

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

Location of Construction: 60 Eastfield Rd (Lot #12)		Owner: Noice E. Eastman		Phone:		Permit No: 941210
Owner Address: 325 Ludlow St Portland, ME 04102		Leasee/Buyer's Name:		Phone:		
Contractor Name: Bob Kunnells		Address: 99 Simpson Rd Saco, ME 04072		Phone: 283-0508		Permit Issued: PERMIT ISSUED NOV - 7 1994 CITY OF PORTLAND
Past Use: Vacant Land		Proposed Use: 1-fam dwelling		COST OF WORK: \$ 83,260. FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group <i>R3</i> Type: <i>5B</i> <i>BOCA 93</i> Signature: <i>[Signature]</i>		
Proposed Project Description: Construct 1-fam dwelling 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 Approval: <i>92-C-52</i> 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 maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>		
Permit Taken By: <i>Mary Gresik</i>		Date Applied For: <i>27 Oct 94</i>		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		

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..

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

[Signature] *27 Oct 94*

SIGNATURE OF APPLICANT *Bob Kunnells* ADDRESS: _____ DATE: _____ PHONE: _____

HomeTown Home Improvement

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

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

CEO DISTRICT **4**
MR. Carroll

COMMENTS

12/16/94 Foundation in Framing Started - Setbacks ok - Foundation ok (P)

1/6/95 Framing ok - ok to Close (P)

1/11/95 Underground Waste lines ok Rough Plumbing ok (P)

2/9/95 Call for Final - CofO - No-Go - as follows

1- Baluster Spaced @ 6" on Deck - must be 4"

2- Fire Rating at back of Garage not finished

3- open Control box on furnace

4- open Supply line at Shower head

2/10/95 - Items 2-3 & 4 Corrected, Working on # 1

Issue TEMPORARY CofO - EXPIRES MAY 15, 1995

w/Conditions AS outlined in letter DATED 2/9/95 JAMES SEYMOUR TO MARY GRESIK (copy attached) (P) 2/13/95

Inspection Record

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

BUILDING PERMIT REPORT

DATE: 4/Nov/94 Address 60 Eastfield Rd Lot #12

REASON FOR PERMIT: To Construct a single family

dwellling

BLDG. OWNER: Bob Runnells ^{NOICE} Pages Eastma 7

CONTRACTOR: Bob Runnells

APPROVED: *1, 2, 7, 9, 11, 13, 14

PERMIT APPLICATE: _____ ~~DENIED:~~ 15, 16, 17.

CONDITION OF APPROVAL OR DENIAL:

- * 1. Before concrete for foundation is placed, approvals from Public Works and Inspection Service 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 register land surveyor check all foundation forms before concrete is placed.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hr., including fire doors with selfclosers.
5. Each apartment shall have access to (2) separate, remote and approved means of egress. A single exit is acceptable when its 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 system having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An indication shut-off valve shall be installed in an accessible locations 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. ft. per sprinkler.
- * 7. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside opening without the use of special knowledge or separated tools. Where windows are provided as a 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 room must have minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm) and a minimum net clear opening of 5.7 sq.ft.
8. This permit does not preclude the applicant from obtaining any license needed from the City Clerk's office.

*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 building code 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.

10. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 section 407.0 of the BOCA/1993)

*11. 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 Group 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I1, 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. & 1024.0 of the City's building code. (The BOCA National Building Code/1993)

*13. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise.

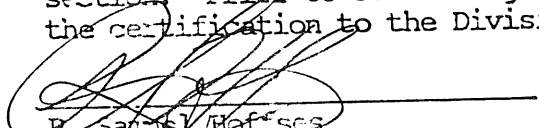
*14. Headroom in habitable space is a minimum of 7'6".

*15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.

*16. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.

*17. Section 25-135 of the Municipal Code for the City of Portland states "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".

18. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, title 5 MRSA refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.


P. Samuel Hefess
Chief of Inspections

/dmm 01/14/94 (redo w/additions)

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

November 7, 1994

Bob Runnells
99 Simpson Road
Saco, ME 04072

RE: 60 Eastfield Road (Lot #12)

Dear Mr. Runnells:

Your application to construct a single family dwelling has been reviewed and a permit is herewith issued subject to the following requirement. This permit does not preclude the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy can be issued until all requirements of this letter are met.

