

Applicant: Karen Montanaro

Date: 7/20/95

Address: 116 Carlyle St.

Assessors No.: 141-B-006 & 007

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-3

Interior or corner lot -

Use - Addition 20 x 22

Sewage Disposal -

Rear Yards - 25' - 29' shown

Side Yards - on side st - 20' req. with a 5' reduction allowed from Sec. 14-433 (b)

Front Yards - N/A

Projections -

Height -

Lot Area -

7,500[#] per assessors
Building Area - MAX 25% Lot Coverage of 1,875[#]

Area per Family -

Width of Lot -

Lot Frontage -

Off-street Parking -

Loading Bays -

Site Plan - N/A

Shoreland Zoning - N/A

Flood Plains -

house 24 x 30 = 720

garage 12 x 20 = 240

breezeway 6 x 7 = 42

New 20 x 22 440

1442[#]

OK

141-13-006

BUILDING PERMIT REPORT

DATE: 20/July/95 ADDRESS: 116 Carlyle Rd.

REASON FOR PERMIT: To Construct a 12'x20' addition

BUILDING OWNER: Karen & Tony Montararo

CONTRACTOR: John Rich APPROVED: *1 *7 *9 *11 *13 *14

PERMIT APPLICANT: _____ DENIED: *15

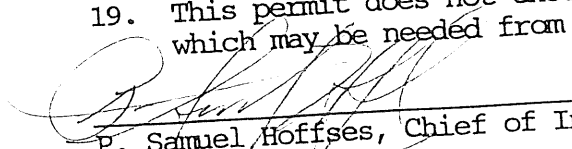
CONDITION OF APPROVAL OR DENIAL

- * 1. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precaution 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 sq. 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 (508 mm), and a minimum net clear opening of 5.7 sq. 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 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted.

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)
- X 11. Guardrail & Handrails-A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
12. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023. & 1024. of the City's building code. (The BOCA National Building Code/1993)
- X 13. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise.
- X 14. Headroom in habitable space is a minimum of 7'6".
- X 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 or 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 of Inspection Services

/el 3/16/95

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

July 20, 1995

Karen & Tony Montanaro
116 Carlyle Rd
Portland, ME 04038

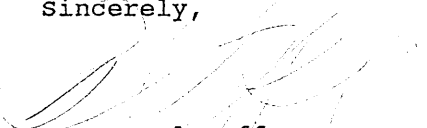
Re: 116 Carlyle Rd

Dear Karen & Tony,

1. Your plan shows the foundation of the proposed addition to be of a pier type (sonotubes 8"). The City's building code requires a minimum of an 8" frostwall for any structure over 100 square feet. If you want to use this system, this office must require a structural design signed and sealed by a structural engineer.
2. Please read and implement items numbered 1, 7, 9, 11, 13, 14 and 15 of the attached building permit report.
3. No work is to be started until the foundation issue is resolved.

