

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

Location of Construction: Island Ave, Peaks Island		Owner: Michael Langella		Phone: 892-5216		Permit No: 990131	
Owner Address: 17 Laskey Rd Windham, ME 04092		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Owner/SAA		Address:		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  Permit Issued:  <b>FEB 19 1999</b>  <b>CITY OF PORTLAND</b> </div>	
Past Use: Vacant Land		Proposed Use: 1-fam Dwelling		COST OF WORK: \$ 130,000.00			
Proposed Project Description: Construct Single Family Dwelling (Not Garage)		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied  Signature:		INSPECTION: Use Group: A7 Type: 5		Zone: CBL: 092-E-017	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied  Signature: Date:		Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm	
Permit Taken By: SP/MG		Date Applied For: 22 January 1999				Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	

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

**PERMIT ISSUED WITH REQUIREMENTS**

**CERTIFICATION**

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

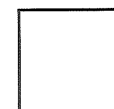
25 January 1999

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



COMMENTS

2-25-99 Pre construction in office we went over Stairs, Smoke, call Secual, and windows for Egress

4-7-99 AJ and I visited site Set Back appear to be OK, I talked to Terr: Plante and he is going to have the oak tree taken down that is beside the Septic tank I gave him permission to Back Fill the tank (TR)

4-14-99 Jeff Prebbell 0-657-4239-P-759-7211 Foundation, Pouring Footers today Setting up walls 4-15-99 (TR)

4-23-99 checked Set Backs OK to Pour

4-30-99 measured Foundation with Jon Reed Matched Plan. (TR)

5-7-99 They were Back Filling Septic and Foundation Plant. Framing has Started. (TR)

Inspection Record

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



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 382 Pleasant Ave 092-E-017-039  
Peaks Island

Issued to Michael Langella

Date of Issue January 3, 2000

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. 990131 & Amended permit 990718, 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  
New Street Address To  
Be 382 Pleasant Ave Peaks Island

APPROVED OCCUPANCY

(New single family) with septic on lot17  
(lot 39)  
Boca 96 Group R3 Type 5B

Limiting Conditions:

This certificate supersedes certificate issued 1/3/00 vacant land formally know as 617 Island Ave Peaks Island

Approved:

1-4-00 [Signature]  
\_\_\_\_\_  
(Date) Inspector

[Signature]  
\_\_\_\_\_  
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.

TER

Applicant: Michael Langella  
Address: Island Ave, P.I

Date: 2/0/99  
C-B-L: 92-E-17 39

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - IR-2

Interior or corner lot -

Proposed Use/Work - New single family

Sewage Disposal - private

Lot Street Frontage - ~~40'~~ lot of record allows 50'

Front Yard - 25' req - 25' shown

Rear Yard - 25' req - 50' shown

Side Yard - 20' req - 20' & 33' shown

Projections - front steps - rear steps - steps left & right of front porch

Width of Lot - 80' req

Height - 35' max - 2 story shown

Lot Area - 20,000<sup>sq</sup> ft 17,475<sup>sq</sup> ft

Lot Coverage/ Impervious Surface - Normally req - unless A lot of record - July 15, 1985 - (min AEA of 6,500<sup>sq</sup> ft)  
→ 20% Allowed

Area per Family -

Off-street Parking -

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning/ Stream Protection -

within 250' but over 75' from high water mark.

Flood Plains - Zone C  
Panel 9

Plot plan not showing

All Re steps  
↓  
can extend into front yard

A problem see condition can not be closer than 20'

Yes - A lot of record see Submittal

↑ needs to show documentation  
↓ received 2/19/99

**Permit Application for  
Michael Langella and Sandra Aube-Langella  
617 Island Ave. Peaks Island, Maine  
Map 92 E-17 and 39  
Lot of Record Summary**

