

12865

176-A-001

7/3/91 - 5198 print fee = \$270.

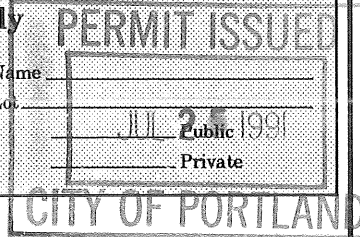
Permit # \_\_\_\_\_ City of Portland BUILDING PERMIT APPLICATION Fee \$50. Zone \_\_\_\_\_ Map # \_\_\_\_\_ Lot# \_\_\_\_\_

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Dr. P.G. Russell Phone # \_\_\_\_\_  
 Address: 495 Woodford St. - D. J. Regan - D.T.O.  
 LOCATION OF CONSTRUCTION 495 Woodford St.  
 Contractor: Janning & Son Sub.: \_\_\_\_\_  
 Address: 185 Warren Ave - Westbrook ME 04092 Phone # \_\_\_\_\_  
 Est. Construction Cost: \$50,000. Proposed Use: dental office  
 Past Use: dental office  
 # of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_  
 Building Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Total Sq. Ft. \_\_\_\_\_  
 # Stories: \_\_\_\_\_ # Bedrooms \_\_\_\_\_ Lot Size: \_\_\_\_\_  
 Is Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_  
 Explain Conversion INTERPRETATION APPEAL - approval of addition

**For Official Use Only**

Date: 7/2/91 Subdivision: \_\_\_\_\_  
 Inside Fire Limit: \_\_\_\_\_ Name: \_\_\_\_\_  
 Bldg Code: \_\_\_\_\_ Lot: \_\_\_\_\_  
 Time Limit: \_\_\_\_\_ Ownership: \_\_\_\_\_  
 Estimated Cost: \_\_\_\_\_



**Foundation:**

- Type of Soil: \_\_\_\_\_
- Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_
- Footings Size: \_\_\_\_\_
- Foundation Size: \_\_\_\_\_
- Other \_\_\_\_\_

**Floor:**

- Sills Size: \_\_\_\_\_ Sills must be anchored.
- Girder Size: \_\_\_\_\_
- Lally Column Spacing: \_\_\_\_\_ Size: \_\_\_\_\_
- Joists Size: \_\_\_\_\_ Spacing 16" O.C.
- Bridging Type: \_\_\_\_\_ Size: \_\_\_\_\_
- Floor Sheathing Type: \_\_\_\_\_ Size: \_\_\_\_\_
- Other Material: \_\_\_\_\_

**Exterior Walls:**

- Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_
- No. windows \_\_\_\_\_
- No. Doors \_\_\_\_\_
- Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_
- Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_
- Corner Posts Size \_\_\_\_\_
- Insulation Type \_\_\_\_\_ Size \_\_\_\_\_
- Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_
- Siding Type \_\_\_\_\_ Weather Exposure \_\_\_\_\_
- Masonry Materials \_\_\_\_\_
- Metal Materials \_\_\_\_\_

**Interior Walls:**

- Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_
- Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_
- Wall Covering Type \_\_\_\_\_
- Fire Wall if required \_\_\_\_\_
- Other Materials \_\_\_\_\_

**Zoning:** R-5  
 Street Frontage Provided: \_\_\_\_\_  
 Provided Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_ Side \_\_\_\_\_

**Review Required:**  
 Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Shoreland Zoning Yes \_\_\_\_\_ No \_\_\_\_\_ Floodplain Yes \_\_\_\_\_ No \_\_\_\_\_  
 Special Exception \_\_\_\_\_  
 Other (Explain) \_\_\_\_\_

**Ceiling:**

- Ceiling Joists Size: \_\_\_\_\_ Not in District nor Landmark.
- Ceiling Strapping Size \_\_\_\_\_ Spacing \_\_\_\_\_
- Type Ceilings: \_\_\_\_\_ Does not require review.
- Insulation Type \_\_\_\_\_ Size \_\_\_\_\_ Requires Review.
- Ceiling Height: \_\_\_\_\_

**Roof:**

- Truss or Rafter Size \_\_\_\_\_ Span \_\_\_\_\_ Action: Approved.
- Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_ Approved with Conditions
- Roof Covering Type \_\_\_\_\_ Denied.