Site Plan Review Requirements

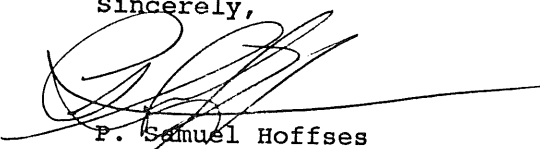
Inspection Division - Approved - S. Hoffses
Public Works - Approved with conditions - Owens McCullough
(Conditions Attached)

Building Code

1. Please read and implement items 1, 2, 7, 9, 11, 13, 14, 15, 16 and 17 of the building permit report.
2. Your plan does not show foundation drains. Section 1813.0 of the City's building code requires water proofing and damp roofing (The BOCA National Building Code/1993).

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: Owens McCullough, Acting Development Review Coordinator

Applicant: Bob Runnells
Address: 60 East Field Rd (Lot #12)
Assessors No.: 192-C-052

Date: 7/Nov/94

CHECK LIST AGAINST ZONING ORDINANCE

Date - 7/Nov/94

Zone Location - R-3

Interior or corner lot - Interior

Use - Single Family

Sewage Disposal - Public

Rear Yards - min 25' 25'

Side Yards - ~~0'~~

Front Yards ^{min 25} shows 27'

Projections - .

Height - 1/2

Lot Area - 48110

Building Area - 1790

Area per Family - OK

Width of Lot - 120'7"

Lot Frontage - 200'

