

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

Location of Construction: 40 Hussey Rd, Peaks Island		Owner: Morten B. Asbjornsen		Phone: 228-0033	Permit No: 980953
Owner Address: P.O. Box 56 P.I. 04108		Lessee/Buyer's Name:		Phone:	BusinessName:
Contractor Name: SAA		Address:		Phone:	
Past Use: Vacant Land		Proposed Use: 1-1/2 story dwelling		COST OF WORK: \$ 25,000.00	PERMIT FEE: \$ 145.00
Proposed Project Description: Construct Single Family Dwelling (16 x 16) 2 1/2 stories		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
		Signature:		Signature:	
Permit Taken By: MG		Date Applied For: 14 August 1998			

PERMIT ISSUED
Permit Issued:
AUG 27 1998
CITY OF PORTLAND

Zone: CBL: 089-E-001
Zoning Approval:
Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

Zoning Appeal
 Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied
 Date: _____

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

17 August 1998

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 2
KC/TR

COMMENTS

9-2-98 Foundation tube are all Poured, set Backs For house ^{40'±} + Sheed 21'± OK
9-17-98 meet with will winkelman in office, He will certify the structure and
have 'machino's Lumber' send a letter with the Rough sawn lumber to certify
the Grade. spiral Stairs will have an angled landing at the 3rd Floor level
going from 2'6" at center point to 36" at Edge of Stair's (T.R.)

12-31-98 Have checked Framing OK, Septic System ok, water line ok,
First set of Stairs ok. and Extra Blocking has been installed as per
my Request (T.R.)

2-5-99 has to close the Rizers on the Spyral Stairs to less than 4"
and, Glue or Fix the Line caps, Smoke Det. all worked. Hand
Rails are in place. (T.R.)

2-23-99 Temp C of I Issued till June 15; 99 will still need to
cover waste drain line

10-29-99 waiting For Letter From Steve Bassley (T.R.)

Inspection Record

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



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 40 Hussey Rd 089-E-001

Issued to Morten B. Asbjornsen

Date of Issue February 23, 1999

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. 980953, 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

Entire
w/shed

APPROVED OCCUPANCY

Single Family
Boca 96, Use R3
Type 5B

Limiting Conditions:

Temporary until June 15, 1999

This certificate supersedes
certificate issued

Approved:

2/23/99

(Date)

Inspector

Inspector of Buildings

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



CITY OF PORTLAND
Planning and Urban Development Department

3
TR

MEMORANDUM

TO: Code Enforcement

FROM: Jim Wendel, Development Review Coordinator

DATE: / February 1, 1999

SUBJECT: Certificate of Occupancy
40 Hussey Road, Peaks Island

Coordination with Code Enforcement has occurred in lieu of a trip to the island this time of year. My comments are:

1. The landscape 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 issued assuming Code Enforcement has no outstanding issues.

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

**Minor/Minor Site Review, Building or Use Permit Pre-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.

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

Location/Address of Construction: <i>Hussey Sound Road, Peaks Island ME 04108</i>			
Total Square Footage of Proposed Structure <i>675</i>		Square Footage of Lot <i>80,000</i>	
Tax Assessor's Chart, Block & Lot Number Chart# <i>89</i> Block# <i>E</i> Lot# <i>1</i>		Owner: <i>Morten B. Asbjornsen</i>	Telephone#: <i>228-0033</i>
Lessee/Buyer's Name (If Applicable) <i>N/A</i>		Owner's/Purchaser/Lessee Address: <i>PO Box 56 Peaks Island ME 04108</i>	Cost Of Work: <i>\$25,000</i> Fee: <i>\$145</i>
Proposed Project Description:(Please be as specific as possible) <i>16 x 16 single family home, 2 1/2 stories, 3</i>			
Contractor's Name, Address & Telephone <i>Owner builder</i>			Rec'd By: <i>MW</i>

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

- **All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.**
- **All plumbing must be conducted in compliance with the State of Maine Plumbing Code.**
- **All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.**
- **HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.**

You must Include the following with you application:

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

A "minor/minor" site plan review is required prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor (2 copies are required). A complete plot plan (Site Plan)includes:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

4) Building Plans (Sample Attached)

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

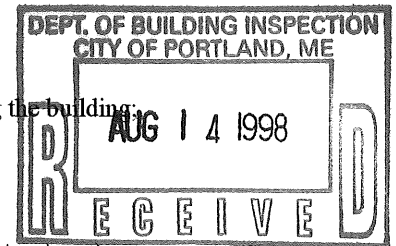
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such 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>8-6-98</i>
--	---------------------

Site Review Fee: \$300.00/Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.



*145 -
200 -
100 -
445 -*

Applicant: Morten B. Asbjørnsen

Date: 8/24/98

Address: 40 Hussey Rd

C-B-L: 89-E001

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - IR-1

Interior or corner lot -

Proposed Use/Work - Construct single family dwelling 16'x16' and

sewage disposal - private

8'x14' shed →

Also must meet
NORMAL setbacks
looks OK

Lot Street Frontage - 100' req

Front Yard - 30' req - 60' + shown

Rear Yard - 30' req - 60' + shown

Side Yard - 20' req - 20' + shown

Projections - ramp up to house

Width of Lot - 100' req

Height - 35' MAX allowed - 20' shown (1/2 way up the ridge)

Lot Area - 60,000 sq ft req ~~701,700 sq ft~~ 80,000 sq ft

or lots without public water
Lot Coverage/Impervious Surface - 20% MAX

Area per Family -

Off-street Parking - 2 shown

Loading Bays -

Site Plan - minor/minor

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Zmec - panel 15

BUILDING PERMIT REPORT

DATE: 8/24/98 ADDRESS: Hussey Rd, P.I 89-E-001
REASON FOR PERMIT: can construct 16' x 16' single fam. dwelling and 8' x 14' shed
BUILDING OWNER: Morten B. Asbjornsen
CONTRACTOR: owner
PERMIT APPLICANT: owner
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, #6, #8, #9, #10, #11, #12, #16, #23, #24, #25, #26, #27, #28, #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 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, 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". (Sections 1021 & 1022.0)
- 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 1014.0)
- 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-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

over

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 710.0

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 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) 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.

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. GLASS AND GLAZING shall be performed as required by Chapter 24 of The BOCA Bldg Code

30. CUTTING, NOTCHING, AND BORING shall meet the requirements of Sect 2305.5.1, 2305.3 and 2305.4.4.

31. CIRCULAR STAIRWAYS shall have minimum tread depth and maximum riser height in accordance with Section 1014.6 and the smaller radius shall not be less than twice the width of the stairway. The min. tread depth measured 12" from the narrower end of the TREAD shall not be less than 11 inches

P. Samuel Hoffses, Building Inspector

cc: Lt. McDougall, PFD

Marge Schmuckal, Zoning Administrator

Boca 1014.6.4 does this change from above requirement

Morten B. Asbjornsen
PO BOX 56 • Peaks Island, ME 04108

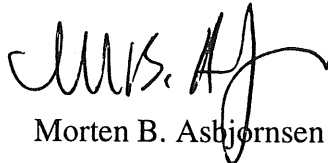
Jim Wendal
Deluca Hoffman Associates
778 Main St., Suite 8
S. Portland 04106

August 20, 1998

To Whom it may concern:

In building my home on Peaks Island off of Hussey Road (Chart 89, Block E, Lot 1),
I do not intend to significantly alter the topography beyond its existing state. [•]

Sincerely,


Morten B. Asbjornsen

CLEARING WILL BE LIMITED
TO ^{MINIMAL} ~~DR~~ AREAS AROUND DRIVE,
HOUSE, SEPTIC SYSTEM.

cc: Mary Gresik,
City Of Portland
Dept. Of Building Inspections

Know all Men by these Presents,

That Morten Asbjornsen, of Portland, Maine

in consideration of Thirty Nine Thousand Dollars

paid by John S. Crowley of 193 Concord Street, Portland, Maine, and
David R. Johnston of 52 Acorn Lane, Boulder, Colorado,

~~whose mailing address is~~
XXXXXXXXXXXXXXXXXXXX

the receipt whereof I do hereby acknowledge, do hereby **give, grant, bargain, sell and
convey** unto the said John s. Crowley and David R. Johnston

their heirs and assigns forever,

This mortgage is upon the statutory conditions for any breach of which the mortgagee shall have all available statutory remedies of foreclosure

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said John S. Crowley and David R. Johnston

their heirs and assigns, to them and their use and behoof forever.

And I do covenant with the said Grantee s, their heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances

that I have good right to sell and convey to the said Grantee s to hold as aforesaid; and that me and My heirs, shall and will warrant and defend the same to the said

John S. Crowley and David R. Johnston
their heirs and assigns forever, against the lawful claims and demands of all persons.

Provided Nevertheless, that if the said

Morten Asbjornsen

his heirs, executors or administrators pay to the said John S. Crowley and David R. Johnston

from the date hereof, with interest on said sum at the rate of ten per cent per annum, during said term and for such further time as said principal sum or any part thereof shall remain unpaid, payable monthly ~~annually~~ and until such payment shall pay all taxes and assessments on the granted premises, to whomsoever laid or assessed,

(land only)

and shall not commit nor suffer any strip or waste of the granted premises, nor commit any breach of any covenant herein contained, then this Deed, as also a certain promissory note bearing even date with ~~these presents~~ given by the said Morten Asbjornsen

to the said John S. Crowley and David R. Johnston

to pay the sum and interest at the time aforesaid, shall both be void, otherwise shall remain in full force.

In Witness Whereof, the said Morten Asbjornsen

have hereunto set hand and seal this 25th day of the month of July A.D. 19 98 .

Signed, Sealed and Delivered
in presence of

[Signature]
.....
.....
.....
.....

[Signature]
.....
.....
.....
.....

State of Maine, County of Cumberland ss. July 25, 1998 .

Then personally appeared the above named Morten Asbjornsen

and acknowledged the foregoing instrument to be his free act and deed.

Before me,

[Signature]
.....
DORIAN G. MCGARRON
Notary Public
Attorney at Law

WARRANTY DEED

Maine Statutory Short Form

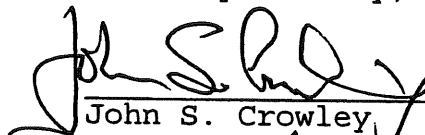
KNOW ALL MEN BY THESE PRESENTS THAT, WE, John S. Crowley of Portland, Maine, and David R. Johnston of Boulder, Colorado, for consideration paid, grant to Morten Asbjornsen, of Portland, Maine, with WARRANTY COVENANTS, the following:

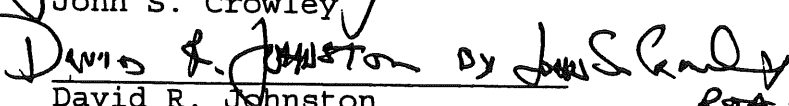
A certain lot or parcel of land, together with the buildings or improvements thereon, more particularly described in Exhibit A attached hereto and made a part hereof.

Being a portion of the same premises conveyed to the grantors herein by deed of Casco Bay Island Development Association dated August 20, 1981 and recorded in the Cumberland County Registry of Deeds in Book 4852, Page 309.

This deed is given subject to real property taxes for the current year, and by acceptance of this deed, the Grantee hereby assumes and agrees to pay same.

Witness my hand and seal this 27th day of July, 1998.



John S. Crowley


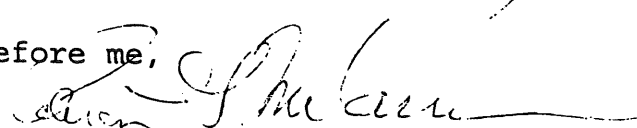
David R. Johnston

State of Maine
County of Cumberland

July 29, 1998

Personally appeared John S. Crowley individually and as attorney in fact for David R. Johnston, and acknowledged the foregoing to be their free act and deed.

Before me,



Adrian G. McCarron, Attorney at Law

EXHIBIT B

A certain lot or parcel of land situated on Peaks Island, City of Portland, County of Cumberland and State of Maine lying on the northerly sideline of Hussey Road and bounded and described as follows:

Beginning at a #5 rebar set with a yellow cap, PLS #2246 on the northerly sideline of Hussey Road, said rebar being three hundred ninety-three and forty hundredths (393.40') feet westerly of a point being the intersection of the southwestern corner of Lot 20 as shown on a Plan of Oceanside Project, Peak's Island, North Gate Subdivision, Section 2, prepared by H.I. & E.C. Jordan, Surveyors, dated September 12, 1972 and recorded in the Cumberland County Registry of Deeds in Plan Book 92 Page 39, said rebar set being the southeasterly corner of the lot or parcel being conveyed;

thence North 01-32-56 West a distance of two hundred forty-six and forty-six hundredths (246.46') feet along remaining lands of the Grantees to the boundary of property now or formerly the City of Portland and a #5 rebar set with a yellow cap, PLS #2246, said rebar set being South 88-27-04 West a distance of three hundred forty and eighty-nine hundredths (340.89') feet from an iron pipe found being 1" in diameter, painted white, 3" above grade and firm in the ground, said iron pipe found being on the southwestern boundary of Lot 19 as shown on the aforescribed Plan of Oceanside Project;

thence South 88-27-04 West a distance of four hundred thirteen and fourteen hundredths (413.14') along the boundary of property now or formerly the City of Portland to an iron pipe found being 7/8" in diameter, painted white, 6" above grade and loose in the ground;

thence along a line forming an inside angle of 68-43 a distance of one hundred sixty-six and seventy-one hundredths (166.71') feet to a point;

thence along a line forming an inside angle of 146-09-39 a distance of sixty-one and fifty-two hundredths (61.52') feet to a drill hole found at the northerly sideline of said Hussey Road;

thence South 80-17-14 East a distance of two hundred sixty-eight and eighty-four hundredths (268.84') feet along the northerly sideline of said Hussey Road to the point of beginning.

