

~~024304~~

4296

4296

272-K-1,2,+3

Permit # _____ City of _____ BUILDING PERMIT APPLICATION Fee _____ Zone _____ Map # _____ Lot# _____

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

Owner: _____ Phone # _____

Address: _____

LOCATION OF CONSTRUCTION Robin St.

Contractor: _____ Sub.: _____

Address: _____ Phone # _____

Est. Construction Cost: 50,000 Proposed Use: 1-fam mobile home

Past Use: vacant lot

of Existing Res. Units _____ # of New Res. Units _____

Building Dimensions L 35' - W 26'5" Total Sq. Ft. _____

Stories: _____ # Bedrooms 3 Lot Size: 8600 sq ft

Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____

Explain Conversion erect 1-fam mobile home

For Official Use Only

Date _____ Subdivision: _____

Inside Fire Limits _____ Name: NOV - 5 1992

Bldg Code _____ Lot _____

Time Limit _____ Ownership: Public

Estimated Cost _____ Private

CITY OF ENGLAND

Zoning: R3
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) _____

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 _____
3. Type Ceilings: _____
4. Insulation Type _____ Size _____
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: 10-30-92
Signature: PL Meyer

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. Pool Type: _____
2. Pool Size: _____
3. Pool must conform to National Electrical Code and State Laws

Permit Received By Louis

Signature of Applicant Bill B... Date _____

CEO's District _____

CONTINUED TO REVERSE SIDE

Ivory Tag - CEO

White - Tax Assessor

PERMIT ISSUED WITH LETTER

PERMIT ISSUED WITH LETTER

HISTORIC PRESERVATION

1. Not in District nor Landmark.
2. Does not require review.
3. Requires Review.

HOLM AVE.

ROBIN ST.

MANHOLE INV. - 93.2

CITY TO CORE AND BOOT

TAFT ST.

PK NAIL ELEV. 98.5
SEE NOTE 4

EX. E/P

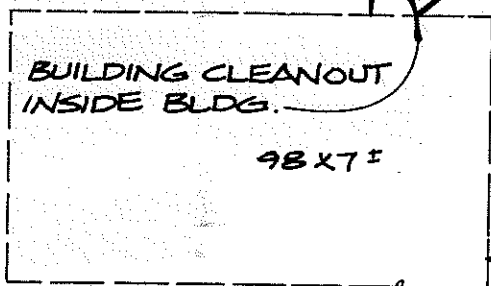
LONG SWEEP BEND IN LIEU OF MH
MUST BE APPROVED BY CITY OF PORTLAND

CLEANOUT

EX. PAVED DRIVE

PROP. 4" SANITARY
SEWER L=168'

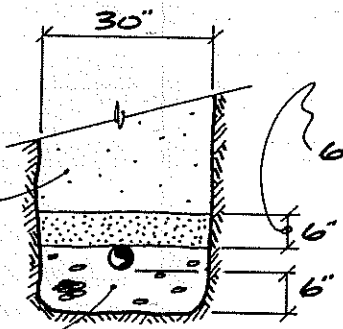
NAIL IN WHITE PINE
ELEV. - 99.5 SEE NOTE #4



LOCATION OF
PROPOSED
BUILDING

SELECT
BACKFILL

STONE (APRV'D
BY CITY)



TYPICAL TRENCH SECTION
N.T.S.

PROP. FINISHED
GRADE ±

EX. PAV'T.

4' MIN. COVER

EX. SAN. MH
RIM 100.0

PROP. 4" SAN. SEWER
LENGTH - 168', S=0.027'/FT.

