

**City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>PERMIT ISSUED</b>	
Permit No: 02-0865	Issue Date:
CBL: 085 T001001	

Location of Construction: 68 Winding Way, <i>Peaks IS</i>	Owner Name: Ashmore Ralph W	Owner Address: 68 Winding Way	Phone: 207-766-2981
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	Zone: <i>IR-1</i>

Past Use: Single family	Proposed Use: Single family w/dormer - Amendment to permit #01-1300. Changing roof line	Permit Fee: \$30.00	Cost of Work: \$18,000.00	CEO District: 3
FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>		INSPECTION: Use Group <i>3</i> Type <i>SE</i> <i>BCCA99</i>		

**Proposed Project Description:**  
Simplify dormer from turret to shed style.

Signature: *[Signature]*

**PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)**

Action.  Approved  Approved w/Conditions  Denied

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

Permit Taken By: <i>jmy</i>	Date Applied For: 08/01/2002	<b>Zoning Approval</b>
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- 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..

<b>Special Zone or Reviews</b> <input checked="" type="checkbox"/> Shoreland <i>with 250 well over 75' from them</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <i>to remain a single family</i> <input type="checkbox"/> Site Plan Major <input type="checkbox"/> Minor <input type="checkbox"/> <i>MM</i> late <i>[Signature]</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____
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<b>Historic Preservation</b> <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: <i>[Signature]</i>
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**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, <b>TITLE</b>		DATE	PHONE

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

BUILDING DEPARTMENT

## PERMIT

Permit Number: 020865

Please Read Application And Notes, if Any,

This is to certify that Ashmore Ralph W/Applicant

has permission to Simplify dormer from turret finished style

AT 68 Winding Way PI. L 085 T001001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is altered or closed-in. **48 HOUR NOTICE IS REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_

Health Dept \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

DepartmentName

  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

02-0865

# All Purpose Building Permit Application

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: <u>68 Winding Way P.I.</u>		
Total Square Footage of Proposed Structure <u>50%</u>	Square Footage of Lot <u>29,263</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>85</u> Block# <u>T</u> Lot# <u>1</u>	Owner: <u>Ralph Ashmore</u>	Telephone: <u>766 2981</u>
		Cost Of <u>\$ 78,000.</u> Fee: \$ <u>30.00</u>

description:

Amend Permit # 01-1300

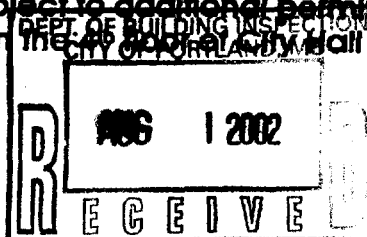
permit is ready: Ralph Ashmore 766-2981  
St., Peaks Island, ME 04108

review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up, PHONE 766 2981

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

Signature of applicant: <u>[Signature]</u>	Date: <u>7/29/02</u>
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**This is NOT a permit, you may not commence ANY work until the permit is issued.**  
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the City of Portland City Hall



By mail



# Certificate of Occupancy

LOCATION - 68 Winding Way 085-T-001

Issued to **Ralph Ashmore**

Date of Issue

**This is to certify** that the building, premises, or part thereof, at the above location, built - altered - changed as to use under Building Permit No. **981333**, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Single family with existing shed  
Boca 93 stairs, Boca 96 framing  
type 58 construction use R8

Limiting Conditions:

See Attached list of conditions

This certificate supersedes  
certificate issued

Approved:  
6-18-99  
(Date)

*[Signature]*  
Inspector

*[Signature]*  
Inspector of Buildings

*[Handwritten initials]* 6/18/99

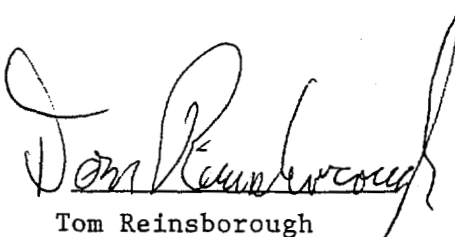
Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

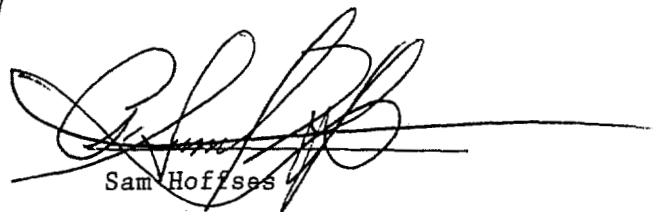


## CITY OF PORTLAND

Limiting conditions for Certificate of Occupancy for 68 Winding Way (085-T-001)

1. Living space is on the 1<sup>st</sup> grade level only, storage is ~~all~~ that is allowed on the 2<sup>nd</sup> and 3<sup>rd</sup> levels of the structure
2. Building permit is #981333 are considered closed as of this date **6-18-99**.
3. Current electrical and plumbing permits are considered closed as of this date.
4. This structure shall be *maintained* as a single family home only.
5. New permits ~~shall be~~ obtained at a future date to continue ~~any~~ further building, electrical or plumbing on the 2<sup>nd</sup> or 3<sup>rd</sup> levels at **68 Winding Way**.
6. Fire blocking between 2<sup>nd</sup> and 3<sup>rd</sup> levels is to be installed at a future date.
7. This Certificate of Occupancy is for single family only a new Certificate of Occupancy is required **upon** completion of the 2<sup>nd</sup> and 3<sup>rd</sup> levels.
8. There is an indemnification and hold harmless agreement between you and City of Portland that allows your stair construction under the Boca **1993** code, for stair construction. This is being recorded in **the** Cumberland County Registry of Deeds, executed May 14, **1999**,

-   
Tom Reinsborough

  
Sam Hoffses

ISLAND REAL ESTATE



# ASHMORE REALTY

20 WELCH STREET, PEAKS ISLAND, MAINE 04108  
207.766.2981 • ralph@ashmorerealty.com

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**July 29, 2002**

**Building Inspections  
City of Portland  
389 Congress St.  
Portland ME 04101**

**Building Inspection Dept.,**

**Please find enclosed an amendment to my permit & a check for \$30.00.  
Dormer is simplified from a turret style to a shed style .**

**Please call with any questions.**

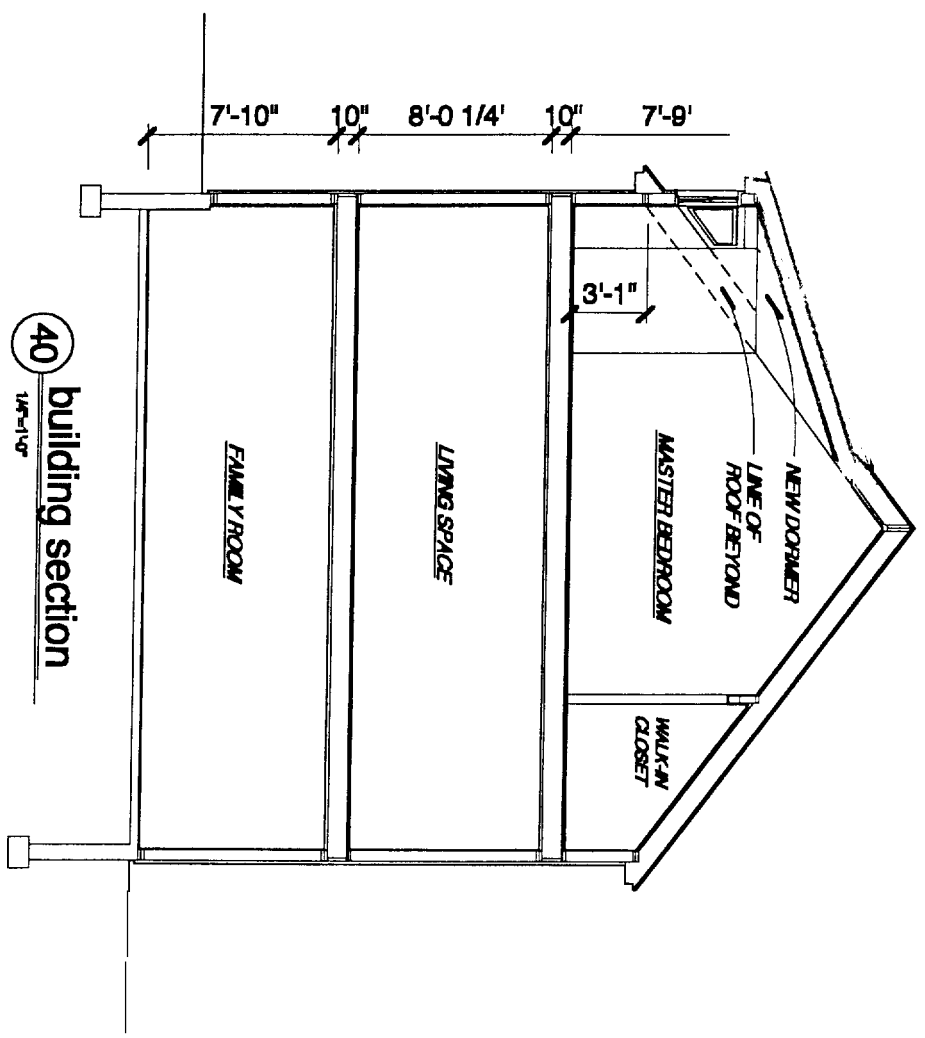
**Best Regards,**

A handwritten signature in cursive script that reads 'Ralph'.

**Ralph W. Ashmore**

Asmore residence 65 Winding Way, Peaks Island  
 Framing materials for dormer addition

- Ridge 2"x12"
- rafters 2"x10" - 10'-12' span - OK
- Joists 2"x8"
- headers 2"x6"
- 3 2"x6"
- RO approx 3'0"



40 building section  
 1/8"=1'-0"



Mr. Ralph Ashmore  
 68 Winding Way  
 Peaks Island ME 04108

507-766-2981



Mr. Ralph Ashmore  
68 Winding Way  
Peaks Island ME 04108



20

front elevation

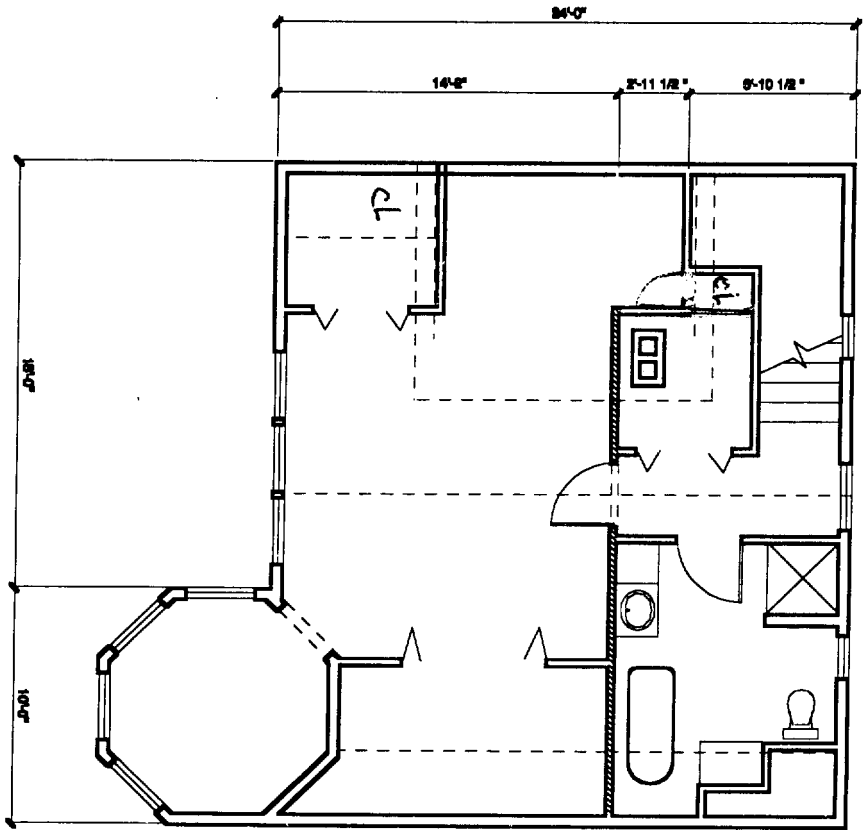
1/8"=1'-0"

