

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

Owner: Edward W. Apon Phone # 797-9094  
 Address: 37 Wendall St- Ptld, ME 04103  
 LOCATION OF CONSTRUCTION L-86 Palmer Ave.  
 Contractor: WMF Wentzell CO Sub.: 409 Phone # 772-6100  
 Address: 494 Forest Ave- Ptld, ME Phone # 04101  
 Est. Construction Cost: 80,000 Proposed Use: 1-fam dwlg w garage Zoning: R2  
 Past Use: vacant lot  
 # of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_  
 Building Dimensions L 36 W 26 Total Sq. Ft. \_\_\_\_\_  
 # Stories: 1 1/2 # Bedrooms 3 Lot Size: \_\_\_\_\_  
 Is Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_  
 Explain Conversion const 1-fam dwlg w 2-car garage under

**For Official Use Only**  
 Date 11/4/93 Subdivision: \_\_\_\_\_  
 Inside Fire Limits \_\_\_\_\_ Name DEC 21 1993  
 Bldg Code \_\_\_\_\_ Lot: \_\_\_\_\_  
 Time Limit \_\_\_\_\_ Ownership: \_\_\_\_\_ Public \_\_\_\_\_ Private \_\_\_\_\_  
 Estimated Cost 80,000

& MMS

**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 \_\_\_\_\_

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) WPH-12-20-93

**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 Condition  
 3. Roof Covering Type \_\_\_\_\_ Denied

**Chimneys:**  
 Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_ Date: 11/4/93  
 Signature: \_\_\_\_\_

**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 \_\_\_\_\_

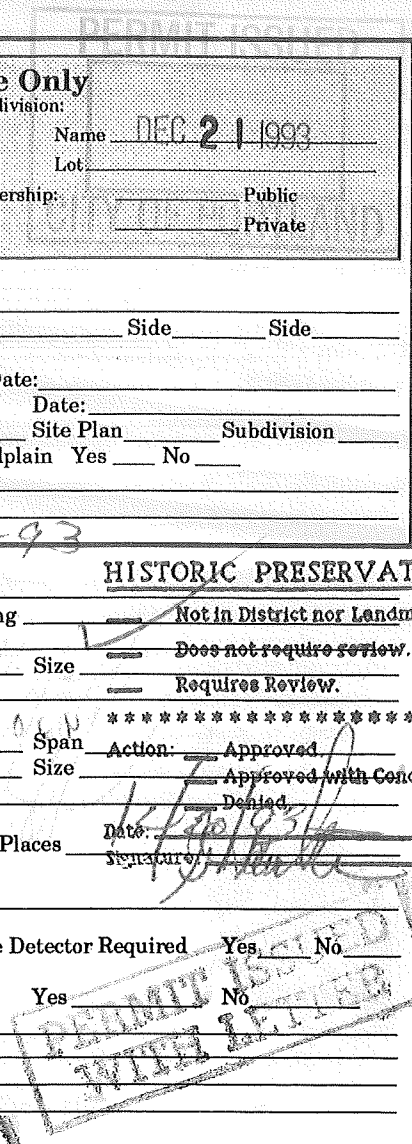
**Swimming Pools:**  
 1. Type: \_\_\_\_\_  
 2. Pool Size: \_\_\_\_\_ x \_\_\_\_\_ Square Footage \_\_\_\_\_  
 3. Must conform to National Electrical Code and State Law.

Permit Received By \_\_\_\_\_

Signature of Applicant: \_\_\_\_\_ Date 11-4-93

Signature of CEO: White Tax Assessor Date \_\_\_\_\_

Inspection Dates \_\_\_\_\_



PLOT PLAN

*Note* - New permit Issued # 93120

All Notes + comments kept on this Permit



**FEES (Breakdown From Front)**

Base Fee \$ 420 -  
 Subdivision Fee \$ \_\_\_\_\_  
 Site Plan Review Fee \$ 50  
 Other Fees \$ \_\_\_\_\_  
 (Explain) \_\_\_\_\_  
 Late Fee \$ \_\_\_\_\_

**Inspection Record**

<i>Day</i>	Type	Date
Set backs	OK - new print	12 123 193
Footings	repaired + poured	5 125 194
Framing	Insp	4 121 194
Final	OK	8 11 194
		1 1

**COMMENTS**

1-10-94 Footings poured not protected (no work since 12-24-93) (5-2-94 water level 2')  
 (Sent letter 5-2-94 to People Heritage Bank for action on drainage at excavation hole) (KRE Properties is  
 new owner, complied with letter 5-19-94) (5-25-94 set backs not checked yet) 5-31-94 Foundations  
 Back full) (Framing almost completed 6-14-94) (6-20-94 bulkhead stairs clearance 6' 2")  
 (1<sup>st</sup> Plumbing OK to Insulate 6-21-94) (6-30-94 complaint start time + Sunday)  
 (Water spilled on partial board Kitchen floor - may cause problems 7-1-94) (7-12-94 owner has  
 water entering basement) 7-13-94 Front platform + stairs do not meet 4" slope rule + landing + stairs from garage  
 to house does not meet code (Deck installed in rear no permit 7-13-94) (7-26-94 original  
 prints do contain deck prints) (middle deck support 8-1-94) Clear for Cat O

Signature of Applicant \_\_\_\_\_

Date \_\_\_\_\_

370

CITY OF PORTLAND, MAINE  
Department of Building Inspection



# Certificate of Occupancy

LOCATION 409 Palmer Ave (Lot #80) 370-B-004

Issued to KRE Properties

Date of Issue 05 August 1994

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. 93/1200, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Single Family Dwelling

**Limiting Conditions:**

TEMPORARY - See conditions on attached letter dated 04 August 1994 from Owens McCullough, P.E. , Sebago Technics

\*Four conditions - 1 thru 3 to be met by 10 August 1994.