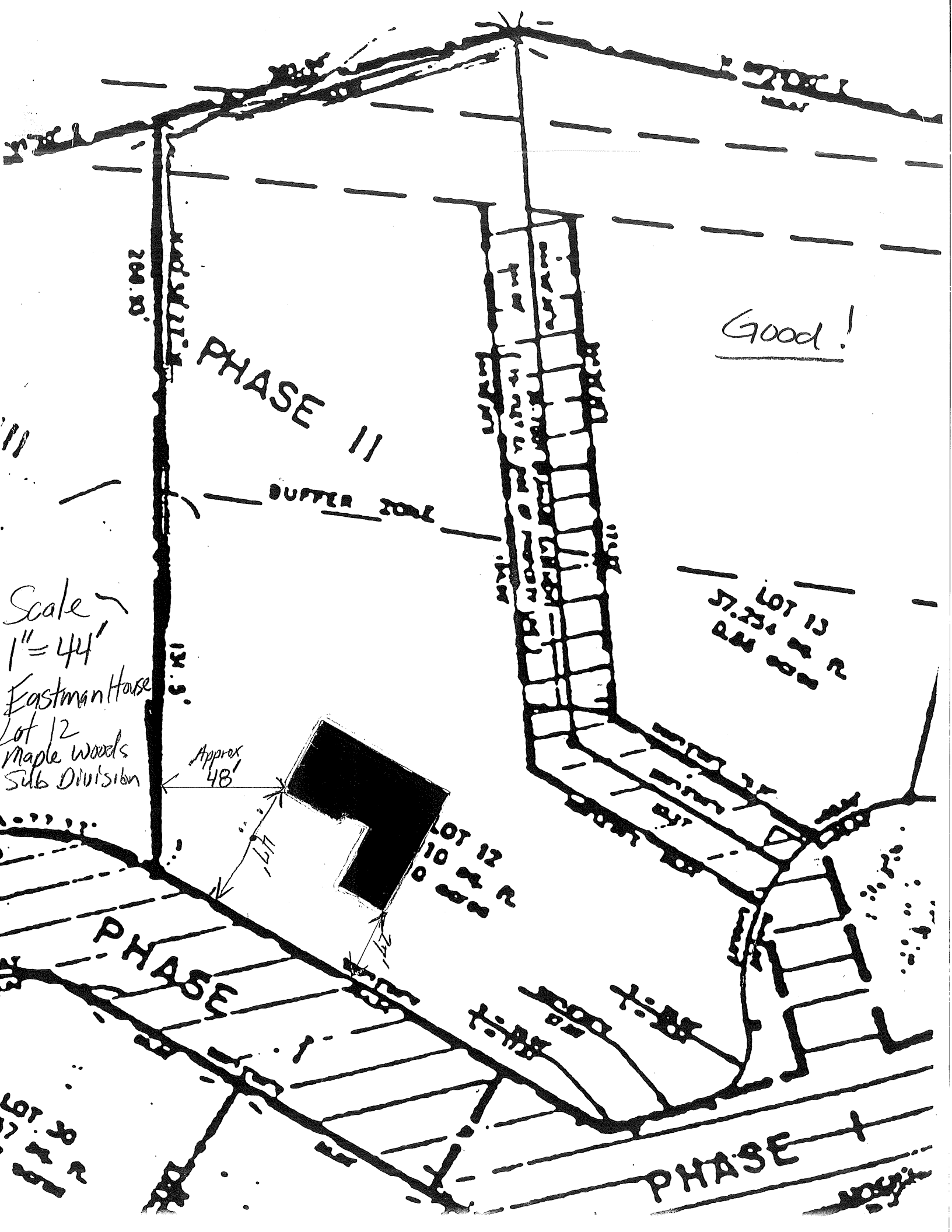
Off-street Parking - OK

Loading Bays - N/A

Site Plan - N/A

Shoreland Zoning - N/A

Flood Plains - N/A



200.00'

PHASE II

BUFFER ZONE

Good!

LOT 13
57.23' x 24' 2"
24' 2" x 24' 2"

Scale
1" = 44'
Eastman House
Lot 12
Maple Woods
Sub Division

Approx
48'

LOT 12
10' 0" x 24' 2"
24' 2" x 24' 2"

PHASE I

PHASE III

LOT 10
24' 2" x 24' 2"



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

Mary
attached is minor minor
for 60 Eastfield Road. (Lot 12)

