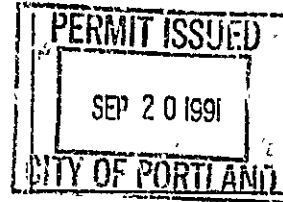




# APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1  
Portland, Maine, 9/13/91



To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 91/2445 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 Corn-Spring Bay Sts. - Great Diamond Within Fire Limits? 83A E-6, 7 Dist. No.         

Owner's name and address William Robitzek; 145 Clark Ave; Auburn Telephone         

Leasee's name and address          Telephone ME 04210

Contractor's name and address Project Mgmt Inc Telephone         

Architect Box 4857; Ptd, ME 04112 Plans filed          No. of sheets         

Proposed use of building 1-fam w deck/stair repl No. families         

Last use 1-fam No. families         

Increased cost of work \$4500. No. families         

### Description of Proposed Work

Construct deck; replace stairs

Additional fee \$45.  
**HISTORIC PRESERVATION**

Not in District nor Landmark

Does not require review.

Requires Review.

\*\*\*\*\*

Action:  Approved.

Approved with Conditions.

Date: 9/13/91

Signature: [Signature]

*OK AR*

### 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 ledge board?          Size         

Girders          Size          Columns under girders          Size          Max. on centers         

Studs (outside walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span over 8 feet.

Joints and rafters: 1st floor         , 2nd         , 3rd         , roof         

On centers: 1st floor         , 2nd         , 3rd         , roof         

Maximum span: 1st floor         , 2nd         , 3rd         

Approved [Signature] 9-19-91

PERMIT ISSUED WITH REQUIREMENTS

Signature of Owner [Signature]

Approved [Signature]

Inspector of Buildings

INSPECTION COPY - WHITE  
APPLICANT'S COPY - YELLOW

ASSASSOR'S COPY - GOLDEN

*[Handwritten initials]*

BUILDING PERMIT REPORT

ADDRESS: Cnr of Spring & Bay St  
83A-E-6-7 Great Dism DATE: 19/Sept/91

REASON FOR PERMIT: Construct deck replace STAIRS

BUILDING OWNER: William Rabinzek

CONTRACTOR: Project Mgmt Etc

PERMIT APPLICANT: 11

APPROVED: K1 K9

CONDITION OF APPROVAL:

- 1.) Before concrete for foundation is placed, approvals from Building Works and Inspection Services must be obtained.
- 2.) Precaution must be taken to protect concrete from freezing.
- 3.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- 4.) 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.
- 5.) 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 system having a capacity sufficient to provide 0.15 gallons per square foot, 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.
- 6.) 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 opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m<sup>2</sup>). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).
- 7.) All single and multiple-station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the building code (BOCA National Building Code 1990, and N.F.P.A. 74).

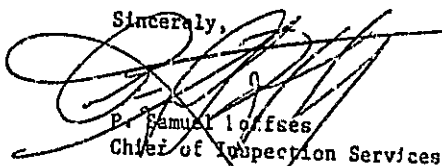
8.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fire-resistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.

\* 9.) A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be not less than 36 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a sphere with a diameter of 4 inches cannot pass through any opening. Handrails on stairs shall be no less than 34 inches nor more than 38 inches. Handrails within individual dwelling units shall not be less than 30 inches nor more than 38 inches.

10.) 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.

11.) The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 M.R.S.A. 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.

Sincerely,



P. Samuel Loiffes  
Chief of Inspection Services

/el  
11/16/88  
11/27/90  
8/14/91

912445

Permit # \_\_\_\_\_ City of Portland BUILDING PERMIT APPLICATION Fee \$110 Zone \_\_\_\_\_ Map # \_\_\_\_\_ Lot# \_\_\_\_\_  
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: William Robitsek Phone # \_\_\_\_\_  
Address: 145 Clark Ave: ~~XXXXX~~ Auburn, ME  
LOCATION OF CONSTRUCTION: Crn Spring & Bay Sts - 83A-F-6,7  
Contractor: Project Mgmt. Inc. Sub: Great Diamond Isl  
Address: Box 4857 DTS: Ptd. ME Phone # 775-7442  
Est. Construction Cost: 04112 Proposed Use: 1-fam w renovations Zoning:  
\$17,500. Past Use: 1-fam  
# of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_  
Building Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Total Sq. Ft. \_\_\_\_\_  
# Stories: \_\_\_\_\_ # Bedrooms \_\_\_\_\_ Lot Size: \_\_\_\_\_  
Is Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_  
Explain Conversion: Interior/Exterior renovations

