

924189

Permit # \_\_\_\_\_ City of Portland BUILDING PERMIT APPLICATION Fee \$445 Zone \_\_\_\_\_ Map # 226 - A-015  
 Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Custom Built Homes/Maine Phone # 892-3149

Address: 27 Main St- South Windham, ME 04062

LOCATION OF CONSTRUCTION 41 Spr Stroudwater Pointe

Contractor: owner Sub: Jane

Address: \_\_\_\_\_ Phone # \_\_\_\_\_

Est. Construction Cost: 85,000 Proposed Use: 1-fam dwlg w garage

Past Use: vacant lot

# of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_

Building Dimensions L 34 W 26 Total Sq. Ft. \_\_\_\_\_

# Stories: 1 1/2 # Bedrooms 3 Lot Size: 21,514 sq dft

Is Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_

Explain Conversion Construct 1-fam dwelling - w att gar

For Official Use Only

Date 9/10/92

Inside Fire Limits \_\_\_\_\_

Bldg Code \_\_\_\_\_

Time Limit \_\_\_\_\_

Estimated Cost 85,000

Subdivision: \_\_\_\_\_

Name \_\_\_\_\_

Lot \_\_\_\_\_

Ownership: \_\_\_\_\_

CITY OF PORTLAND

Public \_\_\_\_\_ Private \_\_\_\_\_

HISTORIC PRESERVATION

#### Foundation:

1. Type of Soil: \_\_\_\_\_
2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_
3. Footings Size: \_\_\_\_\_
4. Foundation Size: \_\_\_\_\_
5. Other \_\_\_\_\_

#### Floor:

1. Sills Size: \_\_\_\_\_ Sills must be anchored.
2. Girder Size: \_\_\_\_\_
3. Lally Column Spacing: \_\_\_\_\_ Size: \_\_\_\_\_
4. Joists Size: \_\_\_\_\_ Spacing 16" O.C.
5. Bridging Type: \_\_\_\_\_ Size: \_\_\_\_\_
6. Floor Sheathing Type: \_\_\_\_\_ Size: \_\_\_\_\_
7. Other Material: \_\_\_\_\_

#### Exterior Walls:

1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_
2. No. windows \_\_\_\_\_
3. No. Doors \_\_\_\_\_
4. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_
5. Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_
6. Corner Posts Size \_\_\_\_\_
7. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_
8. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_
9. Siding Type \_\_\_\_\_ Weather Exposure \_\_\_\_\_
10. Masonry Materials \_\_\_\_\_
11. Metal Materials \_\_\_\_\_

#### Interior Walls:

1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_
2. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_
3. Wall Covering Type \_\_\_\_\_
4. Fire Wall if required \_\_\_\_\_
5. Other Materials \_\_\_\_\_

#### Ceiling:

1. Ceiling Joists Size: \_\_\_\_\_
2. Ceiling Strapping Size \_\_\_\_\_ Spacing \_\_\_\_\_ ☒ Not in District nor Landmark.
3. Type Ceilings: \_\_\_\_\_ ☒ Does not require review.
4. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_ ☒ Requires Review.
5. Ceiling Height: \_\_\_\_\_

#### Roof:

1. Truss or Rafter Size \_\_\_\_\_ Span \_\_\_\_\_ Action: ☒ Approved.
2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_ ☒ Approved with Conditions.
3. Roof Covering Type \_\_\_\_\_ ☒ Denied.

#### Chimneys:

Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_ Date: \_\_\_\_\_

#### Heating:

Type of Heat: \_\_\_\_\_

#### Electrical:

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

#### Plumbing:

1. Approval of soil test if required Yes \_\_\_\_\_ No \_\_\_\_\_
2. No. of Tubs or Showers \_\_\_\_\_
3. No. of Flushes \_\_\_\_\_
4. No. of Lavatories \_\_\_\_\_
5. No. of Other Fixtures \_\_\_\_\_

#### Swimming Pools:

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

Permit Received By

Louise E. Chase

PERMIT ISSUED WITH LETTER

Signature of Applicant

Don Smith

Date 9-10-92

CONTINUED TO REVERSE SIDE

White - Tax Assessor

Ivory Tag - CEO

# PLOT PLAN



## FEES (Breakdown From Front)

Base Fee \$ \_\_\_\_\_  
 Subdivision Fee \$ \_\_\_\_\_  
 Site Plan Review Fee \$ \_\_\_\_\_  
 Other Fees \$ \_\_\_\_\_  
 (Explain) \_\_\_\_\_  
 Late Fee \$ \_\_\_\_\_

## Inspection Record

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

## COMMENTS

*1/6/92 Issue Temp CofO - Single family Dwelling w/ attached garage*  
*Limits - all required site plan work*  
*to be completed no later than 6/30/93*

## 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 has authorized agent and 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 or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

*C. B. H.*  
*[Signature]*  
 SIGNATURE OF APPLICANT

ADDRESS

*892-3149*  
 PHONE NO.

