

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

Location of Construction: 900 Washington Ave		Owner: K & M Partners		Phone: 207-934-7622		Permit No: 980835	
Owner Address: P.O. Box W OOB, ME 04064		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Empire Development		Address: P.O. Box W OOB, ME 04064		Phone: 934-7622		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: AUG - 3 1998 CITY OF PORTLAND </div>	
Past Use: Vacant Land		Proposed Use: 5 unit dwellings		COST OF WORK: \$ 323,305.00 PERMIT FEE: \$ 1,635.00			
Proposed Project Description: 5 Unit residential condominium Project located on the west side of Washington Ave, Wood fram 2 story structure C2 building 1 building containing 3 units & second building 2 units		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>[Signature]</i>		INSPECTION: <i>R2-R3</i> Use Group: <i>7</i> Type: <i>5B</i> Signature: <i>[Signature]</i>		Zone: <i>R-5</i> CBL: 170-B-007	
				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: <i>OK with conditions</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>N/A 7/29/98</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>zmc</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: Sp		Date Applied For: 21 July 1998					

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..

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 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

27 July 1998

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

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

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:

CEO DISTRICT 2

John Conzetti, Proj Mgr
8/3/98 Spoke w/ L. Oliva - John Conzetti is project mgr - Reviewed
Conditions of Permit - Should be no problem - hope for final pour this
week - they will give 24th notice (P)

10-14-98 Footer are in they have had a Surveyor Place the foundations -
Need to install Down Sloop Silt Fencing and Runoff Protection.

10-15-98 Called and left message in office to have Silt Fencing installed
and to add a Footer ^{to Frost wall section} to Foundation plan Shown on Page 8A Diagram 1

10-20-98 Stopped at site Footer Drains are in and Stone in place 3 unit only
Silt Fence is still Not in Place (TR)

10/29/98 - foundation designs ok - Wells tared ok to backfill
Notified Bldr by phone - left msg on machine (P)

11-13-98 - unit 4 + 5 ok on Backfill Stone + Fabric, Drain tile in place (TR)

1-12-99 - Stopped by 3 unit is 1/2 Framed we talk about 2 hour Fire Separation
Between units, and to make sure that carrying Beams all have Proper columns under
them (TR)

4/14/99 Called for Close in - General Framing ok but problem w/ Fire Walls in all
units - Ref. to P.S.H. & L.B. Mac. (otherwise, framing ok in 3 Unit only)
see T.R. Snap note of 4/2/99 above (P)

go to Pg 2



Empire Development L.L.C.
Residential/Commercial Construction, Development & Acquisitions
Lawrence J. Oliva
Sales Manager
P.O. Box W, Old Orchard Beach, Maine 04064
Email: maj60@aol.com
(207) 934-2718 (207) 934-7622
(207) 883-4270 Fax (207) 934-1566

Type	Inspection Record	Date
Foundation:	_____	_____
Framing:	_____	_____
Plumbing:	_____	_____
Final:	_____	_____
Other:	_____	_____

Project Name: 900 Washington Ave
 Project Address: _____

BLG - INSP. REPORT

Inspection Date	Type of Inspection	Remarks - prints - page #
6/9/99	Went to Site Met w/ John Fanzetti.	the Steaming insp on units 4 and 5 GAVE OK to Steeback
6/9/99		Also inspected units 1 AND 3 for a final steaming status do not meet code. Risers are too high.
6/10/99		Met on site along w/ Mike Noyes and Kevin Caspell. Steve manufacturer was been contacted, they will correct the problem.
6/11/99		A temporary CO has been issued until stairs are used by Jim Wendell's conditions are met <u>JP</u>
6/11/99		Met on site w/ William Fenao Empire is to try de-humidifiers to bring the status into compliance to re-check in 30 days
7/18/99		Went for final on #5 and 2 2 OK, 5 NOT READY
7/12/99		Rechecked #5 all OK, #4 NOT READY <u>JP</u>
7/15/99		Inspected #4 All set <u>JP</u>
7/15/99		Called several times. We will visit a couple more weeks for Shanko. I stated that I did not feel that the dehumidifiers will not do the job. He agreed and will replace when notified <u>JP</u>

Project Name: 900 Washington Av
 Project Address: 900 WASHINGTON AV.

