

**CITY OF PORTLAND, MAINE**  
**SITE PLAN REVIEW**  
**Processing Form**

Applicant Custom Built Homes of Maine Date July 18, 1985

Mailing Address 28 Depot St. So. Windham 892-3149 Lot # 69 Epping Street  
 Address of Proposed Site

Proposed Use of Site single family dwelling Site identifier(s) from Assessors Maps R-3

Acreage of Site / Ground Floor Coverage 24 x 36 Zoning of Proposed Site \_\_\_\_\_

Site Location Review (DE-) Required: ( ) Yes ( ) No Proposed Number of Floors 1

Board of Appeals Action Required: ( ) Yes ( ) No Total Floor Area \_\_\_\_\_

Planning Board Action Required: ( ) Yes ( ) No

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

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 & B as applicable

COMPLIES

COMPLIES CONDITIONALLY

DOES NOT COMPLY

REASONS:

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 BELOW

REASONS SPECIFIED BELOW

*[Handwritten Signature]*  
 SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT -- ORIGINAL

**CITY OF PORTLAND, MAINE  
SITE PLAN REVIEW  
Processing Form**

Applicant \_\_\_\_\_ Date July 11, 1985

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

Proposed Use of Site \_\_\_\_\_ Site Identifier(s) from Assessors Maps \_\_\_\_\_

Arrage of Site / Ground Floor Coverage \_\_\_\_\_ Zoning of Proposed Site \_\_\_\_\_

Site Location Review (DEP) Required: ( ) Yes (  ) No Proposed Number of Floors \_\_\_\_\_

Board of Appeals Action Required: ( ) Yes (  ) No Total Floor Area \_\_\_\_\_

Planning Board Action Required: ( ) Yes (  ) No

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

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

**PUBLIC WORKS DEPARTMENT REVIEW**

7/18/85  
(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: 1) Sewer connection permits, for both sanitary and storm drain connections to stub-outs, must be obtained

(Attach Separate Sheet if Necessary)

Robert J. Roy July 18, 1985  
SIGNATURE OF REVIEWING STAFF DATE

PUBLIC WORKS DEPARTMENT COPY



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP .....

B.O.C.A. TYPE OF CONSTRUCTION ..... 0800

JUL 24 1985

ZONING LOCATION .. PORTLAND, MAINE July 17, 1985

City Of Portland

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE.

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION Lot # 69 Epping St. Fire District #1 , #2

1. Owner's name and address Roger Roy - Portland, Me. Telephone .....

2. Lessee's name and address .....

3. Contractor's name and address Custom Built Homes of Me, Inc. Telephone 892-3149

28 Depot St. So. Windham No. of sheets .....

Proposed use of building dwelling No. families .....

Last use No. families .....

Material No. stories Heat Style of roof Roofing .....

Other buildings on same lot .....

Estimated contractual cost \$ 50,000 Appeal Fees \$ .....

FIELD INSPECTOR—Mr. @ 775-5451 Base Fee 270.00

site plan review 50.00

Late Fee .....

TOTAL \$ 320.00

site plan review To construct single family dwelling, 24' x 36, 1 story, no garage as per plans. 3 sheets of plans.

Stamp of Special Conditions

send permit to # 3 04082

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? Yes Is any electrical work involved in this work? Yes

Is connection to be made to public sewer? existing If not, what is proposed for sewage? .....

Has septic tank notice been sent? No Form notice sent? .....

Height average grade to top of plate 24' Height average grade to highest point of roof 14'

Size, front 36 depth 24 No. stories 1 solid or filled land? solid earth or rock? earth

Material of foundation concrete Thickness top 10" bottom 10" cellar full

Kind of roof pitch Rise per foot 5/12 Roof covering asphalt shingles

No. of chimneys 1 Material of chimneys tile of lining clay Kind of heat elec fuel

Framing Lumber—Kind spruce & block Dressed or full size? Corner posts 2 x 6 Sills 2 x 8

Size Girder 2 x 10 Columns under girders 3 lally Size 3 x 10 Max. on centers .....

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor, and flat roof span over 8 feet

Joists and rafters: 1st floor 2 x 8 2nd .....

On centers: 1st floor 16 2nd .....

Maximum span: 1st floor .....

If one story building with masonry walls, thickness of walls? height? .....

IF A GARAGE

No. cars now accommodated on same lot .....

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? .....

APPROVALS BY: DATE MISCELLANEOUS no

BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street? .....

