

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

Location of Construction: 40 Wilkie St 40-42 Wilkie St (Lot 20)		Owner: R.J. Grondin & Sons		Phone:	Permit No: 970091
Owner Address:		Lessee/Buyer's Name:		Phone:	Business Name:
Contractor Name: Custom Built Homes of Maine		Address: 27 Main St Windham, ME 04062		Phone: 892-3149	
Past Use: Vacant Land		Proposed Use: Same		COST OF WORK: \$ 68,000	PERMIT FEE: \$ 360.00
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: K3 Type 572 Signature: [Signature]
Proposed Project Description: Construct 1-fam dwelling		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Signature: _____ Date: _____	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied				Zoning Approval: Zone: CBL: 307-P-017	
Permit Taken By: Mary Gresik		Date Applied For: 30 January 1997		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 ISSUED
Permit Issued:
FEB - 6 1997
CITY OF PORTLAND

PERMIT ISSUED WITH LETTER

1. This permit application does not 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 is 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

31 January 1997 - Permit Routed
30 January 1997

SIGNATURE OF APPLICANT: Ted Wandishin	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: Custom Built Homes of ME			PHONE:

Zoning Appeal
 Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied
Date: 2/6/97

CEO DISTRICT [Stamp]

4/1/97 Setback / Foundation ok $\text{\textcircled{P}}$

5-12-97 Clean tiles / stony have been put in

? don't know who wrote this - but done here $\text{\textcircled{P}}$

4/30/97 Rough frame / Rough plumb ok $\text{\textcircled{P}}$

5/20/97 Call for final -

Needs ① Protect fuel line @ tanks

② Build up grade @ front & rear steps

③ # on house

5/21/97 fax from J. Wendell - DRC - No CofO until final grading complete -

Notified Glen @ Custom Built Homes & Forwarded copy of J. Wendell letter $\text{\textcircled{P}}$

5/29/97 Talked w/ J. Wendell - ok for Perm CofO -

Items of 5/20 (above) completed -

Issue Perm CofO

Single family dwelling - no garage / no deck $\text{\textcircled{P}}$

Inspection Record

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

ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical Code and the following specifications:

Date 3/13/97

LOCATION: Wilkie Street, 40

Permit # 2336

OWNER Custom Built Homes ADDRESS _____


							TOTAL EACH FEE		
OUTLETS		Telephone		Data		CATV			
	30	Receptacles	24	Switches	4	Smoke Detector		58	.20
FIBER OPTICS									11.60
FIXTURES	12	incandescent		fluorescent				15.00	
		fluorescent strip						12	.20
									2.40
SERVICES		Overhead				TTL AMPS TO	800		15.00
	1	Underground			100	amps	800	1	15.00
Temporary Service		Overhead				AMPS OVER	800		25.00
		Underground					800		25.00
METERS	1	(number of)						1	1.00
MOTORS		(number of)							2.00
RESID/COM		Electric units							1.00
HEATING		oil/gas units		Interior		Exterior			5.00
APPLIANCES	1	Ranges		Cook Tops		Wall Ovens		1	2.00
Insta-Hot		Water heaters		Fans		Dryers	1	1	2.00
Disposals		Dishwasher	1 ±	Compactors		Others (denote)	1	1	2.00
MISC. (number of)		Air Cond/win				Washer			2.00
		Air Cond/cent							3.00
		HVAC		EMS		Pools			10.00
		Signs				Thermostat			5.00
		Alarms/res							10.00
		Alarms/com							5.00
		Heavy Duty(CRKT)							15.00
		Circus/Carnv							2.00
		Alterations							25.00
		Fire Repairs							5.00
		E Lights							15.00
		E Generators							1.00
									20.00
PANELS		Service		Remote		Main			4.00
TRANSFORMER		0-25 Kva							5.00
		25-200 Kva							8.00
		Over 200 Kva							10.00
						TOTAL AMOUNT DUE			36.00
						MINIMUM FEE/COMMERCIAL 35.00			
						MINIMUM FEE	25.00		

INSPECTION: Will be ready XX or will call _____

CONTRACTORS NAME Ames Electric Svc Co./Allan Ames MASTER LIC. # 2336

ADDRESS P. O. Box 633, Portland 04104 LIMITED LIC. # _____

TELEPHONE 774-0604

SIGNATURE OF CONTRACTOR 



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 40 Wilkie St (Lot #84) 307-F-017

Issued to Custom Built Homes of Maine

Date of Issue 29 May 1997

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. 970091, 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

Entire

APPROVED OCCUPANCY

Single Family Dwelling
No Garage/No Deck

Limiting Conditions:

This certificate supersedes
certificate issued

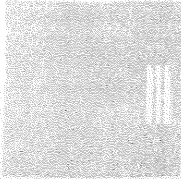
Approved:

(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.



CONSULTING ENGINEERS
 175 MAIN STREET
 SUITE 100
 SOUTH PORTLAND, OREGON 97206
 TEL: 503/253-1141
 FAX: 503/253-1148

- CIVIL ENGINEERING
- ENVIRONMENTAL ENGINEERING
- TRAFFIC ENGINEERING
- PLANNING
- ARCHITECTURAL DESIGN
- SITE LAYOUT
- CONSTRUCTION ADMINISTRATION

MEMORANDUM

TO: Code Enforcement

FROM: Jim Wendel, Development Review Coordinator

DATE: May 21, 1997

RE: Request for Certificate of Occupancy
 40 Wilkie Street (lot 84)

On May 20, 1997 I reviewed the site for compliance with the conditions of approval dated 1/31/97.

