

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

Location of Construction: 1705 Washington Avenue		Owner: Theodore & Julie Volger		Phone: 797-8800		Permit No: 981187	
Owner Address: Same		Lessee/Buyer's Name:		Phone:			<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED OCT 14 1998 CITY OF PORTLAND </div>
Contractor Name: Jim Selberg		Address: 47 Canco Road, Portland		Phone: 773-6673		Permit Issued: Zone: <u> </u> CBL: <u>372-A-17-19</u> Zoning Approval: to remain in <u> </u> 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"/>	
Past Use:		Proposed Use:		COST OF WORK: \$ 19,000.00 PERMIT FEE: \$ 115.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group <u>R3</u> Type <u>5B</u> Signature: <u>[Signature]</u> Signature: <u>[Signature]</u>			Signature: _____ Date: _____ PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>
Proposed Project Description: Build 28' dormer, master bedroom, bath & walk in closet.							
Permit Taken By: <u>SP</u>		Date Applied For: <u>10-13-98</u>					

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..

PERMIT ISSUED WITH REQUIREMENTS

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

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

- 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:

CEO DISTRICT



BUILDING PERMIT REPORT

DATE: 14 OCT 98

ADDRESS: 1705 Washington Ave. CBL 372-A-12-19

REASON FOR PERMIT: No Construct 28' dormer

BUILDING OWNER: J. J. Velger

CONTRACTOR: Jim Selberg

PERMIT APPLICANT: 1

USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1 *8 *12 *16 *24 *26 *29

- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws. 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)
- 2.5 Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- 2.6 Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6 o.c. between bolts. (Section 2305.17)
- 3. Precastion must be taken to protect concrete from freezing. Section 1908.0
- 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 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 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). Chapter 12 & NFPA 211
- 7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- *8. Guardrails & 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 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. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38"). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
- 9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- 10. 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. (Section 1014.0)
- 11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

PERMIT IS ISSUED

Building or Use Permit Pre-Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling

Use Permit

OCT 13 1998

RECEIVED

DEPARTMENT OF

PLANNING & ZONING

1000 WATER STREET

PORTLAND, ME 04101

In the interest of processing your application in the quickest possible manner, please complete the Information on this form.

NOTEIf you or the property owner owns real estate or personal property taxes or user charges on any property within the City, Payment arrangements must be made before permits of any kind are accepted.**

Location/Address of Construction: 1705 WASHINGTON AVE

Tax Assessor's Chart, Block & Lot Number		Owner:		Telephone#:	
Chart# <u>372</u>	Block# <u>A</u>	Lot# <u>17-19</u>	<u>THEOPHRE + JULIE VOLGER</u>		<u>797-8800</u>
Owner's Address:			Lessee/Buyer's Name (If Applicable)		
<u>1705 WASHINGTON AVE</u>			<u>N/A</u>		
Proposed Project Description:(Please be as specific as possible)				Cost Of Work:	Fee
<u>ADD WALK-IN CLOSET</u>				<u>\$19,000</u>	<u>\$115</u>

Contractor's Name, Address & Telephone
JOHN SEIBERG, 47 CUMCO RD., BERTHOLD/773-6673 Recd By: SP

- Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.
 - All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
 - All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
 - All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
 - HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.
- You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

4) Building Plans (Sample Attached)

- A complete set of construction drawings showing all of the following elements of construction:
- Cross Sections w/Traning details (including porches, decks w/ railings, and accessory structures)
 - Floor Plans & Elevations
 - Window and door schedules
 - Foundation plans with required drainage and dampproofing
 - Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

Certification

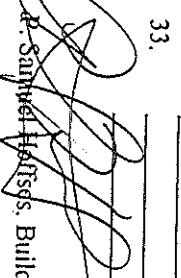
I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: [Signature] Date: 10-13-98

Building Permit Fee: \$25.00 for the first \$1000 cost plus \$5.00 per \$1,000.00 construction cost thereafter.