Bldg INSP Report

Inspection Date	Type of Inspection	Remarks - prints - page#
15 APRIL 99	LT, McDougall & myself went to 900 Washington Ave. To review construction as per CEO, Carroll. This inspection was done in reference to the Fire Separation assembly (Fire Partition). This AFTER our inspection and due to the framing of roof (trusses girders) it would be impossible to get a good assembly. We expected that the separation would be done at the ceiling and walls between the two bedroom and the rest of the fire partition done to the roof line - Section 711.4 of the Code.	
9/21/99	Contractor called for Insp. Re: Above by P.S.H. - Close Ins appear to meet conditions set out on 15 APRIL 99 by P.S.H & LT. MACK <u>NOTE: Separate Permits Are Required For Installation of GAS Fireplaces in Each Unit - Contractor Notified</u>	
5/28/99	unit 3 Rear Unit - trim around fire door - garage - stairs - 3 R - all different 6 3/4" / 7" / 7 3/8" also need guards - self closers on fire door -	
	Rear stairs - in setback - risers incorrect -	
	No power - unable to inspect basements/smokes	
unit #1	No power - unable to inspect basement/smokes seal fire penetrations in garage - trim around door - self closer - stairs in garage - incorrect - need guards. nosing @ landing on stairs.	

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

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

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 (include Portion of Building) 896-906 WASHINGTON AVE.		
Total Square Footage of Proposed Structure 7,000	Square Footage of Lot 34,258	
Tax Assessor's Chart, Block & Lot Number Chart# 170 Block# B Lot# 7	Owner: KIM PARTNERS	Telephone#: 207-934-7622
Owner's Address: KIM PARTNERS PO BOX W OLD ORCHARD BEACH 04864	Lessee/Buyer's Name (If Applicable) N/A	Cost Of Work: \$323,305 Fee \$1635
Proposed Project Description: (Please be as specific as possible) SUITE RESIDENTIAL CONDOMINIUM PROJECT LOCATED ON THE WEST SIDE OF WASHINGTON AVE. WOOD FRAME 2 STORY STRUCTURE (2 BUILDING 1 BUILDING CONTAINING 3 UNITS AND THE SECOND BUILDING 2 UNITS)		
Contractor's Name, Address & Telephone EMPIRE DEVELOPMENT PO. BOX W OLD ORCHARD BEACH ME 207-934-7622		Rec'd By SO
Current Use: Vacant	Proposed Use: Residential	

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/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

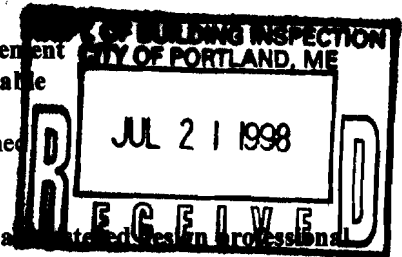
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such 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: 	Date: 7/20/98
---	----------------------

Building Permit Fee: \$25.00 for the 1st \$1000. cost plus \$5.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum



BUILDING PERMIT REPORT

DATE: 31 July 98 ADDRESS: 900 Washington Ave. (170-B-00)
REASON FOR PERMIT: To Construct Two Bldgs. - Bldg. A - 3 d/u Bldg. B - 2 d/u
BUILDING OWNER: K-M Partners
CONTRACTOR: Empire Development
PERMIT APPLICANT:
USE GROUP R-2 — R-3 BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *2, *2.5, *3, *6, *7, *8, *10, *11, *12, *16, *24, *25, *26, *27, *28, *29, *30, *31, *32, *33, *14 C & D

- *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)
- *2.5 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
- 3. Precaution must be taken to protect concrete from freezing.
- 4. 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.
- *5. 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 means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
- *6. 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). NFPA 211 -
- *7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- *8. 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", 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. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2".
- 9. Headroom in habitable space is a minimum of 7'6".
- *10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread. 7" maximum rise.
- *11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8")
- *12. 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

Stop

shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.

