

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

Location of Construction: 646 Washington Ave		Owner: Richard Weare		Phone:		Permit No: 960653	
Owner Address: Box 741- Portland ME 04104		Leasee/Buyer's Name:		Phone:			<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED JUL - 9 1996 CITY OF PORTLAND Zone: CBL. 167-D-415 </div>
Contractor Name: R A S Excavation		Address: 80 Maple Ave - Scarborough ME		Phone: 04074 883-9497			
Past Use: 3-fam w garage		Proposed Use: 3-fam w garage		COST OF WORK: \$ 6700 PERMIT FEE: \$ 555 FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: U Type 5B Signature: [Signature] Signature: [Signature]			
Proposed Project Description: put a foundation under the garage				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____		Zoning Approval: 1933-1951 Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: L Chase		Date Applied For: 7/1/96					

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..

PERMIT ISSUED WITH REQUIREMENTS

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application 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: George P. Schuster, U.P. ADDRESS: 80 Maple Ave DATE: 7/1/96 PHONE: 883-9497

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

- 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]

CEO DISTRICT 6

A. Rowe

Location of Construction: 646 Washington Ave		Owner: Richard Weare		Phone:		Permit No: 960633
Owner Address: Box 741- Portland ME 04104		Leasee/Buyer's Name:		Phone:		
Contractor Name: R & S Excavation		Address: 80 Maple Ave - Scarborough ME		Phone: 04074 883-9497		Permit Issued: Zone: R-5 CBL: 167-D-4e5
Past Use: 3-fam w garage		Proposed Use: 3-fam w garage		COST OF WORK: \$ 6700		
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: 4 Type: 5B <i>DOC 8931</i>
Proposed Project Description: put a foundation under the garage				Signature: <i>[Signature]</i>		
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Approval: 1933 & 1957 <i>microfiche shows 3 units</i>
				Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		
Permit Taken By: L Chase		Date Applied For: 7/1/96		Signature: _____		Date: _____

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George P. Shooter V.P.
 SIGNATURE OF APPLICANT ADDRESS: *80 Maple Ave Scarborough, Me.* DATE: *7/1/96* PHONE: *883-9497*

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT 6
A. Rowe

LAND USE - ZONING REPORT

ADDRESS: 646 Washington Ave DATE: 7/2/96

REASON FOR PERMIT: put foundation under existing garage

BUILDING OWNER: Richard Weare C-B-L: 167-D-4 & S

PERMIT APPLICANT: George Shooter

APPROVED: with conditions DENIED: _____
2, 4, 6

CONDITION(S) OF APPROVAL

- 1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
- 2. The footprint of the existing garage shall not be increased during maintenance reconstruction.
- 3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
- 4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will **not** be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
- 5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 6. Our records indicate that this property has a legal use of 3 units. Any change in this approved use shall require a separate permit application for review and approval.
- 7. Separate permits shall be required for any signage.
- 8. Separate permits shall be required for future decks and/or garage.
- 9. Other requirements of condition _____

Marge Schmuckal

Marge Schmuckal, Zoning Administrator,
Asst. Chief of Code Enforcement

BUILDING PERMIT REPORT

DATE: 9 July 196 ADDRESS: 846 Washington Ave
 REASON FOR PERMIT: Place Foundation under garage
 BUILDING OWNER: Richard Weare
 CONTRACTOR: R. S. Excavation APPROVED: *1
 PERMIT APPLICANT: _____ DENIED: _____

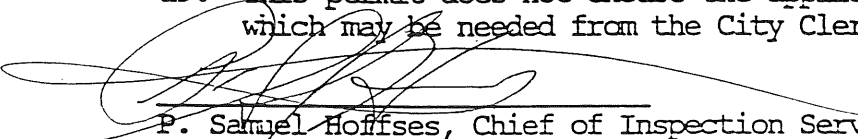
CONDITION OF APPROVAL OR DENIAL

- K
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)
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)
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.~~
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 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

