

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

Location of Construction: 6x Ottawa Avenue, Cushing Island, Portland		Owner: Christopher & Lynda Bond		Phone: H:799-6223 W:791-5210		Permit No: 10124
Owner Address: 207 Ocean House Road, Cape Elizabeth, ME 04107		Lessee/Buyer's Name:		Business Name:		
Contractor Name: Beaulieu's Construction Co.		Address: 10 Hickory Lane, Gorham, ME		Phone: 04038 207-892-0070		Permit Issued: FEB 22 2001
Past Use: Vacant		Proposed Use: New Single Family and "Gate house"		COST OF WORK: \$100,000.00 PERMIT FEE: \$624.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group R-3 Type 5B Signature: [Signature]		
Proposed Project Description: New Single Family		Signature: [Signature] PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		Zone: IR-1 CBL: 106-AA-002 106A-A-002 Zoning Approval: <i>OK with conditions</i> Special Zone or Reviews: <input checked="" type="checkbox"/> Shoreland over 135' from Hwy <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan major <input type="checkbox"/> minor <input type="checkbox"/> mm # 20010015		
Permit Taken By: Gayle		Date Applied For: January 25, 2001 gg		Building Fee: 624.00 Site Plan: 300.00 Total Fee: 924.00		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 on City Water PERMIT ISSUED WITH REQUIREMENTS

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

(could not get plans any smaller)

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

February 5, 2001

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

PERMIT ISSUED WITH REQUIREMENTS
CEO DISTRICT

2

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

**Minor/Minor Site Review for New Detached Single Family Dwelling,
Additions/Alterations/Accessory Structures, Multi-Family, Commercial Interior Rehab
(other than additions), Change of Use**

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: OTTAWA AVENUE, CUSHINGS ISLAND, PORTLAND ME

Total Square Footage of Proposed Structure <u>1,400</u>	Square Footage of Lot <u>48,062</u>
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Tax Assessor's Chart, Block & Lot Number Chart# Block# Lot# <u>CBL=106-A-A-002-001</u>	Owner: <u>CHRISTOPHER A. + LYNDA J. R. BOND</u>	Telephone#: <u>(H) 799-6223 (W) 791-5210</u>
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Lessee/Buyer's Name (If Applicable) <u>NOT APPLICABLE</u>	Owner's/Purchaser/Lessee Address: <u>207 OCEAN HOUSE ROAD CAPE ELIZABETH ME 04028</u>	Cost Of Work: <u>\$100,000</u> Fee: <u>\$ 624.00</u>
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Current use: NO USE IS BEING MADE Proposed use: SINGLE FAMILY RESIDENCE

Project description:
TO CONSTRUCT A THREE BEDROOM HOUSE. A LIVING AREA WITH KITCHEN AND DINING AREA DOWNSTAIRS; THREE BEDROOMS UPSTAIRS; 1/2 BATHS

Contractor's Name, Address & Telephone <u>BEAULIEU'S CONSTRUCTION CO. (207) 892-0070</u>	<u>10 HICKORY LANE BORHAM, ME 04038</u>	Rec'd By: <u>Gay</u>
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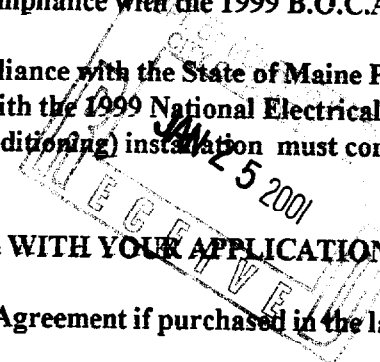
Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1999 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 1999 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 YOUR APPLICATION:

- A Copy of Your Deed or Purchase and Sale Agreement if purchased in the last 365 days
- A Plot Plan (Sample Attached)

Building 624.00
Site Plan 300.00
T = \$924.00



A "minor/minor" site plan review is required for New Single Family Homes Only (does not include additions, alterations or accessory structures) prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor. **FOUR COPIES ARE REQUIRED FOR NEW SINGLE FAMILY HOMES**

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

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

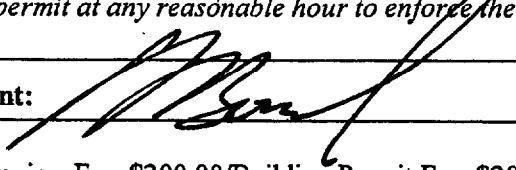
Building Plans are required for all construction, including interior rehab (Sample Attached)

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 damp proofing
- 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: 	Date: 1/24/01
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Minor/Minor Site Review Fee: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

AUTOCAD OR ADOBE FORMAT REQUIRED FOR ALL COMMERICAL PROJECTS

Applicant: Christopher & Lynda Bond Date: 2/16/01 106 A-A-002
 Address: Ottawa Ave, Cushing IS C-B-L: ~~106 AA-002~~

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - IR-1 Zone

Interior or corner lot -

20' x 30.5' with decks

Proposed Use/Work - can construct a new single family Dwelling ^{gate house}

Sewage Disposal - private system - in Public Water ^{yes - ok} supposedly

Lot Street Frontage - 100' req - 381' shown

Front Yard - 30' req - 30' + show

Rear Yard - 30' req - 30' + show

Side Yard - 20' req - 30' + shown

Projections - Porches & Decks ^{same} around

Width of Lot - 100' req - 135' + shown

Height - 35' max allowed - 25' scaled to peak of dormer

Lot Area - 40,000 [#] in public water 44,100 [#] shown

Lot Coverage/ Impervious Surface - 20% ^{in 8820 [#]}

Area per Family - 40,000 [#]

Off-street Parking - ok

Loading Bays - N/A

Site Plan - minor/minor ^{#20010015}

Shoreland Zoning/ Stream Protection - within 250' - over 135' from HWM

Flood Plains - Panel 17 - Zone Q

No Kitchen
 No Plumbing
 No elec.
 30' setback
 Shown

20' x 30.5' = 610
 4 x 25 = 100
 2 x 8 = 16
 9 x 26 = 234
 Area porch = 56.52

1016.52 [#]

$A = \pi R^2$
 $A = 3.14 \times 6^2 = 113.04$
 $3.14 \times 36 = 113.04$

→ conditions "Gate House" shall not have any kitchen facilities

BUILDING PERMIT REPORT

160A-A-002

DATE: 6 February 2001 ADDRESS: Ottawa Ave. Pishing Island CBL: ~~106-AA-002~~
REASON FOR PERMIT: To Construct a single Family dwelling
BUILDING OWNER: Christopher & Linda Bond
PERMIT APPLICANT: CONTRACTOR Beaulieu's Const. Co.
USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: \$100,000 PERMIT FEES: \$624.00

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

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: *1, *2, *6, *9, *11, *13
*15, *19, *22, *28, *29, *31, *32, *33, *34, *35

- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- *2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) "ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."
- 3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- 4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
- 5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
- *6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
- 7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- 8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
- *9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
- 10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- *11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42". In occupancies in Use Group A, B.H-4, I-1, I-2, M, R, public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. Handrails shall be a minimum of 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
- 12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- *13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- 14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- *15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
- 16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
- 17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
- 18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

*19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

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

- 20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
- 21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
- 22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
- 23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
- 24. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
- 26. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).

*27. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.

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

*29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).

30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)

31. Please read and implement the attached Land Use Zoning report requirements. *All conditions and requirements on the attached site plan development sheets shall be met*

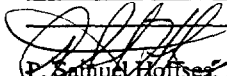
*32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.