**Chimneys:** Date: \_\_\_\_\_  
 Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_ Signature: \_\_\_\_\_

**Heating:** Type of Heat: \_\_\_\_\_

**Electrical:** Service Entrance Size: \_\_\_\_\_ Smoke Detector Required Yes \_\_\_\_\_ No \_\_\_\_\_

**Plumbing:**

- Approval of soil test if required Yes \_\_\_\_\_ No \_\_\_\_\_
- No. of Tubs or Showers \_\_\_\_\_
- No. of Flushes \_\_\_\_\_
- No. of Lavatories \_\_\_\_\_
- No. of Other Fixtures \_\_\_\_\_

**Swimming Pools:**

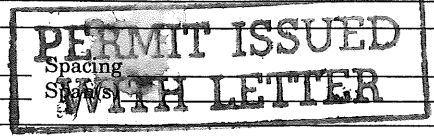
- Type: \_\_\_\_\_
- Pool Size: \_\_\_\_\_ x \_\_\_\_\_ Square Footage \_\_\_\_\_
- Must conform to National Electrical Code and State Law.

Permit Received By Louise E. Chace

Signature of Applicant \_\_\_\_\_ Date 7/2/91

Signature of CEO \_\_\_\_\_ Date 7-2-91

Inspection Dates \_\_\_\_\_



White-Tax Assesor

Yellow-GPCOG

White Tag -CEO

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Appeal sustained 5-9-91

PLOT PLAN



FEES (Breakdown From Front)

Base Fee \$ 270<sup>00</sup> 7-3-91  
 Subdivision Fee \$ \_\_\_\_\_  
 Site Plan Review Fee \$ 300 - 5-31-91  
 Other Fees \$ \_\_\_\_\_  
 (Explain) Appeal - \$50  
 Late Fee \$ \_\_\_\_\_

Inspection Record

Type	Date
_____	____/____/____
_____	____/____/____
_____	____/____/____
_____	____/____/____
_____	____/____/____

COMMENTS

8/9 - Called for Foundation <sup>the an</sup> Inspect - Arrived 3:45 pm & Walls/floors already in place - <sup>set back</sup> ~~did not check~~ <sup>77</sup>  
 8/12 - Set backs ok except for Handicap Ramp / Extends 1'2" into setback - ok per Bill Brown & <sup>some</sup> ~~Bill~~ <sup>7/1/91</sup>

*[Signature]* done w/out inspection

Signature of Applicant

*[Signature]* agent for owner

Date

4/10/91 - 7/3/91



Inspection Services  
Samuel P. Hoffses  
Chief

Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

July 25, 1991

Dr. E.G. Russell  
Mr. D.J. Regan  
495 Woodfords Street  
Portland, ME 04103

Re: 495 Woodfords Street

Dear Sirs:

Your application to construct a 22' x 36' addition has been reviewed and a permit is herewith issued subject to the following requirements:

**No certificate of occupancy can be issued until all requirements of this letter are met.**

### Site Plan Review Requirements

Inspections	Approved 7-25-91	William Giroux
Fire Department	Approved 6-20-91	Lt. Garroway  A fire hydrant must be located within 800' of the building.
Planning Division	Approved 7-1-91	Debbie Andrews
Public Works	Approved 7-23-91	Steve Harris

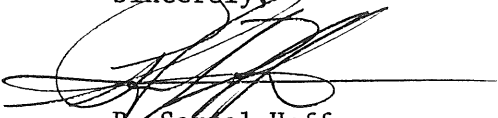
### Building & Fire Code Requirements

1. Not less than two (2) exits shall be accessible from every part of every floor. Ref. Section 26-2.4. of N.F.P.A. 101 Life Safety Code.
2. Means of egress shall be marked in accordance with Section 5-10.
3. Interior finish shall be in accordance with Section 26-3.3.
4. Portable fire extinguisher shall be provided in accordance with N.F.P.A. #10.
5. Ramps, guards, and rails shall be in accordance with ANSI A117.1.

