrete pads. Railings and balusters will be placed along the entire length of the steps and landing. Also to be constructed of PT lumber and Trex. The total run of the new stairs will be 70 inches. The old stairs had 50 1/2 inches. The added run will reduce the riser height. The present setback is about 12 feet. The new setback will be approximately 10 foot 4 inches. See photo of side entrance steps. Also plot plan.

The existing steps on the (S) side of the house are very shaky and also must be replaced. It is composed of two 7 inch risers with two 16 inch treads 84 inches long, with no support along its length. See photo. It is proposed to construct new steps consisting of three risers at 7 inches, with 2 treads at a width of 12 inches and the top tread 16 inches. The wider top tread will make it safer to access both doors when open and when moving appliances into and out of the cottage. The top tread will be even with the sill of the 6 foot hinged doors. Overall length will be 84 inches long by 42 inches with a height of 21 inches. Construction will be of PT stringers placed 12 inches on center with 5/4 Trex treads and placed on pads. The existing stairs

have a setback of about 8 feet. The new stairs will be about 10 inches less. Of course railings and balusters will be used and constructed of PT lumber.

This pretty much covers the extent of the repairs and other modifications to this building. This detailed synopsis of the work at 17 8th Maine Ave. will assist the building inspections department in the building permit application. Photos of the building will show the condition as of fall of 1999. Other documentation for septic approval and property ownership is enclosed. Much of the work has already been completed. I was unaware that a permit was required to perform shoring of weakened conditions. A stop work order was issued. When I employed the plumber this past fall (Dean Rollins), he assured me he had pulled a plumbing permit and that an inspector had viewed his work. It is evident that this did not occur. Maybe this warrants further investigation. Work commenced on this building back in 1997 by the previous owner (DeSousa) with much exterior work and interior end systems work performed and covered up with sheetrock. It just seems strange that this amount of work had passed without notice for two years..... I and the other owners are just trying to correct their blunders. The photos enclosed pretty much substantiate these conclusions. We the owners stand ready to assist your department with any additional information to expedite the work permit process. Again, I'm sorry for any misunderstanding I may have had of this process. There are no subcontractors on the job at this time. I'm consulting with Casco Bay Plumbing, and hope to reach Bill Flynn in the near future for the electrical. All structural, millwork, finish, and landscaping is being completed by family members and their friends, and of course myself. I am a competent estimator, constructor, and project manager, and have no doubt that we can make this home of ours proud to live in.

