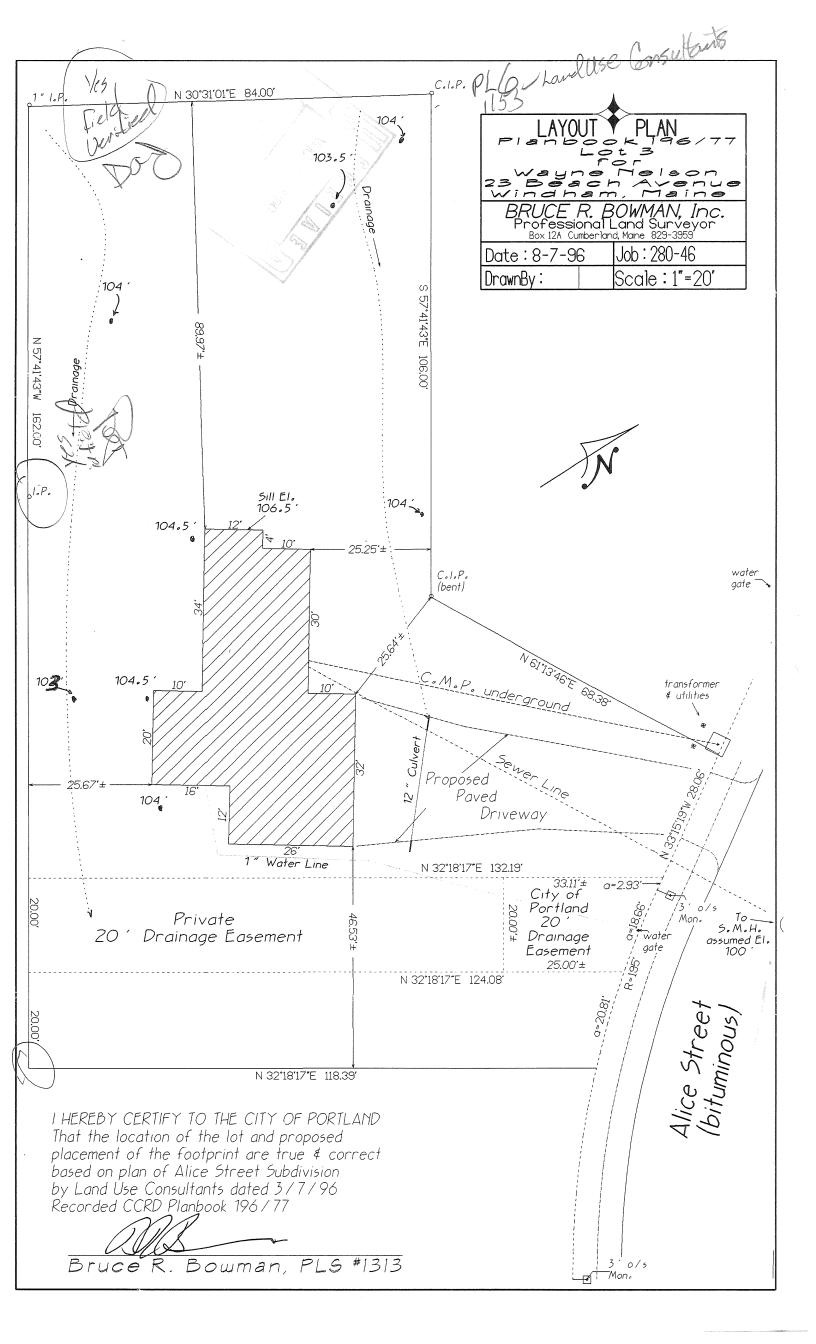
Location of Construction: 5 Alice St (Lot #3)	Owner:		Phone:		Permit No.9 60817
Owner Address:	Wolf, LLoyd koasse/Buyer's Name:	Phone:	Business	sName:	E and control to the control of the
	Everett O'Brien	I none.	Dusiness	Sivanic.	PERMIT ISSUED
Contractor Name:	Address:	Phone:			Permit Issued:
D & W Builders, Inc.		am, ME 04062	89	92-0021	AUG 1 9 1996
Past Use:	Proposed Use:	COST OF WORK \$ 80,000.0		PERMIT FEE: \$ 420.00	100 1 3 ISS0
Vacant Land	1-fam	<u>'</u>			OITY OF DODE!
		FIRE DEPT. A	Approved Denied	INSPECTION: Use Group: Type:	CITY OF PORTLAND
			Cincu	Ose Group. Type.	Zone: CBL: 387-A-033
D 1D 1D		Signature:		Signature:	307 12 033
Proposed Project Description:		PEDESTRIAN AC	CTIVITIE	S DISTRICT (P.U.D.)	Zoning Approval:
Construct 1-fam w/3 car at	tached garage & dook	1	pproved		Special Zone or Reviews:
Tam w/5 car ac	tached garage & deck	1		vith Conditions:	□ □ Shoreland
		П П	enied		□ □ Wetland □ Flood Zone
		Signature:		Date:	☐ Subdivision
Permit Taken By:	Date Applied For:				Site Plan maj 🗆 minor 🗆 mm 🖴
Mary Gresik		09 August 1996			Zoning Appeal
1. This permit application doesn't preclude the A	applicant(s) from meeting applicable Sta	ate and Federal rules.			☐ Variance
2. Building permits do not include plumbing, se					☐ Miscellaneous
3. Building permits are void if work is not started	•	nance False informa-			☐ Conditional Use☐ Interpretation
tion may invalidate a building permit and stop		dance. I alse miorma-			☐ Approved
	•				☐ Denied
					Historic Preservation
					☑ Not in District or Landmark
Call. Wayne Nelson For Plu 892-0021	PEDIA	ir icou-			Does Not Require Review
0 0/ 802 0021	12/174 DE	T ISSUED QUIREMENTS			☐ Requires Review
for P/4 072-0021	2 2 8 8 4 5 2 7 K	RAINEMENTS			Action:
,	CERTIFICATION				
I hereby certify that I am the owner of record of the		ork is authorized by the	owner of r	ecord and that I have be	□ Approved ten □ Approved with Conditions
authorized by the owner to make this application a					
if a permit for work described in the application is	sued, I certify that the code official's au	uthorized representative	shall have	e the authority to enter	
areas covered by such permit at any reasonable ho	ur to enforce the provisions of the code	(s) applicable to such po	ermit	•	Date: 8/16/96
		16 August	1996 -	Permit Routed	h
Ny her		09 August 1			
SIGNATURE OF APPLICANT Wayne Nelson	a ADDRESS:	DATE:		PHONE:	- P. Marrins
RESPONSIBLE PERSON IN CHARGE OF WORK	K, TITLE			PHONE:	CEO DISTRICT 7
White_Per	rmit Desk Green-Assessor's Cana	rv_D.P.W. Pink_Puhl	lic File h	ory Card_Inspector	
	· · · · · · · · · · · · · · · · · · ·	,		, Jara mopeotor	D. Jordan

