

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

Location of Construction: 77 Summer Place		Owner: Cottage Park, Inc.		Phone: 767-3800		Permit No: 960047	
Owner Address: Cottage Park, Inc.		Leasee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Ric Weinschenk Builders		Address: 16 Park Circle, Cape Elizabeth		Phone: 767-3800		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: <div style="border: 1px solid black; padding: 5px; display: inline-block;"> JAN 26 1996 </div> </div> <div style="border: 2px solid black; padding: 5px; text-align: center; margin-top: 5px;"> CITY OF PORTLAND </div>	
Past Use: Vacant lot		Proposed Use: Single family dwelling		COST OF WORK: \$ 81,945.00			
Proposed Project Description: Construct single family as per plans		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: _____		INSPECTION: Use Group A3 Type 5B BOCA 93 Signature: <i>[Signature]</i>		Zone: R-3 CBL: 422-B-037	
						PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	
Permit Taken By: Victoria A. Dover		Date Applied For: January 16, 1996					

- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- 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

[Signature] **16 Park Circle, Cape Elizabeth, ME 767-3800** **23 Jan 96 - Permit Routed 1/16/96**

SIGNATURE OF APPLICANT **Rick Wortley** 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: *[Signature]*

CEO DISTRICT **#6**
[Signature]



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION

77 Summer Place (Lot #7) 422-B-037

Issued to Steve Schmidt & Mary O'Neil

Date of Issue 27 June 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. 960047, 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:

6/27/96

(Date)

AR

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.



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Arthur Rowe, Code Enforcement Officer

FROM: James Seymour, Acting Development Review Coordinator

DATE: June 26, 1996

SUBJECT: Permanent Certificate of Occupancy for 77 Summer Place (Lot 7)

I have reviewed the site construction of the single family residence at 77 Summer Place and believe it would be acceptable to issue a permanent Certificate of Occupancy.

cc: Kathi Staples PE, City Engineer

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

January 26, 1996

Ric Weinschenk Builders
16 Park Circle
Cape Elizabeth, Maine 04107

RE: 77 Summer Place

Dear Sir,

Your application to construct a single family dwelling with 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 Review Requirements

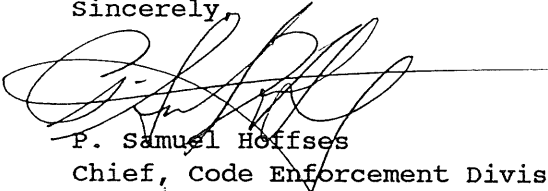
Code Enforcement - No habitable space in a PRUD shall be below grade except basements that are part of and below ground unit. - M. Schmuckal
Development Review Coordinator - a. See attached standard conditions.
b. Will install erosion control across swales leading to the street.
c. Must construct site in accordance with approved site plan (please read and note #14 on attached sheet) - J. Seymour

Building Code Requirements

Please read and implement items 1, 2, 7, 9, 10, 11, 13, 14, 15, 16 and 17 of the attached Building Permit Report.

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

Sincerely,


P. Samuel Hoffses
Chief, Code Enforcement Division

cc: M. Schmuckal, Asst C, Code Enf Div
J. Seymour, DRC

BUILDING PERMIT REPORT

DATE: January 26, 1996 **ADDRESS:** 77 Summer Place

REASON FOR PERMIT: Construct a single family dwelling with garage

BUILDING OWNER: Ric Weinschenk Builders

CONTRACTOR: Ric Weinschenk 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 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.

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.


P. Samuel Hoffses
Chief, Inspection Services

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

APPLICANT: RIC WEINSCHENK BUILDERS

ADDRESS: 16 PARK CIRCLE, CAPE ELIZABETH, ME 04107

SITE ADDRESS/LOCATION: 77 SUMMER PLACE

DATE: 1/18/96

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. NA 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 77 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. AAA 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. ✓ THE APPLICANT: SHALL INSTALL SILTATION FENCE ^{ACROSS} SWALES TO BE CONSTRUCTED ALONG THE SIDE PROPERTY LINES. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE MAINE DEP, BMP'S (Best Management Practices)

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

14. ✓ ALL SITE CONSTRUCTION MUST BE IN CONFORMANCE WITH THE APPROVED SITE PLAN. ANY CHANGES OR ADDITIONS TO THE APPROVED PLAN MUST BE SUBMITTED AND APPROVED PRIOR TO CONSTRUCTION. ANY SITE WORK COMPLETED AND NOT APPROVED BY THE CITY'S PLANNING AUTHORITY SHALL BE THE RESPONSIBILITY OF THE APPLICANT TO MEET ALL OF THE DEVELOPMENT REVIEW COORDINATORS, CITY ENGINEER OR PLANNING AUTHORITY CONDITIONS TO BE DETERMINED AN APPROVED PLAN. THESE CONDITIONS SHALL BE COMPLETED PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY UNLESS WEATHER CONDITIONS WARRANT A TEMPORARY CERTIFICATE OF OCCUPANCY.

