

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

Location of Construction: <i>Seashore Avenue/Onway Avenue</i>		Owner: <i>George Higgins</i>		Phone: <i>799-5950</i>		Permit No: 001094
Owner Address: <i>22 Stargate Rd. Cape Elizabeth, ME 04107</i>		Lessee/Buyer's Name:		Phone:		
Contractor Name: <i>Scottsdale Construction</i>		Address: <i>10 Allen Avenue Falmouth, ME 04105</i>		Phone: <i>329-6537 or 878-3696</i>		CITY OF PORTLAND Zone: <i>1-2-1</i> CBL: <i>085-CC-6-1</i> <i>085C-0006 &</i>
Past Use: Vacant		Proposed Use: new single family		COST OF WORK: \$		
Proposed Project Description: new single family home				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group <i>A3</i> Type <i>5B</i>
				Signature: _____		Signature: <i>[Signature]</i>
Permit Taken By: NEW				Date Applied For: July 27, 2000		Zoning Approval: <i>007</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>-100' from 11/27/01</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>paid 15-2-00</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/> 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 Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date: <i>[Signature]</i>
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <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..

PLEASE MAIL PERMIT TO:

Dale Freudenburger
 Scottsdale Construction
 10 Allen Avenue
 Falmouth, ME 04105
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: *July 27, 2000* PHONE: _____

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

PERMIT ISSUED WITH REQUIREMENTS

PERMIT ISSUED WITH REQUIREMENTS
 CEO DISTRICT **3**

COMMENTS

3/100 Close-In - check stair headroom, living room collar ties
to be added for finish, basement stair headroom
post restrictors basement beam to be added (TC)

Inspection Record

Type

Foundation: _____
Framing: _____
Plumbing: _____
Final: _____
Other: _____

Date

ELECTRICAL PERMIT

City of Portland, Me.



S/F
DC

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

Date 1-18-01
Permit # 1157
CBL# 85-CC-6

LOCATION: 324 Seaside Ave PI METER MAKE & # _____
CMP ACCOUNT # _____ OWNER George H. G. GINS
TENANT _____ PHONE # _____

							TOTAL EACH FEE			
OUTLETS	<u>30</u>	Receptacles	<u>20</u>	Switches	<u>6</u>	Smoke Detector	<u>56</u>	.20	<u>11.20</u>	
FIXTURES	<u>15</u>	Incandescent		Fluorescent	<u>2</u>	Strips	<u>17</u>	.20	<u>3.40</u>	
SERVICES	<u>X</u>	Overhead		Underground		TTL AMPS <800	<u>1</u>	15.00	<u>15.00</u>	
		Overhead		Underground		>800		25.00		
Temporary Service		Overhead		Underground		TTL AMPS		25.00		
								25.00		
METERS	<u>1</u>	(number of)					<u>1</u>	1.00	<u>1.00</u>	
MOTORS		(number of)						2.00		
RESID/COM		Electric units						1.00		
HEATING		oil/gas units		Interior		Exterior		5.00		
APPLIANCES	<u>1</u>	Ranges		Cook Tops		Wall Ovens	<u>1</u>	2.00	<u>2.00</u>	
		Insta-Hot		Water heaters	<u>2</u>	Fans	<u>2</u>	2.00	<u>4.00</u>	
	<u>1</u>	Dryers	<u>1</u>	Disposals	<u>1</u>	Dishwasher	<u>3</u>	2.00	<u>6.00</u>	
		Compactors		Spa		Washing Machine		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	<u>1</u>	Main	<u>1</u>	4.00	<u>4.00</u>	
TRANSFORMER		0-25 Kva						5.00		
		25-200 Kva						8.00		
		Over 200 Kva						10.00		
							TOTAL AMOUNT DUE			
MINIMUM FEE/COMMERCIAL 45.00							MINIMUM FEE	35.00		<u>36.60</u>

INSPECTION: Will be ready _____ or will call _____

CONTRACTORS NAME William FLYNN MASTER LIC. # 4548
ADDRESS 24 Centenn. St Portland LIMITED LIC. # _____
TELEPHONE 766 2780 756 4588

SIGNATURE OF CONTRACTOR [Signature]

PLUMBING APPLICATION

892-6331

Department of Human Sciences
Division of Health Engineering

PROPERTY ADDRESS

Town or Plantation: PORTLAND/PEAKS ISLAND
Street Subdivision Lot #: ONWAY RD./AVE.

PROPERTY OWNERS NAME

Last: HIGGINS First: GEORGE
Applicant Name: HOLLY A. THIBBS
Mailing Address of Owner/Applicant (If Different): WATER SYSTEMS INC
158 ROOSEVELT TRAIL
WINDHAM ME 04062

PORTLAND 7593 TOWN COPY
Date Permit Issued: 1/13/01 \$ 7181001 If Double Fee Charged
Local Plumbing Inspector Signature: [Signature] L.P.I. # 01104

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Signature of Owner/Applicant: [Signature] Date: 1/23/01

Local Plumbing Inspector Signature: _____ Date Approved: _____

PERMIT INFORMATION

This Application is for	Type of Structure To Be Served:	Plumbing To Be Installed By:
1. <input checked="" type="checkbox"/> NEW PLUMBING	1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING	1. <input checked="" type="checkbox"/> MASTER PLUMBER
2. <input type="checkbox"/> RELOCATED PLUMBING	2. <input type="checkbox"/> MODULAR OR MOBILE HOME	2. <input type="checkbox"/> OIL BURNERMAN
	3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING	3. <input type="checkbox"/> MFG'D. HOUSING DEALER/MECHANIC
	4. <input type="checkbox"/> OTHER - SPECIFY _____	4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE
		5. <input type="checkbox"/> PROPERTY OWNER
		LICENSE # <u>024031</u>