ZONING: .....

BUILDING CODE: .....

Fire Dept.: Will there be in charge of the above work a person competent

Health Dept.: to see that the State and City requirements pertaining thereto

Others: are observed? .....

Signature of Applicant Ron Smith for Custom Phone # same

Type Name of Applicant Custom Building Homes of Maine 1  2  3  4

Other .....

and Address .....

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

**PLUMBING APPLICATION**

Department of Human Services  
Division of Health Engineering  
(207) 289-3828

**PROPERTY ADDRESS**

Town Or Plantation: PORTLAND

Street: LAT 19 KIPPIN ST

Subdivision Lot #: CUSTOM BUILT HOMES

**PROPERTY OWNERS NAME**

Last: PETER HILGUND First:

Applicant Name: PETER HILGUND

Mailing Address of Owner/Applicant (if Different): 56 LANE AVE

PORTLAND PERMIT # 1,228 TOWN COPY

*[Signature]* \$          L.P.I. #         

Local Plumbing Inspector Signature

**Owner/Applicant Statement**

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

*[Signature]* 8/27/85

Signature of Owner/Applicant Date

**Caution: Inspection Required**

I have inspected the installation authorized above and found it in compliance with the Maine Plumbing Rules.

OCT 2 1985

Local Plumbing Inspector Signature Date Approved

**PERMIT INFORMATION**

This Application is for:

1.  NEW PLUMBING

2.  RELOCATED PLUMBING

SEP 5 - 1985

Type Of Structure To Be Served:

1.  SINGLE FAMILY DWELLING

2.  MODULAR OR MOBILE HOME

3.  MULTIPLE FAMILY DWELLING

4.  OTHER - SPECIFY: \_\_\_\_\_

Plumbing To Be Installed By:

1.  MASTER PLUMBER

2.  OIL BURNER MAN

3.  MFG'D. HOUSING DEALER/MECHANIC

4.  PUBLIC UTILITY EMPLOYEE

PROPERTY OWNER

181171

Number	Hook-Ups And Piping Relocation	Number	Column 2 Type Of Fixture	Number	Column 1 Type Of Fixture
	HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District	<u>2</u>	Hosebibb / Silcock		Bathtub (and Shower)
			Floor Drain		Shower (Separate)
			Urinal		Sink
	HOOK-UP: to an existing subsurface wastewater disposal system		Drinking Fountain		Wash Basin
			Indirect Waste		Water Closet (Toilet)
			Water Treatment Softener, Filter, etc		Clothes Washer
	PIPING RELOCATION of sanitary lines, drains, and piping without new fixtures.		Grease/Oil Separator		Dish Washer
			Dental Cuspldior		Garbage Disposal
			Bidet		Laundry Tub
	Hook-Ups (Subtotal)		Other: _____		Water Heater
\$	Hook-Up Fee		Fixtures (Subtotal) Column 2	<u>5</u>	Fixtures (Subtotal) Column 1
				<u>2</u>	Fixtures (Subtotal) Column 2
				<u>7</u>	Total Fixtures
				\$ <u>21.</u>	Fixtures Fee
				\$ <u>        </u>	Hook-Up Fee
				\$ <u>21.</u>	Permit Fee (Total)

TOWN COPY



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

**LOCATION**

Lot # 69, Ryping Street

Issued to Roger Roy

Date of Issue Nov. 8, 1935

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. 85-800, 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  
Limiting Conditions:

Single family dwelling  
no garage

This certificate supersedes  
certificate issued

Approved:

11/8/35 *F. A. Quinn*  
(Date)

*[Signature]*  
Inspector of Buildings

Notes: This certificate identifies lawful use of building or premises, and ought to be transferred to new owner to owner when property changes hands. Cop. will be furnished to owner or lessee for one dollar.