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.

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.) - *PIPE CHASE* -

The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.

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, 920.3.2 (BOCA National Building Code/1996), 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

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. (Interconnection is required)

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.

The Fire Alarm System shall be maintained to NFPA #72 Standard.

The Sprinkler System shall maintained to NFPA #13 Standard.

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/1996)

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".

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 to the Division of Inspection Services.

Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)

All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.

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

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).

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

Please read and implement the attached Land Use-Zoning report requirements.

Anchor bolts / Foundation anchorage shall be done in accordance with Section 2305.17 of The building Code

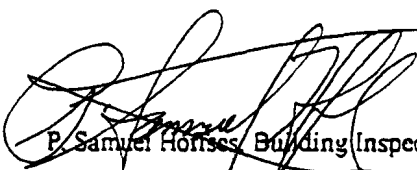
Access to Crawl Spaces and Attic shall be as per section 1211.0.

Notching boring and cutting shall be done in accordance with sections 2305.5.1, 2305.3, 2305.4.4

All glass and glazing shall be done in accordance with chapter 24 of The building Code -

Winders (stairs) shall meet The requirements of Section 1014.6.3 of The bldg Code.

Dwelling unit Fire Partitions shall be done in accordance with section 711.0 of The City's building Code -



P. Samuel Horvath, Building Inspector

cc: Lt. McDougall, PFD
Marge Schmuckal Zoning Adm.

Applicant:

Date: 7/29/98

Address: 896-906 Washington Ave

C-B-L: 170-B-5:17

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-5 Zone

Interior or corner lot -

Proposed Use/Work - Construct 5 condos total - ² Bldgs

Sewage Disposal - City

Lot Street Frontage - 50' req - 67.50' shown

Front Yard - 20' req - 20' + shown

Rear Yard - 20' req 20' + shown

Side Yard - - 12' req - 13' ; 14' shown

Projections -

Width of Lot -

Height - 2 stories shown

Lot Area -

45,336[#] shown -

Lot Coverage/ Impervious Surface -

Area per Family - 6,000[#]/unit - 30,000[#] req

Off-street Parking - 2 for each unit or 10 SPACES - 11 shown (5 garage spaces)

Loading Bays - N/A

Site Plan - Major - already received approval on 10/29/96 - received OK to extend to 10/29/98

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A - outside area - Zone C.

**CITY OF PORTLAND, ME
BOCA 1996 Plan Review Record
One and Two Family Dwelling**

Valuation: \$323,305.00 Plan Review # _____
 Fee: \$1,635.00 Date: 31 July 98

Building Location: Washington Ave. CBL: 170-B-007

Building Description: 2 Buildings A-B Bldg. A-3 units Bldg B-2 units.

Reviewed by: S. Hoffner

Use or Occupancy: R-2 — R-3 Type of Construction: 5B
 *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 must be completed before a certificate of occupancy can or will be issued.	111.3 111.4
2.	Foundation drains	1813.5.2
3.	Water proofing & damp proofing	1813.0
4.	Foundation anchorage	2305.17
5.	Private garage	407.0
6.	Sound Transmission	1214.0
7.	Guards & handrails	1021.0 1022.0
8.	Sleeping room egress & rescue	1010.4
9.	PIPE Chase verticle open.	710.0
10.	Smoke detectors	920.3.2
11.	Fastening Schedule Table 2305.2	Table 2305.2
12.	Ventilation of spaces	CHAPTER 12 sections 1209-1209
13.	Anchor bolts	2305.17

Foundations (Chapter 18)

Wood Foundation (1808)

NA Design
NA Installation

Footings (1807.0)

OK Depth below (outside) grade 4' minimum;
but below frost line except for insulated footings.