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.	2	Hosebibb / Sillcock	1	Bathtub (and Shower)
		Floor Drain	1	Shower (Separate)
OR		Urinal	1	Sink
		Drinking Fountain	3	Wash Basin
HOOK-UP: to an existing subsurface wastewater disposal system.		Indirect Waste	3	Water Closet (Toilet)
OR		Water Treatment Softener, Filter, etc.	1	Clothes Washer
		Grease / Oil Separator	1	Dish Washer
PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Dental Cuspidor		Garbage Disposal
		Bidet		Laundry Tub
OR		Other: _____		Water Heater
		Fixtures (Subtotal) Column 2	11	Fixtures (Subtotal) Column 1
TRANSFER FEE (\$6.00)			2	Fixtures (Subtotal) Column 2
			13	Total Fixtures
				Fixture Fee
				Transfer Fee
				Hook-Up & Relocation Fee
			78	Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

78
10
88

#3

085000064007

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5872 FAX (207) 287-4172

PROPERTY LOCATION

Town or Plantation: PORTLAND (PEAKS ISLAND)

Street Subdivision Lot: SEASHORE AVENUE & ONWAY AVE

PROPERTY OWNER'S NAME

Last: N/F COOMBS First:

Applicant's Name: GEORGE HIGGINS

Mailing Address of Owner: 22 STONEGATE ROAD
CAPE ELIZABETH, ME. 04107

Daytime Tel. *

PORTLAND 7382 TOWN COPY

Date Permit Issued: 11/13/97

The Permittal Fee: \$111110 Double Fee Charged

Local Plumbing Inspector Signature: [Signature] L.P.I. # 91291

Owner Statement

I state that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a permit.

Signature of Owner/Applicant: _____ Date: _____

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.

Municipal Tax Map * _____ Lot * _____

Local Plumbing Inspector Signature: _____ Date Approved: _____

PERMIT INFORMATION

TYPE OF APPLICATION:

- First Time System
- Replacement System
Type Replaced: _____
Year Installed: _____
- Expanded System
 a. one time exempted
 b. non exempted
- Experimental System
- Seasonal Conversion

SIZE OF PROPERTY 12,500 S.F.
(GRANDFATHERED)
SHORELAND ZONING

Yes No

THIS APPLICATION REQUIRES:

- No Rule Variance
- First Time System Variance
 a. Local Plumbing Inspector approval
 b. State & Local Plumbing Inspector approval
- Replacement System Variance
 a. Local Plumbing Inspector approval
 b. State & Local Plumbing Inspector approval
- Minimum Lot Size Variance
- Seasonal Conversion Approval

DISPOSAL SYSTEM TO SERVE:

- Single Family Dwelling Unit
- Multiple Family Dwelling: Number of Units _____
- Other _____

DISPOSAL SYSTEM COMPONENT(S)

- Non-Engineered System
- Primitive System (graywater & all toilet)
- Alternative Toilet _____
- Non-Engineered Treatment Tank
- Holding Tank _____ Gallons
- Non-Engineered Disposal Area (only)
- Separated Laundry System
- Engineered System (>2000 gpd)
- Engineered Treatment Tank (only)
- Engineered Disposal Area (only)
- Pretreatment

TYPE OF WATER SUPPLY
PUBLIC WATER

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK

- Concrete
 a. Regular
 b. Low Profile (IF NEEDED)
- Plastic
- Other _____

SIZE: 1,000 Gallons

DISPOSAL AREA TYPE / SIZE

- Bed _____ Sq. Ft.
- Proprietary Device 1050 Sq. Ft.
 Cluster Linear
- Trench Regular H-20
- Other _____

21 PLASTIC CHAMBERS

GARBAGE DISPOSAL UNIT

- No
- Yes
 Multi-compartment tank
 Tank in series
 Increase in tank capacity
 Filter on tank outlet

CRITERIA USED FOR DESIGN FLOW
(Show Calculations)

SINGLE FAMILY DWELLING (3 BEDROOM)

DESIGN FLOW: 270
(Gallons/Day)

PROFILE & DESIGN CLASS

PROFILE: 2 DESIGN: A/C

DEPTH TO MOST LIMITING FACTOR: 17"-20"

DISPOSAL AREA SIZING

- Small - 2.00
- Medium - 2.60
- Medium-Large - 3.30
- Large - 4.10
- Extra-Large - 5.20

PUMPING

- Not required
- May be required
- Required

DOSE _____ Gallons

SITE EVALUATOR'S STATEMENT

On 10/29/97 (date) I completed a site evaluation on this property and state that the data reported is accurate and that the proposed system is in compliance with the Subsurface Wastewater Disposal Rules.