Respectfully,



Christos Chalogias

PO Box 403,

Hooksett, N.H. 03106-6403

603-483-2950

603-624-4538

207-766-9791

WASTEWATER DISPOSAL SYSTEM APPLICATION

Town, City or Plantation

PORTLAND/PEAKS ISLAND

Street, Road or Subdivision

EIGHTH MAINE AVENUE

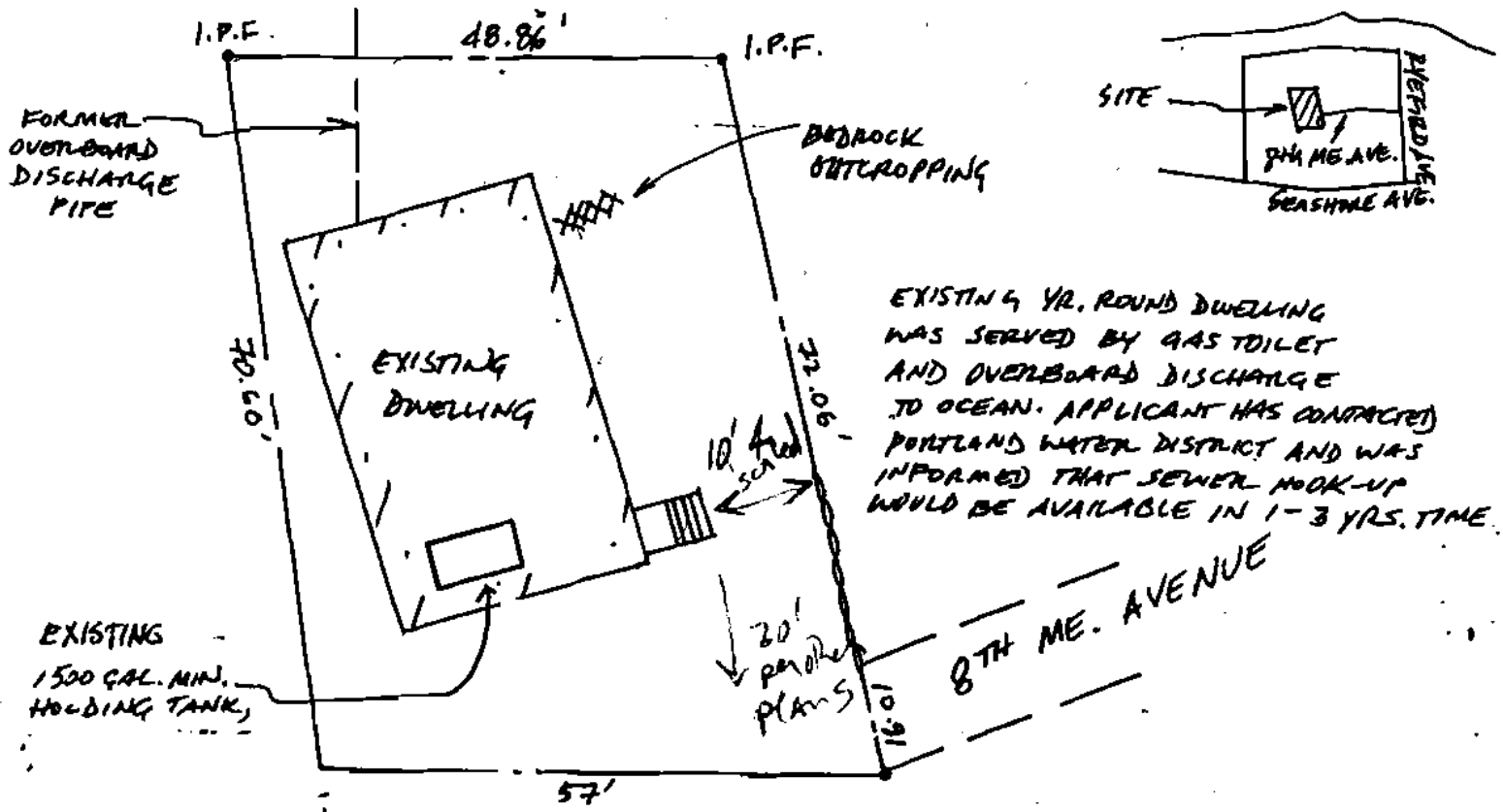
Name of Owner

de SOUSA, ROBT. & ANNETTE

SITE PLAN

Scale: 1" = 20 ± Ft.
or as shown

SITE LOCATION PLAN
(Map from The Maine Atlas recommended) OCEAN



EXISTING YR. ROUND DWELLING WAS SERVED BY GAS TOILET AND OVERBOARD DISCHARGE TO OCEAN. APPLICANT HAS CONTACTED PORTLAND WATER DISTRICT AND WAS INFORMED THAT SEWER HOOK-UP WOULD BE AVAILABLE IN 1-3 YRS. TIME.

SOIL DESCRIPTION AND CLASSIFICATION

(Location of Observation Holes Shown Above)

Observation Hole _____ Test Pit Boring

* Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0				
6				
10				
18				
20				
30				
40				
50				

Soil Profile _____ Class _____ Slope _____% Limiting Factor _____

Ground Water Restrictive Layer Bedrock

Observation Hole _____ Test Pit Boring

* Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0				
6				
10				
18				
20				
30				
40				
50				

Soil Profile _____ Class _____ Slope _____% Limiting Factor _____

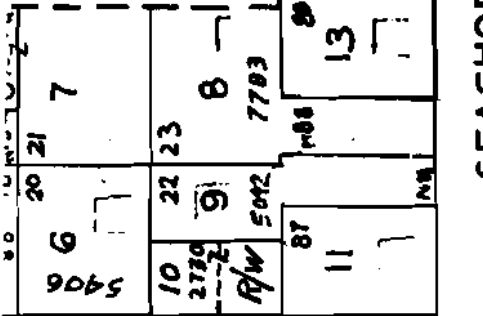
Ground Water Restrictive Layer Bedrock

Robert Frick
Site Evaluator Signature

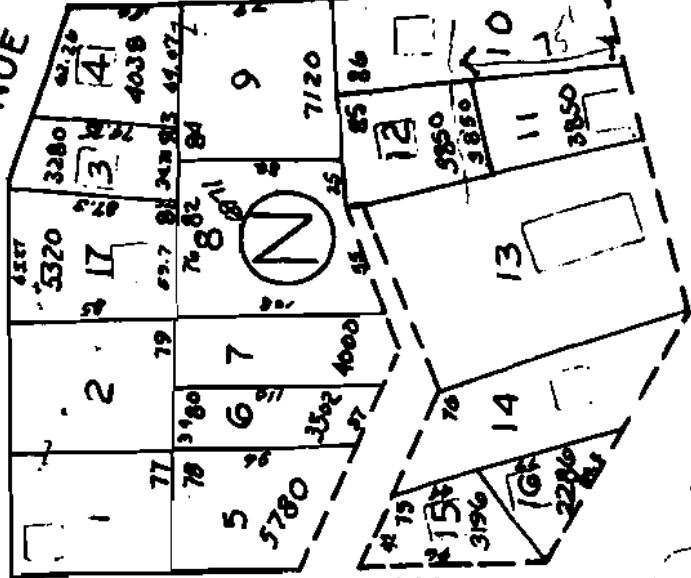
163
SE #

7/12/96
Date
9/9/98

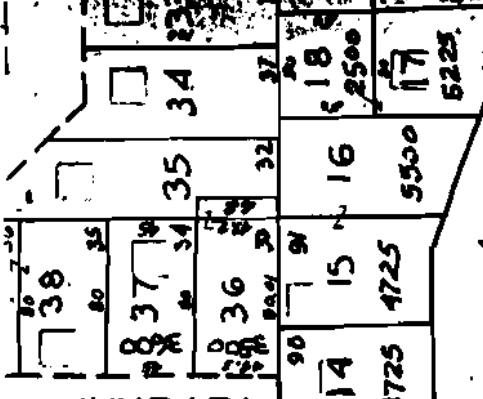
STREET



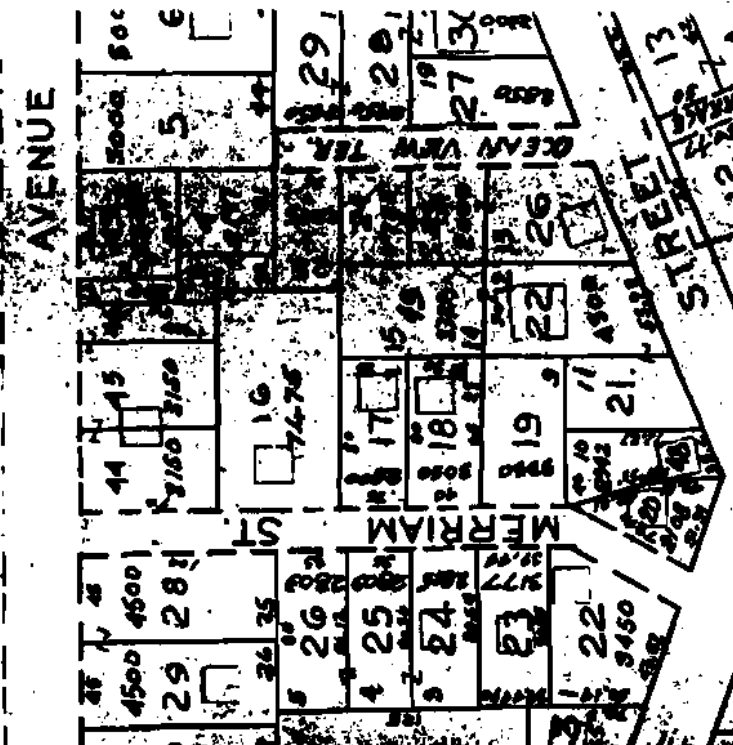
SEASHORE AVENUE



SEASHORE AVENUE



CE



AVENUE



85-N-12

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated in Portland, County of Cumberland and State of Maine, on Peaks Island near the west side of Woodlanding Cove, so-called, and being the rear half in area of Lot No. 85 as delineated on a Plan of the Henry M. Brackett Estate, which Plan is recorded in the Cumberland County Registry of Deeds in Plan Book 9, Page 57. The lot hereby conveyed is described as follows:

BEGINNING at the northeasterly corner of said Lot No. 85 as delineated on said plan; thence running southerly adjoining said Lot No. 86, now or formerly of heirs of William S. Brackett, to land now or formerly of Laura E. Bean; thence S 72° 45' W adjoining said Bean land to land now or formerly of the Eighth Maine Regiment Association; thence northerly adjoining said Eighth Maine Regiment Association land to the northeasterly corner thereof; thence northeasterly by the end of street as shown on said plan to the northwesterly corner of said Lot No. 85; thence easterly 57 feet, more or less, to the point of beginning.

Also, the right and privilege to drain the cottage on the premises hereby conveyed through the drain running from the cottage to the shore across the front part of said Lot No. 85, as the same was reserved by Florence H. Norton in her deed dated December 1, 1906 to Albert E. Neal, recorded in said Registry of Deeds in Book 798, Page 219, but subject to the conditions and restrictions as contained in said deed to said Neal.

For Grantors' source of title, see deed from Robert A. deSousa and Anette C. deSousa of even or recent date to be recorded in the Cumberland County Registry of Deeds herewith.

WARRANTY DEED
(Maine Statutory Short Form)

72640

Robert A. deSousa and Anette C. deSousa, of Palm Beach, Florida, for valuable consideration, grant a one-fourth undivided interest in common each to Linda L. Chalogias and Christos Chalogias, as joint tenants, of P.O. Box 16403, Hooksett, NH 03106, a one-fourth interest in common to Georgia T. Chalogias, and a one-fourth interest in common to Effie Chalogias, both of 84 Sagamore Street, Manchester, NH 03104, with Warranty Covenants, the following described real property situated at 17 Eighth Maine 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 a deed from John D. Doane and Helen L. Wallace to Grantor dated September 13, 1995, and recorded in the Cumberland County Registry of Deeds in Book 12416, Page 31.

Witness our hands this 9th day of October, 1998.

MAINE REAL ESTATE TAX PAID

Witness

Alyce Bauerle
Robert A. deSousa, by Alyce Bauerle, his Attorney-in-Fact

Witness

Alyce Bauerle
Anette C. deSousa, by Alyce Bauerle, her Attorney-in-Fact

STATE OF MAINE
CUMBERLAND, ss

October 9, 1998

Personally appeared Alyce Bauerle, Attorney-in-Fact on behalf of Robert A. deSousa and Anette C. deSousa, and acknowledged the foregoing instrument to be her free act and deed in said capacity and the free act and deed of the Grantors.

Before me,

Stephen V. Collins
Attorney at Law/Notary Public
STEPHEN V. COLLINS
NOTARY PUBLIC, MAINE
COMMISSION EXPIRES AUGUST 14, 2001

SEAL



Albert Frick Associates, Inc.

Soil Scientists & Site Evaluators

95A County Road
(207) 839-5563

Gorham, Maine 04038
FAX (207) 839-5564

Albert Frick SS, SE
James Logan SS, SE
Matthew Logan SE

September 8, 1998

Mike Nugent, CEO
City of Portland
389 Congress Street
Portland, ME 04101

Re: Robert & Annette deSousa, Eight Maine Avenue, Peaks Island

Dear Mike:

Enclosed is a revised replacement holding tank application. As you are aware, a permit to install a holding tank was issued, however, the tank was installed underneath the dwelling.

It is my opinion that since the holding tank exists and is easily serviceable and air-tight, it should not cause an unsanitary condition.

Please contact me if you have any further questions or matters for additional discussion.

Respectfully,

Albert Frick

AF/nd

cc. Robert deSousa
Alyce Bauerle, Port Island Realty

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5072 FAX (207) 287-4173

PROPERTY LOCATION Town or Plantation: <u>PORTLAND (PEAKS ISLAND)</u> Street Subdivision Lot #: <u>EIGHTH MAINE AVE.</u>		Date Permit Issued: <u>9/24/98</u> Local Plumbing Inspector Signature: _____ Date Applied: <u>Oct 10, 98</u>
PROPERTY OWNERS NAME Last: <u>de SOUSA</u> First: <u>ROBERT ANNETTE</u>		
Mailing Address of Owner: <u>238 Phipps Plaza</u> <u>PALM BEACH FL 33480</u>		
Daytime Tel. #: <u>(561) 659-4889</u>		Municipal Tax Map #: <u>BSN</u> Lot #: <u>12</u>
Owner Statement I state that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.		Caution: Inspection Required I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.
Signature of Owner/Applicant: _____ Date: _____		Local Plumbing Inspector Signature: _____ Date Applied: <u>Oct 10, 98</u>