	A	B	C	D	E	F	G	H
1	Surrounding	Present	Address	Date	Previous	Date	Previous	Date
2	Lot #	Owner		of Ownership	Owner	of Ownership	Owner	of Ownership
3								
4	92-E 15	Rose, Robert	Worcester, MA	1967 - present				
5								
6	92-E 16	Axiotis, Chrysanthy	Warren, OH	1992 - present	Kavalis, Sophie	1972 - 1992	Engleson, Sophie	1995 - 1972
7								
8	92-E 18	Crashick, Maybellé		1995 - present	Blanchard, Alanson	1957 - 1995		
9								
10	92-E 20	Rioux, Donald	Dorchester, MA	1967 - present	Wilson, Joseph	1965 - 1967	Hill, Ruth Dallas	1961 - 1965
11								
12	92-E 22	Rindlaub, Curtis	Peaks Island	1990 - present	Dahiels, David	1985 - 1990	Haeger, Wayne	1980 - 1985
13								
14	92-E 64	Sanford, Mary	Peaks Island	1984 - present	Gump, Margaret	1953 - 1984	Cooley, Arthur	1929 - 1953
15								
16								
17	92-E 17 & 39	Langella, Michael	Windham, ME	1995 - present	Cantwell, Maureen	1984 - 1995	Murphy, Patrick	1946 - 1984

*Michael Langella*  
*2/19/99*

*received*  
*2/19/99*

## Site Plan

Michael J. Langella and Sandra Aube-Langella  
17 Laskey Road  
Windham, Maine

852-5214

will supply

Proposal for a  
New Single-Family Residence  
Island Ave.  
Peaks Island, Maine

where is

- 1) A new single-family, year-round residence on a lot of record (Map 92 Section E, Lots 17 and 39) located in the Evergreen Landing area of Peaks Island, Maine between Pleasant Ave. (Knickerbocker) and Island Ave.
- 2) This double lot comprises approximately 17,500 square feet. The new structure will have a total floor area of approximately 1800 square feet. The structure will have a footprint of 50 feet by 32 feet which includes a non-enclosed, wrap-around porch. See attached house floor plan.
- 3) This double lot is not restricted by any easements or burdens except for a easement granted by the owners to Mr. and Mrs. Rose for the use of a small walkway which proceeds from Island Ave along the northwesterly side of their property. The applicant's lot is granted, by deed, a right of way from Pleasant Ave. on the southeasterly side of the lot which proceeds along the boundary of a property presented owned by a Mr. Rioux of Massachusetts.
- 4) Except for the customary wood and building material waste associated with the construction of a new house, this proposed home, once occupied, will not generate any waste other than normal household trash.
- 5) This double lot has access to public water which exists under the westerly side of Island Ave. See attached drawing indicating the public water connection. A designed septic system designed by Albert Frick Associates will be located on the smaller part of this lot adjacent to Island Ave. See attached copy of septic system design.
- 6) The proposed house will be located on a generally level part of the larger part of the double lot. Presently, any water run-off drains towards the north side of the larger part of the lot. This section is heavily wooded and for approximately 30 feet deep along this northerly boundary the terrain is generally flat, especially at the northwesterly corner. No standing water has ever been observed in this area. The drainage from the proposed home will be directed to move in the same direction. See attached copy of drainage plan. The closest residence along this northern boundary is over 200 feet away.

7) The construction plan for this proposed home is as follows:

- a) Site work to ready the area for the foundation footprint. This area is primarily ledge. This will involve the scraping away of a very thin layer of soil (approximately 1-2 inches in depth). Presently a wild grass covers this area. A small, southeasterly corner of the house footprint will be lowered by approximately 2-3 feet.

March 1999 ✓

- b) A gravel surfacing of an existing open driveway which follows the deeded right of way from Pleasant Ave onto the owners property and then extending for approximately 70 to 80 feet in a northerly direction will occur.

March 1999 ✓

- c) Trenches for sewage and water will be dug below the level of the foundation.

March 1999 ✓

- d) A therm-a-wall foundation will be installed. It will rest on a concrete foot which will be pinned into the ledge. The foundation will be approximately 3-4 feet high and provide an insulated crawl space under the house. Proper backfilling and drainage pipes will be installed. Appropriate drainage barriers will be installed to make sure water will be diverted to the basin shaped, northern edge of property.

March 1999

- e) A water line will be dug from Island Ave. to the house site. The septic system will be installed on the smaller part of the lot along Island Ave.

March/April 1999

- f) A temporary electric service will be installed from Island Ave.

March 1999

- g) Carpenters will build the house according to the design plans. The roof, windows and exterior doors, siding, trim, and porch will be installed.

April/May 1999

- h) Electric and plumbing contractors will install rough in services.

May/June 1999

- i) Insulation, sheet rocking, and interior carpentry will complete the interior of the house. This includes all interior doors, wood trim, staircase, wainscotting, and flooring.

June/July 1999
- j) All painting will be completed. Interior and exterior.

July 1999
- k) Proper electric service will be connected from Island Ave.