**This certificate supersedes certificate issued**

Approved:

*[Signature]*

*[Signature]*

(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.

BUILDING PERMIT REPORT

Address 409 Palmer Ave. Date 20/Dec/93

Reason for Permit To Construct a single Family dwelling with 2 car garage. Bldg. Owner: APDN

Contractor: W.F. WENTZELL CO.

Permit Applicant:           

Approval: \*1\*2\*6\*7\*8\*9\*10\*12\*13\*14\*15\*16

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).
- X 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) hr., including fire doors with selfclosers.
4. Each apartment shall have access to (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 locations between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
- X 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 room must have minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).
- ✓ 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 NFPA 101 Chapter 18 & 19.
- ✓ 8. Private garages located beneath rooms in buildings of Use Group 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 fire resistance 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 (102mm) above the garage floor. The door opening protectives shall be 1 3/4 inch solid core wood doors or approved equivalent.

X9. 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 35 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. All other Use Group shall have guards at least 42" in height.

X10. 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 MRSA refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

X12. Stair construction in Use Group R-3, R-4 is a minimum of 9" tread and 8-1/4" maximum rise.

X13. Headroom in habitable space is a minimum of 7'6".

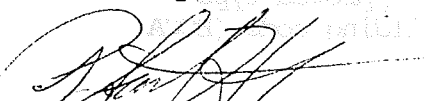
X14. The minimum headroom in all parts of a stairway shall not be less than 6 feet 8 inches.

X15. 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 or occupancy is issued or demolition permit is granted.

X16. It is strongly recommended that a register land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.

17. All exit signs, lights and means of egress lighting shall be done in accordance with Article 8 section & subsections 822.0 & 823.0 of the City's building code (The BOCA National Building Code/1990).

Sincerely,

  
P. Samuel Koffses  
Chief of Inspections

/dmm 10/28/93  
(redo w/additions)

Applicant: Edward W. Apon

Date: 12-20-93

Address: 409 Palmer Ave.

Assessors No.:

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R2

Interior or corner lot -

Use - single

Sewage Disposal - city

Rear Yards - 74' 25' req.

Side Yards - 15' and 29' 12' req and 16" req (see section 14-80(4)c.)

Front Yards - 40' 25' req.

Projections - none

Height - 2 story

Lot Area - 11,197 sq ft

Building Area - 26' x 36'

Area per Family - entire

Width of Lot - 80'

Lot Frontage - 80'

