

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

APPLICANT: Joseph M. Sullivan 797-6924

ADDRESS: 1160 Forest Ave Portland ME 04101

SITE ADDRESS/LOCATION: 83 Florida Ave.

DATE: 5/15/92

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 83 Florida 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 Nichoff 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. If the site plan is amended, plan must be reviewed by the Development Review Coordinator prior to issuance of the building permit.

- cc: P. Nichoff
2. Connection to the existing sewer in Florida Ave shall be a 4" connection, not a 2" pipe connection.

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

APPLICANT: T. Form  
ADDRESS: This accompanies your site plan permit review sheet  
SITE ADDRESS/LOCATION: VOID and will appear as checked  
DATE: off now when I do review your plan

Review by Parks and Public Works is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle site 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.
- The City of Portland approved species and size trees must be planted on your tree frontage prior to issuance of a Certificate of Occupancy.
- Your new street address is now 81483 to use when the marker must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy. *Choose one application*
- The Engineering Division of Parks and Public Works (874-8300 Ext. 8822) 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 Parks and Public Works prior to issuance of a Certificate of Occupancy. Please schedule any property closings with these requirements in mind.
- The Sewer Division of Parks and Public Works (Jackie Wurdin at 797-5300) 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. 3822. (Only excavators licensed by the City of Portland are eligible).

VOID



# APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1

Portland, Maine, XXXXXXXXXXXX  
6/17/92

PERMIT ISSUED  
JUN 22 1992  
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 9213573 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 83 Florida Ave Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
Owner's name and address Joseph M. Sullivan; 1160 Forest Ave Telephone 797-6924  
Lessee's name and address \_\_\_\_\_ Ptd. ME 04101 Telephone \_\_\_\_\_  
Contractor's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Architect \_\_\_\_\_ Plans filed \_\_\_\_\_ No. of sheets \_\_\_\_\_  
Proposed use of building 1-fam dwlg No. families \_\_\_\_\_  
Last use \_\_\_\_\_ No. families \_\_\_\_\_  
Increased cost of work n/a Additional fee 25

### Description of Proposed Work

front setback is four feet less

### 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 \_\_\_\_\_ of lining \_\_\_\_\_  
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 10' or flat roof 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]  
6/19/92

Signature of Owner: [Signature]  
Approved: [Signature]  
Inspector of Buildings

INSPECTION COPY - WHITE  
APPLICANT'S COPY - YELLOW  
FILE COPY - PINK  
ASSESSOR'S COPY - GOLDEN

[Handwritten Signature]

REAR

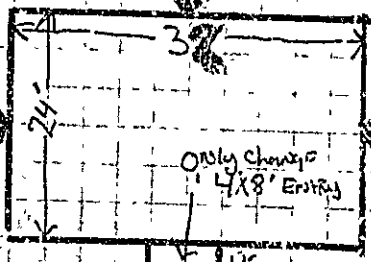
75'

RECEIVED

JUL 17 1992

BUILDING IN PROGRESS  
CITY OF PORTLAND

160'



Only change  
4x8 Entry

\* Only difference  
Deduct 4' from  
front set back

75'

FRONT

FLORIDA AVE

NE Solhaugen  
83 FLORIDA AVE  
PORTLAND, ME



92-3673

Permit # \_\_\_\_\_ City of Portland BUILDING PERMIT APPLICATION Fee \$245 Zone \_\_\_\_\_ Map # \_\_\_\_\_  
Please fill out any part which applies to job Proper plan must accompany form. MMSP 50

Owner: Joseph M Sullivan Phone # 797-6924  
 Address: 1160 Florida Ave - Pt 1, MF 04161  
 LOCATION OF CONSTRUCTION: Forest Ave. 83 Florida A  
 Contractor: \_\_\_\_\_ Sub: \_\_\_\_\_  
 Address: \_\_\_\_\_ Phone # \_\_\_\_\_  
 Est. Construction Cost: 45,000 Proposed Use: 1-fam dwlg  
 Past Use: vacant lot  
 # of Existing Res. Units \_\_\_\_\_ # of New Res Units \_\_\_\_\_  
 Building Dimensions, L 34 W 24 Total Sq. Ft \_\_\_\_\_  
 # Stories: 2 # Bedrooms: 2 Lot Size: 75' x 165'  
 Is Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_  
 Plain Conversion: construct 1-fam dwlg