CITY OF PORTLAND, MAINE  
Department of Building Inspection



## Certificate of Occupancy

LOCATION

Lot # 69 Epping Street

Date of Issue Nov. 8, 1985

Issued to Roger Roy

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. 85-800, 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  
Limiting Conditions:

Single family dwelling  
no garage

This certificate supersedes  
certificate issued

Approved:

(Date)

*[Signature]*  
Inspector

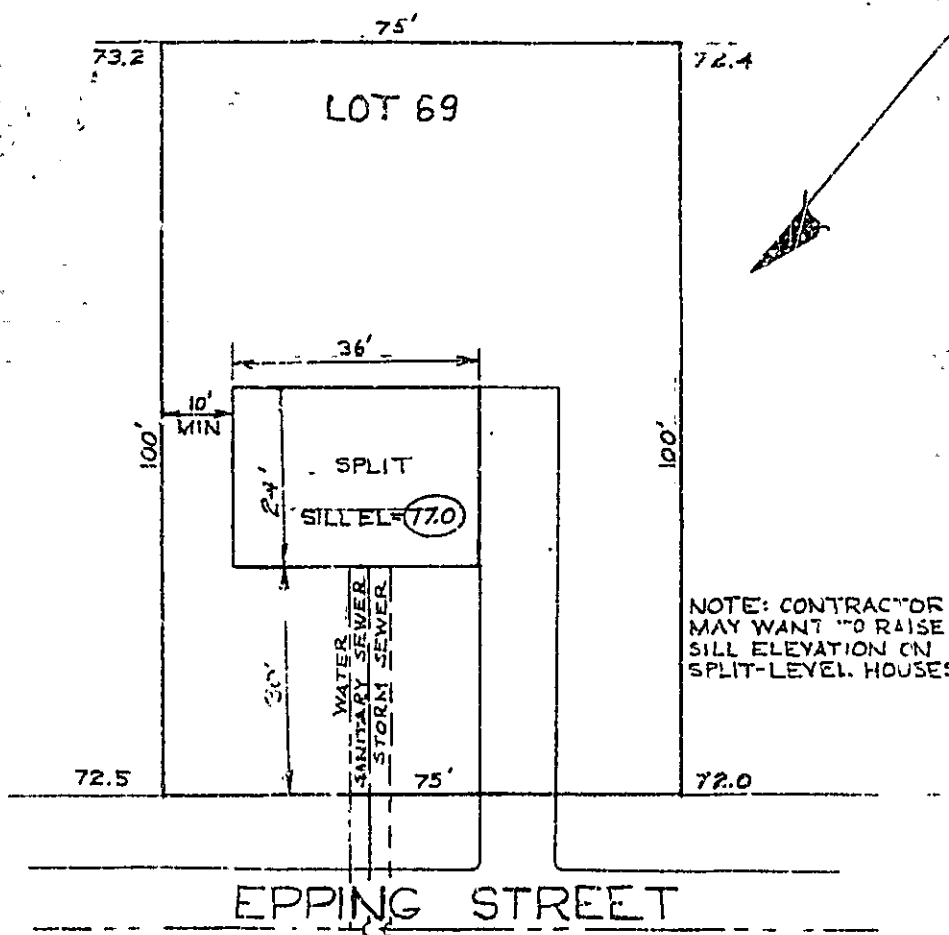
*[Signature]*  
Inspector of Buildings

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.

D.A. MAXFIELD, JR — LAND SURVEYING  
P.O. BOX 485 HARRISON, MAINE 04040

CONTOUR MAP

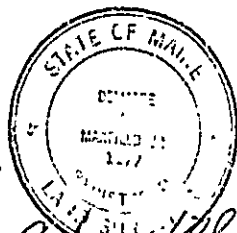
PROPOSED SITE PLAN FOR  
CUSTOM BUILT HOMES OF MAINE, INC.



NOTE: CONTRACTOR  
MAY WANT TO RAISE  
SILL ELEVATION ON  
SPLIT-LEVEL HOUSES

± ELEVATION 73.00  
@ STATION 7+00

RECEIVED  
JUL 18 1985



PROPOSED ELEVATION --- 70.7  
SCALE: 1" = 20'

NOTE: CONTOUR ELEVATION BASED ON DEPT. OF BUILDING INSPECTIONS  
ELEVATIONS TAKEN FROM SUBDIVISION OF PORTLAND  
PLAN OF "PINE TREE TERRACE"

*Debra A. [Signature]*  
7/16/85



## CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

July 23, 1985

Custom Built Homes, Inc.  
28 Depot Street  
South Windham, Maine

Re: Lot #69 Epping Street; Portland

Dear Sir:

Your application to construct a single family dwelling 24'x36' (one story) has been reviewed and a building permit is herewith issued subject to the following requirements.

#### Site Plan Review

Inspection Services - Approved - Mr. M. Ward 7/23/85.  
Parks/Public Works - Approved with Conditions -  
Sewer connection permits, for both sanitary and storm drain connections to stub-out, must be obtained. - Mr. R. Roy 7/18/85.

