

Location of Construction: Whitehead Ave, Cushings Is 04563		Owner: Richard A. Spencer		Phone: 766-9702		Permit No: 000562					
Owner Address: 52 Bowdoin St, Portland, ME 04102		Lessee/Buyer's Name: N/A		Phone: BusinessName:							
Contractor Name: Thomas Connolly		Address: 56 Carleton St, Portland ME 04102		Phone: 775-0255		Permit Issued: MAY 26					
Past Use: Single Family Dwelling		Proposed Use: SAME		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>COST OF WORK: \$ 3,000.00</td> <td>PERMIT FEE: \$ 42.00</td> </tr> <tr> <td>FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied</td> <td>INSPECTION: Use Group: U Type 5B BOCA 499</td> </tr> <tr> <td>Signature:</td> <td>Signature: <i>[Signature]</i></td> </tr> </table>			COST OF WORK: \$ 3,000.00	PERMIT FEE: \$ 42.00	FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: U Type 5B BOCA 499	Signature:
COST OF WORK: \$ 3,000.00	PERMIT FEE: \$ 42.00										
FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: U Type 5B BOCA 499										
Signature:	Signature: <i>[Signature]</i>										
Proposed Project Description: 4'x5' Build 4x8 outbuilding to house garden tools <i>see note from contractor</i>				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		Zone: <i>IR-T</i> CBL: 106C-B-019 Zoning Approval: <i>ok based on Special Zone or Reviews:</i> <input type="checkbox"/> Shoreland <i>New plans submitted</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <i>5/25/00</i> <input type="checkbox"/> Site Plan <i>major minor mmm</i>					
Permit Taken By: MN		Date Applied For: NC 5/19/00									

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..

MAIL TO: Thomas Connolly
56 Carleton Street
Portland, ME 04102

CERTIFICATION

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

SIGNATURE OF APPLICANT	ADDRESS:	DATE: 5/19/00	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

PERMIT ISSUED WITH REQUIREMENTS

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: *[Signature]*

PERMIT ISSUED WITH REQUIREMENTS

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

**Building or Use Permit Pre-Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**

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

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

Location/Address of Construction: WHITEHEAD AVENUE, CUSHINGS ISLAND, PORTLAND ME 04563

Tax Assessor's Chart, Block & Lot Number Chart# <u>106 C</u> Block# <u>B</u> Lot# <u>19</u>		Owner: <u>RICHARD A. SPENCER</u>	Telephone#: <u>766 - 9702</u>
Owner's Address: <u>52 BOWDOIN ST., PORTLAND ME</u>		Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Cost Of Work: <u>\$ 3,000</u> Fee <u>\$ 42 -</u>
Proposed Project Description:(Please be as specific as possible) <u>6 x 8' OUTBUILDING TO HOUSE GARDEN TOOLS, NO PLUMBING OR ELECTRICITY</u>			
Contractor's Name, Address & Telephone <u>THOMAS CONNOLLY 56 CARLETON STREET PORTLAND ME 04102</u>		775-0255 Rec'd By:	

TO 0
MAY

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)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- 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 required zoning district setbacks

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: <u>[Signature]</u>	Date: <u>MAY 17, 2000</u>
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Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

BUILDING PERMIT REPORT

DATE: 19 MAY 2000 ADDRESS: Whitehead Ave. C.I. CBL: 106C-B-019

REASON FOR PERMIT: 6' x 8' shed

BUILDING OWNER: Richard A. Spencer

PERMIT APPLICANT: _____ CONTRACTOR: Thomas Conolly

USE GROUP: U CONSTRUCTION TYPE: 53 CONSTRUCTION COST: \$30000 PERMIT FEES: \$2100

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

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1, *2, *29

- 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 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 from freezing. Section 1908.0
- 7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- 8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
- 9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
- 10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- 11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42". In occupancies in Use Group A,B,H-4, I-1, I-2, M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36" and not more than 42". Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" 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 1/4" 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 (508)mm, and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
- 16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
- 17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
- 18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

5/19/00

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 a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.

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

X 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.