			Phone:		Permit No:
Location of Construction: 5 Alice St (Lot #3)	Owner:		Phone:		
Owner Address:	Leasee/Buyer's Name:	Phone:	Busines	sName:	PERMIT ISSUED
Contractor Name: D & W Builders, Inc.	Address: 23 Beach Ave Windl		8.)2-0021 	Fermit Issued: AUG 9 1996
Past Use:	Proposed Use:	\$ 80,000		PERMIT FEE: \$ 420.00	CITY OF PORTLAND
Vacant Land	1-262		l Approved l Denied	INSPECTION: Use Group: Type: Signature:	Zone: CBL: 387-A-033
Proposed Project Description:		Signature: PEDESTRIAN	ACTIVITIE	ES DISTRICT (P.U.D.	Zoning Approval:
Construct 1-fam w/3 cer s	ttached garege à deck	Action:	Approved	with Conditions:	□ Special Zone or Reviews: □ Shoreland □ Wetland □ Flood Zone
		Signature:		Date:	☐ Subdivision
Permit Taken By:	Date Applied For:	09 August 199	14		☐ Site Plan maj ☐ minor ☐ mm ☐
 This permit application doesn't preclude the Building permits do not include plumbing, s Building permits are void if work is not started tion may invalidate a building permit and st 	eptic or electrical work. ed within six (6) months of the date of is				 ☐ Miscellaneous ☐ Conditional Use ☐ Interpretation ☐ Approved ☐ Denied
C. M. May . V. 122.		ं ।	PERMIT I H REOUI	ŚŚUEU REMENTO	Historic Preservation ☐ Not in District or Landmark ☐ Does Not Require Review ☐ Requires Review
					Action:
I hereby certify that I am the owner of record of the authorized by the owner to make this application if a permit for work described in the application areas covered by such permit at any reasonable has significantly application.	CERTIFICATION ne named property, or that the proposed as his authorized agent and I agree to a issued, I certify that the code official's nour to enforce the provisions of the co	conform to all application authorized represent de(s) applicable to su	ative shall ha	ms jurisaichon, in addi	tion,
RESPONSIBLE PERSON IN CHARGE OF WOL	RK, TITLE			PHONE:	CEO DISTRICT

COMMENTS .