Thanks
Oline

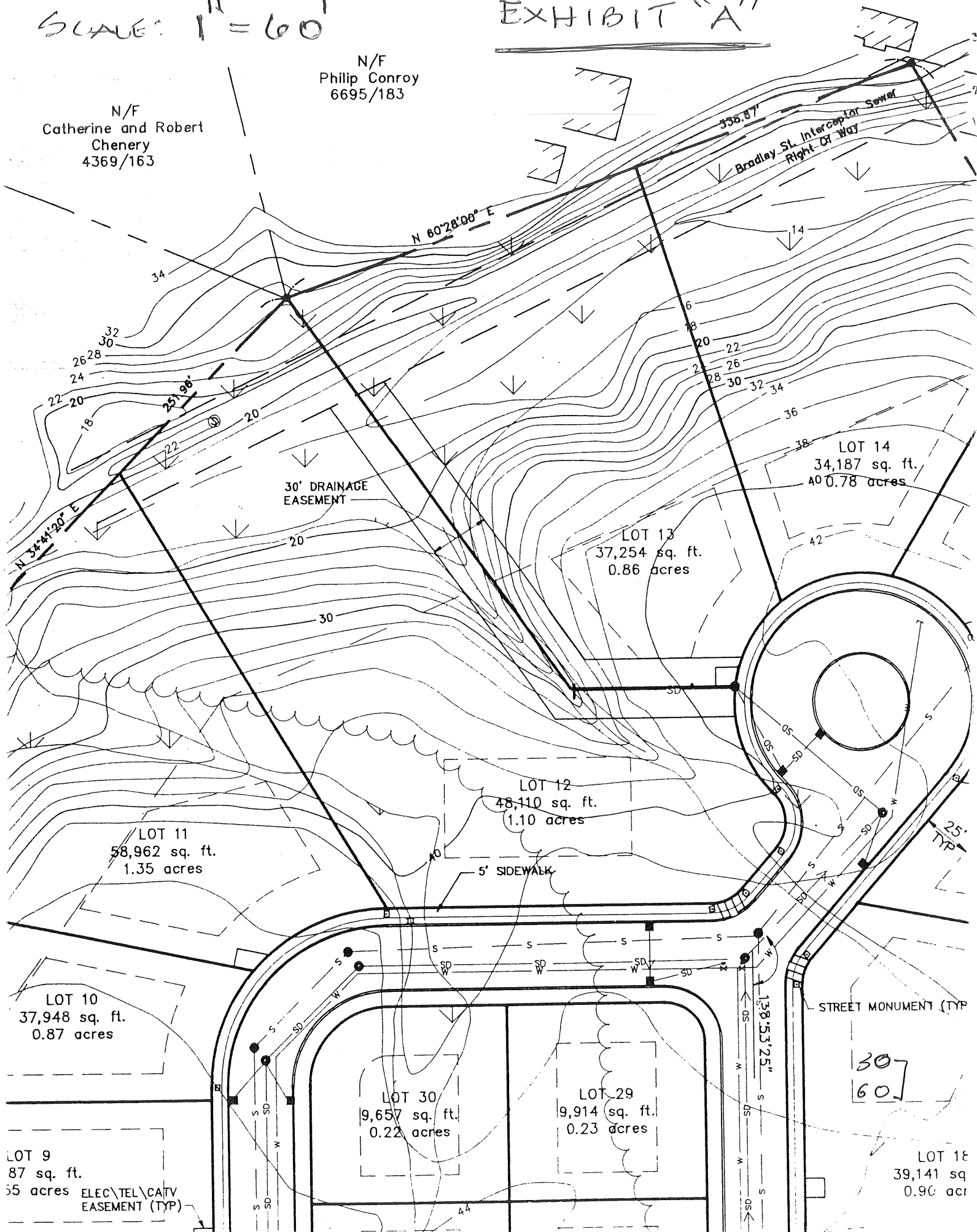
Have a good weekend

SCALE: 1" = 60'

EXHIBIT "A"

N/F
Catherine and Robert
Chenery
4369/163

N/F
Philip Conroy
6695/183



LOT 9
87 sq. ft.
0.55 acres
ELEC\TEL\CATV
EASEMENT (TYP)