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 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 Hoffes, Building Inspector

A. C. McDougall, PFD

Marge Schmuckal, Zoning Administrator

PSH 1.26.00

****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.**

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

****** 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, OR EQUIVALENT.**

QUITCLAIM DEED WITH COVENANT

14842/169
r. 6/21/99
@ 10:44
a.m.

KNOW ALL MEN BY THESE PRESENTS, THAT Peter J. Ganser and Michelle A. Ganser of Arlington County, State of Virginia, being married, for consideration paid, GRANT to Richard A. Spencer of Portland, County of Cumberland, State of Maine, whose mailing address is 52 Bowdoin Street, Portland, Maine 04102 with QUITCLAIM COVENANTS, the land on Cushings Island, City of Portland, County of Cumberland, State of Maine, described as follows:

A certain lot or parcel of land located on Whitehead Avenue, Cushings Island, in the City of Portland, County of Cumberland and State of Maine, together with the buildings thereon situated, all as is more particularly bounded and described as follows:

Beginning at an iron located approximately 150 feet north of a monument being the southerly terminus of the southwesterly boundary of certain premises conveyed by Fort Christopher Levett Company to Peter L. Murray and Martin R. Johnson, Trustees, by deed dated August 7, 1970, and recorded at the Cumberland County Registry of Deeds, Book 3138, Page 467, said iron being adjacent to the easterly sideline of the road running in a generally northerly and southerly direction by said sideline; thence N 62° 53' 10" E for a distance of 85 feet, more or less, to another iron; thence S 26° 38' E for a distance of 119.6 feet, more or less, to another iron; thence S 63° 15' W for a distance of 60 feet, more or less, to an iron; thence by the sideline of said road in a generally northwesterly direction for a distance of 32 feet, more or less, to an iron; thence N 29° 9' 50" W for a distance of 95 feet, more or less, to an iron, which iron marks the point of beginning.

This conveyance also includes the following rights and easements, insofar as Grantors may lawfully convey the same:

1. The right to reasonable use, in common with others, of the "Government Pier" at Spring Grove and the "Mule Barn" adjacent thereto.
2. The right in common with others, to pass over the shores and beaches of Cushings Island, including those not owned by the Grantors.
3. The right to use, in common with others, the roads, avenues, ways, landings, wharfs, piers and public grounds on Cushings Island.

This conveyance is subject to the following exceptions, restrictions, covenants, reservations, terms and conditions:

1. Any exceptions, restrictions, covenants or reservations set forth in a deed from Fort Christopher Levett Company to Martin R. Johnson and Peter L. Murray, Trustees, dated August 7, 1970, and recorded at the Cumberland County Registry of Deeds, Book 3138, Page 467, to the extent the same may

continue to be in force and effect, and an easement to Central Maine Power Company dated September 17, 1970 and recorded at said Registry of Deeds, Book 3152, Page 774.

2. Covenants regarding dues and assessments for common expenses as set forth in a deed from Martin R. Johnson and Peter L. Murray, Trustees to Martin R. Johnson, et ux., dated July 22, 1971 and recorded in said Registry of Deeds in Book 3182, Page 805, to the extent the same may continue to be of force and effect.
3. The premises shall be used for no other purpose than one single-family dwelling.
4. No motor vehicle shall be kept or used upon the premises, or elsewhere on Cushings Island.

Meaning and intending to convey and hereby conveying the premises conveyed to the Grantors herein by Peoples Heritage Savings Bank by deed dated December 15, 1992 and recorded at the Cumberland County Registry of Deeds, Book 10465, Page 106.

WITNESS our hands and seals this 16th day of the month of June, 1999.

Gregory W. Myer

Peter J. Ganser
Peter J. Ganser

M. Ganser

Michelle A. Ganser
Michelle A. Ganser

UNITED STATES OF AMERICA,
DISTRICT OF COLUMBIA

June 16, 1999

_____, ss.

Then personally appeared the above named Peter J. and Michelle A. Ganser and acknowledged the foregoing instrument to be their free act and deed.