Two items need to be completed, they are:

1. Final grading and landscaping has not been completed, including the driveway.
2. ~~The site plan is not complete.~~
3. Some additional grading appears necessary; the applicant should contact the IRC prior to finishing the grading.

Due to the sensitive nature of the drainage on this site I recommend a final type of certificate of occupancy be issued until the final grading work is completed.

James J. Wendel
 James J. Wendel, P.E.

cc - Kandi Talbot, Planning Department

Permit No: **970091**

PERMIT ISSUED
 Permit Issued:
FEB - 6 1997
CITY OF PORTLAND

Zone: **R-3** CBL: 307-F-017
 Zoning Approval: *ok with conditions*
 Special Zone or Reviews:
 Shoreland *2/11/97*
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

Location of Construction: 40 Wilkie St 30-42 Wilkie St (Lot 8)	Owner: R.J. Grondin & Sons	Phone:
Owner Address:	Lessee/Buyer's Name:	Business Name:
Contractor Name: Custom Built Homes of Maine	Address: 27 Main St Windham, ME 04062	Phone: 892-3149
Past Use: Vacant Land	Proposed Use: Same	PERMIT FEE: \$ 360.00
		COST OF WORK: \$ 68,000
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied
	Signature: <i>[Signature]</i>	INSPECTION: Use Group: <i>A-7 Type 573</i> <i>Doc 890</i>
Proposed Project Description: Construct 1-fam dwelling	Signature: <i>[Signature]</i>	PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>
Permit Taken By: Mary Gresik	Date Applied For: 30 January 1997	Date: _____

Zoning Appeal
 Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied
 Date: *2/3/97*

[Signature]
CEO DISTRICT 7
K. CARROLL

PERMIT ISSUED WITH LETTER

1. This permit application does not 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.

copy sent to Mary Gresik by 3/11/97

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 is 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

31 January 1997 - Permit Routed
 30 January 1997
 DATE: _____ PHONE: _____

SIGNATURE OF APPLICANT: *[Signature]* Ted Wandishin
 ADDRESS: _____ PHONE: _____
 RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: *Custom Built Homes of ME*

FACSIMILE COVER SHEET

TO: KANDIT. / CEO - KEVIN CARROLL

COMPANY: PORTLAND

PHONE: _____

FAX: 756-8258 / 874-8716

FROM: Jim W

COMPANY: DeLUCA-HOFFMAN ASSOCIATES, INC.

PHONE: 207/775-1121

FAX: 207/879-0896

DATE: 5/29/97

PAGES INCLUDING THIS COVER SHEET: 1

COMMENTS: I HAVE REVIEWED THE
FINAL GRADING AT 40 WILKIE ST (LOT 84)
AND THE WORK IS SATISFACTORY.
A PERMANENT C OF O COULD BE
ISSUED.



DeLUCA HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

MEMORANDUM

TO: Code Enforcement

FROM: Jim Wendel, Development Review Coordinator

DATE: May 21, 1997

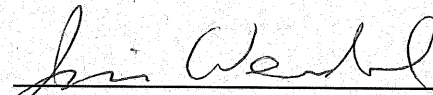
RE: Request for Certificate of Occupancy
40 Wilkie Street (lot 84)

On May 20, 1997 I reviewed the site for compliance with the conditions of approval dated 1/31/97.

Two items need to be completed; they are:

1. Final grading and landscaping has not been completed; including the drive.
2. The street number must be placed on the house.
3. Some additional grading appears necessary; the applicant should contact the DRC prior to finishing the grading.

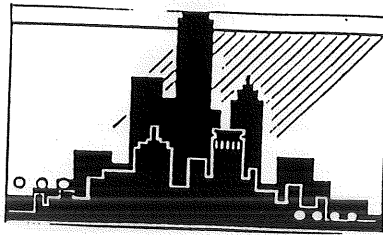
Due to the sensitive nature of the drainage on this site I recommend that no type of certificate of occupancy be issued until the final grading work is completed.



James T. Wendel, P.E.

c: Kandi Talbot, Planning Department

JN1350.1040wilkie.doc



CITY OF PORTLAND, MAINE

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 CONGRESS STREET

PORTLAND, MAINE 04101

FAX # (207) 874-8716

DATE: 5/21/97

TIME: 9:35 AM

TO: Glen @

FAX # 892-1383

COMPANY/BUSINESS: Custom Built Homes

FROM: Kevin Carroll
City of Portland

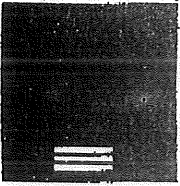
PHONE # (207) 874-8300

EXT 8708

DIVISION: Code Enforcement

TOTAL # OF PAGES INCLUDING COVER SHEET: 2

MESSAGE: Re: 40 Wilkie St



DeLUCA HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 5
SOUTH PORTLAND, MAINE 04106
TEL 207 773 1121
FAX 207 879 0896

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

MEMORANDUM

TO: Code Enforcement

FROM: Jim Wendel, Development Review Coordinator

DATE: May 21, 1997


RE: Request for Certificate of Occupancy
40 Wilkie Street (lot 84)

On May 20, 1997 I reviewed the site for compliance with the conditions of approval dated 1/31/97.