Off-street Parking - OK

Loading Bays - N/A

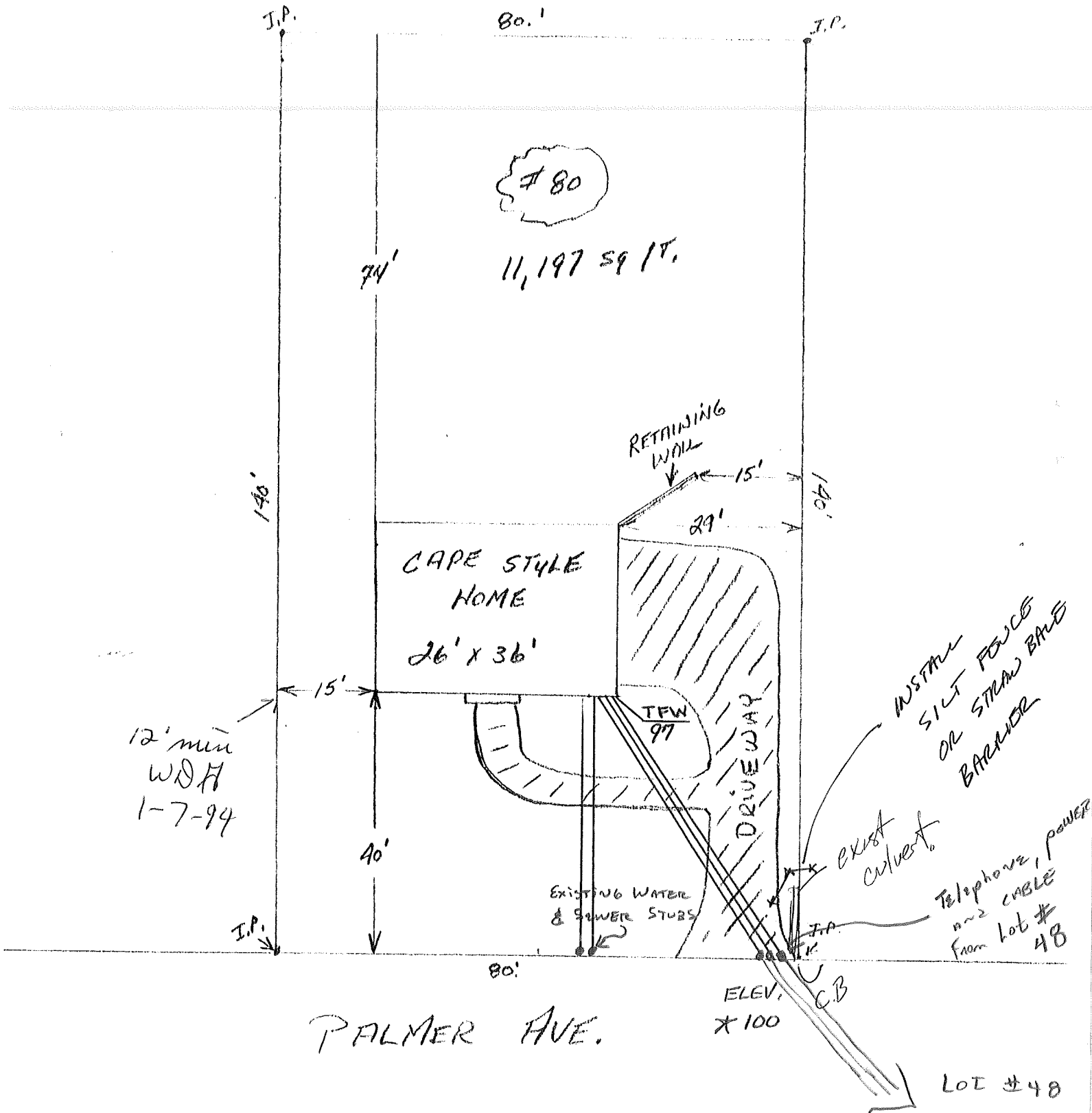
Site Plan -

Shoreland Zoning -

Flood Plains -

Plot Plan Lot # 80 PALMER AVE

SCALE 1" = 20'



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

APPLICANT: EDWARD W. APON  
ADDRESS: 37 WENDALL ST PRD.  
SITE ADDRESS/LOCATION: 409 PALMER AVE  
DATE: 8 Nov 1993

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

CONDITIONS CHECKED OFF BELOW ARE IN FORCE FOR YOUR SITE PLAN

- All damage to sidewalk, curb, street, or public utilities shall be repaired prior to issuance of a Certificate of Occupancy.
  - Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
  - Your new street address is now 409 PALMER AVE, 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).
  - ① SILL ELEVATION TO BE 1' MIN. ABOVE ADJACENT FINISHED GRADE ② SET FINISHED GRADE TO ALLOW POSITIVE DRAINAGE TO EXISTING CULVERT ADJACENT TO PALMER AVE.
- cc: P. Niehoff



Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

December 21, 1993

W.F. Wentzell Co.  
494 Forest Ave  
Portland, ME 04101

Re: 409 Palmer Ave

Dear Sir,

Your application to construct a single family dwelling with a two car garage under 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

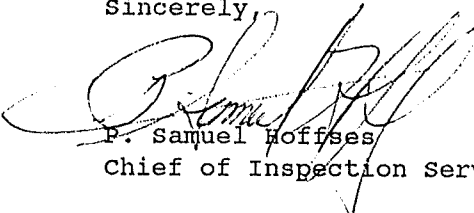
Inspection Services	Approved	W Giroux
Public Works	Approved w/conditions (see attached)	C Carrigan

Building Code Requirements

Please read and implement items numbered 1, 2, 6, 7, 8, 9, 10, 12, 13, 14, 15, and 16 of 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: C. Carrigan, Development and Review Coordinator  
W. Giroux, Zoning Administrator

**CITY OF PORTLAND, MAINE**

**SITE PLAN REVIEW**

**Processing Form**

Edward W. Apon  
Applicant

37 Wendall St- Ptld, ME 04103

Mailing Address  
const 1-fam dwlg - 2-car garage under

Proposed Use of Site  
11,197 sq ft / 36'x26'

Acreage of Site / Ground Floor Coverage

469  
~~L-80~~

Address of Proposed Site  
Palmer Ave

Site Identifier(s) from Assessors Maps

Zoning of Proposed Site

Date  
11/5/93

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: Blake Wheeler - 772-6100

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 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:

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*[Signature]*

SIGNATURE OF REVIEWING STAFF/DATE

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

*Planning*  
*Craig Carrigan*

Edward W. Apon

NOV 05 1993

Applicant: 37 Wendall St - PORTLAND PLANNING OFFICE

409

Date: 11/5/93

Mailing Address: const 1-fam dwlg - 2-car garage under

Address of Proposed Site: 100 Palmer Ave

Proposed Use of Site: 11,197 sq ft / 35'x26'