For Official Use Only  
 Date: 5/6/92 Subdivision: \_\_\_\_\_  
 Issued: \_\_\_\_\_ Limits: \_\_\_\_\_ Name: \_\_\_\_\_  
 Bldg Code: \_\_\_\_\_  
 Time Limit: \_\_\_\_\_  
 Estimated Cost: 45,000 Private \_\_\_\_\_  
 CITY OF PORTLAND

Zoning: \_\_\_\_\_  
 Street Frontage: Provided? \_\_\_\_\_  
 Provided Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ 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 Excavation \_\_\_\_\_  
 Other: \_\_\_\_\_ (Explain)

Foundation & MMSP  
 1. Type of Soil: \_\_\_\_\_  
 2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side \_\_\_\_\_  
 3. Footings Size: \_\_\_\_\_  
 4. Foundation Size: \_\_\_\_\_  
 5. Other: \_\_\_\_\_  
 Floor:  
 1. Sills Size: \_\_\_\_\_ Sills must be anchored  
 2. Girder Size: \_\_\_\_\_  
 3. Joist Column Spacing: \_\_\_\_\_ Size: \_\_\_\_\_  
 4. Joists Size: \_\_\_\_\_ Spacing: 16 O.C.  
 5. Bridging Type: \_\_\_\_\_ Size: \_\_\_\_\_  
 6. Floor Sheathing Type: \_\_\_\_\_ Size: \_\_\_\_\_  
 7. Other Material: \_\_\_\_\_  
 Exterior Walling:  
 1. Siding Size \_\_\_\_\_ and g \_\_\_\_\_  
 2. No. windows \_\_\_\_\_  
 3. No. Doors \_\_\_\_\_  
 4. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_  
 5. Bracing Yes \_\_\_\_\_ No \_\_\_\_\_  
 6. Corner Posts Site \_\_\_\_\_  
 7. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
 8. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
 9. Sillings Type \_\_\_\_\_ Weather Exposure \_\_\_\_\_  
 10. Moisture Materials \_\_\_\_\_  
 11. Metal Materials \_\_\_\_\_  
 Interior Walling:  
 1. Siding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. Header Posts \_\_\_\_\_ Spacing \_\_\_\_\_  
 3. Wall Construction Type \_\_\_\_\_  
 4. Fire Wall if required \_\_\_\_\_  
 5. Other Materials \_\_\_\_\_

Ceiling:  
 1. Ceiling Joists Size: \_\_\_\_\_  
 2. Ceiling Strapping Size: \_\_\_\_\_ Spacing \_\_\_\_\_  
 3. Type Ceilings \_\_\_\_\_  
 4. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
 5. Ceiling Height \_\_\_\_\_  
 Roof:  
 1. Truss or Rafter Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
 3. Roof Covering Type \_\_\_\_\_  
 Chimneys:  
 Type \_\_\_\_\_ Number of Fire Places \_\_\_\_\_  
 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 Fixtures \_\_\_\_\_  
 4. No. of Lavatories \_\_\_\_\_  
 5. No. of Other Fixtures \_\_\_\_\_  
 Swimming Pools:  
 1. Type \_\_\_\_\_  
 2. Pool Size \_\_\_\_\_ Square Footage \_\_\_\_\_  
 3. Must conform to National Electrical Code and State Law

Permit Received By: Louise E. Case  
 Signature of Applicant: Joseph M. Sullivan Date: 5/6/92  
 CFO's District: \_\_\_\_\_  
 CONTINUED TO P. \_\_\_\_\_ SIDE \_\_\_\_\_  
 Ivory Tag - CEO

White - Tax Assessor