PERMIT INFORMATION		
THIS APPLICATION IS FOR: 1. <input type="checkbox"/> First Time System 2. <input type="checkbox"/> Multi-User System 3. <input checked="" type="checkbox"/> Replacement System 4. <input type="checkbox"/> Expanded System a. <input type="checkbox"/> One-time exempted b. <input type="checkbox"/> Non-exempted 5. <input type="checkbox"/> Experimental System 6. <input type="checkbox"/> Seasonal Conversion	THIS APPLICATION REQUIRES: 1. <input type="checkbox"/> No Rule Variance 2. <input type="checkbox"/> First Time System Variance (Municipal) 3. <input type="checkbox"/> First Time System Variance (State) 4. <input checked="" type="checkbox"/> Replacement System Variance a. <input checked="" type="checkbox"/> Local Plumbing Inspector approval b. <input type="checkbox"/> State & Local Plumbing Inspector approval 5. <input type="checkbox"/> Minimum Lot Size Variance 6. <input type="checkbox"/> Seasonal Conversion Variance	DISPOSAL SYSTEM COMPONENT(S) 1. <input type="checkbox"/> Non-Engineered System 2. <input type="checkbox"/> Primitive System 3. <input type="checkbox"/> Alternative Toilet Specify _____ 4. <input type="checkbox"/> Non-Engineered Treatment Tank 5. <input checked="" type="checkbox"/> Holding Tank <u>1500 MIN.</u> Gallons 6. <input type="checkbox"/> Non-Engineered Disposal Area (only) 7. <input type="checkbox"/> Separated Laundry System 8. <input type="checkbox"/> Engineered System (+2000 gpd) 9. <input type="checkbox"/> Engineered Treatment Tank (only) 10. <input type="checkbox"/> Engineered Disposal Area (only)
SIZE OF PROPERTY <u>3708 SQ. FT. (PERM SURVEY)</u>	DISPOSAL SYSTEM TO SERVE: 1. <input checked="" type="checkbox"/> Single Family Dwelling Unit 2. <input type="checkbox"/> Multiple Family Dwelling Unit Number of Units _____ 3. <input type="checkbox"/> Other _____ SPECIFY _____	TYPE OF WATER SUPPLY <u>PUBLIC WATER</u>
SHORELAND ZONING <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)			
TREATMENT TANK 1. <input type="checkbox"/> Concrete <input type="checkbox"/> Regular <input type="checkbox"/> Low Profile 2. <input type="checkbox"/> Plastic SIZE _____ Gallons	DISPOSAL AREA TYPE/SIZE 1. <input type="checkbox"/> Stone Bed _____ Sq.Ft. 2. <input type="checkbox"/> Proprietary Device _____ Sq.Ft. <input type="checkbox"/> Clustered <input type="checkbox"/> Linear <input type="checkbox"/> Regular <input type="checkbox"/> H-20 3. <input type="checkbox"/> Trench _____ Lin Ft. 4. <input type="checkbox"/> Other _____	GARBAGE DISPOSAL UNIT 1. <input checked="" type="checkbox"/> No 2. <input type="checkbox"/> Yes <input type="checkbox"/> Multi-compartment tank <input type="checkbox"/> Tank in series <input type="checkbox"/> Increase in tank capacity <input type="checkbox"/> Filter on tank outlet	CRITERIA USED FOR DESIGN FLOW (Show Calculations) <u>SINGLE FAMILY DWELLING (3 BEDROOMS)</u>
PROFILE & DESIGN CLASS PROFILE _____ DESIGN _____ DEPTH TO MOST LIMITING FACTOR _____	DISPOSAL AREA SIZING 1. <input type="checkbox"/> Small 2.0 2. <input type="checkbox"/> Medium 2.60 3. <input type="checkbox"/> Medium-Large 3.30 4. <input type="checkbox"/> Large 4.10 5. <input type="checkbox"/> Extra-Large 5.00	PUMPING 1. <input checked="" type="checkbox"/> Not Required <u>SEE NOTE</u> 2. <input type="checkbox"/> May Be Required <u>PG. #3</u> 3. <input type="checkbox"/> Required DOSE _____ Gallons	DESIGN FLOW: <u>270</u> (Gallons/Day)

SITE EVALUATOR'S STATEMENT

On 7/10/96 (date) I completed a site evaluation on this property and state that the data reported is accurate and that the proposed system is in compliance with the Subsurface Wastewater Disposal Rules.

Signature: Albert Frlich 163 SEB Date: 7/12/96
 Albert Frlich Associates, Inc. 839-5563 Telephone: _____
 Print Name: _____

Page 1 of 3
HHE-200 Rev 5/95
9/4/98

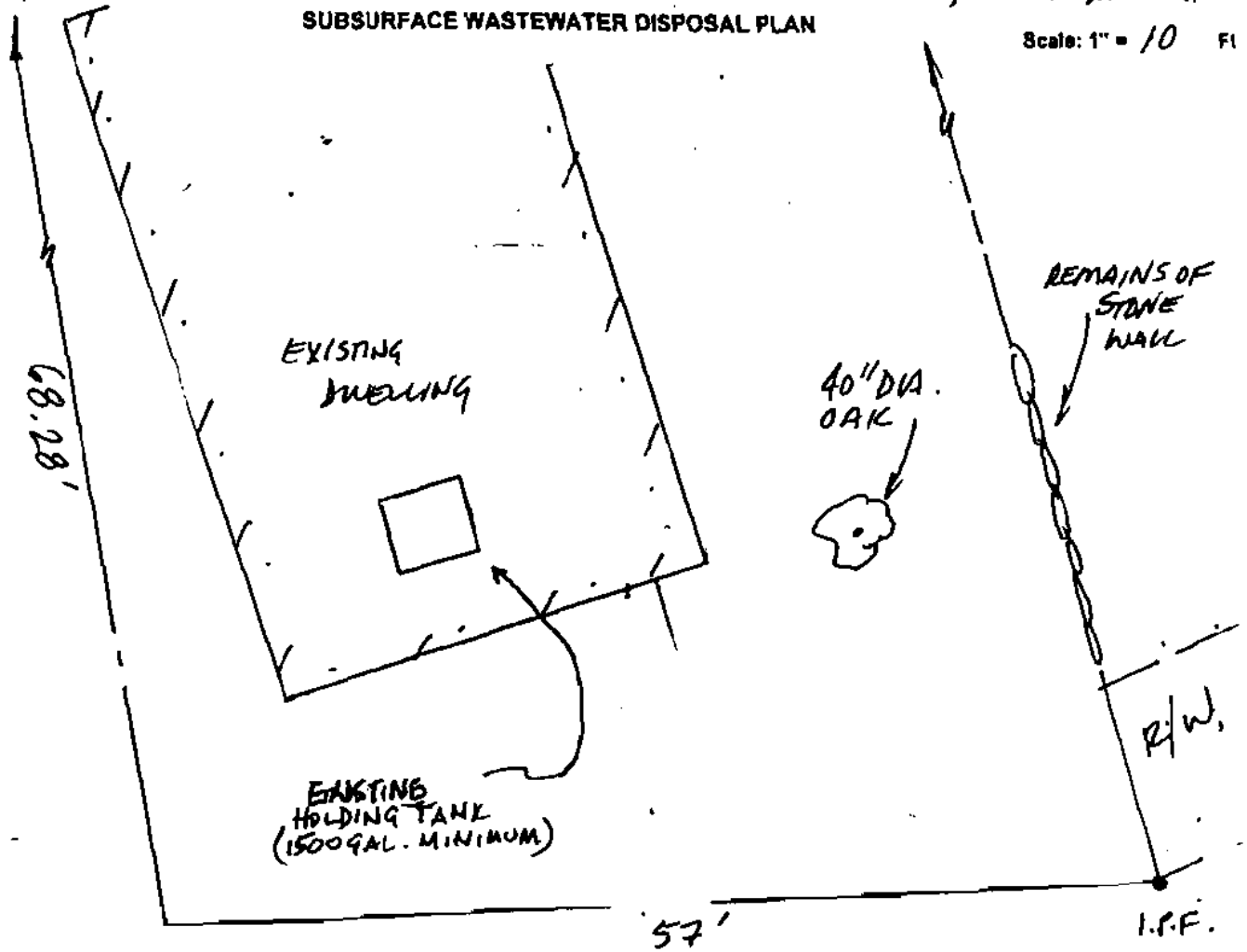
SURFACE WASTEWATER
 City or Plantation
PORTLAND/ PEAKS ISLAND