O:\INSP\CORRESP\MINU\GENT\APADSPD.WPD

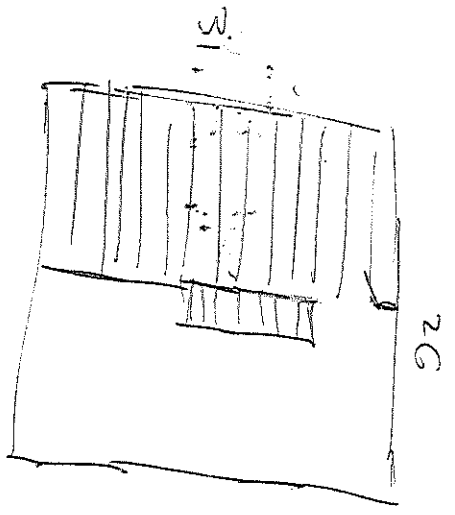
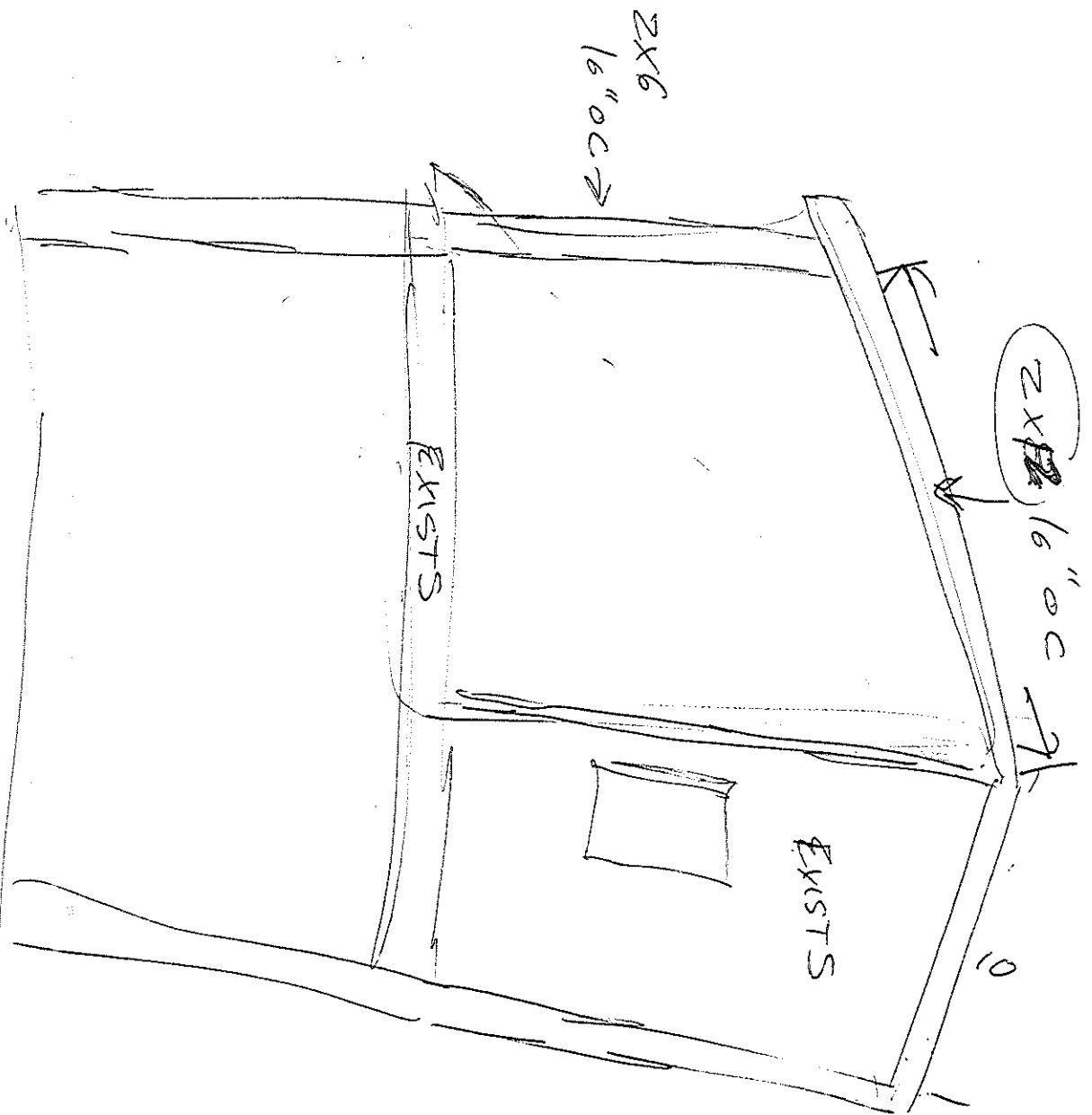
- *12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are 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. (Section 1018.6)
13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. Section 1010.1
14. 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. (Over 3 stories in height requirements for fire rating is two (2) hours.) Section 710.0
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Table 302.1.1
- *16. 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 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) Section 920.3.2
17. 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. Section 921.0
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. 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)
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". 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.
22. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)
- *23. All electrical, plumbing and HVAC permits must be obtained by a ~~Master-Licensed~~ Master-Licensed Holders of their trade.
- *24. All requirements must be met before a final Certificate of Occupancy is issued.
- *25. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).
26. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
27. Please read and implement the attached Land Use-Zoning report requirements.
28. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.
- *29. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
30. _____
31. _____
32. _____
33. _____