July 1999
- l) Electric and plumbing services will be completed. All lighting and plumbing fixtures will be installed. The monitor heating system will be installed.

July/August 1999
- m) Grass will be planted above the new septic system. Little grass will be planted around the house site. Every effort will be made to keep the present vegetation intact at the house site. Presently, only natural wild grass covers the building site. All material scraped away from the building site will be replaced around the house, especially in front of the front porch. ✓

August 1999
- n) Completion of project.

August 1999
- 8) City building permits requested in January 1999. An additional city permit for opening Island Ave to connect to public water service requested in January 1999.
- 9) Please see attached a letter from Gorham Savings Bank which indicates financial support of the project. *Pending*
- 10) Please see attached a copy of the owner's registered deed for the property.
- 11) No unusual natural areas, wildlife and fisheries habitats, or archaeological sites would be effected by this project.



**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.

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

Location/Address of Construction: <i>27 Roland Ave PEAKS ISLAND</i>			
Total Square Footage of Proposed Structure <i>1800</i>		Square Footage of Lot <i>17000 sq ft</i>	
Tax Assessor's Chart, Block & Lot Number Chart# <i>092</i> Block# <i>E</i> Lot# <i>017</i>		Owner: <i>Michael Langella</i>	Telephone#: <i>892-5216</i>
Lessee/Buyer's Name (If Applicable) <i>17 Lasky Rd Windham 04062</i>		Owner's/Purchaser/Lessee Address:	Cost Of Work: <i>\$ 130,000</i> Fee: <i>\$670</i>
Proposed Project Description:(Please be as specific as possible) <i>Const 1-Sm (No Garage)</i>			
Contractor's Name, Address & Telephone <i>Self</i>			Rec'd By: <i>[Signature]</i>

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

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

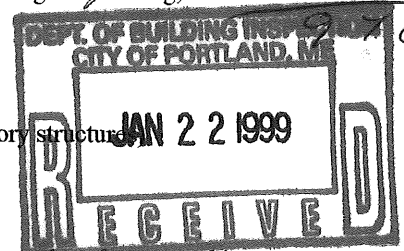
You must include the following with you application:

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

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

*Site Plan 300  
Bldg Permit 670*



**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>Michael Langella</i>	Date: <i>1/13/99</i>
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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.

BUILDING PERMIT REPORT

DATE: 26 January 1999 ADDRESS: Island Ave. P.I. CBL 02-E-012
REASON FOR PERMIT: To Construct a Single Family Dwelling
BUILDING OWNER: Michael J. & Sandra Aube-Langella
CONTRACTOR: owner
PERMIT APPLICANT: [Signature]
USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

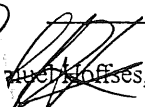
This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: \*1, \*2, \*2.5, \*3, \*6, \*8, \*9, \*10, \*11, \*12, \*16, \*23, \*24, \*25, \*26, \*28, \*30, \*31, \*28

- \*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.
\*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.
2.6. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts.
\*3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
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.
\*6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
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.
\*9. Headroom in habitable space is a minimum of 7'6".
\*10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise.
\*11. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
\*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

knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. ( Section 1018.6 )

13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. Section 1010.1
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1)hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) Section 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
- X16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
  - In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story within a dwelling unit, including basementsIn 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.
- X23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)
- X24. 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.
- X25. All requirements must be met before a final Certificate of Occupancy is issued.
- X26. 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 )
- X28. Please read and implement the attached Land Use-Zoning report requirements. *Attached*
- X29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.
- X Glass and glazing shall meet the requirements of Chapter 24 of the building code.
31. IF NOT ON PUBLIC SEWER, AN HHE 200 (SUB-SURFACE PRIVATE SEWER SYS.) APPLICATION MUST BE SUBMITTED AND APPROVED BEFORE ANY WORK BEGINS
- 2.

