

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

16

Permit No: **950519**

| | | | | | | |
|--|----------------------|--|--|--|--|---|
| Location of Construction: 1011 & 1013 Washington 1009 - 1013 Washington Ave | | Owner: Jandie Development Corp. | | Phone: 797-0713 | <div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: MAY 25 1995 CITY OF PORTLAND </div> | |
| Owner Address: 2 Flintlock Lane Falmouth, ME 04105 | | Leasee/Buyer's Name: | | Phone: | | <div style="border: 1px solid black; padding: 5px;"> Zone: CBL: 171-A-051 </div> |
| Contractor Name: 544 | | Address: | | Phone: | | |
| Past Use: Vacant Lot | Proposed Use: Duplex | COST OF WORK: \$ 50,000.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: | | PERMIT FEE: \$ 270.00 INSPECTION: Use Group <i>43</i> Type: <i>5B</i> <i>BOCA 90</i> Signature: <i>Hoffman</i> | | Zoning Approval: 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 <input type="checkbox"/> major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/> |
| Proposed Project Description: Construct Duplex as per plans | | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/> Signature: Date: | | Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied | | |
| Permit Taken By: Mary Gresik | | Date Applied For: | | | Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review | |

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..

No debris removal necessary.

PERMIT ISSUED WITH LETTER

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

23 May 1995 - Bldg Permit Routed
14 Apr 95 - Site Plan App

| | | | |
|---|----------|-------|--------|
| SIGNATURE OF APPLICANT: <i>Julie DeRica</i> | ADDRESS: | DATE: | PHONE: |
| RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE | | | PHONE: |

Action:

Approved
 Approved with Conditions
 Denied

Date: *5/21/95*

CEO DISTRICT 7
Mr. Jordan

COMMENTS

5-28-95-96

25' x 37' Foundation 8" Found walls / set backs appear OK / Water proof on walls /

6-6-95 Found back filled (no notation)

6-19-95 Framing Insp. (Lateral Bracing for trusses?) (some bracing not yet nailed)

7-18-95 - Side Platform entrance (needs perm support)

Power vent stack 3" Plexco PLEXENT IF A632K (UL listed) for Furnace

(gas water heater 3" sch 40 PVC

1' Above grade, 4" below windows 4" Horizontal firm doors or windows, 3' min inside

corner) Same power vent system on both sides cooler + heat

9-29-95 - 2nd Duplex (Ftg Insp (no key) 21" wide 8" deep Setbacks appear OK, Internal pad poured (2nd of finished Found walls?) / 1

10-3-94 Walls (Found) 8" w 46" H (4" sch 40 PVC) cleaned in slab + 3' 5" from outside Found Wall (Same PVC) SDR 35 to sewer / no Anchor bolts or straps on wall top / Found 26' x 36"

10-11-95 Frost wall backfilled / no notation

10-13-95 - Fl Pour completed / Plumbing under slab not tested (2x8 PT Sill) nailed to Frost wall (Top)

10-27-95 - Framing OK per phans (Egress Windows) (a bit small) 21" H x 30 1/2" W

12-27-95 - St. #3 + 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 *JS*

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

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. 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 six (6) conditions of approval.