LOT 10
37,948 sq. ft.
0.87 acres

LOT 11
58,962 sq. ft.
1.35 acres

LOT 12
48,110 sq. ft.
1.10 acres

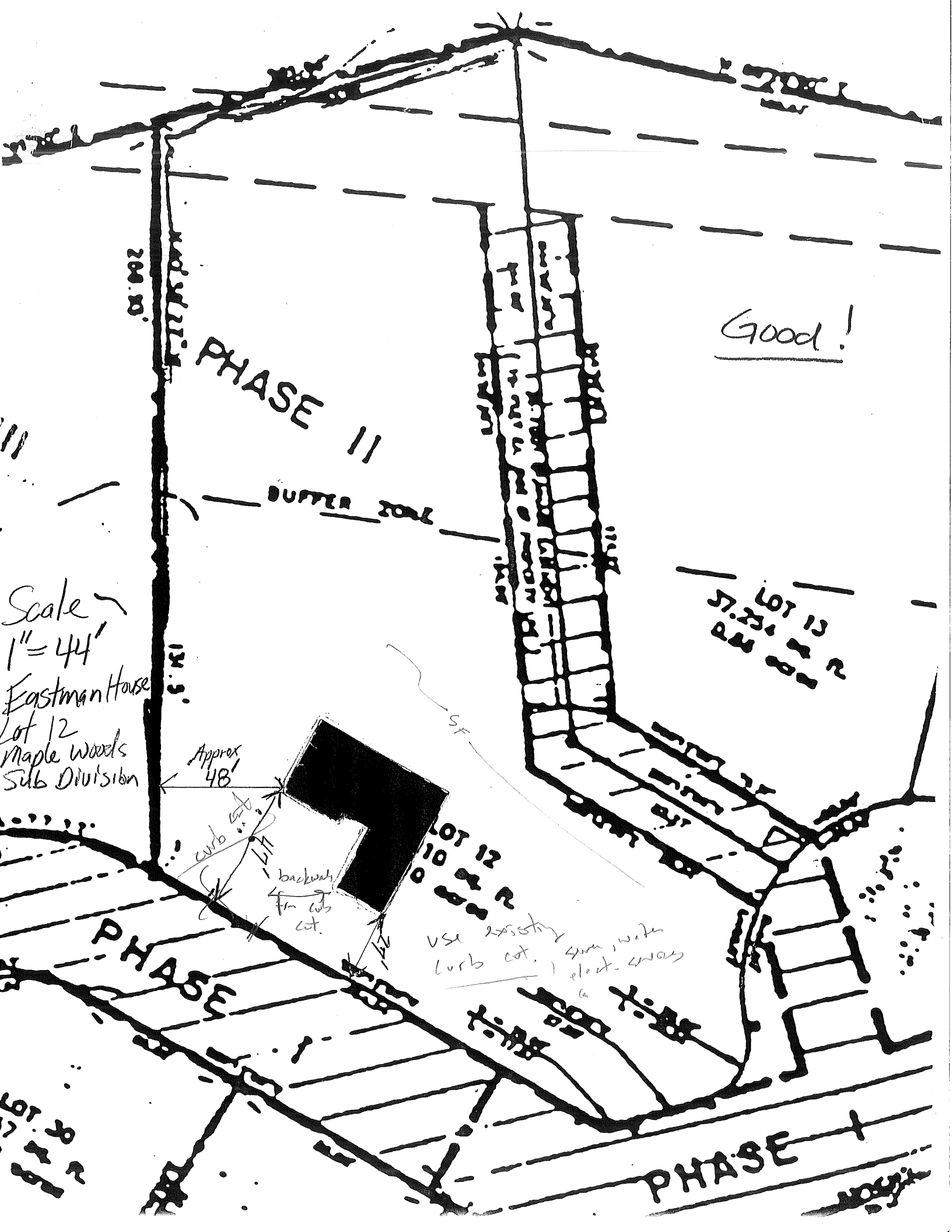
LOT 13
37,254 sq. ft.
0.86 acres

LOT 14
34,187 sq. ft.
0.78 acres

LOT 30
9,657 sq. ft.
0.22 acres

LOT 29
9,914 sq. ft.
0.23 acres

LOT 18
39,141 sq. ft.
0.90 acres



200.50'

PHASE II

BUFFER ZONE

Good!

LOT 13
57.23' R2
200.50'

Scale
1" = 44'
Eastman House
Lot 12
Maple Woods
Sub Division

121.9'

Approx
48'

LOT 12
010 R2

USE existing curb cut, same with elect. ways

PHASE I

PHASE I

LOT 30
57.23' R2



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 60 Eastfield Rd (Lot #12) 194-C-052

Issued to Notice E. Eastman

Date of Issue 13 Feb 95

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. 94/1210, 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

Single Family Dwelling

Limiting Conditions: TEMPORARY:

Expires 15 May 95 with conditions as outlined in attached memo dated 9 Feb 95 from James Seymour.

This certificate supersedes
certificate issued

Approved:

2/17/95
.....
(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
MEMORANDUM

TO: Mary Gresik, Permit Secretary

FROM: James Seymour, Acting Development Review Coordinator *JRS*

DATE: February 9, 1995

RE: Temporary Certificate of Occupancy for 60 Eastfield Road

I have reviewed the single family residence at 60 Eastfield Road 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 not be necessary in the spring. However, the final lot grading shall be approved by the DRC by May 15, 1995 or prior to issuance of a permanent Certificate of Occupancy.
2. The disturbed lot area shall be loamed, seeded and mulched no later than May 15, 1995 and approved by the Development Review Coordinator.
3. Two City of Portland approved species and size trees must be planted along the street frontage prior to issuance of a permanent Certificate of Occupancy. Trees shall also be approved by the DRC and planted by May 15, 1995.
4. Siltation fencing shall be repaired at the limit of construction as noted by Owens McCullough's review dated 11/2/94. Siltation fence should be properly toed and secured by either a date when ground surface becomes unfrozen enough to install fencing or a date no later than April 1, 1995. Siltation fence may be removed once areas disturbed by construction have become 80% revegetated.