The above described lot or parcel contains eighty thousand (80,000) square feet.

Bearings are magnetic to the year 1998.

Meaning and intending to convey a portion of the property conveyed to the Grantees from Casco Bay Island Development Corporation with Warranty and recorded in said Registry in Book 4852 Page 306.

Reference is to "Re-Survey of Tax Map 89 Block E Lot 1, Hussey Road, Peaks Island, Portland, Maine". Prepared by TKM Land Surveyors, Inc. of Westbrook, Maine, dated May 1998 and revised June 26, 1998. Plan to be recorded in said Registry.

The above description prepared by Timothy DeFilipp, PLS #2246, July 17, 1998.

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

19980105

I. D. Number

Asbjornsen, Morten
Applicant
P.O. Box 56, Peaks Island, ME 04108
Applicant's Mailing Address
SAA
Consultant/Agent
228-0033
Applicant or Agent Daytime Telephone, Fax

8/14/98
Application Date
Hussey Rd, Peaks Island
Project Name/Description

Hussey Rd, Peaks Island
Address of Proposed Site
089-E-001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 Office Retail Manufacturing New Building Warehouse/Distribution Building Addition Change Of Use Residential
 Parking Lot Other (specify) **8' x 14' shed**
675 Sq Ft **80,000 Sq Ft** **IR-1**
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan **\$200.00** Subdivision _____ Engineer Review **\$100.00** Date: **8/14/98**

DRC Approval Status:

Reviewer **Jim Wendel**

Approved Approved w/Conditions
see attached Denied

Approval Date **8/25/98** Approval Expiration **8/25/99** Extension to _____ Additional Sheets
Attached

Condition Compliance **Jim Wendel** **8/25/98**
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	_____	_____	
	date	signature	

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

19980105
I. D. Number

Asbjornsen, Morten

Applicant

P.O. Box 56, Peaks Island, ME 04108

Applicant's Mailing Address

SAA

Consultant/Agent

228-0033

Applicant or Agent Daytime Telephone, Fax

8/14/98

Application Date

Hussey Rd, Peaks Island

Project Name/Description

Hussey Rd, Peaks Island

Address of Proposed Site

089-E-001

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

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

Your new street address is now 40 Hussey Road

, 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 ay 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.

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.

Eroded soil shall be contained on-site. Silt fence shall be installed downgradient of all

disturbed areas.

Planning Conditions of Approval

Inspections Conditions of Approval

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

Fire Conditions of Approval



Albert Frick Associates, Inc.

Soil Scientists & Site Evaluators

95A County Road Gorham, Maine 04038

(207) 839-5563

PORTLAND (PEAKS ISLAND) HUSSEY ROAD MORTON ASBJØRNSEN
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.



have risers not exceeding 8 inches (203 mm) in height and treads not less than 9 inches (229 mm) in depth.

1014.6.1 Profile: The radius of curvature at the leading edge of the tread shall not be greater than $\frac{1}{2}$ inch (13 mm). Beveling of nosings shall not exceed $\frac{1}{2}$ inch (13 mm). Risers shall be solid and vertical or sloped from the underside of the leading edge of the tread above at an angle not more than 30 degrees (0.52 rad) from the vertical. The leading edge of treads shall project not more than $1\frac{1}{4}$ inches (32 mm) beyond the tread below.

Exceptions

1. Solid risers are not required for *stairways* serving *dwelling units* which are not required to be accessible in accordance with Section 1107.4.2, provided that the opening between treads does not permit the passage of a sphere with a diameter of 4 inches (102 mm).
2. Solid risers are not required for occupancies in Use Group I-3.
3. Solid risers are not required for *stairways* serving factory or storage occupancies which are not required to be accessible.

1014.6.2 Dimensional uniformity: There shall not be variation exceeding $\frac{3}{16}$ inch (5 mm) in the depth of adjacent treads or in the height of adjacent risers. The tolerance between the largest and smallest riser or between the largest and smallest tread shall not exceed $\frac{3}{8}$ inch (10 mm) in any flight of stairs.

Exceptions

1. Where the bottom riser adjoins a sloping *public way*, walk or driveway which has an established grade and serves as a landing, a variation in the height of the bottom riser shall not exceed 3 inches (76 mm) in every 3 feet (914 mm) of *stairway* width.
2. On *stairways* serving as aisles in assembly seating, where necessitated by changes in the gradient of adjoining seating areas to maintain adequate sightlines, the maximum nonuniformity of riser heights within a flight and the nonuniformity between adjacent risers shall not apply. Where a nonuniformity exceeds $\frac{3}{16}$ inch (5 mm) between adjacent risers, the exact location of the nonuniformity shall be indicated with a distinctive marking stripe on each tread at the nosing or leading edge adjacent to the nonuniform risers.

1014.6.3 Winders: Winders shall not be permitted in required *means of egress stairways* except *stairways* serving a single *dwelling unit*. Such winders shall have a tread depth of not less than 10 inches (254 mm) at a point not more than 12 inches (305 mm) from the side where the tread is narrower and the minimum tread depth shall not be less than 6 inches (152 mm). The continuous handrail required by Section 1014.7 shall be located on the side where the tread is narrower.

1014.6.4 Spiral stairways: Spiral *stairways* shall not be used as an element of a *means of egress* except: within a single *dwelling unit*; from a *mezzanine* area not more than 250 square feet (23 m²) in area which serves not more than five occupants; and in penal facilities from a guard tower, obser-

vation station or control room not more than 250 square feet (23 m²) in area. The minimum width of all spiral *stairways* shall be 26 inches (660 mm) with each tread having a $7\frac{1}{2}$ -inch (191 mm) minimum tread depth at 12 inches (305 mm) from the narrow edge. All treads shall be identical and the rise shall not be more than $9\frac{1}{2}$ inches (241 mm). A minimum headroom of 6 feet 6 inches (1981 mm) shall be provided.

1014.6.5 Circular stairways: Circular *stairways* shall have a minimum tread depth and a maximum riser height in accordance with Section 1014.6 and the smaller radius shall not be less than twice the width of the *stairway*. The minimum tread depth measured 12 inches (305 mm) from the narrower end of the tread shall not be less than 11 inches (279 mm).

1014.6.6 Alternating tread stairways: *Alternating tread stairways* are permitted as an element of a *means of egress* in buildings from a *mezzanine* area not more than 250 square feet (23 m²) in *area* and which serves not more than five occupants; and in penal facilities, from a guard tower, observation station or control room not more than 250 square feet (23 m²) in *area*. *Alternating tread stairways* are also permitted for access to roofs as provided for in Section 1027.0.

1014.6.6.1 Handrails of alternating tread stairways: Handrails shall be provided on both sides of *alternating tread stairways* and shall conform to Section 1022.0.

1014.6.6.2 Treads of alternating tread stairways: *Alternating tread stairways* shall have a minimum projected tread of 5 inches (127 mm), a minimum tread depth of $8\frac{1}{2}$ inches (216 mm), a minimum tread width of 7 inches (178 mm) and a maximum riser to the next surface of the alternating tread of $9\frac{1}{2}$ inches (241 mm). The initial tread of the *stairway* shall begin at the same elevation as the *platform*, landing or floor surface.

Exception: *Alternating tread stairways* used as an element of a *means of egress* in buildings from a *mezzanine* area not more than 250 square feet (23 m²) in *area* which serves not more than five occupants shall have a minimum projected tread of $8\frac{1}{2}$ inches (216 mm) with a minimum tread depth of $10\frac{1}{2}$ inches (267 mm). The rise to the next alternating tread surface shall not be more than 8 inches (203 mm).

1014.7 Stairway guards and handrails: *Stairways* shall have continuous handrails on both sides. Guards shall be provided where required by Section 1005.5. Intermediate handrails are required so that all portions of the required width of stairs are within 30 inches (762 mm) of a handrail. On monumental stairs, handrails shall be located along the most direct path of egress travel. Handrails shall be provided for *alternating tread stairways* in accordance with Section 1014.6.6.1. Guards shall be constructed in accordance with Section 1021.0. Handrails shall be constructed in accordance with Section 1022.0.

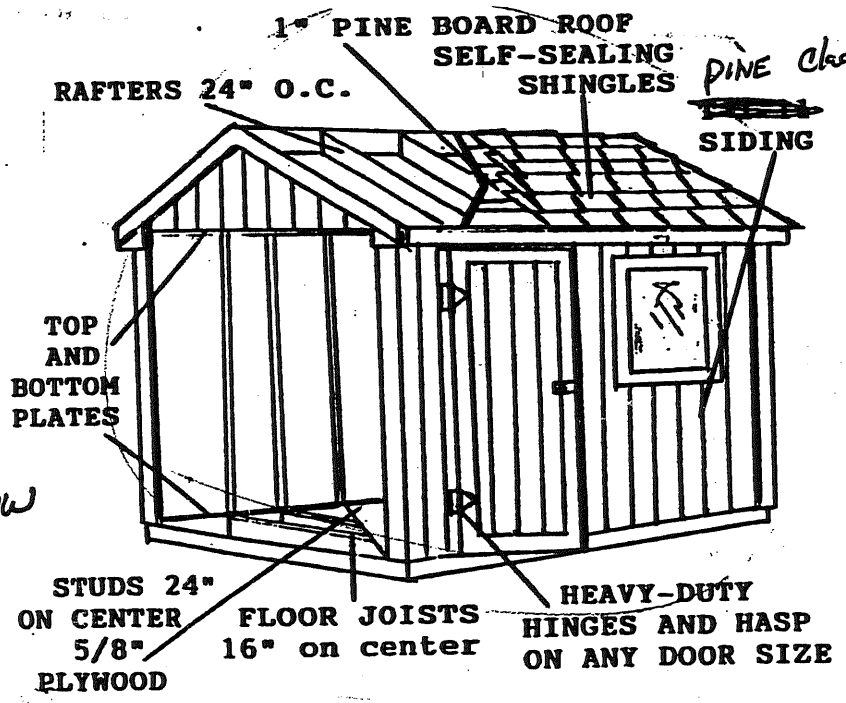
Exceptions

1. *Stairways* with fewer than three risers are not required to have handrails where serving a single *dwelling unit* or where such *stairways* are not in an *exit access corridor* or aisle, *exit* or *exit discharge*.

8' x 14'
Shed

CONSTRUCTION FEATURES

- *FRAMING (floor) ~~2"x4"~~ ^{2x8} floor joists nailed 16" on center covered by 5/8" plywood flooring or 1" boards.
- *FRAMING (walls) 2"x 4" studs 24" on center with top and bottom plate covered by 3/8" T-1-11 exterior siding.
- *ROOF 2"x 4" rafters 24" on center . covered by 1" boards and selfsealing asphalt shingles.
- *OPENINGS Includes 1 door ~~and~~ + WINDOW ~~and~~ window, hinges and and hasp, placed to suit the customer.
- *FOOTINGS Leveled on patio and or ~~concrete blocks~~ as needed for each application.



PINE cladboards

+ WINDOW

HEAVY-DUTY HINGES AND HASP ON ANY DOOR SIZE

089-E-001

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5672 FAX (207) 287-4172

89-E-001 permit # 98-0913

PROPERTY LOCATION

Town or Plantation: **PORTLAND PEAKS ISLAND**

Street Subdivision Lot #: **HUSSEY ROAD**

PROPERTY OWNER'S NAME

Last: **ASBJORNSEN** First: **MORTEN**

Applicant's Name: _____

Mailing Address of Owner: **P.O. BOX 56
PEAKS ISLAND, ME 04108**

Daytime Tel. #: **(W) 879-2277**

PORTLAND 6584 TOWN COPY

Date Permit Issued: **8-27-98**

Local Plumbing Inspector Signature: *[Signature]*

L.P.I. #: **0124**

FEE: \$ **100** If Double Fee Charged

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: *[Signature]* Date: **8-20-98**

Caution: Inspection Required

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

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

THIS APPLICATION REQUIRES:

- No Rule Variance
- New System Variance (Municipal-soil condition)
- First Time System Variance (State)
- Replacement System Variance
 a. Local Plumbing Inspector approval
 b. State & Local Plumbing Inspector approval
- Minimum Lot Size Variance
- Seasonal Conversion Approval

DISPOSAL SYSTEM COMPONENT(S)

- Non-Engineered System
- Primitive System (graywater & alt 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

SIZE OF PROPERTY

± **50,000 SQ. FT.**

DISPOSAL SYSTEM TO SERVE:

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

SHORELAND ZONING

Yes No

TYPE OF WATER SUPPLY

PUBLIC WATER

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK

- Concrete
 a. Regular
 b. Low Profile
- Plastic
- Other _____

SIZE: **1000** Gallons

DISPOSAL AREA TYPE / SIZE

- Bed _____ Sq. Ft.
- Proprietary Device **600** Sq. Ft.
 Cluster Linear
 Regular H-20
- Trench
- Other _____

12 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)

2 BEDROOMS AT 90 GALLONS PER DAY EACH =

DESIGN FLOW: **180**
(Gallons/Day)

PROFILE & DESIGN CLASS

PROFILE	DESIGN
2	A/C

DEPTH TO MOST LIMITING FACTOR: **22"**

DISPOSAL AREA SIZING

- Small - 2.00
- Medium - 2.60
- Medium-Large - 3.30
- Large - 4.10
- Extra-Large - 5.00