Site Identifier(s) from Assessors Maps: \_\_\_\_\_

Acreage of Site / Ground Floor Coverage: \_\_\_\_\_

Zoning of Proposed Site: \_\_\_\_\_

Site Location Review (DEP) Required: ( ) Yes ( ) No

Proposed Number of Floors: \_\_\_\_\_

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

Total Floor Area: \_\_\_\_\_

Planning Board Action Required: ( ) Yes ( ) No

Other Comments: contact person: Blake Wheeler - 772-6100

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

*Minor-Minor Site plan review*

**PUBLIC WORKS DEPARTMENT REVIEW**

(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: SEE ATTACHED CONDITIONS

(Attach Separate Sheet if Necessary)

*[Signature]*  
 SIGNATURE OF REVIEWING STAFF/DATE  
12/17/93

**BH2M** BERRY • HUFF •  
McDONALD • MILLIGAN • INC.

ENGINEERS + SURVEYORS + PLANNERS

LESTER S. BERRY  
THOMAS MILLIGAN, JR.  
WILLIAM A. THOMPSON  
MARK GRAY  
TIMOTHY O. BROWN

May 24, 1994

Sam Hoffses  
Portland Building Inspector  
389 Congress Street  
Portland, ME 04101

Re: Lot 80 Deering Run Subdivision Phase II  
Building Setback Determination

Dear Mr. Hoffses:

We have been retained by KRE Properties of Old Orchard Beach to certify to the side lot lines established for the construction of a single family home on the above referenced Lot.

We were asked to establish the easterly property line on Lot 80 which would enable the builder to layout a baseline for construction from this line. We had to re-establish the common Lot line with Lot 81 by verifying the property monumentation along the southerly rear Lot lines on Lots 79 thru 82. Our verification that the Lot corners on the abutting parcels appear to conform to the referenced final recorded subdivision plan recorded in the CCRD plan Book 164, Page 5 was completed on 05/24/94.

The builder will be responsible for meeting all space and bulk requirements established for this project.

If you have any questions please give me a call.

Very truly yours,

BERRY HUFF MCDONALD MILLIGAN, INC.



William A. Thompson  
Project Manager

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME

**R** MAY 26 1994 **D**  
**R E C E I V E**

WAT/dgl

cc: Gary Salamacha, KRE

C:\WPDOCS\BILL94\HOFFSES.LTR

THIS PERMIT EXPIRES THIRTY DAYS FROM DATE OF ISSUE

DATE: December 21, 19 93

PERMISSION IS HEREBY GIVEN TO W F WENTZELL NAME

ADDRESS

TO OPEN 409 PALMER AVENUE

STREET/AVENUE

FOR THE PURPOSE OF SEWER & STORM DRAIN CONNECT/PRIV PROPERTY, SAID WORK SHALL BE PROPERLY

DONE ACCORDING TO The Excavation Ordinance, Chapter 712 of the Municipal Code, "EXCAVATIONS IN PUBLIC PLACES." and abide by all provisions of Chapter 308, Plumbing Code and Chapter 309, Sewer Use Ordinance, of the Municipal Code of the City of Portland, Maine.

THE WORK IS BEING DONE BY:

CONTRACTOR: W F WENTZELL

494 FOREST AVENUE

PORTL

NAME

ADDRESS

PLUMBER:

NAME

ADDRESS

THE PROPERTY OWNER IS W F WENTZELL / PETER HABER

NAME

ADDRESS

STREET EXCAVATION PERMIT \$20.00
SEWER CONNECTION PERMIT \$25.00
COMBINATION PERMIT \$45.00

Handwritten: Paid \$50.00 #3606

Handwritten signature: George A. Flaherty

GEORGE A. FLAHERTY, Director of Public Works

This permit does not create in the applicant any permission for him to enter or use the land of another property owner, either temporarily or permanently, for the purpose of connection with the City sewer line. Questions concerning such permission should be referred to Applicant's attorney.

KIND OF PAVEMENTS:

STREETS

SIDEWALKS

STREET MEASURED:

SQ. YDS. @ \$
SQ. YDS. @ \$

SIDEWALK MEASURED:

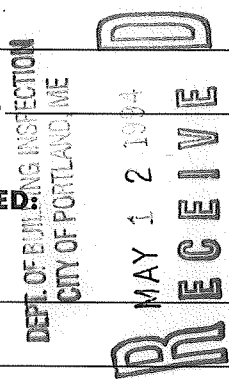
SQ. YDS. @ \$
SQ. YDS. @ \$

OTHER CHARGES:

\$

TOTAL AMOUNT TO BE PAID \$

\*CHARGE INCLUDES INSPECTION AND CONNECTION FEE





30' UTILITY EASEMENT

Lot # 48

CMP Trenches and  
Public Cables  
Note

EXISTING WATER &  
SEWER STUBS

32  
16842

33  
12433

1692

PALMER

2  
12587

1  
14761

3  
12700

4  
11197

5  
11200

6  
12514

8  
10301

22  
10030

23  
10054

24  
10136

25  
17303

26  
15082

27  
11158

28  
14997

29  
11006

30  
17303

31  
24099

32  
16842

WASHINGTON AVENUE

SHEET 371-B

1874  
1876  
1878  
1880  
1882  
1884  
1886  
1888  
1890  
1892  
1894  
1896  
1898  
1900  
1902  
1904  
1906  
1908