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

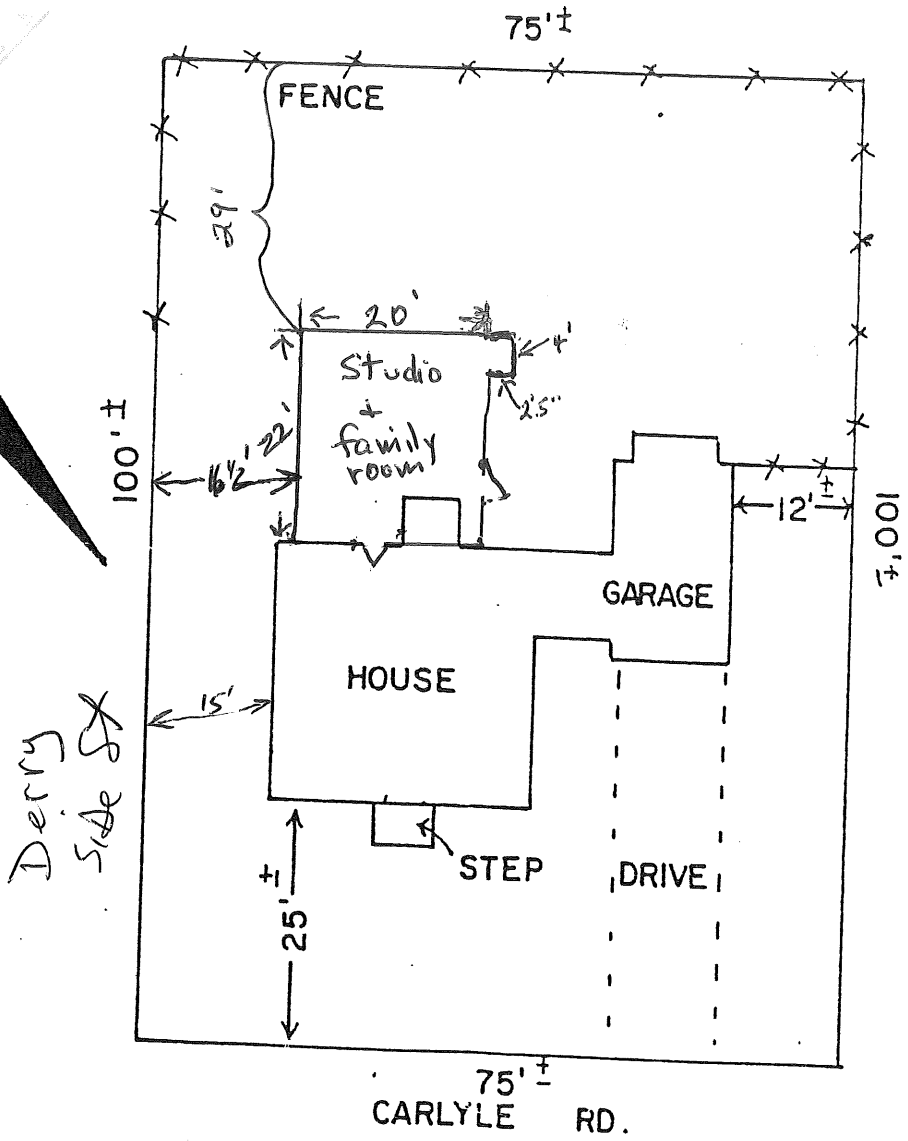
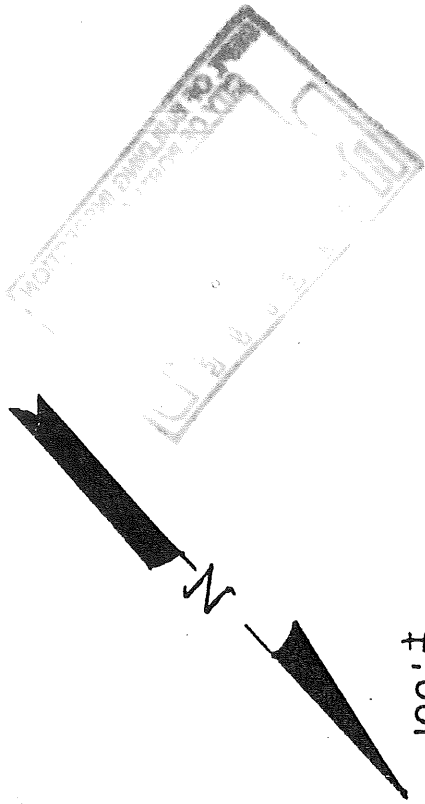
Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

cc: M. Schmuckal, Asst. Chief of Inspection Services

The addition will be 22' by 20' with a window seat at one corner measuring 2½' by 4'. The existing bulkhead will be replaced with a trapdoor.

MORTGAGE INSPECTION PLAN



ALL PROPERTY LINE ARE ASSUMED

Additional Dimensions per Karen M. by phone 7/20/95

Tony + Karen Montanaro
116 Carlyle Rd.

LOCUS: Portland, Maine

207 774 5154

SCALE: 1" = 20'

"THIS IS NOT A BOUNDARY SURVEY"

RPPLST6 CAMA Real Property System - Residential Display 7/20/95
 RFP092 Parcel Id: 141- - B-006-001 01/01 Acct: M6200096 08:05

Property Address 116 CARLYLE RD
 Owner Name1 MONTANARD TONY G & (i, f, i)
 Name2 KAREN JTB
 Address 116 CARLYLE RD
 City/State/Zip PORTLAND ME 04103

Entrance Code Land Use 11 # of Units 1

Route 127 Zone R3 Nbhd 111 District 9 Traffic 1
 Total Sq Ft
 Utilities 2 3 4 Desc 141-B-6-7 Living Area 1,008
 CARLYLE RD 114-116
 7500 SF

House Style 4 Year Built 1951 Total Rms 07 Total Beoms 02
 Baths Full 1 Half 0 Kitchen Remodeled 2 Bath Remodeled 2 Basement 4
 Attic 4 Phy Cond 3 CDU AV Heating Type 2 4 2 Wood/Coal Burn 0
 Next Screen E_

RPPLST7 CAMA Real Property System - Residential Display 7/20/95
 RFP095 Parcel Id: 141- - B-006-001 01/01 Acct: M6200096 08:06

LWR	1ST	2ND	3RD	AREA	
A	MAIN	STR		0720	
B	12			0042	
C	13			0240	
D	14			0016	
E					D
F					+--2--12--2--+
G					E C
H					+-----30-----+--620
I					E 7 E C 20
					E B 7 E
TOTAL AREA:			1008		+--6--+
				24	E +---12---+
					E A 24
					E
					E
					E
					+-----30-----+

Return E_