| City of Portland, Maine - B Location of Construction: 1011 & 101 1009 - 1013 Washington Av | Owner: | Development Corp. | Phone: | 797-0713 | Pern | nit No: 95051 |
|--|--|--|---|---|--|---|
| Owner Address: | Leasee/Buyer's Name: | Phone: | Busines | | PE | RMIT ISSUED |
| 2 Flintlock Lane Falaout Contractor Name: | Address: | Phone | <u> </u> | | | nit Issued: |
| Contractor Ivame. | Address. | | | | | MAY 2 5 1995 |
| Past Use: | Proposed Use: | COST OF WOR | | PERMIT FEE: | TOTAL STATE OF THE | |
| A.C. | | \$ 50,000.00 | | \$ 270.00 INSPECTION: | Hdity | OF PORTLAND |
| Vacant Lot | Duplex | FIRE DEPT. | Approved Denied | Use Group 73 Type:5 | 7 | |
| | # 1924 m - 1925 m 1944 m | | Domed | BOCA 93-101 | Zone | e: CBL: _{171-A-051} |
| Proposed Project Description: | | Signature: | CTIVITII | Signature: Sign | | ng Approval: |
| | # % | | Approved | DISTRICT (FULL) | | Special Zone or Reviews: |
| Construct Duplex as per p | 是為政局 | | Approved v | with Conditions: | | Shoreland |
| , | | | Denied | | 1 | Wetland |
| , | | Signature: | | Date: | | Flood Zone Subdivision |
| Permit Taken By: Hery Greek | Date Applied For: | | | | | Site Plan maj□minor□mm l |
| 2. Building permits do not include plu | clude the Applicant(s) from meeting appumbing, septic or electrical work. not started within six (6) months of the december o | | | · | | Zoning Appeal Variance Miscellaneous Conditional Use Interpretation |
| 2. Building permits do not include plu | nmbing, septic or electrical work. not started within six (6) months of the daily and stop all work | date of issuance. False informa- | PER | Mr. Sc. | | Variance Miscellaneous Conditional Use Interpretation Approved Denied Historic Preservation |
| Building permits do not include plu Building permits are void if work is tion may invalidate a building perm | nmbing, septic or electrical work. not started within six (6) months of the daily and stop all work | date of issuance. False informa- | PER | MITT ISSUED | | Variance Miscellaneous Conditional Use Interpretation Approved Denied Historic Preservation Not in District or Landmark Does Not Require Review Requires Review |
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| 25 x 37 Foundation 8" found walls / Set backs appear OF / Water proof or walls/ |
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| 6-19-95 Francis Insp. (Lateral Browns for trusses?) (Some bridgen not set usited |
| 6-19-95 Francise Tisp. (Lateral Browns for trusses?) (Some biology not yet reited 2-18-95-5: de Platform intronce (meds perm support |
| Rower vent stack 3" PlexCo PLEXENT IF A632K (ULlisted) for Funace |
| agas water hater 3" Sh. 40 PVC |
| 1'Above grale, 4'below windows 4' Horisontal from doors cor a indows, 3 mm insido |
| Corner Same jower vent system on both soles circles + heat |
| 9-29-95- 2nd Duplex (Ftg Iusp (notes) 21"wide 8 dap Sethneles appear OK, Internal pad |
| pouved (Elev. of Finished Found walk?) |
| 18-3-94 Walls (Found) 8" 46"H (4" sch 40 PVC) Changet in clab + 2"5" from outside Found |
| Wall (Same PVC) SOR 35 to Sewer / no Auchor botts or straps on wall top / found 26x 36 |
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| 10-13-95 - Fl Pour completed / Plumbry under sleb not tested (2XBPT Sill) noiled to Frostwal |
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| 10-27-95 - Franin OK per plans (Egyess Wordness) (abit smd1) 21"HX 30/2W |
| 10-27-95 - Framing OK per plans (Egyess Wondows) (abt smd) 21"H x 30/2W 12-27-95- St. #5 + both Houses; / Patch holes in Fire rated |
| |
| Inspection Record Type Date |
| Foundation: |
| Framing: |
| Plumbing: |
| Final: |
| Other: |