Two items need to be completed; they are:

1. Final grading and landscaping has not been completed; including the drive.
2. The street number must be placed on the house.
3. Some additional grading appears necessary; the applicant should contact the DRC prior to finishing the grading.

Due to the sensitive nature of the drainage on this site I recommend that no type of certificate of occupancy be issued until the final grading work is completed.


James T. Wendel, P.E.

c: Kandi Talbot, Planning Department

JN1350.1040wilkie.doc

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

February 5, 1997

Custom Built Homes of Maine
27 Main St.
Windham, Maine 04062

RE:40 Wilkie

Dear Sir

Your application to construct a single family 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.

NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL REQUIREMENTS OF THIS LETTER ARE MET.

Site Plan Review Requirements

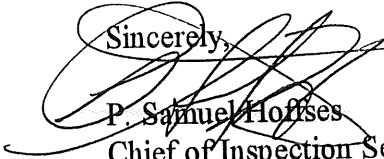
Building Inspection : Approved with conditions what you read and implement attached #1 and #2 for the statement for building permit. 2. Separate permits shall be required for future decks and/or garage. M. Schmuckal

Development Review Coordinator : Approved with the understanding that you read and implement the site plan requirements which are attached. Mr. Wendel

Building Code Requirements

1. Please read and implement items 1,2,3,7,6,7,8,9,10,11, 15,and 20 of the attached building permit report.

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services
cc: M. Schmuckal, Mr. Wendel P.E.

BUILDING PERMIT REPORT

DATE: 5/feb/97 ADDRESS: 40 WILKIE ST (LOT 84)

REASON FOR PERMIT: To construct a single family dwelling.

BUILDING OWNER: R.T. Grondon & Sons

CONTRACTOR: Custom Built Homes of MAINE

PERMIT APPLICANT: _____ APPROVAL: *1 *2 *3 *6 *7 *8

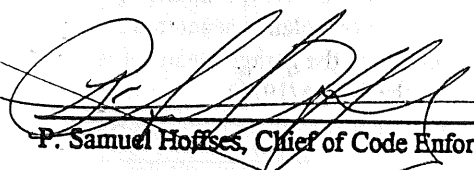
~~DENIED: *9 *10 *11 *15 *20~~

CONDITION OF APPROVAL OR DENIAL

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
 2. Before concrete for foundation is placed, approvals from the Development Review coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
 3. Precaution must be taken to protect concrete from freezing.
 4. 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.
 5. 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 ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
 6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993) UL 103.
 7. 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.
 8. Headroom in habitable space is a minimum of 76".
 9. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread. 7" maximum rise.
 10. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
 11. 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 (508mm), and a minimum net clear opening of 5.7-sq. ft.
 12. Each apartment shall have access to two (20 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.
 13. All vertical openings shall be enclosed with construction having a fire rating of at least one (1)hour, including fire doors with self closer's.
 14. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
 15. 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, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - 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. (Interconnection is required)

- 16. 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.
- 17. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 18. The Sprinkler System shall maintained to NFPA #13 Standard.
- 19. 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/1996)
- *20. 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.
- 21. 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".
- 22. 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 commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
- 23. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- 24. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- 25. _____
- 26. _____
- 27. _____



P. Samuel Hoffses, Chief of Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

STATEMENT FOR BUILDING PERMIT

1. This permit is granted for a lot on Wilkie Street. Wilkie Street is not an accepted City street. As a result, the City does not own the street or maintain the utilities within the street, including the sewer. The City is prohibited from expending public funds on streets that it does not own and as a result cannot repair the street or the utilities in the event of any damage or failures of systems. Regardless of the City's lack of ownership, the owner of the structure is responsible for payment of all utility bills, including water and sewer bills.

2. "The City of Portland Development Review Coordinator has reviewed and approved this plan. The lot is located in an area that is subject to seasonal conditions of saturation by surface or groundwater. Approval of this plan does not constitute a guarantee that no water problems will be experienced by the homeowners in this vicinity. Homeowners are advised to exercise care and diligence to ensure that their home and yard is adequately constructed and graded for localized drainage conditions."

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

APPLICANT: R. J. GRONDA & SONS
 ADDRESS: 11 BARTLETT RD, GORHAM ME 04038
 SITE ADDRESS/LOCATION: 40 WILKIE ST, LOT 84
 DATE: 1/31/97

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: 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 WILL BE ENFORCED FOR YOUR SITE PLAN

1. All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland Standards prior to issuance of a Certificate of Occupancy.
2. 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.
3. Your new street address is now 40 WILKIE ST., the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4. 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.
5. Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6. A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext. 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
7. A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

8. ✓ As-built record information for sewer and stormwater service connections must be submitted to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

9. _____ The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.

10. ✓ The site contractor shall establish finish grades at the building foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.

11. ✓ A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FEE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for the drainage from the property.

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

13. ✓ IN GENERAL, THE GRADING SHALL SLOPE AWAY FROM THE HOUSE DIRECTING RUNOFF TO THE SWALES AT THE PROPERTY LINES AND TO THE NEW C.B. AND THE CONJUNCTION DMH TO A C.B. THE SWALE ALONG THE BACK R. SHALL EXTEND TO THE FURTHEST BACK CORNER OF
cc: Katherine Staples, P.E., City Engineer
LOT 80

14. ✓ THE CURB CUT SHALL CONFORM TO THE CITY OF PORTLAND STANDARDS.