Albert Frick
Site Evaluator Signature

163
SE

11/13/97
Date

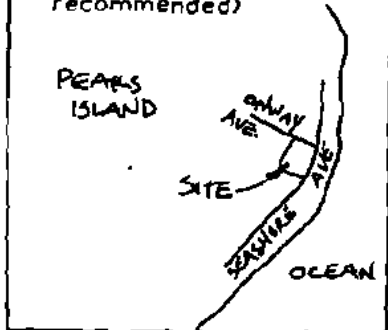
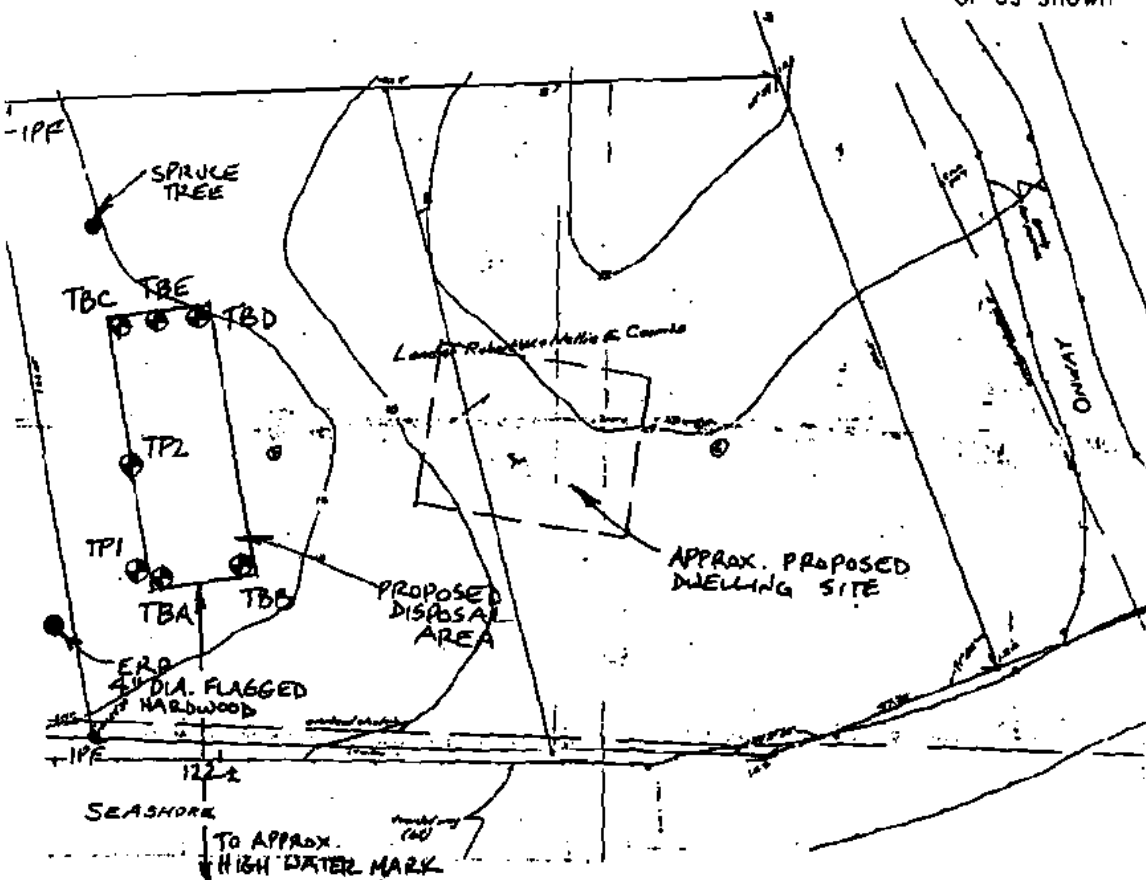
ALBERT FRICK ASSOC., INC.
Site Evaluator Name Printed

839-5563
Telephone

URFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health
Division of Health Engineering
(207) 287-5672 FAX (207) 287-6172

City: Plantation Street, Road Subdivision: SEASHORE AVE & ONWAY AVE Owner's Name: N/E COMBS (GEORGE HIGGINS)
 Address: NO (PEAKS ISLAND) **SITE PLAN** Scale: 1" = 30 Ft. or as shown
 (Map from Maine Atlas recommended)



- TEST BORINGS**
- TBA = 25" TO BEDROCK
 - TBB = 17" TO BEDROCK
 - TBC = 28" TO BEDROCK
 - TBD = 26" TO BEDROCK
 - TBE = 24" TO BEDROCK

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP1 Test Pit Boring
 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
CHANNERY FINE		DARK BROWN	
SANDY LOAM	FRIABLE	DARK YELLOWISH BROWN	
			FEW FAINT
BEDROCK			

Observation Hole TP2 Test Pit Boring
 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
CHANNERY		DARK BROWN	
FINE SANDY LOAM	FRIABLE	DARK YELLOWISH BROWN	NONE EVIDENT
BEDROCK			

Soil Classification: 2 A/C
 Profile: 2 Condition: A/C
 Limiting Factor: 25"
 Ground Water Restrictive Layer
 Bedrock Pit Depth

Soil Classification: 2 A
 Profile: 2 Condition: A
 Limiting Factor: 27"
 Ground Water Restrictive Layer
 Bedrock Pit Depth