	:
8-20-96 - Wall forms in value (8") - Fles.	in moior 12 internal meds
Sot hales among Ot octured for man	4 los tri / degr tomarer
I BERNIM	
7 M Jacon Santinch	
•	
	Inspection Record
	Type Date
	Foundation:
	Framing:
	Plumbing:
	Other:

Applicant: Whighe Nelson Address: 5 Alice Street (ct 3) C-B-L: 387-A-33
Address: 5 Alice Street (ct 3) C-B-L: 387-A-33
CHECK-LIST AGAINST ZONING ORDINANCE
Date - New
Zone Location - R-Z
Interior or corner lot -
Proposed Use Work - New Single family home with attached 3 car gardy
Sewage Disposal - CHy
Lot Street Frontage - 50' Feg - ~ 70' Shown
Front Yard - 25 reg - 25 25 At closest pt
Rear Yard - 25 Veg - 25,67 At closest pt
Rear Yard - 25 'Veg - 25,67' At closest pt, Side Yard - 14' Veg - 40'+ & 89'+ 8600
Projections - Deck on VEAT, but No Structurals Shown -
Width of Lot - 80' Veg - 200' Show
Height - Z Story
Lot Area - 10,000 reg - 21,062 & Show
Lot Coverage/Impervious Surface - 20% of Lot may
Area per Family - 10,000 #
Off-street Parking - ZGAVGAVASE IS Show
Loading Bays - NA
Site Plan - Mmor/Mmor
Shoreland Zoning/Stream Protection -
Flood Plains - W



Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development Joseph E. Gray Jr. Director

CITY OF PORTLAND

August 19, 1996

D & W Builders, Inc. 23 Beach Avenue Windham, Maine 04062

RE: 5 Alice Street

Dear Mr. Nelson,

Your application to construct a single family dwelling with attached garage has been reviewed and a permit is herewith issued subject to the requirements listed below. This permit does not excuse the applicant from meeting applicable State and Federal laws.

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

Site Plan and Building Code Requirements

- 1. All of the conditions on the attached site plan review addendum shall be met.
- 2. All of the conditions on the attached building permit report shall be met.
- 3. The deck on the rear is sketched in briefly on one plan but not on the plot plan nor are there any structurals provided. The deck shall meet the 25 foot setback in the rear and you shall provide this office with structural plans <u>prior</u> to its construction.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,

Marge Schmuckal

Asst. Chief, Inspection Services Division

cc: P. Samuel Hoffses, C, Insp Svcs

	BUILDING PERMIT REPORT
	Aludat
DATE	= 9/16/96 ADDRESS: 5 Aluq Street (6+#3
REAS	ON FOR PERMIT: Construct I family with Attached garage
BUIL	DING OWNER: Lloyd Wol
CONT	PRACTOR: Dq UT Bulders TNC APPROVED: With condi
PERM	IT APPLICANT: WASNE Nelson DENIED:
	CONDITION OF APPROVAL OR DENIAL # 1,3,7,9,10,
1./	Before concrete for foundation is placed approvals from public to
	required prior to inspection)
2.	Precaution must be taken to protect concrete from fragging
3./	It is strongly recommended that a registered land survey of the
	foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
4.	All vertical openings shall be enclosed with construction having a fire
	rating of at least one(1) hour, including fire doors with selfclosers.
5.	bach apartment sharr nave access to two/2) generate remate and
	approved means or egress. A single exit is acceptable when it swite
	arrectly from the apartment to the building exterior with no
_	communications to other apartment units
6.	The boiler shall be protected by enclosing with one(1) hour fire-rated
	Competed the filte doors and colling on his manufacture
	automatic extinguishment. Sprinkler piping serving not more than six
	sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0 15 gallers may be connected to a first supply having a
	capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve
	shall be installed in an accessible location between the anxiety and
	the connection to the domestic water supply Minimum mine air , as
$\widehat{}$	be 3/4 inch copper or 1 inch steel. Maximum coverage area of -
7.	TOSTUCIOLE SPILINATED 18 144 SO, teet ner enrighter
<i>'</i> ·)	Every sleeping room below the fourth story in buildings of Use Groups R
	and I I shall have at least one operable window or extension down
	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
	above the 11001. All egress or rescue windows from slooping
	shall have a minimum net clear opening height dimension of an in a
	(oronam). The minimum net clear opening width dimongion about the
8.	inches (500 mm), and a minimum net clear opening of E 7 am fact
•	A portable life extinguisher shall be located as now went the
9.)	shall bear the label of an approved agency and be of an approved type.
	All single and multiple station smoke detectors shall be of an approved type and shall be installed ir accordance with the provisions of the
	City's building code Chapter 9, section 19, 919.3.2(BOCA National
	Building Code/1993), and NFPA 101 Chapter 18 & 19. (Smoke detectors
	shall be installed and maintained at the following locations.