PUMPING

- Not required
- May be required
- Required

DOSE: _____ Gallons

SITE EVALUATOR'S STATEMENT

On **7/27/98** (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

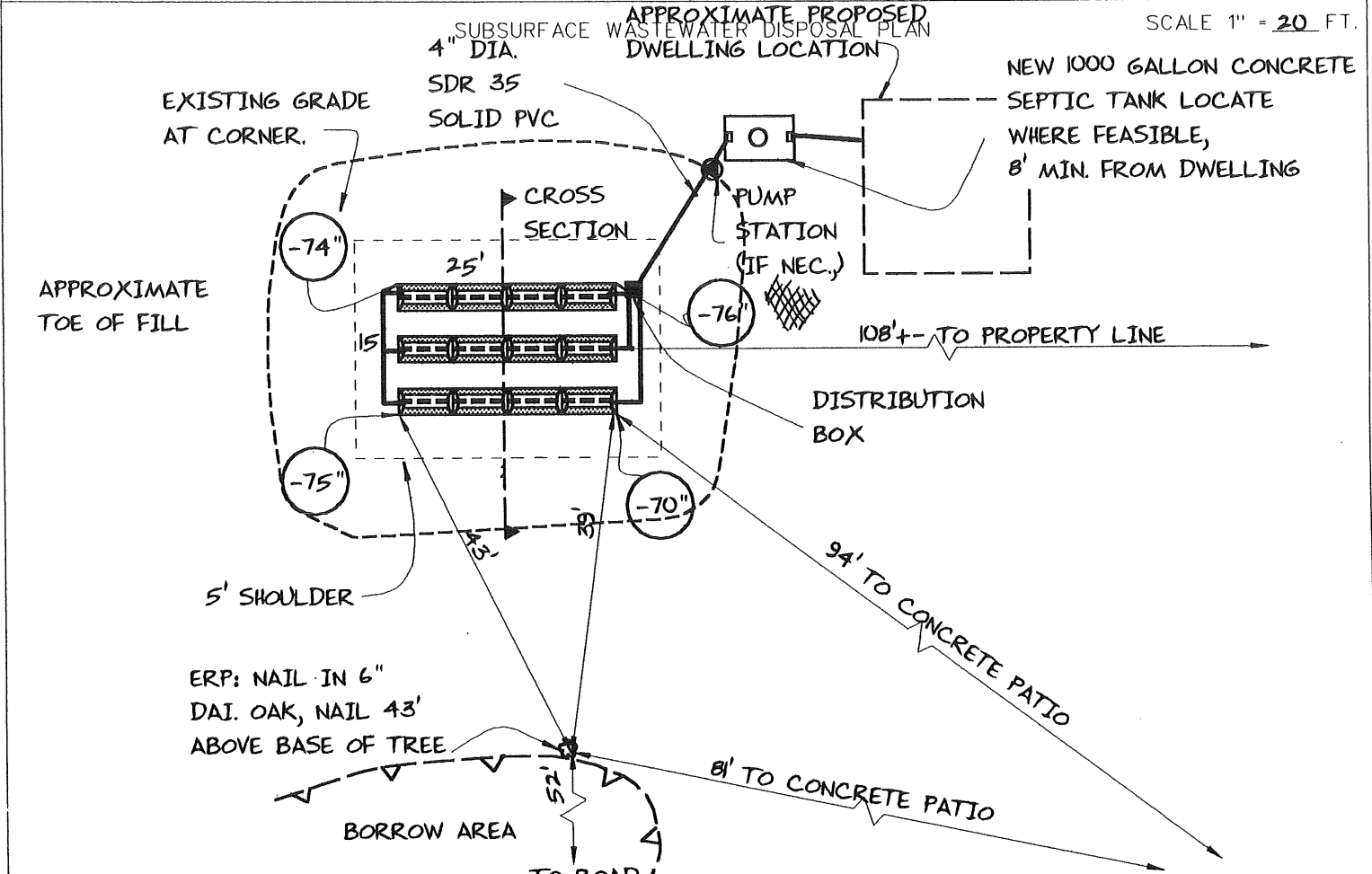
163
SE #

8/12/98
Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering

Town, City, Plantation PORTLAND PEAKS ISLAND	Street, Road, Subdivision MUSSEY ROAD	Owner's Name MORTEN ASBJORNSEN
--	---	--



SCALE 1" = 20 FT.

NEW 1000 GALLON CONCRETE SEPTIC TANK LOCATE WHERE FEASIBLE, 8' MIN. FROM DWELLING

FILL REQUIREMENTS

Depth of Fill (Upslope)	: 22" - 27"
Depth of Fill (Downslope)	: 26" - 28"

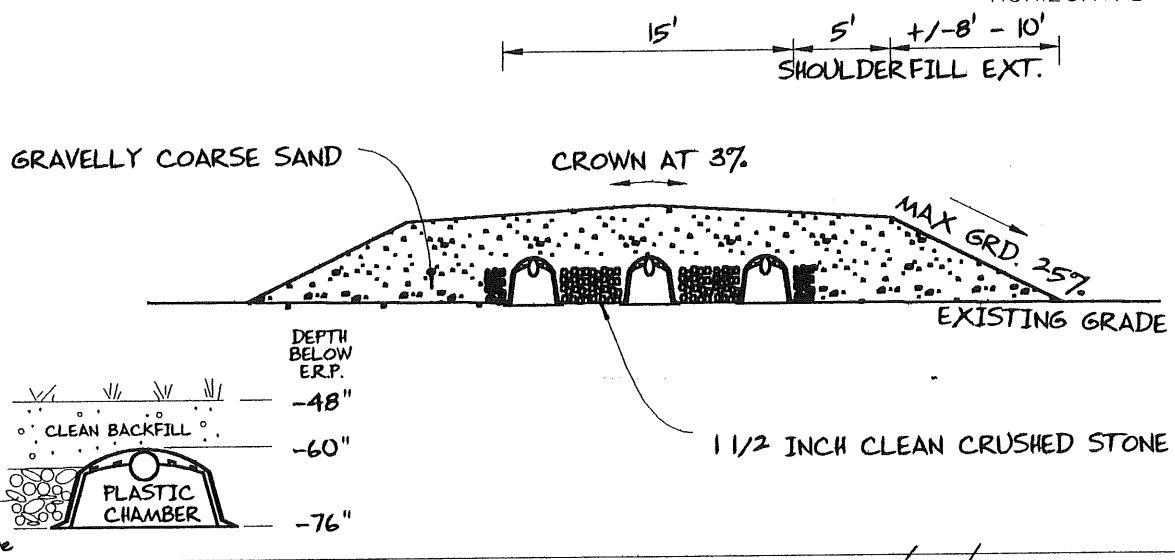
CONSTRUCTION ELEVATIONS

Finished Grade Elevation	-48"
Top of Distribution Pipe or Proprietary Device	-60"
Bottom of Disposal Area	-76"

ELEVATION REFERENCE POINT
Location & Description 6" DIA FLAGGED OAK, NAIL 43" ABOVE GRADE
Reference Elevation 00"

SCALE:
VERTICAL: 1" = 5 FT
HORIZONTAL: 1" = 10 FT

DISPOSAL AREA CROSS SECTION



Albert Frick
Site Evaluator Signature

163
SE #

8/12/98
Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering

Town, City, Plantation PORTLAND PEAKS ISLAND	Street, Road Subdivision HUSSEY ROAD	Owner's Name MORTEN ASBJORNSEN
SITE PLAN Scale 1" = 100 Ft. or as shown		SITE LOCATION PLAN (Attach Map from Maine Atlas for New System Variance)

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

Observation Hole TP 1 Test Pit Boring
" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0				
10	SANDY LOAM		DARK BROWN	
20		FRIABLE	DARK YELLOW BROWN	
30			MIXED YELLOW BROWN	FEW, FAINT
35	REFUSAL			
40				
50				

Soil Classification Profile <u>2</u>	Slope Condition <u>A/C</u>	Limiting Factor " <u>22</u>	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
---	-------------------------------	--------------------------------	--

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

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

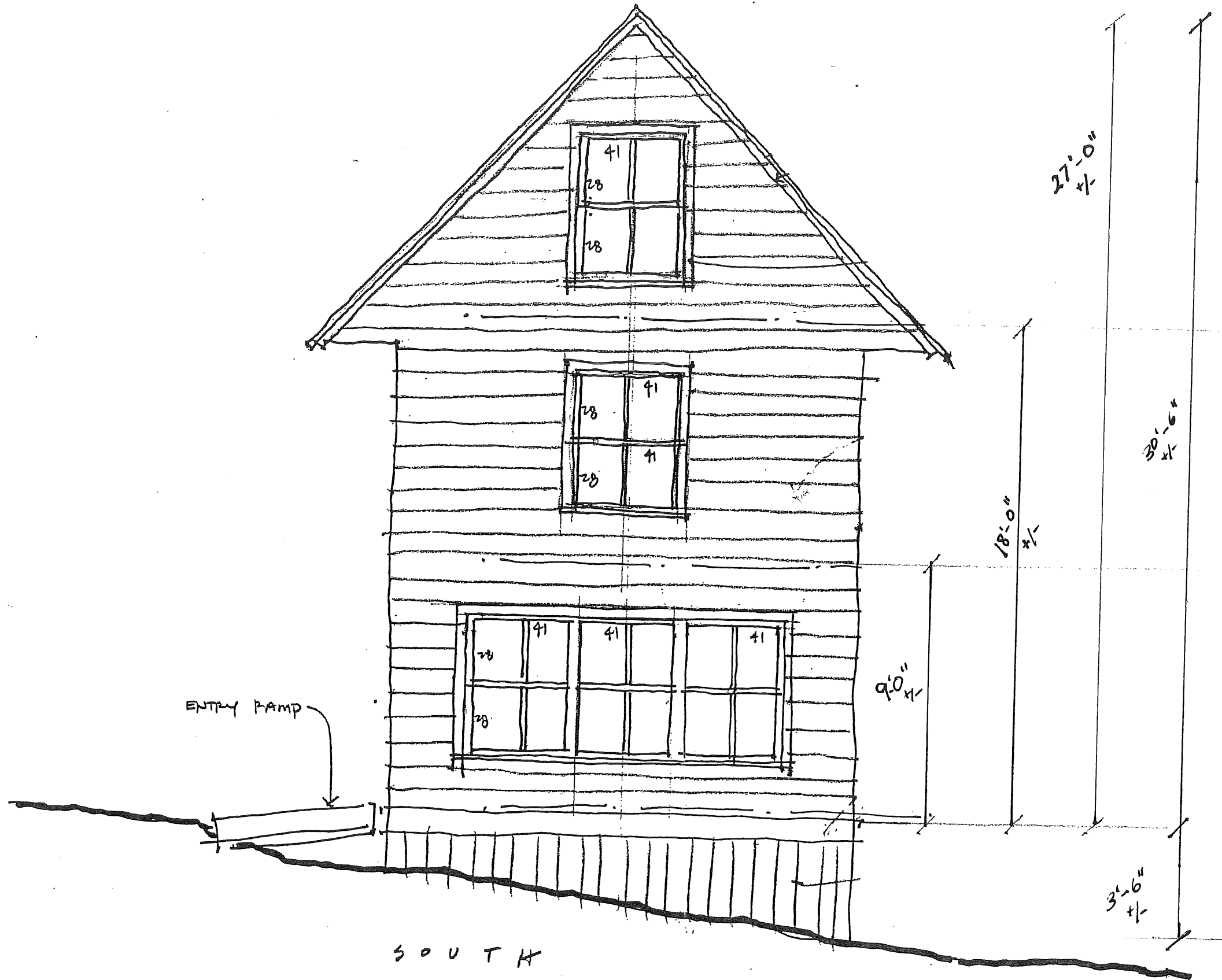
TBA = 24" TO REFUSAL
 TBB = 26" TO REFUSAL
 TBC = 32" TO REFUSAL
 TBD = 40"+ TO REFUSAL

Soil Classification Profile _____	Slope Condition _____	Limiting Factor " _____	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
--------------------------------------	--------------------------	----------------------------	---