207.766.2981





Mr. Ralph Ashmore  
68 Winding Way  
Peaks Island ME 04108

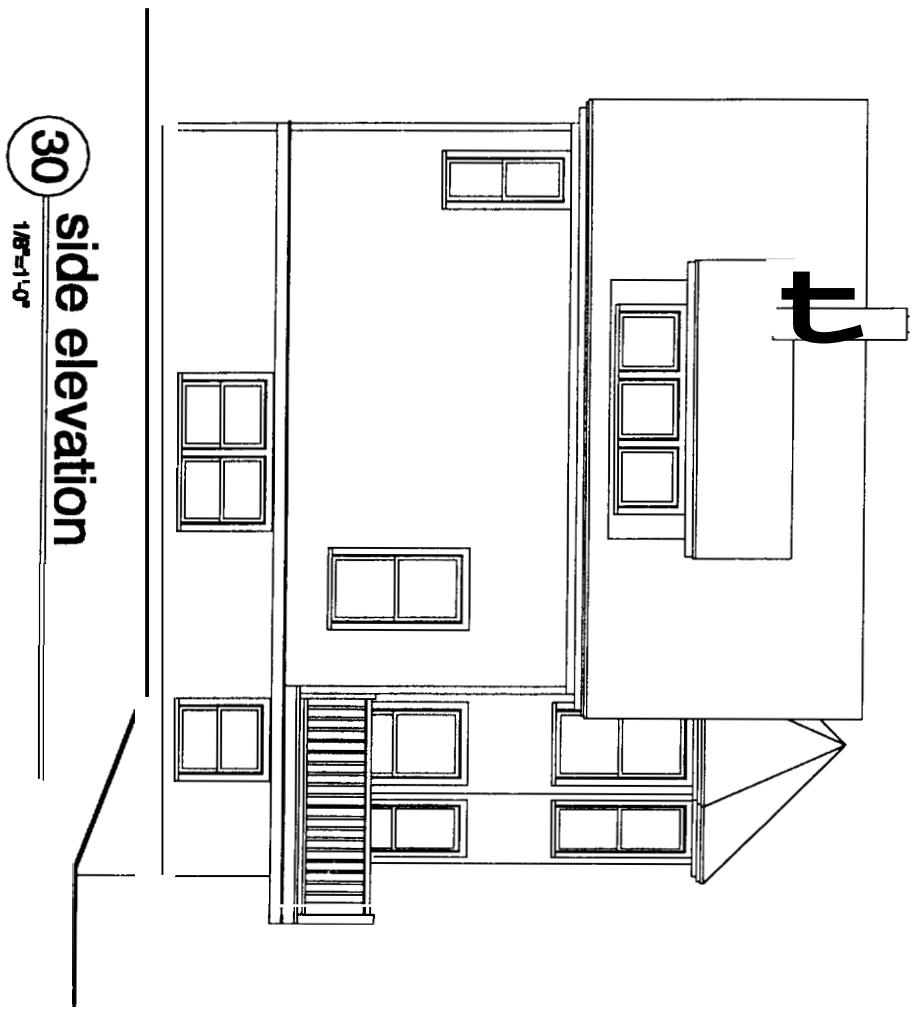


**10** Second floor plan  
1/8" = 1'-0"

207.766.2981



Mr. Ralph Ashmore  
68 Winding Way  
Peaks Island ME 04108



207.766.2981

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: 01-1300 Issue Date: NOV - 8 2001 CBI: 085 T001001

Location of Construction: 68 Winding Way - Peaks Island Owner Name: Ashmore Ralph W Owner Address: 68 Winding Way Phone: 766-2981

Business Name: n/a Contractor Name: no contractor/self Contractor Address: n/a n/a Phone:

Lessee/Buyer's Name: n/a Phone: n/a Permit Type: Alterations - Dwellings Zone: IR-3

Past Use: Single Family Proposed Use: Single Family / Construct dormer plan & finish interior 1st & 2nd levels per plan. Permit Fee: \$156.00 Cost of Work: \$22,000.00 CEO District: 3

FIRE DEPT: [ ] Approved [x] Denied INSPECTION: Use Group: R-3 Type: 5B BOCA 1999 Signature: T. Munson

Construct dormer & finish interior PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: [ ] Approved [ ] Approved w/Conditions [ ] Denied Signature: N/A Date:

Permit Taken By: gg Date Applied For: 10/18/2001 Zoning Approval

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.. Special Zone or Reviews: [x] Shoreland over 75' from stream NWM [ ] Wetland [ ] Flood Zone [ ] Subdivision [ ] Site Plan Maj [ ] Minpr [ ] MM [ ] Denied OK with conditns date: 10/26/01 Zoning Appeal: [ ] Variance [ ] Miscellaneous [ ] Conditional Use [ ] Interpretation N/A [ ] Approved [ ] Denied date: 11/08/01 Historic Preservation: [x] Not in District or Landmark [ ] Does Not Require Review [ ] Requires Review [ ] Approved [ ] Approved w/Conditions [ ] Denied date: [Signature]

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

Application ID Number: 1-1300

Department: Zoning

Status: Approved with conditions

Marge Schmuckal

Comments: 68 Winding Way - Peaks Island

Approval Date: 10/26/2001

Given On Date: 10/26/2001

OK to Issue Permit Name: Marge Schmuckal Date: 10/26/2001 Date 2:

Conditions Section:

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.

Create Date: 10/26/2001 By: jodinea Update Date: 10/26/2001 By: mes

Add | Find | Print Permit | Print C of O | Print Insp | Close

<b>Prmt</b>				<b>Constr Type</b>	New	<b>Num1</b>	11300
<b>Permit Nbr</b>	01-1300	<b>Location of Construction</b>	68 Winding Way	<b>Appl. Date</b>	10/18/2001		
<b>Status</b>	Open	<b>Permit Type</b>	Alterations - Dwellings	<b>Issue Date</b>	11/08/2001		
<b>CBL</b>	085 T001001	<b>Territory Nbr</b>	3	<b>Estimated Cost</b>	\$22,000.00	<b>Date Closed</b>	

Comment Date	Comment	Add	Delete	Save
11/08/200	All interior framing was completed under a different permit. The dormer is the only new framing being done. The bsmnt level is completed. The first and second floor will be sheetrocked and finished as per Ralph Ashmore.			
	<b>Name</b> tmm	<b>Follow Up Date</b>		<b>Completed</b> <input type="checkbox"/>
11/08/200	Received framing details on 11/07/2001. Ok to issue now.			
	<b>Name</b> tmm	<b>Follow Up Date</b>		<b>Completed</b> <input type="checkbox"/>

<b>CreatedBy</b>	gg	<b>CreateDate</b>	10/23/2001	<b>ModBy</b>	tmm	<b>ModDate</b>	11/08/2001
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**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL A 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.

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

Location/Address of Construction: <i>68 Winding Way, Peaks Island, ME</i>			
Tax Assessor's Chart, Block & Lot Number Chart# <i>85</i> Block# <i>T</i> Lot# <i>001</i>		Owner: <i>Ralph Ashmore</i>	Telephone#: <i>766-2981</i>
Owner's Address: <i>68 Winding Way Peaks Island, ME 04108</i>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: <i>\$22,000.</i> Fee: <i>\$156</i>
Proposed Project Description: (Please be as specific as possible) <i>Construct dormer per plan and finish interior 1st &amp; 2nd levels per plan</i>			
Contractor's Name. Address & Telephone <i>Ralph Ashmore</i>		Rec'd By:	

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>7/7/01</i>
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Building Permit Fee: \$30.00 for the 1st \$1000. cost plus \$6.00 per \$1,000.00 construction cost thereafter.

*10/18  
Cough*

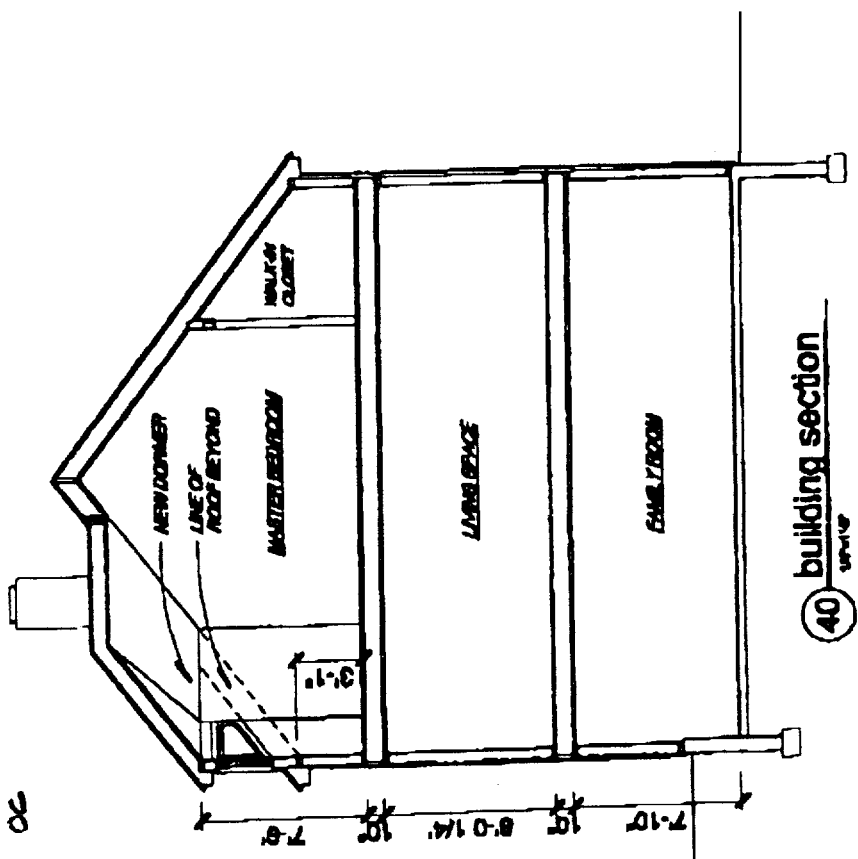


Ashmore residence 68 Winding Way Peaks Island

Framing Materials to be used for dormer addition:

- Ridge, 2x12"
- Rafters, 2x10", 16 OC
- Collar tie, 2x8"
- Walls, 2x6"
- Headers
- 3, 2x6 (windows)
- R0 less than 3'0"

REC.  
11/17/01





# ASHMORE REALTY

ISLAND SPECIALISTS  
20 Welch St., Peaks Island, ME 04108  
email; ralph@ashmorerealty.com  
www.ashmorerealty.com  
**(207)766-2981**  
FAX (207)766-0924

**RALPH W. ASHMORE**

## FACSIMILE TRANSMISSION

TO Lori, Building Inspections

FAX NUMBER: (207)874-8716

RE: 68 Winding Way, P.I.

DATE Nov. 7, 2001

**NUMBER OF PAGES (INCLUDES COVER SHEET)** 2

*Please call immediately if documents are not legible or if you have not received all pages.*

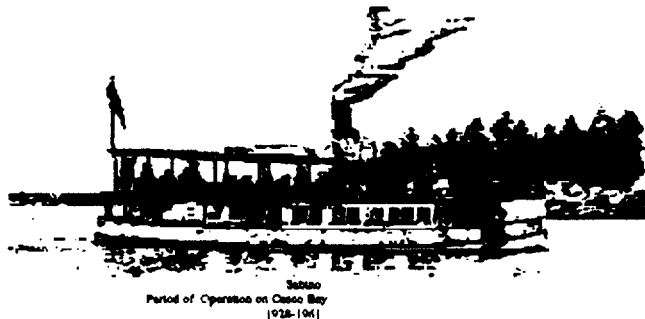
Lori,

Per your request please find with this transmission cross section drawing listing framing materials to be used. Thank you for your assistance.