Before me,

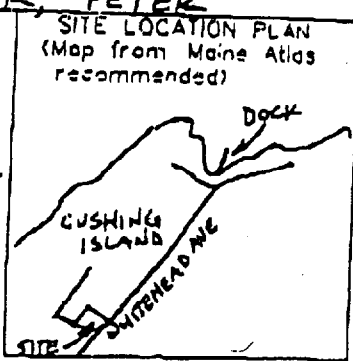
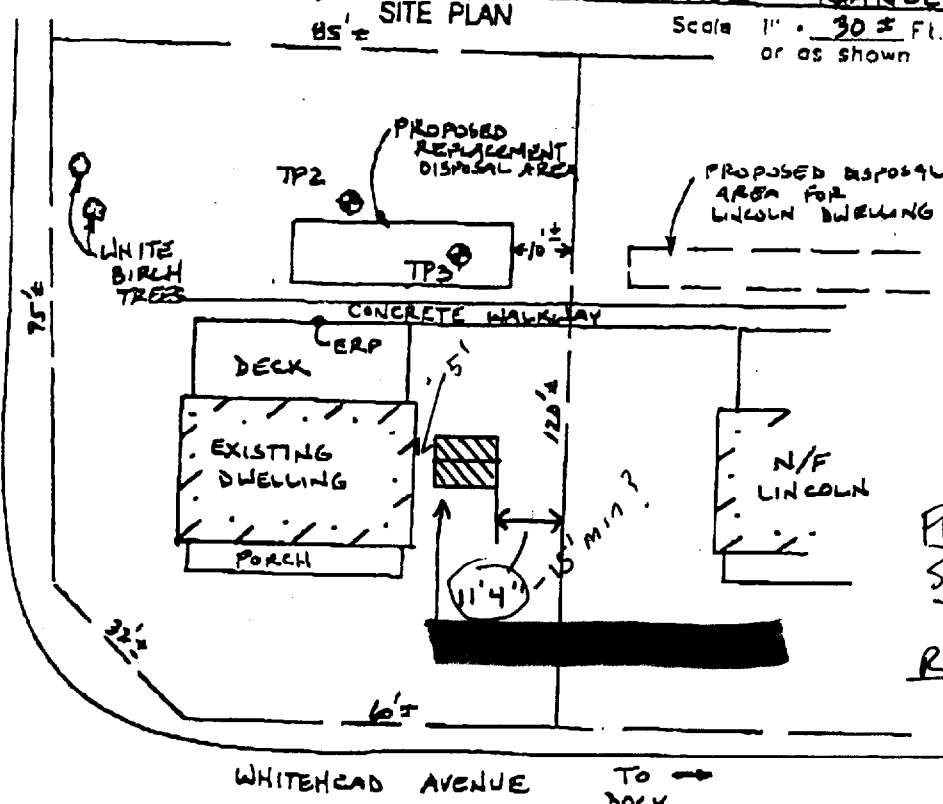
Gregory G. Harrier, USCG
Notary Public/~~Attorney at Law~~
Print Name: GREGORY G. HARRIER

GREGORY G. HARRIER
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires March 31, 2004

WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
 Division of Health Engineering
 (207) 287-5872 FAX (207) 287-6192

Plantation **ND (CUSHING ISLAND)** Street, Road Subdivision **WHITEHEAD AVENUE** Owner's Name **GANSER, PETER**



IR-1 Zone
 Front: 30' req.
 Side: 100' or less 15' from side 5' from principle
 REAR: 100' or less - 10'

WHITEHEAD AVENUE To → DOCK

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

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

Texture	Consistency	Color	Mottling
SANDY LOAM	FROZEN	DARK BROWN	
GRAVELLY SANDY LOAM	FRAGILE	DARK YELLOWISH BROWN	
LOAMY SAND	SOMEWHAT FIRM	YELLOWISH BROWN	FEW FAINT
REFUSAL			

Observation Hole TP3 Test Pit Boring
 Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
SANDY LOAM	FROZEN	DARK BROWN	
LOAMY SAND & SANDY LOAM	FRAGILE	DARK YELLOWISH BROWN	
LOAMY SAND & SANDY LOAM	SOMEWHAT FIRM	YELLOWISH BROWN	FEW FAINT
REFUSAL			