*33. Bridging shall comply with Section 2305.16.

*34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)

*35. All flashing shall comply with Section 1406.3.10.

36. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).


 P. Samuel Hoopes, Building Inspector
 Cc: L. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager

PSH 10/1/00

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

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

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

*******CERTIFICATE OF OCCUPANCY FEE \$50.00**

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

Valuation: \$100,000.00 Plan Review # 0102/2001

Fee: \$624.00 Date: 6 February

Building Location: Ottawa Ave. Cushing IS CBL: 106-AA-002

Building Description: Single Family Dwelling

Reviewed By: S. Hoffer

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

*NR: Not Required NA: Not Applicable SR: See Report X: OK per plan

Correction List		
NO:	Description	Code Section
1.	All site plan and building code requirements shall be completed before a Certificate of occupancy can or will be issued.	114.0 118.0
2.	Before calling for a foundation inspection all lot lines shall be clearly marked.	113.0
3.	Precaution shall be taken to protect concrete.	1908.9 1010.10
4.	Chimneys and vents shall comply with NFPA 211	NFPA 211
5.	Stair construction shall comply with section 1014.0 (see attachment)	1014.0
6.	Guardrails and handrails shall comply with sections 1021.0 - 1022.0	1021.0 1022.0
7.	Sleeping room egress or rescue windows shall comply with section 1010.4	1010.4
8.	Smoke detectors shall comply with section 920.3.2	920.3.2
9.	All building elements shall meet the fastening schedule of Table 2305.2	Table 2305.2
10.	Boring, cutting and notching shall comply with sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1	see section
11.	Glass and glazing shall comply with section 2406.0 for safety glazing	2406.0
12.	All flashing shall comply with section 1406.3.10	1406.3.10

REV: PSH 4-7-00

Foundations (Chapter 18)

Wood Foundation (1808)

NA Design
NA Installation

Footings (1807.0)

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

Foundation Walls

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

Floors (Chapter 16-23)

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

Floors (contd.)

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

Wall Construction (Chapter 2300)

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

Roof-Ceiling Construction (Chapter 23)

- Roof rafters - Design (2305.15) spans
- Roof decking and sheathing (2305.15.1) 5/8" boards and (2307.3) (Table 2307.3.1(2))
- Roof trusses (2313.3.1)
- _____
- _____
- _____
- _____
- _____

Roof Coverings (Chapter 15)

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

**Chimneys and Fireplaces
BOCA Mechanical/1993**

- Masonry (1206.0)
- _____ Factory - built (1205.0)
- _____ Masonry fireplaces (1404)
- _____ Factory - built fireplace (1403)
- NFPA 211

**Mechanical
1993 BOCA Mechanical Code**

- _____
- _____
- _____
- _____
- _____
- _____

State Plumbing Code
Private Sewer

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>40 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)

<u>21</u>	Labeling (2402.1)
_____	Louvered window or jalousies (2402.5)
_____	Human impact loads (<u>2406.0</u>)
_____	Specific hazardous locations (2405.2)
_____	Sloped glazing and skylights (2404)

Private Garages (Chapter 4)

<u>NA</u>	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)
 - SA Sleeping room window (1010.4)
 - L EXIT DOOR (1017.3) 32" W 80" H
 - SA Landings (1014.3.2) stairway
 - NA Ramp slope (1016.0)
 - SA Stairways (1014.3) 36" W
 - SA Treads (1014.6) 10" min.
 - SA Riser (1014.6) 7 3/4" max.
 - SA Solid riser (1014.6.1)
 - NA Winders (1014.6.3)
 - NA Spiral and Circular (1014.6.4)
 - SA Handrails (1022.2.2.) Ht.
 - SA Handrail grip size (1022.2.4) 1 1/4" to 2"
 - SA Guards (1012.0) 36" min.
- _____

Smoke Detectors (920.3.2)

- SA Location and interconnection
- SA Power source

**Dwelling Unit Separation
Table 602**

NA
**Electrical
NFPA # 70**

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

20010015

I. D. Number

Christopher & Lynda Bond

Applicant

207 Ocean House Road, Cape Elizabeth, ME 04107

Applicant's Mailing Address

Consultant/Agent

799-6223

Applicant or Agent Daytime Telephone, Fax

01/05/2001

Application Date

Ottawa Ave- Cushings Is

Project Name/Description

Ottawa Ave, Cushing Island, Cushings Island

Address of Proposed Site

106A-A-002

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Planning Conditions of Approval

Inspections Conditions of Approval

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- * 2. The "gate house" shown is being approved without any kitchen facilities, without plumbing, and without electrical work.
Any changes to this status shall require a separate permit and review.
3. Separate permits shall be required for future decks, sheds, pools, and/or garage.

Fire Conditions of Approval

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

20010015

I. D. Number

Christopher & Lynda Bond

Applicant

207 Ocean House Road, Cape Elizabeth, ME 04107

Applicant's Mailing Address

Consultant/Agent

799-6223

Applicant or Agent Daytime Telephone, Fax

01/05/2001

Application Date

Ottawa Ave- Cushings Is

Project Name/Description

Ottawa Ave, Cushing Island, Cushings Island

Address of Proposed Site

106A-A-002

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

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

The Development Review Coordinator (874-8300 ext.8632) 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.

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.

Any changes in FFE or final grading must be re-submitted for city review and approval.

Planning Conditions of Approval

Inspections Conditions of Approval

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
 2. The "gate house" shown is being approved without any kitchen facilities, without plumbing, and without electrical work.
Any changes to this status shall require a separate permit and review.
 3. Separate permits shall be required for future decks, sheds, pools, and/or garage.
-

Fire Conditions of Approval

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
D.R.C. Copy**

20010015

I. D. Number

Christopher & Lynda Bond

Applicant

207 Ocean House Road, Cape Elizabeth, ME 04107

Applicant's Mailing Address

Consultant/Agent

799-6223

Applicant or Agent Daytime Telephone, Fax

01/05/2001

Application Date

Ottawa Ave- Cushings Is

Project Name/Description

Ottawa Ave, Cushing Island, Cushings Island

Address of Proposed Site

106A-A-002

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) **New Single Family & "gate hs**

1,400 sf 48,062 IR-1
 Proposed Building square Feet or # of Units 48,062 Acreage of Site IR-1 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: _____

DRC Approval Status:

Reviewer Jay Reynolds

- Approved Approved w/Conditions
see attache Denied

Approval Date 02/16/2001 Approval Expiration 02/16/2002 Extension to _____ Additional Sheets
Attached

Condition Compliance Jay Reynolds 02/16/2001
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 | | expiration 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 | |

050821

WARRANTY DEED

(Joint Tenancy)

(Maine Statutory Short Form)

KNOW ALL MEN BY THESE PRESENTS, That we, Albert J. Duclos and Gloria S. Duclos, both of Portland, County of Cumberland, and State of Maine, for consideration paid, GRANT to Christopher A. Bond and Lynda J. R. Bond, both of Cape Elizabeth, County of Cumberland, and State of Maine, whose mailing address is: 207 Ocean House Road, Cape Elizabeth, Maine 04107, with WARRANTY covenants, as joint tenants, the land in Portland, County of Cumberland, State of Maine, described as follows:

A certain lot or parcel of land situated on the southerly side of a travelled way known as Ottawa Avenue (sometimes known as Ottawa House Road) on Cushings Island, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows: BEGINNING at an iron marker in the southwesterly sideline of said travelled way known as Ottawa Avenue at the northerly corner of land conveyed by the Grantors herein to Shelby Schuck, dated December 6, 1979, and recorded in the Cumberland County Registry of Deeds in Book 4539, Page 88; thence South $51^{\circ} 27'$ West by said Schuck land a distance of 188.31 feet to an iron pipe; thence South $51^{\circ} 33'$ West by said Schuck land a distance of 95.08 feet to a drill hole in a stone at land formerly of one Quinn, now or formerly of one Rapp; thence North $33^{\circ} 49'$ West by said Rapp land a distance of 70.50 feet to a monument at a common corner of Rapp land and land now or formerly of one Farrar; thence North $33^{\circ} 42'$ West by said Farrar land a distance of 190.38 feet to a monument and said Ottawa Avenue; thence by said Ottawa Avenue by the following courses and distances: North $75^{\circ} 00'$ East, 96.80 feet to an iron; North $86^{\circ} 01'$ East, 85.46 feet to an iron; South $77^{\circ} 26' 30''$ East, 67.76 feet to an iron; South $66^{\circ} 21' 30''$ East, 82.59 feet to an iron; South $62^{\circ} 52'$ East, 51.76 feet to an iron being the point of beginning.

The above-described premises are subject to a right, as conveyed by these Grantors to Shelby Schuck, her heirs and

MAINE REAL ESTATE TRANSFER TAX PAID

assigns, by deed dated December 6, 1979 and recorded in said Registry of Deeds in Book 4539, Page 88, to cut brush and/or trees on the herein-conveyed lot in such a manner as to enhance the view from the land, together with the buildings thereon, conveyed to said Schuck aforementioned; provided, however, that written permission shall be obtained prior to any such cutting. Such written permission shall not be withheld without reasonable cause.

The above-described premises are also subject to any rights that abutting owners may have in a way 15 feet in width along the northwesterly sideline of Lot No. 4 on a plan of the division between the heirs of the late Lemuel Cushing, drawn by C. H. Howe, Civil Engineer, and recorded in said Registry of Deeds in Plan Book 4, Page 59, to the extent the same may affect the above-described premises.

The above-described premises are further subject to an easement described in an affidavit by Sidney W. Thaxter dated August 2, 1976 and recorded in the Cumberland County Registry of Deeds in Book 3887, Page 300.

Together with all Grantors' right and interest to use the public avenues and ways as they are now used in common with other property owners on said island and to use in common with said other property owners the parks, beaches, shores and landings.

Together with the right and benefit, affecting the hereinbelow-described parcel ("Restricted Parcel" and being a portion of the parcel conveyed by the Grantors herein to Shelby Schuck by deed aforementioned) to (i) cut brush and/or trees in such a manner as to enhance the view from the herein-conveyed parcel; no such cutting to be done without obtaining, in advance, written permission from the owner of said Restricted Parcel, which written permission shall not be withheld without reasonable cause, and (ii) enjoy certain building area and height restrictions as more fully described in the aforementioned deed from these Grantors to Shelby Schuck:

RESTRICTED PARCEL

A certain lot or parcel of land situated on Cushings Island in the said City of Portland, being more particularly described as follows: Beginning at an iron pipe on the northwesterly sideline of land now or formerly of Williamain McPhee Thaxter, said iron pipe being located South 51° 27' West, a distance of two hundred thirty (230) feet as measured by said Thaxter sideline, from a solid iron in concrete at

the northeasterly corner of said Thaxter land on the southerly sideline of Ottawa Avenue; thence from said point of beginning South 51° 27' West, three hundred one and thirty hundredths (301.30) feet by said Thaxter land to an iron; thence North 55° 49' West, twenty-eight and two tenths (28.2) feet to an iron; thence North 39° 46' East, one hundred eighty-five and ninety-eight hundredths (185.98) feet to a corner of land now or formerly of Helen T. Tenney; thence North 50° 04' West, one hundred (100) feet to an iron at land now or formerly of Quinn, now of one Rapp; thence North 39° 56' East by said Rapp land fifty and thirty-three hundredths (50.33) feet to an old stake; thence North 33° 49' West by said Rapp land thirty-three and twenty-one hundredths (33.21) feet to a drill hole in a stone; thence North 51° 33' East, ninety-five and eight hundredths (95.08) feet to an iron; thence South 38° 33' East, two hundred five (205) feet to an iron pipe at land now or formerly of said Thaxter, being the point of beginning.

Being the remainder of the land conveyed to the Grantors herein by John M. Hammond et al dated May 12, 1971 and recorded in said Registry of Deeds in Book 3170, Page 600.

The above courses and distances are based on a Plan of Property in Cushings Island, Portland, Maine made for Albert J. Duclos by H. I. & E. C. Jordan, Surveyors, dated June 27, 1978, Magnetic 1937.

WITNESS our hands and seals this 26th day of September, 1988.

SIGNED, SEALED AND DELIVERED
in the presence of:

Paul D. Quimper

Albert J. Duclos
Albert J. Duclos

to both

Gloria S. Duclos
Gloria S. Duclos

STATE OF MAINE
COUNTY OF CUMBERLAND, ss

September 26, 1988

Then personally appeared the above-named Albert J. Duclos and Gloria S. Duclos and acknowledged the foregoing instrument to be their free act and deed.

Before me,
Paul D. Quimper
Notary Public/Attorney at Law
Printed Name: Paul D. Quimper
Commission exp. date 8/24/95

SEAL

RECEIVED
RECORDED REGISTRY OF DEEDS

1988 SEP 28 AM 11:31

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

20010015

I. D. Number

Christopher & Lynda Bond
Applicant
207 Ocean House Road, Cape Elizabeth, ME 04107
Applicant's Mailing Address

1/5/01
Application Date
New Single Family
Project Name/Description

Consultant/Agent
799-6223
Applicant or Agent Daytime Telephone, Fax

Ottawa Ave, Cushing Island, Cushings Island
Address of Proposed Site
106 AA002
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) **New Single Family**

1,400 sf **48,062**
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: _____

Inspections Approval Status:

Reviewer _____

- Approved** **Approved w/Conditions**
see attache **Denied**

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets
Attached
 Condition Compliance _____ signature _____ date _____