CITY OF PORTLAND Planning and Urban Development Department

MEMORANDUM

TO: David Jordan, Code Enforcement Officer

FROM: James Seymour, Acting Development Review Coordinator,

DATE: December 13, 1995

RE: Temporary Certificate of Occupancy for 1003-1013 Washington Avenue

I have reviewed the two duplex development at 1003-1013 Washington Avenue and believe it would be acceptable to issue a temporary Certificate of Occupancy. A permanent Certificate of Occupancy should not be issued until the following conditions have been met.

- 1. At the time of my inspection, the ground surface was covered with 12"-15" of snow making it difficult to review the lot grading. It appears that lot grading may be necessary in the spring. All disturbed areas should be filled and graded to conform to the natural grade and provide positive drainage away from the house.
- 2. The disturbed lot area shall be loamed, seeded and mulched no later than May 14, 1996 and approved by the Development Review Coordinator.
- 3. Erosion Control Measures such as siltation fencing must be installed at the limited of construction disturbance as so as the ground is unfrozen enough to install. All measures must be constructed in accordance with the BMP's (Best Management Practices) for erosion control as published by the Maine D.E.P. Erosion control shall be installed no later than April 7, 1996.
- 4. All landscaping and tree planting must be completed and reviewed by the Development Review Coordinator by May 14, 1996.
- 5. All improvements to include driveway entrance paving, sidewalk, and esplanade construction must be completed in the Spring of 1996. All construction within the City's right of way shall be in accordance with the Technical Standards and Details as published by Public Works. All right of way construction shall be completed by May 20, 1996. If the developer is unable to complete by this date, a notification shall be submitted to the City Planning and Public Works Department stating when the improvements/construction will occur and the reasons for delay.

6. The existing Central Maine Power pole located in the middle of the driveway entrance shall be relocated immediately. Failure to relocate the pole before January 9, 1996 could result in the termination of the Temporary Certificate of Occupancy. The existing condition is dangerous for the access of the duplex development and traffic flow along Washington Avenue. If the developer cannot relocate this pole by the above date then they must provide documentation for either a date when the pole will be located or a temporary alternative method for safe access to the duplexes.

cc: Kathi Staples PE, City Engineer



CITY OF PORTLAND, MAINE

Department of Building Inspection

Certificate of Occupancy

LOCATION 1011-1013 Washington Ave (171-A-051)

Issued to Jandie Development Corp.

Date of Issue 27 December 1995

— changed as to use under Building Permit No. 950519, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Duplex

Limiting Conditions: TEMPORARY

See attached memo dated 13 December 1995 from James Seymour to David Jordan listing sex (6) conditions of approval.

This certificate supersedes certificate issued

Approved:

(Date)