This certificate supersedes
certificate issued

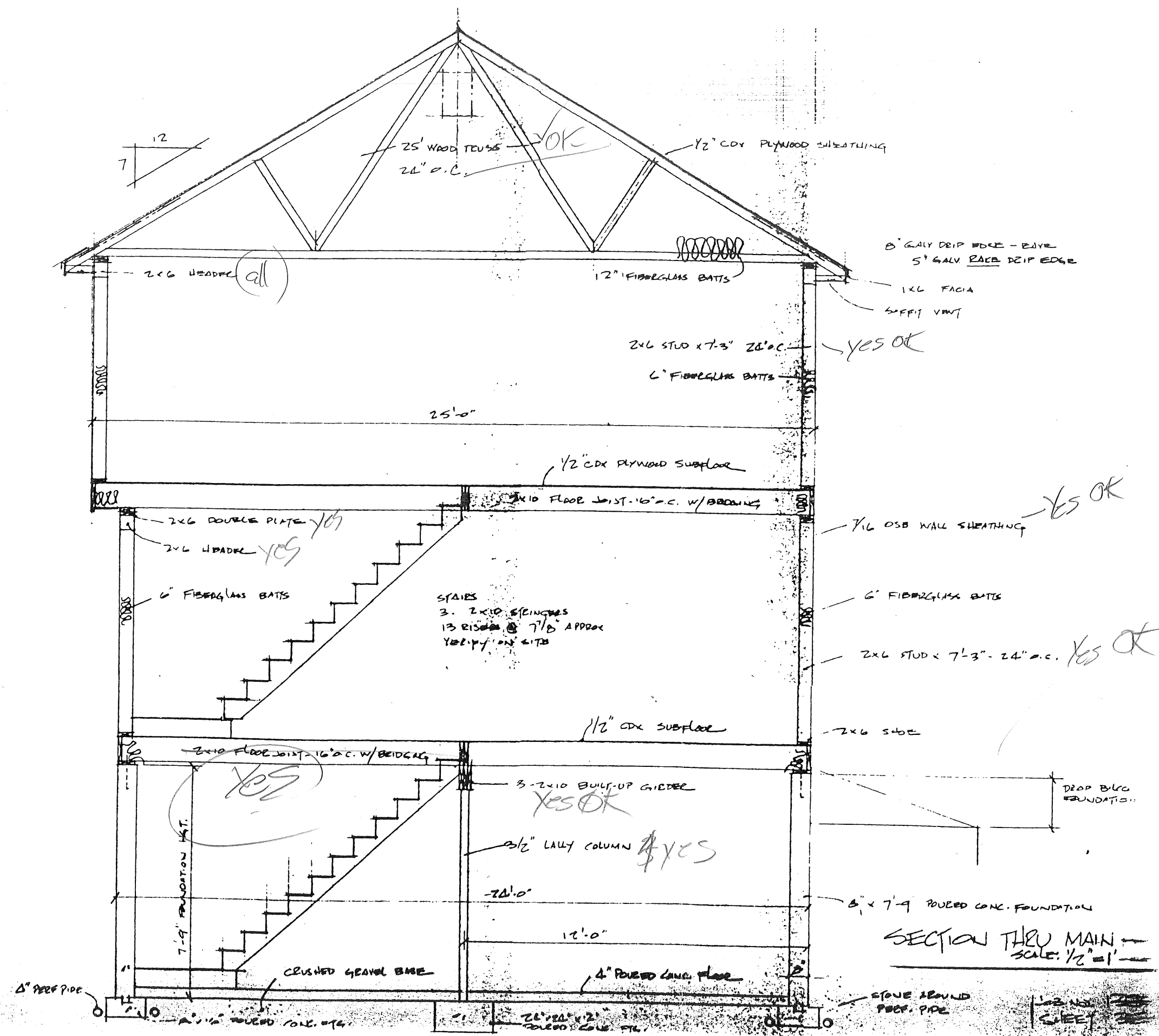
Approved:

12-29-95
.....
(Date)

.....
Inspector

.....
Inspector of Buildings

$\frac{21}{202}$
 $\frac{12}{630}$
 $\frac{60}{30}$



SECTION THRU MAIN
SCALE: 1/2" = 1'

SHEET
 20

Applicant: Jandie DeV.

Date: 23/may 95

Address: 1011-1013 Washington Ave

Assessors No.: 171-A-051

CHECK LIST AGAINST ZONING ORDINANCE

Date - 23/may/95

26 L x 36 W

Zone Location - R5

Interior or corner lot -

Use - 2 Family

Sewage Disposal - Public

Rear Yards - 20 req - 124'

Side Yards - 12 req - 23'

Front Yards - 20 req - 25'

Projections - STAIRS

Height - 2 Story

Lot Area - 14,386 ~~sq~~

Building Area - 936 ~~sq~~

Area per Family - 468

Width of Lot - 82

Lot Frontage - 84

Off-street Parking - 4

Loading Bays - N/A

Site Plan - MAJOR ~~REVISION~~

Shoreland Zoning - N/A

Flood Plains - N/A

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 not 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 assembly 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/may/95 ADDRESS: 1011-1013 Washington Ave
 REASON FOR PERMIT: To Construct Duplex Dwelling.
 BUILDING OWNER: Jandie Dev.
 CONTRACTOR: " " APPROVED: *1*7*9*11*13
 PERMIT APPLICANT: " " DENIED: *14*15*16

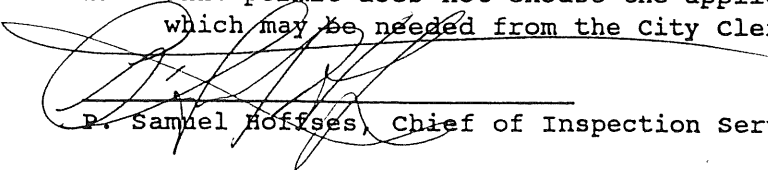
CONDITION OF APPROVAL OR DENIAL

- X 1. 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)
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.
- X 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.
- X 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.
- X 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



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

I. D. Number _____

Jandie Development Corp.