Soil Classification: 3 Profile A/C Condition
 Slope: %
 Limiting Factor: 33"
 Ground water Restrictive Layer Bedrock Pit Depth

Soil Classification: 3 Profile A/C Condition
 Slope: %
 Limiting Factor: 20"
 Ground water Restrictive Layer Bedrock Pit Depth

Albert Frick
 Site Evaluator Signature

163

4/16/99

THOMAS CONNOLLY ✓
56 CARLETON STREET
PORTLAND, ME 04102
775-0255

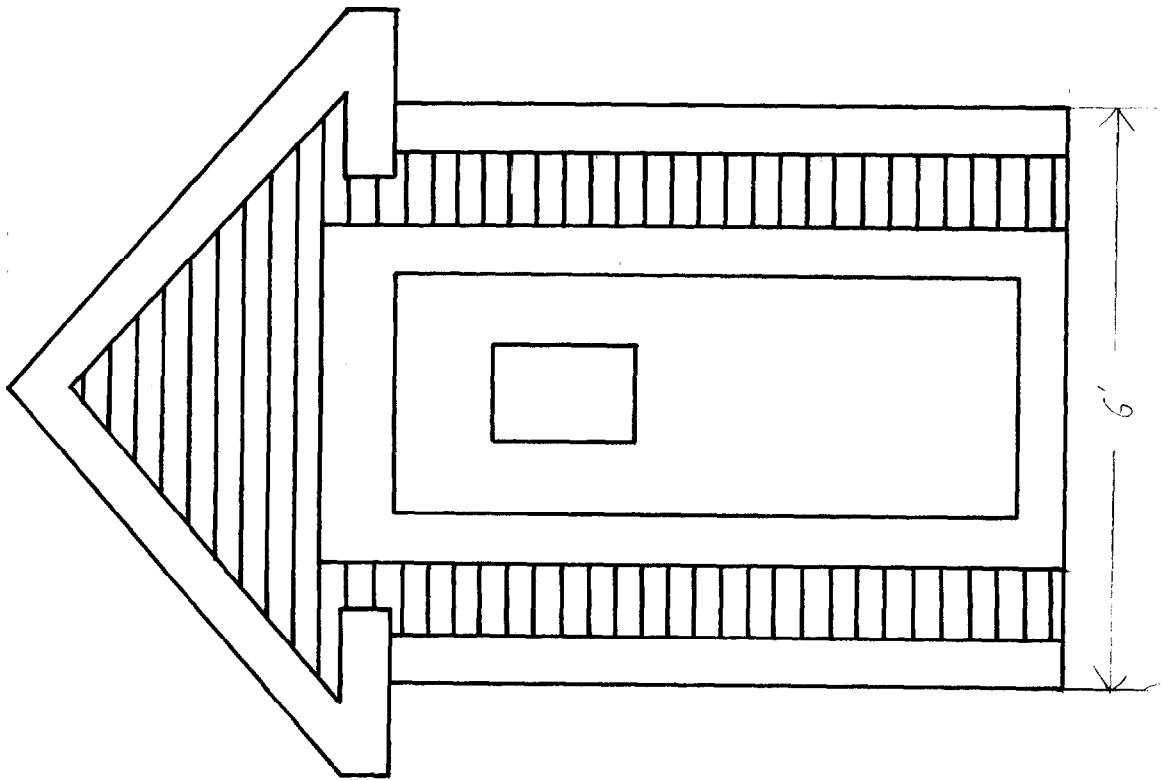
MAY 18, 2000

I PROPOSE BUILDING THE FOLLOWING OUTBUILDING -

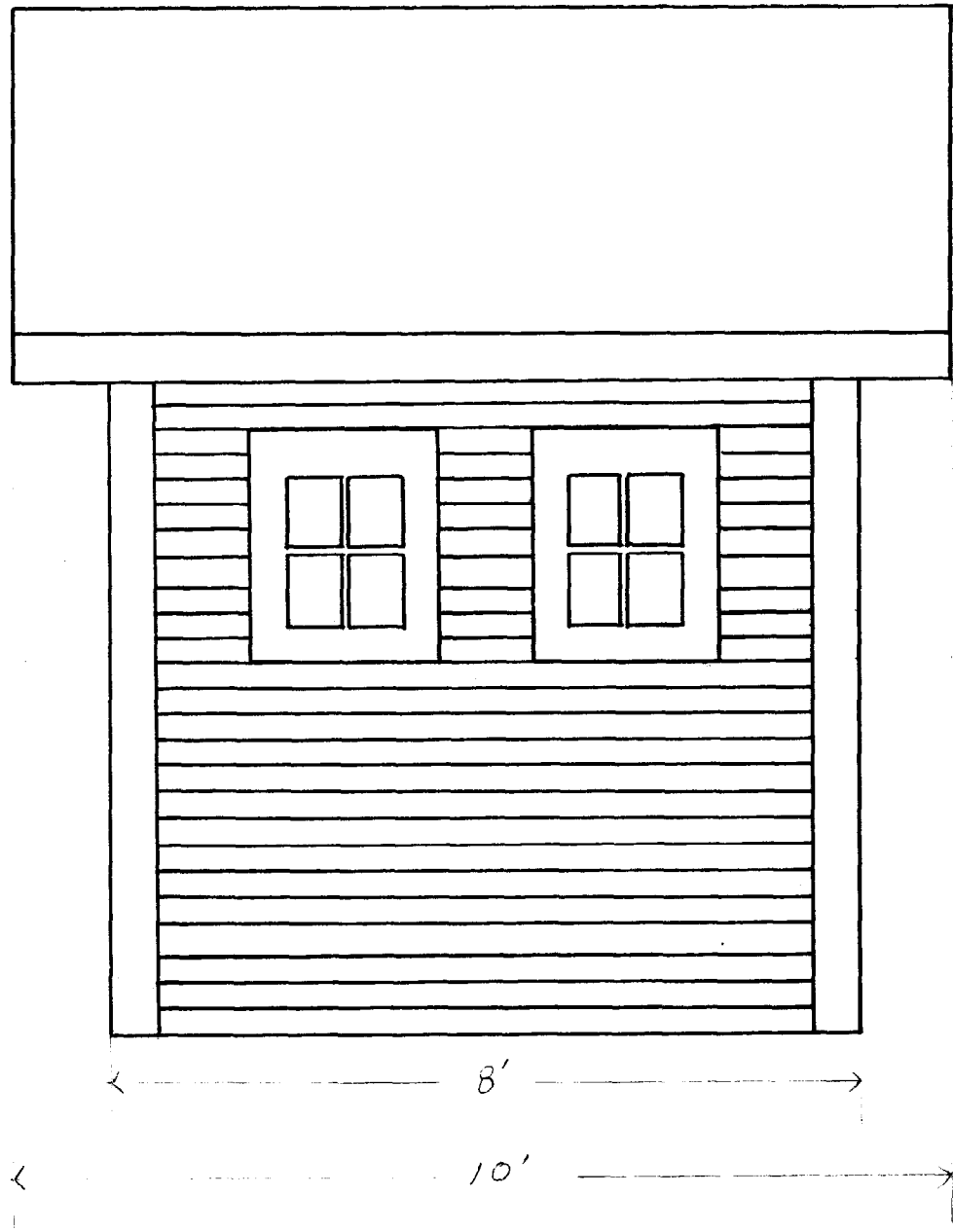
- A. 6x8' GARDEN SHED, 11' TALL ✓
- B. CLAPBOARD SIDING ✓
- C. WHITE CEDAR SHINGLES ON ROOF ✓
- D. FRAMING WITH 2x4 K.D. ✓
- E. SHEATHING WITH 5/8" AC PLYWOOD ✓

Thank you,

Thomas Connolly



1/2" = 1'