Page Two

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

Sincerely,

A handwritten signature in dark ink, appearing to read 'P. Hoffses', written over a horizontal line.

P. Samdel Hoffses  
Chief of Inspection Services

cc: Paul Niehoff, Public Works Department  
Steve Harris, Public Works Department  
Debbie Andrews, Planning  
William Giroux, Zoning Administrator  
Lt. Garroway, Portland Fire Department

/kb

**CITY OF PORTLAND, MAINE**

**SITE PLAN REVIEW**

**Processing Form**

Applicant Drs. E G Russell & D J Regan - DMD

Date 5/31/91

Mailing Address 495 Woodfords St; Ptld, ME 04103

Address of Proposed Site 495 Woodfords St

Proposed Use of Site ~~XXXXX~~ dental office addition

Site Identifier(s) from Assessors Maps R-5

Acreage of Site / Ground Floor Coverage 110' x 143' / 634 sq ft

Zoning of Proposed Site \_\_\_\_\_

Site Location Review (DEP) Required: ( ) Yes ( ) No

Proposed Number of Floors \_\_\_\_\_

Board of Appeals Action Required: ( ) Yes ( ) No

Total Floor Area \_\_\_\_\_

Planning Board Action Required: ( ) Yes ( ) No

Other Comments: contact person - Harry Waning - 854-9338

Date Dept. Review Due: \_\_\_\_\_

-----  
MINOR SITE PLAN REVIEW  
-----

**BUILDING DEPARTMENT SITE PLAN REVIEW**

(Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
  - Requires Board of Appeals Action
  - Requires Planning Board/City Council Action

Explanation \_\_\_\_\_

- Use complies with Zoning Ordinance — Staff Review Below

Zoning:  
SPACE & BULK,  
as applicable

	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS	
COMPLIES																			
COMPLIES CONDITIONALLY																			CONDITIONS SPECIFIED BELOW
DOES NOT COMPLY																			REASONS SPECIFIED BELOW

REASONS:

WPA 7-25-91

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT—ORIGINAL

**CITY OF PORTLAND, MAINE**

**SITE PLAN REVIEW**

**Processing Form**

*Steve Harris*

Applicant Mr. C. Russell & M. J. Regan - 101

Date 7/23/91

Mailing Address 495 Woodfords St. Portland, ME 04103

Address of Proposed Site 495 Woodfords St

Proposed Use of Site XXXXXX dental office addition

Site Identifier(s) from Assessors Maps 8-5

Acreage of Site / Ground Floor Coverage 110' x 143' / 634 sq ft

Zoning of Proposed Site \_\_\_\_\_

Site Location Review (DEP) Required: ( ) Yes ( ) No  
 Board of Appeals Action Required: ( ) Yes ( ) No  
 Planning Board Action Required: ( ) Yes ( ) No

Proposed Number of Floors \_\_\_\_\_  
 Total Floor Area \_\_\_\_\_

Other Comments: contact person - Larry Manning - 354-2333

Date Dept. Review Due: \_\_\_\_\_

**PUBLIC WORKS DEPARTMENT REVIEW**

(Date Received) \_\_\_\_\_

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER
APPROVED															
APPROVED CONDITIONALLY															
DISAPPROVED															

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

(Attach Separate Sheet if Necessary)