  
McDougal, Building Inspector

McDougal, PFD

Ze Schmuckal, Zoning Administrator

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

Valuation: \$130,000.00 Plan Review # 0084  
 Fee: \$670.00 Date: 26 January

Building Location: Island Ave RT. CBL: 092-E-017

Building Description: Single Family Dwelling

Reviewed by: S. [Signature]

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 & building code requirements must be completed before a certificate of occupancy can or will be issued	111.4
2.	Therm-O-Wall (Foundation)	
3.	Waterproofing & Damp proofing must be approved type for foundation system Therm-O-wall	1813.0
4.	Crawl space	1210.2
5.	Boring, cutting and notching	2305.5.1
	" " "	2305.3
	" " "	2305.4.4
6.	Fastening Table	Table 2305.2
7.	Foundation drainage	1813.5.2
8.	Glass & Glazing	Chapter 24



Foundations (Chapter 18)

Wood Foundation (1808)

- NA Design
- NA Installation

Footings (1807.0)

- X *See plan ok on ledge - pinned.*  
Depth below (outside) grade 4" minimum;  
but below frost line except for insulated footings.
- \_\_\_\_\_ Insulated footing provided
- \_\_\_\_\_ Soil bearing value (table 1804.3)
- \_\_\_\_\_ Footing width
- \_\_\_\_\_ Concrete footing (1810.0) .3.1, 3.2
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Foundation Walls

*See Report*

*Therm-O-Wall.*

- \_\_\_\_\_ Design (1812.1)
- \_\_\_\_\_ Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)
- SR Water proofing and damp proofing Section 1813
- X Sill plate (2305.17)
- X Anchorage bolting in concrete (2305.17)
- X Columns (1912)
- SR Crawl space (1210.2) Ventilation
- SR Crawl opening size (1210.2.1)
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

### Floors (contd.)

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

### Wall Construction (Chapter 2300)

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

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

- ~~NA~~ 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)**

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

**Chimneys and Fireplaces  
BOCA Mechanical/1993**

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

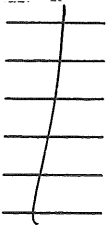
? Heating ?

**Mechanical  
1993 BOCA Mechanical Code**

- ~~SA~~
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_



## 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)

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

### Private Garages (Chapter 4)

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

### Egress (Chapter 10)

- ~~X~~ One exit from dwelling unit (1010.2)
  - SR Sleeping room window (1010.4)
  - X EXIT DOOR (1017.3) 32" W 80" H
  - X Landings (1014.3.2) stairway
  - NO Ramp slope (1016.0)
  - SR Stairways (1014.3) 36" W
  - SR Treads (1014.6) 10" min.
  - SR Riser (1014.6) 7 3/4" max.
  - SR Solid riser (1014.6.1)
  - NO Winders (1014.6.3)
  - NO Spiral and Circular (1014.6.4)
  - SR Handrails (1022.2.2.) Ht.
  - SR Handrail grip size (1022.2.4) 1 1/4" to 2"
  - SR Guards (1012.0) 36" min.
- \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Smoke Detectors (920.3.2)

- SR Location and interconnection
- SR Power source

### Dwelling Unit Separation Table 602



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

19990009

I. D. Number

**Langella, Michael**

Applicant  
17 Laskey Rd, Windham, ME 04062

Applicant's Mailing Address

**Michael Langella**

Consultant/Agent

892-5216

Applicant or Agent Daytime Telephone, Fax

*address change  
to 382 Pleasant Ave* 617

1/22/99

Application Date

**Island Ave, Peaks Island**

Project Name/Description

**Island Ave, Peaks Island**

Address of Proposed Site

**092-E-017**

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) \_\_\_\_\_

18000

17000

Proposed Building square Feet or # of Units

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 \$300.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date: 1/22/99

**DRC Approval Status:**

Reviewer Jim Wendel

Approved     Approved w/Conditions see attached     Denied

Approval Date 2/1/99 Approval Expiration 2/1/00 Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance Jim Wendel 2/1/99  
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	

617 Pleasant Ave, P.I.

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

**19990009**

I. D. Number

**Langella, Michael**

Applicant

**17 Laskey Rd, Windham, ME 04062**

Applicant's Mailing Address

**Michael Langella**

Consultant/Agent

**892-5216**

Applicant or Agent Daytime Telephone, Fax

**1/22/99**

Application Date

**Island Ave, Peaks Island**

Project Name/Description

**Island Ave, Peaks Island**

Address of Proposed Site

**092-E-017**

Assessor's Reference: Chart-Block-Lot

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**DRC Conditions of Approval**

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

Your new street address is now 617 Island Avenue, Peaks Island

, 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 down gradient from all

disturbed areas.

Applicant shall provide a full copy of the standard boundary survey for the lot to the DRC

and Code Enforcement.