NA Insulated footing provided

OK Soil bearing value (table 1804.3)

OK Footing width

OK Concrete footing (1810.0) 3.1, 3.2

1813.5.2 Foundation drains

Foundation Walls

OK Design (1812.1)

10" Minimum thickness Tables 1812.3.2 (1) & 1812.3.2 (2)

SB Water proofing and damp proofing Section 1813

OK Sill plate (2305.17)

SA Anchorage bolting in concrete (2305.17)

OK Columns (1912)

NA Crawl space (1210.2) Ventilation

NA Crawl opening size (1210.2.1)

SA Access To Crawl spaces and attic. (Section 1211.6)

Floors (Chapter 16-23)

OK Joists - Non sleeping area LL40PSF (Table - 1606)

OK Joists - Sleeping area LL30PSF (Table - 1606)

NA Grade

12" Spacing

OK Span

OK Girder 4" bearing 2305

Floors (contd.)

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

Wall Construction (Chapter 2300)

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

Roof-Ceiling Construction (Chapter 23)

~ See Special Notes on plans - S4

See Special Notes

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

Roof Coverings (Chapter 15)

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

**Chimneys and Fireplaces
BOCA Mechanical/1993**

- NA Masonry (1206.0)
- SA Factory - built (1205.0)
- NA Masonry fireplaces (1404)
- NA Factory - built fireplace (1403)

**Mechanical
1993 BOCA Mechanical Code**

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

TUL. 31. 1998

LAWN EDLUCIA HOFFMAN ASSOCK FLUSH FOUND

10.456 F. 3/3

TO 0' SIDEWALK, REPAIR IN KIND EA. SIDE

SIGN

LOT "B" 34,255 S.F.

WHEEL STOP TYP.

40' LIMIT OF CURB & SIDEWALK REPAIR

GRANITE CURB R=10' EA. SIDE

MAKE UTILITIES CONNECTIONS PER CITY STANDARDS

REPAIR IN KIND AFTER UTILITY CONNECTION

2" WATER

6" SEWER SE

S47°00'00"W 14'

Overhead Utility

Paved Drive

Exis Gar

WASHINGTON AVE. (73' RIGHT OF WAY)

Existing House 904 Washington Ave.

Conc. Dr

Ex. Curb

Existing Esplanade

Existing Sidewalk S42°59'37"E

Ex. Gas Main

140.00'

N47

PHILLIP J. NAPOLITANO 8498/135

TO ALIEN AVENUE

1/2" IRF FLUSH CAP #2080

S42°59'37"E

0.95'