Regards,



Ralph W. Ashmore



ASHMORE REALTY, YOUR RESOURCE FOR REAL ESTATE ON THE CASCO BAY ISLANDS

# ASHMORE REALTY

ISLAND SPECIALISTS  
20 Welch St., Peaks Island, ME 04108

email; ralph@ashmorerealty.com

www.ashmorerealty.com

(207) 766-2981

FAX (207)766-0924

RALPH W. ASHMORE

FACSIMILE TRANSMISSION

**TO:** Lori, Building Inspections

**FAX NUMBER:** (207)874-8716

**RE:** 68 Winding Way, P.I.

**DATE:** Nov. 5, 2001

**NUMBER OF PAGES (INCLUDES COVER SHEET)** 1

*Please call immediately if documents are not legible or if you have not received all pages.*

Lori,

Per your request the framing materials to be used for dormer addition;

- Rafters, 2" x 10", 16" oc
- walls, 2" x 6", 16" oc
- Ridge 9 7/8" LVL
- Collar tie, 2" x 8"

3- 2" x 6" s

Regards,



Ralph W. Ashmore

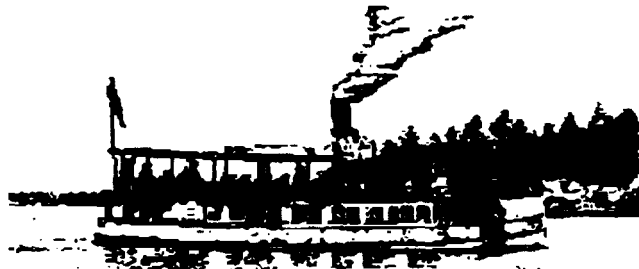
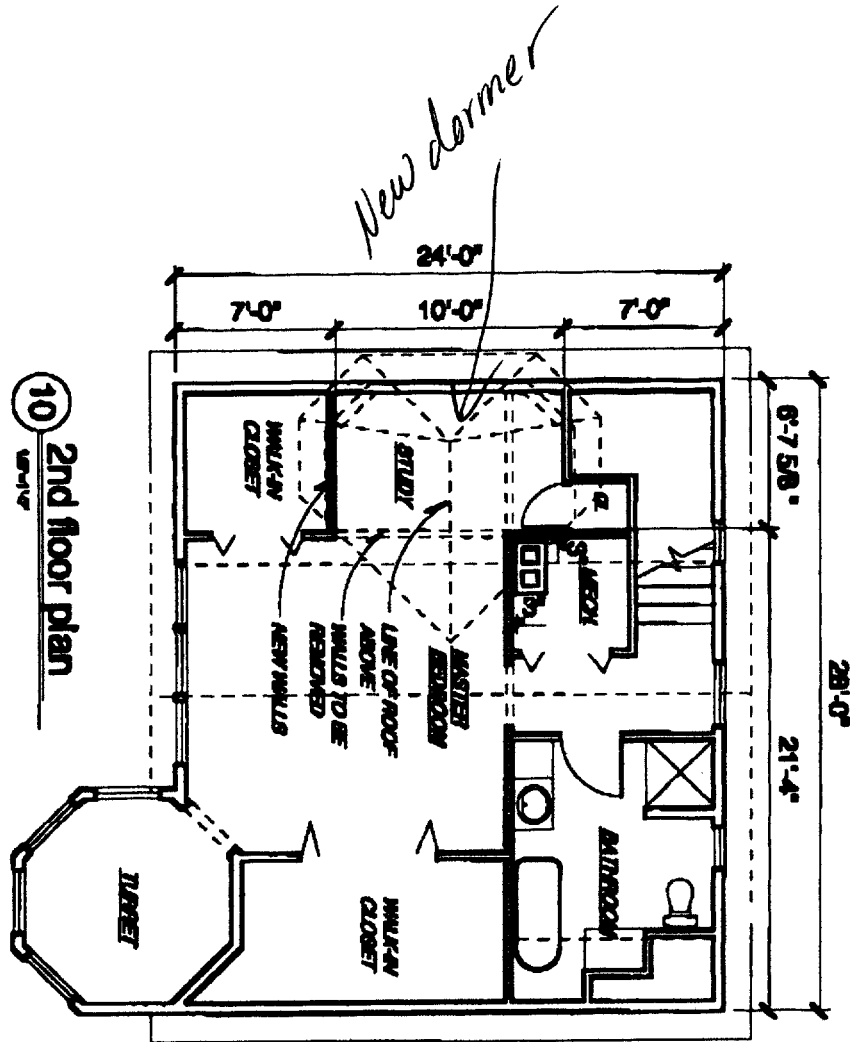
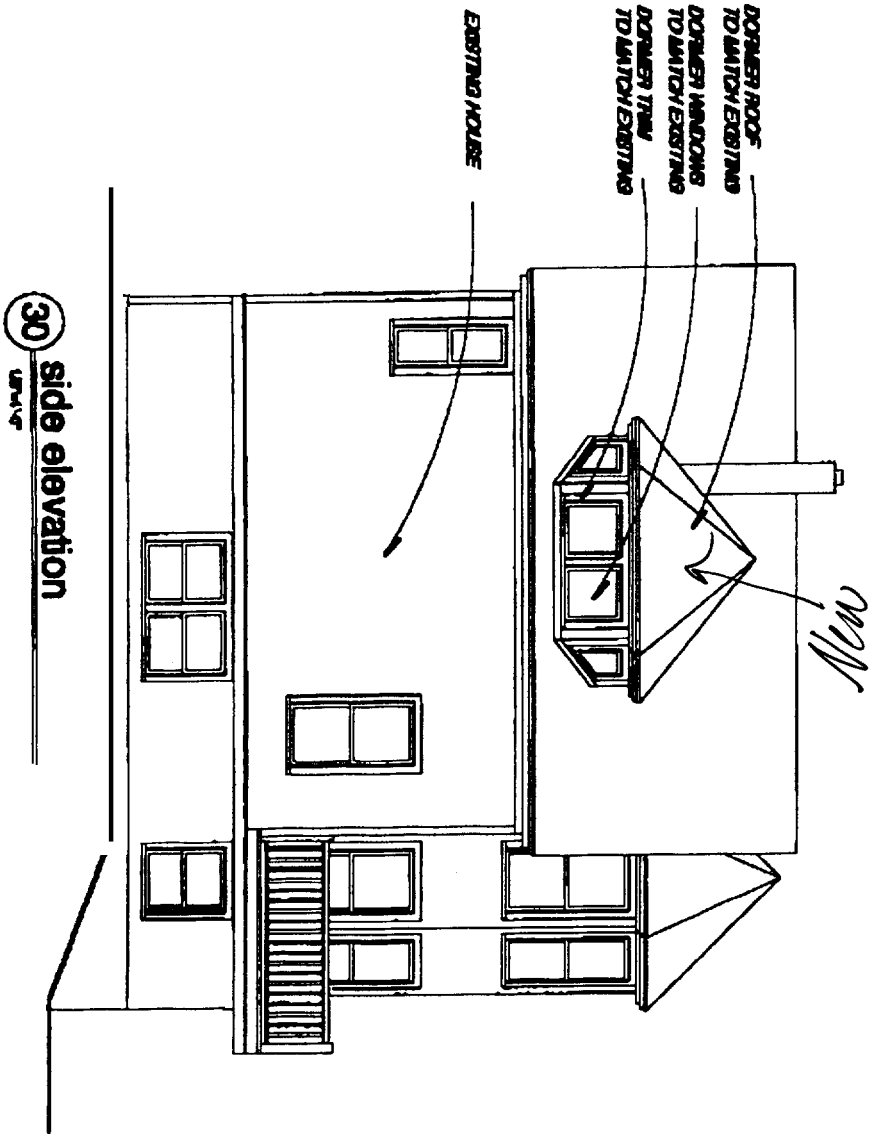


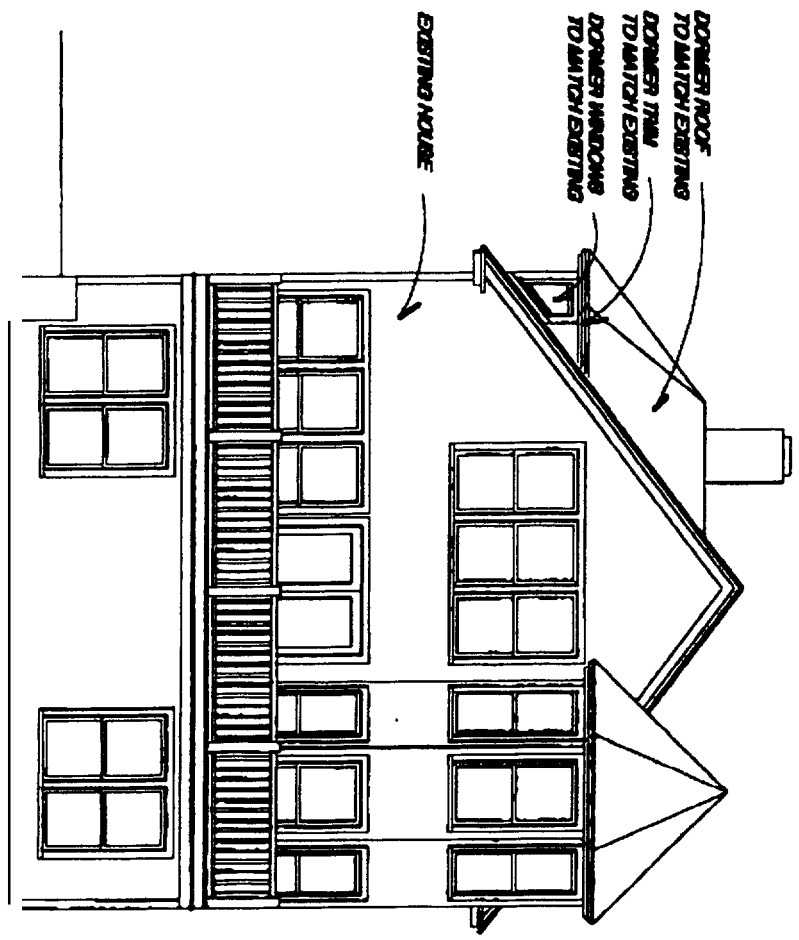
Photo  
Period of Significance: Casco Bay  
1978-1991

ASHMORE REALTY, YOUR RESOURCE FOR REAL ESTATE ON THE CASCO BAY ISLANDS

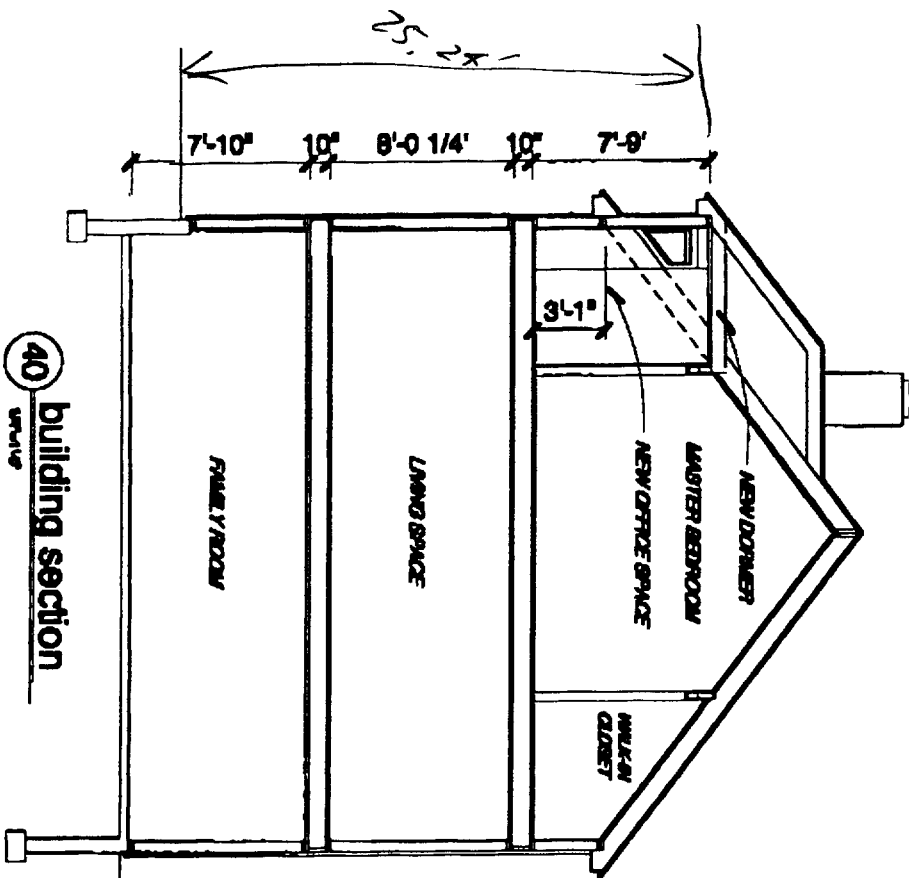




30 side elevation  
 1/2" = 1'-0"



**20** front elevation  
1/2" = 1'-0"



40 building section  
units

7.83  
 .83  
 8.00  
 .83  
 7.75  
 25.24'

PORCH  
6'0" x 8'0"

28-0

TW1846  
TEMP.

UP 14R  
12T 1L

CLOSET

FC61  
3/0

CW23

2/8  
LAV.  
3'0" x  
7'0"

DW

CLOSET

KITCHEN  
8'1" x 4'0"

BUILT-IN SHELVES

REF.