#### Building Code Requirements

See attached building code requirements section 809.4 - 116.3.4.

If you have any questions on these requirements please call 775-5455 Ext. 349.

Sincerely,

P. Samuel Hoffses  
Chief of Inspection Services



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP . . . . .
B.O.C.A. TYPE OF CONSTRUCTION . . . . . 0. 800
ZONING LOCATION . . . . . PORTLAND, MAINE . . . . . JULY 17, 1985

JUL 24 1985

City of Portland

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION . . . . . Lot # 67, Poping St. . . . . Fire District #1 , #2 
1. Owner's name and address . . . . . ROGER ROY - Portland, Me. . . . . Telephone . . . . .
2. Lessee's name and address . . . . . Telephone . . . . .
3. Contractor's name and address . . . . . Custom Built Homes of Me., Inc. . . . . Telephone 892-3149
. . . . . 28 Depot St. So. Windham . . . . . No of sheets . . . . .
Proposed use of building . . . . . dwelling . . . . . No families . . . . .
Last use . . . . . No families . . . . .
Material . . . . . No. stories . . . . . heat . . . . . Style of roof . . . . . roofing . . . . .
Other buildings on same lot . . . . .
Estimated contractual cost \$ .50,000 . . . . .

FIELD INSPECTOR—Mr. . . . . . @ 775-545

Typical Fees \$ . . . . .
Base Fee . . . . . 270.00
site plan review . . . . . 50.00
Late Fee . . . . .
TOTAL \$ . . . . . 320.00

site plan review
To construct single family dwelling, 24' x 36',
1 story, no garage as per plans. 3 sheets of
plans.

Stamp of Special Conditions
PERMIT ISSUED
WITH LETTER

send permit to # J 04082
NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? . . . . . yes
Is connection to be made to public sewer? . . . . .
Has septic tank . . . . .
Height average grade to top of pipe . . . . .
Size, front . . . . .
Material of foundation . . . . . concrete . . . . . Thickness, top . . . . . 10" . . . . . bottom . . . . . 10" . . . . . center . . . . . full . . . . .
Kind of roof . . . . . Pitch . . . . . eperfoot . . . . . 5/12 . . . . . Roof covering . . . . . asphalt shingles . . . . .
of chimneys . . . . . 1 . . . . . material of chimneys . . . . . tile . . . . . of lining . . . . . clay . . . . . Kind of heat . . . . . elec . . . . . fuel . . . . .
Framing . . . . . lumber—Kind . . . . . 2x4 . . . . . 2x6 . . . . . 2x8 . . . . . Corner posts . . . . . 2x6 . . . . . Sills . . . . . 2x8 . . . . .
Size Girder . . . . . 2x8 . . . . . Columns under girders . . . . . 3x4 . . . . . Size . . . . . 3x10 . . . . . Max on centers . . . . .
Studs (outside walls and carrying partitions) 2x4-16" O C Bridging in eaves: floor and flat roof span over 8 feet
Joists and rafters: 1st floor . . . . . 2x8 . . . . . 2nd . . . . . 3rd . . . . . roof . . . . . truss . . . . .
On centers: 1st floor . . . . . 16 . . . . . 2nd . . . . . 3rd . . . . . roof . . . . .
Maximum span 1st floor . . . . . 7nd . . . . . 3rd . . . . . roof . . . . .
If one story building with masonry walls, thickness of walls? . . . . . height?

IF A GARAGE

No car wash accommodated on same lot . . . . . to be accommodated . . . . . number commercial cars to be accommodated . . . . .
Will automobile repairs be done other than minor repairs to cars habitually stored in the proposed building? . . . . .

APPROVALS BY

DATE

MISCELLANEOUS

BUILDING INSPECTION—PLANNING AMINER . . . . .
ZONING . . . . . Will work require disturbing of any tree on a public street? . . . . . NO
BUILDING CODE . . . . .
Fire Dept: . . . . . Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? . . . . . yes
Health Dept . . . . .
Others . . . . .

Signature of Applicant . . . . . Phone # . . . . . SAME . . . . .

Type Name of above . . . . . Ron Smith for Custom Built Homes of Maine . . . . . 1  2  3  4 
Other . . . . . and Address . . . . .