15147  
15306

10301  
10030  
10054  
10136

11200  
12514

11197  
12700

14761  
12587

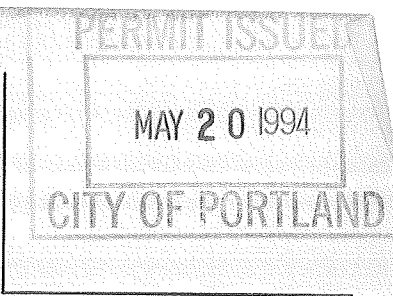
17303  
15082  
11158  
14997

24099  
16842

940458

Amend # 93-1200

APPLICATION FOR AMENDMENT TO PERMIT



Amendment No. \_\_\_\_\_

Portland, Maine, 12 May 1994

370-B-004

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 931200 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location KRE Properties Inc. 409 Palmer Ave Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_

Owner's name and address KRE Properties COB, ME P.O. Box W 04064 Telephone 934-7622

Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_

Contractor's name and address Gary Salamacha Telephone \_\_\_\_\_

Architect \_\_\_\_\_ Plans filed \_\_\_\_\_ No. of sheets \_\_\_\_\_

Proposed use of building 1-fam No. families \_\_\_\_\_

Last use 1-fam No. families \_\_\_\_\_

Increased cost of work 6,500 Additional fee 60.00

Description of Proposed Work

Construct 2-car attached garage as per plans. Original plans showed garage under home.

HISTORIC PRESERVATION

- Not in District nor Landmark.
Does not require review.
Requires Review.
\*\*\*\*\*
Action: Approved, Approved with Conditions, Denied.

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

Details of New Work

Is any plumbing involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_

Height average grade to top of plate \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_

Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_

Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_

Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_

Kind of roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_

No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_

Framing lumber - Kind \_\_\_\_\_ Dressed or full size? \_\_\_\_\_

Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_

Girders \_\_\_\_\_ Size \_\_\_\_\_ Columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_

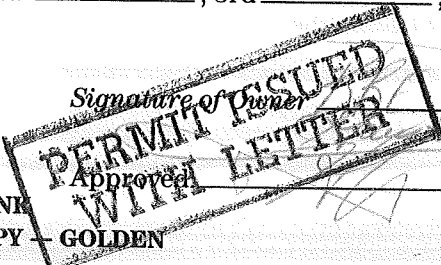
Studs (outside walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span over 8 feet.

Joints and rafters: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_

On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_

Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_

Approved: [Signature] 5-20-94



Signature of \_\_\_\_\_ Gary Salamacha Pres.

INSPECTION COPY - WHITE
APPLICANT'S COPY - YELLOW

FILE COPY - PINK
ASSESSOR'S COPY - GOLDEN

Inspector of Buildings

Plot Plan Lot # 80 PALMER AVE

SCALE 1" = 20'

original proposal  
permit # 931209

J.P. 80.1 J.P.

# 80

11,197 sq ft.

74'

140'

RETAINING WALL

15'

140'

29'

CAPE STYLE HOME

26' x 36'

15'

DRIVEWAY

40'

J.P.

J.P.

80'

