

Location of Construction: Calumet Ave- Cushing Island		Owner: Peter & Deborah Murray	Phone: 772-3811	Permit No: <b>951187</b>
Owner Address: 39 West St- Portland ME 04102	Leasee/Buyer's Name:	Phone:	BusinessName:	<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  NOV 14 1995  <b>CITY OF PORTLAND</b> </div>
Contractor Name: Waltman & Co	Address: 19 Pleasant St- Yarmouth ME 04096	Phone: 846-3810		
Past Use: vacant land	Proposed Use: 1-fam dwlg	<b>COST OF WORK:</b> \$ 155,000	<b>PERMIT FEE:</b> \$ 795	Zone: <b>IR-1</b> CBL: 106C-A-027 Zoning Approval: <i>OK US 11/13/95</i> <b>Special Zone or Reviews:</b> <input checked="" type="checkbox"/> Shoreland <i>over 75 bwr</i> <input type="checkbox"/> Wetland <i>from h. land</i> <input checked="" type="checkbox"/> Flood Zone <input checked="" type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input checked="" type="checkbox"/>
Proposed Project Description: construct 1-fam dwlg 419P - \$50		<b>FIRE DEPT.</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: <i>193</i> Type: <i>5B</i> Signature: <i>BOCA 9/23/95</i>	
		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>		
Permit Taken By: <b>L Chase</b>		Date Applied For: <b>10/23/95</b>		
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	Signature: _____ Date: _____	

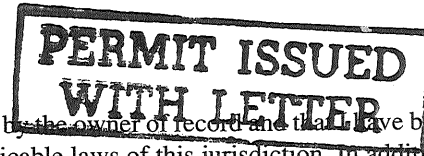
1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may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

**Zoning Appeal**

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review



**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 issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

*[Signature]* *11 Pleasant St. Yarmouth ME.* *10/23/95* *846-3810*  
 SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

Action:  Approved  
 Approved with Conditions  
 Denied

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

CEO DISTRICT 6

COMMENTS

10-3-96 Work is all completed. Checked out job with site evaluator.

Inspection Record

Type

Date

Foundation: \_\_\_\_\_

Framing: \_\_\_\_\_

Plumbing: \_\_\_\_\_

Final: \_\_\_\_\_

Other: \_\_\_\_\_



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION Calumet Ave, Cushing Island 106C-A-027

Issued to Peter & Deborah Murray

Date of Issue 07 October 1996

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. 951187, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Single Family Dwelling

Limiting Conditions: TEMPORARY

See attached memo from Jim Wendel dated 03 Oct 96 listing two (2) conditions of approval.

This certificate supersedes  
certificate issued

Approved:

*10/17/96 Mark Yeau*

(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.



CITY OF PORTLAND  
Planning and Urban Development Department

MEMORANDUM

TO: Merle Leary, Code Enforcement Officer

FROM: Jim Wendel, Acting Development Review Coordinator *(JW)*  
*(SAP)*

DATE: October 3, 1996

RE: Request for Certificate of Occupancy; Calumet Ave, Cushing Island, 106C-A-27

On October 3, 1996 I reviewed the status of the site for conformance with the conditions of approval.

Two items need to be addressed; they are:

1. Place 2" - 3" diameter riprap in the corner of the perimeter swale where it matches with the roadside ditch of Culument Avenue at the westerly corner of the lot. The stone should be placed 5 feet into the lot and 5 feet along Calumet Avenue.
2. The swale on the easterly corner of the house beside the side entrance should be slightly deepened and more definely shaped to drain. Also, loam and seed work is needs to be completed in that area.

Due to the somewhat inaccessability of the island, photographs of the completed work would be accepted to check the work.

In my opinion, a temporary certificate of occupancy could be issued if code enforcement has no outstanding issues.

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

November 13, 1995

Waltman and Company  
19 Pleasant Street  
Yarmouth, ME 04096

RE: Calumet Avenue  
Cushing Island

Dear Sir,

Your application to construct a single family dwelling has been reviewed and a permit is herewith issued subject to the requirements listed below. This permit does not excuse the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy will be issued until all requirements of this letter are met.

### Site Plan Review Requirements

**Building Inspections** - Must comply with attached Shoreland Zoning requirements. - M. Schmuckal

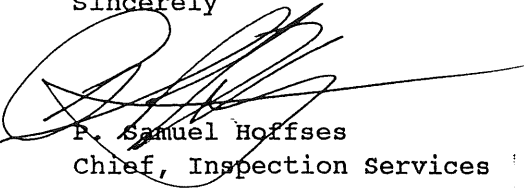
**Development Review Coordinator** - See attached standard conditions. Needs to provide Test Pit Data, septic system location and HH2-200 Forms.