SPOSAI SYSTEM APPLICATION
 Street, Road or Subdivision
EIGHTH MAINE AVE.

Name of Owner
de SOUSA, ROBT. & ANNETTE

SUBSURFACE WASTEWATER DISPOSAL PLAN

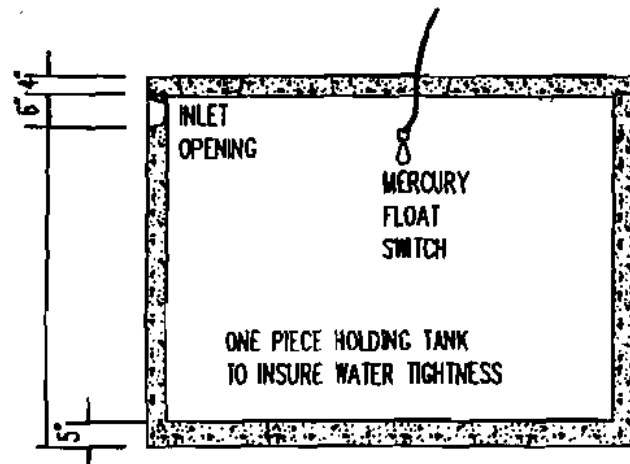
Scale: 1" = 10' Ft



FILL REQUIREMENTS	CONSTRUCTION ELEVATIONS	ELEVATION REFERENCE POINT
Depth of Fill (Upslope) _____	Finished Grade Elevation _____	Location & Description _____
Depth of Fill (Downslope) _____	Top of Distribution Pipe or Proprietary Device _____	Reference Elevation _____
	Bottom of Disposal Area _____	

DISPOSAL AREA CROSS SECTION

Scale:
 Vertical: 1" = N.T.S. Ft.
 Horizontal: 1" = N.T.S. Ft.



Albert Frick
 Site Evaluator Signature

163
 SE #

7/12/96
 Date

9/4/98



CITY OF PORTLAND

Inspection Services
389 Congress Street, Room 315
Portland, ME 04101
(207)874-8300
Fax: (207)874-8716

Fax Transmission Cover Sheet

Date: 10-9-98

To: Alyce@PortIsland Re.

Fax #: 766-5968

Re: De Sousa : Septic

From: Tom Reinsborough

Phone#: 874 4709

You should receive 2 page(s), including this cover sheet. If you do not receive all the pages, please call (207)874-8693.

Thank you!

REPLACEMENT SYSTEM VARIANCE REQUEST

THE LIMITATIONS OF THE REPLACEMENT SYSTEM VARIANCE REQUEST

This form shall be attached to an application for the proposed replacement system which does not comply with the Rules. The LPI shall review the Replacement System Variance Request and Application and may approve the Request if all of the following requirements can be met, and the variance(s) requested fall within the limits of LPI's authority.

1. The proposed design meets the definition of a Replacement System from the rules.
2. A system cannot be designed and installed in total compliance with the Rules.
3. The design flow is less than 500 GPD.
4. There will be no change in use of the structure.
5. The replacement system is determined by the Site Evaluator and LPI to be the most practical method to treat and dispose of the wastewater.

GENERAL INFORMATION

Permit No. _____ E Date Permit Issued _____
Town of PORTLAND
(PEAKS ISLAND)

Property Owner's Name: de SOUSA, ROBERT & ANNETTE Tel. No. (56) 659-4889
MONTH/DAY/YEAR

System's Location: EIGHTH MAINE AVE.
STREET

PEAKS ISLAND Maine 04108
TOWN ZIP

Property Owner's Address: 238 Phipps Plaza
(if different from above) STREET

Palm Beach FL 33480
TOWN STATE ZIP

SPECIFIC INSTRUCTIONS TO THE:

LPI:

If any of the variances exceed your approval authority and/or do not meet all of the requirements listed under the Limitations Section above, they you are to send this Replacement System Variance Request, along with the Application, to the Department for review and approval consideration before issuing a Permit. (See reverse side for Comments Section and your signature.)

SITE EVALUATOR:

If after completing the Application, you find that a variance for the proposed replacement system is needed, then complete the Replacement Variance Request with your signature on reverse side of form.

PROPERTY OWNER:

It has been determined by the Site Evaluator that a variance to the Rules is required for the proposed replacement system. This variance request is due to physical limitations of the site and/or soil conditions. Both the Site Evaluator and the LPI have considered the site/soil restrictions and have concluded that a replacement system in total compliance with the Rules is not possible.

The OWNER shall sign this statement. Therefore, having read both this Replacement Variance Request and the attached Application, I understand that the proposed system is not in total compliance with the Rules and hereby release all those concerned with this Variance, provided they have performed their duties in a reasonable and proper manner.