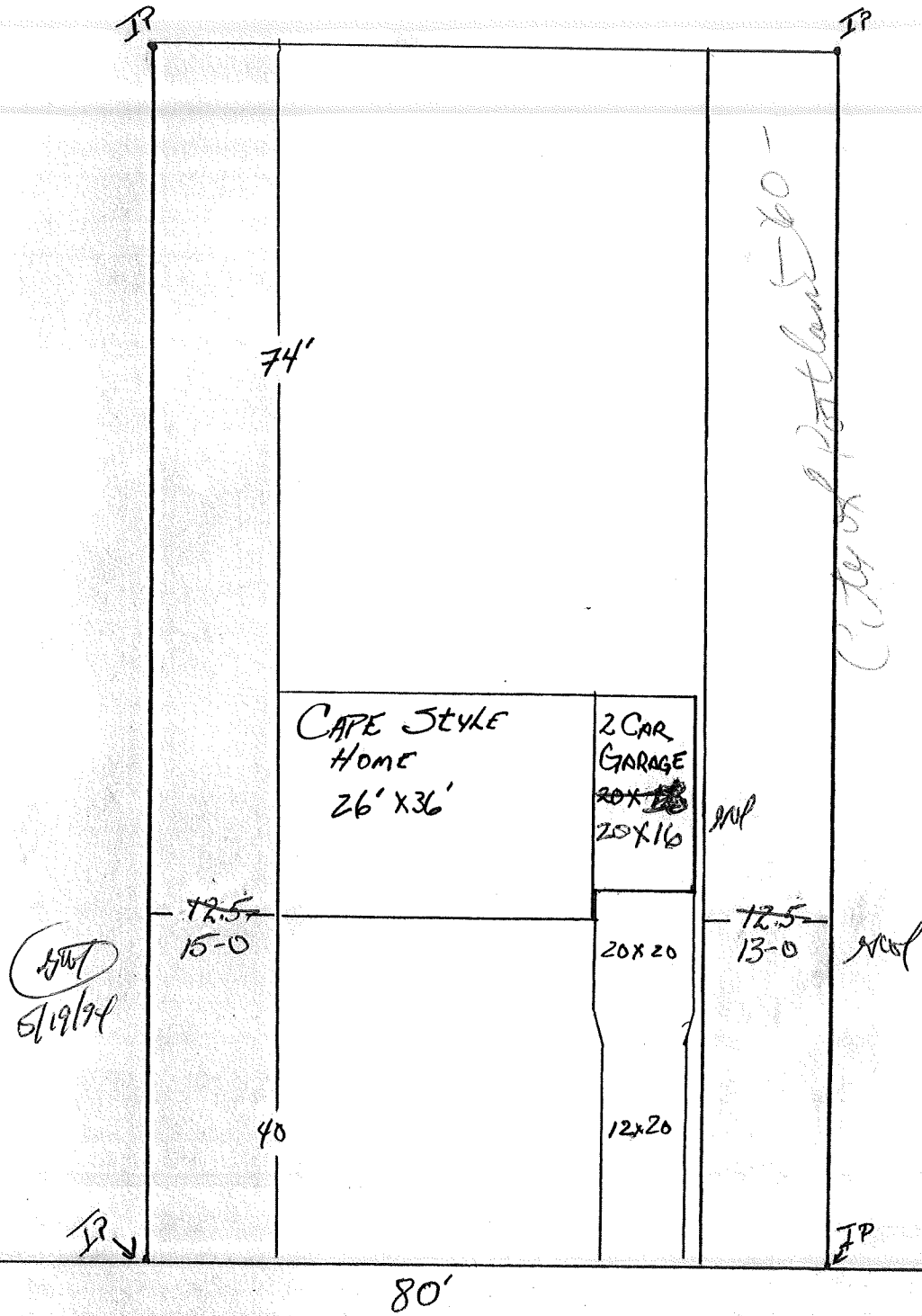
PALMER AVE.