Inspector

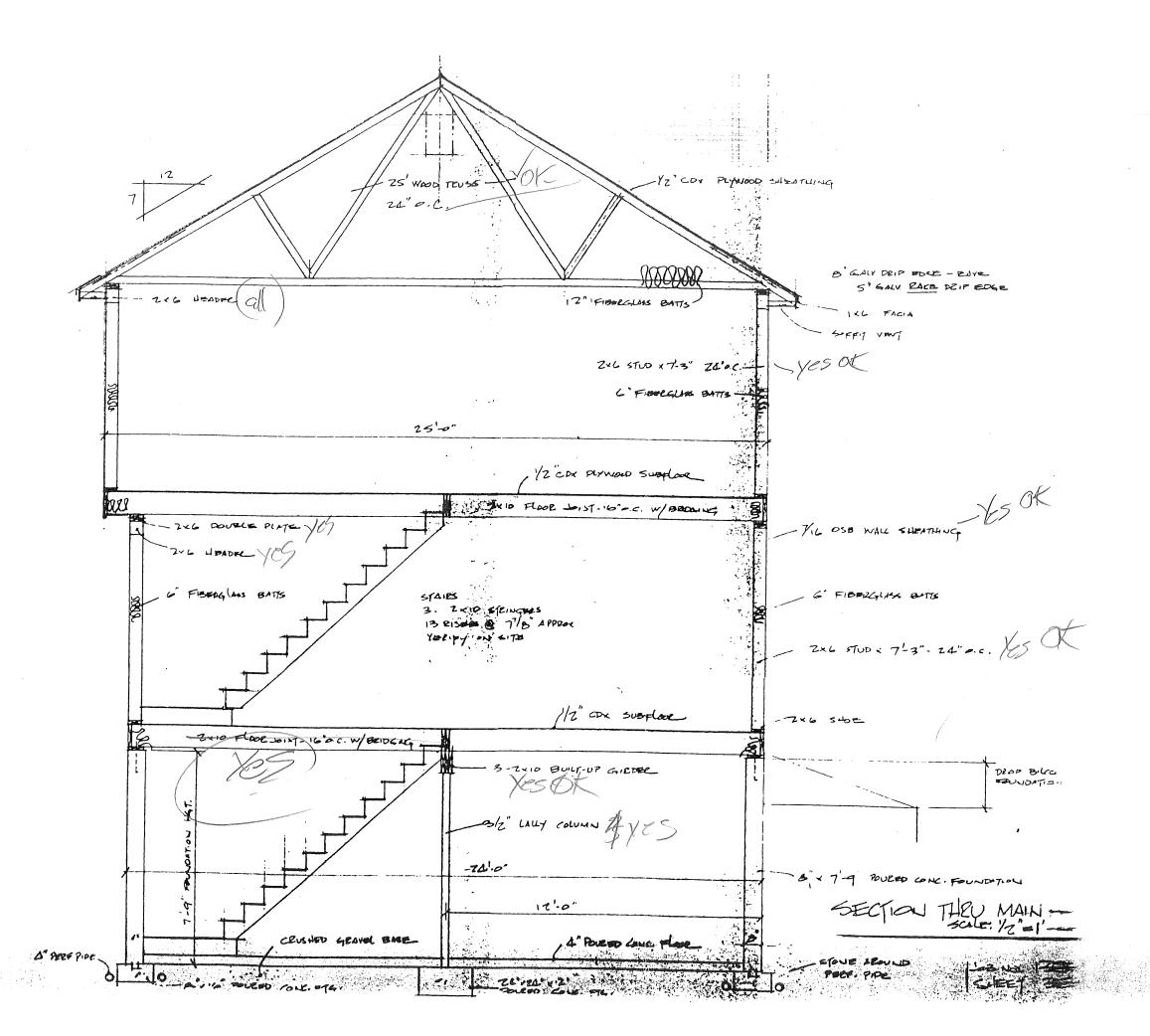
Inspector of Buildings

DATE ELECTRICAL FINAL 12-27-95 1011 WAShington

NO CORRECTIONS NEEDED INSPECTOR

SULL BOLL

| DATE | LOCATION FINAL INSPECTION | ITEMS TO CORRECT | CODE SECTION | DATE/ ACCEPTED |
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Applicant: Jandie De V.