14 April 1995

Applicant
2 Flintlock Ln Falmouth, ME 04105

Application Date
Deering Meadows

Applicant's Mailing Address
Julie & Andrew DeRice

Project Name/Description
1003-1013 Washington Ave

Consultant/Agent 797-4183

Address of Proposed Site
171-A-051 (Lot #19)

Applicant or Agent Daytime Telephone, Fax _____

Assessor's Reference: Chart-Block-Lot _____

Proposed Development (check all that apply): (2) New Building Building Addition Change of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Other (specify) _____
 GFC = 936 sq ft 28,772 sq ft

Proposed Building Square Feet or # of Units _____ Acreage of Site _____ Zoning _____

Check Review Required:

- | | | | |
|---|---|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input checked="" type="checkbox"/> Subdivision # of lots (2) | <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 50.00 (2 @ 25.00 each)

Approval Status:

- Approved Approved w/Conditions listed below Denied

Reviewer

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

Approval Date _____ Approval Expiration _____ date Extension to _____ date Additional Sheets Attached

Condition Compliance _____ 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: 1003-1013 Washington Ave



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

I. D. Number _____

14 April 1995

Jandis Development Corp.
Applicant
2 Flintlock Ln Falmouth, ME 04105
Applicant's Mailing Address
Julie & Andrew DeRice
Consultant/Agent
797-4183
Applicant or Agent Daytime Telephone, Fax

Application Date
Deering Meadows
Project Name/Description
1003-1013 Washington Ave
Address of Proposed Site
171-A-051 (Lot #19)
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): (2) New Building ___ Building Addition ___ Change of Use Residential
___ Office ___ Retail ___ Manufacturing ___ Warehouse/Distribution ___ Other (specify) _____
GFC = 936 sq ft 28,772 sq ft
Proposed Building Square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input checked="" type="checkbox"/> Subdivision # of lots <u>(2)</u> | <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 50.00 (2 @ 25.00 each)

Approval Status:

Reviewer [Signature]

- Approved Approved w/Conditions listed below Denied

- Developer must show hydtt within 250' of the of travel
- _____
- _____
- _____

Approval Date _____ Approval Expiration _____ date Extension to _____ date Additional Sheets Attached

Condition Compliance _____ signature 4/24/95 date

Performance Guarantee Required* Not Required

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- | | | | |
|---|----------------------|-------------------------|-----------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date | _____ amount | _____ expiration date |
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Address: 1003-1013 Washington Ave



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

I. D. Number

295

Address: 1003-1013 Washington Ave

Jandle Development Corp.

14 April 1995

Applicant
2 Flintlock Ln Falmouth, ME 04105

Application Date
Deering Meadows

Applicant's Mailing Address
Julie & Andrew DeRice

Project Name/Description

Consultant/Agent
797-4183

Address of Proposed Site
1003-1013 Washington Ave
171-A-051 (Lot #19)

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

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

GFC = 936 sq ft 28,772 sq ft

Proposed Building Square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- Site Plan (major/minor)
- Subdivision # 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 each)

Approval Status:

Reviewer *[Signature]* 15 May 95

- Approved
- Approved w/Conditions listed below
- Denied

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

Approval Date _____ Approval Expiration _____ date Extension to _____ date

Additional Sheets Attached

Condition Compliance _____ signature _____ date

Performance Guarantee Required* *[Signature]* Not Required

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

I. D. Number

295

Jangle Development Corp.

Applicant Jangle Development Corp.