15. ✓ EROSION CONTROL SHALL CONFORM TO BEST MANAGEMENT PRACTICE PER

THE REFERENCED MANUAL. WILKIE ST SHALL BE KEPT CLEAN OF S&L.

16. ✓ APPLICANT SHALL COORDINATE THE DETAILS OF THE NEW C.B. WITH PUBLIC WORKS.

O:\PLAN\CORRESP\SECRETAR\FORMS\CONDAPP.SAP10/10/96

17. ✓ CONTRACTOR SHALL VERIFY THE INVERT OF THE SAN. SERVICE PRIOR TO SETTING THE FOUNDATION. THE FINISH

**CITY OF PORTLAND, MAINE
PUBLIC NOTICE**

To All Building Permit Applicants and/or Contractors:

Effective immediately all temporary erosion control measures as shown on submitted site plans or as made part of a conditional approval of a site plan shall be installed, maintained, and inspected for proper functioning. Erosion control measures include but are not limited to silt fencing hay bales, stone check dams, earthen berms, stone lined swales, riprap embankments, riprap inlet/outlets of any pipe channel or culvert, sodded or grass strips, hay mulch cover on exposed soils, jute matting or erosion control blanket/matting, geotextile grids or webbing, and any provision approved by the City Engineer or Development Review Coordinator to decrease erosion or sedimentation.

All temporary and permanent erosion control measures shall be in conformance with the Maine Erosion and Sediment Control Handbook for construction: Best Management Practices as published by Cumberland County SWCD and the Maine Department of Environmental Protection. Consistent failure to install, maintain, or construct in an acceptable manner will result in a stop work order on the building permit. All erosion control measures shall be established in proposed areas of disturbed soils resulting from construction activities prior to actual construction unless a specific deadline has been made a condition of approval or agreed to by a Public Works Engineer or the Development Review Coordinator.

Effective immediately any request for Certificate of Occupancy will be denied if the above measures have not been addressed or completed. Only under extreme conditions, due to weather, shall the omission of the erosion control standards be included on the conditions for a Certificate of Occupancy, otherwise the request for a Certificate will be refused.

The City of Portland Planning Department and Public Works Department consider Erosion and Sediment Control Planning to be an absolutely necessary initial construction activity that requires as much attention and enforcement as building construction. For the protection of sensitive waterbodies, undisturbed lands, neighboring properties, established vegetated areas, and municipal drainage systems please pay careful attention to erosion and sediment control measures and conform to the notes, details, and conditions of approval as noted on your approved site plan. These controls must be installed and maintained continuously throughout the construction period. The City may inspect the site at any time to ensure compliance, and violations could result in work stoppage orders as indicated above.

We appreciate your prompt compliance with these requirements.



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

I. D. Number _____

R.J. Gronding & Sons
Applicant 11 Bartlett Rd Gorham, ME 04038

13 December 1996

Applicant's Mailing Address _____

Application Date _____

Consultant/Agent _____

KENNETH GRONDIN

30-42 Wilkie St
Address of Proposed Site

AKA LOT #84
Project Name/Description

Applicant or Agent Daytime Telephone, Fax _____

307-F-017

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) _____

Proposed Building Square Feet or # of Units 21,718 Sq Ft Acreage of Site _____ Zoning R-3

Check Review Required:

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-03 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 checked="" type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 50.00 subdivision _____ 100.00 Engineering Fee

Approval Status:

Reviewer Marge Schmykal

- Approved Approved w/Conditions listed below Denied

- see Attached #1
- see Attached #2
- Separate permits shall be required for future decks and/or garage
- _____

Approval Date 2/4/97 Approval Expiration _____ date Extension to _____ date Additional Sheets Attached

Condition Compliance _____ signature _____ 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: 30-42 Wilkie St



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

I. D. Number _____

Applicant R.J. Gronding & Sons
11 Bartlett Rd Gorham, ME 04038

13 December 1996
Application Date

Applicant's Mailing Address _____

Project Name/Description _____

Consultant/Agent KENNETH GRONDIN

30-42 Wilkie St
Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax _____

307-F-017
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) _____

Proposed Building Square Feet or # of Units 21,718 Sq Ft Acreage of Site _____ Zoning _____

Check Review Required:

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

Fees paid: site plan 50.00 subdivision _____ 100.00 Engineering Fee

Approval Status:

Reviewer JIM WENDEL

- Approved Approved w/Conditions listed below Denied

1. _____
2. SEE ATTACHED CONDITIONS
3. _____
4. _____

Approval Date 1/31/97 Approval Expiration _____ date Extension to _____ date Additional Sheets Attached

Condition Compliance _____ signature _____ 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: 30-42 WILKIE ST

Applicant: Ted Wandushin
Address: 40 Wilkie St

Date: 2/4/97


C-B-L: 307-F-17

CHECK-LIST AGAINST ZONING ORDINANCE

see site plan
I went by ^{it is} marked

Date - New

Zone Location - R-3

Interior or corner lot - end lot - construct 1-family dwelling -
Proposed Use/Work - cons  NO GARAGE none
no decks } shown