For Official Use Only  
Date: 3/21/91 Subdivision: \_\_\_\_\_  
Inside Fire Limits: \_\_\_\_\_ Name: \_\_\_\_\_  
Bldg Code: \_\_\_\_\_ To: \_\_\_\_\_  
Time Limit: \_\_\_\_\_ Ownership: \_\_\_\_\_  
Estimated Cost: \$17,500  
PERMIT ISSUED  
ADD - 100  
CITY OF PORTLAND

Street Frontage Provided: \_\_\_\_\_  
Provided Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_ 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 Exception \_\_\_\_\_  
Other: \_\_\_\_\_ (Explain) \_\_\_\_\_

Foundations:  
1. Type of Soil: \_\_\_\_\_  
2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_  
3. Footings Size: \_\_\_\_\_  
4. Foundation Size: \_\_\_\_\_  
5. Other: \_\_\_\_\_

Floor:  
1. Sills Size: \_\_\_\_\_ Sills must be anchored.  
2. Girder Size: \_\_\_\_\_  
3. Lally Column Spacing: \_\_\_\_\_ Size: \_\_\_\_\_  
4. Joists Size: \_\_\_\_\_ Spacing 16" O.C.  
5. Bridging Type: \_\_\_\_\_ Size: \_\_\_\_\_  
6. Floor Sheathing Type: \_\_\_\_\_ Size: \_\_\_\_\_  
7. Other Material: \_\_\_\_\_

Exterior Walls:  
1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
2. No. windows \_\_\_\_\_  
3. No. Doors \_\_\_\_\_  
4. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_  
5. Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_  
6. Corner Posts Size \_\_\_\_\_  
7. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
8. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
9. Siding Type \_\_\_\_\_ Weather Exposure \_\_\_\_\_  
10. Masonry Materials \_\_\_\_\_  
11. Metal Materials \_\_\_\_\_

Interior Walls:  
1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
2. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_  
3. Wall Covering Type \_\_\_\_\_  
4. Fire Wall if required \_\_\_\_\_  
5. Other Materials \_\_\_\_\_

Ceiling:  
1. Ceiling Joist Size: \_\_\_\_\_  
2. Ceiling Strapping Size \_\_\_\_\_ Spacing \_\_\_\_\_  
3. Type Ceiling: \_\_\_\_\_  
4. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
5. Ceiling Height: \_\_\_\_\_

Roof:  
1. Truss or Rafter Size \_\_\_\_\_ Span \_\_\_\_\_  
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 Flushes \_\_\_\_\_  
4. No. of Lavatories \_\_\_\_\_  
5. No. of Other Fixtures \_\_\_\_\_

Swimming Pools:  
1. Type: \_\_\_\_\_  
2. Pool Size: \_\_\_\_\_ x \_\_\_\_\_ Square Footage \_\_\_\_\_  
3. Must conform to National Electrical Code and State Law

Permit Received By: Louise E. Chase  
Signature of Applicant: \_\_\_\_\_ Date: 3/21/91  
Signature of CEO: \_\_\_\_\_ Date: \_\_\_\_\_