Albert Smith
 Site Evaluator Signature

163
 SE

11/13/97
 Date

JRFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-8872 FAX (207) 287-4172

own, City, Plantation

Street, Road, Subdivision

Owner's Name

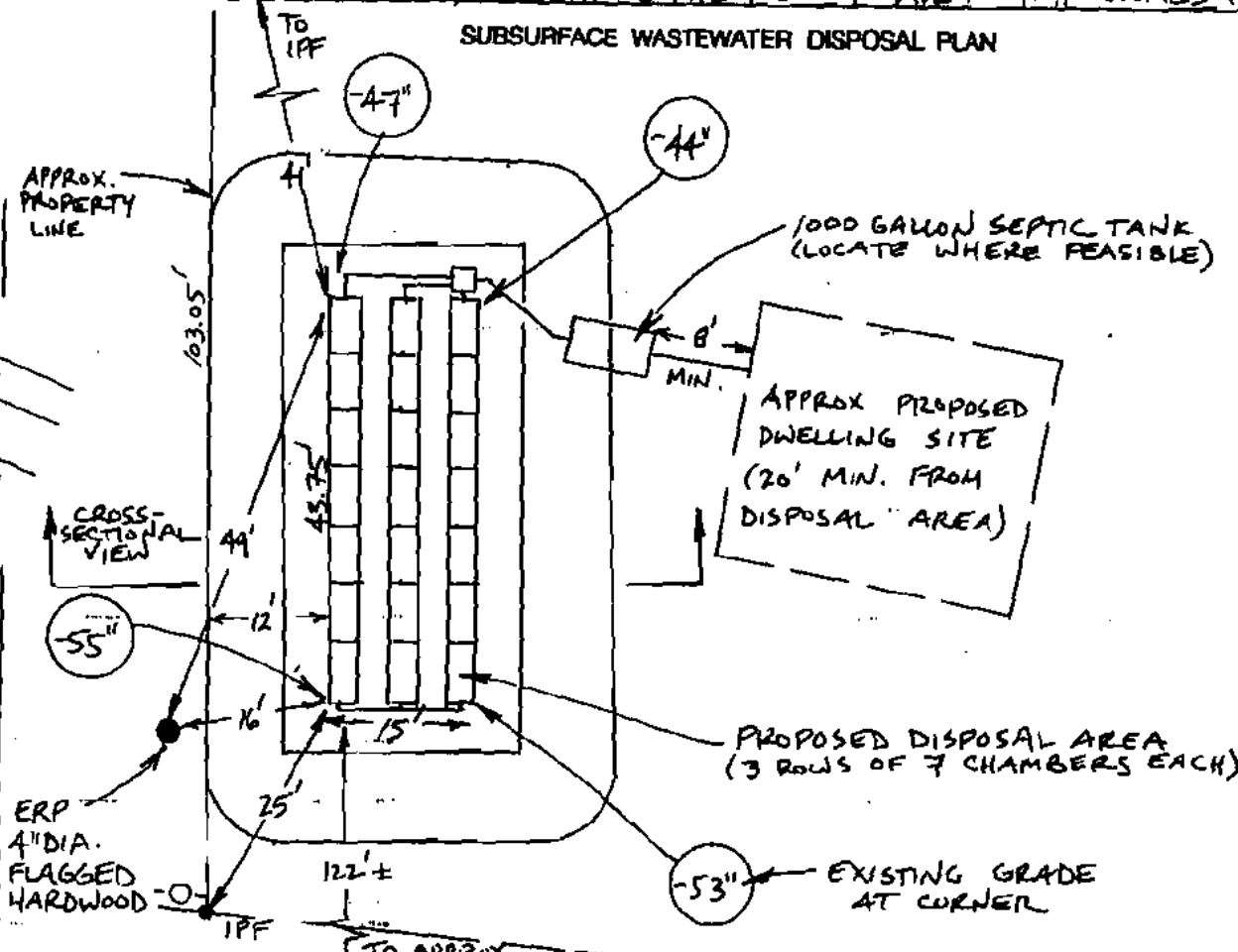
AND (PEAKS ISLAND)

SEASHORE AVE & ONWAY AVE.

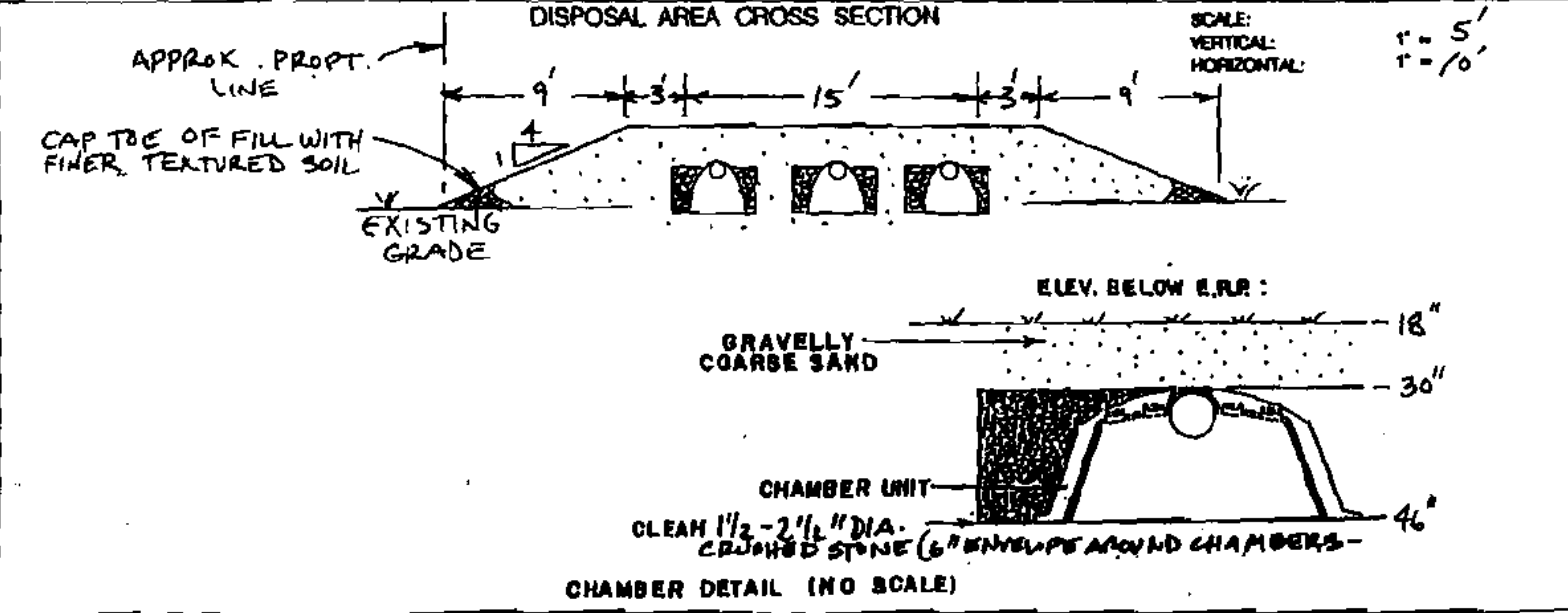
N/F COOMBS (GEORGE HIGGINS)

SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE 1" = 20' F



FILL REQUIREMENTS	TO APPROX. HIGH WATER MARK	CONSTRUCTION ELEVATIONS	ELEVATION REFERENCE POINT
Depth of Fill (Upslope)	26" - 35"	Finished Grade Elevation	-18"
Depth of Fill (Downslope)	29 - 33"	Top of Distribution Pipe or Proprietary Device	-20"
		Bottom of Disposal Area	-46"
			Location & Description NAIL 63" ABOVE BASE OF 4" DIA. FLAGGED HARDWOOD Reference Elevation 00"



Albert J. J. J.
Site Evaluator Signature

163
SE

11/13/97
Date



Albert Frick Associates, Inc.