Sewage Disposal - city

Lot Street Frontage - 50' req - 99.85' shown

Front Yard - 25' req - 40' shown

Rear Yard - 25' req - 25' shown

Side Yard - 14' req - 15' shown

Projections - stairs on left side entry

Width of Lot - 75' req - x 110' shown

Height - 2 story -

Lot Area - 6,500^{sq} req - 21,700^{sq} per ASSESSORS

Lot Coverage/ Impervious Surface - 25% of lot area

Area per Family - 6,500^{sq}

Off-street Parking - Driveway for 1 car

Loading Bays - N/A

Site Plan - minor/minor

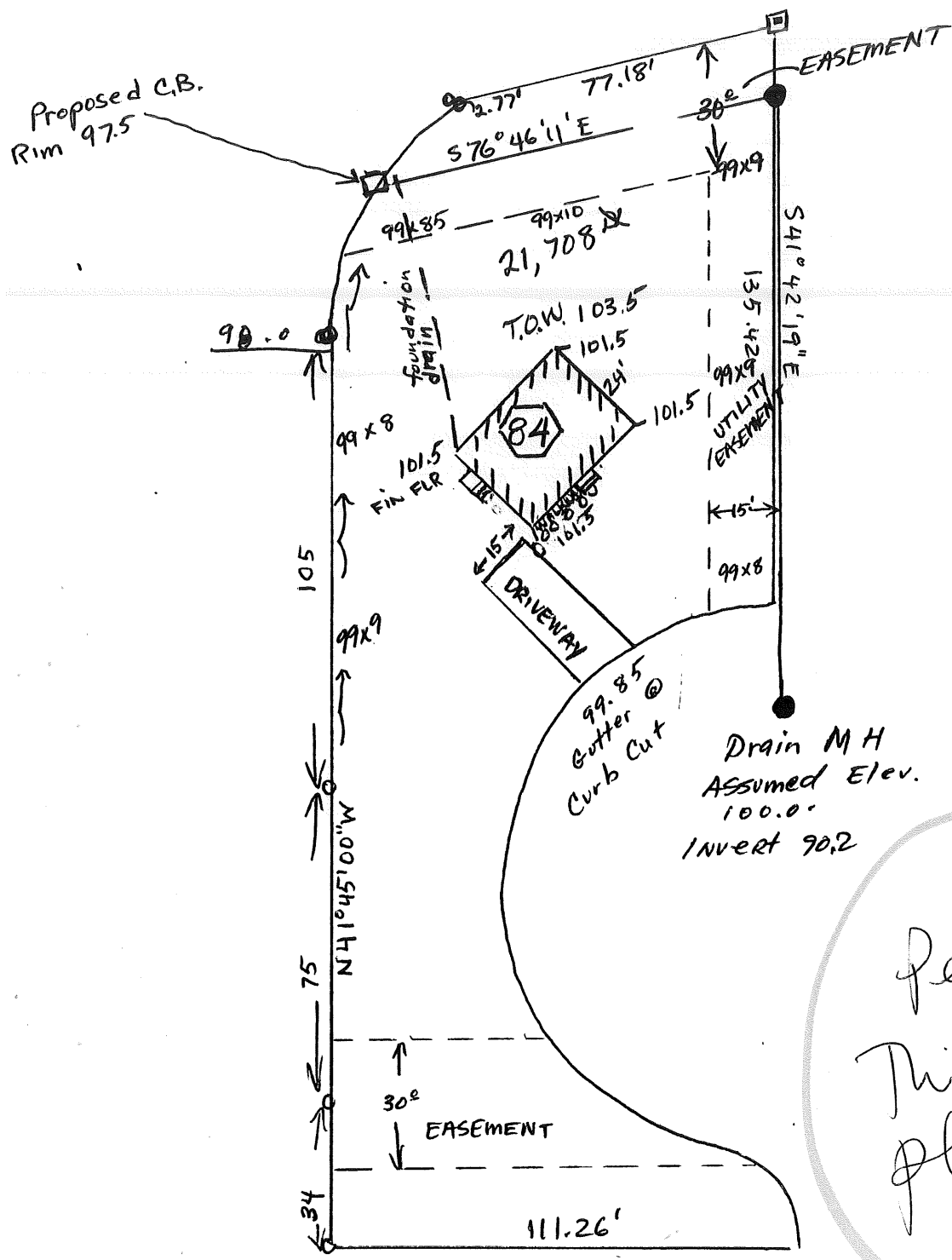
Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A