R&R & SOILS EXCAVATING

P.O. Box 985
Windham, ME 04062
892-7013



Reliable and Economical
Excavation Services



Peter G. Reali, Jr.
President

George Shooter
883-9497

Proposal

Page No. of Pages

PROPOSAL SUBMITTED TO <i>Wear</i> Richard Ware		PHONE	DATE 6/19/96
STREET P.O. Box 741		JOB NAME Ware	
CITY, STATE AND ZIP CODE Portland, Maine 04104		JOB LOCATION 646 Washington Ave	
ARCHITECT <i>Owner</i>	DATE OF PLANS <i>6/22/96</i>		JOB PHONE

We hereby propose to furnish materials and labor necessary for the completion of

(1) New concrete foundation wall $8'' \times 3ft$ on 1' footing, footing & walls to have #4 rebar 1' on center. *J.S. Rea*

(2) Two new footing for existing 2" pipe supports these will be 2' x 4' with #3 & #4 rebar stirrups 12" on center.

(3) All concrete will be 3/4" mix with minimum 4000 p.s.i. compressive strength.

(4) New 5" floor slab Fibermesh M D fibers added at 1 1/2 c.y (0.10%) per volume of concrete, and leveling slab for 2 washers & 2 dryer in cellar of main building *J.S. Rea*

(5) All existing concrete and excess excavated material is to be removed from site & dumped by our company.

(6) After floor slab has set up we will saw-cut 5/8" deep control joints in center of slab in each direction.

Note; Jim merry Building movers will jack up building so we can do our work. This cost is not in this contract.

(7) All work per attached plans numbering 4 sheets dated 6/22/96. *J.S. Rea*

WE PROPOSE hereby to furnish material and labor - complete in accordance with above specifications, for the sum of: \$6650.00

Payment to be made as follows:

2500.00 After work has started. 3000.00 After half of work is completed.

1150.00 Last payment after owner has ok all work.

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized
Signature

Note: This proposal may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outline above.

Signature

Date of Acceptance:

June 23, 1996

Signature

Richard E. Wear
Beeper 759-3598

Richard E. Weare
P.O. Box 741
Portland, Maine 04104
(W) 617-539-7928
(H) 207-781-4309

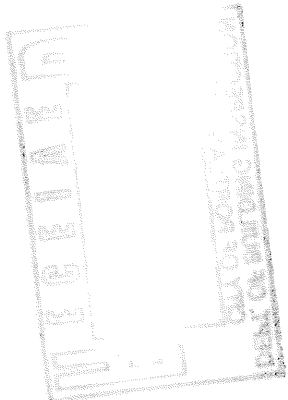
DATE: June 22, 1996

PROJECT: New Foundation for garage at 646 Washington Ave Portland

SCOPE: Jack-up garage, removal of existing concrete slab, install new footings and floor slab, provide new sills and lower garage onto new foundation. Building location (foot-print) to remain as presently exists.

GENERAL NOTES:

1. All required permits are to be obtained by the Contractor. (Base site plan will be supplied by owner to Contractor for use in permit application)
2. All existing concrete and excess excavated material is to be removed from the site.
3. Concrete supplied to have the following design properties:
 - a. 3/4 inch mix to be supplied,
 - b. Minimum compressive strength of 4000 psi,
 - c. 5-7% air entraining.
 - d. For floor slab, only, Fibermesh MD fibers are to be added at the batch plant at 1-1/2 lbs/c.y. (0.10% per volume of concrete).
4. Reinforcing to be grade-40 bars.
5. Reinforcing to have 3 inches of concrete cover.
6. Saw-cut 5/8" deep control joints in center of slab in each direction after concrete has set.
7. Install fibermesh concrete leveling slab in cellar of 646 Washington Ave for 2 washers and 2 dryers.