PERMIT ISSUED
WITH LETTER

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

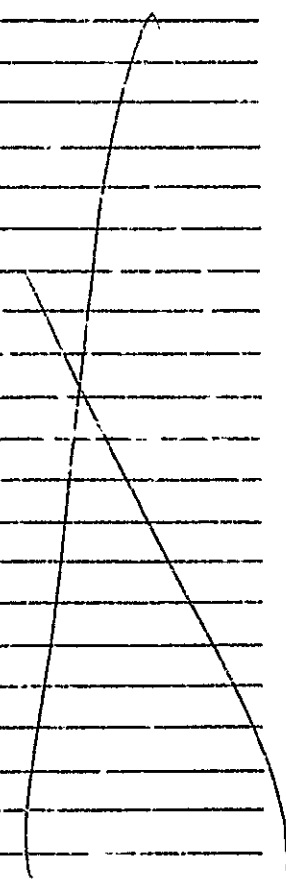
4 07/24/85 J. B. J. J.

NOTES

7/16/85 Location appears  
 OK as per packet placed  
 by surveyor. —  
~~Start of information~~  
 10/19/85 About completed

Permit No. 85/860  
 Location 11.89 & 11.89  
 Owner C. J. [unclear]  
 Date of permit 9/17/85  
 Approved 9-21-85  
 Dwelling single family  
 Garage  
 Alteration

11/7/85 About completed.  
 OK to issue the CoP @ 11/8/85





**APPLICATION FOR PERMIT**  
 DEPARTMENT OF BUILDING INSPECTIONS SERVICES  
 ELECTRICAL INSTALLATIONS

Date Aug 27, 1985  
 Receipt and Permit number D 05824

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 Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: Lot 69 Epping St.  
 OWNER'S NAME: Custom Built Homes ADDRESS: Depot St. So. Windham

OUTLETS:	FEES
Receptacles _____ Switches _____ Plugload _____ ft. TOTAL <u>31-60</u> <u>✓</u>	5.00
FIXTURES: (number of)	
Incandescent <u>15</u> Fluorescent _____ (not strip) TOTAL <u>15</u> <u>✓</u>	3.50
Strip Fluorescent _____ ft. _____	
SERVICES:	
Overhead _____ Underground <u>x</u> Temporary _____ TOTAL amperes <u>200</u> <u>✓</u>	3.00
METERS: (number of) <u>1</u>	.50
MOTORS: (number of)	
Fractional _____	
1 HP or over _____	
RESIDENTIAL HEATING:	
Oil or Gas (number of units) _____	
Electric (number of radiators) <u>6</u> _____	6.00
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler) _____	
Oil or Gas (by separate units) _____	
Electric Under 20 kws _____ Over 20 kws _____	
APPLIANCES: (number of)	
Ranges _____ <u>x</u> _____ Water Heaters _____ <u>y</u> _____	
Cook Tops _____ Disposals _____ <u>x</u> _____	
Wall Ovens _____ Dishwashers _____ <u>x</u> _____	
Dryers _____ <u>x</u> _____ Comtractors _____ <u>✓</u> _____	
Fans _____ Others (denote) _____	
TOTAL _____	7.50
MISCELLANEOUS: (number of)	
Branch Panels _____	
Transformers _____	
Air Conditioning Central Unit _____	
Separate Units (windows) _____	
Signs 20 sq. ft. and under _____	
Over 20 sq. ft. _____	
Swimming Pools Above Ground _____	
In Ground _____	
Fire/Burglar Alarms Residential _____	
Commercial _____	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	
over 30 amps _____	
Circus, Fairs, etc. _____	
Alterations to wires _____	
Repairs after fire _____	
Emergency Lights, battery _____	
Emergency Generators _____	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ... INSTALLATION FEE DUE.	
OR REMOVAL OF A "STOP ORDER" (304-16 b) ... DOUBLE FEE DUE	
service and <del>rough</del> rough insp. ready TOTAL AMOUNT DUE:	25.50

SECTION \_\_\_\_\_  
 Will be ready on \_\_\_\_\_, 19\_\_\_\_; or Will Call \_\_\_\_\_  
 CONTRACTOR'S NAME: Bill Cudworth  
 ADDRESS: Box 40 Springvale  
 TEL: 324-0001  
 MASTER LICENSE NO.: 3685 SIGNATURE OF CONTRACTOR: Bill Cudworth  
 LIMITED LICENSE NO.: \_\_\_\_\_

INSPECTOR'S COPY - WHITE  
 OFFICE COPY - CANARY  
 CONTRACTOR'S COPY - GREEN

