

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

Location of Construction: 1021 Ocean Ave		Owner: William Gribiziev		Phone: 77386034		Permit No: 980019			
Owner Address: 285 Clifton St.		Lessee/Buyer's Name:		Phone:		BusinessName:			
Contractor Name: SAA		Address:		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: JAN 14 1998 CITY OF PORTLAND </div>			
Past Use: Single Family w/Garage		Proposed Use: SAA with addition		COST OF WORK: \$ 35,000				PERMIT FEE: \$175.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied				INSPECTION: Use Group: Type:	
Proposed Project Description: Addition to garage 40' x 100'		Signature: [Signature]		Signature: [Signature]		Zone: CBL: 415-3-4			
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Approval:			
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		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: December 15, 1997							
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 pick up 773-6034									
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 William Gribiziev		ADDRESS:		DATE: December 16, 1997		PHONE:			
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE				PHONE:					

PERMIT ISSUED
WITH REQUIREMENTS

COMMENTS

2-24-98 Framing is complete
They building on a slab. Attached to another garage
Used for storage.

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

BUILDING PERMIT REPORT

DATE: 1/18/98 ADDRESS: 1021 Owen Ave
REASON FOR PERMIT: addition
BUILDING OWNER: Coribizis
CONTRACTOR: 11
PERMIT APPLICANT: William Coribizis APPROVAL: _____ DENTED _____
USE GROUP S-2 BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

- X1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. 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)
3. Precaution must be taken to protect concrete from freezing.
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 ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
- X6. 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).
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 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".)
9. Headroom in habitable space is a minimum of 7'6".
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.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
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.
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.
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.
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
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 19, 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)

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.
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. No construction or demolition work shall begin until you have obtained permits for dumpsters or containers. A work Stop Order shall be issued if this requirement is not met.
22. 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".
23. 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.
24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- *26. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
27. All requirements must be met before a final Certificate of Occupancy is issued.
28. 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).
29. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
- *30. All Site plan requirements must be met before a Certificate of occupancy can be issued (See attached)
- *31. The proposed Manufactured Truss shall be installed as per the manufactures requirements
32. _____
33. _____
34. _____

P. Samuel Hoffses, Code Enforcement

[Signature]
cc: Lt. McDougall, PFD
Marge Schmuckal

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

19970117

I. D. Number

Gribizis, William

Applicant

285 Clifton St, Portland, ME 04103

Applicant's Mailing Address

SAA

Consultant/Agent

773-6034

Applicant or Agent Daytime Telephone, Fax

12/19/97

Application Date

Ocean Ave 1021

Project Name/Description

1021 Ocean Ave

Address of Proposed Site

415-B-004

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

- that the applicant utilize crush stone for the proposed driveway.

Planning Conditions of Approval

Inspections Conditions of Approval

1. The pavement setback is required to be 10' instead of the 7' shown

Fire Conditions of Approval

**CITY OF PORTLAND, MAINE
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Proposed Development (check all that apply):
☐ Office ☐ Retail ☐ Manufacturing ☐ New Building ☒ Warehouse/Distribution ☒ Building Addition ☐ Change Of Use ☐ Residential ☐ Parking Lot ☐ Other (specify) _____

40 x 100

50,200 Sq Ft

I-M Zone

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check 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 ☐ Other _____

Fees Paid: Site Plan \$300.00 Subdivision _____ Engineer Review _____ Date: 12/19/97

Inspections Approval Status:

Reviewer Marge Schmuckal

☐ Approved ☒ Approved w/Conditions see attached ☐ Denied
Approval Date 1/12/98 Approval Expiration _____ Extension to _____
☒ Condition Compliance _____
signature _____ date _____
☒ Additional Sheets Attached

Performance Guarantee

☐ Required*

☒ Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issued	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released			

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PLANNING DEPARTMENT PROCESSING FORM**

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773-6034

Applicant or Agent Daytime Telephone, Fax

12/19/97

Application Date

Ocean Ave 1021

Project Name/Description

1021 Ocean Ave

Address of Proposed Site

415-B-004

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☐ Office ☐ Retail ☐ Manufacturing ☐ New Building ☒ Warehouse/Distribution ☐ Building Addition ☐ Change Of Use ☐ Residential ☐ Parking Lot ☐ Other (specify) _____

50,200 Sq Ft

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check 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 ☐ Other _____

Fees Paid: Site Plan **\$300.00** Subdivision _____ Engineer Review _____ Date: **12/19/97**

DRC Approval Status:

Reviewer **Jim Wendel**

☒ Approved ☐ Approved w/Conditions see attache ☐ Denied

Approval Date **1/2/98** Approval Expiration **1/2/99** Extension to _____ ☐ Additional Sheets Attached

☒ Condition Compliance **Jim Wendel** **1/2/98**
signature date

Performance Guarantee

☐ Required*

☒ Not Required

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	date	amount	expiration date
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DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

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☐ Zoning Conditional Use (ZBA/PB) ☐ Zoning Variance ☐ Other _____

Fees Paid: Site Plan \$300.00 Subdivision _____ Engineer Review _____ Date 12/19/97