Date: 23/may 25

Address: 1011-1013 Washing Ton Aug

Assessors No.: 171-A-051

CHECK LIST AGAINST ZONING ORDINANCE

Date - 23/ma/ /95

Zone Location - RS

Interior or corner lot -

Use - 2 Family

Sewage Disposal - Public

Rear Yards - 20 rey - 124

Side Yards 12rey - 23

Front Yards -20 reg - 25

Projections - STAIRS

Height - 2 STory

Iot Area - 14,386 A

Building Area -93 & A

Area per Family - 1/6 8

Width of Lot - 8-2

Lot Frontage - 84

Off-street Parking - 4

Loading Bays - N/A

Site Plan - MANON

Shoreland Zoning - N/A

Flood Plains - W/M

261×36 W

Inspection Services P. Samuel Hoffses Chief



Planning and Urban Development Joseph E. Gray Jr. Director

May 23, 1995

CITY OF PORTLAND

Jandie Development Corp. 2 Flintlock Lane Falmouth, ME 04105

RE: 1011-1013 Washington Avenue

Dear Sir & Madam:

Your applications to construct a 26' x 36' duplex dwelling has been reviewed and a permit is herewith issued subject to the following requirements: This permit does note excuse the applicant from meeting applicable State and Federal laws.

Site Plan Review Requirements

Building Inspection - Approved - P. Samuel Hoffses

Fire Department - Approved - Developer must show hydrant within 750' of

path of travel - Lt. McDougall

Development Review Coordinator - Approved - Michael O'Sullivan

Building Code Requirements

- 1. Please read and implement items 1, 7, 9, 11, 13, 14, 15 and 16 of the attached building permit report.
- 2. Dwelling unit separation shall have a fire resistance rating of (1) one hour this assemble shall be continuity as per Chapter 7, Section 709, Subsection 4 which states: "All vertical fire separation assembly shall extend from the top of the fire resistance rated floor/ceiling assembly below to the underside of the floor or roof slab or deck above and shall be securely attached thereto. These walls shall be continuous through all concealed spaces such as the space above a suspended ceiling. All hollow vertical spaces shall be firestopped at every floor level as required in Section 720.0 of the City's building code.

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: Lt. McDougall, Fire Prevention
Michael O'Sullivan, Development Review Coordinator

BUILDING PERMIT REPORT

| DATE: 23/ma / 45 ADDRESS: 1 | 011-1013 Washington Ava |
|---------------------------------|-------------------------------|
| REASON FOR PERMIT: TO CONSTRUCT | Duplex duellies |
| BUILDING OWNER: Jandie Dev. | |
| CONTRACTOR: // | _ APPROVED: 4/ *7 ×9 ×11 × 13 |
| PERMIT APPLICANT: // | DENTED: 414/415-X/6 |
| CONDITION OF ADDROVAL OF | - Change Da |

ION OF APPROVAL OR DENIAL

- Ҳ1. Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
 - Precaution must be taken to protect concrete from freezing. 2.
 - З. 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.
 - All vertical openings shall be enclosed with construction having a fire 4. 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.
 - The boiler shall be protected by enclosing with one(1) hour fire-rated 6. 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.
- 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.
 - A portable fire extinguisher shall be located as per NFPA #10. shall bear the label of an approved agency and be of an approved type. 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.
- 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)
- 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.
 - 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)
- 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.
- Headroom in habitable space is a minimum of 7'6".
- The minimum headroom in all parts of a stairway shall not be less than
- X16. 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.
 - 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 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.
 - This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.