*Steve Harris* 7/23/91  
 SIGNATURE OF REVIEWING STAFF/DATE

**CITY OF PORTLAND, MAINE**

**SITE PLAN REVIEW**

**Processing Form**

Applicant \_\_\_\_\_

Date \_\_\_\_\_

Mailing Address \_\_\_\_\_

Address of Proposed Site \_\_\_\_\_

Proposed Use of Site \_\_\_\_\_

Site Identifier(s) from Assessors Maps \_\_\_\_\_

Acreage of Site / Ground Floor Coverage \_\_\_\_\_

Zoning of Proposed Site \_\_\_\_\_

Site Location Review (DEP) Required: ( ) Yes ( ) No

Proposed Number of Floors \_\_\_\_\_

Board of Appeals Action Required: ( ) Yes ( ) No

Total Floor Area \_\_\_\_\_

Planning Board Action Required: ( ) Yes ( ) No

Other Comments: \_\_\_\_\_

Date Dept. Review Due: \_\_\_\_\_

*185 Warren Ave  
Washburne 04092*

**RECEIVED**

*8 3 1991*

**PLANNING DEPARTMENT REVIEW**

*6/3/91*  
(Date received)

**PORTLAND PLANNING OFFICE**

Major Development — Requires Planning Board Approval: Review Initiated

Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
APPROVED CONDITIONALLY												
DISAPPROVED												
												CONDITIONS SPECIFIED BELOW
												REASONS SPECIFIED BELOW

REASONS:

*Waiting for performance guarantee*

(Attach Separate Sheet if Necessary)

*Deborah G. Andrews 7/1/91*  
SIGNATURE OF REVIEWING STAFF/DATE

**CITY OF PORTLAND, MAINE**

**SITE PLAN REVIEW**

**Processing Form**

Applicant \_\_\_\_\_

Date \_\_\_\_\_

Mailing Address \_\_\_\_\_

Address of Proposed Site \_\_\_\_\_

Proposed Use of Site \_\_\_\_\_

Site Identifier(s) from Assessors Maps \_\_\_\_\_

Acreage of Site / Ground Floor Coverage \_\_\_\_\_

Zoning of Proposed Site \_\_\_\_\_

Site Location Review (DEP) Required: ( ) Yes ( ) No

Proposed Number of Floors \_\_\_\_\_

Board of Appeals Action Required: ( ) Yes ( ) No

Total Floor Area \_\_\_\_\_

Planning Board Action Required: ( ) Yes ( ) No

Other Comments: contact person - Larry Main, - 333-333

Date Dept. Review Due: \_\_\_\_\_

**FIRE DEPARTMENT REVIEW**

(Date Received) \_\_\_\_\_

	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMESE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER	
APPROVED									CONDITIONS SPECIFIED BELOW REASONS SPECIFIED BELOW
APPROVED CONDITIONALLY					X				
DISAPPROVED									

REASONS: Hydrant not shown on plan - A hydrant must be located within 800' of the building as measured along normal path of travel of fire Dept Apparatus

(Attach Separate Sheet if Necessary)

6-20-91

[Signature]  
SIGNATURE OF REVIEWING STAFF/DATE





CITY OF PORTLAND

July 1, 1991

Mr. Harry Waning  
Waning and Sons, Inc.  
495 Woodfords Street  
Portland, ME 04103

Dear Mr. Waning:

On July 1, 1991 the Portland Planning Authority granted minor site plan approval for an addition at 495 Woodfords Street.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval. The site plan approval will be deemed to have expired unless work in the development has commenced within six (6) months of the approval or within a time period agreed upon in writing by the City and the applicant. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 1.7% of the performance guarantee will have to be posted before a building permit can be issued.

If there are any questions, please contact the Planning Staff.

Sincerely,

A large, handwritten signature in black ink, which appears to read 'Joseph E. Gray, Jr.', is written over the typed name and title.

Joseph E. Gray, Jr.  
Director of Planning and Urban Development

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development  
Alexander Jaegerman, Chief Planner  
Deborah Andrews, Senior Planner  
P. Samuel Hoffses, Chief of Building Inspections  
William Giroux, Zoning Administrator  
George Flaherty, Director of Parks and Public Works  
Stephen Harris, Planning Engineer  
William Bray, Traffic Engineer  
Jeff Tarling, City Arborist  
Natalie Burns, Associate Corporation Counsel  
Lt. Wallace Garroway, Fire Prevention  
Paul Niehoff, Materials Engineer  
Approval Letter File