old  
See  
revise  
Plot

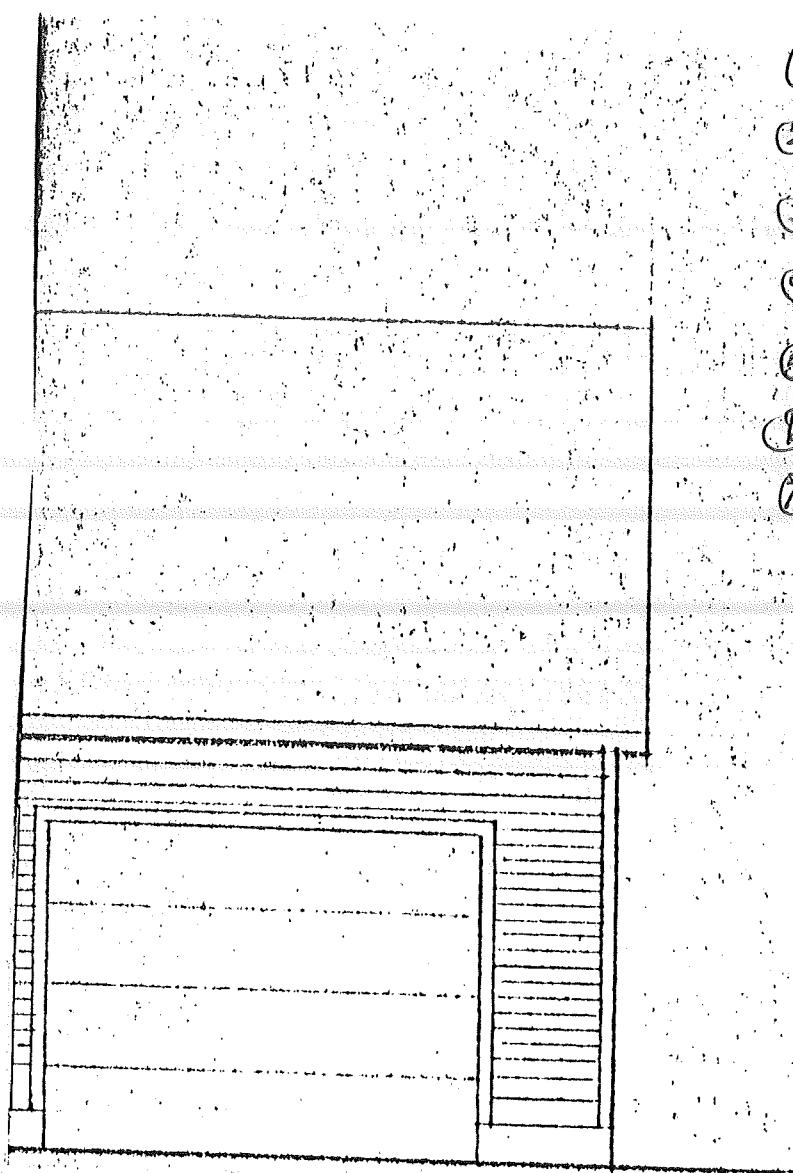


Plot PLAN Lot# 80 PA

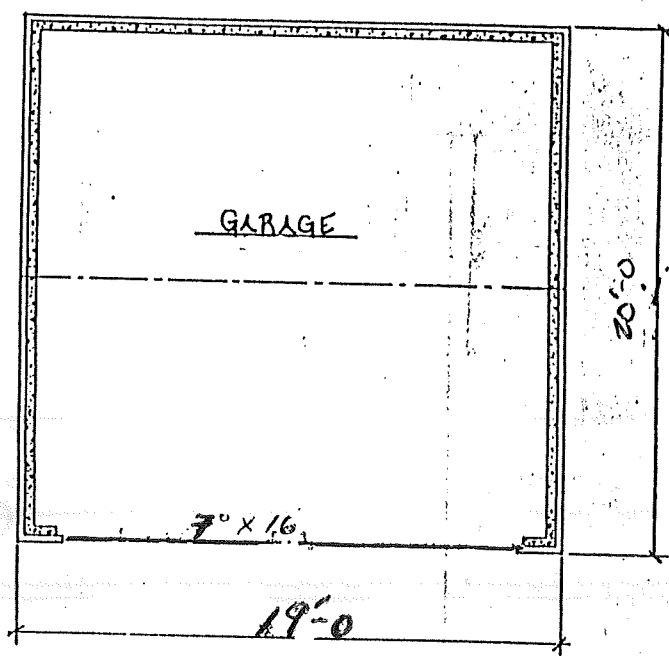
SCALE 1" = 20'



- ① Footing 8" x 16"
- ② Wall 3'-10" x 8"
- ③ Sill seal foam
- ④ Sill plate 2x6 pt
- ⑤ Walls 2x4 @ 16" c
- ⑥ Sheathing 7/16 OSB
- ⑦ Trusses 24 o/c



GARAGE OPTION THREE



# PLUMBING APPLICATION

Department of Human Services  
 Division of Health Engineering  
 (207) 289-3826

**PROPERTY ADDRESS**

Town Or Plantation: Portland

Street Subdivision Lot #: 409 Palmer Lot # 80

**PROPERTY OWNERS NAME**

Last: Stewart First: \_\_\_\_\_

Applicant Name: Mark Durrence

Mailing Address of Owner/Applicant (If Different): 107 - Jouden Rd

**Caution: Permit Required**

PORTLAND PERMIT # 5116 STATE COPY

Date Permit Issued: 16 23 94 \$ 48  Double Fee Charged

151 \_\_\_\_\_ 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.

Mark Durrence  
 Signature of Owner/Applicant

\_\_\_\_\_ Date

**Caution: Inspection Required**

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

\_\_\_\_\_ Date Approved

Local Plumbing Inspector Signature

**PERMIT INFORMATION**

<p><b>This Application is for</b></p> <p>1. <input checked="" type="checkbox"/> NEW PLUMBING</p> <p>2. <input type="checkbox"/> RELOCATED PLUMBING</p>	<p><b>Type Of Structure To Be Served:</b></p> <p>1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING</p> <p>2. <input type="checkbox"/> MODULAR OR MOBILE HOME</p> <p>3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING</p> <p>4. <input type="checkbox"/> OTHER — SPECIFY _____</p>	<p><b>Plumbing To Be Installed By:</b></p> <p>1. <input checked="" type="checkbox"/> MASTER PLUMBER</p> <p>2. <input type="checkbox"/> OIL BURNERMAN</p> <p>3. <input type="checkbox"/> MFG'D. HOUSING DEALER / MECHANIC</p> <p>4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE</p> <p>5. <input type="checkbox"/> PROPERTY OWNER</p> <p>LICENSE # <u>071621</u></p>
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Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2 Number      Type of Fixture	Column 1 Number      Type of Fixture
<p>HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.</p> <p style="text-align: center; font-size: 2em;"><b>OR</b></p> <p>HOOK-UP: to an existing subsurface wastewater disposal system.</p>	2      Hosebibb / Sillcock	1      Bathtub (and Shower)
	1      Floor Drain	1      Shower (Separate)
<p>PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.</p>	1      Urinal	1      Sink
	2      Drinking Fountain	2      Wash Basin
Number of Hook-Ups & Relocations	1      Indirect Waste	2      Water Closet (Toilet)
\$      Hook-Up & Relocation Fee	1      Water Treatment Softener, Filter, etc.	1      Clothes Washer
	<b>OR</b>	1      Grease / Oil Separator
<p>TRANSFER FEE [\$6.00]</p>	1      Dental Cuspidor	1      Dish Washer
	1      Bidet	1      Garbage Disposal
	1      Other: _____	1      Laundry Tub
	1      Fixtures (Subtotal) Column 2	1      Tankless Coil Water Heater
	1      0	<b>Fixtures (Subtotal) Column 1</b>
	2	<b>Fixtures (Subtotal) Column 2</b>
	12	<b>Total Fixtures</b>
	\$ 48.00	<b>Fixture Fee</b>
	\$	<b>Transfer Fee</b>
	\$ 20.00	<b>Hook-Up &amp; Relocation Fee</b>
	\$ 68.00	<b>Permit Fee (Total)</b>

**SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE**

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

May 20, 1994

KRE Properties  
P.O. Box W  
Old Orchard Beach, Me. 04064

**RE: 409 Palmer Ave  
Portland, Maine**

Dear Sir,

Your application to amend building permit #931200 has been reviewed and a permit is herewith issued subject to the following requirements: This permit doesn't preclude the applicant from meeting applicable State and Federal laws.