INV. AT HOUSE
ELEV. 96.5

INV. 92.0 ±
VERIFY

PROFILE

SCALE:
VERTICAL - 1"=4', HORIZONTAL - 1"=40'

PLAN
SCALE: 1"=20'

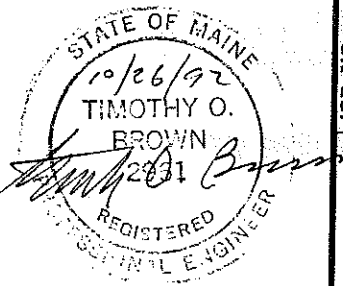
- NOTES:
1. LOT SURVEY AND PROPOSED SITE PLAN PROVIDED BY GERALD M. BATES R.L.S. #209.
 2. SEWER MATERIALS & CONSTRUCTION TECHNIQUES TO BE AS SPECIFIED BY THE CITY OF PORTLAND.
 3. ALL STATE AND LOCAL CODES TO BE FOLLOWED
 4. ALL ELEVATIONS BASED ON TBM - TOP NUT OF HYDRANT SHOWN ELEV. - 101.62

RECEIVED

OCT 27 1992

PORTLAND PLANNING OFFICE

J.P.C. approved
W. Boothby
10/26/92



DATE		REVISION	
DESIGNED BY	TOB	DRAWN BY	WEP
CHECKED BY	TOB	SCALE	AS NOTED
JOB NO.	92-256	DATE	10/20/92
MCKENNA LOT ROBIN STREET PORTLAND, ME			
FOR: TURNKEY CONSTRUCTION			
BERRY, HUFF, MCDONALD, MILLIGAN INC. ENGINEERS SURVEYORS PLANNERS			
28 State Street Gorham, Maine 04038			
SHEET NO. 1			

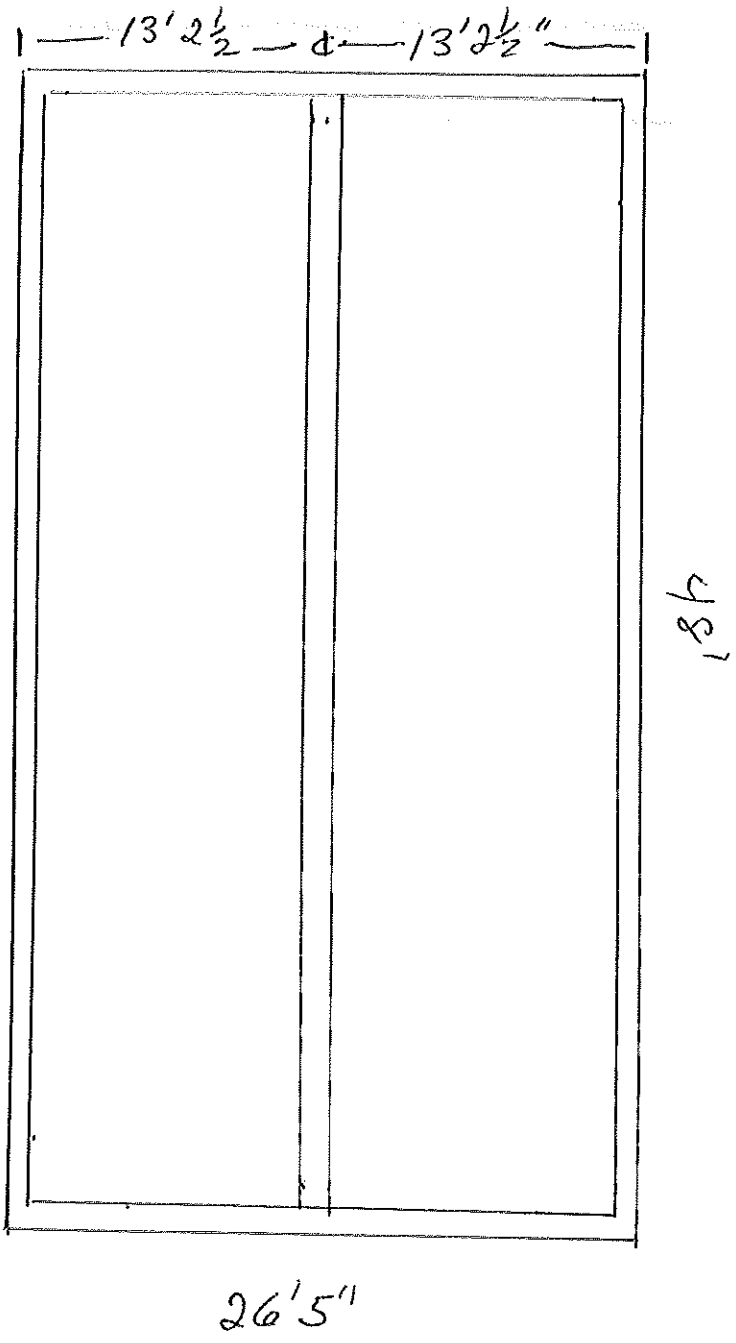
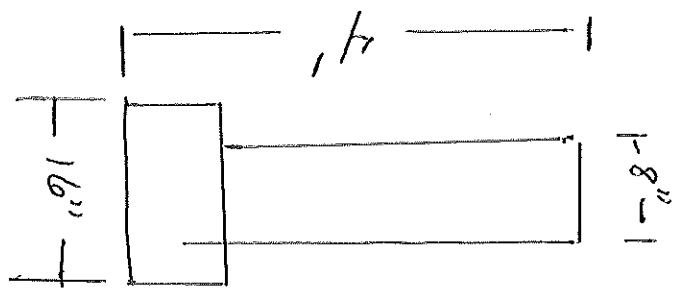
FOUNDATION PLAN