Soil Scientists & Site Evaluators

95A County Road Gorham, Maine 04038
(207) 839-5563 FAX (207) 839-5564

Albert Frick BS, SE
James Logan BS, SE
Matthew Logan SE

PORTLAND (PEAKS ISLAND) SEASHORE & ONWAY AVE. GEORGE HIGGINS
TOWN LOCATION APPLICANT'S NAME

1) The Plumbing and Subsurface Wastewater Disposal Rules adopted by the State of Maine, Department of Human Services pursuant to 22 M.R.S.A. § 42 (the "Rules") are incorporated herein by reference and made a part of this application and shall be consulted by the owner/applicant, the system installer and/or building contractor for further construction details and material specifications. The system installer should contact Albert Frick Associates, Inc. 839-5563, if there are any questions concerning materials, procedures or designs. The system installer and/or building contractor installing the system shall be solely responsible for compliance with the Rules and with all state and municipal laws and ordinances pertaining to the permitting, inspection and construction of subsurface wastewater disposal systems.

2) This application is intended to represent facts pertinent to the Rules only. It shall be the responsibility of the owner/applicant, system installer and/or building contractor to determine compliance with and to obtain permits under all applicable local, state and/or federal laws and regulations (including, without limitation, Natural Resources Protection Act, wetland regulations, zoning ordinances, subdivision regulations, Site Location of Development Act and minimum lot size laws) before installing this system or considering the property on which the system is to be installed a "buildable" lot. It is recommended that a wetland scientist be consulted regarding wetland regulations.

Prior to the commencement of construction/installation, the local plumbing inspector shall inform the owner/applicant and Albert Frick Associates, Inc. of any local ordinances which are more restrictive than the Rules in order that the design may be amended. All designs are subject to review by local, state and/or federal authorities. Albert Frick Associates, Inc.'s liability shall be limited to revisions required by regulatory agencies pursuant to laws or regulations in effect at the time of preparation of this application.

3) All information shown on this application relating to property lines, well locations, subsurface structures and underground facilities (such as, utility lines, drains, septic systems, water lines, etc.) are based solely upon information provided by the owner/applicant and has been relied upon by Albert Frick Associates, Inc. in preparing this application. The owner/applicant shall review this application prior to the start of construction and confirm this information.

4) Installation of a garbage (grinder) disposal is not recommended. If one is installed, an additional 1000 gallon septic tank or a septic tank filter should be connected in series to the proposed septic tank.

5) The system user shall avoid introducing kitchen grease or fats into this system. Chemicals such as septic tank cleaners and/or chlorine (such as from water treatment) and controlled or hazardous substances shall not be disposed of in this system.

ATTACHMENT TO SUBSURFACE WASTEWATER DISPOSAL APPLICATION

PORTLAND (PEAKS ISLAND) SEASHORE & ONWAY AVE. GEORGE HIGGINS
TOWN LOCATION APPLICANT'S NAME

- 6) The septic tank should be pumped within two years of installation and subsequently as recommended by the pump service, but in no event should the septic tank be pumped less often than once every three years.
- 7) The actual water flow or number of bedrooms shall not exceed the design criteria indicated on this application without a re-evaluation of the system as proposed. If the system is supplied by public water or a private service with a water meter, the water consumption per period should be divided by the number of days to calculate the average daily water consumption (water usage (cu.ft.) x 7.48 cu.ft.(gallons per cu.ft.) + # of days in period).
- 8) The general minimum setbacks between a well and septic system serving a single family residence is 100-300 feet, unless the local municipality has a more stringent requirement. A well installed by an abutter within the minimum setback distances prior to the issuance of a permit for the proposed disposal system may void this design.
- 9) When a gravity system is proposed: **BEFORE CONSTRUCTION/INSTALLATION BEGINS**, the system installer or building contractor shall review the elevations of all points given in this application and the elevation of the existing and/or proposed building drain and septic tank inverts for compatibility to minimum slope requirements. In gravity systems, the invert of the septic tank(s) outlet(s) shall be at least 4 inches above the invert of the distribution box outlet at the disposal area. When an effluent pump is required, provisions shall be made to make certain that surface ground water does not enter the septic tank or pump station. An alarm device warning of a pump failure shall be installed. Also, when pumping is required to a chamber system, install a "T" connection in the distribution box and place 3 inches of stone or a splash plate in the first chamber. Insulate gravity pipes, pump lines and the distribution box as necessary to prevent freezing.
- 10) On all systems, remove the vegetation, organic duff and old fill material from under the disposal area and any fill extension. On sites where the proposed system is to be installed in natural soil, scarify the bottom and sides of the excavated disposal area with a rake. Do not use wheeled equipment on the scarified soil surface. For systems installed in fill, scarify the native soil by roto-tilling to a depth of at least 8 inches over the entire disposal and fill extension area to prevent glazing and to promote fill bonding. Place fill in loose layers no deeper than 8 inches and compact thoroughly before placing more fill (this ensures that voids and loose pockets are eliminated to minimize the chance of leakage). Do not use wheeled equipment on the scarified soil area until after 12 inches of fill is in place. Keep equipment off the chambers. Divert the surface water away from the disposal area by ditching or shallow swales.
- 11) Unless noted otherwise, fill shall be gravelly coarse sand which contains no more than 5% fines (silt and clay).
- 12) Do not install systems on loamy, silty, or clayey soils during wet periods since soil smearing/glazing may seal off the soil interface.
- 13) Seed all filled and disturbed surfaces with perennial grass seed, then mulch with hay or equivalent material to prevent erosion.

**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.

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

20000159
I. D. Number

George Higgins

7/27/00

Applicant

Application Date

22 Stargate Rd., Cape Elizabeth, ME 04107

324 Seashore Avenue

Applicant's Mailing Address

Project Name/Description

Scottsdale Construction

320 Seashore Ave, Peaks Island

Consultant/Agent

Address of Proposed Site

878-3696 or 329-8537

085-CC-008 & 007

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Approved subject to site plan review condition of approval sheet.

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 320 Seashore Avenue

, 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 Carol Merritt at 874-8300, ext. 8828.