- 1. In the immediate vicinity of bedrooms
- 2. In all bedrooms
- 3. 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 LC primary power source is interrupted.
 - 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 side. (Chapter 4 section 407.0 of the BOCA/1993)
- Guardrail & Handrails A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
- 12. 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/1993)

 Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise.
- Headroom in habitable space is a minimum of 7'6".

 The minimum headroom in all parts of a stairway shall not be less than 80 inches.
 - All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
- 17. 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".
- 18. 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.
- 19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.

P. Samuel Hoffses, Chief of Inspection Services

/el 3/16/95

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

APPLICANT:	EVEREH O'BRIEN
ADDRESS:	D+W. Ruilders The.
SITE ADDRESS/LO	OCATION: 5 Alice Street
DATE:	<u> 8/14/96</u>
ordinances and contractors or finished site, all surface rur	Development Review Coordinator is for General Conformance with standards only and does not relieve the applicant, his agents from the responsibility to provide a completely including but not limited to: increasing or concentrating of noff onto adjacent or downstream properties, issues regarding distance, location of public utilities and foundation
CONDITION	NS CHECKED OFF BELOW WILL BE ENFORCED FOR YOUR SITE PLAN
1	All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.
2. <u>N/A</u>	Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
3	Your new street address is now 5 A 100 Street, the number must by displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4	The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
5	Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6	A sewer permit is required for your project. Please contact Carol Poliskey at 874-8300, ext. 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

7.	A street opening permit(s) is required for your site. Please contact Carol Poliskey at 874-8300 , ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
8.	As-built record information for sewer and stormwater service connections must be submitted to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
9.	The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.
10.	The site contractor shall establish finish grades at the building foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
11.	A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FEE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for the drainage from the property.
12.	The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
13	EROSion partial mounter including self fence Ehould be placed on the down of indicat areas of all distinct ground.

cc: Katherine Staples, P.E., City Engineer



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

~		
1)	Numbe	*

Alice St (5)? Lot #3

Everett O'Brien			09 August 1996
Applicant		App A1	lication Date ice St Subdivision
Applicant's Mailing Address D & W Builders, Inc. Consultant/Agent			ect Name/Description
Wayne Nelson - 892-0 Applicant or Agent Daytime Telephone, Fax	021	Assessor's Reference: Chart-B	387-A-033 lock-Lot
Proposed Development (check all that apply) Office Retail Manufac 2,080 GFC 2,912 Tota1 Proposed Building Square Feet or # of Units	turing Warehouse/Dis	stribution Other (specify) _ 062 Sq Ft	ge of Use X Residential R-Z Zoning
Check Review Required:			
	ubdivision of lots	PAD Review	14-403 Streets Review
Flood Hazard S	horeland	Historic Preservation	DEP Local Certification
Zoning Conditional Use (ZBA/PB)	Coning Variance	X Single-Family Minor	Other
Fees paid: site plan 50.00	subdivision		
Approval Status:	Ro	eviewer MAGE	ochu-el-
a Deck shall mee of This after with	Approved w/Conditions listed below IS Sketched i OCATE There The ZS Se Structure al Expiration date	Denied In bridefly on on And Structure Thack in The Viel Replans proof Extension to date	Les provided. The Les provided The Les p
Condition Compliance	signature	date	
* No building permit may be issued until a p	-	Not Required en submitted as indicated below	
Performance Guarantee Accepted	date	amount	expiration date
Inspection Fee Paid	date	amount	
Performance Guarantee Reduced	date	remaining balance	signature
Performance Guarantee Released	date	signature	
Defect Guarantee Submitted	submitted date	amount	expiration date
Defect Guarantee Released	date	signature	
Pink - Building Inspections Blue - De	velopment Review Coordinator	Green - Fire Yellow - P	lanning 2/9/95 Rev5 KT.DPUD