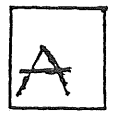
Albert Frick
Site Evaluator Signature

163
SE #

8/12/98
Date

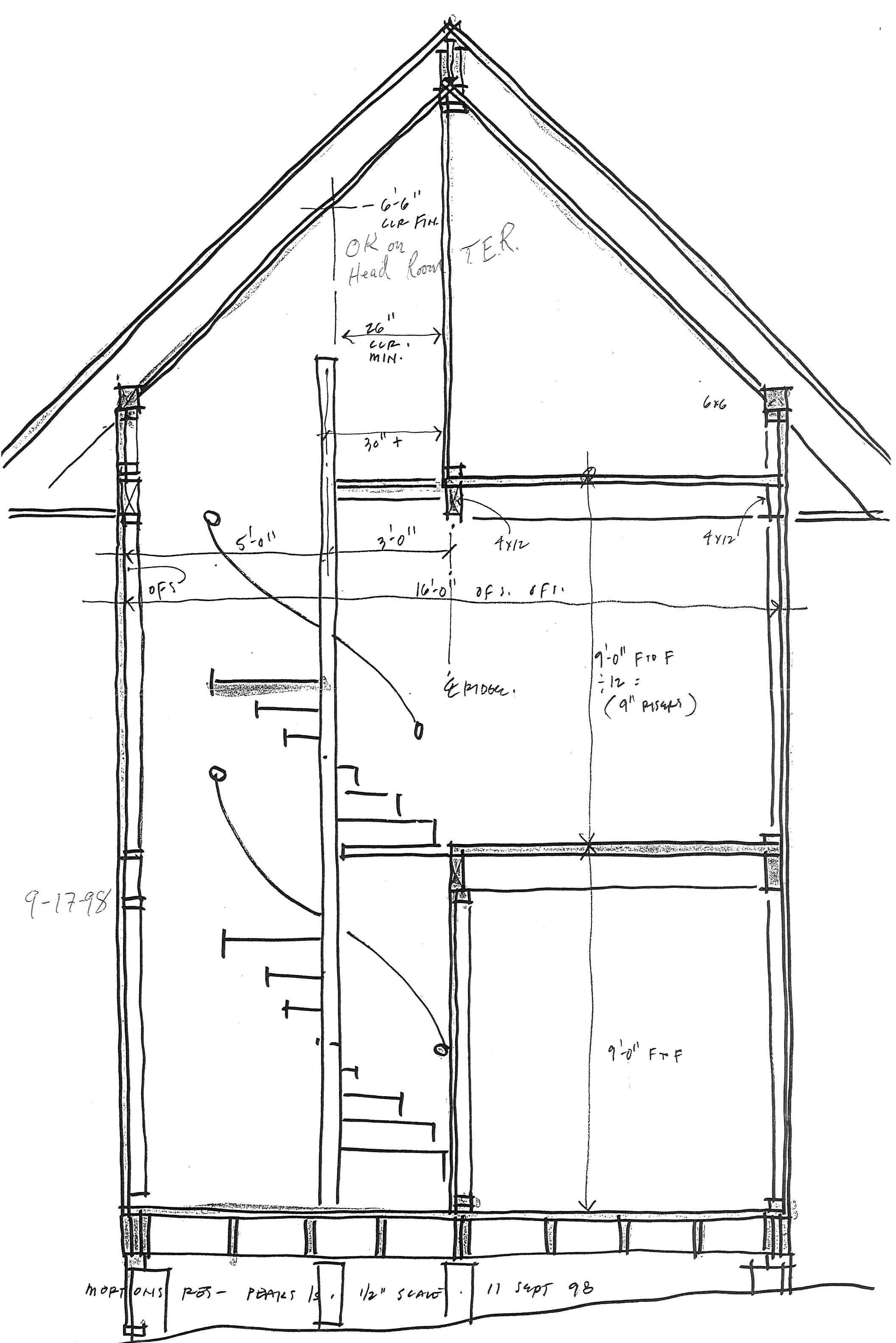


ELEVATION
DETAIL



HOUSE FOR: MORTON ASBJORNSEN - HUSSEY RD - PEAKS ISLAND : PH. 228-0033

1/4" SCALE • 3 AUGUST 1998



6'-6"
CUR FIN.
OK on
Head Room
TER.

26"
CUR.
MIN.

30" +

6x6

5'-0"

3'-0"

4x12

4x12

ofs

16'-0" OF S. OF F.

4x12

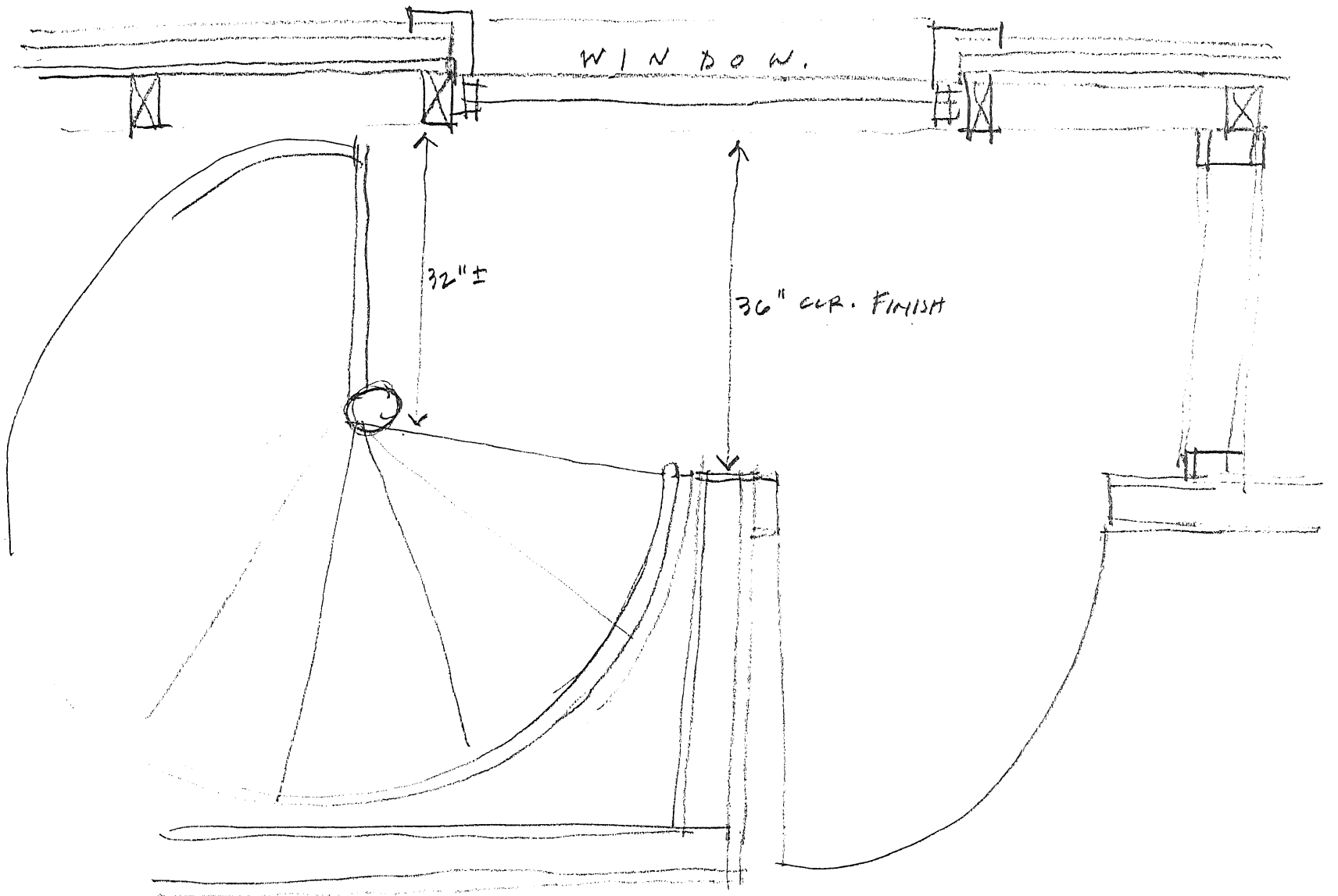
9'-0" FTO F
12 =
(9" PISAPS)

9-17-98

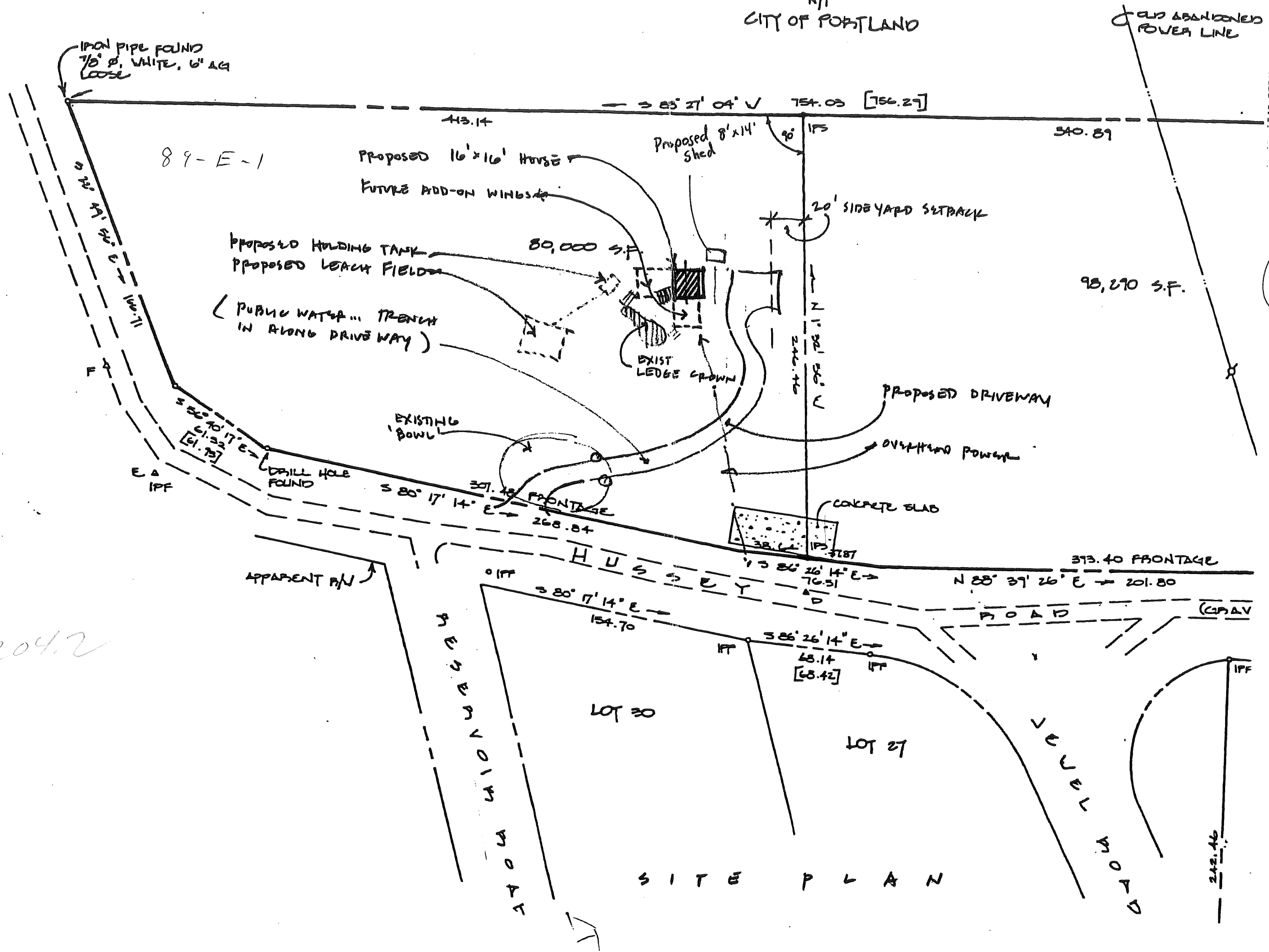
9'-0" FTF

MORTONS RES - PEARLS IS. 1/2" SCAND. 11 SEPT 98

3rd Floor Landing
9-17-98



CITY OF PORTLAND



80,000
 98,290
 22,910
 201,200

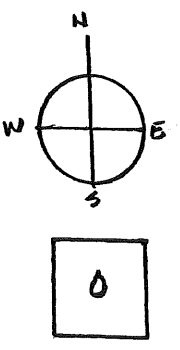
Subdivided?
 ↓
 No - The old assessed amount was wrong - just divided into 2 real recently
 8/24/98

ST 12042

HOUSE FR: MORTON ASBJORNSEN - HUSSEY RD - PEAKS ISLAND : PH-228-0033

1/60th SCALE

3 AUGUST 1998



HOT WATER ?

'RINKAI' - PROPANE WALL HEATER.
WALL VENTED
(UNDER METAL STAIR)

How Supported?

5'-0" ϕ 30° TREAD
METAL SPIRAL STAIR
12 RISER
(108"-111" \pm UNIT)

38" x 38" NED CORNER
MAX SIZE

PLUMBING VENT RISER
FOLD DOWN SHELVES?