Planning Approval Status:

Reviewer Kandi Talbot

☒ Approved ☐ Approved w/Conditions See Attached ☐ Denied

Approval Date 1/2/98 Approval Expiration 1/2/99 Extension to _____ ☐ Additional Sheets Attached

☒ OK to Issue Building Permit Kandi Talbot 1/2/98
signature date

Performance Guarantee

☐ Required*

☒ Not Required

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

19970117

I. D. Number

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Applicant

285 Clifton St, Portland, ME 04103

Applicant's Mailing Address

SAA

Consultant/Agent

773-6034

Applicant or Agent Daytime Telephone, Fax

12/19/97

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Ocean Ave 1021

Project Name/Description

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50,200 Sq Ft

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

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☐ Flood Hazard ☐ Shoreland ☐ Historic Preservation ☐ DEP Local Certification
☐ Zoning Conditional Use (ZBA/PB) ☐ Zoning Variance ☐ Other _____

Fees Paid: Site Plan \$300.00 Subdivision _____ Engineer Review _____ Date: 12/19/97

Fire Approval Status:

Reviewer Lt. Mc Dougall

☒ Approved ☐ Approved w/Conditions see attached ☐ Denied

Approval Date 1/5/98 Approval Expiration _____ Extension to _____ ☐ Additional Sheets Attached

☒ Condition Compliance Lt. IMc Dougall 1/5/98
signature date

Performance Guarantee

☐ Required*

☒ Not Required

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<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
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<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	



CITY OF PORTLAND

January 2, 1998

William Gribizis
285 Clifton Street
Portland, ME 04103

Re: 1021 Ocean Avenue

Dear Mr. Gribizis:

On January 2, 1998 the Portland Planning Authority granted minor site plan approval for a 4,000 sq. ft. addition to the existing garage at 1021 Ocean Avenue with the following condition:

- that the applicant utilize crushed stone material for the proposed driveway.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

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

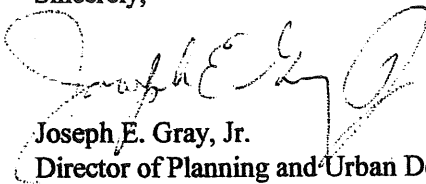
1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 1.7% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
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.

O:\PLAN\CORRESP\SECRETAR\FORMS\MINORSP.WPD

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.)
6. 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 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,



Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
Kandice Talbot, Planner
P. Samuel Hoffses, Building Inspector
Marge Schmuckal, Zoning Administrator
Tony Lombardo, Project Engineer
Development Review Coordinator
William Bray, Deputy Director/City Traffic Engineer
Jeff Tarling, City Arborist
Natalie Burns, 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

Applicant: William Grubizis

Date: 1/12/97

Address: 1021 Ocean Ave

C-B-L: 415-B-4

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing

Zone Location - I-M

Interior or corner lot -

Proposed Use/Work - Warehouse & Distribution 40' x 100'

Sewage Disposal -

Lot Street Frontage - 60' min - 60' shown

Front Yard - N/A

Rear Yard - 1' for every 1' of height up to 25' - 50' + shown

Side Yard - 1' for every 1' of height up to 25' - 25' & 30' + shown

Projections -

Width of Lot - N/A

Height - 45' max allowed - 24' shown to ridge

Lot Area - Nme req - 50,200 sq ft per ASSESSORS

Lot Coverage/ Impervious Surface - 75% MAX = 37,650 sq ft MAX

Area per Family - N/A

Off-street Parking - 4 extra spaces req - 4 + shown

Loading Bays - 1 bay required 2 shown

Site Plan - minor

Shoreland Zoning/ Stream Protection - N/A

Flood Plains -

Setback 10' req - see conditions

40 x 100 = 4,000
40 x 80 = 3,200
22 x 40 = 880
19 x 21 = 399

8479 sq ft
+ some
plaza

William Corrie

1021 OCEAN AVE

- ① This Parcel of Land is located on 1021 Ocean Ave, and is owned by William Corrie of 285 Lafayette St Portland. ME. This Building will be used for light storage and will store my antique cars.
- ② The total area of this Parcel of Land is 7800 sq ft. The proposed addition will be 4000 sq ft.
- ③ None
- ④ There are none. There will be none.
- ⑤ Water is on site. Electricity is on site. Septic is on site. There would be no problem of availability on any of the above.

1021 CECIL AVE

William (Bill)

⑥ THE AREA IS LEVEL, AND DOES NOT HAVE ANY WATER COURSES, MARSHES, ROCKS OR CROPPINGS, OR WOODED AREAS

⑦ SEE Site Plan

⑧ None

⑨ THE PROPERTY IS FREE FOR, THE NEW BUILDING WILL BE CONSTRUCTED WITHOUT ANY FINANCING.

⑩ I HAVE OWNED THIS PROPERTY SINCE 1989

⑪ THERE ARE TREES ALONG THE SIDES OF BOTH PROPERTY LINES. THERE ARE PLANTS NEAR THE PROPOSED BUILDING THAT ARE PRESERVED. THE PROPERTY IS VERY WELL MAINTAINED.

For