14 April 1995

Application Date Deering Meadows

Applicant's Mailing Address Julie & Andrew DeRice

Project Name/Description

Consultant/Agent 797-4183

Address of Proposed Site 1003-1013 Washington Ave
171-A-051 (Lot #19)

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Other (specify) _____
GFC = 936 sq ft 28,772 sq ft

Proposed Building Square Feet or # of Units _____ Acreage of Site _____ Zoning _____

Check Review Required:

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|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input checked="" type="checkbox"/> Subdivision # of lots <u>(2)</u> | <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 checked="" type="checkbox"/> Zoning Variance | <input type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 360.00 subdivision 50.00 (2 @ 25.00 each)

Approval Status:

Reviewer [Signature] 15 May 95

- Approved Approved w/Conditions listed below Denied

1. _____
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3. _____
4. _____

Approval Date _____ Approval Expiration _____ date _____ Extension to _____ date _____ Additional Sheets Attached

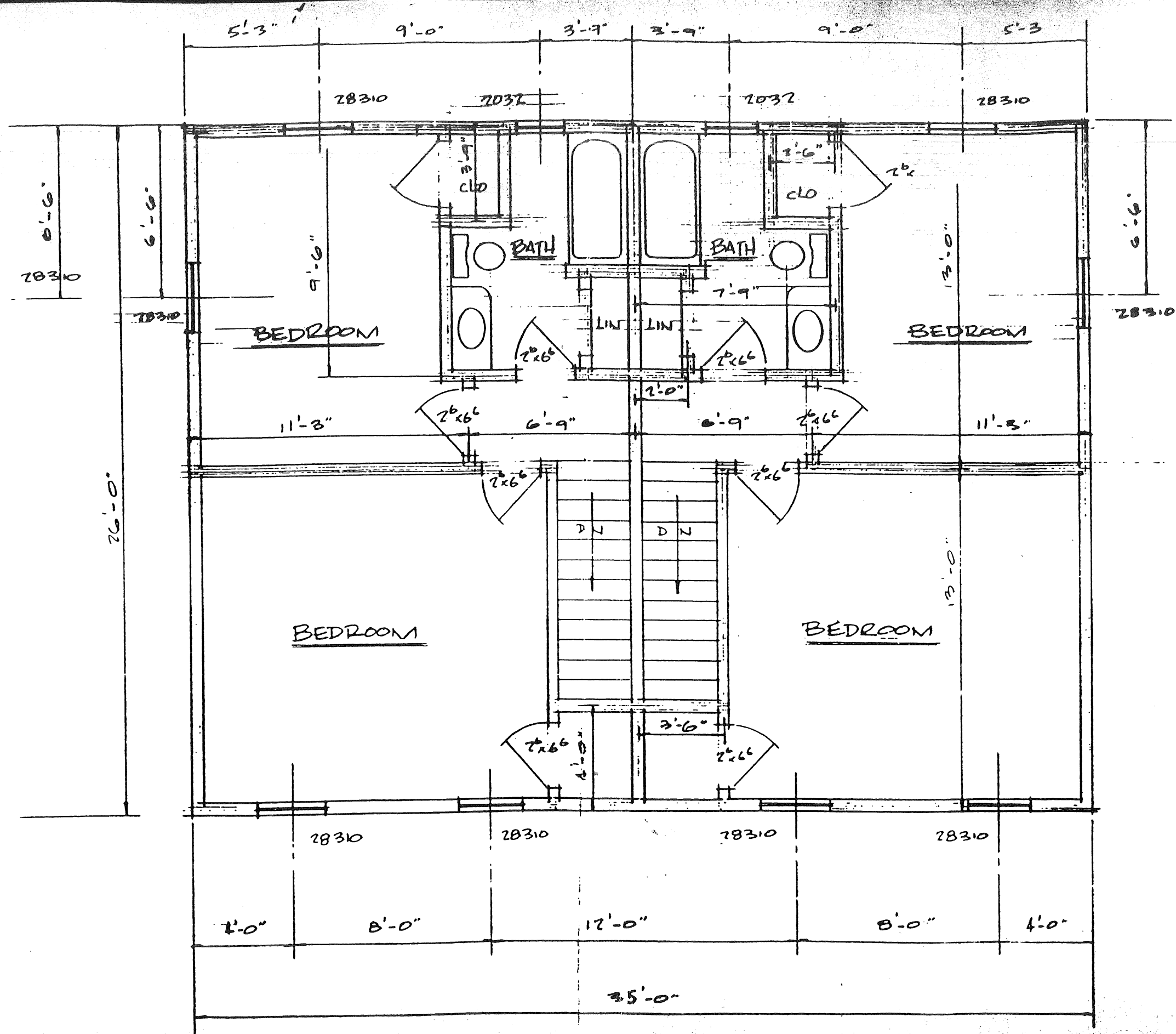
Condition Compliance _____ signature _____ date _____

