

Location of Construction: **5 Summit Place (Lot #5)** Owner: **Ric Weinschenk** Phone: _____
 Lease/Buyer's Name: **Ric Weinschenk** Business Name: _____

Contractor Name: **Ric Weinschenk Builders** Address: **16 Park Circle Cape Elizabeth, ME 04107** Phone: **767-3800**
 PERMIT FEE: \$ **400.00**

Past Use: **Vacant Land** Proposed Use: **1-fam** FIRE DEPT. Approved Denied
 COST OF WORK: \$ **76,320.00** PERMIT FEE: \$ **400.00**

INSPECTION: Use Group **B** Type **50** Signature: **[Signature]**
 Zoning Approval: **DECL.**

Proposed Project Description: **Construct 1-fam** Action: Approved Approved with Conditions Denied
 PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Special Zone or Reviews: Shoreland Wetland Flood Zone Subdivision Site Plan minor mm D

Zone: **CBL 422-B-035** Signature: _____ Date: _____
 Date Applied For: **30 October 1995**

Permit Taken By: **Mary Oresik**

1. This permit application doesn't 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 LETTER

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 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.

14 November 1995 - Permit Routed
 30 October 1995
 SIGNATURE OF APPLICANT: **Rick Wortley** ADDRESS: _____ PHONE: _____
 DATE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: **White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector**
 PHONE: _____

CEO DISTRICT: **6**
A. Root

PERMIT ISSUED
NOV 16 1995
 CITY OF PORTLAND

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: _____

COMMENTS

Lined area for handwritten comments.

Inspection Record

Type	DK	Alme	Date	1/23/96
Foundation:	OK	Alme		3/7/96
Framing:	OK	Alme		3/27/96
Plumbing:	OK	Alme		4/30/96
Final:	OK	Alme		
Other:				

Applicant: Rick Wortley
Address: 5 Summer Place
Assessors No.: 422-B-035

Date: 11/15/95

CHECK LIST AGAINST ZONING ORDINANCE

Date -
Zone Location - R-3 - A PRUD Development
Interior or corner lot - ocean Ave & Union Rd.
Use - Single family
Sewage Disposal - city
Rear Yards - ① minimum setback from external subdivision property lines: 25' req - 25' + shown off ocean Ave.
Side Yards - ② minimum distance between detached PRUD dwelling units: 16' req - (presently no house abutting street on RT side)
Front Yards -
Projections - ③ recreation areas shall be at least 25' from dwelling uses (over 25' shown)
Height -
Lot Area - 6,500[±] 9,483[±] shown
Building Area -
Area per Family -
Width of Lot -
Lot Frontage -
Off-street Parking -
Loading Bays -
Site Plan - yes minor/minor
Shoreland Zoning - N/A
Flood Plains - N/A Zone C

Note: No habitable space in a PRUD shall be below grade, except basements that are part of and below ground units.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

November 16, 1995

Ric Weinshenk Builders
16 Park Circle
Cape Elizabeth, ME 04107

RE: 5 Summer Place
Lot #5
Portland, Maine

Dear Ric,

Your application to construct a single family dwelling 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 Review Requirements

Building Inspections - No habitable space in a PRUD shall be below grade except basements that are part of and below ground units. - M. Schmuckal
Development Review Coordinator - Approved with conditions- See attached requirements - J. Seymour

Building Code Requirements

1. Please read and implement items 1, 2, 7, 9, 10, 11, 13, 14, 15, 16 and 17 of the attached Building Permit Report.
2. The proposed factory built chimney must comply with Chapter 12, Section 1205 of the City's Mechanical code, the BOCA National Mechanical Code/1993.

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

Sincerely,

A handwritten signature in dark ink, appearing to read 'P. Hoffses', written over a printed name.