REGISTERED

OCT 13 1992

DEPT OF BUILDING REGULATIONS
CITY OF PORTLAND

924296



Wimberg
Prots.
Parker St

222-K-1, 2-3

PLOT PLAN



*Permit Expired - foundation hole
has been backfilled & graded* PK 10/24/14

FEES (Breakdown From Front)
 Base Fee \$ 270
 Subdivision Fee \$ _____
 Site Plan Review Fee \$ 50
 Other Fees \$ _____
 (Explain) _____
 Late Fee \$ _____

Type	Inspection Record	Date
_____	_____	/ /
_____	_____	/ /
_____	_____	/ /
_____	_____	/ /
_____	_____	/ /

COMMENTS

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.

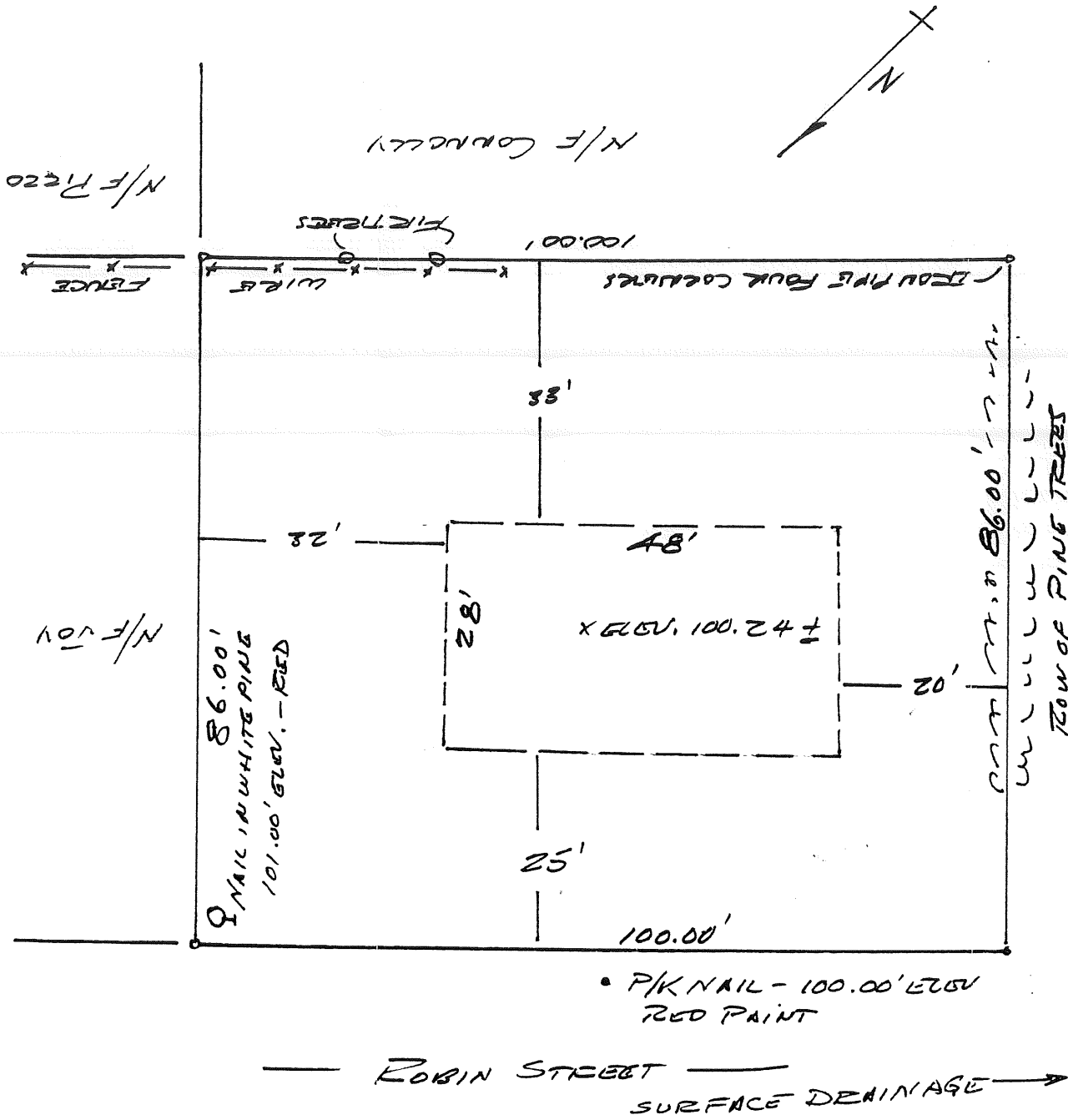
Bill B...
 SIGNATURE OF APPLICANT

ADDRESS

278-5880
 PHONE NO.

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