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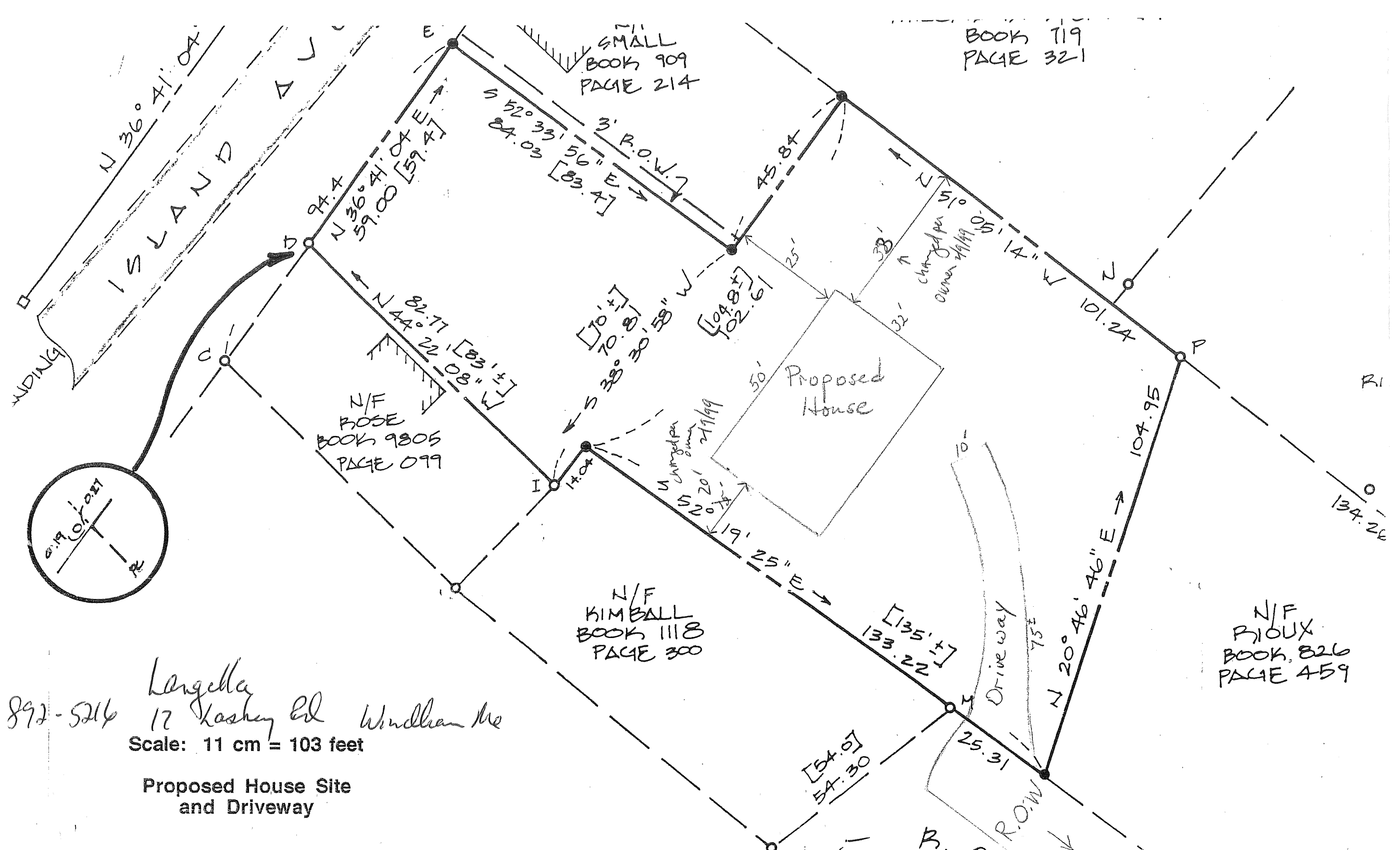
**Planning Conditions of Approval**

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**Inspections Conditions of Approval**

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**Fire Conditions of Approval**