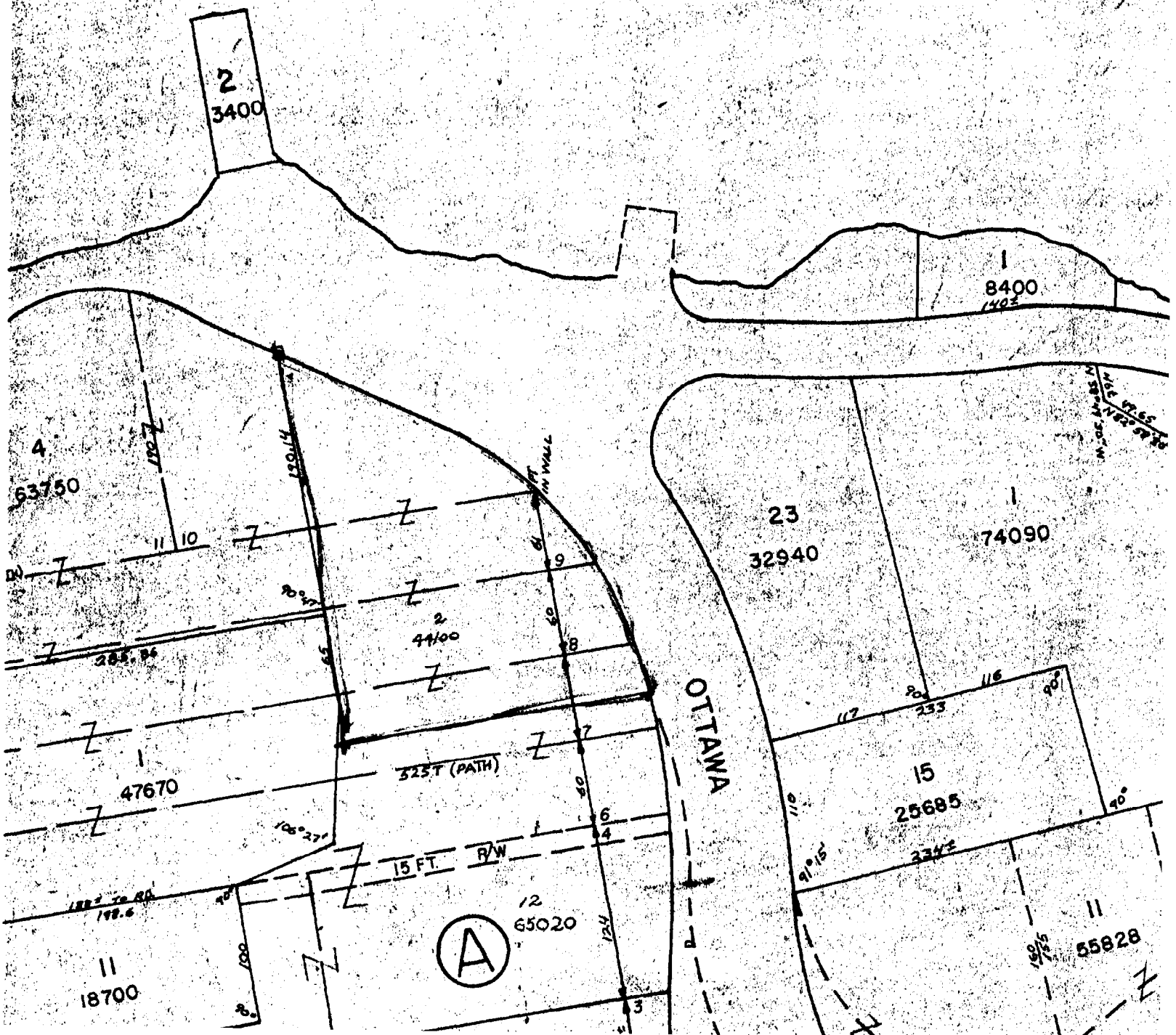
Performance Guarantee **Required*** **Not Required**

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

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issue | _____ | | |
| | 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 | | expiration 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 | |

MAP 106A

LANDING



2
3400

1
8400
1403

4
63750

23
32940

1
74090

2
44100

1
47670

15
25685

12
65020

A

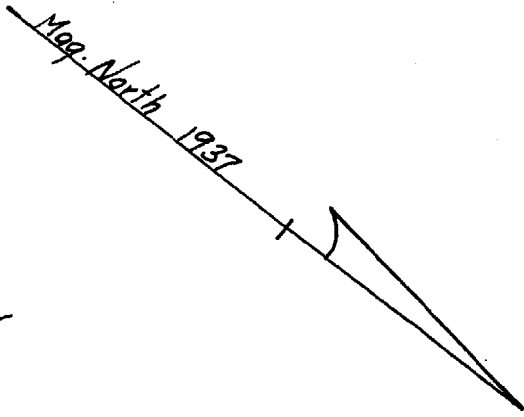
11
55828

OTTAWA

325T (PATH)

15 FT. B/W

6 FT. IN WALL

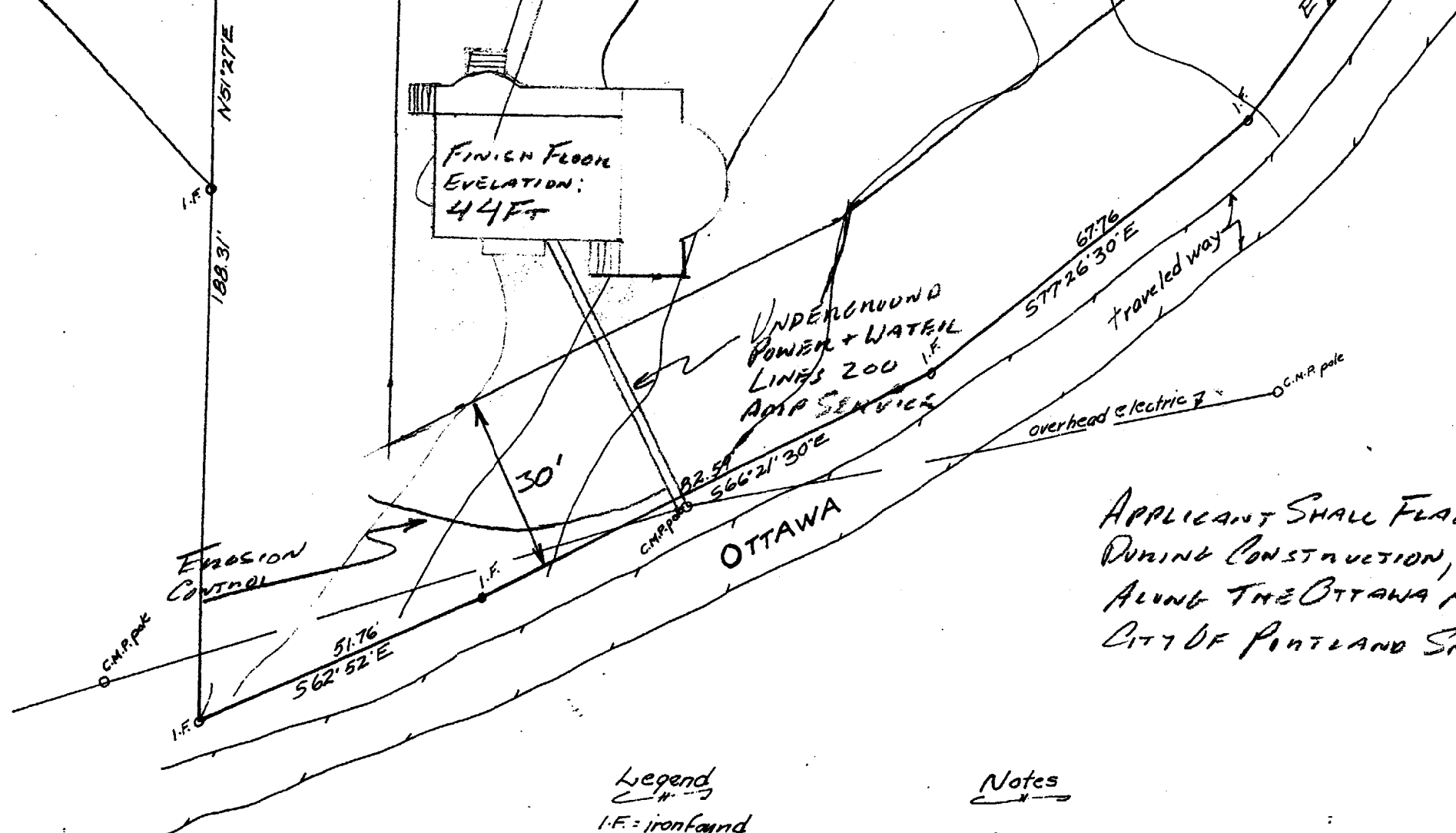


land of N/F Quinn

land of N/F Farrar



land of N/F Duclos

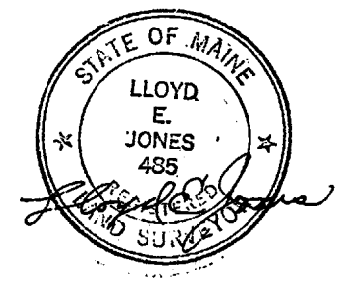


APPLICANT SHALL FLAG, PRESERVE, AND MAINTAIN DURING CONSTRUCTION, TWO (2) HEALTHY TREES ALONG THE OTTAWA AVENUE FRONTAGE TO MEET CITY OF PORTLAND SPECIFICATIONS