PHONE NO.

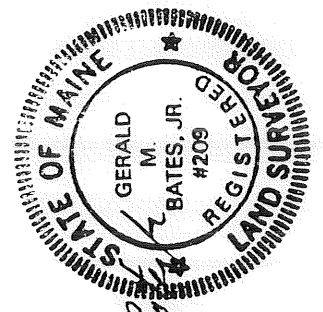


SCALE 1" = 20'

PROPERTY OF JENNIFER L. McTERRA
 CORNER OF HOLM AVE. & ROBIN STREET
 PORTLAND, ME.

SEPT 1992, SCALE 1" = 20', G. BATES #209
 LOTS 239, 240 & PART OF 241
 RECORDED PLAN OF "PORTLAND GARDEN" 1912

PROPOSED SITE PLAN

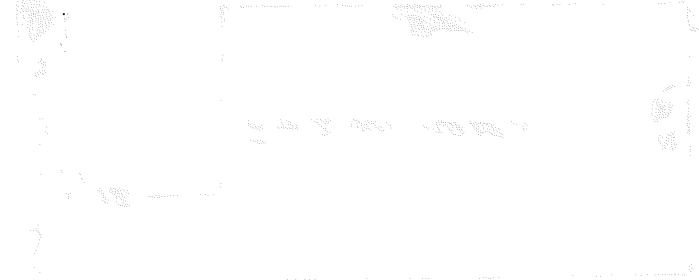


Gerald M. Bates, Jr.

272-K-1, 2 & 3



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Handwritten notes on the right side of the page, including the number '116-124'.

DEPT OF BUILDINGS AND PERMITS
CITY OF PORTLAND

OCT 13 1992

RECEIVED

Handwritten notes in the middle section, including '116-124' and '116-124'.

Handwritten note at the bottom left: 'MARK THIS DRAWING'.