PROPERTY OWNER'S SIGNATURE

DATE

VARIANCE CATEGORY	VARIANCE REQUESTED	LIMIT OF LPI'S APPROVAL AUTHORITY		VARIANCE REQUESTED TO:	
SOILS					
Soil Profile	Ground Water Table	to 6"		inches	
Soil Condition	Restrictive Layer	to 6"		inches	
from HME-200	Bedrock	to 10"		inches	
SETBACK DISTANCES (IN FEET)	FROM:	TREATMENT TANK	DISPOSAL AREA	TREATMENT TANK	DISPOSAL AREA
Potable Water Supplies	1. Well: > 2000 gal/day	100'	300'		
	2. Well: < 2000 gal/day				
	a. Neighbor's	50'	60'		
	b. Property Owner's	25'	50'		
	3. Water Supply Line	See note 'a'			
Waterbodies	1. Perennial	50'	60'		
	2. Intermittent	15'	20'		
	3. Manmade drainage ditch	10'	15'		
Downhill Slope	Greater than 3:1 (33%)	5"	10"		
Buildings	1. With Basement	5'	10'		
	2. Without Basement	5'	10'		
Property Line		4'	5'		

OTHER

HOLDING TANK UNDERNEATH DWELLING

1. Fill extension Grade—to 3:1

② TO ALLOW A HOLDING TANK TO REPLACE AN ALTERNATIVE TOILET & EXISTING OVER-BOARD DISCHARGE DUE TO SPACE CONSTRAINTS FOR A 'GRANDFATHERED' YEAR-ROUND DWELLING *

Footnotes:

- a. This setback distance cannot be reduced by variance. See Table 6-2.
- b. Written Permission from the owner of a well is required when a replacement system will be located less than 100 feet but closer to that well than the system it is replacing.
- c. Sufficient distance shall be maintained to assure that the toe of the fill does not extend to the 3:1 slope.

Albert Frick

7/12/96

*APPLICANT HAS INDICATED PUBLIC SEWER WILL BE AVAILABLE 1-3 YRS.

LPI STATEMENT

I, _____, LPI for the Town of _____ have conducted an on-site inspection for the proposed replacement system and have determined to the best of my knowledge, that it cannot be installed in total compliance with the Rules, applicable Municipal Wastewater Disposal Ordinances, or the Local Shoreland Zoning Ordinance. As a result of my review of the Replacement System Variance Request, the Application; and my on-site investigation, I (check and complete either a or b):

a. (approve, disapprove) the variance request based on my authority to grant this variance. Note: If the LPI does not give his approval, he shall list his reasons for denial in Comments Section below and return to the applicant.

—OR—

b. find that one or more of the requested Variances exceeds my approval authority as LPI. I (recommend do not recommend) the Department's approval of the variances. Note: If the LPI does not recommend the Department's approval, he shall state his reasons in Comments Section below as to why the proposed replacement system is not being recommended.

Comments: _____

LPI'S SIGNATURE

DATE

FOR USE BY THE DEPARTMENT ONLY

The Department has reviewed the variance(s) and (does does not) give its approval. Any additional requirements, recommendations, or reasons for the Variance denial, are given in the attached letter.

SIGNATURE OF THE DEPARTMENT

DATE

Inspection Services
Michael J. Nugent
Manager

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

Phone 603-483-2950

STOP WORK NOTICE

June 15, 1999

Christos & Linda Chalogias
17 8th Maine Ave
Peaks Island ME 04108

PO Box 16403
Hooksett, N.H.

RE: 17 8th Maine Ave
CBL: 085-N-012

03106-6403

Certified Mail Receipt # Z 397 901 643

Dear Mr. Chalogias:

An evaluation of the property at 17 8th Maine Ave on 06/11/99 at noon revealed that the structure fails to comply with Section 107.1 of the 1996 BOCA Code of the City of Portland.

Structural changes to the building require plan review.

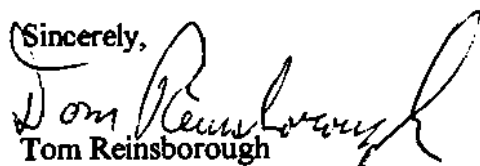
This is a **STOP WORK ORDER** pursuant to Section 117.1 of the Building Code(1996 BOCA). All construction activity must Stop immediately.

Therefore, you are required to submit a building permit application with a full set of structural changes. An Electrical & plumbing permit will also be necessary, these will need to be pulled by a Master Electrician and a Master Plumber. You must also submit a list of all subcontractors on the job with their addresses and telephone numbers within 30 days of this letter. When you have received approval of the amended plans and submitted the requested subcontractor information you may request removal of the "STOP WORK" order.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A M.R.S.A. ss 4452.

This constitutes an appealable decision pursuant to Section 121.5 of the Code. Please feel free to contact me at 874-8693, if you wish to discuss the matter or have any questions.

Sincerely,


Tom Reinsborough
Code Enforcement Officer

RPPLST6 CAMA REAL PROPERTY SYSTEM - RESIDENTIAL DISPLAY 6/14/99
RPP092 PARCEL ID: 085- - N-012-001 01/01 ACCT: C2818300 13:01

PROPERTY ADDRESS 17 8TH MAINE AVE
OWNER NAME1 CHALOGIAS LINDA L & (L, F, I)
NAME2 CHRISTOS JTS ETAL
ADDRESS 17 8TH MAINE AVE
CITY/STATE/ZIP PEAKS ISLAND ME 04108