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

As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.

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.

A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (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 and locations 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.

Applicant shall install and maintain erosion control measures.

Applicant shall be responsible to sweep/clean the street as needed for any mud or debris that is tracked from this lot.

Planning Conditions of Approval

Inspection Conditions of Approval

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. Separate permits shall be required for future decks, sheds, pools, and/or garage.



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 surfacs 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."

ELECTRICAL PERMIT

City of Portland, Me.



S/F
DC

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

Date 1-18-01
Permit # 1157
CBL# PSI-CC-116

LOCATION: 324 Seaside Ave PT METER MAKE & # _____
CMP ACCOUNT # _____ OWNER George Higgins
TENANT _____ PHONE # _____

						TOTAL EACH FEE			
OUTLETS	30	Receptacles	20	Switches	6	Smoke Detector	56	20	11.20
FIXTURES	15	Incandescent		Fluorescent	2	Stripes	17	20	3.40
SERVICES	X	Overhead		Underground		TTL AMPS <800	1	15.00	15.00
		Overhead		Underground		>800		25.00	
Temporary Service		Overhead		Underground		TTL AMPS		25.00	
METERS	1	(number of)					1	1.00	1.00
MOTORS		(number of)						2.00	
RESID/COM		Electric units						1.00	
HEATING		Oil/gas units		Interior		Exterior		5.00	
APPLIANCES	1	Ranges		Cook Tops		Wall Ovens	1	2.00	2.00
		Insta-Hot		Water heaters	2	Fans	2	2.00	4.00
	1	Dryers	1	Disposals	1	Dishwasher	3	2.00	6.00
		Compactors		Spa		Washing Machine		2.00	
		Others (denote)						2.00	
MISC. (number of)		Air Cond/wh						3.00	
		Air Cond/cont				Pools		10.00	
		HVAC		EMS		Thermostat		5.00	
		Signs						10.00	
		Alarms/res						5.00	
		Alarms/com						15.00	
		Heavy Duty (GRK)						2.00	
		Circus/Carnv						25.00	
		Alterations						5.00	
		Fire Repairs						15.00	
		E Lights						1.00	
		E Generators						20.00	
PANELS		Service		Remote	1	Main	1	4.00	4.00
TRANSFORMER		0-25 Kva						5.00	
		25-200 Kva						6.00	
		Over 200 Kva						10.00	
						TOTAL AMOUNT DUE			
MINIMUM FEE/COMMERCIAL 45.00						MINIMUM FEE 35.00		36.60	

INSPECTION: Will be ready _____ or will call _____

CONTRACTORS NAME William Flynn MASTER LIC. # 454K
ADDRESS 24 Center Ave St Portland, ME LIMITED LIC. # _____
TELEPHONE 766 2710 756 4588

SIGNATURE OF CONTRACTOR [Signature]

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

20000189
I. D. Number

George Higgins
Applicant
22 Stargate Rd., Cape Elizabeth, ME 04107
Applicant's Mailing Address
Scottsdale Construction
Consultant/Agent
878-3696 or 329-6537
Applicant or Agent Daytime Telephone, Fax

7/27/00
Application Date
324 Seashore Avenue
Project Name/Description

320 Seashore Ave, Peaks Island
Address of Proposed Site
085-CC-006 & 007
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)

Proposed Building square Feet or # of Units 10,817 lot of record Acreage of Site IR-1 zone
Zoning

Check Review Required:

Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan \$200.00 Subdivision _____ Engineer Review \$100.00 Date: 7/27/00

DRC Approval Status:

Reviewer Chris Earle

Approved Approved w/Conditions see attached Denied

Approval Date 8/21/00 Approval Expiration 8/21/01 Extension to _____ Additional Sheets Attached

Condition Compliance Chris Earle 8/21/00
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	_____		
	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	_____		

Inspection

BUILDING PERMIT REPORT

DATE: 27 July 2000 ADDRESS: Sea Shore Ave. Unway Ave. CBL: 0850-20066007
 REASON FOR PERMIT: To Construct a Single Family Dwelling.
 BUILDING OWNER: George Higgins
 PERMIT APPLICANT: _____ / CONTRACTOR: Scottsdale Const
 USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: 200,000. PERMIT FEES: \$124.00

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

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1, *2, *3, *4, *5, *9, *11, *13, *15, *19, *22, *29, *32, *33, *34, *36, *37

- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- *2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
- *3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- *4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6" O.C. between bolts. Section 2305.17
- *5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
- *6. Precast must be taken to protect concrete from freezing. Section 1908.0
- *7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- *8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
- *9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
- *10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- *11. **Guardrails & Handrails:** A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42". In occupancies in Use Group A,B,H-4, I-1, I-2, M 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". Exception: Handrails that form part of a guard shall have a height not less than 36" and not more than 42". Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/2" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
- *12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- *13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0) SEE ATTACHMENT
- *14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- *15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
- *16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
- *17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
- *18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

7/27

- X19. 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/1999), 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
- 20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
- 21. The Fire Alarm System shall maintained to NFPA #72 Standard.
- 22. The Sprinkler System shall maintained to NFPA #13 Standard.
- 23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
- 24. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
- 26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- X27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- 28. All requirements must be met before a final Certificate of Occupancy is issued.
- X29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1999).
- 30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
- 31. Please read and implement the attached Land Use Zoning report requirements. *All conditions and requirements on the attached site plan development review shall be met*
- X32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code. *Sheets shall be met*
- X33. Bridging shall comply with Section 2305.16.
- X34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2405.0)
- 35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code. (The BOCA National Building Code/1999).
- X36. *Roofing shall comply with section 1508.0.*
- X37. *NO WORKS IS TO BE STARTED ON THIS PROJECT UNDER AN EXTERIOR PLBG. PERMIT IS ISSUED.*

[Signature]
 P. J. [Name], Building Inspector
 cc: Lt. McDougall, PFD
 Marge Schumuckal, Zoning Administrator