Applicant: TurnKey Construction
Address: 34 Robin St.

Date: 11-4-92

Assessors No.:

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R3

Interior or corner lot -

Use - single

Sewage Disposal - city

Rear Yards - 33' 25' req

Side Yards - 20' and 32' (8' and 20' side yard on side street required)

Front Yards - 25' 25' req.

Projections - front steps 5'

Height - 1 story

Lot Area - 8,600 sq ft

Building Area - 28 x 48'

Area per Family - entire

Width of Lot - 100'

Lot Frontage - 100'

Off-street Parking - 2 cars

Loading Bays - N/A

Site Plan -

Shoreland Zoning -

Flood Plains -

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

November 4, 1992

Turnkey Construction
579 Oridgton Rd
Westbrook, ME 04092

Re: 34 Robin St

Dear Sir,

Your application to install a 1-family mobile home has been reviewed and a permit is herewith issued subject to the following requirements:

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

Site Plan Review Requirements

Inspection Services
Public Works

Approved
Approved (see attached conditions)

W. Giroux
M. Esterberg

Building Code Requirements

Please read and implement all items on the attached building permit report.

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: W. Giroux, Building Inspections
M. Esterberg, Planning

BUILDING PERMIT REPORT

ADDRESS: 34 Robin ST.

DATE: 4-Nov-92

REASON FOR PERMIT: To erect a 1 Family mobile home 26'5" x 48'0" -

BUILDING OWNER: Turkey Const.

CONTRACTOR: " "

PERMIT APPLICANT: " "

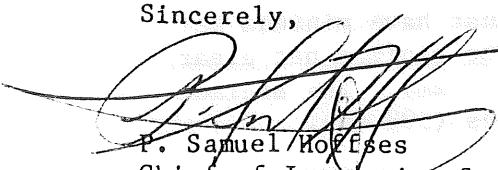
APPROVED: *1, *2, *6, *7, *9, *12, *13, *14, *15

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 (0.53m²). 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.
- *15.) All construction and demolition debris must be disposed at the RWS by a licensed carrier or solid waste 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.

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

/el

11/16/88-11/27/90-8/14/91-9/2/92-10/14/92

SITE PLAN REVIEW

Processing Form

Applicant Turnkey Construction Date 10/13/92
 579 Bridgton Rd- Westbrook, ME 04092 Robin St
 Mailing Address Address of Proposed Site
 erect 1-fam mobile home
 Proposed Use of Site Site Identifier(s) from Assessors Maps
 8600 sq ft / 26'5" x 48'
 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: Bill Brown 878-5880
 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																		
COMPLIES CONDITIONALLY																		
DOES NOT COMPLY																		

CONDITIONS SPECIFIED BELOW
 REASONS SPECIFIED BELOW

REASONS: WDA - 11-4-92

SIGNATURE OF REVIEWING STAFF/DATE

92-83-11

272-K-1,2,43

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant Turnkey Construction

Date 10/13/92

Mailing Address 579 Bridgton Rd- Westbrook, ME 04092

Address of Proposed Site 34 Robin St

Proposed Use of Site erect 1-fam mobile home

Site Identifier(s) from Assessors Maps _____

Acreage of Site / Ground Floor Coverage 2600 sq ft / 26'5" x 48'

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: Bill Brown 878-5880

Date Dept. Review Due: _____

PUBLIC WORKS DEPARTMENT REVIEW

10/16/92
(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: please see attached conditions

(Attach Separate Sheet if Necessary)

Melodie A. Estuberg 10/28/92
SIGNATURE OF REVIEWING STAFF/DATE

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

APPLICANT: Turnkey Construction
ADDRESS: 579 Bridgeton Rd Westbrook ME 04092
SITE ADDRESS/LOCATION: CBL 272-K-1,2 & 3 Robin St
DATE: Oct 28, 1992

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 ^{or retained} on your street frontage prior to issuance of a Certificate of Occupancy.
- Your new street address is now 34 Robin St, 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).
-

cc: P. Niehoff