ENTRANCE CODE LAND USE 11 # OF UNITS 1

ROUTE 150 ZONE IR2 NBHD 100 DISTRICT 17 TRAFFIC 1
TOTAL SQ FT

UTILITIES 2 6 DESC 85-N-12 LIVING AREA 1,204
R SEASHORE AVE
PEAKS ISLAND
3850 SF

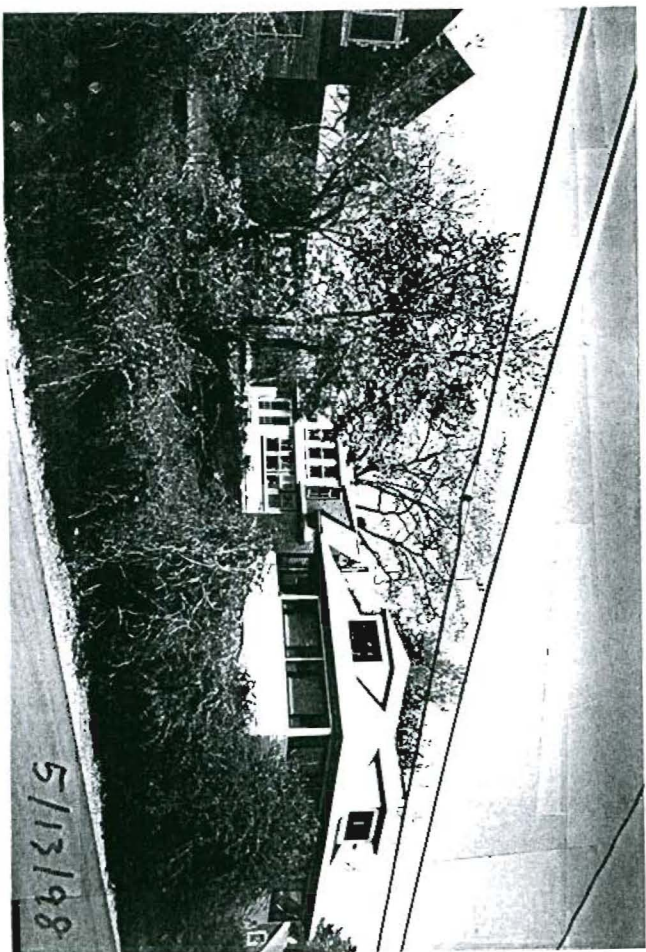
HOUSE STYLE 5 YEAR BUILT 1900 TOTAL RMS 05 TOTAL BEDRMS 03

BATHS FULL 1 HALF 0 KITCHEN REMODELED 2 BATH REMODELED 2 BASEMENT 1

ATTIC 1 PHY COND 5 CDU GD HEATING TYPE 2 4 2 WOOD/COAL BURN 0
NEXT SCREEN BLDG SKETCH SCREEN RETURN

Oct. 3 98

640 week 96-



RPPM27
RPPP27

PORTLAND, ME
PARCEL ID: 085

MASS APPRAISAL SYSTEM - ONLINE
N 012 001 01/01 ACCT: C2818300

6/14/99
13:38

	LWR	1ST	2ND	3RD	AREA
A		MAIN	STR		0496
B		10			0032
C		12	12		0096
D		12			0072
E		10			0304
F					
G					
H					
I					

TOTAL AREA: 1204

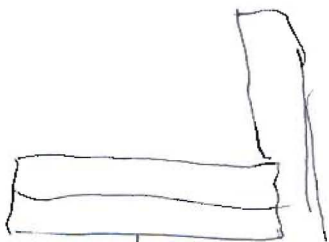
RCN: 78600
% GOOD: 0.65%
RCNLD: 51100

```
+-4+----12-----9--+
8B [   C   8   D   8
+---+----12-25---+---9---+
[                                     [
12                                  [
[                                     12
[                                     [
+-6---+                               +---5-+
[   [   A   [   [
[   14   [   [
20   [   [   14   [
[   [   E   [   20
[   *----14-----+   [
[                                     [
+-----25-----+

```

TYPE: NW, NE, SW, SE TO ALTER VIEW

___ XMIT: [_]



**City Of Portland
Inspection Services
RETURN OF SERVICE**

On the 18 day of June, 1998, I made service of the Notice of Violations upon,
thechalologiesis, at 17 8th main
C.B.L 85-N-12

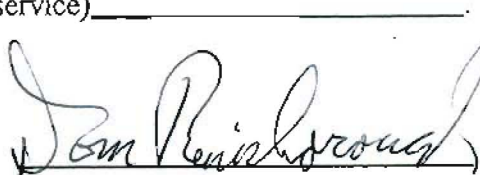
By delivering a copy in hand.

By leaving copies at the individual's dwelling house or usual place of abode with a person of suitable age or discretion who resides therein and whose name is _____.

By delivering a copy to an agent authorized to receive service of process, and whose name is mr wood.

By (describe other manner of service) _____.

DATED: 6-18



Signature of Person Making Service

C.E.O. city of Portland Me.


Title

I have received the above referenced documents



Person Receiving Service



A photograph of an interior room, possibly a kitchen or living area, showing a window with a view of trees. The wall below the window has handwritten text in black marker. The text reads: "Rotted Conditions", "Sheet rocked over @", and "Ceiling!".

Rotted Conditions
Sheet rocked over @
Ceiling!





Second Plc. S. Facing shed roof
Notice the scab attachments
on the ~~the~~ trimmer end. I added
full length and 12" O.C. from there.
Has a previous owner would do this
is beyond my comprehension. It
was placed there to serve as well board
nail on which I have done to expose
top.



The Siber steps. - Rotted and unsafe
because of inadequate landing space
One step back and it's a long way
down



Previous electrical work?

This was an end support post @

the (E) - (W) corner. The post was
scrubbed over after wiring -

Totally
ridiculous

This is picture of Pune / con
before new owners



Facade prior to new windows

Notice the fairly new roofing

visible from camera angle. This was

done by De Sousa, previous owner.

The larger shed roof above was
untouched and required new sheathing

or roofing. Additionally the smaller

shed roof below was done but is

leaking & must be re-roofed.



New Cascade of cottage with windows
not much changed but windows, holding
old style. Notice New floor under
~~shed~~ shed coat 2nd. Floor. Original wall
was rotted along with very weakened
floor. This floor was secured by rafted
to carrier (original) The old was the
more secured to the old siding of the
carrier. New floor 2x6 - 12" o.c w/ 3/4 CDX
Stopped work @ this point



Single stud @ hinge jamb of
6 feet down. Totally back. He saved
a stud by blocking it. Previous
runer assis.