Spot Existing Grade 94x00
 Proposed Grade 99.00

LOT 84 Wilkie St.
 PORTLAND ME

Revision 2
 1-8-97
 Approved



per Ted 2/5/97
 This is the site plan to go by

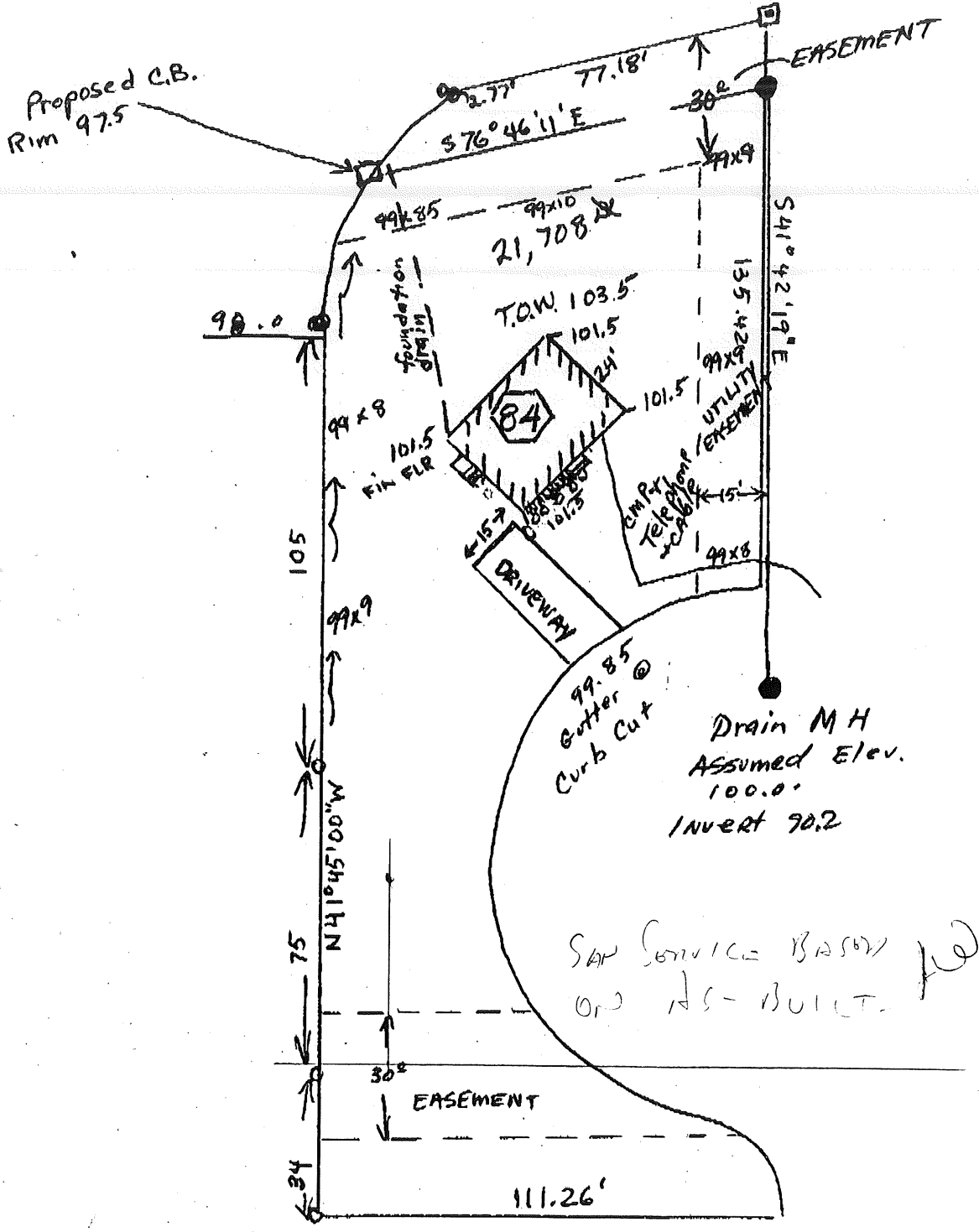
R.S. Grandin & Sons
 11 Bartlett Rd.
 Gorham ME 854-1147

Scale 1" = 40'

Spot Existing Grade 77.1
Proposed Grade 99.00

LOT 84 Wilkie St.
Portland ME

REVISION
1-8-97
Approved



R.S. Grandin & Sons
11 Bartlett Rd.
Gorham ME 854-1147

Scale 1" = 40'