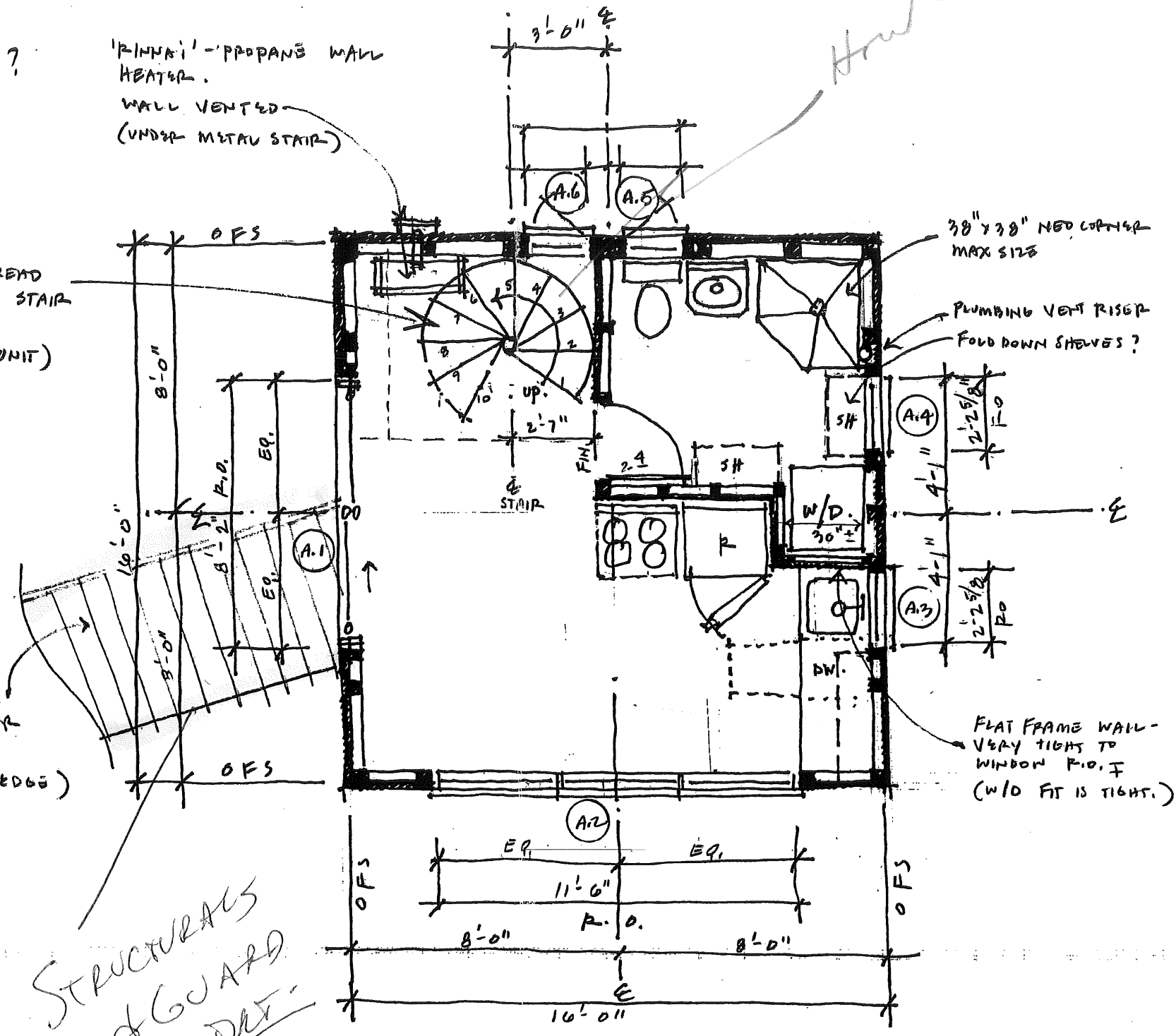
STAIRCASE
CROSS SECTION
SHOWING
TREAD + RISER
DIMENSIONS
& HEADROOM
& SUPPORT
& GUARD RAILS

10'8" x 7'4" = 78.79
6' x 5' = 30
108th

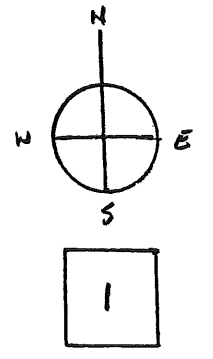
PAMP/DECK
AS REQ. FOR
ENTRY !!!
(LANDS TO LEDGE)

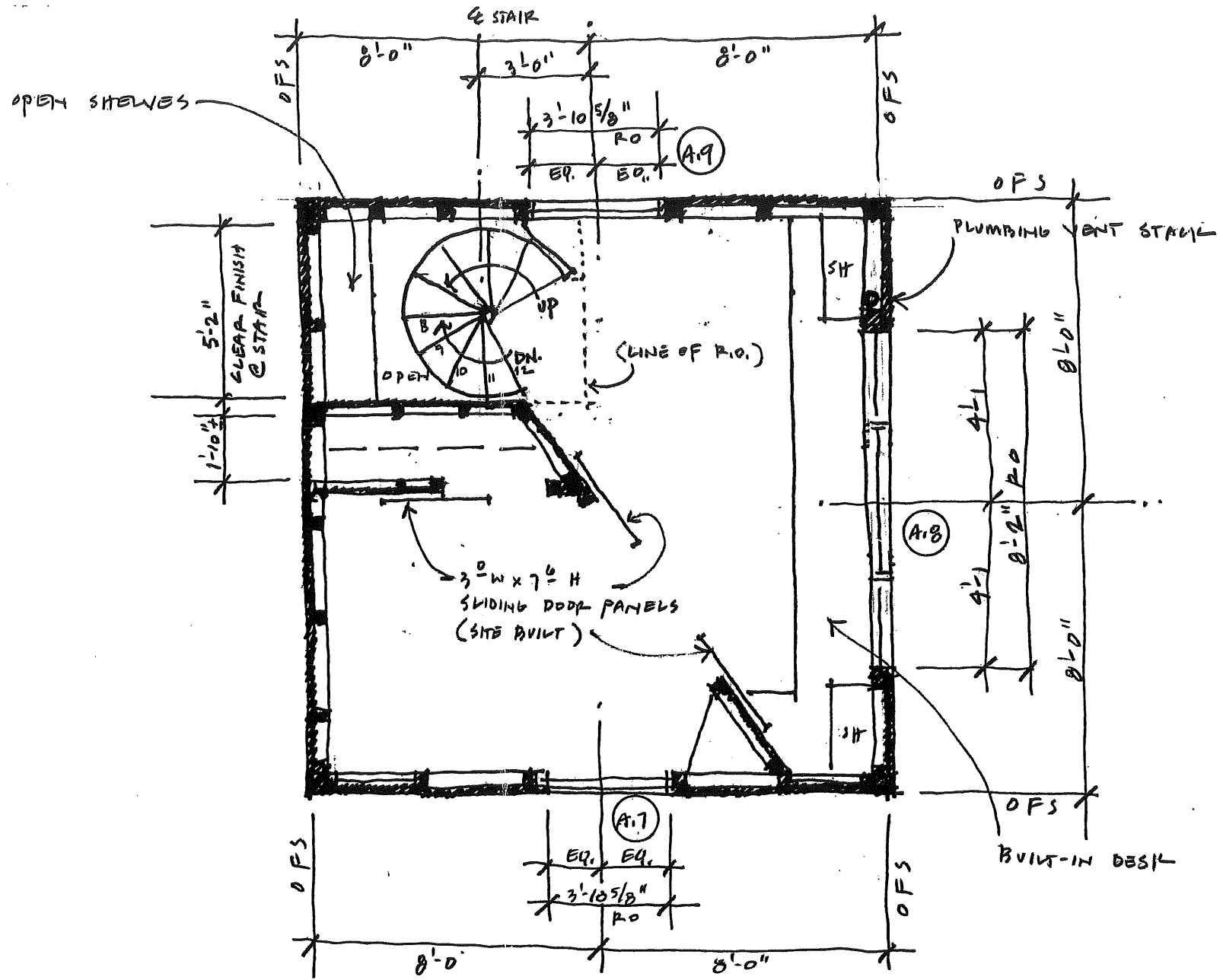
STRUCTURALS
& GUARD
DATA

FLAT FRAME WALL -
VERY TIGHT TO
WINDOW P.O.F.
(W/D FIT IS TIGHT.)