PANTRY  
1/6

3/0  
M-3912

TRANSOM  
ABOVE TO BE  
DETERMINU)  
ON THE JOB

LIVING ROOM  
15'2" x 13'6"

DINING ROOM  
11'10" x 16'2"

SUPPORT MULL

TW2852 TW2852 TW2852

FC780

DECK  
28'0" x 10'0"

TW2852

TW2852

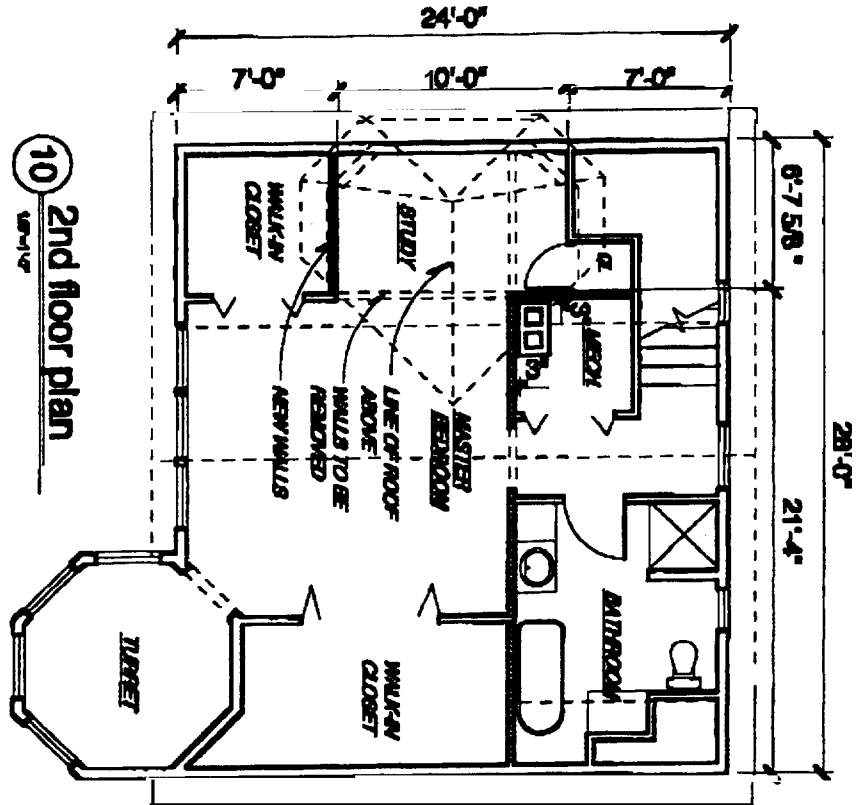
TW2852

TW2852

TW2852

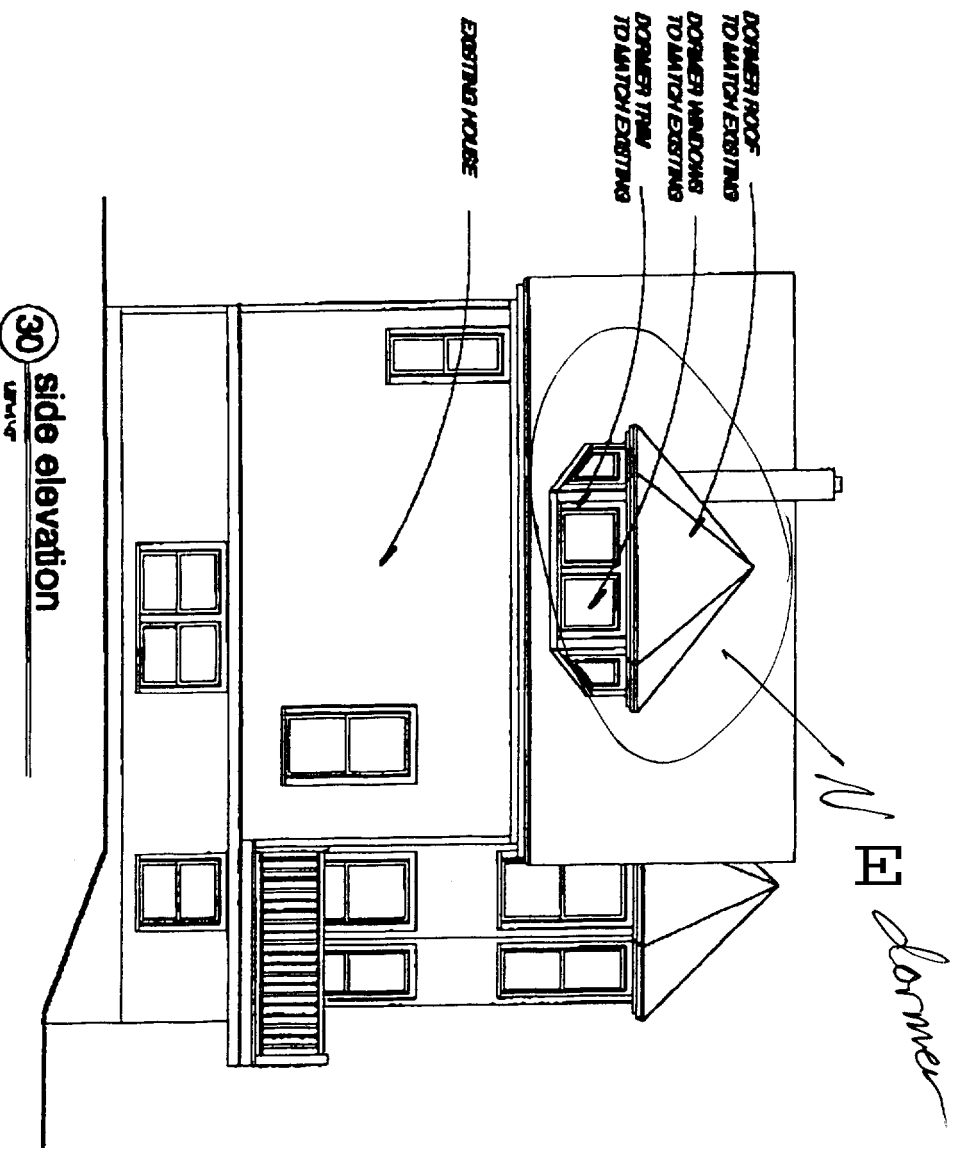
1st floor plan

24'-0"