R. Samuel Haffys, Building Inspector

cc: Lt. McDougall, PFD
Marge Schmuckel, Zoning Administrator

ASPHALT SHINGLE ROOFING

OR 2x10 12" o.c.

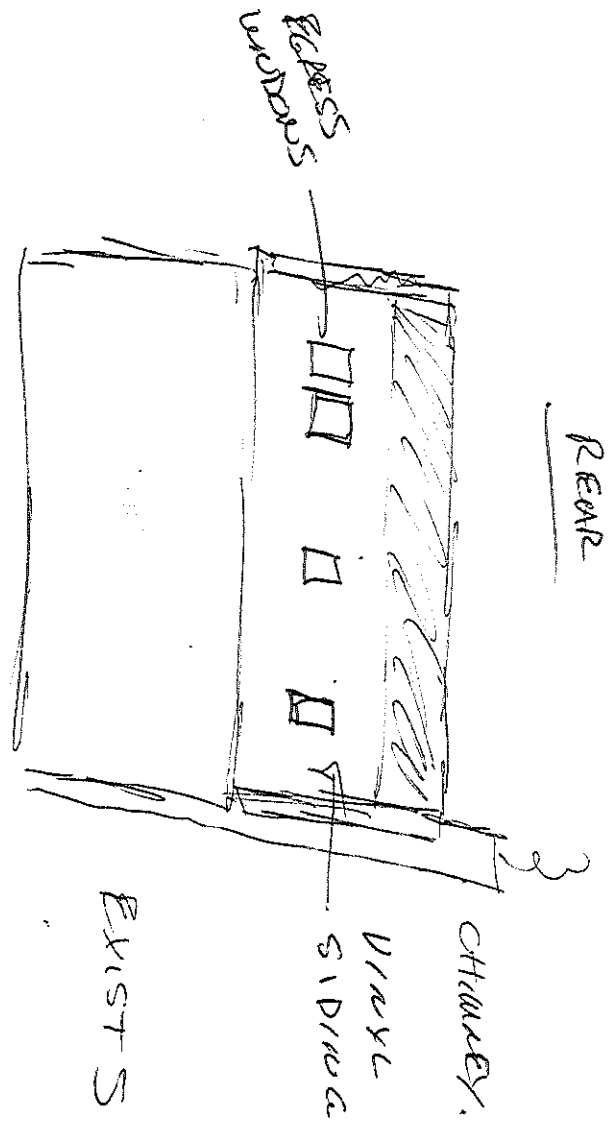


COPY FROM

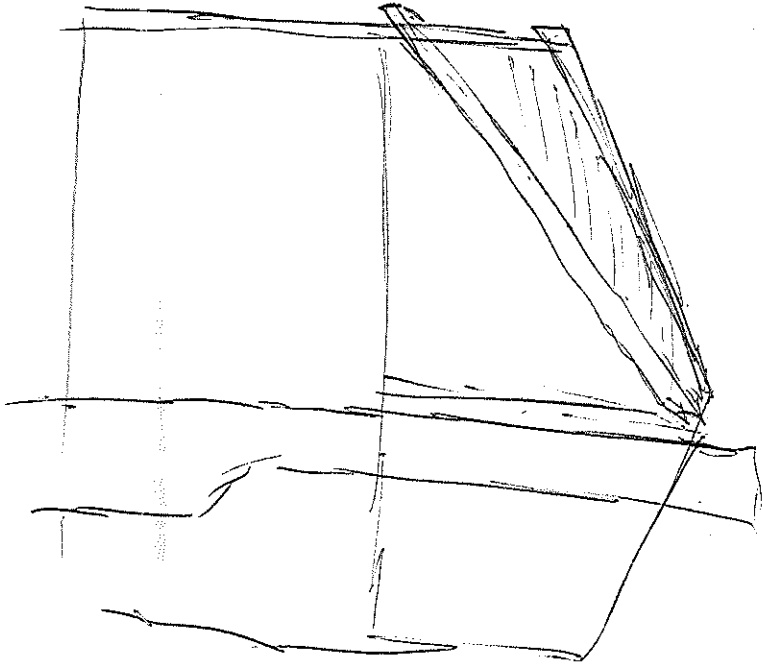
TAX MAPS

ON BACK





SIDE



Location of Construction: 1703 Washington Avenue		Owner: Theodore & Jette Volger	Phone: 797-8500
Owner Address:	Lessee/Buyer's Name:	Phone:	Business Name:
Contractor Name: Jim Salberg	Address: 47 Conco Road, Portland	Phone: 773-6673	
Past Use:	Proposed Use:	COST OF WORK: \$ 19,000.00	PERMIT FEE: \$ 115.00
Proposed Project Description: Build 28' dormer, master bedroom, bath & walk in closet.	Signature:	FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group <i>43</i> Type <i>513</i> <i>000081</i>
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
		Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>	Signature: <i>[Signature]</i>
Permit Taken By: <i>SP</i>	Date Applied For: 10-13-98	Signature:	Date:

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

**PERMIT ISSUED
WITH REQUIREMENTS**

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Permit No: **981187**

PERMIT ISSUED

OCT 14 1998

CITY OF PORTLAND

Zone: *CB1* 512-A-17-19

Zoning Approval: *[Signature]*

Special Zone/ or Reviews: *[Signature]*

Shoreland Wetland Flood Zone Subdivision Site Plan maj Minor

- 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: *10/13/98*

CEO DISTRICT 2

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

Location of Construction: 1609 Washington Ave Ext		Owner: Molly Dillenback McKibben	Phone: 797-2621H/628-4511W	Permit No: 980375
Owner Address:		Lessee/Buyer's Name:	Phone:	BusinessName:
Contractor Name: Harvey's Home Improvements		Address: 120 Ashewamp Rd, Scar 04074		Phone: 383-2413
Past Use: 1-fam dwelling	Proposed Use: same	COST OF WORK: \$ 25,265.00	PERMIT FEE: \$ 145.00	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED APR 15 1998 CITY OF PORTLAND </div>
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group <i>A3</i> Type <i>5B</i> <i>BOC496</i>	
		Signature:	Signature: <i>Hoffe</i>	
Proposed Project Description: Addition		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: 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 Taken By: Sherry Pinard	Date Applied For: April 13, 1998		Signature:	Date:

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..

Call for p/s 797-2821

PERMIT ISSUED WITH REQUIREMENTS

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

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

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: 4-15-98

CEO DISTRICT 7

BUILDING PERMIT REPORT

DATE: 15 APRIL 98

ADDRESS: 1609 Washington Ave, EXT 333-A-P&A

REASON FOR PERMIT: 16' x 28' addition

BUILDING OWNER: Holly Dillenback-McKibben

CONTRACTOR: Harvey's Home Improvements.

PERMIT APPLICANT: [Signature]

USE GROUP R-3

BOCA 1996 CONSTRUCTION TYPE 5-B

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *2, *12, *16, *24, *26, *27, *29, *23,

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws. 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)

2. Precast concrete must be taken to protect concrete from freezing. 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.

3. 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 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)

4. 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).

5. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.

Guardrails & 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. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2".

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

The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
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.

Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
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. (Over 3 stories in height requirements for fire rating is two (2) hours.)

The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.

All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the

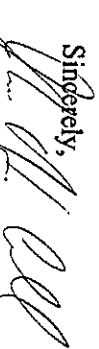
Please note the following provisions and requirements for all site plan approvals:

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
2. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, 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.)

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.

If there are any questions, please contact the Planning Staff.

Sincerely,



John Carroll, Chair
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Kandice Talbot, Planner
P. Samuel Hoffses, Building Inspector
Marge Schnuckel, Zoning Administrator
Tony Lombardo, Project Engineer
Development Review Coordinator
William Bray, Deputy Director of Public Works

CITY OF PORTLAND, MAINE
PLANNING BOARD

John Carroll, Chair
Jainey Caron, Vice Chair
Kenneth M. Cole III
Cyrus Y. Haggge
Deborah Krichels
Erin Rodriguez
Mark Malone

April 10, 1998

Terry N. Snow, P.A.
Attorney at Law
P.O. Box 275
Cumberland Center, ME 04021-0275

Re: 1818 Forest Avenue

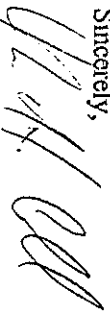
Dear Mr. Snow:

On March 24, 1998 the Planning Board voted unanimously (6-0, Malone absent) to recommend the proposed rezoning at 1810-1838 Forest Avenue to B-2 with the exception of 80 feet back from the rear lot line, (from the Maine Turnpike Authority property to southwesterly boundary) at 1818 Forest Avenue to remain R-5, as shown on Attachment A, to the City Council.

The City Council is tentatively scheduled to vote on the rezoning on Monday, May 4, 1998.

If there are any questions, please contact the Planning Staff.

Sincerely,



John H. Carroll, Chair
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Kandice Talbot, Planner
P. Samuel Hoffses, Building Inspector
Marge Schmuckel, Zoning Administrator
Tony Lombardo, Project Engineer
Development Review Coordinator
William Bray, Deputy Director of Public Works
Jeff Tarling, City Arborist
Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
— Mary Gresik, Building Permit Secretary
Kathleen Brown, Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File

O:\PLAN\REZONING\1818A\PPR\VLTR.WPD

CITY OF PORTLAND, MAINE
PLANNING BOARD

John Carroll, Chair
Jaimy Caron, Vice Chair
Kenneth M. Cole III
Cyrus Y. Haggø
Deborah Krichels
Erin Rodriguez
Mark Malone

April 2, 1998

Paul Gray
Maine Medical Center
22 Bramhall Street
Portland ME 04102

RE: 272 Congress Street

Dear Mr. Gray:

On March 10, 1998, the Portland Planning Board voted unanimously (7-0) to approve the site plan by Maine Medical Center for construction of a two-story professional medical building located at 272 Congress Street

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #7-98, which is attached.

Please note the following provisions and requirements for all site plan approvals:

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
2. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

THIS IS NOT A BOUNDARY SURVEY

INSPECTION OF PREMISES

I HEREBY CERTIFY TO CLASSIC TITLE APPROVED HOME MORTGAGE & TITLE TRUST COMPANY

The monumentation is in harmony with current deed description.

The building setbacks are in conformity with town zoning requirements.

The dwelling does not fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.

The land does not fall within the special flood hazard zone as indicated on community-panel # 220051 002 B.