Spot Existing
Grade

Portland, Maine

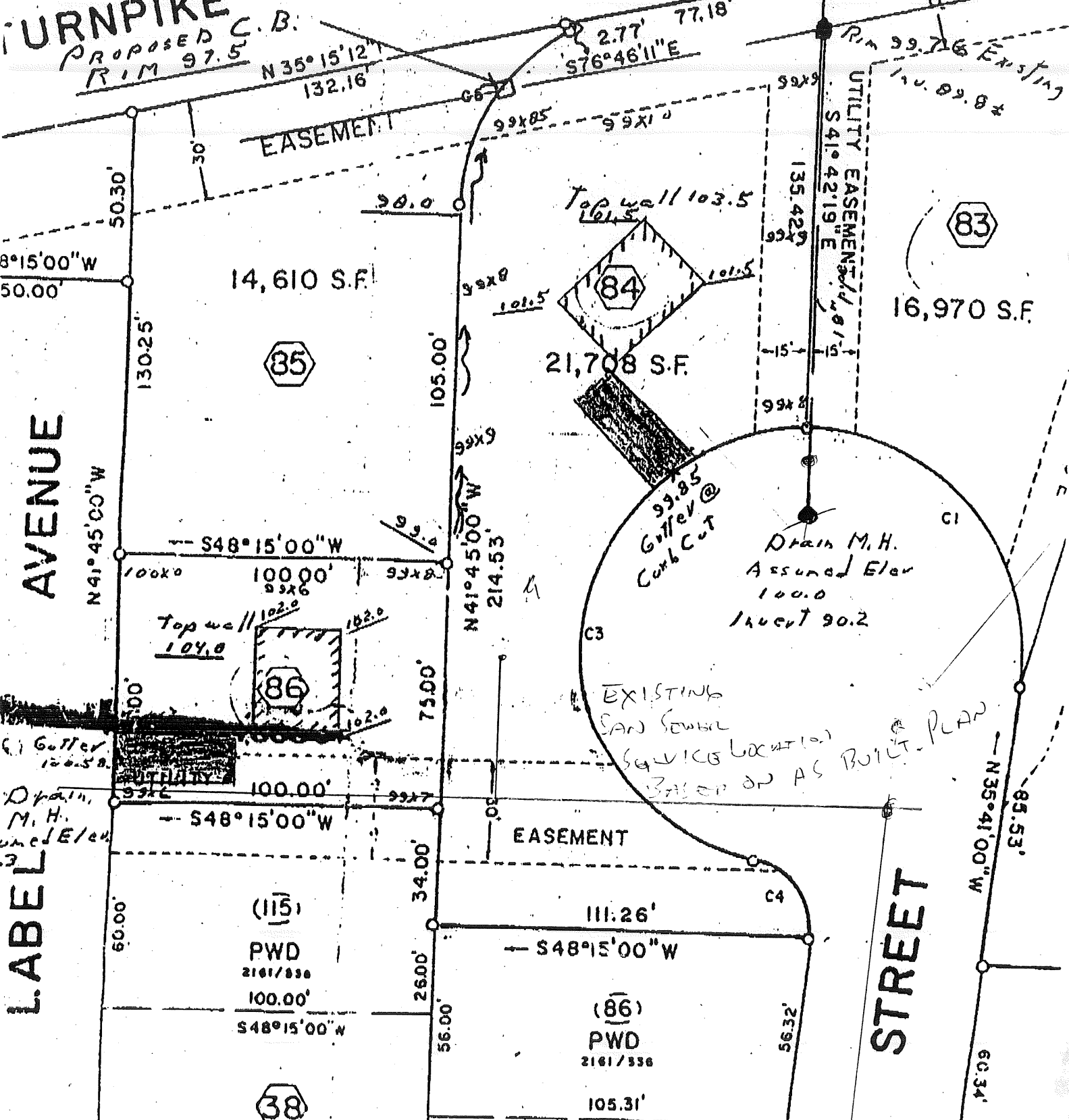
1-8-97

Proposed Grade

Approved

TURNPIKE AUTHORITY

2176/351



AVENUE LABEL

STREET

14,610 S.F.

21,708 S.F.

16,970 S.F.

85

84

83

86

(115)

(86)

38

PWD
2161/836

PWD
2161/536

Drain M.H.
Assumed Elev
100.0
Invert 90.2

EXISTING
SAN SEWER
SERVICE LOCATION
BASED ON AS BUILT PLAN

Drain
M.H.
unc. Elev

LABEL

8°15'00"W
50.00'

N 41° 45' 00" W
100.00'

Top wall 102.0
104.0

S 48° 15' 00" W
100.00'

50.00'

S 48° 15' 00" W

50.30'

130.25'

S 48° 15' 00" W

100.00'

Top wall 102.0
104.0

75.00'

S 48° 15' 00" W

100.00'

50.00'

S 48° 15' 00" W

56.00'

S 48° 15' 00" W

EASEMENT

EASEMENT

UTILITY EASEMENT

N 35° 15' 12"
132.16'

2.77' 77.18'
S 76° 46' 11" E

C2

30" drain

99.716 Existing

110.02.8*

33.05

135.426

S 41° 42' 19" E

15'

15'

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

C1

99.716 Existing

110.02.8*

33.05

135.426

S 41° 42' 19" E

15'

15'

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

C1

99.716 Existing

110.02.8*

33.05

135.426

S 41° 42' 19" E

15'

15'

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

C2

30" drain

99.716 Existing

110.02.8*

33.05

135.426

S 41° 42' 19" E

15'

15'

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

C2

30" drain

99.716 Existing

110.02.8*

33.05

135.426

S 41° 42' 19" E

15'

15'

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

C2

30" drain

99.716 Existing

110.02.8*

33.05

135.426

S 41° 42' 19" E

15'

15'

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

C2

30" drain

99.716 Existing

110.02.8*

33.05

135.426

S 41° 42' 19" E

15'

15'

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

C2

30" drain

99.716 Existing

110.02.8*

33.05

135.426

S 41° 42' 19" E

15'

15'

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

C2

30" drain

99.716 Existing

110.02.8*

33.05

135.426

S 41° 42' 19" E

15'

15'

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

99.42

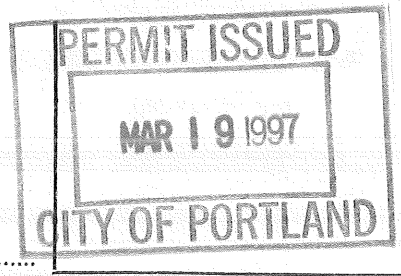
99.42

99.42

99.42

970218

FILL IN AND SIGN WITH INK



APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine,

To the INSPECTOR OF BUILDINGS, PORTLAND, ME. 18 March 1997

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 40 Wilkie St Use of Building 1-fam No. Stories New Building Existing "Existing"

Name and address of owner of appliance Custom Built Homes of ME/Grondin

Installer's name and address Caron & Waltz P.O. Box 2400 So. Portland, ME 04106 Telephone 799-2228

General Description of Work

To install Install Oil Fired forced hot water heating systems

IF HEATER, OR POWER BOILER

Location of appliance Basement Any burnable material in floor surface or beneath? no

If so, how protected? Kind of fuel? #2 oil

Minimum distance to burnable material, from top of appliance or casing top of furnace 18"

From top of smoke pipe 18" From front of appliance 3' From sides or back of appliance 3'

Size of chimney flue 8" Other connections to same flue na

If gas fired, how vented? Rated maximum demand per hour 98,000

Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Beckett Labelled by underwriters' laboratories? yes