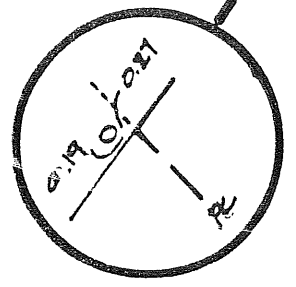
BOOK 119  
PAGE 321

SMALL  
BOOK 909  
PAGE 214

N/F  
ROSE  
BOOK 9805  
PAGE 099

N/F  
KIMBALL  
BOOK 1118  
PAGE 300

N/F  
RIOUX  
BOOK 826  
PAGE 459



892-5216 Langelier  
12 Lashley Rd Windham Me

Scale: 11 cm = 103 feet

Proposed House Site  
and Driveway



MILENA B. STERLING  
BOOK 719  
PAGE 321

N/F  
SMALL  
BOOK 909  
PAGE 214

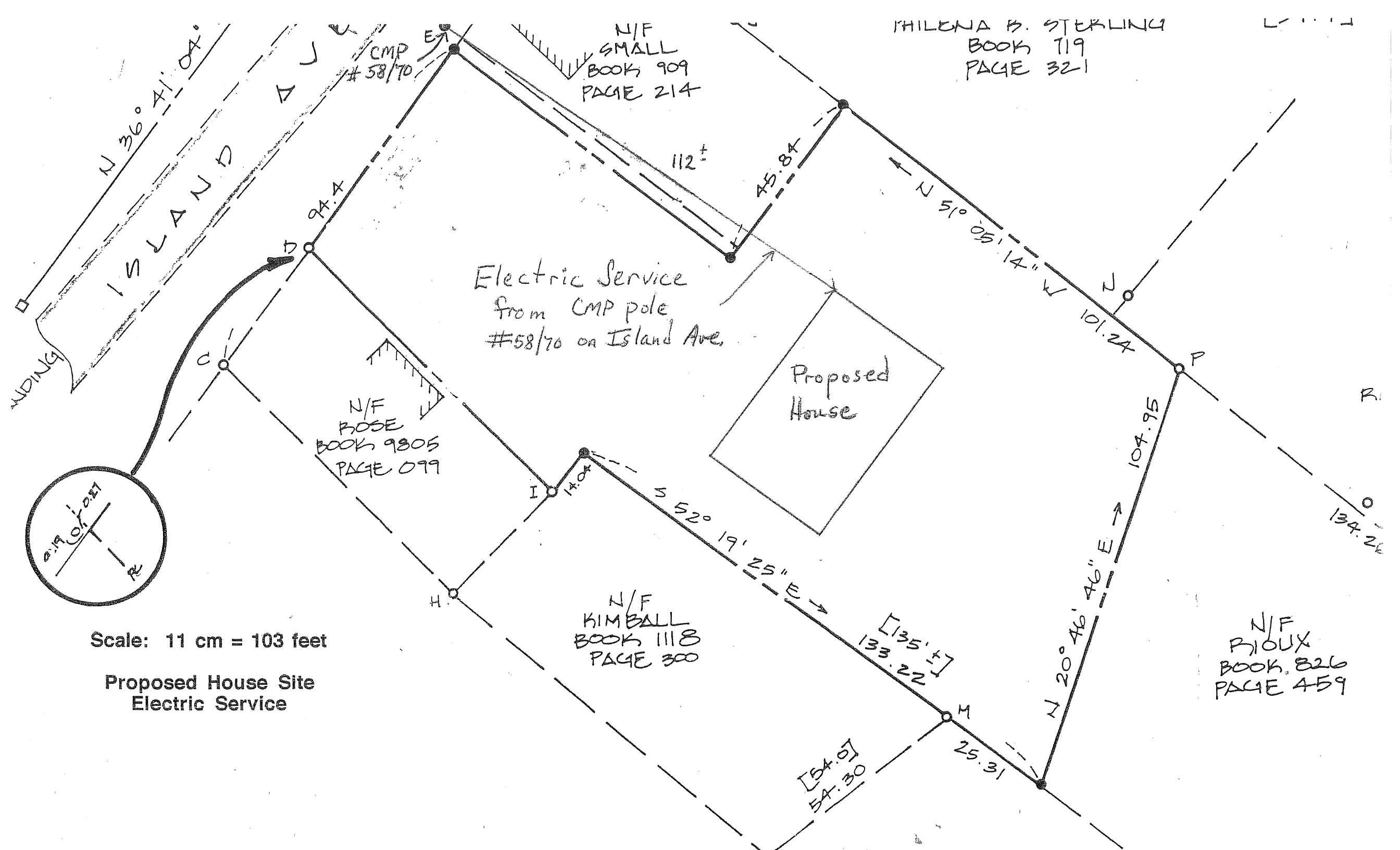
CMP  
#58/70

Electric Service  
from CMP pole  
#58/70 on Island Ave.