**ICF KAISER ENGINEERS
MASSACHUSETTS, INC**

MWRA - BOSTON HARBOR PROJECT
DEER ISLAND RELATED FACILITIES

Subject: 646 Washington Ave Garage
Portland

Job No. 91070

Sheet 2 of 4

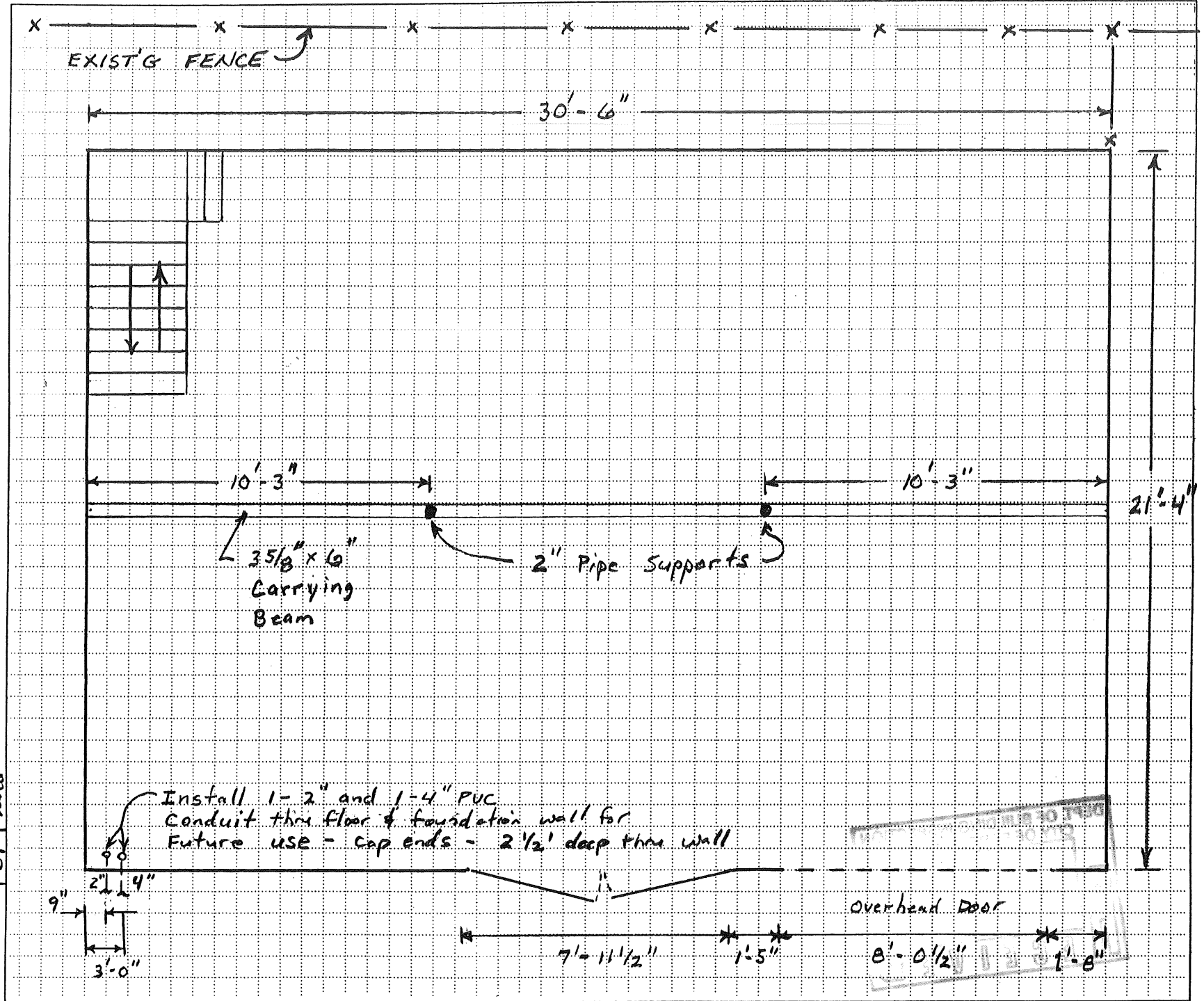
Date: 6/22/96

Date:

Reference: 1/4" = 1'