Pr Samuel Moffses Chief of Inspection Services

/el 3/16/95



CITY OF PORTLAND, MAINE

| | DEVELOPMENT F | RTLAND, MAINE REVIEW APPLICATION MENT PROCESSING FORM | I. D. Number |
|---|--|---|--------------------------------------|
| Jandie Development Corp | | MENT PROCESSING FORM | 1/. America 1005 |
| Applicant | | | 14 April 1995 Application Date |
| 2 Flintlock Ln Falmout | n, ME 04105 | | Deering Meadows |
| Applicant's Mailing Address Julie & Andrew DeRice | | 1003-1013 Was | Project Name/Description |
| Consultant/Agent 797-4183 | | Address of Proposed Site | |
| Applicant or Agent Daytime Telephone, F | ax | Assessor's Reference: C | |
| Proposed Development (check all that app Office Retail Manuf | acturing Warehous | se/Distribution Other (spe | Change of Use (2) Residential ecify) |
| GFC = 936 sq ft Proposed Building Square Feet or # of Uni | The same of the sa | 772 sq ft e of Site | Zoning |
| | | V 0.1 0.1.0 | 20mig |
| Check Review Required: | | | |
| X Site Plan (major/minor) X | Subdivision (2) # of lots(2) | PAD Review | 14-403 Streets Review |
| Flood Hazard | Shoreland | Historic Preservation | DEP Local Certification |
| Zoning Conditional Use (ZBA/PB) | Zoning Variance | Single-Family Mino | Other |
| ces paid: site plan 300.00 | subdivision | 50.00 (2 @ 25.00 | each) |
| approval Status: | | Reviewer | |
| | Ammoved w/Conditio | - VN | |
| Approved | Approved w/Conditio listed below | ns Deni | ed/ |
| | | | |
| | | | |
| | | | |
| | | | |
| Approval Date Appre | oval Expiration | Extension todate | Additional Sheets Attached |
| Condition Compliance | sig fature | date | |
| Performance Guarantee | Required* | Not Required | |
| | • | | |
| No building permit may be issued until a | - | is been submitted as indicated be | elow |
| Performance Guarantee Accepted _ | date | amount | expiration date |
| Inspection Fee Paid | | umount | expiration date |
| | date | amount | |
| Performance Guarantee Reduced _ | data | | |
| | date | remaining balance | signature |
| Performance Guarantee Released _ | date | signature | |
| Defect Guarantee Submitted | | | |
| | submitted date | amount | expiration date |
| Defect Guarantee Released | | | |

date

signature

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

| I. | D. | Number |
|----|----|--------|

| Applicant Applic | | Application Date | | | |
|--|-------------------------------------|---|---------------------------------------|--|--|
| Applicant's Mailing Address Julia & Andrew DeRice Consultant/Agent 797-4183 | | Project Name/Description 1003-1013 Washington Ave Address of Proposed Site 171-A-051 (Lot #19) | | | |
| Applicant or Agent Daytime Telephone, F | ах | | Assessor's Reference: Chart-Block-Lot | | |
| Proposed Development (check all that app Office Retail Manuf GFC = 936 sq ft Proposed Building Square Feet or # of Unit | acturing Wareho | Building Addition Chouse/Distribution Other (specify 8,772 sq ft | ange of Use (2) Residential Zoning | | |
| | | | | | |
| Check Review Required: Site Plan (major/minor) | Subdivision (2) # of lots(2) | PAD Review | 14-403 Streets Review | | |
| Flood Hazard | Shoreland | Historic Preservation | DEP Local Certification | | |
| Zoning Conditional Use (ZBA/PB) | Zoning Variance | Single-Family Minor | Other | | |
| Fees paid: site plan 300.00 | subdivision _ | 50.00 (2 @ 25.00 ead | oh) | | |
| Approval Status: | | Reviewer H. H. My M' | 8/ | | |
| 1. Developer must sh | Approved w/Conditional listed below | | ivel | | |
| 3. | | · · · · · · · · · · · · · · · · · · · | | | |
| Approval Date Appro | oval Expirationdate | Extension todate | Additional Sheets Attached | | |
| Condition Compliance | signature | 4/24/9.T | - - | | |
| Performance Guarantee * No building permit may be issued until a | Required* performance guarantee | Not Required has been submitted as indicated below | | | |
| Performance Guarantee Accepted _ | date | amount | expiration date | | |
| Inspection Fee Paid | date | amount | _ | | |
| Performance Guarantee Reduced _ | date | remaining balance | signature | | |
| Performance Guarantee Released _ | | | _ | | |
| Defect Guarantee Submitted | date submitted date | signature | | | |
| Defect Guarantee Released | submitted date | amount | expiration date | | |
| Pink - Building Inspections Blue - D | evelopment Review Coor | signature dinator Green - Fire Yellow - | Planning 2/9/95 Rev5 KT.DPUD | | |