N/F  
BOSE  
BOOK 9805  
PAGE 099

N/F  
KIMBALL  
BOOK 1118  
PAGE 300

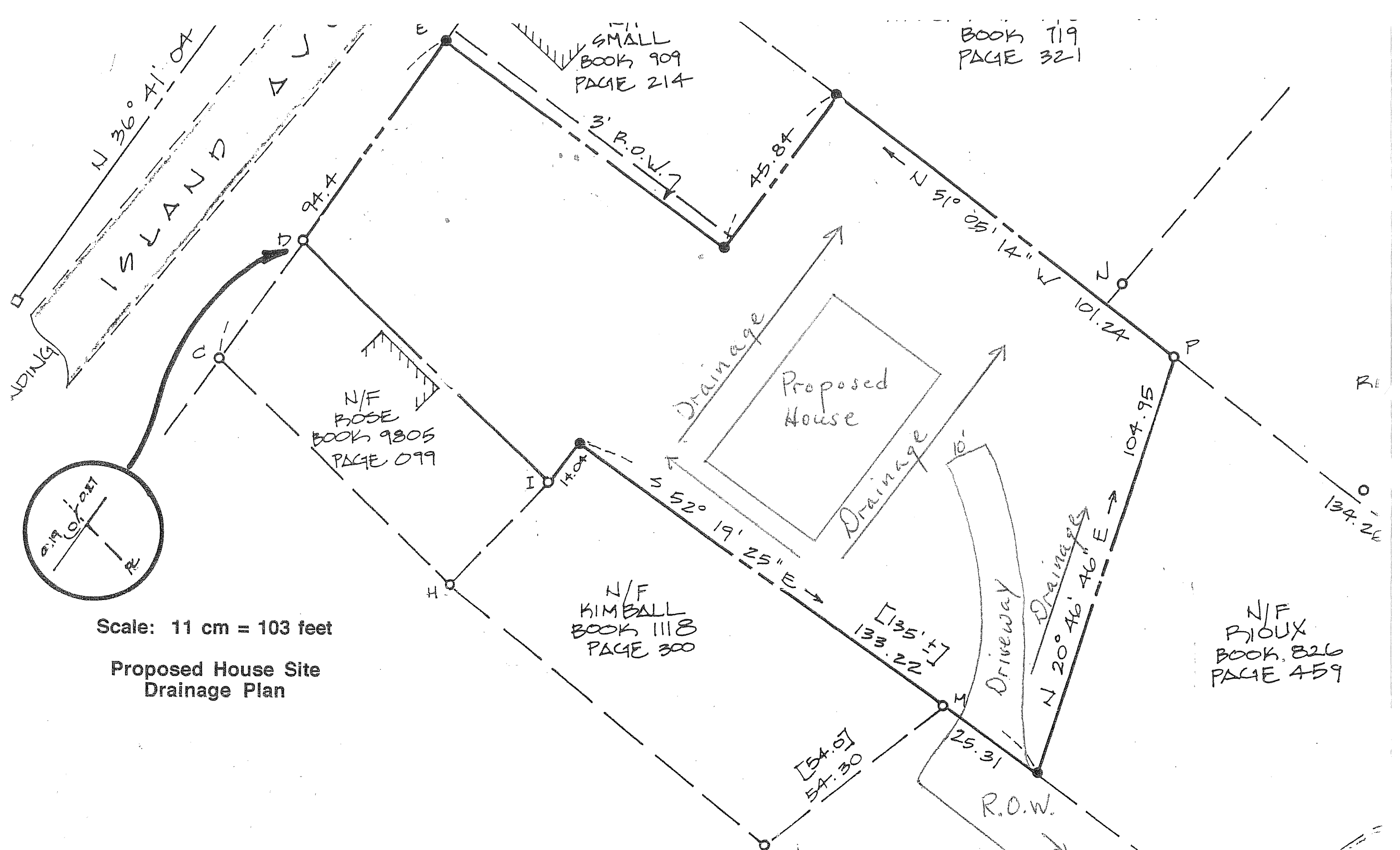
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PAGE 459



Scale: 11 cm = 103 feet

Proposed House Site  
Electric Service





BOOK 719  
PAGE 321

SMALL  
BOOK 909  
PAGE 214

N/F  
ROSE  
BOOK 9805  
PAGE 099

N/F  
KIMBALL  
BOOK 1118  
PAGE 300

N/F  
RIOUX  
BOOK 826  
PAGE 459

Scale: 11 cm = 103 feet

Proposed House Site  
Drainage Plan