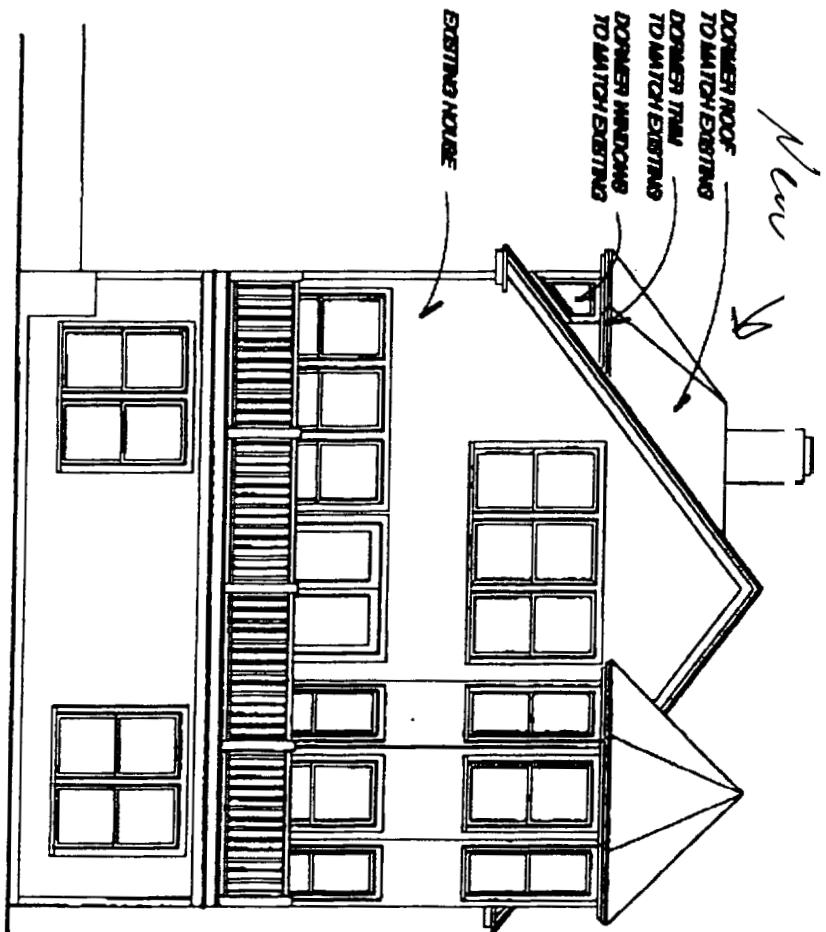


10 2nd floor plan

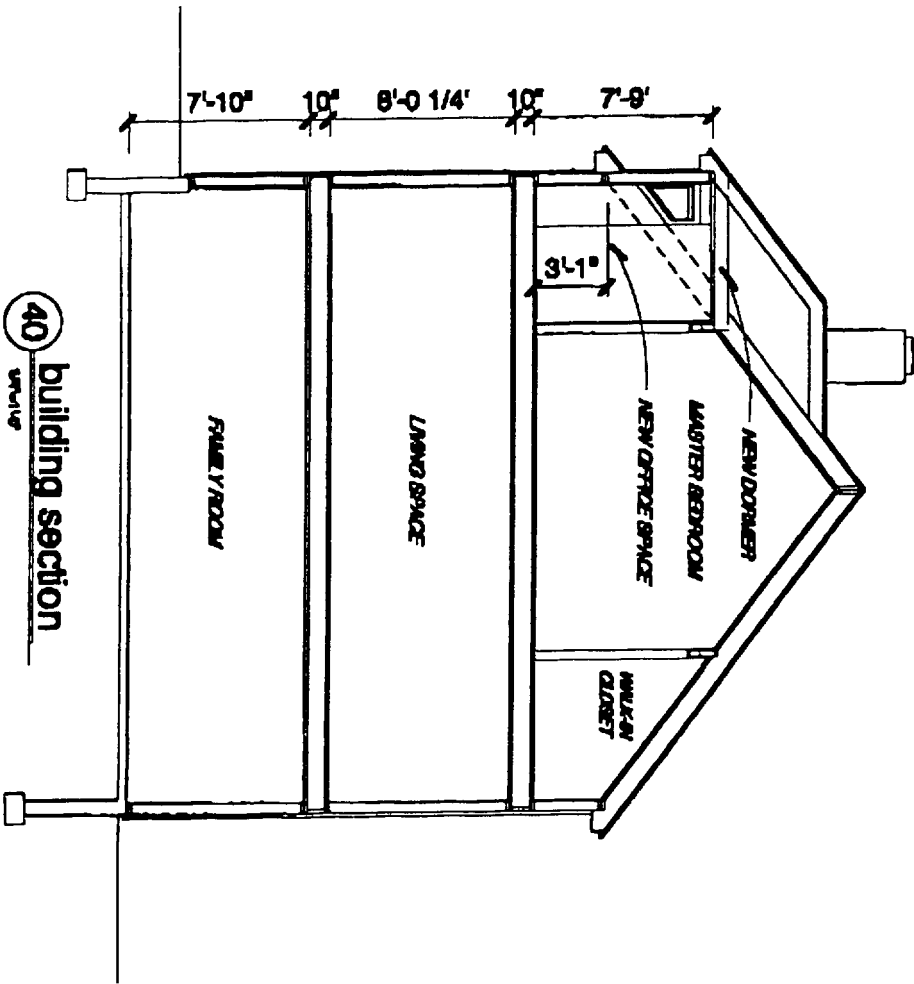




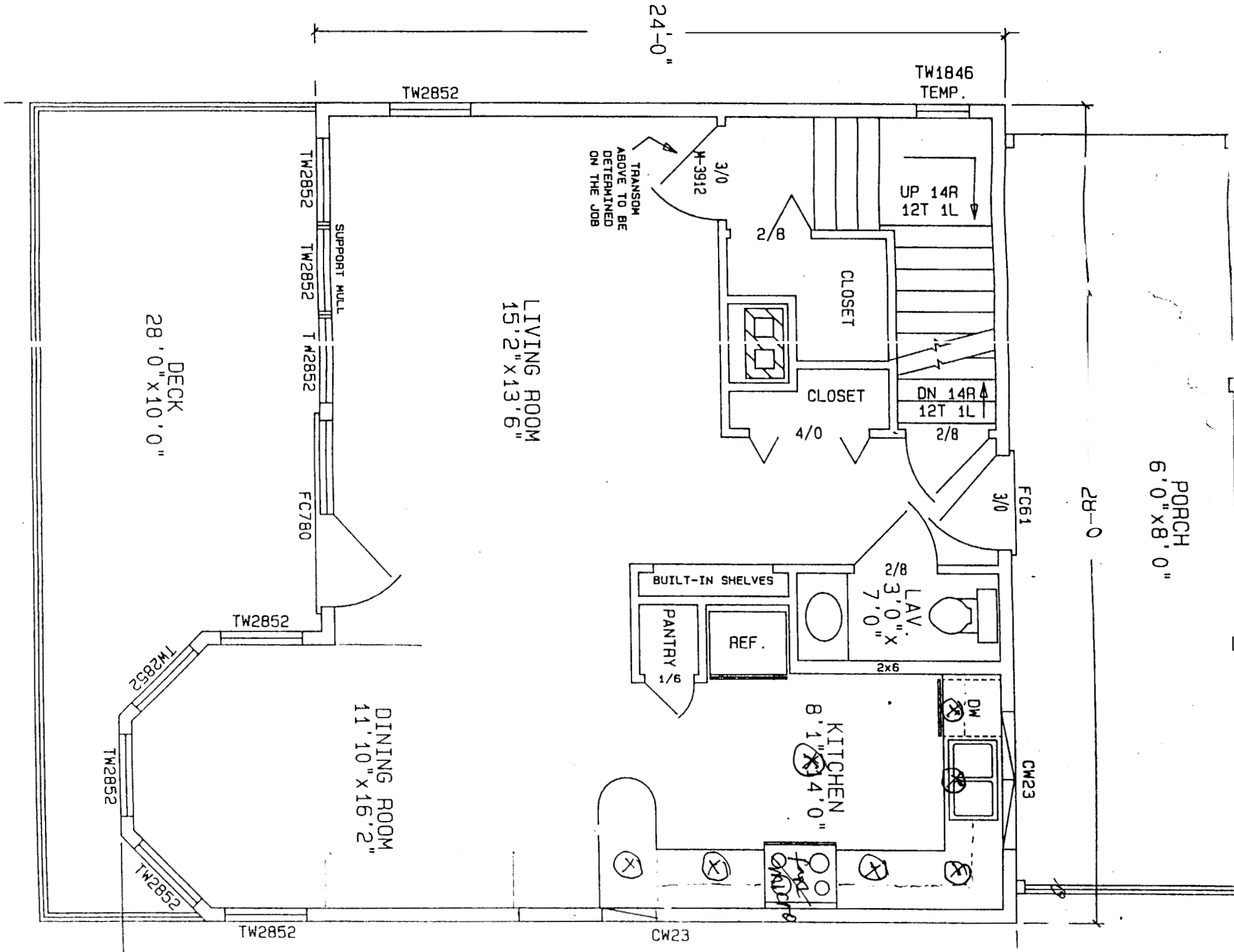
30 side elevation  
 1/4" = 1'-0"



20 front elevation  
1/8" = 1'-0"



40 building section



DUPLICATE

( GENERAL RECEIPT )

# CITY OF PORTLAND, MAINE

DEPARTMENT Inspection DATE 12/15/01  
RECEIVED FROM Val W. Costello  
ADDRESS 66 Winding Way

UNIT	ITEM	REVENUE CODE	DOLLAR AMOUNT
	Bidding		156.00
	Check # 1662		
	CR L:085 T 001		

CASH  CHECK  OTHER TOTAL 156.00

RECEIVED BY [Signature]

# ASHMORE REALTY

• ISLAND SPECIALISTS •

20 Welch St., Peaks island, ME 04108

email; ralph @ashmarealty.com

www.ashmorealty.com

(207) 766-2981

FAX (207)766-0924

RALPH W. ASHMORE

## FACSIMILE TRANSMITTAL

Date: 3.25.03

Fax # 874.8714

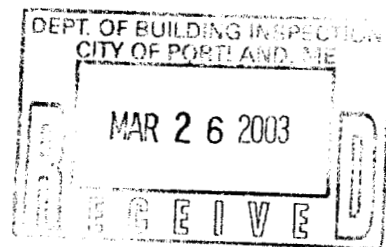
To: City Inspections

Attention: Jeannine Borg

Subject: 68 Winding Way Plumbing

Please find copy of plumbers bill.

Ralph



Sabino  
Period of Operation on Casco Bay  
1928-1961

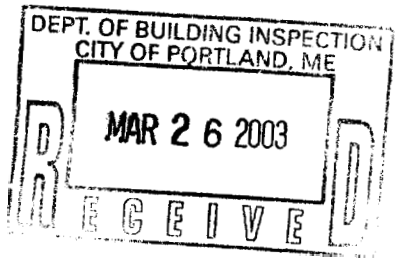
IF YOU KNOW OF ANYONE INTERESTED IN BUYING OR SELLING ISLAND REAL ESTATE PLEASE PUT THEM IN TOUCH WITH ME.

GARY D. TURNER  
 PLUMBING & HEATING  
 467 GREELY ROAD EXT.  
 CUMBERLAND CENTER, ME 04021  
 (207) 829-3883

DATE 2/13/99

Ralph Ashmore  
68 Winding Way  
Peaks Island, Me 04108

1/27	① Extended Vents through Roof ② Installed WX203 pressure Tank ③ piped water to Water Heater	9 Hours	465	00
1/28	Installed Pyrotex Sure Flow	3 Hours	135	00
	Materials		620	72
2/7	Piped PVC drainage for 3rd Floor	9 Hours	405	00
2/10	Piped PVC and Copper	9 Hours	405	00
2/11	Finished Copper piping and Copper all lines for Test	4 Hours	180	00
2/12	Tested all Plumbing and Installed frost proof Sillcock	5 Hours	225	00
	Materials		205	18
	Total Due to date		\$2580	90



# ELECTRICAL PERMIT

## City of Portland, Me.



2002-4503

SIP  
 Date 6/21/02  
 Permit # 2002-4503  
 CBL# 085 T001

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:

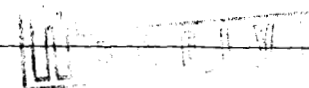
LOCATION: 68 winding way METER MAKE & # \_\_\_\_\_  
 CMP ACCOUNT # \_\_\_\_\_ OWNER RALPH W ASHMORE  
 TENANT \_\_\_\_\_ PHONE # 766-2981  
766-2982

							TOTAL EACH FEE		
OUTLETS	30	Receptacles	15	Switches	5	Smoke Detector	50	.20	10.00
FIXTURES	10	Incandescent		Fluorescent		Strips	10	.20	2.00
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	1	(number of)						2.00	2.00
RESID/COM		Electric units						1.00	
HEATING		oil/gas units		Interior		Exterior		5.00	
APPLIANCES	1	Ranges	1	Cook Tops		Wall Ovens		2.00	4.00
		Insta-Hot		Water heaters	2	Fans		2.00	4.00
	1	Dryers		Disposals	1	Dishwasher		2.00	4.00
		Compactors		Spa	1	Washing Machine		2.00	2.00
		Others (denote)						2.00	
MISC. (number of)		Air Cond/win						3.00	
		Air Cond/cent				Pools		10.00	
		HVAC		EMS		Thermostat		5.00	
		Signs						10.00	
		Alarms/res						5.00	
		Alarms/com						15.00	
		Heavy Duty(CRKT)						2.00	
		Circus/Carnv						25.00	
		Alterations						5.00	
		Fire Repairs						15.00	
		E Lights						1.00	
		E Generators						20.00	
PANELS		Service		Remote		Main		4.00	
TRANSFORMER		0-25 Kva						5.00	
		25-200 Kva						8.00	
		Over 200 Kva						10.00	
						TOTAL AMOUNT DUE			28.00
						MINIMUM FEE	35.00		35.00

CONTRACTORS NAME Paul C Beaudoin MASTER LIC. # MS 60016995  
 ADDRESS 41 Rocky Hill Road Saco Me LIMITED LIC. # \_\_\_\_\_  
 TELEPHONE 254-6122 Hom  
471-0506 Prop  
 NATURE OF CONTRACTOR Paul C Beaudoin

White Copy - Office • Yellow Copy - Applicant

JUN 20





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

Location of Construction: 12 ... North Island		Owner: ...		Phone: 980745		Permit No: 980745			
Owner Address: ...		Lessee/Buyer's Name:		Phone:		Business Name:			
Contractor Name:		Address:		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  Permit Issued:  <div style="border: 1px solid black; padding: 5px; margin: 5px 0;">                     JUL 10 1998                 </div> <b>CITY OF PORTLAND</b> </div>			
Past Use:		Proposed Use:		COST OF WORK: \$ ... PERMIT FEE: \$ ...				INSPECTION: Use Group: R3 Type 5B BOCA 96 Signature: <i>[Signature]</i>	
Proposed Project Description: ...		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: _____		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/> Signature: _____ Date: _____				Zone: LRV CBL: ... Zoning Approval: <b>Special Zone or Reviews:</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan map <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By:		Date Applied For:				<b>Zoning Appeal</b> <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			

**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

SIGNATURE OF APPLICANT \_\_\_\_\_

ADDRESS: \_\_\_\_\_

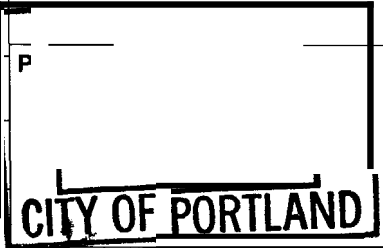
PHONE: \_\_\_\_\_

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

PHONE: \_\_\_\_\_

CEO DISTRICT

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


Location of Construction:		Owner:		Phone:		Permit No: 81353  Permit No: CBL:			
Owner Address:		Lessee/Buyer's Name:		Phone:			Business Name: P 8		
Contractor Name:		Address:		Phone:			P		
Past Use:		Proposed Use:		COST OF WORK: \$ FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:			PERMIT FEE: \$ INSPECTION: Use Group: Type: Signature:		
Proposed Project Description:				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: Date:				Zoning Approval: 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 major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By:		Date Applied For:						Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	

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

**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

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 							



## CITY OF PORTLAND

### Limiting conditions for Certificate of Occupancy for 68 Winding Way (085-T-001)

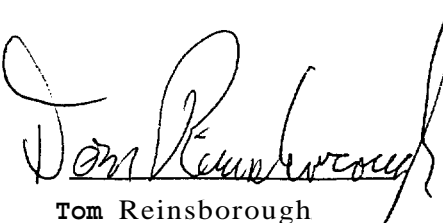
1. Living space is on the 1<sup>st</sup> grade level only, storage is all that is allowed on the 2<sup>nd</sup> and 3<sup>rd</sup> levels of the structure
2. Building permit is #981333 are considered closed as of this date 6-18-99.
3. Current electrical and plumbing permits are considered closed as of this date.
4. This structure shall be maintained as a single family home only.
5. New permits shall be obtained at a future date to continue any further building, electrical or plumbing on the 2<sup>nd</sup> or 3<sup>rd</sup> levels at 68 Winding Way.
6. Fire blocking between 2<sup>nd</sup> and 3<sup>rd</sup> levels is to be installed at a future date.
7. This Certificate of Occupancy is for single family only a new Certificate of Occupancy is required upon completion of the 2<sup>nd</sup> and 3<sup>rd</sup> levels.
8. There is an indemnification and hold harmless agreement between you and City of Portland that allows your stair construction under the Boca 1993 code, for stair construction. This is being recorded in the Cumberland County Registry of Deeds, executed May 14, 1999.

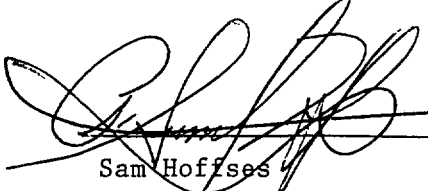


## CITY OF PORTLAND

Limiting conditions for Certificate of Occupancy for 68 Winding Way (085-T-001)

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-   
Tom Reinsborough

  
Sam Hoffses

# ASHMORE REALTY

• ISLAND SPECIALISTS •

20 Welch St., Peaks island, ME 04108

email; ralph@ashmorerealty.com

www.ashmorerealty.com

(207) 766-2981

FAX (207) 766-0924

RALPH W. ASHMORE

## FACSIMILE TRANSMITTAL

Date: 3.25.03

Fax # 874.8714

To: City Inspections

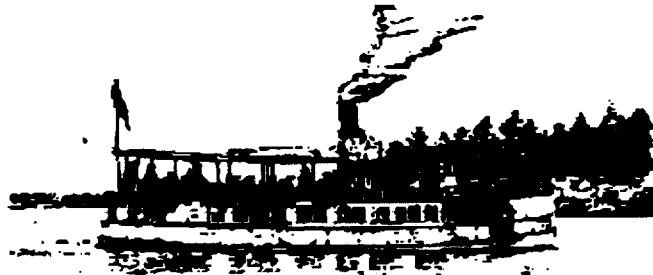
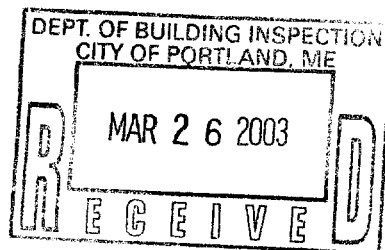
Attention: Jeannine Borg

Subject:

68 Winding Way Plumbing

Please find copy of plumbers bill.