### Building Code Requirements

Please read and implement items 1, 2, 7, 9, 11, 13, 14, 15 and 16 of the attached Building Permit Report.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely

  
P. Samuel Hoffses  
Chief, Inspection Services

cc: M. Schmuckal, Asst Chief, Insp Svcs

**BUILDING PERMIT REPORT**

**DATE:** November 13, 1995      **ADDRESS:** Calumet Avenue, Cushing Island

**REASON FOR PERMIT:** To construct a single family dwelling

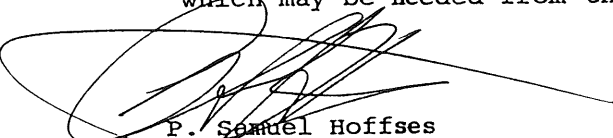
**BUILDING OWNER:** Peter and Deborah Murray

**CONTRACTOR:** Waltman & Company      **APPROVED:** See ITEMS 1 and 2

**CONDITIONS OF APPROVAL**

- \*1. Before concrete for foundation is placed, approvals from Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- \*2. Precautions must be taken to protect concrete from freezing.
3. 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.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with selfclosers.
5. 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.
6. The boiler shall be protected by enclosing with one (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
7. 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 square feet.
8. 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.
9. 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, 919.3.2 (BOCA National Building Code/1993) and NFPA 101, Chapters 18 and 19. (Smoke detectors shall be installed and maintained at the following locations):
  - a. In the immediate vicinity of bedrooms
  - b. In all bedrooms
  - c. 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.

10. 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/1993)
11. Guardrail and 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 inches, except Use Group R which is 36 inches. 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 inches cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
12. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, Section and Subsections 1023. and 1024. of the City's Building Code. (The BOCA National Building Code/1993)
13. Stair construction in Use Group R-3 and R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum is 11" tread, and 7" maximum rise.
14. Headroom in habitable space is a minimum of 7'6".
15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
16. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued for demolition permit is granted.
17. 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".
18. 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 of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.



P. Samuel Hoffses  
Chief, Inspection Services

CITY OF PORTLAND, MAINE  
 SITE PLAN REVIEW (ADDENDUM)  
 CONDITIONS OF APPROVAL

APPLICANT: Peter & Deborah Murray  
 ADDRESS: 89 West St. Portland, ME 04102  
 SITE ADDRESS/LOCATION: CALUMET AVE - CUSHING ISLAND  
 DATE: 11/3/95

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to: increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW WILL BE ENFORCED FOR YOUR SITE PLAN

1.  All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.
2.  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.
3.  Your new street address is now \_\_\_\_\_, the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4.  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.
5.  Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6.  A sewer permit is required for your project. Please contact Carol Poliskey at 874-8300, ext. 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.



7. \_\_\_\_\_ A street opening permit(s) is required for your site. Please contact Carol Poliskey at 874-8300 , ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
8. SEE NOTE ✓  
13 As-built record information for sewer and stormwater service connections must be submitted to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
9. \_\_\_\_\_ The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.
10. ✓ The site contractor shall establish finish grades at the building 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.
11. ✓ 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 the drainage from the property.
12. ✓ The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
13. ✓ TEST PIT LOCATION SHALL BE SHOWN ON THE PLAN AS WELL AS A COPY OF THE HHE-200 FORM FOR THE SEPTIC SYSTEM DESIGN SHALL BE SUBMITTED TO THE DEVELOPMENT REVIEW COORDINATOR.

cc: Katherine Staples, P.E., City Engineer

RE: 106C-A-027 Calumet Ave, Cushing Island  
Peter's Deborah Murray

### SHORELAND ZONING REQUIREMENTS

#### WITHIN 75' OF NORMAL HIGH-WATER LINE:

- There shall be no cleared openings.
- A well-distributed stand of trees and other vegetation, including existing ground cover, shall be maintained.
- Clearing of vegetation for development is not allowed, except to remove safety hazards.
- No cleared opening greater than 250 square feet in the forest canopy as measured from the outer limits of the tree crown is allowable. However a footpath not to exceed 10' in width as measured between tree trunks is permitted provided that a clear line of sight to the water through the buffer strip is not created.
- There shall be no accessory structures constructed, such as piers, docks, wharves, bridges, stairways, parking areas, and retaining walls without permits and review.

#### BEYOND THE 75' SETBACK, WITHIN SHORELAND ZONE:

- There shall be permitted on any lot in any 10 year period, selective cutting of not more than 40% of the volume of trees 4" or more in diameter, measured 4.5 feet above ground level. Tree removal in conjunction with the development of permitted uses shall be included in the 40% calculations. Pruning of tree branches on the bottom 1/3 of the tree is permitted.
- In no event shall cleared openings for development, including but not limited to, principal and accessory structures, driveways, and sewage disposal areas, exceed in the aggregate, 25% of the lot area or 10,000 square feet, whichever ever is greater.

#### RE: Timber Harvesting:

- There can be no single clear cut openings greater than 10,000 square feet in the forest canopy (measured from the edge of the crown of trees).
- Clear cut openings greater than 5,000 square feet must be 100' apart.
- Clear cut openings must be included in the calculations of total volume removal.