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

I. D. Number

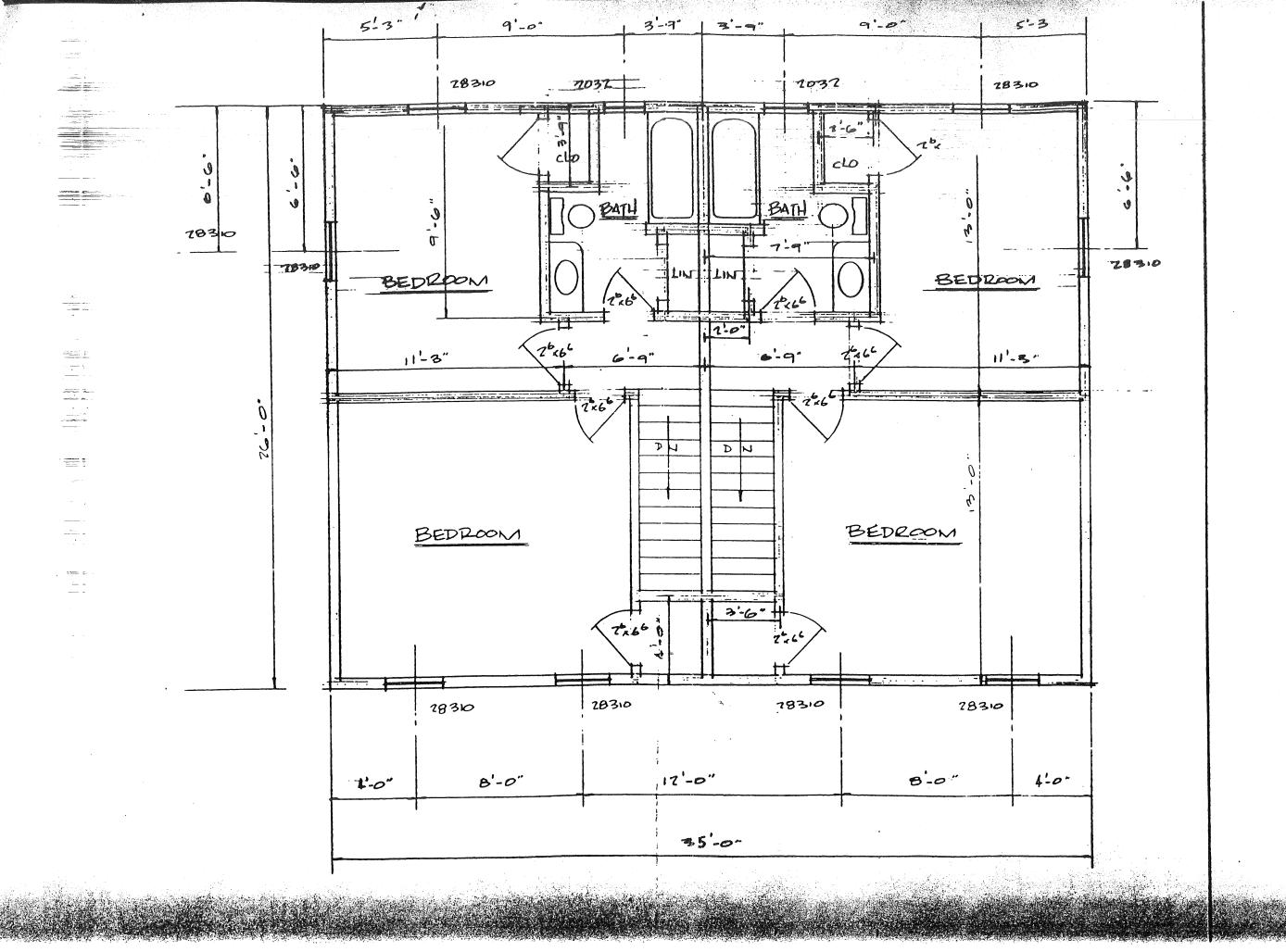
| Jandie Development Corp. | 14 April 1995 |
|--|--|
| Applicant 2 Flintlock In Falmouth, ME 04105 | Application Date Deering Meadows |
| Julie & Andrew DeRice 100 | Project Name/Description 03-1013 Washington Ave |
| Consultant/Agent 797-4183 Address 171- | of Proposed Site (Lot #19) |
| Applicant or Agent Daytime Telephone, Fax Assessor | 's Reference: Chart-Block-Lot |
| Proposed Development (check all that apply): $\underline{\mathbb{X}}$ (2New Building Building Building Office Retail Manufacturing Warehouse/Distribution GFC = 936 sq ft 28,772 sq ft | Addition Change of Use (2) Residential Other (specify) |
| Proposed Building Square Feet or # of Units Acreage of Site | Zoning |
| | |
| Check Review Required: Site Plan (major/minor) Subdivision (2) PAD | Review 14-403 Streets Review |
| Flood Hazard Shoreland Histo | oric Preservation DEP Local Certification |
| Zoning Conditional Use (ZBA/PB) Zoning Variance Sing | le-Family Minor Other |
| | 2 @ 25.00 each) |
| Approval Status: Reviewer | MO Sell_15 mg 85 |
| Approved w/Conditions listed below | Denied |
| 2. | |
| | |
| 4. | |
| Approval Date Approval Expiration Extension t | o Additional Sheets Attached |
| Condition Compliance | |
| signature | date |
| V 1 a | Required |
| * No building permit may be issued until a performance guarantee has been submitted | l as indicated below |
| Performance Guarantee Accepted date | amount expiration date |
| Inspection Fee Paid | expiration date |
| date Performance Guarantee Reduced | amount |
| | aining balance signature |
| Performance Guarantee Released | |
| date Defect Guarantee Submitted | signature |
| submitted date | amount expiration date |
| Defect Guarantee Released date | signature |
| Pink - Building Inspections Blue - Development Review Coordinator Green - | Fire Yellow - Planning 2/9/95 Rev5 KT, DPUD |