P. Samuel Hoffses
Chief, Inspection Services

cc: M. Schmuckal, Asst. Chief, Insp Svcs
J. Seymour, DRC

BUILDING PERMIT REPORT

DATE: November 16, 1995 ADDRESS: 5 Summer Place (lot 5)

REASON FOR PERMIT: Construct a single family dwelling


BUILDING OWNER: Ric Weinshenk Builders

CONTRACTOR: Ric Weinshenk Builders APPROVED: See Items #1,2,7,9,10,11,13,14,15,16 & 17

CONDITIONS OF APPROVAL

- *1. Before concrete for foundation is placed, approvals from Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- *2. Precautions must be taken to protect concrete from freezing.
3. 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.
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. 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.
6. The boiler shall be protected by enclosing with one (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply 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 sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
- *7. 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 square feet.
8. 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.
- *9. 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, 919.3.2 (BOCA National Building Code/1993) and NFPA 101, Chapters 18 and 19. (Smoke detectors shall be installed and maintained at the following locations):
 - a. In the immediate vicinity of bedrooms
 - b. In all bedrooms
 - c. In each story within a dwelling unit, including basementsIn 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.

- * 10. 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)
- * 11. Guardrail and 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 inches, except Use Group R which is 36 inches. 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 inches 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 and Subsections 1023. and 1024. of the City's Building Code. (The BOCA National Building Code/1993)
- * 13. Stair construction in Use Group R-3 and R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum is 11" tread, and 7" maximum rise.
- * 14. Headroom in habitable space is a minimum of 7'6".
- * 15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- * 16. 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 for 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.


R. Samuel Hoffes

Chief, Inspection Services

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

APPLICANT: Ric Weinschenk Buildings
 ADDRESS: 16 Park Circle, Cape Elizabeth, ME 04107
 SITE ADDRESS/LOCATION: 5 Summer Place
 DATE: 11/1/95

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: 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 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. 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 Summer Place, the number must be 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 (FFE), 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. _____

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

ORIGINAL



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

I. D. Number

Applicant Ric Weinschenk Builders
16 Park Circle Cape Elizabeth, ME 04107

30 October 1995
Application Date Summer Place

Applicant's Mailing Address
Consultant/Agent Ric or Rick 767-3800
Applicant or Agent Daytime Telephone, Fax

5 Summer Place (Lot #5)
Project Name/Description
Address of Proposed Site 422-B-035
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Other (specify) _____
Proposed Building Square Feet or # of Units 1,626 GFC 2,074 Sq Ft Total Acreage of Site 9,531 Sq Ft Zoning R-3 PRUD Dev

Check Review Required:

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input checked="" type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: * site plan 50.00 subdivision _____

Approval Status:

Reviewer Marge Schmuck

- Approved Approved w/Conditions listed below Denied
1. No habitable space in a PRUD shall be below grade except basements that are part of and below ground units
3. _____
4. _____

Approval Date 11/15/95 Approval Expiration _____ date Extension to _____ date Additional Sheets Attached

Condition Compliance _____ signature _____ date

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 | |
| 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 | |

Address: 5 Summer Place (Lot 5)



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

I. D. Number

Applicant Ric Weinschenk Builders
16 Park Circle Cape Elizabeth, ME 04107

Application Date 30 October 1995

Applicant's Mailing Address

Project Name/Description Summer Place

Consultant/Agent Ric or Rick 767-3800

Address of Proposed Site 5 Summer Place (Lot #5)

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot 422-B-035

Proposed Development (check all that apply): New Building Building Addition Change of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Other (specify)

Proposed Building Square Feet or # of Units 1,626 GFC 2,074 Sq Ft Total Acreage of Site 9,531 Sq Ft Zoning

Check Review Required:

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input checked="" type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other |

Fees paid: * site plan 50.00 subdivision

Approval Status:

Reviewer James Seymour

- Approved Approved w/Conditions listed below Denied

- See Attached Standard Conditions
-
-
-

Approval Date 11/14/95 Approval Expiration 11/14/96 Extension to _____ date Additional Sheets Attached

Condition Compliance James Seymour signature 11/14/95 date

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 | |
| Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| Performance Guarantee Released | _____ date | _____ signature | |
| Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| <input checked="" type="checkbox"/> Defect Guarantee Released | _____ date | _____ signature | |

Address: 5 Summer Place (Lot 5)

6009124/11/14/95



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 5 Summer Place (Lot #5) 422-B-035

Issued to Ric Weinschenk Builders

Date of Issue 13 May 1996

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 951205, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Single Family Dwelling

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

5/13/96
(Date) *[Signature]*
Inspector

[Signature]
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.