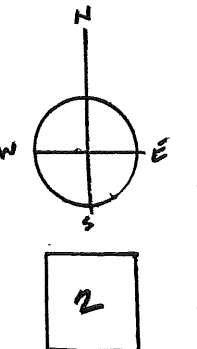


FIRST FLOOR PLAN





SECOND FLOOR PLAN



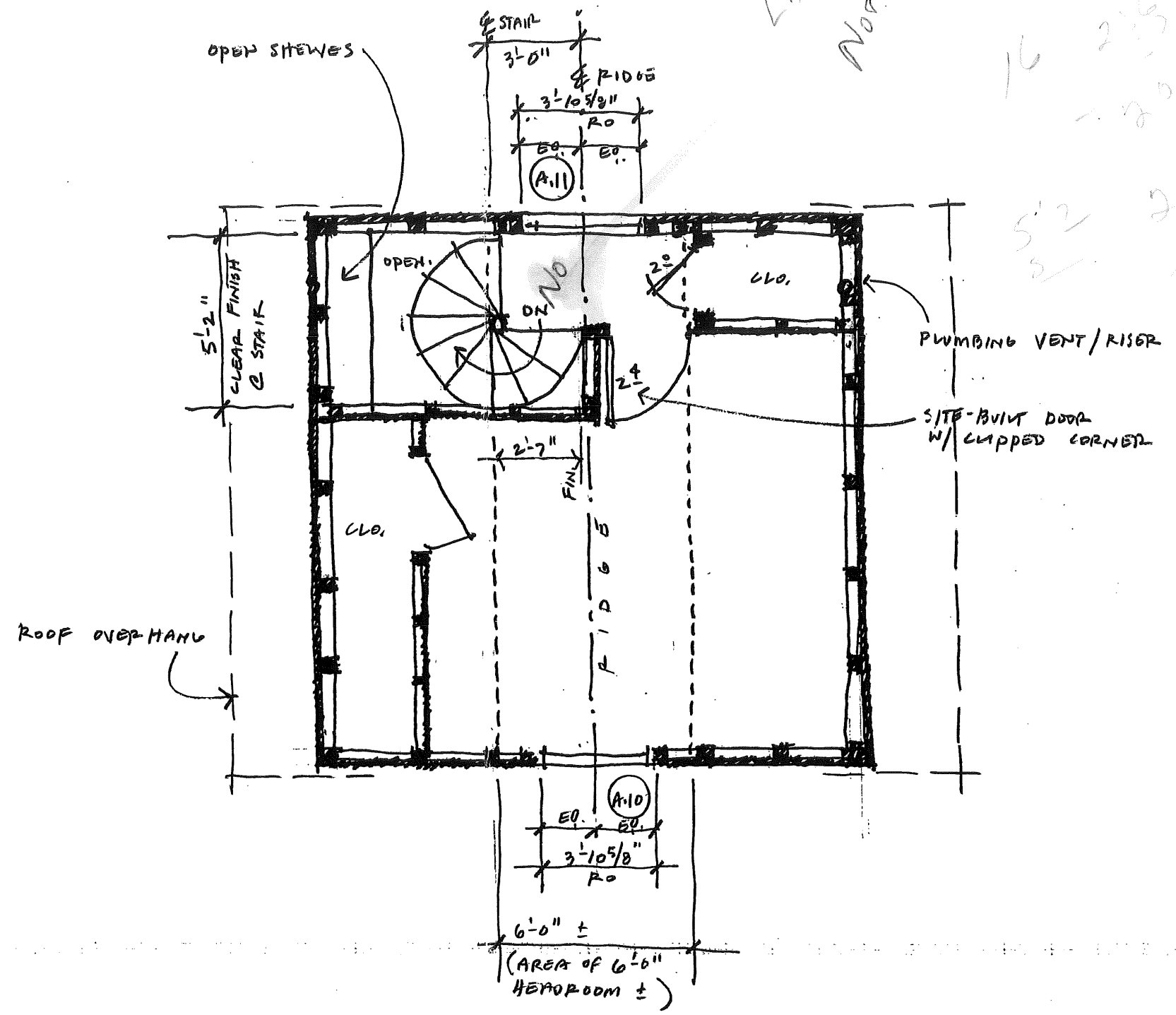
Landing
Nov 36 4

16 216
206
222
232
244

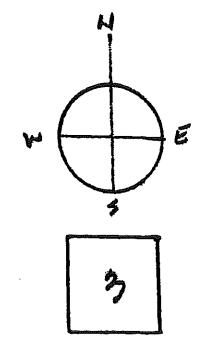
206
32
174
159
116

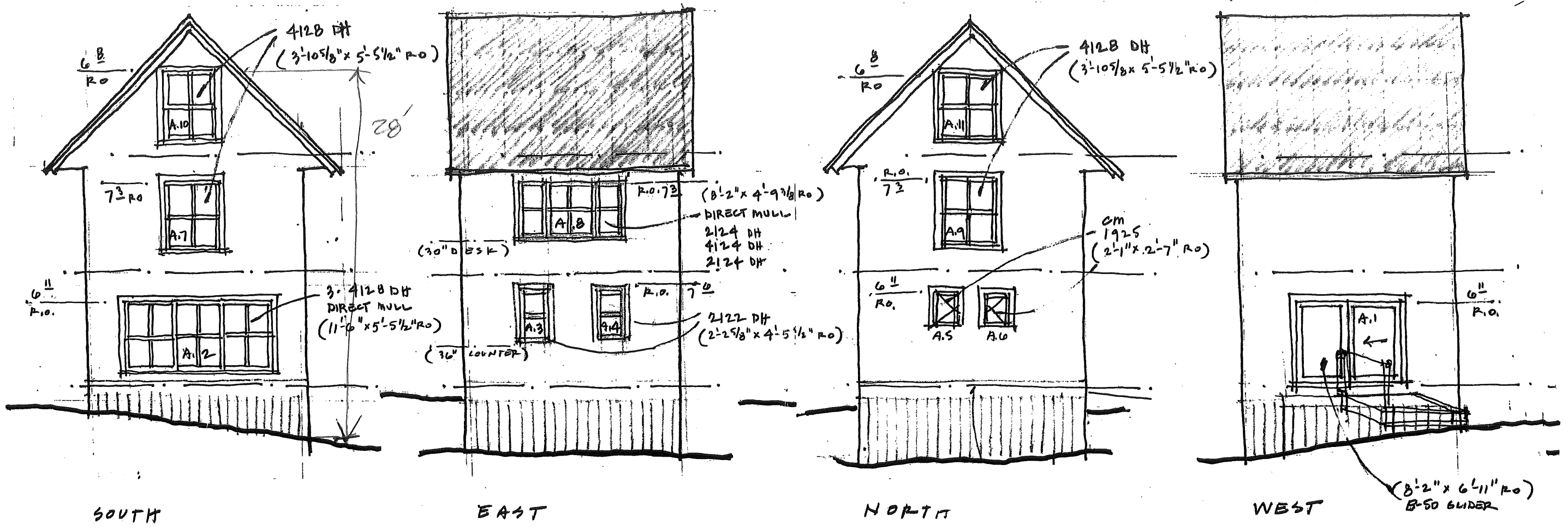
108
32
120

10.80
3



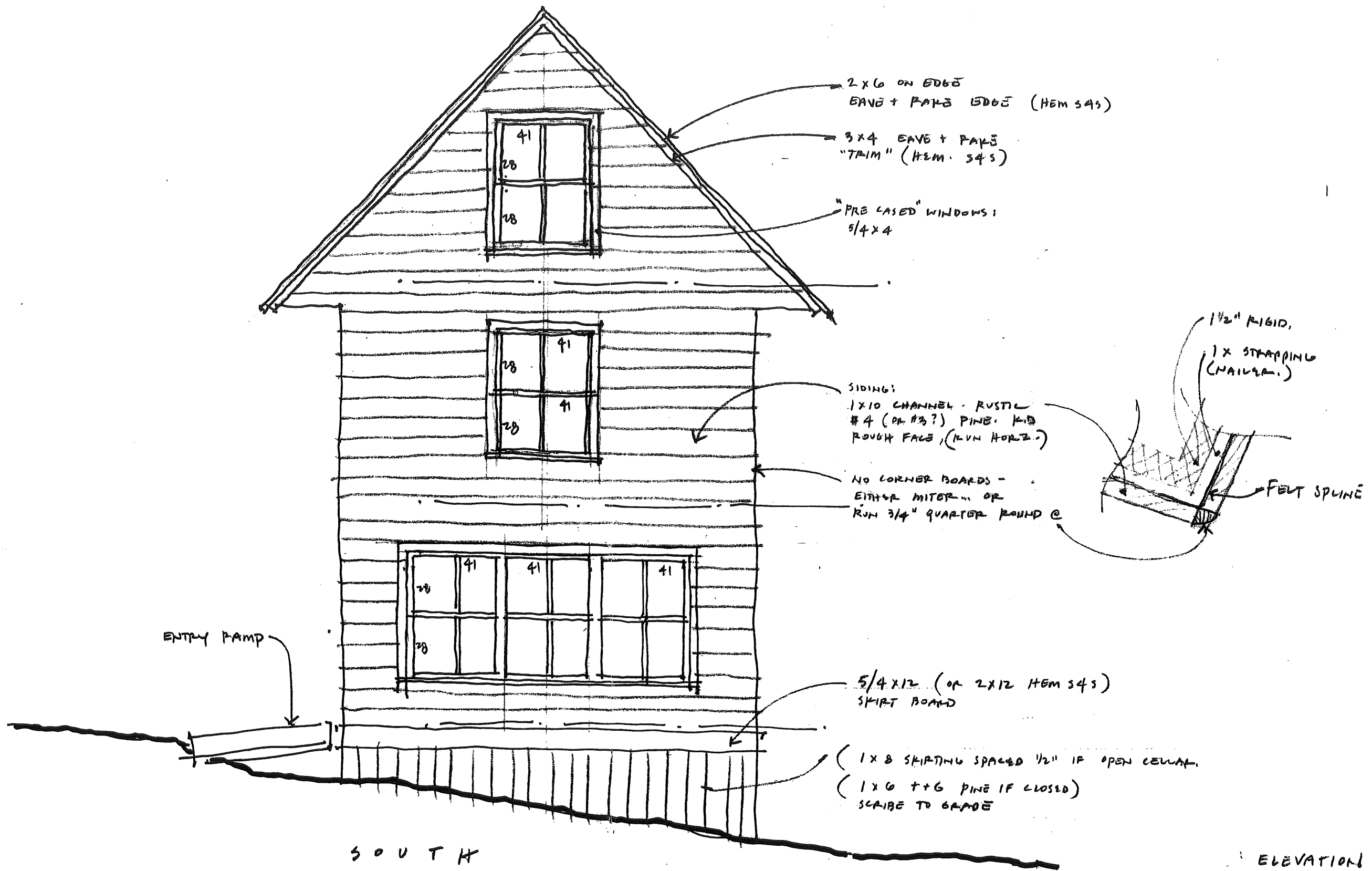
THIRD FLOOR PLAN





* WINDOW SPEC:
 BONNVILLE (E HILLSIDE LUMBER):
 PRIMED WOOD, 5/4 x 4 FLAT CASING, SILVER LINE DOUBLE HUNG, W/ 7/8" SIMULATED DIVIDED LIGHTS [W/O SPACER BAR]
 LOW E ARGON. (W/O SCREENS! - OWNER TO PURCHASE 1/2 HGT. D.H. SCREENS.)
 (CASEMENTS + GLIDING DOOR, W/ SCREENS) - GLIDER W/ ELITE 'C' HANDLE (WHITE HARDWARE)

ELEVATIONS.

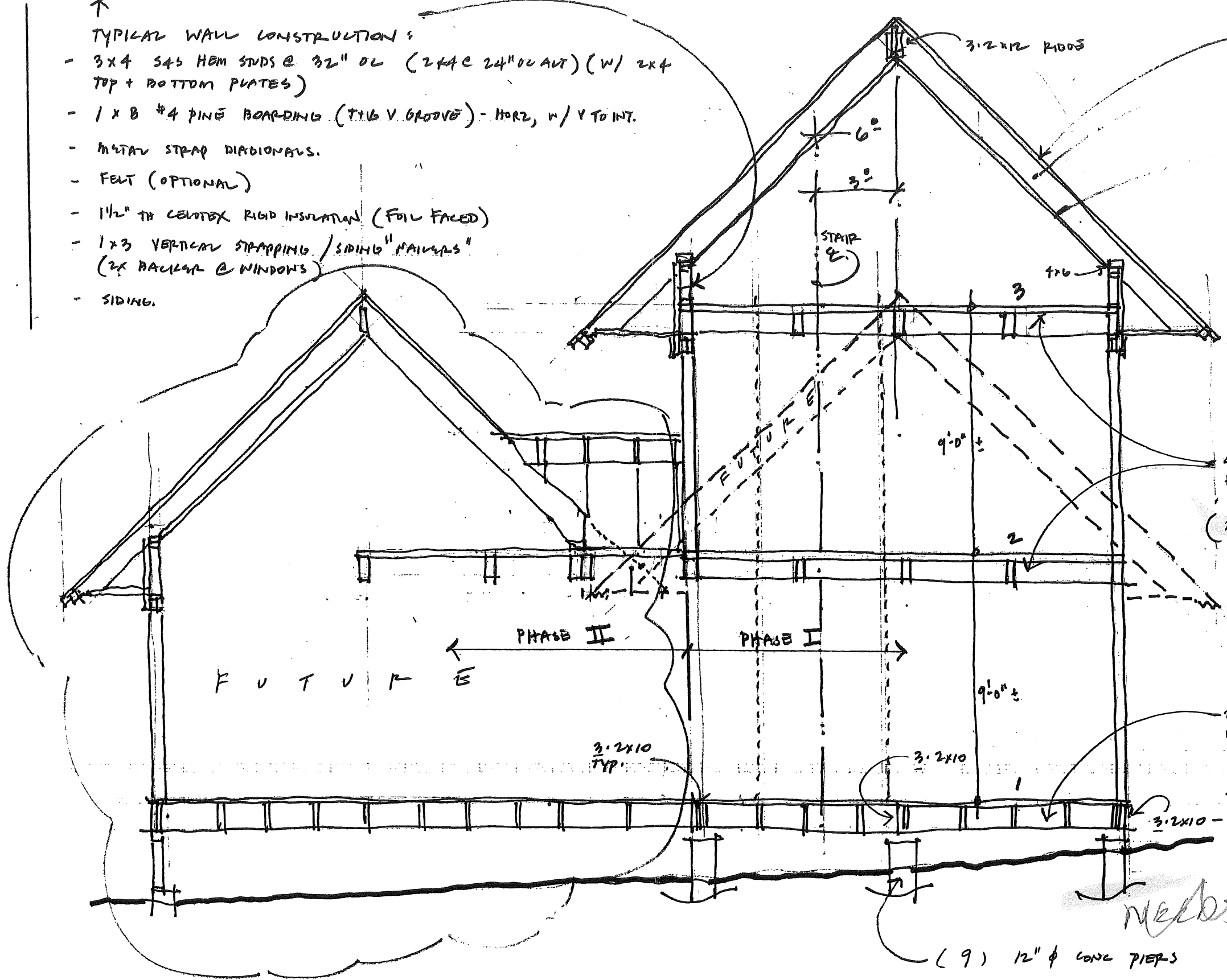


5

*

TYPICAL WALL CONSTRUCTION:

- 3x4 S4S HEM STUDS @ 32" OC (2 FAC 24" OC ALT) (W/ 2x4 TOP + BOTTOM PLATES)
- 1 x 8 #4 PINE BOARDING (T&G V. GROOVE) - HORZ, W/ V TO INT.
- METAL STRAP DIAGONALS.
- FELT (OPTIONAL)
- 1 1/2" TH CELOTEX RIGID INSULATION (FOIL FACED)
- 1x3 VERTICAL STRAPPING / SIDING "RAILS" (2x BALKER @ WINDOWS)
- SIDING.



1/2" x 5/8" PLY SHEATH
 - 2x12 @ 24" OC S4S HEM RAFTERS (16' STICKS)
 (CONVENTIONAL CATHEDRALED CUB.)

WHAT'S IT GOING TO BE

WHAT'S S&S HEM?
 (HEMLOCK SOMETHING)

4x12 S4S HEM @ 32 or 48" OC FRAMING W/ 2x6 T&G DECKING (2x12 @ 24" ALT W/ 3/4 PLY)

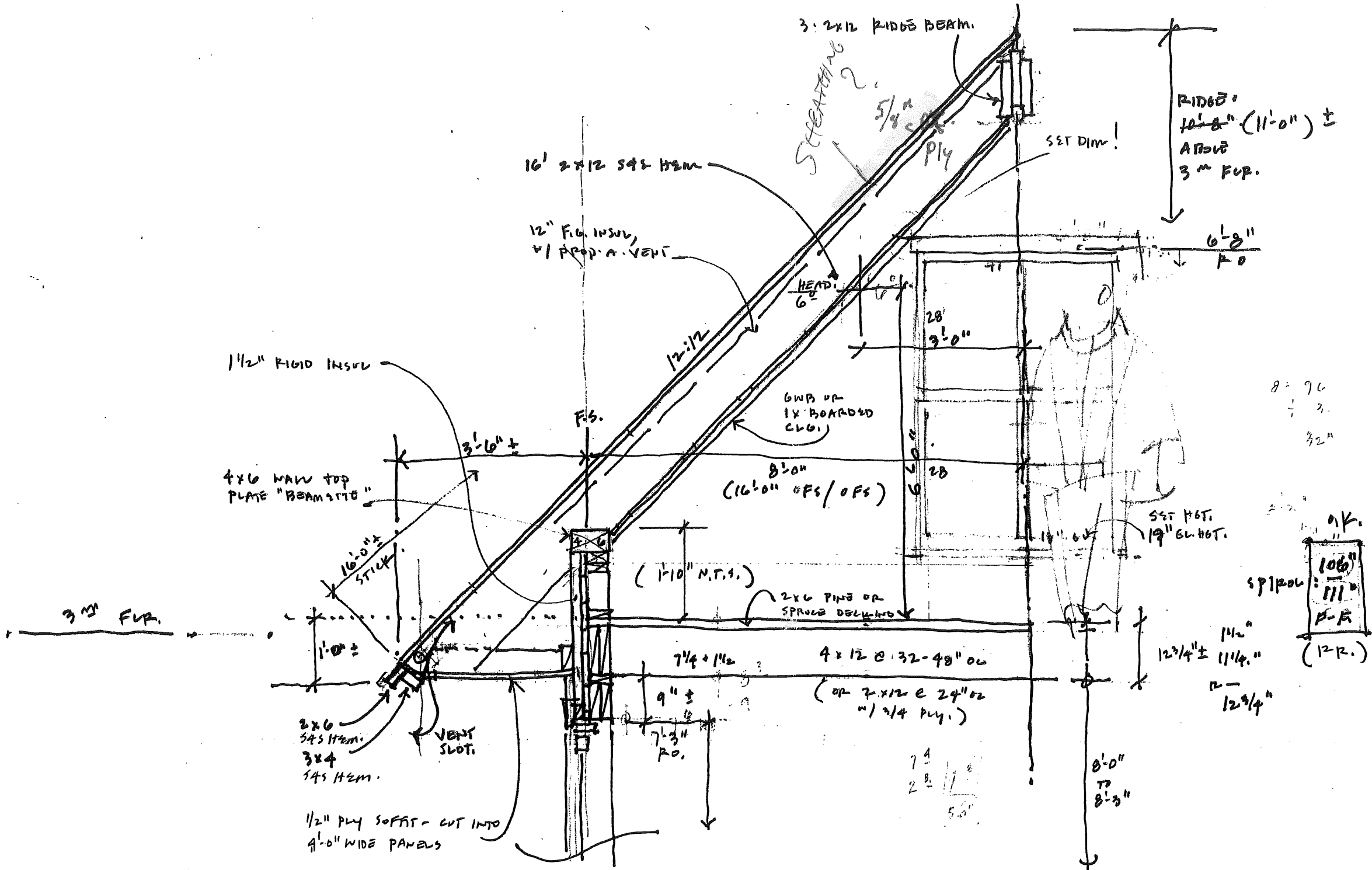
2x10 @ 24" OC S4S HEM. W/ 3/4" PLY SUB FUR.