Legend
 I.F. = iron found
 P = property line
 N/F = now or formerly
 C.M.P. = Central Me. Power Co.
 — 40 — = existing contours
 - - - 36 - - - = proposed contours

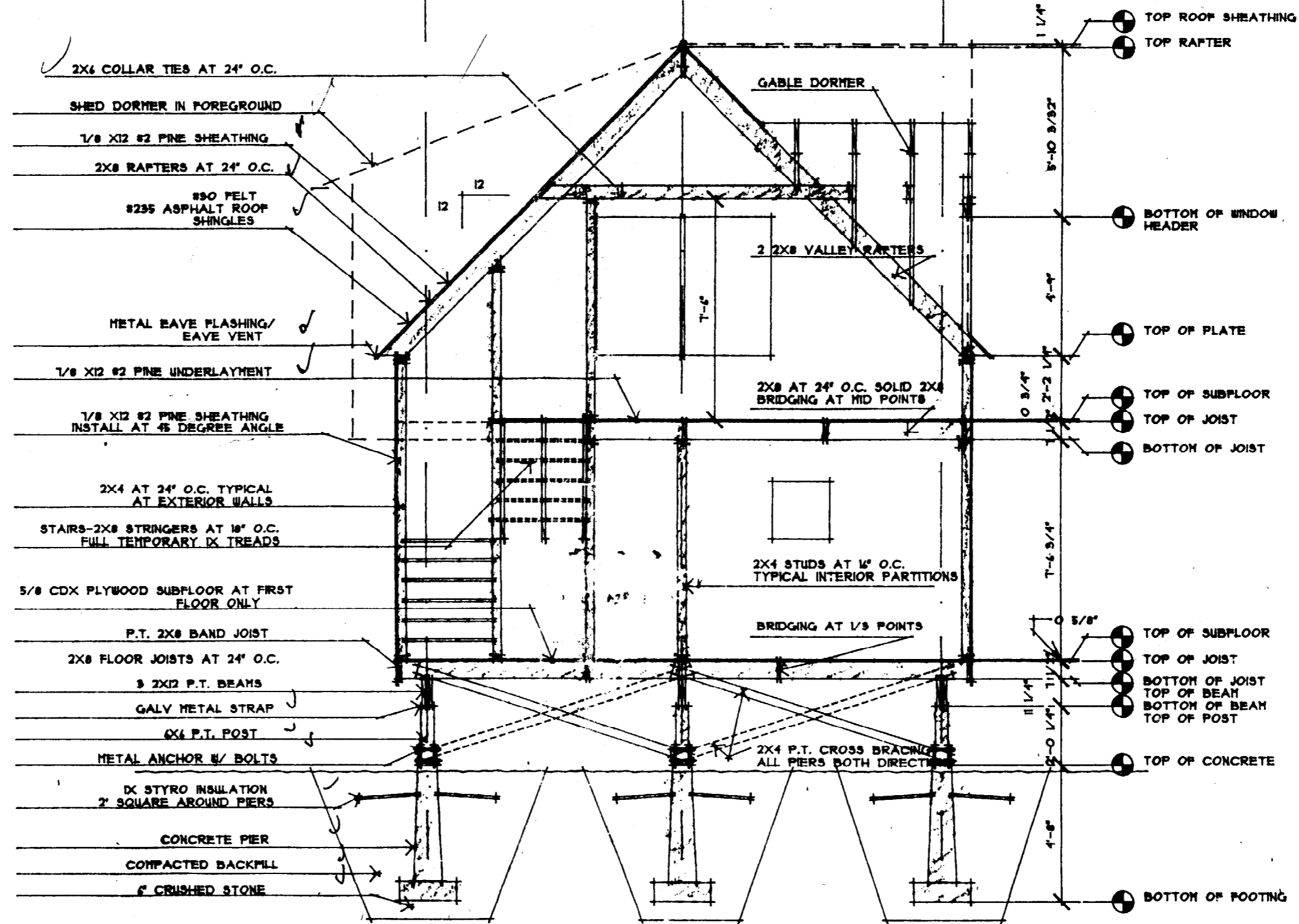
Notes

- 1) Owner of Record
 Christopher Bond
 207 Ocean House Rd.
 Cape Elizabeth, Me.
 04107
- 2) Total area of land for Site Review 48,062^{sq}
- 3) Elevation Ref:
 High water taken 10/29/88
 9.8' tide at 2.50 p.m.
- 4) Boundary Survey was established by
 H.I. + E.C. Jordan - Surveyors
 June 27, 1978 - plan file no. 21.004