20 T. Existing
Grade
Proposed Grade

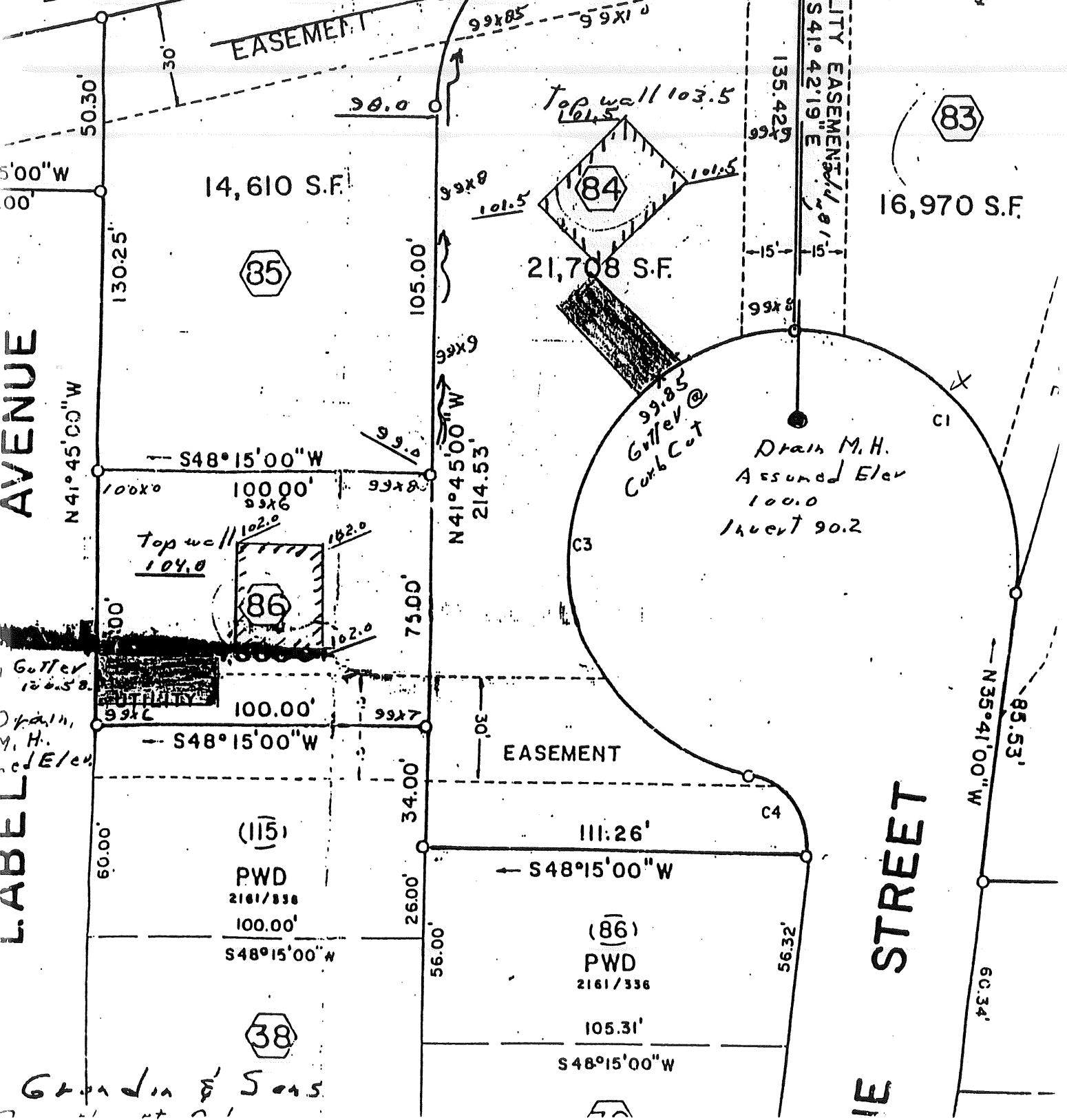
Portland, Maine

1-8-97
Approved

JRNPIKE AUTHORITY

2176/351

PROPOSED C.B.
RIM 97.5



AVENUE

LABEL

IE STREET

Grandin Sons

EASEMENT

EASEMENT

UTILITY EASEMENT
S 41° 42' 19" E

14,610 S.F.

21,708 S.F.

16,970 S.F.

(35)

(84)

(83)

(86)

(115)

PWD
2161/336

(86)

PWD
2161/336

(38)

105.31'
S 48° 15' 00" W

Drain M.H.
Assumed Elev
100.0
Invert 90.2

Gutter @
Curb Cut

Gutter
106.58

Drain,
M.H.
Elev

Top wall 103.5
101.5

Top wall 102.0
104.0

N 41° 45' 00" W

S 48° 15' 00" W

N 41° 45' 00" W

S 48° 15' 00" W

S 48° 15' 00" W

S 48° 15' 00" W

N 35° 41' 00" W

85.53'

60.34'

3.05

30" drain

Existing
86.8 ±

135.429

15'

15'

30.0

99x85

101.5

99x8

101.5

99x9

99.0

99x8

75.00'

99x7

34.00'

26.00'

56.00'

56.32'

50.30'

5'00" W

130.25'

100x0

100.00'

100x0

100.00'

100.00'

100.00'

60.00'

26.00'

56.00'

105.31'

56.32'

60.34'

C2

C1

C4