0.75 IRF

UP109

UP110

JUL. 31. 1998

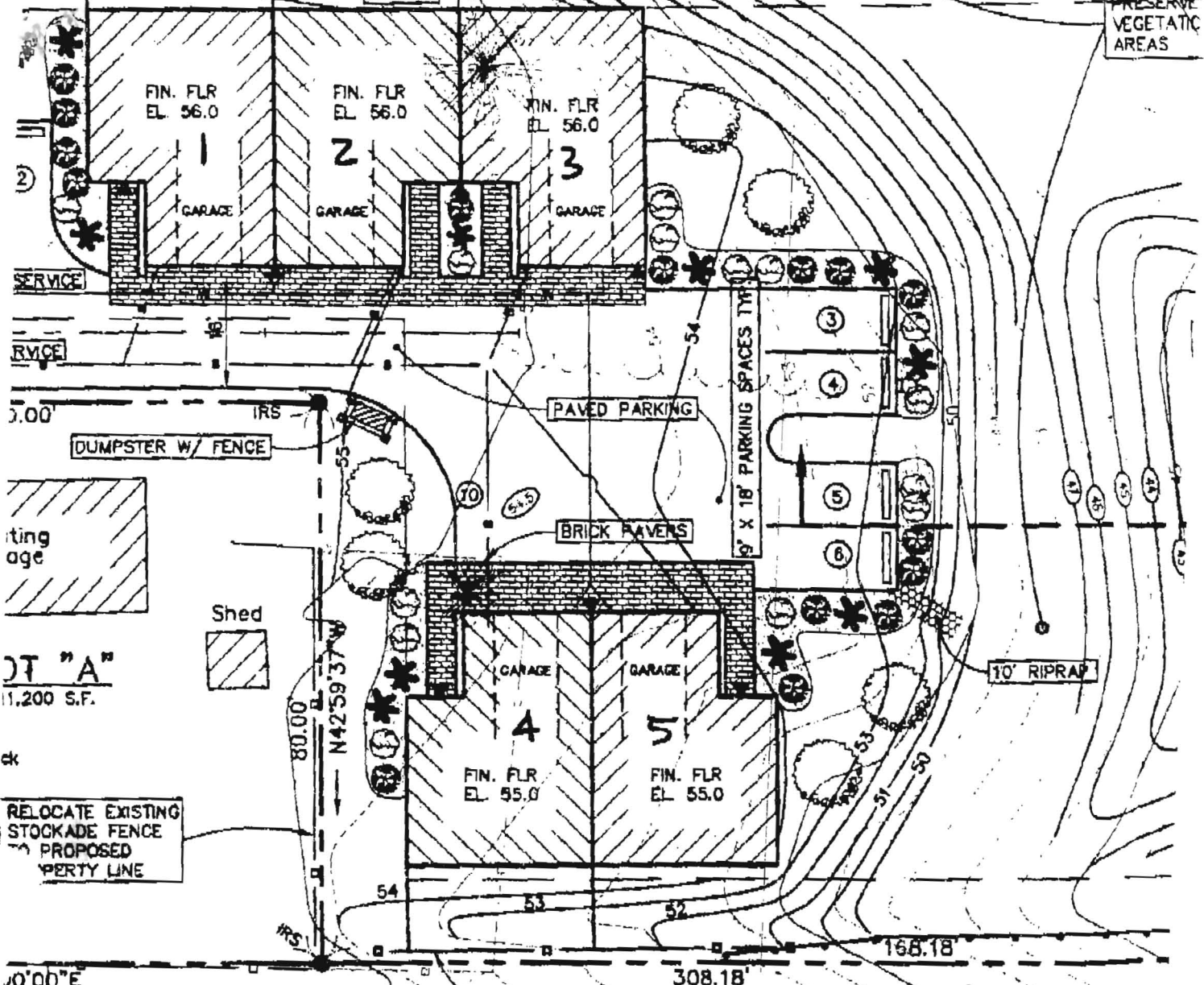
1:57PM

DELUCA HOFFMAN ASSOC

NO. 456

P. 3/3

PRESERVE VEGETATIC AREAS



ating age

LOT "A"
11,200 S.F.

ck

RELOCATE EXISTING STOCKADE FENCE TO PROPOSED PROPERTY LINE

00°00'E

GRAPHIC SCALE

N/F
PINE LEDGE
CONDOMINIUMS
5065/167

JUL 31 1998 1:57PM

DELUCA HOFFMAN ASSOC

NO. 456 P. 1/3

778 Main Street
Suite 8
So. Portland, Maine 04106
Phone: (207) 775-1121
Fax: (207) 679-0895

DeLuca-Hoffman Associates

Fax

To:

MARY GRESIK

From:

Jim W

Fax:

674-8716

Date:

7/31/98

Phone:

Pages:

3

Re:

900 WASHINGTON,

Urgent

For Review

Please Comment

Please Reply

Please Recycle

Comments:



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

I. D. Number _____

K & M Partners
Applicant

25 June 1996
Application Date

BH2M 28 State St Gorham, ME 04038
Applicant's Mailing Address

896-906 Washington Ave
Project Name/Description

William Thompson - 839-2771
Consultant/Agent

170-B-005/007
Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax _____

Assessor's Reference: Chart-Block-Lot _____

App: Roger Cressey
Proposed Development (check all that apply): New Building Building Addition Change of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Other (specify) 5 Condo's (2 Bldgs)

45,336 Proposed Building Square Feet or # of Units 45,336 Acreage of Site R-5 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"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 300.00 subdivision 125.00

Approval Status:

Reviewer Morgan Schumaker

- Approved Approved w/Conditions listed below Denied

- Separate permits needed for any signage
- _____
- _____
- _____

Approval Date 7/29/98 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: 896 - 906 Washington Ave



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

I. D. Number _____

K & M Partners

25 June 1996

Applicant _____

Application Date _____

Applicant's Mailing Address
BH2a 28 State St Gorham, ME 04038

Project Name/Description _____

Consultant/Agent
William Thompson - 839-2771

Address of Proposed Site
*896-906 Washington Ave
170-B-005/007*

Applicant or Agent Daytime Telephone, Fax _____

Assessor's Reference: Chart-Block-Lot _____

App: *Roger Cressey*

Proposed Development (check all that apply):
 New Building Building Addition Change of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Other (specify) *5 Condo's (2 bldgs)*

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

Fees paid: site plan 300.00 subdivision 125.00

Approval Status:

Reviewer Sarah

- Approved Approved w/Conditions listed below Denied

1. *That the applicant will submit a check to the City of Portland*
 2. *for \$656.00 (Engineering 606, inspection \$50)*
 3. *prior to issuance of building permit. (Give check to Planning*
 4. *office)*

Approval Date October 29, 1996 Approval Expiration _____ date
 Extension to October 29 date 1998 Additional Sheets Attached

Condition Compliance _____ signature _____ date DRC/OK

Performance Guarantee

- Required* Not Required

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

Performance Guarantee Accepted 7/23/98 \$37,229 _____
 date amount expiration date
 Inspection Fee Paid 7/20/98 \$582.20 → *(need 656 more engineering)*
 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: _____



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

I. D. Number _____

K & M Partners

25 June 1996

Applicant _____

Application Date _____

Applicant's Mailing Address _____

Project Name/Description _____

BH2M 28 State St Gorham, ME 04038

896-906 Washington Ave

Consultant/Agent _____

William Thompson - 839-2771

Address of Proposed Site _____

170-B-005/007

Applicant or Agent Daytime Telephone, Fax _____

Assessor's Reference: Chart-Block-Lot _____

App: Roger Cressey

Proposed Development (check all that apply):
 New Building Building Addition Change of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Other (specify) 5 Condo's (2 Bldgs)

45,336

Proposed Building Square Feet or # of Units _____

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

Fees paid: site plan 300.00 subdivision 125.00

Approval Status:

Reviewer [Signature]

- Approved Approved w/Conditions listed below Denied

1. _____
2. _____
3. _____
4. _____

Approval Date 6/26/96 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: 896 - 906 Washington Ave

foa-655-3090



FORTETHAN ALLEN COLCHESTER, VT 05446

June 10, 1999

Michael Nugent
City of Portland
City Hall
Code Enforcement

Dear Mr. Nugent,

After speaking with you, I have been in contact with Empire Builders concerning the 900 Washington Avenue Condominium project. We understand there is a possible discrepancy regarding the basement stairs construction. We accept complete responsibility and with Empire Development we will correct this problem within the next 45 days or less.

We have been constructing and delivering stairs in the Portland area since 1971 and this will be our first code violation. Hopefully, we can resolve this problem immediately.

Please accept my apology for any problems we have caused.

Sincerely,

A handwritten signature in black ink, appearing to read "William L. Penrod".

William L. Penrod

Penrod Stairways, Inc.
Fort Ethan Allen
Colchester, VT 05446

Article V Site Plan
Sec 14-525

- (c) This property is owned by Larry and Edna Flaherty located at 904 Washington Ave. The property is under option by K&M Partners, 198 Saco Ave., Old Orchard Beach, ME 04064. The estimated cost of development is as follows:

Buildings 5 @ \$60,000)	\$300,000.00
Utilities (Water, sewer)	\$ 12,000.00
Driveway and Parking area	\$ 6,000.00
Landscaping	\$ 1,200.00
Loam and Seed	<u>\$ 2,000.00</u>
Total	\$321,200.00