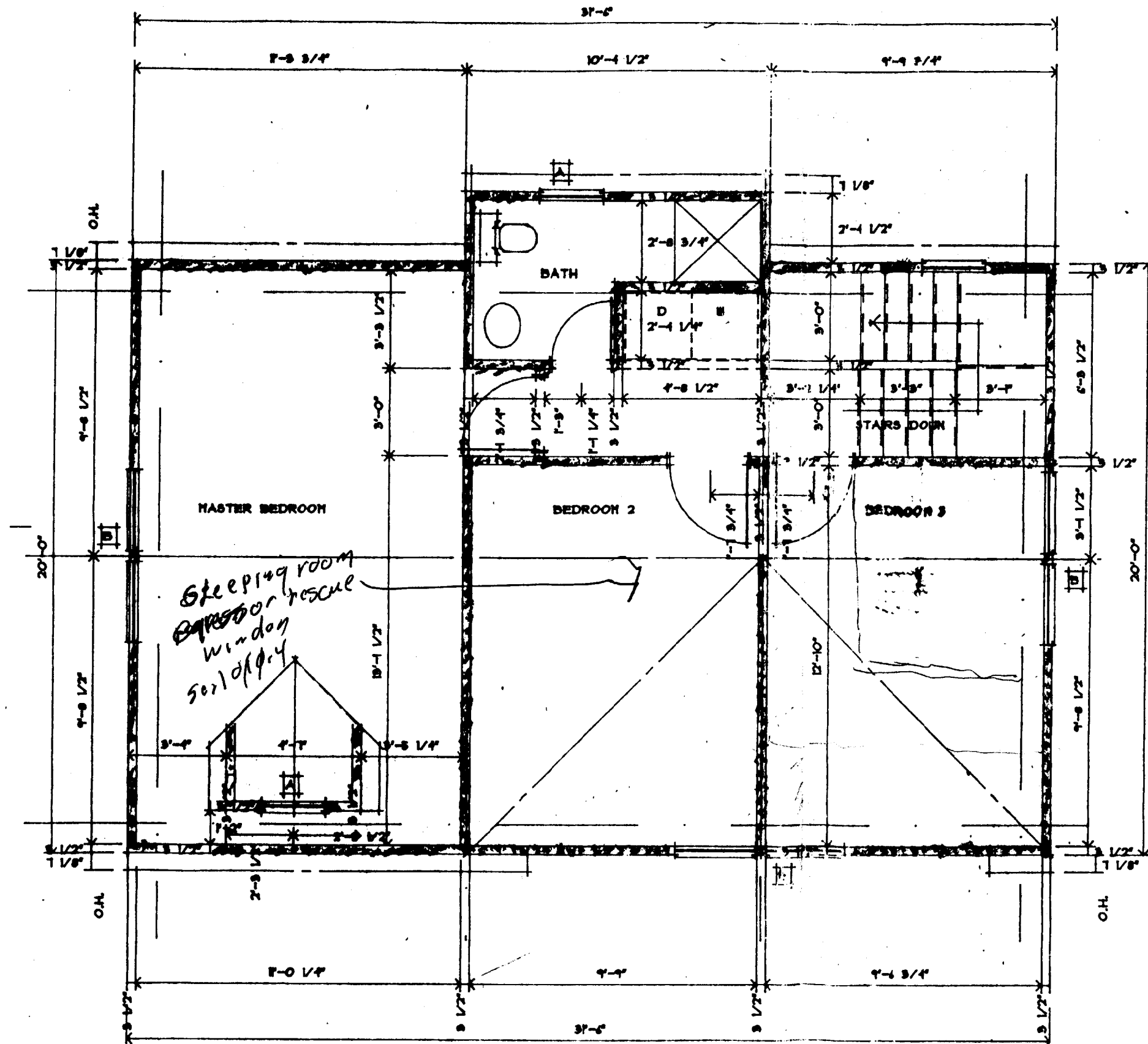
SURVEY FOR SITE PLAN OF LAND IN CUSHINGS IS., PORTLAND, ME. MADE FOR	
CHRISTOPHER BOND	
Lloyd E. Jones - R.L.S.	
Scale: 1"=20'	DATE 11/88
Assessors Plan 106A-A-1	

Revised Plan
 Approved 02-16-01
 I.P.



SECTION A-A

SCALE: 1/4"=1'-0"



SECOND FLOOR PLAN

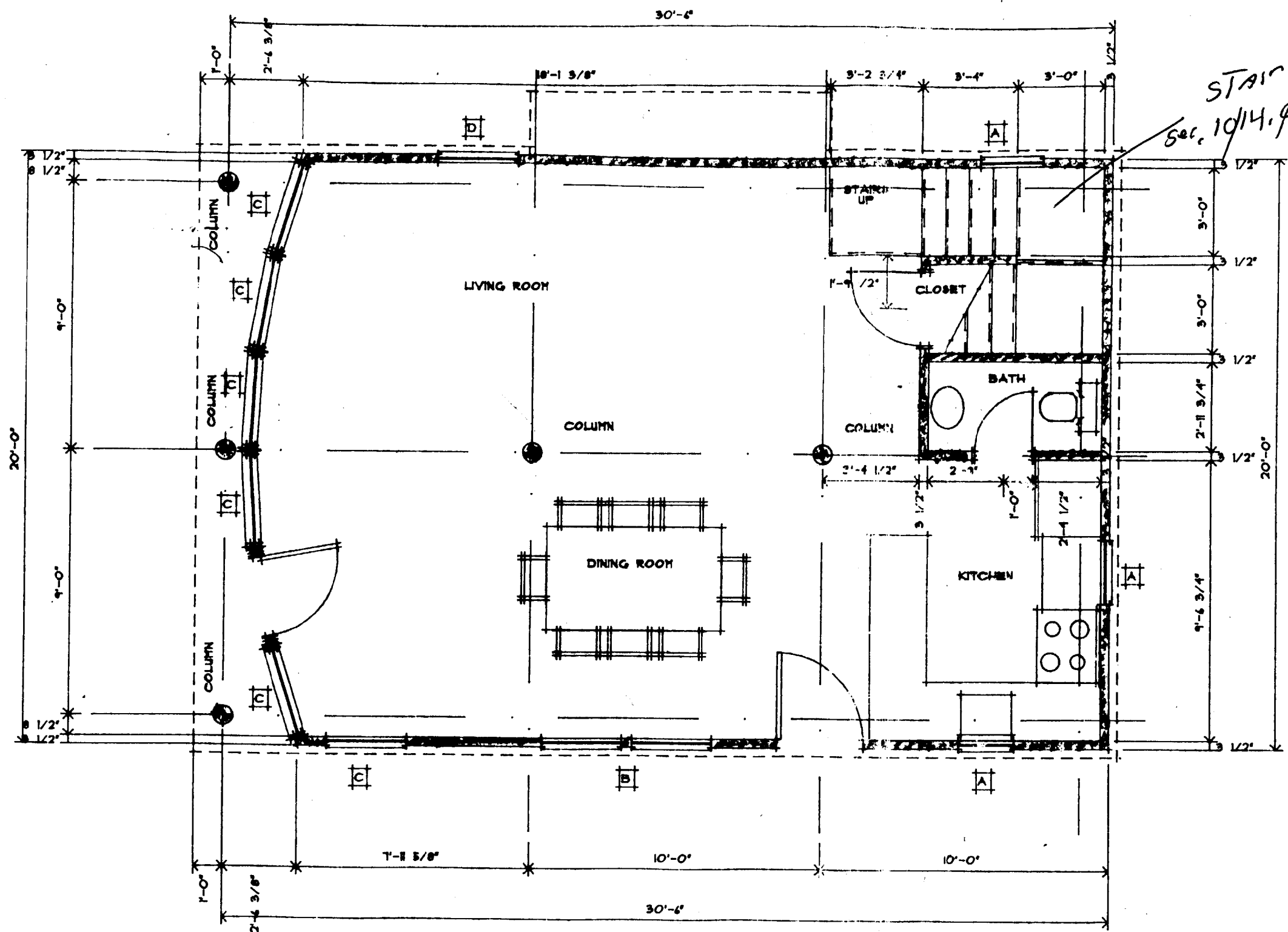
goduti thomas detm

44 oak street

portland, maine 04

207-775-3184

31' x 20'



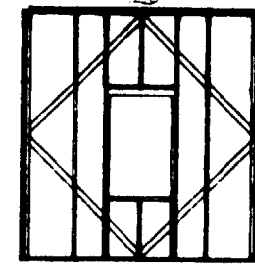
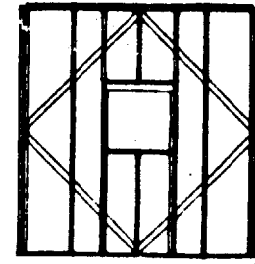
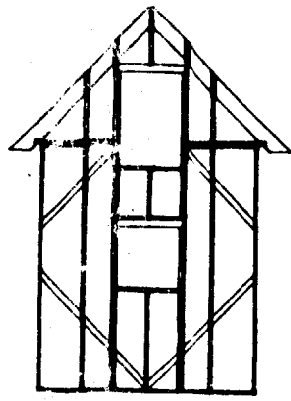
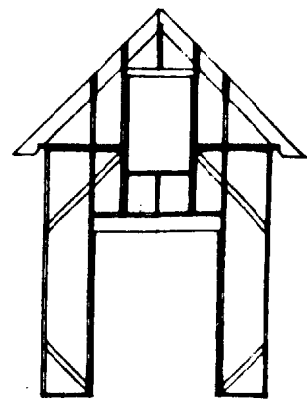
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