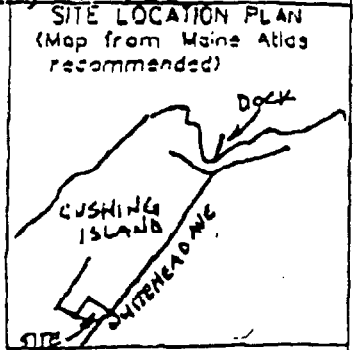
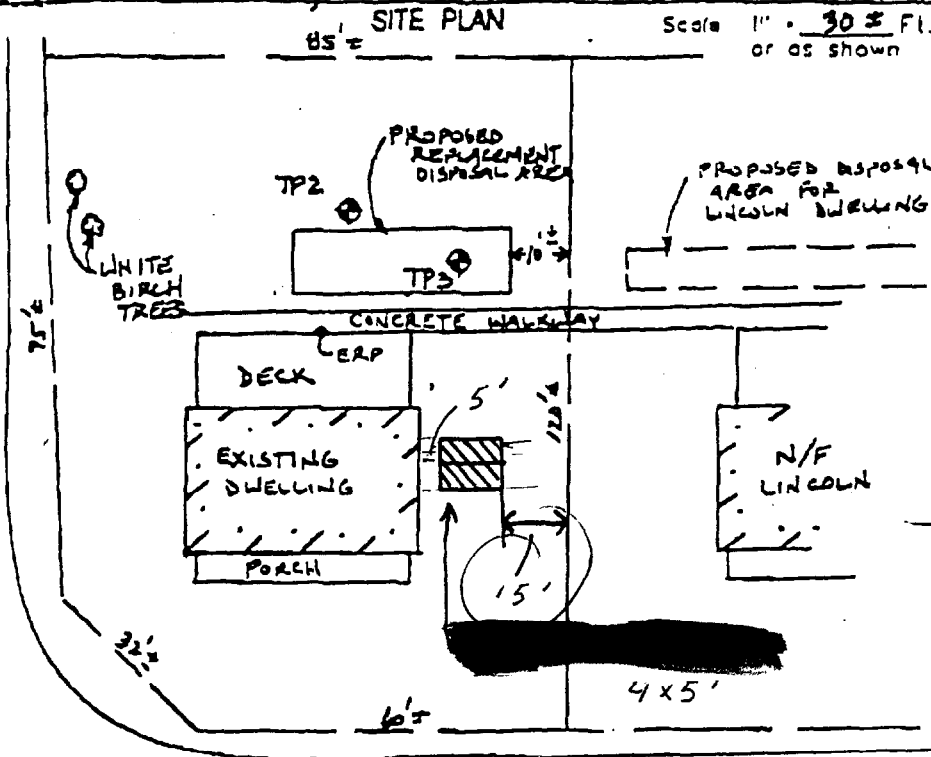


1/2" = 1'

WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5873 Fax (207) 287-4192

Plantation: **WHITEHEAD AVENUE** Street, Road Subdivision: **WHITEHEAD AVENUE** Owner's Name: **GANSER, PETER**
AND (CUSHING ISLAND)



IR-1 Zone
15' side yard req. - 15' shown
5' from house req. - 5' shown
30' req to rear - 30' shown

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

Observation Hole: **TP 2** Test Pit Boring
 Depth of Organic Horizon Above Mineral Soil: _____

Feature	Consistency	Color	Mottling
SANDY LOAM	FROZEN	DARK BROWN	
GRAVELLY SANDY LOAM	FRABLE	DARK YELLOWISH BROWN	
	SOMEWHAT FIRM	YELLOWISH BROWN	FEW FAINT
REFUSAL			

Soil Classification: **3 A/C** Slope: _____ %
 Limiting Factor: **33"** Ground water Restrictive Layer
 Bedrock Pit Depth

Observation Hole: **TP 3** Test Pit Boring
 Depth of Organic Horizon Above Mineral Soil: _____

Feature	Consistency	Color	Mottling
SANDY LOAM	FROZEN	DARK BROWN	
	FRABLE	DARK YELLOWISH BROWN	
LOAMY SAND & SANDY LOAM	SOMEWHAT FIRM	YELLOWISH BROWN	FEW FAINT
REFUSAL			

Soil Classification: **3 A/C** Slope: _____ %
 Limiting Factor: **20"** Ground water Restrictive Layer
 Bedrock Pit Depth

Albert Frick
Site Evaluator Signature

163
SE

4/16/99
Date

RECEIVED 5/25/00