Ralph



Sabino  
Period of Operation on Casco Bay  
1928-1961

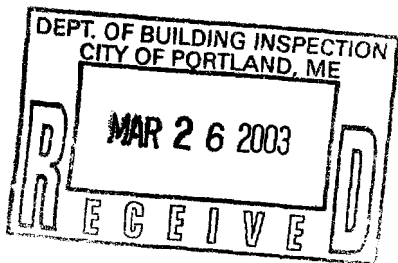
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 (207) 829-3883

DATE 2/13/99

Ralph Ashmore  
68 Winding Way  
Peaks Island, Me 04108

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2/12	Tested all Plumbing and Installed frost proof Sillcock	5 Hours	225	00
	Materials		205	18
	Total Due to date		\$2580	90



# BUILDING PERMIT REPORT

DATE: 9 July 98 ADDRESS: 68 Winding Way Peaks, Ts. (085-T-001+4)  
REASON FOR PERMIT: To Construct a single family dwelling  
BUILDING OWNER: Ralph Ashmore  
CONTRACTOR: owner  
PERMIT APPLICANT: ↑  
USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 503

## CONDITION(S) OF APPROVAL

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

Approved with the following conditions: \*1 \*2 \*2.5 \*6 \*8 \*9 \*10 \*11 \*12 \*16 \*23 \*24 \*25 \*26 \*27 \*28  
\*29 \*30 \*31 \*32 \*33 \*34 \*35 \*36 \*37 \*38 \*40

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)
- 2.5. 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 from 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.
3. Precaution must be taken to protect concrete from freezing.
4. 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.
5. 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 3 Section 507.0 of the BOCA/1996)
6. 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). *NFPA 211*
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. **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-1, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2".
9. Headroom in habitable space is a minimum of 7'6".
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise.
11. The minimum headroom in all parts of a stairway shall not be less than 90 inches. (6'8")
12. Ever); 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

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

19980063

J. D. Number

Ashmore, Ralph

Applicant

65 Commercial St, Portland, ME 04101

Applicant's Mailing Address

SAA

Consultant/Agent

772-6992

Applicant or Agent Daytime Telephone, Fax

6/10/98

Application Date

Winding Way, P.I.

Project Name/Description

68 Winding Way

Address of Proposed Site

085-T-001 to 4

Assessor's Reference: Chart-Block-Lot

---

**DRC Conditions of Approval**

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

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

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

Your new street address is now 68 Winding Way

, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.

A street opening permit(s) is required for your site. Please contact Card Merritt at 874-8300, ext. 8828.

(Only excavators licensed by the City of Portland are eligible.)

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.

Grading plan shall be submitted to and approved by Development Review Coordinator showing first floor (FFE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices, catch basins and outlets for drainage from the property.

The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Eroded soil shall be contained on-site. A crushed stone construction entrance shall be provided.

---

**Planning Conditions of Approval**

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**Inspections Conditions of Approval**

1. Separate permits shall be required for future decks, sheds, pool and/or garage.

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**Fire Conditions of Approval**



**CITY OF PORTLAND, MAINE  
PUBLIC NOTICE**

To All Building Permit Applicants and/or Contractors:

Effective immediately **all** temporary erosion **control** measures as shown on submitted site plans or as made part of a **conditional approval** of a site plan **shall be installed, maintained, and inspected** for proper functioning. Erosion control measures include but are not limited to silt fencing **hay bales**, stone check dams, earthen **berms**, stone lined swales, riprap embankments, riprap inlet/outlets of **any** pipe channel or culvert, sodded or grass strips, **hay mulch** cover on exposed **soils**, jute matting or erosion **control** blanket/matting, geotextile **grids** or webbing, and **any** provision approved by the City **Engineer** or **Development Review** Coordinator to decrease **erosion** or **sedimentation**.

**All** temporary and permanent erosion **control** measures shall be in conformance with the Maine Erosion and Sediment Control Handbook for **construction: Best Management Practices** as published by Cumberland **County** SWCD and the Maine Department of Environmental Protection. Consistent **failure** to **install, maintain,** or construct in an acceptable manner will result in a stop work order **on** the building permit. All **erosion control** measures shall be established in proposed areas of disturbed **soils resulting** from construction activities **prior to actual construction** unless a specific deadline **has** been made a **condition** of approval or agreed to by a **Public Works Engineer** or the **Development Review** Coordinator.

Effective immediately **any** request for Certificate of Occupancy will be denied if the above measures have not been addressed or completed. Only under **extreme** conditions, due to weather, **shall** the **omission** of the **erosion control standards** be included **on** the **conditions** for a Certificate of Occupancy, otherwise the request **for a Certificate will be refused**.

The **City** of Portland **Planning** Department and **Public Works** Department consider **Erosion** and **Sediment Control** **Planning** to be an absolutely **necessary** initial construction activity that **requires as** much attention and **enforcement as** building construction. **For the** protection of sensitive waterbodies, **undisturbed** lands, neighboring properties, established vegetated **areas**, and municipal drainage **systems** please pay careful **attention to erosion and sediment control measures and conform to the notes, details,** and conditions of approval **as noted on** your approved site plan. These **controls** must be **installed** and maintained **continuously** throughout the construction period. The City **may** inspect the site at any **time** to ensure compliance, and violations could **result in work** stoppage **orders as** indicated above.

We appreciate **your** prompt compliance **with** these requirements.

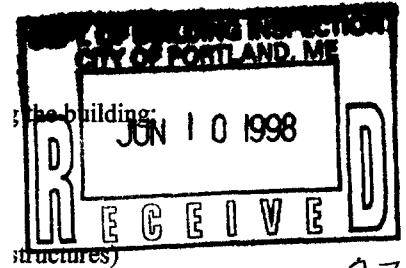
**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE  
PERMIT IS ISSUED**

**Building or Use Permit Application  
Detached Single Family Dwelling**

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

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

Location/Address of Construction: <i>Windsong Way P.I.</i>		
Total Square Footage of Proposed Structure <i>2,100</i>	Square Footage of Lot <i>38,864 SF</i>	
Tax Assessor's Chart, Block & Lot Number Chart# <i>85</i> Block# <i>T</i> Lot# <i>1-4</i>	Owner: <i>Ralph Ashmore</i>	Telephone#: <i>772-6992</i>
Owner's Address: <i>65 Commercial St Portland, Maine 04101</i>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <i>\$50,000. 270</i>
Proposed Project Description:(Please be as specific as possible) <i>m m site plan Construction of single family dwelling</i>		
Contractor's Name, Address & Telephone <i>owner</i> <span style="float:right"><i>M.Y.</i></span>		



*270 -  
50 -  
100 -  
-----  
420 -*

*R. Ash*  
\$150.00 Building Permit



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

**19980063**

I. D. Number

Ashmore, Ralph

Applicant

65 Commercial St, Portland, ME 04101

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SAA

Consultant/Agent

772-6992

Applicant or Agent Daytime Telephone, Fax

6110198

Application Date

Winding Way, P.I.

Project Name/Description

68 Winding Way

Address of Proposed Site

085-T-001 to 4

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) no garage  
2,100 Sq Ft 38,864 Sq Ft IR-1 zone

Proposed Building square Feet or # of Units 2,100 Sq Ft Acreage of Site 38,864 Sq Ft Zoning IR-1 zone

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> subdivision<br># 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<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                | <input type="checkbox"/> Other _____           |  |

Fees Paid: Site Plan \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$100.00 Date: 8110198

**Inspections Approval Status:**

- Approved  **Approved w/Conditions  
see attached**  Denied
- Reviewer Marge Schmuckal
- Approval Date 718198 Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached
- Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

Performance Guarantee  **Required\***  **Not Required**

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

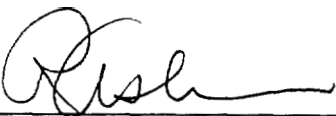
- |   |                |  |                 |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted     | _____          | _____  | _____           |
|   | date           | amount   | expiration date |
| <input type="checkbox"/> Inspection Fee Paid                | _____          | _____  |                 |
|   | date           | amount   |                 |
| <input type="checkbox"/> Building Permit 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           |  |                 |
| <input type="checkbox"/> Final Inspection                   | _____          | _____  |                 |
|   | date           | signature  |                 |
| <input type="checkbox"/> Certificate Of Occupancy           | _____          |  |                 |
|   | date           |  |                 |
| <input type="checkbox"/> Performance Guarantee Released     | _____          | _____  |                 |
|   | date           | signature  |                 |
| <input type="checkbox"/> Defect Guarantee Submitted         | _____          | _____  | _____           |
|   | submitted date | amount   | expiration date |
| <input type="checkbox"/> Defect Guarantee Released          |                |  |                 |

**INDEMNIFICATION AND HOLD HARMLESS**

I, Ralph Ashmore, do hereby agree to indemnify and hold the City of Portland forever harmless for any liability or claim for damages of any kind that the City may have and/or incur arising from or related to the failure of said stairs to conform to the applicable provisions of the 1996 Building and Code Administrators (BOCA) code as it relates to the stairs as constructed at 68 Winding Way, Peaks Island, Maine. Be it known that said stairs do comply with the building code (so called BOCA 1993) formerly used by the City of Portland, but do not comply with BOCA 1996 which is currently in use by the City of Portland.

The City does hereby grant an exception to Ralph Ashmore in the construction of said stairs. Said stairs shall comply with aforementioned BOCA 1993 building code as it applies to residential stair construction. Said exception is with the complete understanding that the City of Portland shall be indemnified and forever held harmless from any and all claims that may arise from subject stairs constructed as described above.

Date: May 14 1999

  
\_\_\_\_\_  
Ralph W. Ashmore

Tom



**CITY OF PORTLAND**  
**Planning and Urban Development Department**

**MEMORANDUM**

**TO:** Code Enforcement

**FROM:** Jim Wendel, Development Review Coordinator

**DATE:** April 14, 1999

**SUBJECT:** Request for Certificate of Occupancy  
68 Winding Way, Peaks Island (085-P-001)

On April 14, 1999 a review of the site for compliance **with** the conditions of approval dated 7-1-98 was completed. My comments are:

1. The final work could not be completed due to the time of year. This work must be completed by June 15, 1999.

It is my opinion that **a temporary Certificate of Occupancy could be granted** assuming Code Enforcement has no outstanding issues.

Corporation Counsel  
Gary C. Wood



Associate Counsel  
Charles A. Lane  
Elizabeth L. Boynton  
Donna M. Katsiaficas  
Penny Littell

**CITY OF PORTLAND**

June 8, 1999

Ralph **W.** Ashmore  
68 **Winding** Way  
Peaks Island, ME 04108

**RE: Indemnification and Hold Harmless**

Dear Mr. Ashmore:

The Indemnification and Hold Harmless form which you executed on May 14, 1999 **has** been forwarded to the Cumberland County Registry of Deeds for recording. Please **find** a copy of the form enclosed for your files.

Sincerely,

A handwritten signature in cursive script, appearing to read "Penny Littell".

Penny Littell  
**Associate Corporation Counsel**

PL:j  
Enclosure  
cc: Tom Rainsborough, Inspections (with enclosure)


O:\WP\PENNY\LTRS\ASHMORE.LTR

**INDEMNIFICATION AND HOLD HARMLESS**

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Date: May 14 1999

  
\_\_\_\_\_  
Ralph W. Ashmore




STATE OF MAINE  
Cumberland, ss.

Date: May 14, 1999

Personally appeared the above-named Ralph W. Ashmore, and  
acknowledged the foregoing instrument to be his free act and deed.

Before me,

  
\_\_\_\_\_  
Attorney at Law

O:\WP\PENNY\CONTRACT\ASHMORE.AGR

001 20110514 11:11  
11:11 5/14/99  
11:11  
11:11

Zoning Division  
Marge Schmuckal  
Zoning Administrator



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

## CITY OF PORTLAND

Ralph Ashmore  
65 Commercial Street  
Portland, ME 04101

February 15, 1999

RE: 68 Winding Way, Peaks Island - IR-1 Zone - 85-T-1 & 2

Dear Ralph,

This letter is in response for your request to clarify your kitchen placement during your renovations. It is understood that during the first phase of your alterations your kitchen will be in the basement. Then when work has progressed enough, it is understood that for phase two the kitchen will be moved to the first floor and removed from the basement. It is further understood that the basement kitchen will be turned into a utility/workshop area and will encompass a utility grade sink. not a normal kitchen **sink**, with some cabinets. It should not be a second kitchen with any cooking equipment and/or refrigerator. The building will continue to be only **a** single family use.

If you have any questions regarding this matter, please do not hesitate to contact me.

Very Truly Yours,

Marge Schmuckal  
Zoning Administrator

Cc: Tom Reinsborough, Code Enforcement Officer  
File

*Ralph Ashmore*  
65 Commercial St., Portland, Maine 04101  
voice 207-772-6992; fax 207-775-0636  
email: ashmore@nlis.net

Marge Schmuckal, Zoning Administrator  
City of Portland, Building Inspections  
Congress St., Portland, ME 04101

Dear Marge;

65 Wash Way 04108

Received  
11/6/99

This is a follow up to our meeting on Nov. 16, 1998 when I came in and applied for an amendment to my building permit. The amendment has since been approved. In reviewing the amended permit, one important element was left out that was applied for, and that is a change to extent of interior finish/completion. Per the amended plan submitted, the basement is now being finished and the first and second floors will be finished at a later date. The kitchen now planned for the basement will later be used as a work shop/utility space.