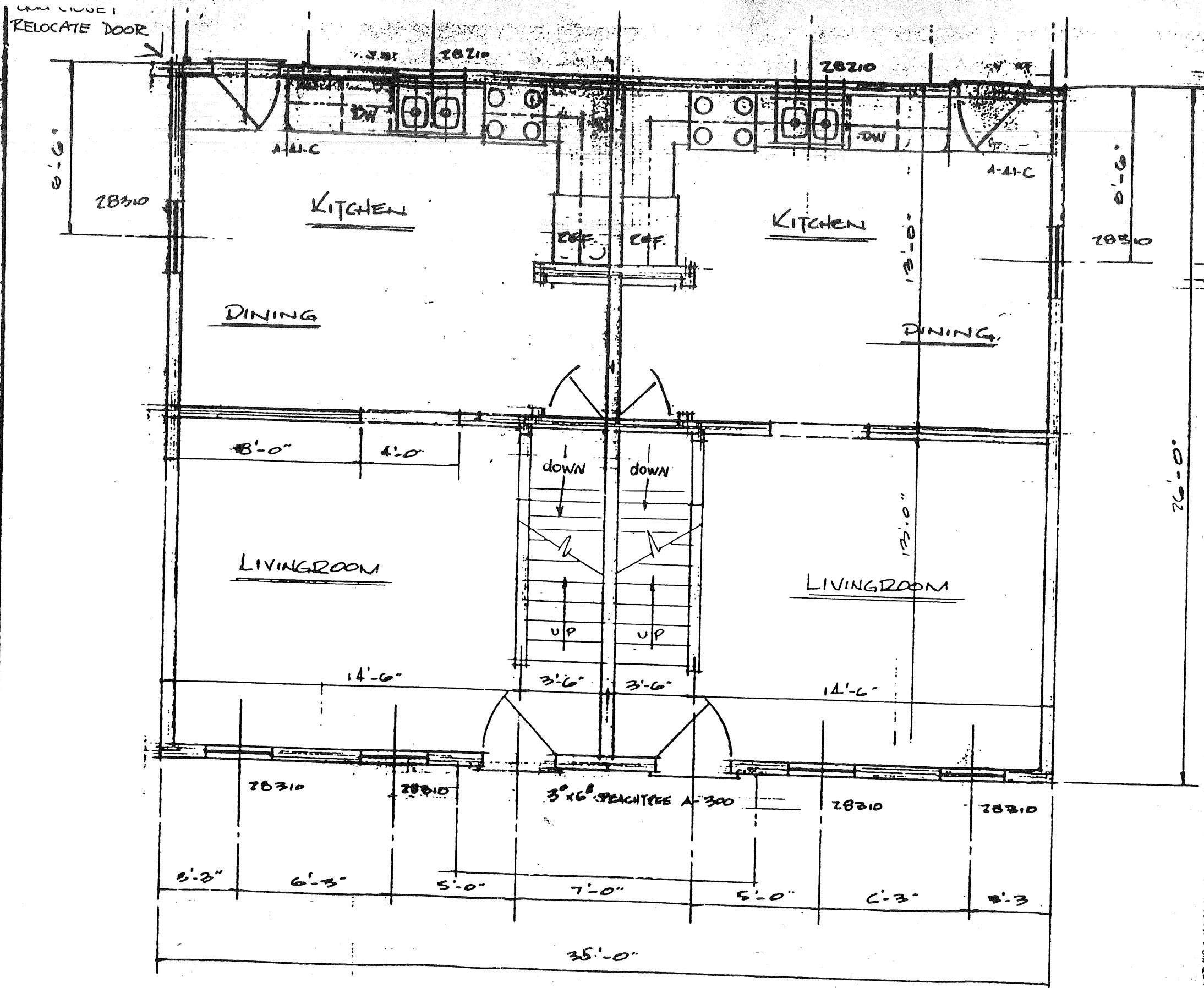
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Address: 1003-1013 Washington Ave





FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"