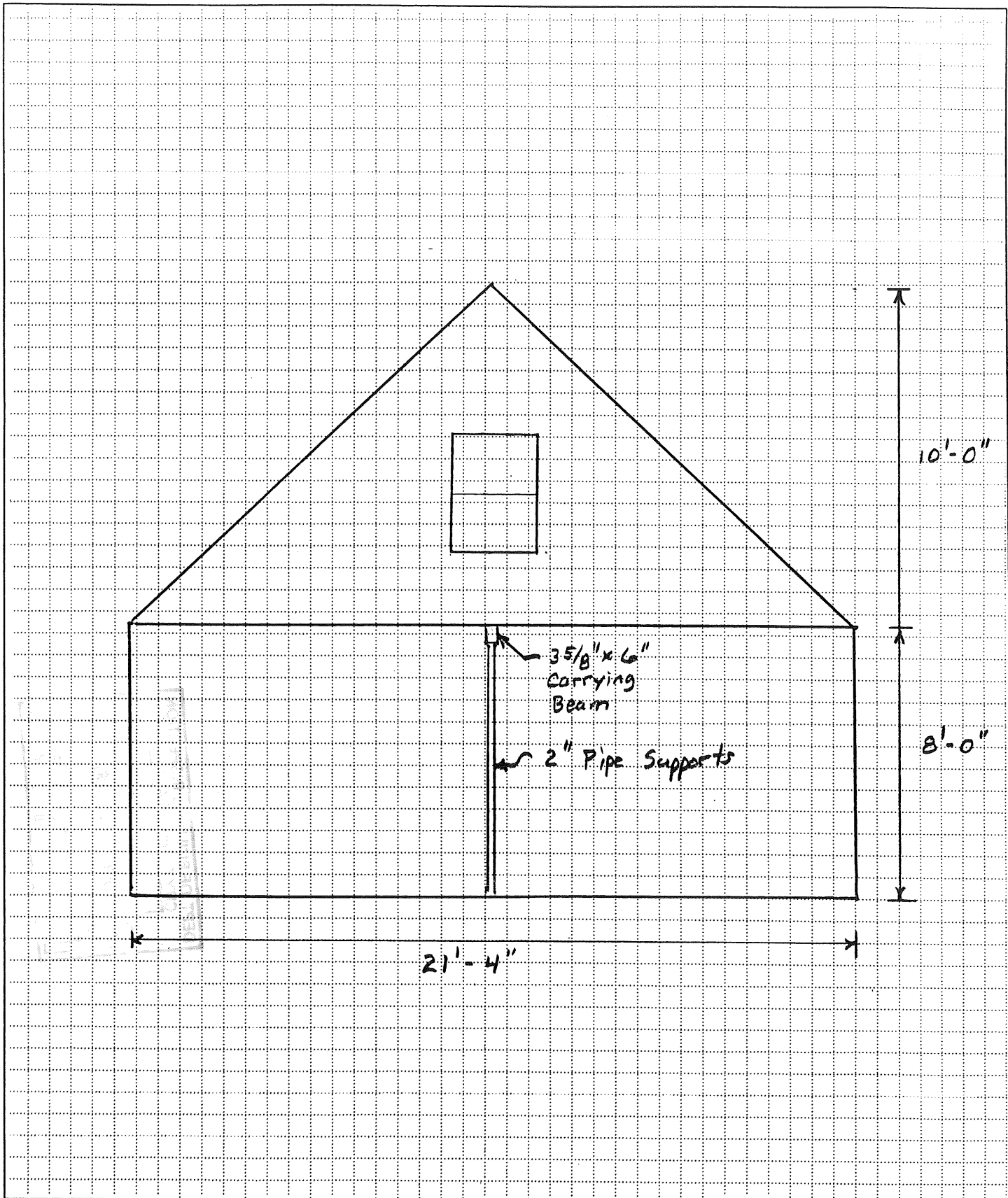
Prepared By: RESW

Checked By:



ICF KAISER ENGINEERS
MASSACHUSETTS, INC
MWRA - BOSTON HARBOR PROJECT
DEER ISLAND RELATED FACILITIES
Subject: 646 Washington Ave Garage
Portland