cc: Paul Niehoff, Materials Engineer

*Seen, Noted
on Temp COG
2/10/95*

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

27 Oct 94

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 1

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

Total Floor Area 1,790 sq ft

Planning Board Action Required: () Yes () No

Other Comments: Contact Person: Bob Kinnell 203-8508

Date Dept. Review Due: _____

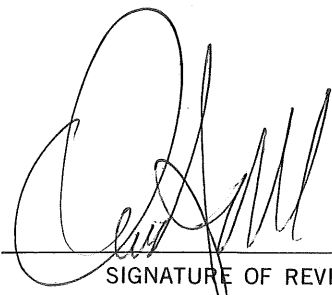
PUBLIC WORKS DEPARTMENT REVIEW

10/28/94
(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 with attached conditions															
APPROVED CONDITIONALLY																CONDITIONS SPECIFIED BELOW
DISAPPROVED																REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)

 11/3/94
 SIGNATURE OF REVIEWING STAFF/DATE

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Noice E. Eastman

27 Oct 94

Applicant _____

325 Ludlow St Ptld, ME 04102

Date _____

Mailing Address _____

1-fam dwelling

60 ~~52~~ Eastfield Rd (Lot #12)

Address of Proposed Site
192-C-052

Proposed Use of Site _____

48,110 / 1,790 sq ft

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 1

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

Total Floor Area 1,790 sq ft

Planning Board Action Required: () Yes () No

Other Comments: Contact Person: Bob Runnells 283-0508

Date Dept. Review Due: _____

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	7/Nov	R3	1/4	1/2	R3	Pub.	25ft	OK	25ft	1/4	11/2	4,000-110	1,790	3000	120ft	205ft	1/2	1/3	
COMPLIES CONDITIONALLY																			CONDITIONS SPECIFIED BELOW
DOES NOT COMPLY																			REASONS SPECIFIED BELOW

REASONS: _____

SIGNATURE OF REVIEWING STAFF/DATE

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW (ADDENDUM)
CONDITIONS OF APPROVAL

APPLICANT: NOICE E. EASTMAN
ADDRESS: 325 LUDLOW ST. PORTLAND, ME. 04102
SITE ADDRESS/LOCATION: 600 EASTFIELD RD (LOT #12)
DATE: 11/2/94

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to not increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW ARE IN FORCE FOR YOUR SITE PLAN

- All damage to sidewalk, curb, street, or public utilities shall be repaired prior to issuance of a Certificate of Occupancy.
- Two(2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- Your new street address is now 600 EASTFIELD RD., the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- The Development Review Coordinator (874-8300, ext. 8722) must be notified five(5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
- A sewer permit is required for your project. Please notify Paul Niehoff at 874-8300, ext. 8838. The Sewer Division of Parks and Public works (Jackie Wurslin at 797-5302) must be notified five(5) working days prior to sewer connection to schedule an inspector for your site.

As-built record information for sewer and storm service connections must be submitted to Parks and Public Works engineering Division (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

A street opening permit(s) is required for your site. Please contact Carol Poliskey at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvement as necessary due to field conditions.

The site contractor shall establish finish grades at the building foundation to provide positive drainage. Finish grades at front of foundation (street side) shall be set above finish street/curb elevation to provide positive drainage.

The Development Review Coordinator (874-8300, ext. 8722) must be notified at the time the building foundation is completed to perform an inspection.

SEE ADDITIONAL CONDITIONS BELOW

Applicant shall install siltation fencing at limit of construction. Siltation fencing shall be installed prior to construction of any earthwork.

cc: Paul Niehoff, Materials Engineer

1. EXISTING CURB CUT SHALL BE USED FOR DRIVEWAY ACCESS.
2. EXISTING WATER, SEWER & FOUNDATION DRAIN SERVICES SHALL BE USED. NO EXCAVATION WITHIN THE EASTFIELD R.O.W. WILL BE ALLOWED.
3. Applicant shall submit revised site plan showing house location & driveway location on attached 8 1/2" x 11" plan labeled exhibit "A". Site plan shall be submitted prior to construction.