1609 WASHINGTON AVE
BETHUNE, MAINE

1177

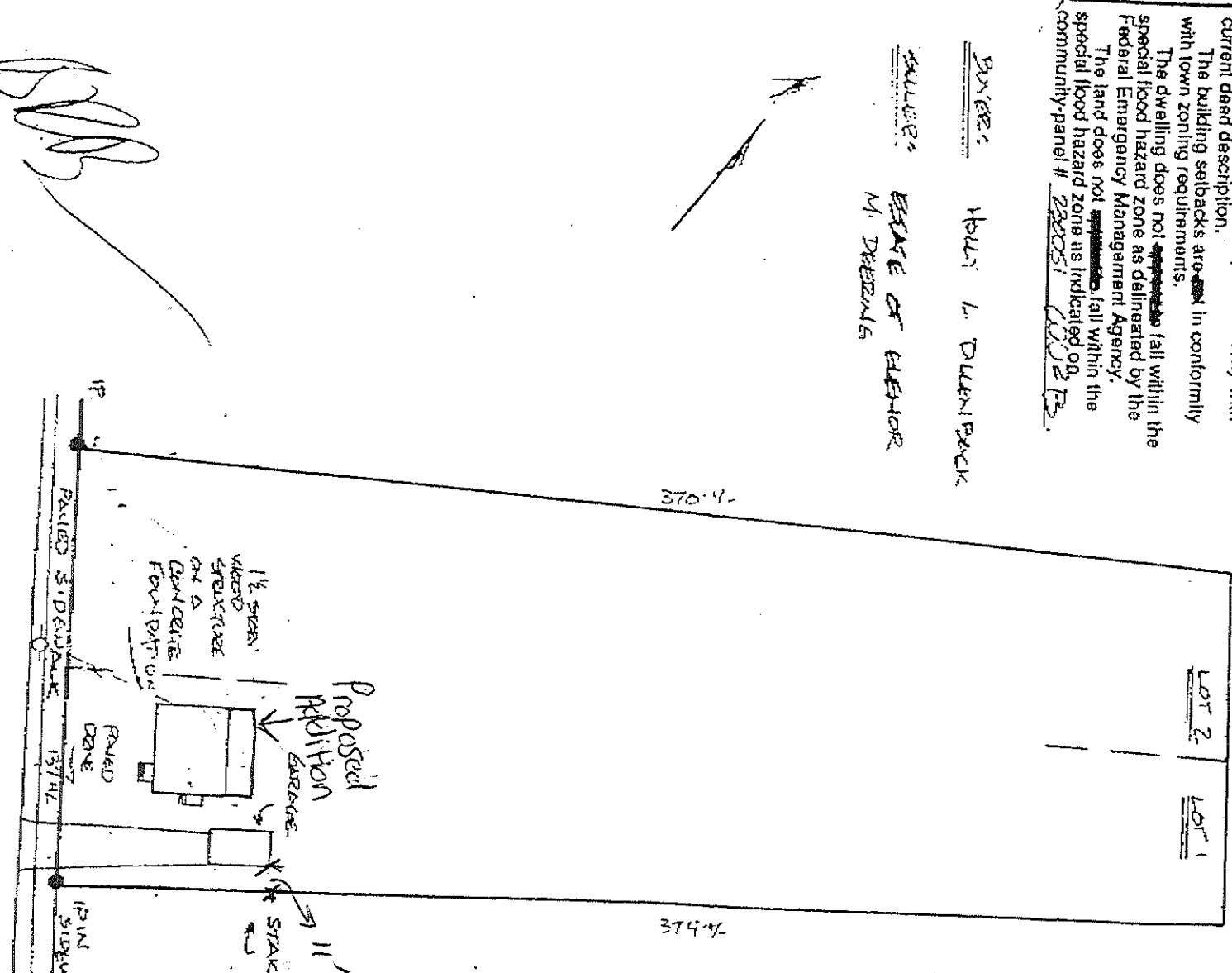
Job Number: 23107

Inspection Date: 07-24-94

Scale: 1" = 50'

BUYER: HOLLY L. DILLENBACH

SELLER: ESTATE OF GLENN M. DEEDMAN



Post-it™ Fax Note 7671		Date	10/1/94	# of pages	1
To	Holly Dillenbach	From			
Co./Dept.		Co.	Classic Title		
Phone #		Phone #	272-1089		
Fax #	828-4516	Fax #			

WASHINGTON AVENUE
(BETHUNE, MAINE)
TO REGANS LANE

THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD, THOSE THAT ARE EVIDENT ARE SHOWN. THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ABUTTING DEEDS.

BRUCE R. BOWMAN, INC.
176 Gray Road
Cumberland, Maine 04091
Phone: (207) 829-3859
Fax: (207) 829-3535

PLAN BOOK 28 PAGE 6 LOT
DEED BOOK PAGE COUNTY CUMBERLAND
THIS PLAN IS NOT FOR RECORDING Drawn by: JHT

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

Please call when ready

**Building or Use Permit Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the information below for a Building or Use Permit.