After the first and second floor interiors are complete, the utility grade sink and cabinetry will remain for utility/workshop purposes. The appliances will be installed in what will then be the kitchen which will be located on the first floor. It is my understanding that you and Tom Reinsborough have discussed and approved this matter. I would greatly appreciate it if you would please modify my amended permit form in writing to reflect that the changes as discussed and as described herein have been officially approved.

Thank you for your attention to this matter.

Sincerely,

*Ralph*

cc Tom Reinsborough

**Ralph Ashmore**  
65 Commercial St., Portland, Maine 04101  
voice 207-772-6992; fax 207-775-0636  
email: ashmore@nlis.net

February 21, 1999

Marge Schmuckal  
Zoning Administrator  
Portland, Maine 04101

RE: 68 Winding Way Peaks Island, Maine; Ashmore Residence

Dear Marge;

Thank you for your recent communication of 2-15-99.

Two matters I would like to address;

- 1). For the record, in your letter you referred to our project as renovations rather than new construction.
- 2). As discussed it is our intention to install a utility grade sink and cabinets in the basement temporary kitchen area that will not need to be removed but will be later used for a utility/ workshop area purposes.

Since we do not wish to incur any unnecessary expense or confusion regarding this matter, we would appreciate your approval regarding these materials (utility sink & cabinets) prior to their installation. Tom Reinsborough has seen the sink. I think he can verify to you that it is a utility grade sink. If it would help I would be willing to provide you with a photograph of the sink. The cabinets are unpainted/ unfinished plywood we purchased from a bargain barn.

At your earliest convenience, please provide a written approval/ response so that are project is not further delayed.

Sincerely,

Ralph Ashmore  
cc Tom Reinsborough

Tom: keep for your files  
I called today & left the  
decision up to you - I  
told him no more  
letters - This is  
getting absurd -  
TAS your baby  
2/24/99

*Ralph Ashmore*  
*65 Commercial St., Portland, Maine 04101*  
*voice 207-772-6992; fax 207-775-0636*  
*email: ashmore@nlis.net*

February 21,1999

Marge Schmuckal  
Zoning Administrator  
Portland,Maine 04101

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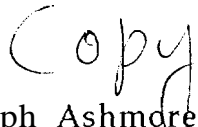
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Sincerely,

  
Ralph Ashmore  
cc Tom Reinsborough

[REDACTED]  
*Ralph & Jean Ashmore*  
65 Commercial St., Portland, 04101  
voice 207-772-6992; fax 207-775-0636  
email: ashmore@nlis.net

Mike Nugent  
389 Congress St.  
Portland, ME

Dear Mike;

We are writing to you in regards to a matter relating to our building permit; specifically a matter having to do with the stairs that have been built in our house. Within the last year prior to making application for building permit and during the drafting process, Ralph asked Merl Leary what the proper tread & rise dimensions are. He explained that a riser height of 7 3/4" and a tread width of 9" ("nose to nose," 9" pts.), with a 1" nosing or over hang making a total tread width of 10" was acceptable. We designed our home based on this information.

Inspector Reinsborough on Dec. 24, 1998 informed us that the stairs as built in our home are not correct. Upon further inquire, I have learned from other inspectors in the Building Dept. that within the last 10-12 months they have been instructed differently on how to measure for residential stairs. Since the code change July of 96 it is apparent that the city's interpretation of this code has changed at least once.

We acknowledge that the intention of the code as it applies to stair treads is safety. We have made a thoughtful, concerted effort to construct a safe well constructed home. I believe Tom Reinsborough would agree that compared to many on the island this is a well constructed home.

To change the stairs now would require removal of the existing stairs as well as changes to additional framing, design and structure. The change would require a "winder" stair as well as other modifications. This would be a financial burden on us at this time and in our opinion unnecessary. In terms of safety we are far less comfortable with having a "winder stair" than we are with having the existing stairs per what we understood as correct. We respectfully request that given these circumstances, that you approve the stairs as constructed.

Please call us with any questions. We look forward to hearing from regarding this matter.

Sincerely,

*Ralph & Jean Ashmore*

cc Tom Reinsborough



*Ralph Ashmore*  
*65 Commercial St., Portland, ME 04101*  
*voice 207-772-6992; fax 207-775-0636*  
*email: ashmore@nlis.net*

Marge Schmuckal, Zoning Administrator  
City of Portland, Building Inspections  
Congress St., Portland, ME 04101

Dear Marge;

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Thank you for your attention to this matter.

Sincerely,



cc Tom Reinsborough

# BUILDING PERMIT REPORT

DATE: 30 NOV. 98 ADDRESS: 68 Winding Way, P.I. CBL: 085-T-001

REASON FOR PERMIT: Move deck well and add footing

BUILDING OWNER: R. Ashmark

CONTRACTOR: \_\_\_\_\_

PERMIT APPLICANT: \_\_\_\_\_

USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

## CONDITION(S) OF APPROVAL

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

Approved with the following conditions: \*1 \*2 \*3 \*8 \*10 \*26 \*29 \*30 \*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)
- 2.5 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
- 2.6 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)
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
4. 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.
5. 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)
6. 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
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. 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, 1-2M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread. 7" maximum rise. (Section IO 14.0)
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
12. Every sleeping room below the fourth story in buildings of use Groups R and I-I 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



**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.

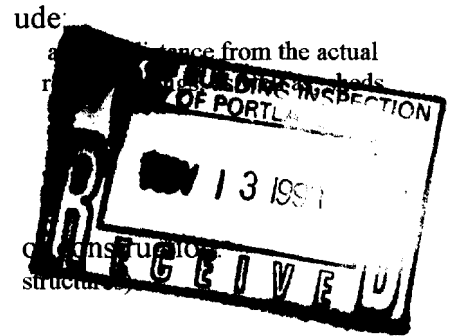
**NOTE\*\*If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.**

Location/Address of Construction: 68 Winding Way Peaks Island, Maine

Tax Assessor's Chart, Block & Lot Number Chart# <u>85</u> Block# <u>T</u> Lot# <u>1-4</u>		Owner: <u>Ralph Ashmore</u>	Telephone#: <u>772-6992</u>
Owner's Address: <u>65 Commercial St Portland, ME 04101</u>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: \$ Fee: <u>\$25</u>
Proposed Project Description: (Please be as specific as possible) <u>Moved well see revised plan (pgs 1-14); Amendment to Permit # 980745 and revised site plan (1 pg).</u>			
Contractor's Name, Address & Telephone <u>owner</u>		<u>moved well</u> Rec'd By:	<u>Added footing</u>

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.**



Signature of applicant: [Signature] | Date: 11/16/98

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

Valuation: \$50,000 ? Plan Review # \_\_\_\_\_  
 Fee: \$270,000 Date: 9 July 98

Building Location: 68 Winding Way P.I. CBL: 085-T-001+4

Building Description: Single Family dwelling

Reviewed by: S. Hoffses

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

\*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 requirements must be completed before a Certificate of Occupancy can or will be issued	111.4
2.	Foundation Insp.	
3.	Foundation drain	1813.5.2
4.	Waterproofing & damp proofing foundation	1813.0
5.	Chimney & vents	MEPA 211
6.	Guards & handrails	1021.0 1022.0
7.	STAIRS	1014.6
8.	Solid risers	1014.6.1
9.	Sleeping room means of egress window	1010.4
10.	Smoke detectors	920.3.2
11.	Fastening of materials	Table 2305.2
12.	Attachment of bldg. to foundation	2305.17
13.	Columns	1912

## Foundations (Chapter 18)

### Wood Foundation (1808)

NA Design  
NA Installation

### Footings (1807.0)

OK Depth below (outside) grade **4' minimum**;  
but below frost line except for insulated footings.

NA Insulated footing provided

     Soil bearing value (table 1804.3)

18" Footing width

     Concrete footing (1810.0) .3.1, 3.2

### Foundation Walls

     Design (1812.1)

8" Minimum thickness Tables IS12.3.2 (1) & 1812.3.2 (2)

SR Water proofing and damp proofing Section 1813

OK Sill plate (2305.17)

SR Anchorage bolting in concrete (2305.17)

SR Columns (1912)

NA Crawl space (1210.2) Ventilation

NA Crawl opening size (1210.2.1)

### Floors (Chapter 16-23)

OK Joists - Non sleeping area LL40PSF (Table - 1606)

OK Joists - Sleeping area LL30PSF (Table - 1606)

     Grade

16' Spacing

14' max Span

OK Girder 4" bearing 2305

10

**Roof-Ceiling Construction (Chapter 23)**

- OK Roof rafters - Design (2305.15) spans \*
- 3/8 Roof decking and sheathing (2305.15.1) 5/8" boards and (2307.3) (Table 2307.3.1(2))
- NA Roof trusses (2313.3.1)
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Roof Coverings (Chapter 15)**

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

**Chimneys and Fireplaces  
BOCA Mechanical/1993  
NFPA 211**

- ✓ Masonry (1206.0)
- NA Factory - built (1205.0)
- NA Masonry fireplaces (1404)
- NA Factory - built fireplace (1403)

**Mechanical  
1993 BOCA Mechanical Code**

ALL mechanical shall be installed as per manufacturer's requirements.

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Egress (Chapter 10)**

- OK One exit from dwelling unit (1010.2)  
room window (1010.4)
- OK EXIT DOOR (1017.3) 32" W 80" H
- NA 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)
- \_\_\_\_\_ 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)**

- \_\_\_\_\_ Location and interconnection
- 11 Power source

**Dwelling Unit Separation  
Table 602**

NA

State Plumbing Code

All Plumbing must be installed as per The STATE of MAINE Plumbing internal & external codes

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

Load Design Criteria

Floor live load sleeping	<u>30 PSF</u>
Floor live load non sleeping	<u>40 PSF</u>
Roof live load	<u>42 PSF</u>
Roof snow load	<u>46 PSF</u>
Seismic Zone	<u>2</u>
Weathering area	<u>S</u>
Frost line depth	<u>4' MIN</u>

OK  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Glazing (Chapter 24)

- SB Labeling (2402.1)
- \_\_\_\_ Louvered window or jalousies (2402.5)
- \_\_\_\_ Human impact loads (2405.0)
- \_\_\_\_ Specific hazardous locations (2405.2)
- ✓ Sloped glazing and skylights (2404)
- \_\_\_\_
- \_\_\_\_
- \_\_\_\_
- \_\_\_\_

Private Garages (Chapter 4)

- NA General (407)
- \_\_\_\_ Beneath rooms (407.3j)
- \_\_\_\_ Attached to rooms (407.4)
- \_\_\_\_ Door sills (407.5)
- \_\_\_\_ Means of egress (407.8j)
- \_\_\_\_ Floor surface (407.9)
- \_\_\_\_
- \_\_\_\_

## Floors (contd.)

- ~~OK~~ Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3")
- ~~SA~~ Bridging (2305.16)
- ~~SA~~ Boring and notching (2305.5.1)
- ~~SA~~ Cutting and notching (2305.3)
- ~~SA~~ Fastening table (2305.2)
- ~~NA~~ Floor trusses (AFPANDS Chapter 35)
- ~~OK~~ Draft stopping (721.7)
- ~~OK~~ Framing of openings (2305.11) (2305.12)
- ~~3/4"~~ Flooring - (2304.4) 1" solid - 1/2" particle board
- ~~4"~~ Concrete floors (1905) 3 1/2" 6 mil polyethylene vapor retarder
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

## Wall Construction (Chapter 2300)

- ~~OK~~ Design (1609) wind loads
- ~~OK~~ Load requirements
- ~~OK~~ Grade
- ~~SA~~ Fastening schedule (Table 2305.2)
- ~~2x4~~ Wall framing (2305.4.1)
- ~~OK~~ Double top plate (2305.4.2)
- ~~OK~~ Bottom plates: (2305.4.3)
- ~~SA~~ Notching and boring: (2305.4.4) studs
- ~~SA~~ Non load bearing walls (2305.5)
- ~~SA~~ Notching and boring (2305.5.1)
- ~~OK~~ Wind bracing (2305.7)
- ~~OK~~ Wall bracing required (2305.8.1)
- ~~2x4~~ Stud walls (2305.8.3)
- ~~1/2"~~ Sheathing installation (2305.8.4)
- ~~OK~~ Minimum thickness of wall sheathing (Table 2305.13)
- ~~NA~~ Metal construction
- ~~NA~~ Masonry construction (Chapter 21)
- ~~SA~~ Exterior wall covering (Chapter 14)
- ~~?~~ Performance requirements (1403)
- ~~?~~ Materials (1404)
- ~~.~~ Veneers (1405)
- \_\_\_\_\_ Interior finishes (Chapter 8)
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_





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)

13. 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

14. 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 7 10.0

15. 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

16. 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 920.3.2 (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

17. 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

18. The Fire Alarm System shall be maintained to NFPA #72 Standard.

19. The Sprinkler System shall maintained to NFPA #13 Standard.

20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)

21. 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".