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

1. Before concrete is placed in the foundation form, a Registered Land Surveyor must check the setbacks. The reason for this requirement is because the lot width and the proposed building are within inches of the required setbacks.

If you have any questions, please give this office a call.

Sincerely,

  
P. Samuel Hoffses  
Chief of Inspection Services

cc: William D. Giroux - Zoning Administrator

**SebagoTechnics**  
Engineering & Planning for the Future

August 4, 1994  
127

Mr. Gary Salamacha  
KRE  
P. O. Box W  
Old Orchard Beach, ME 04064

409 Palmer Avenue

Dear Gary:

I have prepared this letter in follow-up to our site meeting on August 4, 1994 at the 409 Palmer Avenue residential home site. As we discussed, I would agree to issuing a temporary certificate of occupancy pending completion of the following items no later than Wednesday, August 10, 1994, or as specified in the items below.

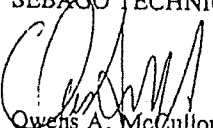
1. A riprap swale shall be constructed extending from the culvert inlet to a point approximately 10 feet beyond the foundation drain outlet. The riprap swale should be constructed with a minimum of 3-4 inch diameter stone placed over 2 inches of a coarse sand material to form a stabilized drainage channel. As part of this work, you will also shape the earth around the culvert inlet and install additional stone riprap to minimize erosion. The foundation drain outlets will also have stone placed around them for stabilization.
2. Additional grading activities will be performed within the swale around the lot perimeter to remove low points to insure runoff is directed to the culvert inlet. All areas of the swale around the perimeter of the house should be loamed, seeded and heavily mulched.
3. Siltation fencing will be placed around the culvert inlet and at the base of the newly graded areas. In addition, you indicated you would agree to heavily mulch all disturbed areas and install the siltation fencing no later than early Friday morning, August 5, 1994.
4. You shall be required to maintain the newly seeded areas and embankments until 85% vegetative growth is established. All maintenance and repairs, if required, shall be performed by you until 85% vegetative growth. At that time, siltation fencing shall be removed.

These three items must be met as of Wednesday, August 10, 1994 (except item 4) to comply with the conditions of the temporary certificate of occupancy for this residential home site. If these conditions are not met, the certificate of occupancy will be revoked.

If you have any questions, please feel free to contact me.

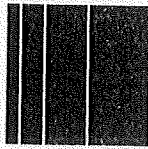
Sincerely,

SEBAGO TECHNICS, INC.

  
Owens A. McCullough, P.E.  
Project Manager

OAM:jc

cc: Alex Jaegerman  
Paul Niehoff



**Sebago Technics**  
*Engineering & Planning for the Future*

August 12, 1994  
127

Mr. Gary Salamacha  
KRE  
P. O. Box W  
Old Orchard Beach, ME 04064

**409 Palmer Avenue**

Dear Gary:

On Thursday, August 11, 1994, I conducted a site visit at 409 Palmer Avenue to review the conditions of the temporary certificate of occupancy as set forth in my letter of August 4, 1994. Based upon my field review, the following was noted:

1. The riprapped swale was not constructed as specified in my letter of August 4, 1994. Item 1 stated that 2 inches of a coarse sand material was to be placed under the riprap to form a stabilized base and that the riprapped swale was to extend 10 feet beyond the foundation drain outlet heading toward the back of the property. This work was not completed and should be corrected immediately. I am also concerned that the stone placed around the culvert inlet will not remain in place. Please review this and provide an alternative solution.
2. The siltation fence was installed improperly. Siltation fence installation should include toeing the bottom of the siltation fence into the soil to provide a proper barrier for intercepting sediment. At the time of my site visit, the siltation fence was loose and would not properly stop any sediment or soil movement from the embankment area. I have enclosed a sketch from the State of Maine's Best Management Practices which specifies correct installation of siltation fencing.

Mr. Salamacha

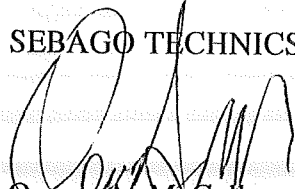
-2-

August 12, 1994

Please correct these deficiencies no later than Monday, August 15, 1994. A permanent certificate of occupancy will not be issued until this work has been completed. If you have any questions or would like to meet on site, please feel free to contact me.

Sincerely,

SEBAGO TECHNICS, INC.



Owens A. McCullough, P.E.  
Project Manager

OAM:jc

Enc.

cc: Mary Gresik  
Alex Jaegerman