PSH11/25/99

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

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

****** Certificate of Occupancy Fees: \$50.00 each**

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

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

20000159
I. D. Number

George Higgins
Applicant
22 Stargate Rd., Cape Elizabeth, ME 04107
Applicant's Mailing Address
Scottdale Construction
Consultant/Agent
878-3686 or 328-6537
Applicant or Agent Daytime Telephone, Fax

7/27/00
Application Date
324 Seashore Avenue
Project Name/Description

324 Seashore Ave, Peaks Island
Address of Proposed Site
085-CC-006 & 007
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) _____
 Proposed Building square Feet or # of Units: 10,817 lot of record IR-1 Zone
 Acreage of Site: _____ Zoning: _____

Check Review Required:

Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan \$200.00 Subdivision _____ Engineer Review \$100.00 Date: 7/27/00

Inspections Approval Status:

Reviewer Marge Schmuckel

Approved Approved w/Conditions see attached Denied
 Approval Date 6/20/00 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	_____		

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

20000159

I. D. Number

George Higgins

Applicant

22 Stargate Rd., Cape Elizabeth, ME 04107

Applicant's Mailing Address

Scottsdale Construction

Consultant/Agent

878-3696 or 329-6537

Applicant or Agent Daytime Telephone, Fax

7/27/00

Application Date

324 Seashore Avenue

Project Name/Description

324 Seashore Ave, Peaks Island

Address of Proposed Site

085-CC-006 & 007

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Planning Conditions of Approval

Inspections Conditions of Approval

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. Separate permits shall be required for future decks, sheds, pools, and/or garage.

Fire Conditions of Approval

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

Valuation: \$200,000.00 Plan Review # 1156/21K.

Fee: \$1224.00 Date: 27 July 2000

Building Location: Sea Shore & Odway Ave. CBL: 085C-C-006-007

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 Code requirements shall be Completed before a Certificate of occupancy can or will be issued	111.0 118.0
2.	All Lot Lines shall be clearly marked before calling for Foundation inspections	
3.	Foundations drains shall comply with Section 1813.5.2	1813.5.2
4.	Water proofing and damp proofing shall comply with Section 1813.0	1813.0
5.	Concrete Floors shall comply with Section 1905.	1905.0
6.	Boring, Cutting and Notching shall comply with Sections 2305.3, 2305.3.1, 2305.4.4 & 2305.5.1	see Sec.
7.	Access to Crawl and attic space shall comply with section 1211.0 22"x30"	1211.0
8.	All Fastening shall comply with Table 2305.2	2305.2
9.	Roof Coverings shall comply with sections 1404.1 and 1505 thru 1508.	1404.1 1505-1508
10.	Chimney and Fire places shall comply with Section NFPA 211 Ch. #4x12 MacMech, A3 ch. 211	NFPA 211
11.	All Glass or glazing shall comply with sections 2402.1, 2405.0, 2406.0 2404.0	Chapter 24

REV: PSH 4-7-00

Foundations (Chapter 18)

Wood Foundation (1808)

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

Footings (1807.0)

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

Foundation Walls

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

Floors (Chapter 16-23)

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

Floors (contd.)

- ~~X~~ Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3") 2305.2
- ~~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)
- ~~X~~ Draft stopping (721.7)
- ~~X~~ Framing of openings (2305.11) (2305.12)
- ~~X~~ Flooring - (2304.4) 1" solid - 1/2" particle board
- ~~SA~~ Concrete floors (1905) 3 1/2" 6 mil polyethylene vapor retarder
- _____
- _____
- _____
- _____
- _____

Wall Construction (Chapter 2300)

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

Roof-Ceiling Construction (Chapter 23)

- X Roof rafters - Design (2305.15) spans
- X 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)

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

**Chimneys and Fireplaces
 BOCA Mechanical/1993**

- SA Masonry (1206.0)
- NA Factory - built (1205.0)
- SA Masonry fireplaces (1404)
- NO Factory - built fireplace (1403)
- SA NFPA 211

**Mechanical
 1993 BOCA Mechanical Code**

public water
 private sewer
 State Plumbing Code

Load Design Criteria

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

Glazing (Chapter 24)

- SA Labeling (2402.1)
- NO Louvered window or jalousies (2402.5)
- SA Human impact loads (2405.0)
- SA Specific hazardous locations (2405.2)
- SA Sloped glazing and skylights (2404)

Private Garages (Chapter 4)

- NO General (407)
- NO Beneath rooms (407.3)
- NO Attached to rooms (407.4)
- NO Door sills (407.5)
- NO Means of egress (407.8)
- NO Floor surface (407.9)

Egress (Chapter 10)

- ~~X~~ One exit from dwelling unit (1010.2)
- ~~SA~~ Sleeping room window (1010.4)
- ~~X~~ EXIT DOOR (1017.3) 32" W 80" H
- ~~SR~~ 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)
- ~~SA~~ Winders (1014.6.3)
- ~~NA~~ Spiral and Circular (1014.6.4)
- ~~SA~~ Handrails (1022.2.2.) Ht.
- ~~SR~~ Handrail grip size (1022.2.4) 1 1/4" to 2"
- ~~SA~~ Guards (1012.0) 36" min.
- _____
- _____
- _____

Smoke Detectors (920.3.2)