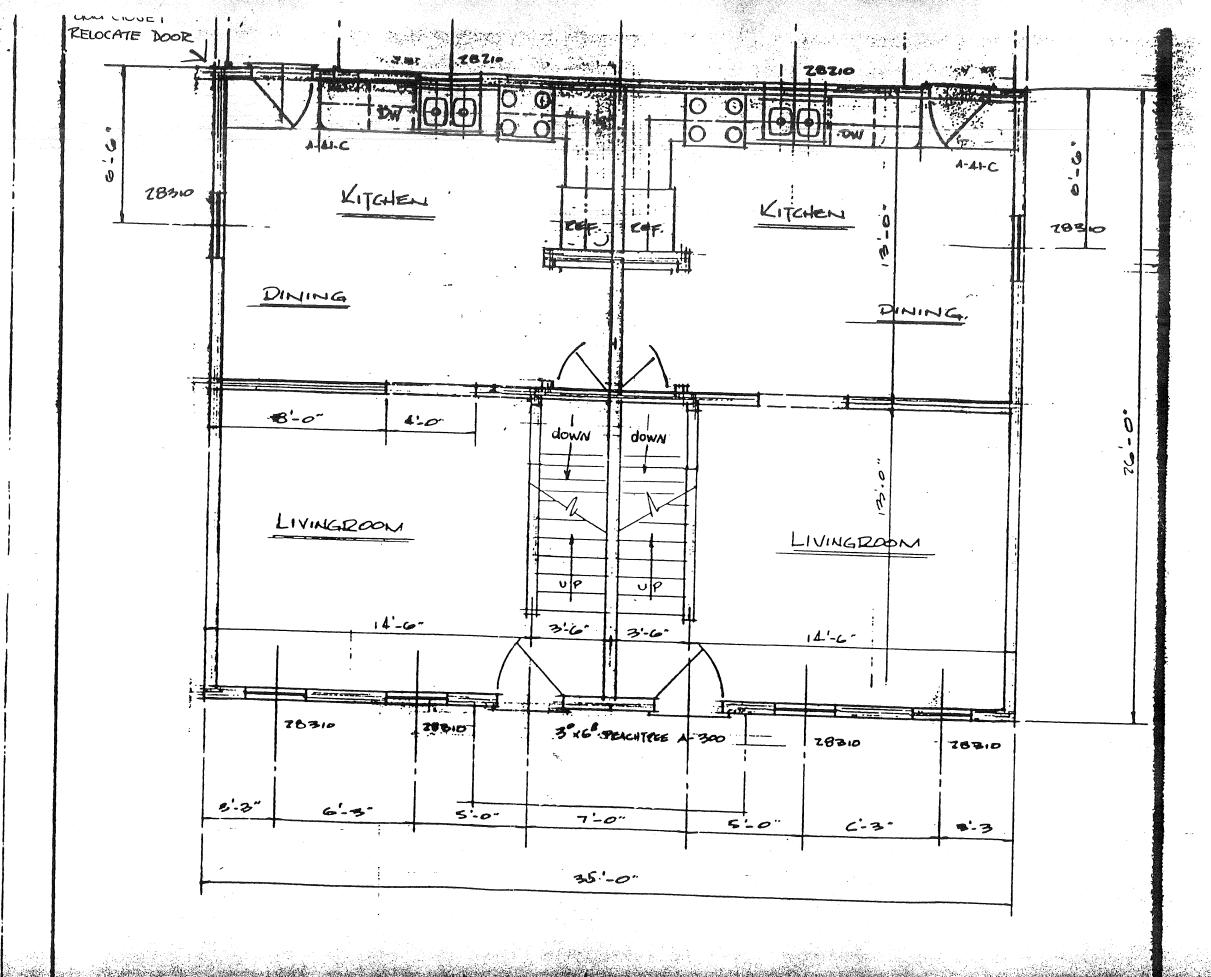


CITY OF PORTLAND, MAINE DEVELOPMENT REVIEW APPLICATION

I. D. Number PLANNING DEPARTMENT PROCESSING FORM lie Davelopment Corp. 14 April 1995 Applicant Application Date Flintlock in Falmouth. ME GalO5 Pering Mendows Applicant's Mailing Address Project Name/Description Julie & Andrew Delice 1003-1013 Washington Ave Consultant/Agent 787-4183 Address of Proposed Site (Lot #19) Applicant or Agent Daytime Telephone, Fax Assessor's Reference: Chart-Block-Lot Proposed Development (check all that apply): X New Building ____ Building Addition ____ Change of Use X Residential ____ Office ____ Retail ____ Manufacturing ____ Warehouse/Distribution ____ Other (specify) _____ GPC = 936 aq ft 28,772 ag ft Proposed Building Square Feet or # of Units Acreage of Site Zoning Check Review Required: Subdivision (2) Site Plan 14-403 Streets Review PAD Review (major/minor) # of lots __ Flood Hazard Shoreland Historic Preservation **DEP Local Certification** Zoning Conditional Zoning Variance Single-Family Minor Use (ZBA/PB) (2 @ 25.00 each) site plan_ Fees paid: subdivision **Approval Status:** Reviewer_ Approved Approved w/Conditions Denied listed below Additional Sheets Approval Expiration_ Approval Date _____ Extension to_ Attached Condition Compliance_ signature date Required* MJO. Not Required Performance Guarantee * No building permit may be issued until performance guarantee has been submitted as indicated below Performance Guarantee Accepted Sufficient date amount expiration date 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





FIRST FLOOR PLANS