3.2x10 - AW 4 SIDES

(9) 12" φ CONC PIERS

MELODY ROBINSON SECTION

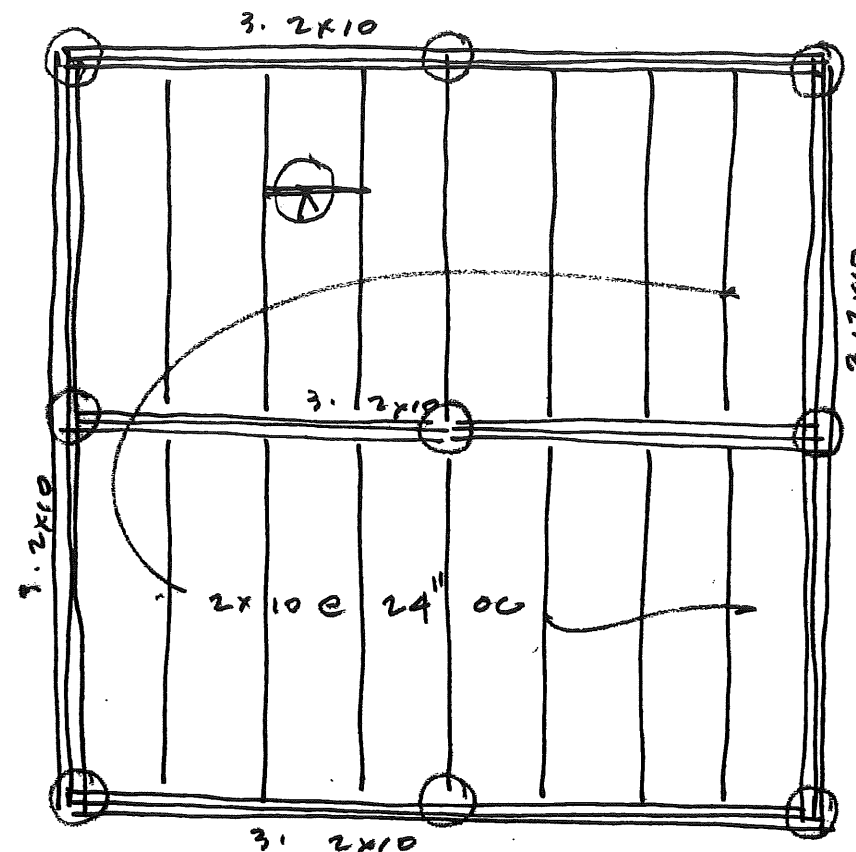
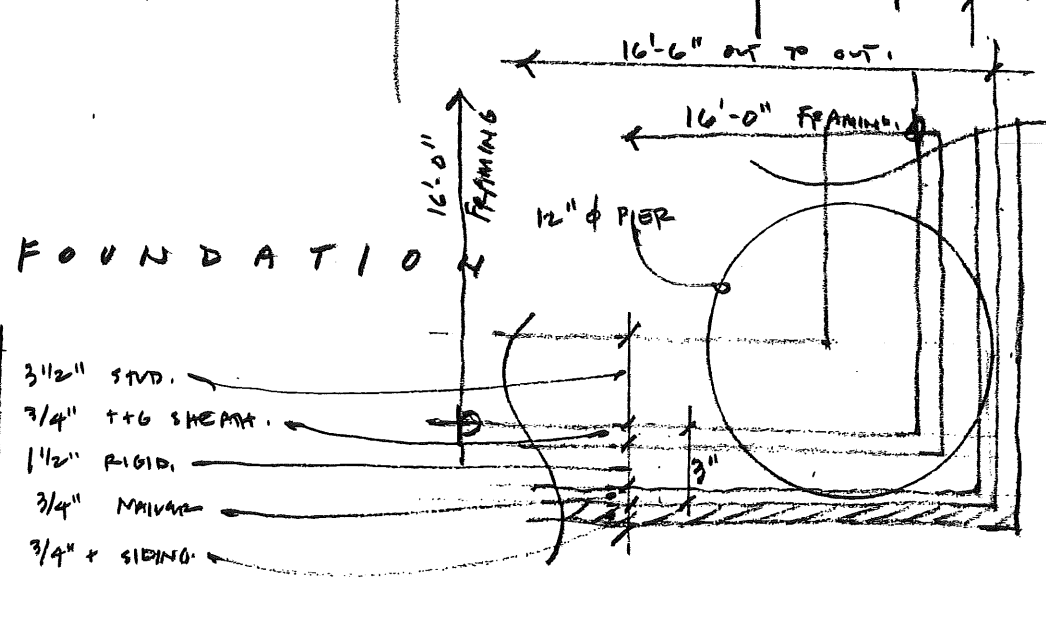
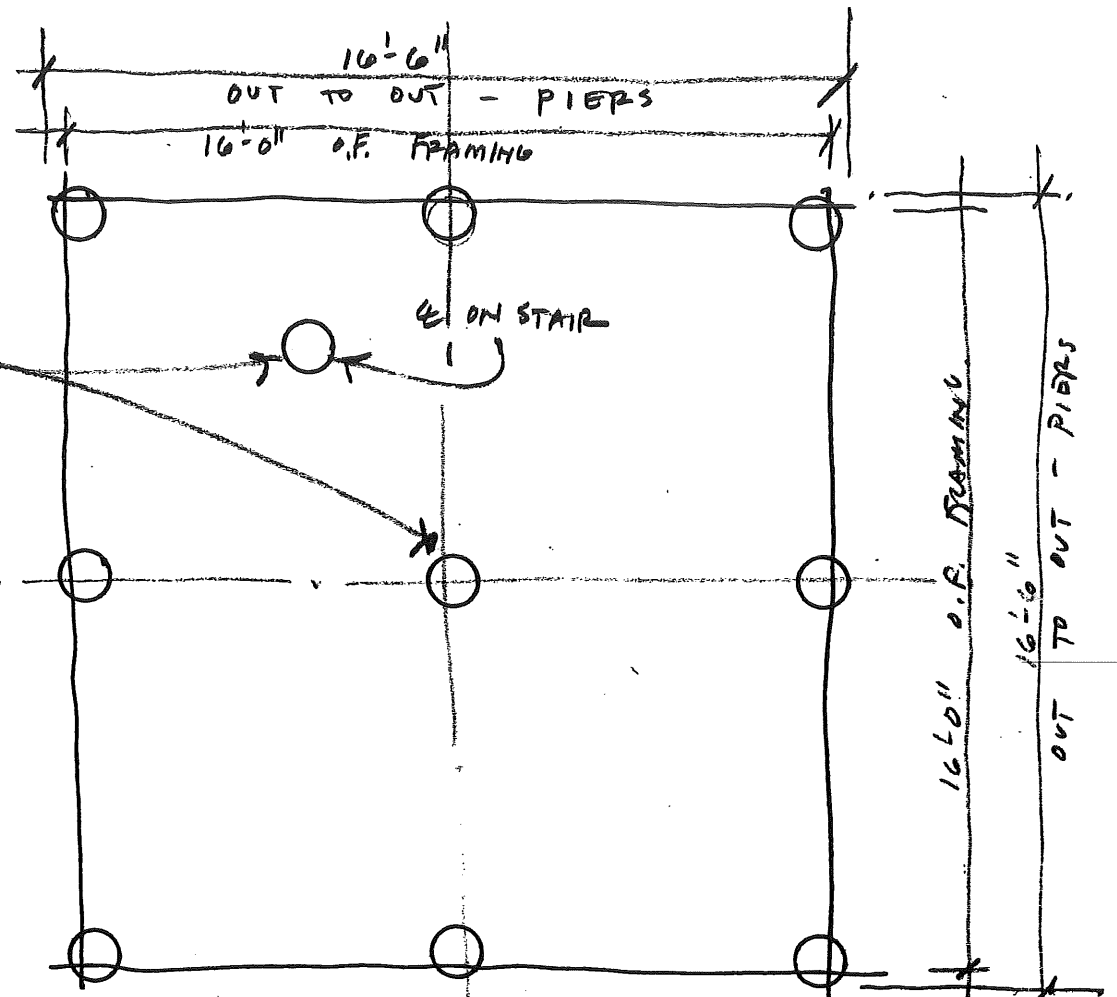
6



SECTION
DETAIL

7

- TYP:
 - 12" ϕ CONC PIERS.
 EXCAVATE TO LEDGE.
 DRILL + PIN
 TO LEDGE.
 - (1) PIECE VERTICAL
 PERAP / PIER
 - 1 ANCHOR BOLT @
 EACH.

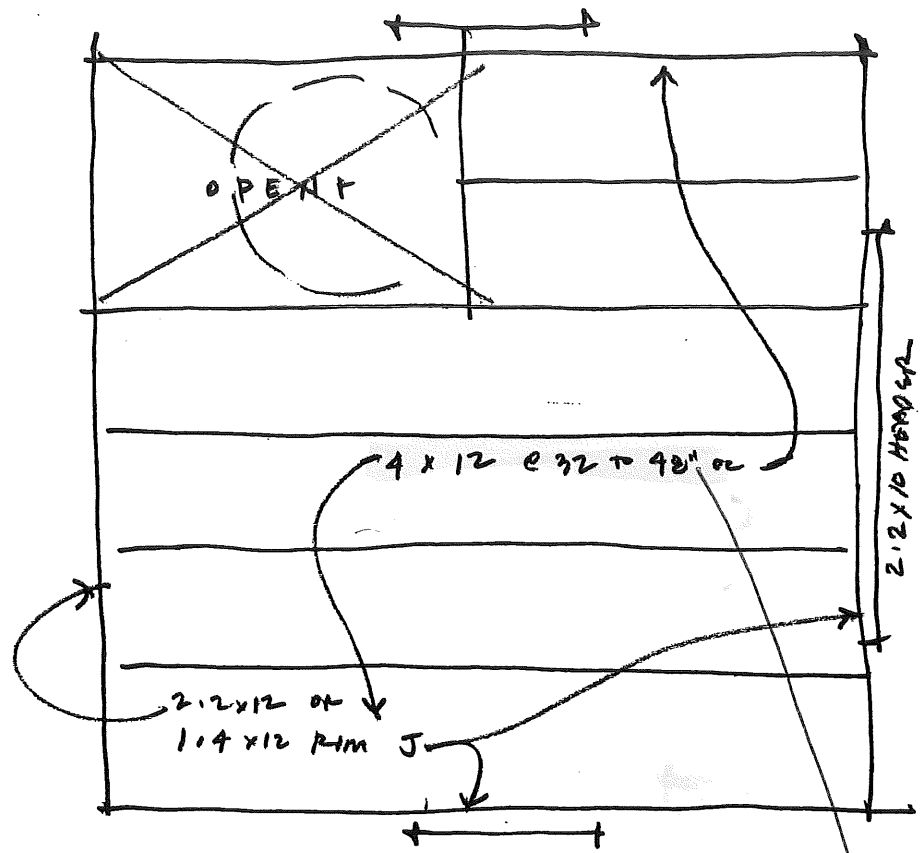


(FLUSH FRAME OR OVER FRAME BEAMS)