22. 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 to the Division of Inspection Services.

23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)

24. 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.

25. All requirements must be met before a final Certificate of Occupancy is issued,

26. 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).

27. 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 )

28. Please read and implement the attached Land Use-Zoning report requirements.

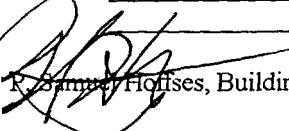
29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.

30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.

31. Fasteners/anchors shall be used between Foundation piers and wood frame members.

32. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

33. \_\_\_\_\_  
\_\_\_\_\_

  
R. J. Hennessey, Building Inspector

cc: Lt. McDougall, PFD  
Marge Schmuckal, Zoning Administrator



**CITY OF PORTLAND**  
**Planning and Urban Development Department**

**MEMORANDUM**

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

**FROM :** James Seymour, Acting Development Review coordinator

**DATE:** April 5, 1995

**SUBJECT:** Disclaimer Statement of Existing Poorly Drained Areas

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

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

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

## SHORT FORM QUITCLAIM DEED

**JOHN M. ROMANYSHYN** and **ANNIE L. ROMANYSHYN** (“Grantors”) both of Peaks Island in Portland, Cumberland County, Maine, referred to as “**JOHN & ANNE ROMANY SHYN**” in a prior instrument recorded in the Cumberland County Registry of Deeds, for consideration paid, grant to **RALPH W. ASHMORE** (“Grantee”) of Peaks Island in Portland, Cumberland County, Maine, whose mailing address is 200 Seashore Ave. Peaks Island, ME 04108, WITH QUITCLAIM COVENANT, the following described real property located on Peaks Island, in Portland, Cumberland County, State of Maine:

The parcel shown as Lot 1.in Block T on the Tax Map numbered 85 of the City of Portland Assessor’s tax maps or plans.

Reserving to the Grantors, however, all right, title and interest in that portion of “Winding Way” abutting the lot herein conveyed; see Exhibit A attached hereto.

Reference is made to the deed from the City of Portland the Grantors dated July 25, 1983, and recorded in the Cumberland County Registry of Deeds in Book 6560, Page 52.

Grantors and Grantee, by his acceptance of this deed, agree, as covenants running with their lands:

- A) Never to open any portion of “Winding Way” for vehicular traffic or public pedestrian use; except that the Grantee may use the mostly northerly 30 feet of the portion of Winding Way between the land herein conveyed and the land being retained by the Grantors herein) as necessary for the installation of the driveway and utilities discussed below;
- B) Grantee may develop, build, use, maintain, replace and improve a one-lane driveway (for vehicular traffic and pedestrian use and utilities) along the pathway which is the shortest distance from “Winding Way” as currently improved, passing northerly of (that is, to the left of -- see Exhibit B attached hereto) the large boulder currently located in the undeveloped portion of “Winding Way” and across the property herein conveyed to land now of the Grantee. Exhibit C attached hereto generally depicts this pathway;
- C) The width, length and area of this one-lane driveway (and utilities) serving the Grantee’s property may be that which is generally accepted as appropriate, safe and passable for year round use, and which meets all applicable ordinances and regulations.
- D) The Grantee plans to bury the utility service to the home to be built on the land now of the Grantee. If the Grantee determines the cost of doing so be too expensive, they may have overhead utility lines placed across the lot herein conveyed, provided that only minimal (as determined by the utility) clearing of vegetation is done for the installation of such overhead utility lines and any related pole(s). Grantee shall

MAINE REAL ESTATE TAX PAID

give Grantors advance notification of the proposed location of any such overhead lines and poles, but approval by the Grantors of such location is not required.

- E) The portion of the property herein conveyed which lies westerly of the pathway of the driveway shown on Exhibit C will be kept naturally vegetated, as a means to provide the maximum possible privacy screening between the retained property of the Grantors and property of the Grantee.
- F) Aside from storage for construction projects and the area where the Grantor's now park their vehicle(s), neither Grantee nor Grantors will permanently store materials or vehicles or personal property within that portion of Winding Way which lies between the property herein conveyed and the retained property of the Grantors, and which is northerly of the line which is formed by extending the line of southerly side of the Grantor's house, easterly and across Winding Way; that is, the northerly sixty-five (65) feet, more or less, of Winding Way, .

IN WITNESS WHEREOF, JOHN M. ROMANYSHYN and ANNIE L. ROMANYSHYN have hereunto set their hands and seals this 23<sup>rd</sup> day of April, 1998.

WITNESS:

Lawrence Walden

John M. Romanyshyn  
JOHN M. ROMANYSHYN

Lawrence Walden

Annie L. Romanyshyn  
ANNIE L. ROMANYSHYN

STATE OF MAINE  
COUNTY OF CUMBERLAND, SS.

April 23, 1998

Personally appeared the above-named JOHN M. ROMANYSHYN and ANNIE L. ROMANYSHYN and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Lawrence Walden  
Notary Public/Attorney-at-Law

Print Name: LAWRENCE WALDEN  
My commission expires:

Applicant: Ralph Ashmore  
Address: Winding Way P.I

Date: 7/8/98  
C-B-L: 85-T-1 thru 4

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New - yurt on the existing property  
Zone Location - IR-2

Interior or corner lot -

Proposed Use/Work - New Single Family Lot - NO GARAGE  
Sewage Disposal - Private

Lot Street Frontage - 100' req - 100'+ shown side

Front Yard - <sup>25'</sup> 30' req - 45' shown

Rear Yard - <sup>25'</sup> 30' req - 98' shown

Side Yard - 20' req - 22' shown 55' show

Projections - side deck

Width of Lot - 100ft req - 100'+ shown

Height - 35' max - shows 32' to top of chimney

Lot Area - 20,000# min 24,285 60,000# req # 31,149

Lot Coverage/ Impervious Surface 31,149 → 20% coverage

Area per Family -

Off-street Parking - 2 SPCS - ok

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning/ Stream Protection - within - but over 75' from all the high water marks

Flood Plains - MAP 15  
Zone C

for lots without public water  
this is a check  
and sep from  
everything else  
lot of record? sep &  
distinct ownership  
since 7/15/1985  
10,000# min

# QUIT CLAIM DEED

With Covenant  
(Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS that Jean Ashmore, of Peaks Island, in Portland, County of Cumberland, and State of Maine, for one Dollar and other valuable consideration do hereby release to Ralph W. Ashmore, of Peaks Island, in Portland, County of Cumberland, and State of Maine, **WITH QUITCLAIM COVENANT** the following described real estate on Peaks Island, in Portland, County of Cumberland, and State of Maine.

A certain lot or parcel of land, situated on said Peaks Island, in said City of Portland, County of Cumberland, an State of Maine, on proposed Fifth Street and proposed Third Street and being described as lots numbered 149, 151, and 152 as shown on the Plan of the Henry M. Brackett Estate recorded in the Cumberland County Registry of Deeds in Plan Book 9, Page 57, and also being described as Lots 2, 3, and 4 in Block T on Portland Assessor's Plan 85, containing 22,399 square feet, more or less.

Being the same premises conveyed to the Grantor herein by deed of Ralph Ashmore of even or recent date herewith to be recorded prior hereto in the Cumberland County Registry of Deeds.

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

N WITNESS WHEREOF, Jean Ashmore has caused this instrument to be executed, thereunto duly authorized this 5<sup>th</sup> day of June, 1998.

Race Russell Jean Ashmore  
WITNESS Jean Ashmore

STATE OF MAINE

Cumberland, ss.

June 5, 1998

Then personally appeared the above-named Jean Ashmore ~~and~~ acknowledged the foregoing instrument to be her free act and deed in his said capacity.

Before me,

Suzanne Howe  
Notary Public/Attorney at Law

Printed Name: SUZANNE HOWE  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES APRIL 30, 2004

My commission expires: \_\_\_\_\_

shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.

- 13. 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.
- 14. All vertical opening 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.)
- 15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.

\*16. 411 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 19, 920.3.2 (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)

- 17. 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-
- 18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 19. The Sprinkler System shall maintained to NFPA #13 Standard.
- 20. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
- 21. 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".
- 22. 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 to the Division of Inspection Services.

\*23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)

\*24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holden of their trade.

\*25. All requirements must be met before a final Certificate of Occupancy is issued.

\*26. 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).

\*27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).

\*28. Please read and implement the attached Land Use-Zoning report requirements.

\*29. Waterproofing & damp proofing, Foundation shall be done in accordance with section 1817.0. of The bldg. Code.

530. Anchor age bolting in concrete Footing as per section 2305.17 of The bldg Code.

\*31. Columns as per section 1912

\*32. Bridging shall be done as per section 2305.16

\*33. Boring, cutting and notching shall be done in accordance with sections 2305.5.1, 2305.3, 2305.4, 4.1, 4.2, 2305.5.

Exterior wall covering as per Chapter 14 -

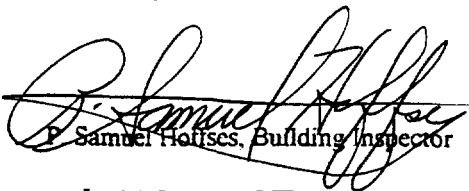
Roof coverings as per Chapter 15 (No wood shingles)

\*30. All mechanical shall be installed as per manufactorys requirements

\*37. All Glass and glazing shall be installed and meet Chapter 24 requirements of The City's Bldg. Code

\*38. Stair require solid riser as per section 101416 of The Code.

\*40. Your estimate of construction cost looks low - Please verify your estimate and make corrections as necessary

  
P. Samuel Hoffses, Building Inspector

cc: Lt. McDougall, PFD  
Marge Schmuckal



COMMENTS

12-11-98 Balcony Frame Not Fire Blocked, check head space Stairs  
Rear Deck No pins in 1<sup>st</sup> 3 columns  
2/19/99 Inspected For close in Basement, Ralph will Place  
2 studs under carrying beam on front wall in Basement, will head  
2<sup>nd</sup> Floor joist that was cut by plumber, 3<sup>rd</sup> will finish sheathing  
the shear wall on the 3<sup>rd</sup> Floor,

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

COMMENTS

8-20-98 Need to meet with Property owner on site and find Septic Plan for site No Foundation

9-14-98 Talked to Mr. Ashmore he will call when Footers are Ready talked about Balaster Spacing, Egress windows, Smoke alarms.

10-23-98 Setting up Footers close corner is 2.5' we will have to adjust Deck set back

11-3-98 at site Foundation Plan has been modified I am going to have Ralph give me a Revised Foundation plan to Indicate Footing and to do Some Site Stabilizing, air test on under slab plumbing was not witnessed By me and not available at the time of visit

1-6-99 2 pm in office Mike N. and Tom Reusborough met with Ralph Ashmore on the Run of the stairs of the New house that he is Building on (P.I.) our office has the position that the stairs will need to meet the 96 Area code (TR)

2-9-99 checked measurements on Septic System

2-19-99 checked plumbing with Gary Turner air on water + wax test held for 5 min OK on waste line also vent termination above skylight = 3' on roof

Type	Inspection Record	Date
Foundation:		
Framing:		
Plumbing:		
Final:		
Other:		

INSPECTION: Service \_\_\_\_\_ by \_\_\_\_\_

Service called in \_\_\_\_\_

Closing-in 3/18/03 by J. Banke

ELECTRICAL INSTALLATIONS

N

L on

Date of Permi

By Inspector

PROGRESS INSPECTIONS:	/	/
	/	/
	/	/
	/	/
	/	/
	/	/
	/	/
	/	/

DATE:

REMARKS:


C  
A  
T  
E  
S  
I  
G  
N

3/18/03 Framing close in for dormer and  
Electrical close in for ~~1st & 2nd~~ Floors ~~#~~  
w/ Sodene.

Ralph claims The original plumbing permit and inspection  
for BP #98.1333 included rough in on the 1st & 2nd Floors.  
He will Try to obtain a copy for The record.

See attached C.O. from 6-18-99 and conditions  
prior to issuing a C.O. for this permit JB

3/26/03 received Fax showing plumbing from 1999 - No permit  
can be found - Per MJN - ok to proceed JB

Blakes final okay except handrail returns on rails to second  
floor - and removal of appliances in basement - JD

8-17-04 checked conditions left OK  
VW

8/12/04 - checked deck - no one did post holes so do  
no. know how deep some tubes are - lattice  
work on bottom of deck needs removal. Stairs  
need handrails - will speak to owners, Jan M