Applicant: Rick Wortley
Address: 77 Summer Place
Assessors No.: 422-B-037

Date: 1/24/96

CHECK LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3 - A PRUD DEVELOPMENT

Interior or corner lot -

Use - Single family with garage

Sewage Disposal - City

Rear Yards - ① minimum set back from external subdivision property lines: 25' req - 25' + shown

Side Yards - ② min distance between detached PRUD Dwelling units: 16' req - (no house yet on left side - revised plans show more than 16' to R side dwelling)

Front Yards - ③ RECREATION AREAS shall be at least 25' from dwelling uses.

Projections -

Height -

Lot Area - 6,500 #

10,512 # per subdivision PLAN

Building Area -

Area per Family -

Width of Lot -

Lot Frontage -

Off-street Parking - 2 shown

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

presently A house on lot #8 (on R side) - no house on left yet



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

I. D. Number _____

Address: _____

Ric Weinschenk Builders
Applicant
16 Park Circle, Cape Elizabeth, ME 04107
Applicant's Mailing Address

January 16, 1996
Application Date

Consultant/Agent

77 Summer Place
Address of Proposed Site

Project Name/Description

Applicant or Agent Daytime Telephone, Fax

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) _____
GFC 1776 sq ft total 2784 sq ft 10,512 sq ft R-3 PRUD
Proposed Building Square Feet or # of Units Acreage of Site 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 Marge Schmickel

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

Approval Date 1/24/96 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	



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

I. D. Number _____

Address: _____

Ric Weinschenk Builders
Applicant
16 Park Circle, Cape Elizabeth, ME 04107
Applicant's Mailing Address

January 16, 1996
Application Date

Consultant/Agent

77 Summer Place
Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax

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) _____

GFC 1776 sq ft total 2784 sq ft
Proposed Building Square Feet or # of Units 10,512 sq ft Acreage of Site R-3 PRUD 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 <u>Plans show more than 16' to RTS. doc will</u> |

Fees paid: site plan \$50.00 subdivision _____

Approval Status:

Reviewer James Seymour

- Approved Approved w/Conditions listed below Denied

- See attached Standard Conditions
- Shall install erosion controls across Swales leading to the street.
- Must construct site in accordance with approved site plan
- PLEASE READ NOTE 14 ON ATTACHED SHEET.

Approval Date 1/18/96 Approval Expiration 1/18/97 Extension to _____ date
 Additional Sheets Attached

Condition Compliance James Seymour signature 1/18/96 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	



Inspection Services
Michael J. Nugent
Manager

Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

January 15, 1998

Mr. Donald Hale
67 Summer Place (Lot 11)
Portland ME 04103

RE: 67 Summer Place
(422-B-041)

Dear Mr. Hale:

A review of the building permit file in the property at 67 Summer Place revealed that a Certificate of Occupancy has not been issued for the above property. A review of the property indicates that the property is presently occupied. Attached is a copy of Section 118.1 of the City Building Code & Section 14-463 of the Zoning Ordinance.

As can be seen, this act is a violation of those ordinances. You are hereby required to complete all required work and make the necessary arrangements to obtain an occupancy permit within 30 days of the date of this notice. A re-inspection will occur on February 15, 1998. Failure to comply within the prescribed time frame will cause this office to refer the matter to Corporation Counsel for legal action, possible court penalties pursuant to Section 1-15 of the Municipal Code. This constitutes an appealable decision pursuant to section 14-472 of the Zoning Ordinance.

Please feel free to contact me at 874-8693 to discuss this matter.

Sincerely,

Merle Leary
Code Enforcement Officer

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- 1. Addressee's Address
- 2. Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:
Don Hale
67 Summer Place
Portland ME 04103

4a. Article Number
Z 434 206 703

4b. Service Type
 Registered Certified
 Express Mail Insured
 Return Receipt for Merchandise COD

7. Date of Delivery

5. Received By: (Print Name)

8. Addressee's Address (Only if requested and fee is paid)

6. Signature: (Addressee or Agent)
 Don Hale

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt

Thank you for using Return Receipt Service.

Z 434 206 703



Receipt for Certified Mail

No Insurance Coverage Provided
 Do not use for International Mail
 (See Reverse)

PS Form 3800, March 1993

Sent to <i>Don Hale</i>	
Street and No. <i>67 Summer Place</i>	
P.O., State and ZIP Code <i>Portland ME 04103</i>	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	