A: SHORZONE  
8/24/95



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

I. D. Number \_\_\_\_\_

Peter & Deborah Murray  
Applicant

10/23/95  
Application Date

89 West St- Portland ME 04102  
Applicant's Mailing Address

Calumet Ave- Cushing Island  
Project Name/Description

Waltman & Co - 846-3810  
Consultant/Agent

106C-A-27  
Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax \_\_\_\_\_

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  Other (specify) \_\_\_\_\_

60' x 38'  
Proposed Building Square Feet or # of Units

143,000 sq ft  
Acreage of Site

IR-1  
Zoning

**Check Review Required:**

- |  |  |   |  |
|--|--|---|--|
| <input 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 checked="" 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 checked="" type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____             |

Fees paid: site plan \$50 subdivision \_\_\_\_\_

**Approval Status:**

Reviewer Marge Schmedel

- Approved  Approved w/Conditions listed below  Denied

1. must comply with attached Shoreland Zoning requirements

Approval Date 11/13/95 Approval Expiration \_\_\_\_\_ date Extension to \_\_\_\_\_ date  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            |                       |
| Performance Guarantee Reduced                           | _____ date           | _____ remaining balance | _____ signature       |
| Performance Guarantee Released                          | _____ date           | _____ signature         |                       |
| Defect Guarantee Submitted                              | _____ submitted date | _____ amount            | _____ expiration date |
| Defect Guarantee Released                               | _____ date           | _____ signature         |                       |

Address: Calumet Ave - Cushing Island



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

I. D. Number \_\_\_\_\_

Address: \_\_\_\_\_

Sister & Deborah Murray  
Applicant

10/23/95  
Application Date

89 West St- Portland ME 04102  
Applicant's Mailing Address

Calumet Ave- Cushing Island  
Project Name/Description

Waltman & Co - 846-3810  
Consultant/Agent

106C-A-27  
Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax \_\_\_\_\_

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  Other (specify) \_\_\_\_\_

60' x 38' Proposed Building Square Feet or # of Units  
143,000 sq ft Acreage of Site  
IR-1 Zoning

**Check Review Required:**

- |  |  |   |  |
|--|--|---|--|
| <input 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 checked="" type="checkbox"/> Zoning Variance  | <input checked="" type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____             |

Fees paid: site plan \$50 subdivision \_\_\_\_\_

**Approval Status:**

Reviewer JAMES SEYMOUR

- Approved  Approved w/Conditions listed below  Denied

- SEE ATTACHED STANDARD CONDITIONS
- NEED TO PROVIDE TEST PIT DATA, SEPTIC SYSTEM LOCATION
- 9 HHE-200 FORMS.
- \_\_\_\_\_

Approval Date 11/7/95 Approval Expiration 11/7/96 Extension to \_\_\_\_\_  
date date

Additional Sheets Attached

Condition Compliance James R. Seymour 11/7/95  
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	_____	_____	_____
	<small>date</small>	<small>amount</small>	<small>expiration date</small>
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	<small>date</small>	<small>amount</small>	
Performance Guarantee Reduced	_____	_____	_____
	<small>date</small>	<small>remaining balance</small>	<small>signature</small>
Performance Guarantee Released	_____	_____	
	<small>date</small>	<small>signature</small>	
Defect Guarantee Submitted	_____	_____	_____
	<small>submitted date</small>	<small>amount</small>	<small>expiration date</small>
Defect Guarantee Released	_____	_____	
	<small>date</small>	<small>signature</small>	

Applicant: Robert Kemper?  
 Address: Calumet Ave, Cushing Island  
 Assessors No.: 106C-A-027  
 Date: 11/9/95

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - IR-1

Interior or corner lot -

Use - 1 family Dwelling

Sewage Disposal - missing HHE 200 form <sup>received</sup> 11/13/95

Note: -  
 is on City Water

Rear Yards - 30' req. - 360' shown

Side Yards - 20' req. - 48' & 145' shown

Front Yards - 30' req. - 100'+ shown

Projections -

Height - 1/2 stories <sup>public</sup>

Lot Area - 40,000 # with <sup>public</sup> water  
 60,000 # w/o <sup>public</sup> water 143,312 #

Building Area - MAX 20% of Lot Area

Area per Family -

Width of Lot - 100' req. - 159' ± shown

Also note -  
 CARS ARE NOT  
 permitted on this  
 island

Lot Frontage - 100' - need not provide st. frontage if access existed AS of July 15 1985  
 min 16' in width

SCALES to 16'  
 of

Off-street Parking - 2 SPACES shown

Note: There are 2 rights of ways: - Calumet Ave on one side & Jackson Blvd on the other

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning - yes, but bldg is set 212' ± back from high water mark

Flood Plains -  
 ↓  
 must comply with shoreland zoning requirements  
 - my hand out -