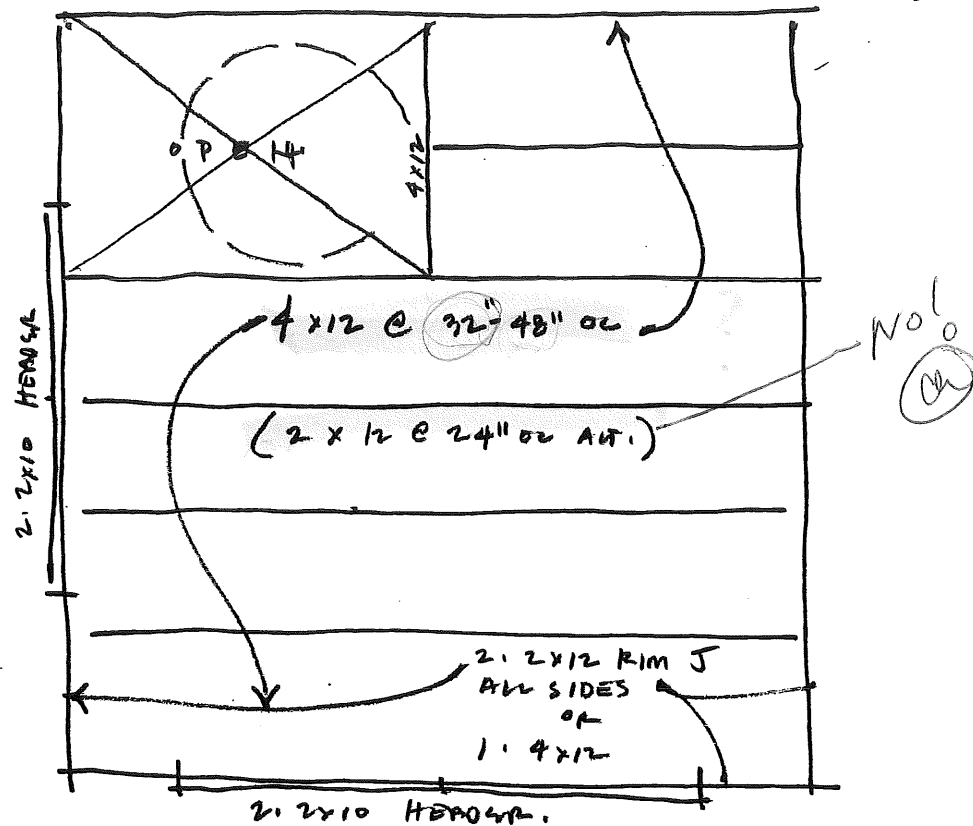
FIRST FLOOR FRAMING



8



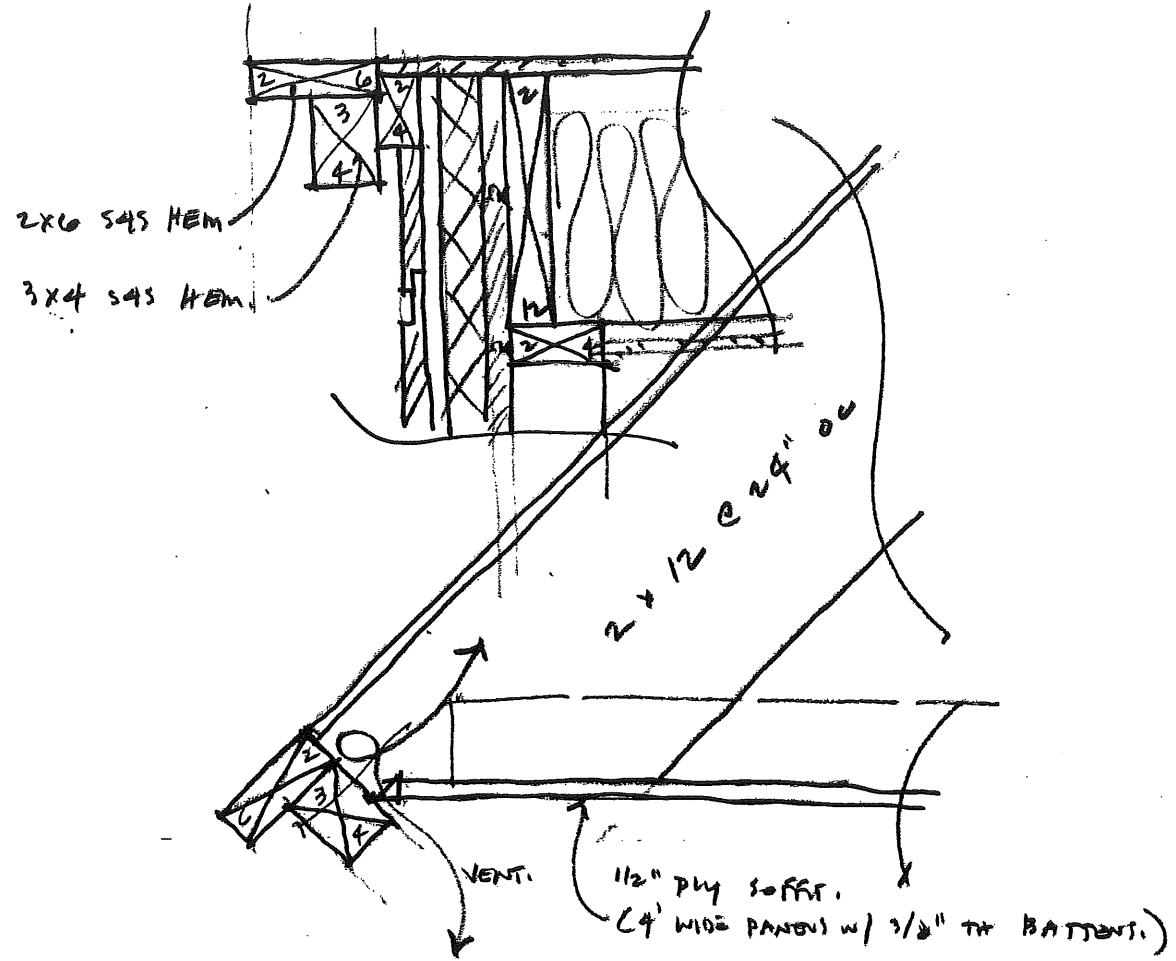
3rd FLOOR FRAMING



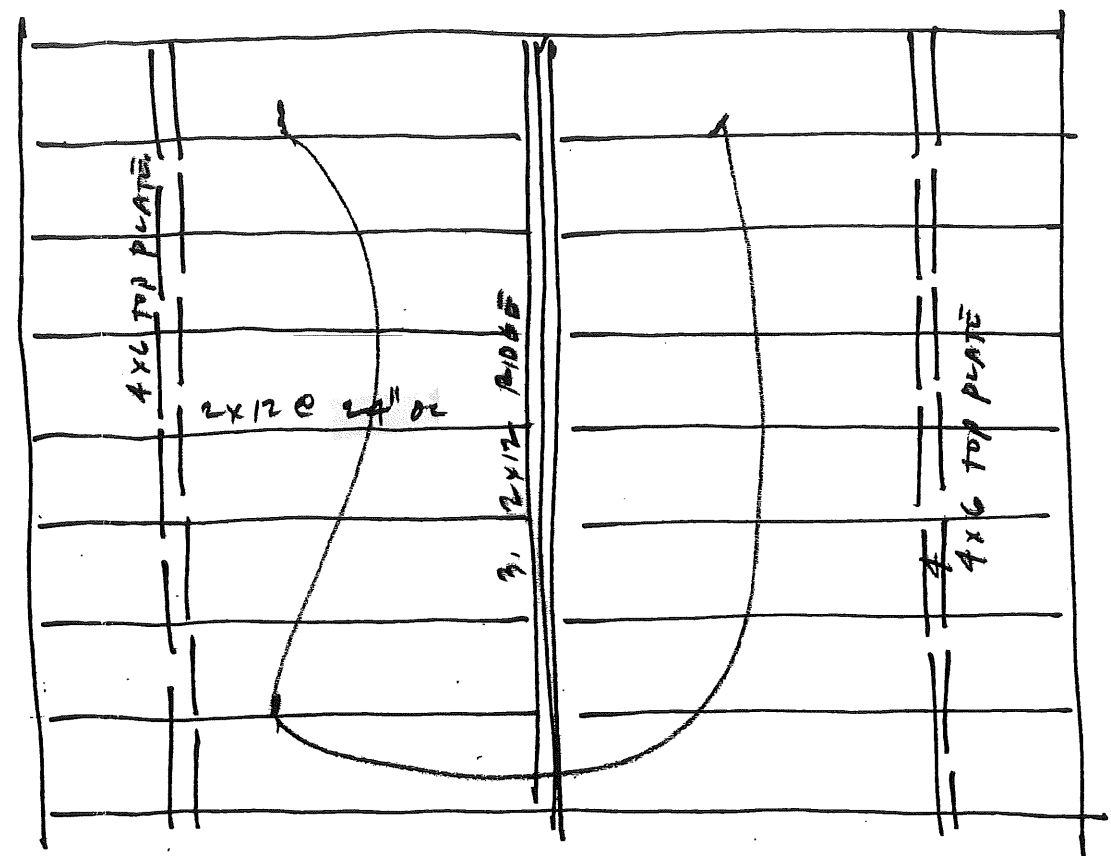
2nd FLOOR FRAMING

2" x 6" T & G
SPRUCE Decking

RAKE



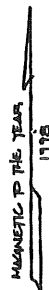
EAVE



ROOF FRAMING PLAN.



LOCATION MAP
N.T.S.

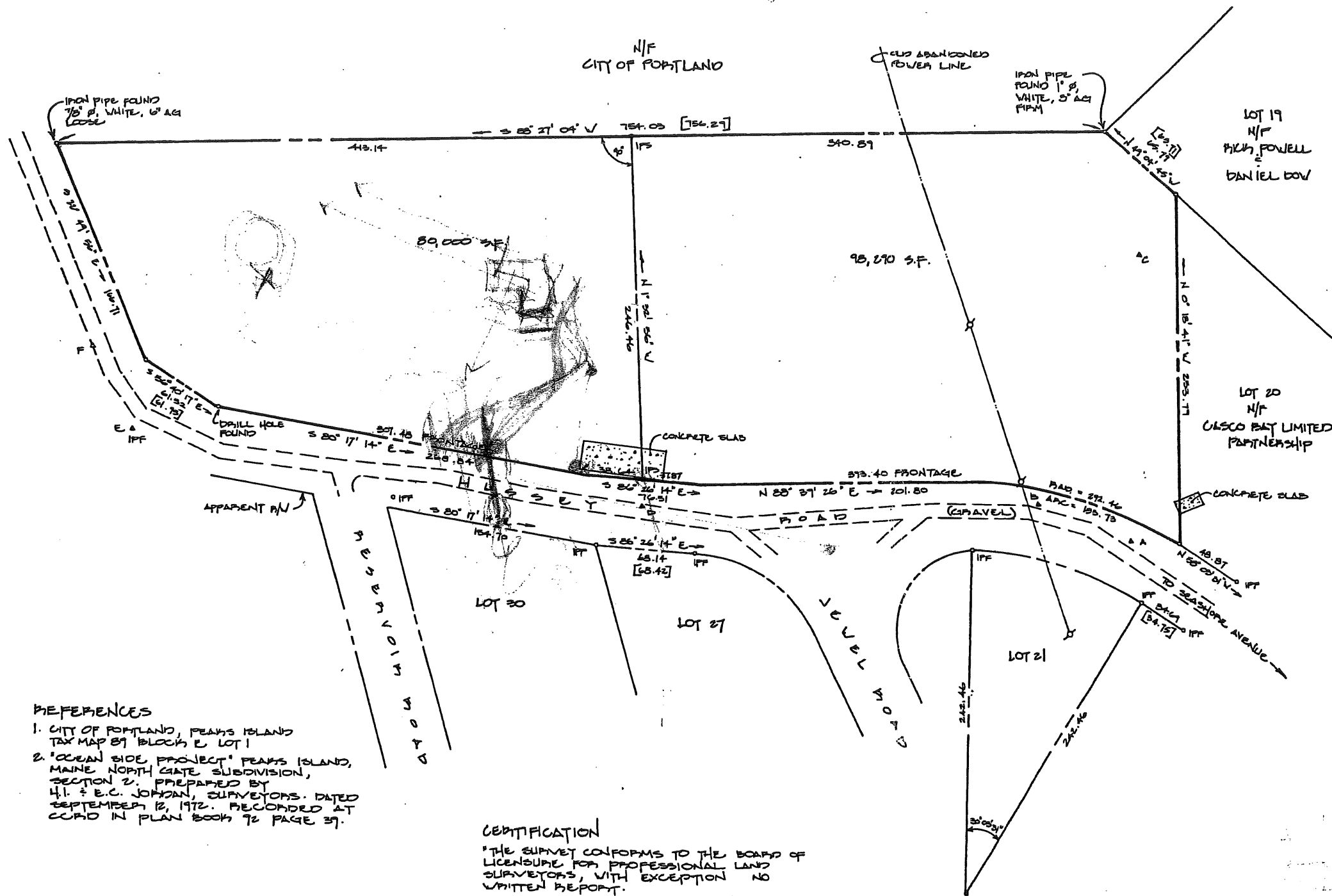


NOTES

- SOURCE DEEDS: BOOK 2981 PAGE 123
BOOK 1852 PAGE 306
- OWNER OF RECORD: JOHN S. CROWLEY
175 CONCORD STREET
PORTLAND, MAINE 04103
- AREA OF SURVEYED PARCEL: 178,292 S.F.
4.093 ACRES
- BEARINGS ARE MAGNETIC TO THE YEAR 1978.
- ALL BOOK AND PAGE REFERENCES ARE AT CUMBERLAND COUNTY REGISTRY OF DEEDS, PORTLAND, MAINE.
- THE LOT IS SERVED BY PUBLIC WATER.
- ENTIRE LOT HAS 700.22 FRONTAGE ALONG HUSSETT ROAD.

LEGEND

- POUND MARKER
- 1/2" PLYWOOD SET WITH YELLOW CAP, PLS # 2246
- ▲ NAIL SET
- EXISTING STRUCTURES
- PAW RIGHT OF WAY
- N/F NOW OR FORMERLY
- IPF IRON PIPE ROUND
- U UTILITY POLE
- φ DIAMETER
- CUMD CUMBERLAND COUNTY REGISTRY OF DEEDS
- [65.71] RECORDED DISTANCE - DIRECTION ABOVE OR SIDE
- ΔG ABOVE OR SIDE
- SF SQUARE FEET



REFERENCES

- CITY OF PORTLAND, PEAKS ISLAND TAX MAP BY BLOCK E LOT 1
- 'OCEAN SIDE PROJECT' PEAKS ISLAND, MAINE NORTH GATE SUBDIVISION, SECTION 2, PREPARED BY H.I. & E.C. JOHNSON, SURVEYORS. DATED SEPTEMBER 12, 1972. RECORDED AT CUMD IN PLAN BOOK 72 PAGE 37.

CERTIFICATION

"THE SURVEY CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, WITH EXCEPTION NO WRITTEN REPORT."

THIS PLAN AMENDS AND SUPERSEDES PLAN RECORDED IN PLAN BOOK 198 PAGE 196
REVISED JUNE 26, 1978

PROJECT: RE: SURVEY TAX MAP BY BLOCK E LOT 1 HUSSETT ROAD PEAKS ISLAND, PORTLAND, MAINE	
PREPARED FOR: JOHN S. CROWLEY 175 CONCORD STREET PORTLAND, MAINE	T. DeFilipp
PREPARED BY: TKM LAND SURVEYORS, INC. 20 BROWN ROCKPORT, MAINE 04866 PLS 2314	
DESIGNED: TJD	JOB NUMBER: 78035
DRAWN: J.L.	DATE: MAY 1978
CHECKED: TJD	SCALE: 1" = 40'
TIMOTHY DEFILIPP, PLS 2314 NOT VALID UNLESS EMBOSSED	