More Post Subbing @ wall Section by
previous owner



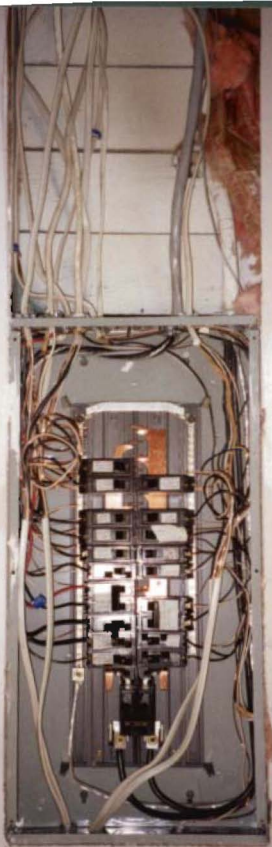
Existing floor joist adjacent
to masonry chimney



Loose
→ Came from

Typical S. Shed roof connection @
Double 2x12 carrier. Notice ledger
hangings off old sheathing board.

More Hack work by previous
owner. A 59 lb hanger at each
joist is all that is needed. This
was all wall boarded.



81 9 65.

The panel as it exists now
with a mix of 1299 & 1499

The ~~new~~ new wire has plenty of
slack to allow for neat final
appearance.



A view of the side entry
steps and terrain below



8:19 6:18 '99

N Side of Cottage w/ new g/s.
Simlar to old.



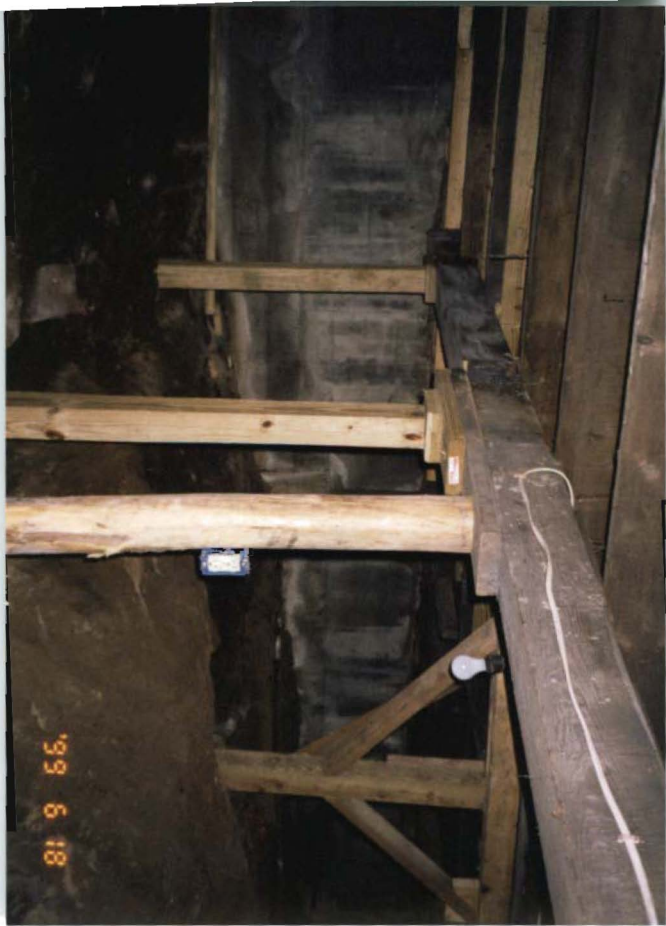
Full frontal view. Steps required
@ 6 foot door to replace
the shanty setup existing.

Close
UP →

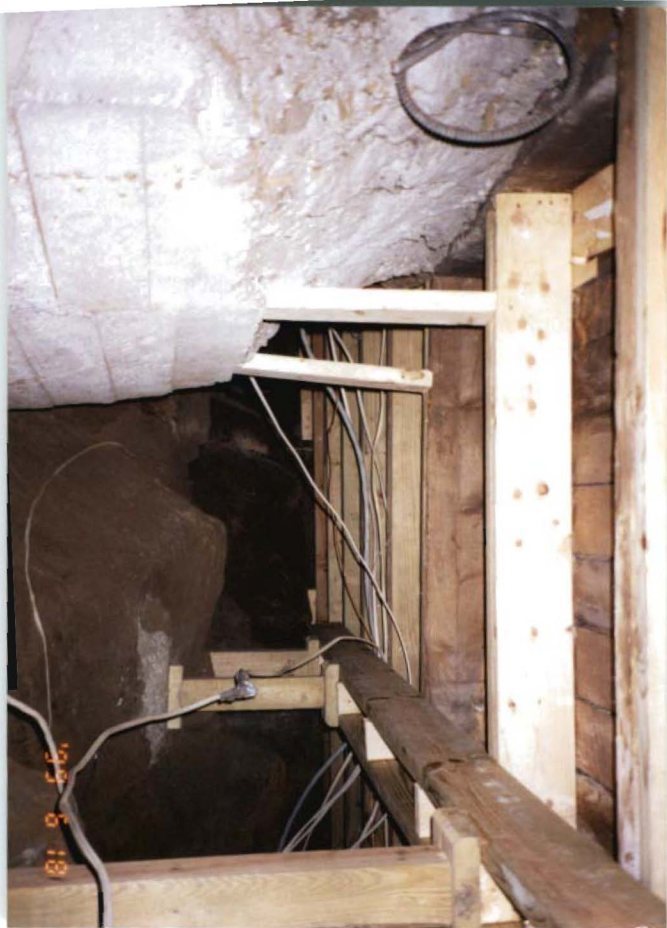
Dryer Vent
Bath Vent

99 6 18

Proposed work @ NE corner
of building. New gutters installed



we installed new PT @ cella
work points



More New PT.

Notice the spaghetti wire coming from Service. This is how it came to us.



81 9 66

We installed new RFI in
bath, It was standard better



N.E. corner of cellar, previous
owner added apron around rear
of house w/ inadequate support
around window.

Notice scab @ post



KD applied @ collar by
previous turner. Hacked up w/
notches This is an outside
jerk support at the plate,
The span was too much so
support provided (PT)



New support 2DL described
No support old @ K. F. Chen
area. No live load above



A



8:19 6/66



Arrow denotes rotted sill
replaced. Also used to double
up 2x8 @ shed roofs to
the left of arrow, Typics)



6-25-66

Family and Friends
to make it better

Try it

'99 6:18



Old stair opening framing
Single joist construction.
Reinforced it with 2x2 gus-
soms.

1997



1997



8: 9 66.

front

side

higher
point