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

PHONE NO.





CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 41 Spar Lane

Issued to Custom Built Homes of Maine

Date of Issue 1/5/93

**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. 92/4189, 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 with attached garage

Limiting Conditions: Temporary Certificate of Occupancy

All required site plan work to be completed no later than 6/30/93.

This certificate supersedes  
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  
MEMORANDUM

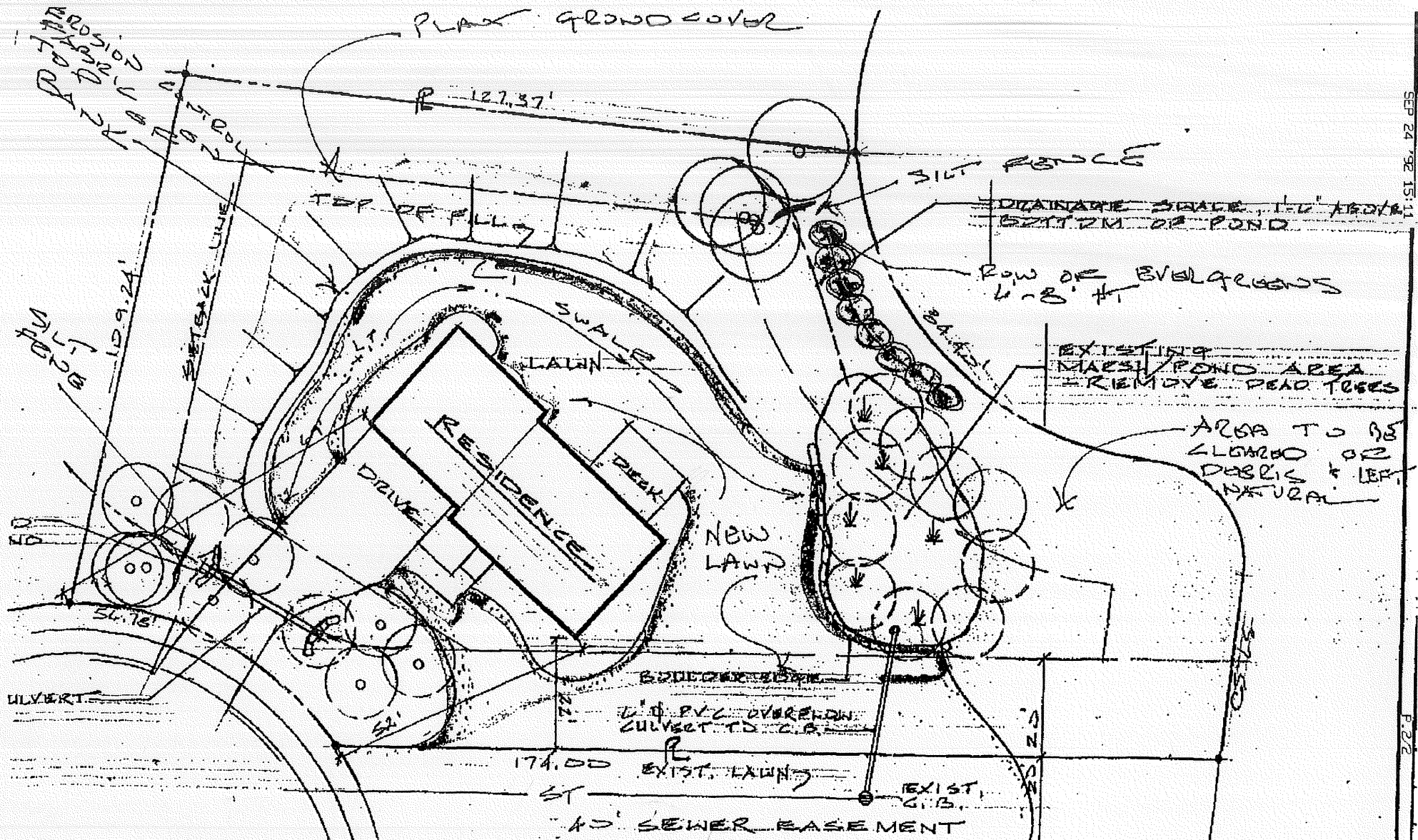
TO: Kevin Carroll  
FROM: Melodie Esterberg, Development Review Coordinator  
DATE: Jan 4, 1992  
SUBJECT: Certificates of Occupancy

Due to the weather, it is not possible to complete the site work for the following projects:

41 Spar Lane  
(Stroudwater Pointe lot #21)

Therefore as a condition for a temporary certificate of occupancy, I request the following:

All required site work and work within the right-of-way shall be completed by June 30, 1993.



Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

October 2, 1992

RE: 41 Spar Lane, Portland, ME

Custom Built Homes of Maine  
27 Main Street  
South Windham, ME 04062

Dear Sir:

Your application to construct a one(1) family dwelling with attached garage, 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

Inspection Services    Approved    William Giroux  
Public Works    Approved with conditions    Melodie Esterberg

### Building Code Requirements

Please read and implement items 1, 6, 7, 8, 9, 12, 13 and 14 of the attached building permit report.

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

Sincerely,

P. Samuel Hoffses  
Chief of Inspection Services

/el

cc: ~~LT. Wallace Carroway, Fire Prevention Bureau~~   
Melodie Esterberg, Development Review Coordinator



BUILDING PERMIT REPORT

ADDRESS:

41 Spar Lane

DATE:

2/0CT/92

REASON FOR PERMIT:

To Construct a 1 Family dwelling  
(26'x34') in attached garage (24'x26')

BUILDING OWNER:

Custom Built Homes of Maine

CONTRACTOR:

Owner

PERMIT APPLICANT:

1

APPROVED:

\*1, \*6, \*7, \*8, \*9, \*12, \*13, \*14

CONDITION OF APPROVAL:

- \* 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.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- 4.) 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.
- 5.) 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 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 square feet per sprinkler.
- \* 6.) 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 separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m<sup>2</sup>). The 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).
- \* 7.) 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 (BOCA National Building Code 1990, and N.F.P.A. 101 Chapter 18 & 19.

- \* 8.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fireresistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.
- 9.) A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be not less than 36 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a sphere with a diameter of 4 inches cannot pass through any opening. Handrails on stairs shall be no less than 34 inches nor more than 38 inches. Handrails within individual dwelling units shall not be less than 30 inches nor more than 38 inches. For more detail on guards & handrails see Article 8 section 824.0 and 825.0 of the BOCA National Building Code.
- 10.) 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.
- 11.) The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 M.R.S.A. 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.
- \* 12.) Stair construction in Use Group R-3, R-4, is a minimum of 9" tread and 8-1/4" maximum rise.
- \* 13.) Headroom in habitable spaces is a minimum of 7'6".
- \* 14.) The minimum headroom in all parts of a stairway shall not be less than 6 feet 8 inches.

Sincerely,



P. Samuel Hoffses  
Chief of Inspection Services

/el

11/16/88

11/27/90

8/14/91

9/2/92



## CITY OF PORTLAND, MAINE

## SITE PLAN REVIEW

## Processing Form

Custom Built Homes of Maine

Applicant

27 Main St; South Windham, ME 04062

Mailing Address

1-fam dwlg w attch garage

Proposed Use of Site

21,514 sq ft / 26'x34' &amp; 26'x24'

Acreage of Site / Ground Floor Coverage

Date 9/10/92

Address of Proposed Site Stroudwater Pointe

Site Identifier(s) from Assessors Maps

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: Ron Smith - 892-3149

Date Dept. Review Due:

Minor 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 BelowZoning:  
SPACE & BULK,  
as applicable

COMPLIES

COMPLIES  
CONDITIONALLYDOES NOT  
COMPLY

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

CONDITIONS  
SPECIFIED  
BELOWREASONS  
SPECIFIED  
BELOW

REASONS:

WDH - 10-2-92

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT—ORIGINAL

92-73-MM

CITY OF PORTLAND, MAINE  
SITE PLAN REVIEW  
Processing Form

Melodie Esterberg  
Planning

Custom Built Homes of Maine

Applicant  
27 Main St; South Windham, ME 04062

Mailing Address

Proposed Use of Site

21,514 sq ft / 26'x34' & 26'x24'

Acreage of Site / Ground Floor Coverage

41 Spar Lane  
Date 9/10/92  
12# - 800950802CC008  
Address of Proposed Site Stroudwater Pointe

Site Identifier(s) from Assessors Maps

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: Ron Smith - 892-3149

Date Dept. Review Due:

Minor Minor Site plan Review

PUBLIC WORKS DEPARTMENT REVIEW

9/11/92  
(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																CONDITIONS SPECIFIED BELOW
DISAPPROVED																REASONS SPECIFIED BELOW

REASONS:

(Attach Separate Sheet if Necessary)

RECEIVED

SEP 11 1992

PORTLAND PLANNING OFFICE

Melodie Esterberg 9/30/92  
SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

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

APPLICANT: Custom Built Homes of Maine  
ADDRESS: 27 Main St. So Windham ME 04062  
SITE ADDRESS/LOCATION: 41 Spar Lane (lot 21)  
DATE: 9/30/92

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 <sup>or retained</sup> on your street frontage prior to issuance of a Certificate of Occupancy.
- ☒ Your new street address is now 41 Spar Lane, 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 closings 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 & Public Works Engineering Division (55 Portland St.) 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. 8822. (Only excavators licensed by the City of Portland are eligible).
- ☒ The inlet for proposed connection to the storm drain shall be adequately protected to eliminate sediment transport into the storm drain.

cc: P. Niehoff