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

I. D. Number

Everett O'Brien	0		09 August 1996
Applicant		$-{Ap}$	plication Date
Applicant's Mailing Address			dice St Subdivision Dject Name/Description
D & W Builders, Consultant/Agent	. Inc.	Alice St (5)	?
Wayne Nelson -	892-0021	Address of Proposed Site	387-A-033
Applicant or Agent Daytime Telepho	one, Fax	Assessor's Reference: Chart-l	Block-Lot
Proposed Development (check all that Office Retail Note Proposed Building Square Feet or # control of the proposed Building Squar	vianuracturing Warehor	Building Addition Char use/Distribution Other (specify) 21.062 Sq Ft age of Site	Residential Zoning
heck Review Required: Site Plan (major/minor)	Subdivision # of lots	PAD Review	14-403 Streets Review
Flood Hazard	Shoreland	Historic Preservation	DEP Local Certification
Zoning Conditional Use (ZBA/PB)	Zoning Variance	Single-Family Minor	Other
ees paid: site plan50.	00 subdivision _		· · · · · · · · · · · · · · · · · · ·
pproval Status:		Reviewer I'm Winglas	7
		7	
Approved See Godit	Approved w/Conditions of Approval	ons Denied	<i>/</i>
	V'	:	
· *	· · · · · · · · · · · · · · · · · · ·		
16·			
- alulai	Approval Expirationdate	_ Extension to	Additional Sheets Attached
pproval Date 3/14/96			1 0/ 1
- alulai			1 0/ 1
pproval Date 3/14/96	date	date	1 0/ 1
Oproval Date B/496 A	date	date	1 0/ 1
Condition Compliance	signature Required*	date date Not Required	1 (/)
Condition Compliance rformance Guarantee No building permit may be issued un	signature Required* ntil a performance guarantee h	date	1 (7)
Condition Compliance	signature signature Required* ntil a performance guarantee h	date date Not Required as been submitted as indicated below	Attached
Condition Compliance rformance Guarantee No building permit may be issued un	signature Required* ntil a performance guarantee h	date date Not Required	1 (7)
Condition Compliance rformance Guarantee No building permit may be issued un Performance Guarantee Accepted Inspection Fee Paid	signature Required* ntil a performance guarantee h ed date date	date date Not Required as been submitted as indicated below	Attached
Condition Compliance rformance Guarantee No building permit may be issued un Performance Guarantee Accepte	signature Required* ntil a performance guarantee h ed date date	date date Not Required as been submitted as indicated below amount amount	Attached
Condition Compliance Formance Guarantee No building permit may be issued un Performance Guarantee Accepted Inspection Fee Paid Performance Guarantee Reduce	signature Required* ntil a performance guarantee h ed date date date date	date date Not Required as been submitted as indicated below amount	Attached
Condition Compliance rformance Guarantee No building permit may be issued un Performance Guarantee Accepted Inspection Fee Paid	signature Required* Intil a performance guarantee hed date date date date date	date date Not Required as been submitted as indicated below amount amount	Attached expiration date
Condition Compliance rformance Guarantee No building permit may be issued un Performance Guarantee Accepte Inspection Fee Paid Performance Guarantee Reduce Performance Guarantee Release	signature Required* ntil a performance guarantee h ed date date date date	date date Not Required as been submitted as indicated below amount amount	expiration date
Condition Compliance rformance Guarantee No building permit may be issued un Performance Guarantee Accepte Inspection Fee Paid Performance Guarantee Reduce	signature Required* Intil a performance guarantee hed date date date date date	date date Not Required amount amount remaining balance signature	expiration date signature
Condition Compliance rformance Guarantee No building permit may be issued un Performance Guarantee Accepte Inspection Fee Paid Performance Guarantee Reduce Performance Guarantee Release	signature Required* Intil a performance guarantee hed date date date date date date date	date date Not Required amount amount remaining balance	expiration date

SHELLEY ENGINEERING STRUCTURAL CONSULTANTS

844 Stevens Avenue Portland, Maine 04103 207-878-9983 ph. 207-797-9483 fax

September 20, 1996

96-163

D & W Builders 23 Beach Ave. Windham, ME

Attention: Mr. Wayne Nelson

Subject: Garage floor beam design for a residence to be

located in Portland, Maine.

Dear Mr. Nelson:

Per your request, I have designed a garage floor beam for the above referenced project. This beam has a 32 foot span, and supports second floor loads, as well as roof loads.

The options for this beam arrangement are as follows:

- * W16x67
- * W18x60
- * W21x50 (all at ASTM A-36 steel).
- * (2) W14x34s side by side.

The beam options above were selected using the recommended snow and floor loads set forth by the 1993 edition of the BOCA Code. The beam must have its top flange braced by a top plate fastened to the beam and toe-nailed to the floor joists, as well as having adequate supports at each end.

Please let me know if you have any questions.

Sincerely

Timothy G. Shelley, F.E.