NOTEIf you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.**

Location/Address of Construction: <u>1609 Washington Ave Ext Portland ME 04103</u>	
Tax Assessor's Chart, Block & Lot Number Chart# <u>374 373</u> Block# <u>AA</u> Lot# <u>2</u>	Owner: <u>Holly Dillenback McKibben</u>
Owner's Address: <u>1609 Washington Ave Ext</u>	Lessee/Buyer's Name (If Applicable)
Proposed Project Description:(Please be as specific as possible) <u>Addition on back of house</u>	Cost Of Work: <u>\$ 25,265.-</u>
Contractor's Name, Address & Telephone <u>Harvey's Home Improvements 120 Ashswamp Road, Scarborough, ME 04074</u>	Telephone#: <u>828-4571</u>
<p>Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.</p> <p>All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.</p> <p>All plumbing must be conducted in compliance with the 1996 National Electrical Code as amended by Section 6-Art III.</p> <p>HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.</p> <p>You must include the following with you application:</p> <p><i>OK</i> 1) <u>A Copy of Your Deed or Purchase and Sale Agreement</u></p> <p><i>ms</i> 2) <u>A Copy of your Construction Contract, if available</u></p> <p>3) <u>A Plot Plan (Sample Attached)</u></p> <p>If there is expansion to the structure, a complete plot plan (Site Plan) must include:</p> <ul style="list-style-type: none"> • The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures. • Scale and required zoning district setbacks 	<p>4) Building Plans (Sample Attached)</p> <p>A complete set of construction drawings showing all of the following elements of construction:</p> <ul style="list-style-type: none"> • Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures) • Floor Plans & Elevations • Window and door schedules • Roundabout plans with required drainage and dampproofing • Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included. <p style="text-align: center;">Certification</p> <p>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/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.</p> <p>Signature of applicant: <u>Holly Dillenback</u> Date: <u>4/13/98</u></p> <p>Site Review Fee: \$150.00/Building Permit Fee: \$25.00 for the 1st \$1000.00 cost plus \$5.00 per \$1,000.00 construction cost thereafter.</p>

Applicant: Holly Matibben

Date: 4/15/98

Address: 1609 Washington Ave SE, C.B.L. 373-A-12

CHECK-LIST AGAINST ZONING ORDINANCE 374-A-1

Date - Fishing 1941

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - Proposed Addition 16' x 28'

Sewage Disposal -

Lot Street Frontage - 50' req - 100'+

Front Yard - 25' req - N/A

Rear Yard - 25' req - 100'+

Side Yard - 8' req - 11'+

Projections -

Width of Lot -

Height -

Lot Area - 6,500

Lot Coverage/Impervious Surface - 25%

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan - N/A

Shoreland Zoning/Stream Protection -

Flood Plains -

23015' ⁹ } 45,915' ⁴
22800' ⁴

24x28

16x28

N/A

N/A

CONTRACT CHANGE ORDER

DATE	4/16/98
JOB	
CONTRACT JOB NO.	2577-1-8116
PREPARED BY	
WORK TO BEGIN BY	
WORK TO BE COMPLETED BY	

TO: Holy McKibbins

Extend addition to 16' from 14'
Required changing Floor Joist and Rafters
Difference From original quote 676.⁰⁰

Add one additional skylight minus kitchen window 375.⁰⁰

Upgrade 5'0" 6'8" door to a Fiber Classic thermatru
From a Therna true Steel door 414.⁰⁰

Harvey's Home Improvement



- Siding
- Windows
- Remodeling
- Additions (garage, decks)
- Custom Cabinetry

(207) 883-2413

Duane Harvey
120 Ashswamp Road
Scarborough, ME 04074

The work covered by this order shall be performed under the same terms and conditions as that included in the Original Contract.
CHANGES APPROVED

PREVIOUS CONTRACT AMOUNT	\$ 23,800. ⁰⁰
AMOUNT OF THIS ORDER	\$ 1465. ⁰⁰
TOTAL CONTRACT AND EXTRAS	\$ 25,265. ⁰⁰

By:

Contract Change Order