- (1) Proposed use is a three unit condominium building and a two unit condominium building.
- (2) Total parcel (Lot B) 34,255 s.f. or 0.786 Acres.
Total floor area each unit 1350 s.f. (2 floors).
Total ground coverage (5 units) 4148.5 s.f.
- (3) No existing easements on property.
Proposed overhead utility easement will cross over the most northerly corner of Lot B. This utility serves existing house #904 from UP 110.
- (4) Solid Waste - Household rubbish
3 lbs/person/day x 3 people x 5 Units = 45 lbs/day
45 lbs/day x 365 days = 8.2 tons/year.
- (5) Existing Utilities:
Existing 8" v.c. Sanitary Sewer in Washington Ave.
Existing Watermain along southwesterly side of Washington Ave.
- (6) Surface drainage:
The existing surface drainage patterns will be duplicated for the most part with the development of this site. The first 90 feet of driveway will drain toward Washington Ave. and enter the existing stormdrain to the northwest at Fall Brook. The balance of the site will drain to the southwest to the existing on-site drainage course flowing to the Fall Brook drainage area.

896-968
1

With this small area of impervious surface (0.2 Acres) flowing into a well vegetated drainage system to Fall Brook we would hope this stormwater could be discharged without detention. All construction shall be in accordance with the erosion prevention provisions outlined in the Maine Erosion Control and Sedimentation Control handbook for construction: Best Management Practices 1991.

- (7) This project would be constructed in one phase with commencement in the Fall of 1996 with site work completed within 45 days of beginning.
- (8) No State or Federal permits are anticipated in connection with this project.
- (9) Financial capacity letter will be submitted under separate cover. Technical capacity can be supported with the twenty year history of condominium and residential projects in York and Cumberland Counties by this applicant.
- (10) Right, title and interest will be supported with a purchase and sales agreement.
- (11) The only natural area is the drainage swale at the southwest end of this parcel. This area has been kept out of the developed area of the project with regrading accomplished with little impact.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 900 Washington Avenue

Issued to K & M Partners

Date of Issue 7/20/99

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. 980835, 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

Unit #2

APPROVED OCCUPANCY

Use Group R-2, R-3
Type 5B
(BOCA 96)

Limiting Conditions:

This is a temporary C of O with the understanding that basement stairs in the above unit will be in compliance within 30 days from above date of issuance

This certificate supersedes certificate issued

Approved: 7-15-99

(Date)

Jim Reed
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.

MAAP
7/15/99



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 900 Washington Avenue 7/20/99

Issued to K & M Partners

Date of Issue

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. 980835, 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

#4

Use Group R-2, R-3
Type 5B
(BOCA 96)

Limiting Conditions:

None

This certificate supersedes
certificate issued

Approved:

7-15-99

(Date)

Jim Reed
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.

7/20/99



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION **990 Washington Avenue**

Issued to **K & M Partners**

Date of Issue **7/20/99**

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. **980835**, 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

#5

APPROVED OCCUPANCY

**Use Group R-2, R-3
Type 5 B
(BOCA 96)**

Limiting Conditions:

None

This certificate supersedes
certificate issued

Approved:

7-15-99

(Date)

Jon Ruel
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.

[Handwritten signature]
7/15/99



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 900 Washington Ave

Issued to K+M PARTNERS CBL 170-B-007 Date of Issue

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. 960835, 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

Units 1, 2, and 3

USE Group R-2, R-3
Type 5B
(Boca 96)

Limiting Conditions:

This certificate supersedes 6/11/99 and 7/15/99 (Temporary C/O) certificate issued

Approved:

(Date)

Inspector

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, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 900 Washington Avenue CBL: 170-B-007

Issued to **K&M Partners**

Date of Issue **8/18/99**

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. **980835**, 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

Units 1, 2, & 3

APPROVED OCCUPANCY

**Use group R-2, R-3
Type 5B
(BOCA 96)**

Limiting Conditions:

This certificate supersedes **6/11/99 & 7/15/99 (Temporary C of O's)**
certificate issued

Approved:

8/18/99

(Date)

Jan Reed

Inspector

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.