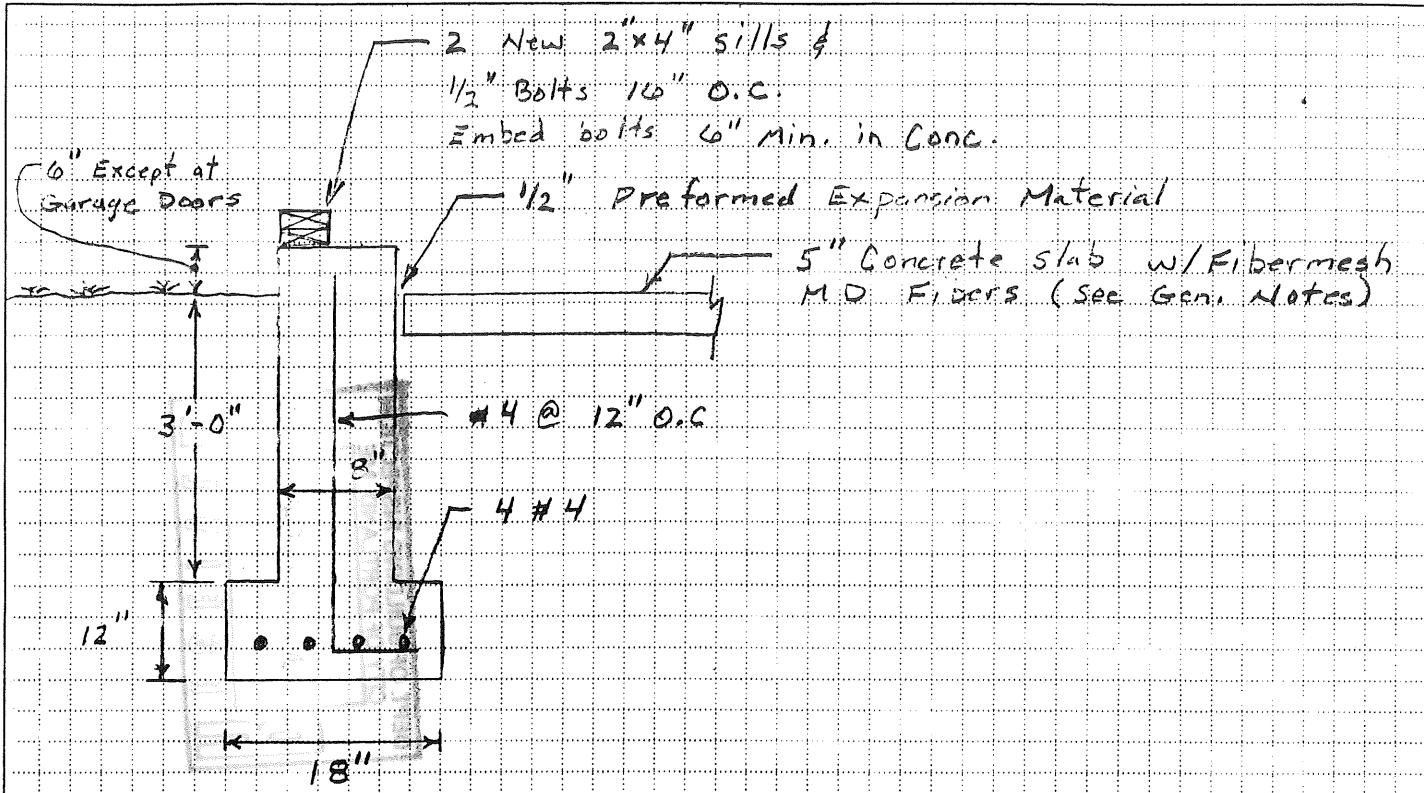
Job No. 91070
Reference :
Sheet 3 of 4
Prepared By: $1/4" = 1'$
Date: 6/22/90
Checked By: *BSW*
Date:



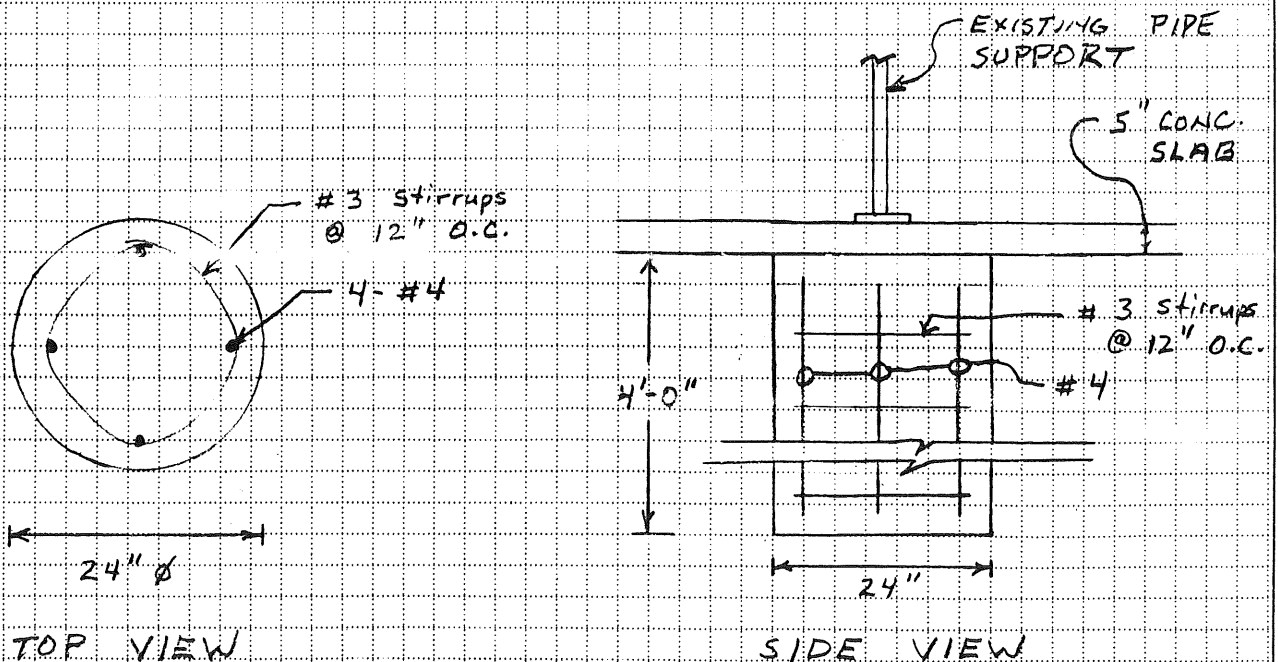
ICF KAISER ENGINEERS
 MASSACHUSETTS, INC
 MWRA - BOSTON HARBOR PROJECT
 DEER ISLAND RELATED FACILITIES
 Subject: 646 Washington Ave. Garage
 Portland

Reference :
 Prepared By : *RCS*
 Checked By :

Job No. 91070
 Sheet 4 of 4
 Date : 6/22/96
 Date :



FOOTING AND SLAB DETAIL



FOOTINGS AT INTERIOR PIPE SUPPORTS

CUMMINGS ST.

C.L. SCALA

EXIST'G 6 FAMILY APT. HOUSE

9

SUMAC TREES

PROP. LOCATION OF REMODELING

EXIST'G 2 STORY CARRIAGE HOUSE

LAWN

PICKET FENCE

30.5'

⑥

EXIST'G TWO

RICHARD WEARE

CAR GARAGE

⑦

PORCH

STOCKADE

①

②

③

④

⑤

85'

STOCKADE FENCE

LAWN

EXISTING 3 UNIT APT. HOUSE

646

LOT = 6000 SQ. FT.

LOT = 4250 SQ. FT.

PORCH

TURN A ROUND

89° 55'

HEDGE

60'

P-783

Hyd.

Brick Sidewalk

P-84

WASHINGTON AVE.

DEPT. OF BUILDING INSPECTION

10