■ revisions:
 ■ date:
 ■ sheet title:

PLANS / 3
 BOND FA
 COTTAGE ~

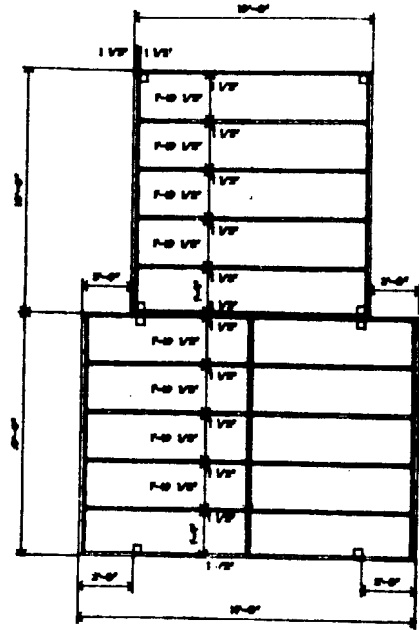
scale:
 1/4" = 1'-0 / 1
 drawn by:
 SWIT
 project number

em

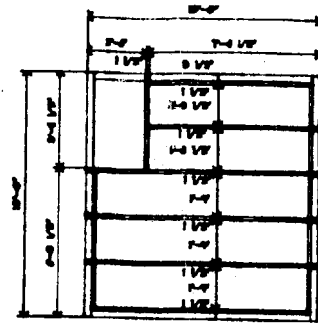


FRAMING

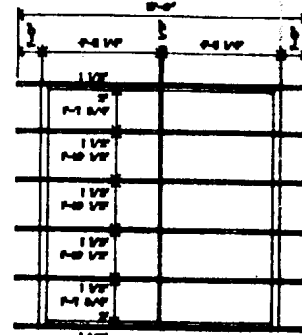
ELEVATIONS



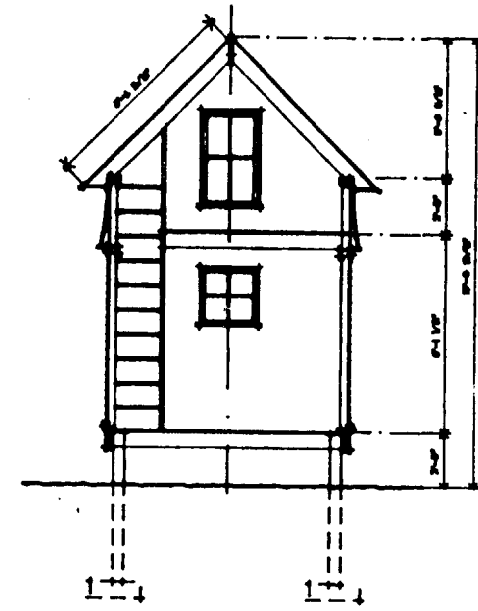
1ST FLOOR PLAN



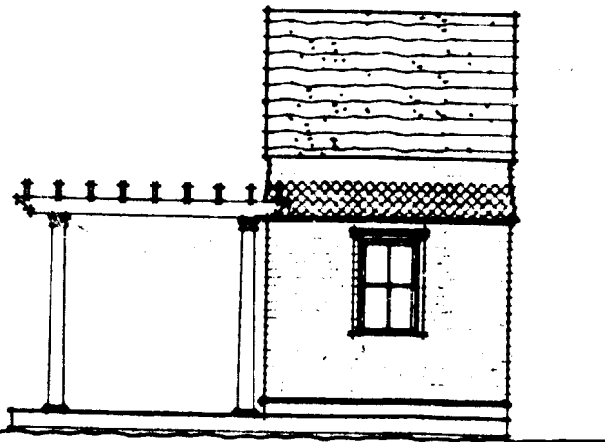
2ND LEVEL



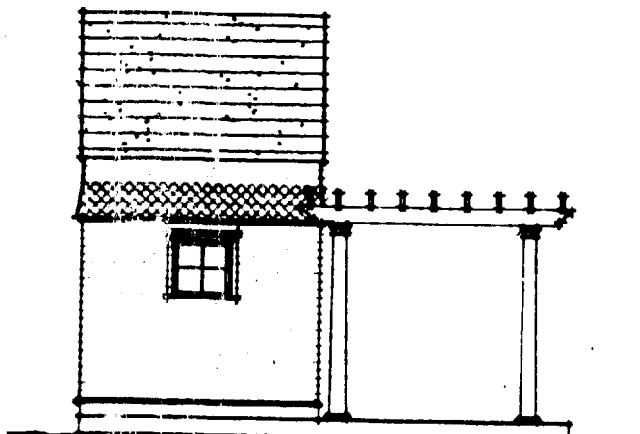
ROOF



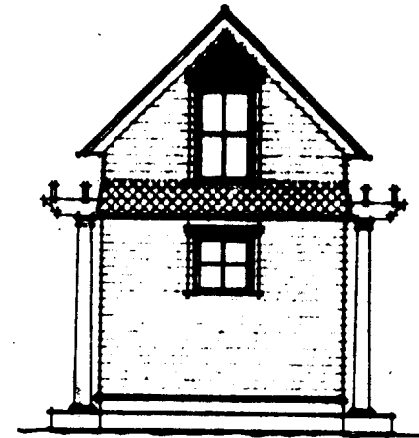
SECTION