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

Dwelling Unit Separation

Table 602

~~NA~~

Electrical

NFPA # 70

Applicant: Scottsdale Construction - Dale
Date: 8/7/00

Address: 3245 Seashore Ave / ONaway Ave - B.L. ~~085C-CC-607~~

CHECK-LIST AGAINST ZONING ORDINANCE 085-CC-607

Date - New

Zone Location - IR-1

Interior or corner lot corner of ONaway

Proposed Use/Work - Construct New single family dwelling

Sevage Disposal - Private

Lot Street Frontage - 100' - 140' shown

Front Yard - 30' req - 31.5' AT closest pt

Rear Yard - 30' req - 31.75' AT closest

Side Yard - 20' req - 23' & 42' shown

Projections - Covered porch around front & sides - step on front & sides

Width of Lot - 100' req - 140' shown

Height - 35' MAX

Lot Area - 40,000 sq ft in Public A-20
60,000 sq ft Namully

assessor's show

5600
5217

? lot of record? yes - This is
July 15, 1985 lot of record

Lot Coverage/ Impervious Surface -

10,817 sq ft

plans show

12,444 sq ft

see attached

Area per Family - 10,000 sq ft min

20% MAX

$12,444 \times 20\% = 2489$

Off-street Parking -

$34 \times 58 = 1972$

Loading Bays - NA

$8 \times 31 = 248$

2220

Site Plan - minor/minor # 20000159

Shoreland Zoning/ Stream Protection - within - see MAP - 100' AT closest

Flood Plains - panel 15 - zone C, TO HWM

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

#3

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

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

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

Location/Address of Construction (include Portion of Building): <u>Sansha Ave + Onway Ave</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot <u>2000 SF</u>	
Tax Assessor's Chart, Block & Lot Number Chart# <u>85</u> Block# <u>CC</u> Lot# <u>627</u>	Owner: <u>George Higgins</u>	Telephone#: <u>799-5950</u>
Owner's Address: <u>22 Sanguet Road Cape Elizabeth ME 04107</u>	Lessee/Buyer's Name (if Applicable)	Cost Of Work: \$ <u>200,000.00</u> Fee \$ <u>1224</u>
Proposed Project Description: (Please be as specific as possible) <u>Build new single family house</u>		
Contractor's Name, Address & Telephone: <u>Scottish Construction Dale Frenckenburger 10 Allen Ave Falmouth ME 04105</u>		Rec'd By: <u>329-10537</u>
Current Use: <u>Vacant</u>	Proposed Use: <u>new SFF</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.
- 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:

Please mail when ready

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

*Building 1224
Minor 300
Minor 1524*

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

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: <u>[Signature]</u>	Date: <u>7-20-00</u>
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Building Permit Fee: \$30.00 for the 1st \$1000.00 cost plus \$6.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum

Scottsdale Construction

9/7/00

Shows That This is
A lot of record

City of Portland
Zoning Department

Dear Marge ;

The following is the information you requested for the permit I subitted on the behalf of George and Cheryl Higgins CBL 85-CC-6 & 7. The Adjoining lots and owners are listed below.

CBL 85-CC-8	Margret Wescott (no ownership transfers found after 1984)
CBL 85-CC-9	Paul Castle (no ownership transfers found after 1984)
CBL 85-CC-4&5	Mary Cady (transferred from Joseph Cady on December 9th 1989 - deed attached)

George and Cheryl Higgins Purchased lots 6&7 From Robert Coombs.

To the best of my knowledge these lots 6&7 have not been owned by an abutter at any time after 1984.

Sincerely,



Dale Freudenberger

878-3696

85-CC-3, ? This is part of The Paul Castle property

QUIT CLAIM DEED
005636

659075260275

We, JOSEPH H. CADY and MARY H. CADY of 210 Seventh Street, St. Augustine Beach, Florida for valuable consideration hereby convey and forever quit claim to KATHERINE M. GALAMBOS, LINDA C. HOPKINS, SUSAN R. CADY AND STEPHEN J. CADY as tenants in common, their heirs and assigns forever a one-half (1/2) interest in the following described real property with the buildings thereon located on Peaks Island, City of Portland, Maine:

A certain lot or parcel of land situated on the easterly side of Peaks Island within the limits of the City of Portland, County of Cumberland, State of Maine, and described as follows:

Lot number two hundred seventy-six (276) as shown on a plan of the "Henry H. Brackett Estate" made by James B. Jones, October, 1900, and recorded in the Cumberland County Registry of Deeds, Plan Book 9, Page 57. Said lot containing 5,562 square feet, more or less.

Being a one-half interest in the premises conveyed to us by Robert W. Foster, Alfred Foster, Stephen Foster, Albert Foster and Edward Foster by deed dated May 29, 1973 recorded in the Cumberland County Registry of Deeds at Book 3432 Page 146.

To have and to hold the sforegranted premises with all the privileges and appurtenances thereunto belonging, to the said Katherine M. Galambos, Linda C. Hopkins, Susan R. Cady and Stephen J. Cady as tenants in common their heirs and assigns forever.

We do covenant with the grantees their heirs and assigns that we are lawfully seized in-fee of the premises; that they are free of all encumbrances and that we have good right to sell and convey the same to the grantees; that we will warrant and defend the same to the grantees their heirs and assigns against the lawful claims and demands of all persons claiming by, through or under us.

In Witness Whereof, we, Joseph H. Cady and Mary H. Cady, husband and wife, joining in this deed as Grantors have hereunto set our hands and seals this 9th day of December 1989.

Signed, Sealed and Delivered

In presence of

Stephen J. Cady
Stephen J. Cady

Joseph H. Cady
Joseph H. Cady
Mary H. Cady
Mary H. Cady

RECEIVED
REGISTERED DEEDS
1990 FEB -7 AM 11:51
CUMBERLAND COUNTY

State of Maine
County of Cumberland

December 09, 1989

Personally appeared before me the above named Joseph H. Cady and Mary H. Cady and acknowledged the foregoing instrument, to be their free act and deed.

Penelope O. Gory
Notary Public
Penelope O. Gory, Notary Public
My commission expires May 10, 1993

SEAL

6-15-89

11111

7

085 CC001001

1 of 1

308 SEASHORE AVE

CASTLE PAUL M &

RESIDENTIAL

STEPHANIE C CASTLE

85-001 TO 3-9

110 ROSAIRE PLACE

EDWARDS ST

SEASHORE AVE

ATLANTA

GA

30327

PEAKS ISLAND 22280 SF

SINGLE FAMILY

0

LIGHT

IR1

010

PEAKS ISLAND

3485

PUBLIC WATER

SEPTIC

NONE