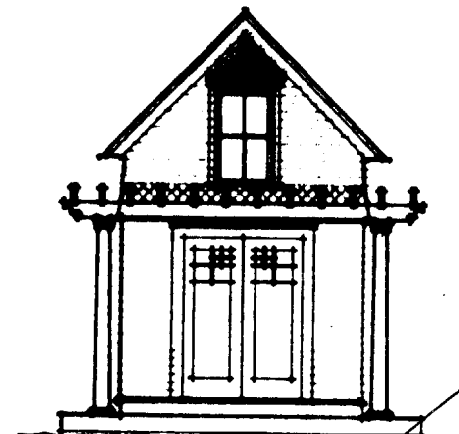
RIGHT SIDE



LEFT SIDE



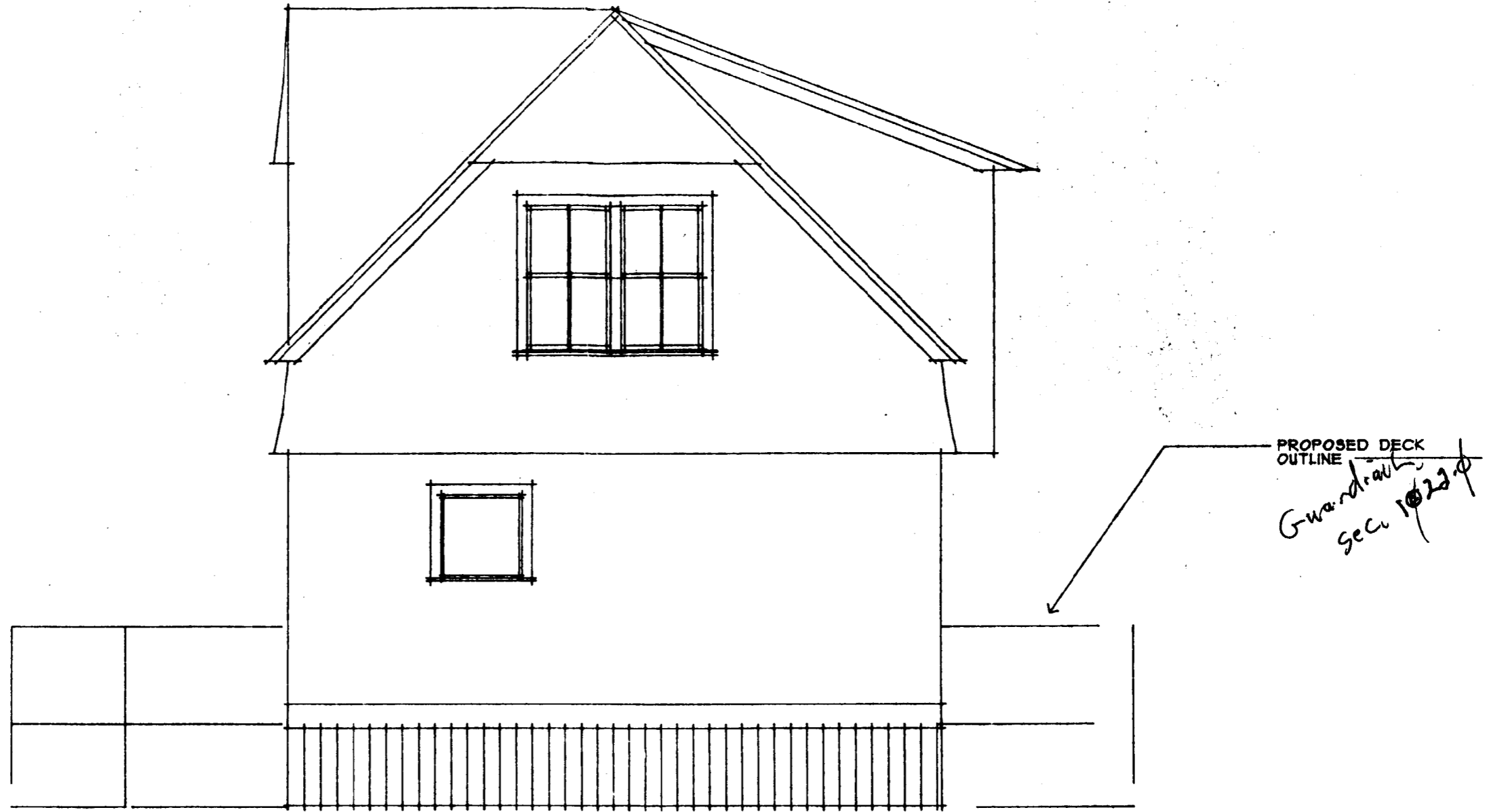
REAR



FRONT



FRONT ELEVATION



PROPOSED DECK
OUTLINE
Grandrauth
sec 1022.0

REAR ELEVATION

775. B1.
2/25/00
T. [unclear]



LEFT SIDE

Revisions:

Date:

Sheet title:

ELEVATIONS
BOND FAMILY
CUSHING ISL

1/4" = 1'-0"

SMT

DATE



RIGHT SIDE

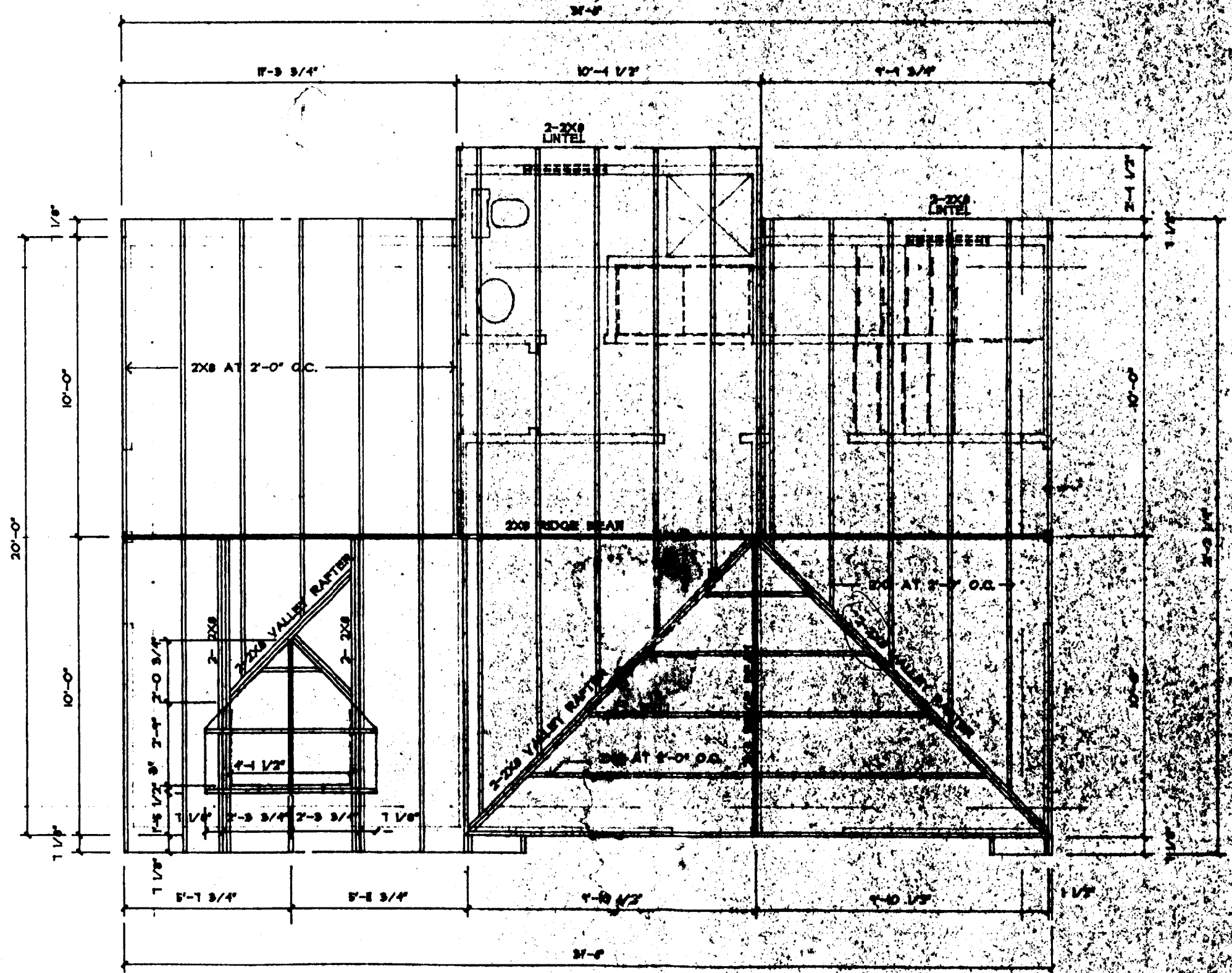
goduti thomas c

48 oak street

portland, maine

207-775-3164

24



ROOF FRAMING PLAN
SCALE 1/4"=1'-0"