Inspection Dates: \_\_\_\_\_

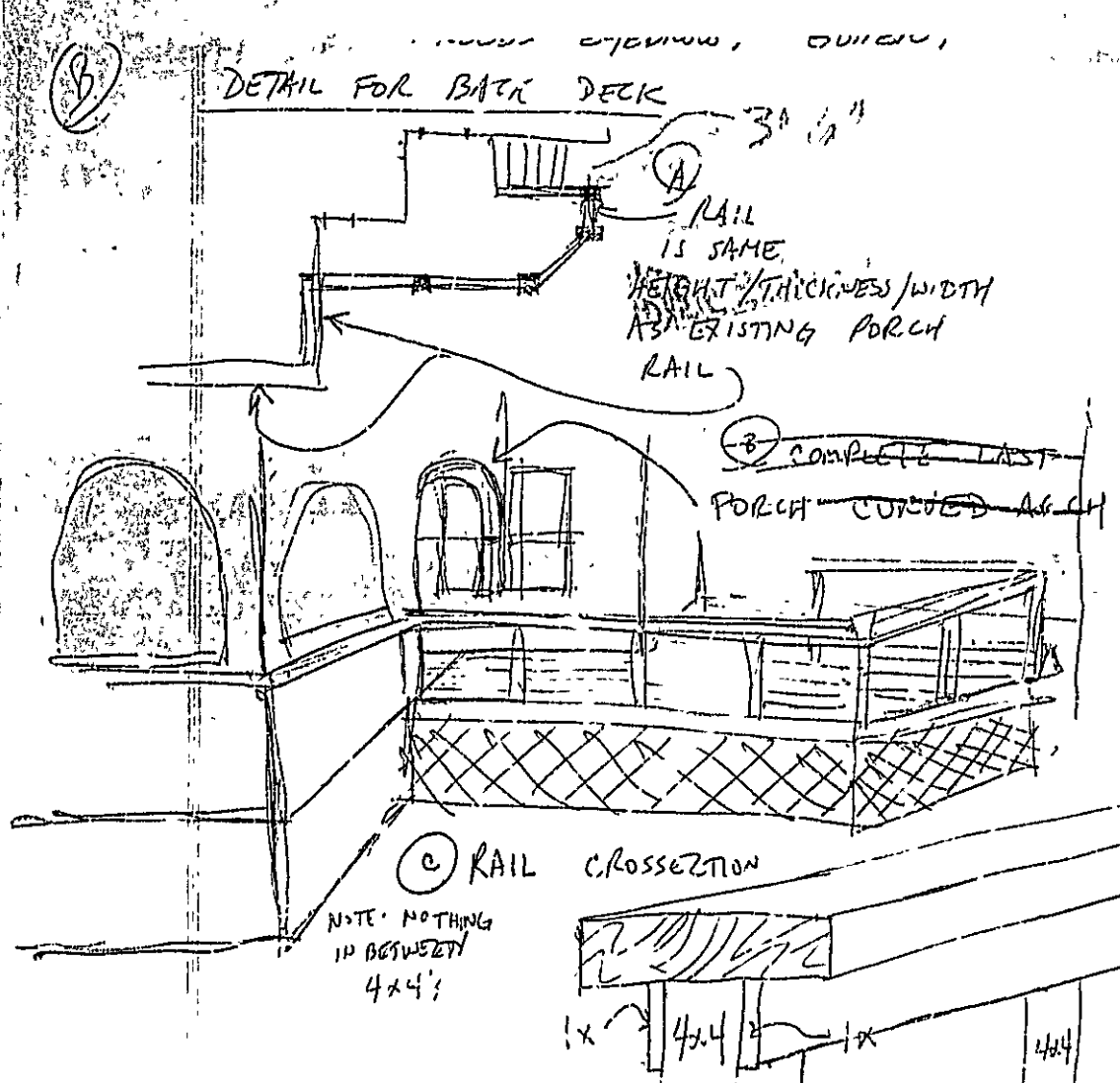
White-Tax Assessor

Yellow-GPCOG

White Tag -CEO

© Copyright GPCOG 1988

# DECK DETAILS



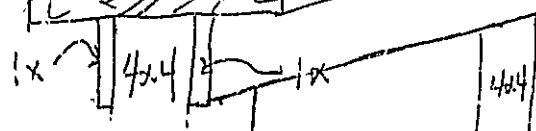
DETAIL FOR BATH DECK

RAIL IS SAME HEIGHT / THICKNESS / WIDTH AS EXISTING PORCH RAIL

COMPLETE LAST PORCH CURVED ARCH

RAIL CROSSSECTION

NOTE: NOTHING IN BETWEEN 4x4'S





Waterproof  
 Construction  
 Frame  
 Brick  
 Tile  
 Blocks  
 Stucco  
 Re-Concrete  
 Mill  
 Steel Frame

Common  
 Hardwood  
 Re-Concrete  
 Concrete Slab  
 Waterproof

Ceiling  
 Plaster  
 Metal  
 Panelled  
 Rough

Wire Glass  
 Shutters

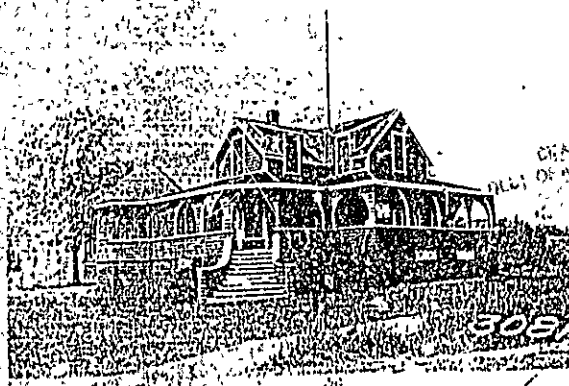
Miscellaneous  
 Elevator  
 Sprinkler  
 Fire Escape  
 Refrigerator  
 Vacuum Cleaner  
 Safes and Vaults  
 Telephone Equip.

Ground Area  $1160 - 1/2 \cdot S$  Height.....  
 Cubic Feet..... Unit.....cts.  
 Utility Dep.....  
 Dep..... Per cent.  
 Sound Value, \$ .....

Land..... Corner..... Interior..... Alley  
 Front..... Depth..... = .....ft.

COMPUTATION  
 200  
 ORIGINAL STAIRS  
 GREAT DIAMOND

Area	Multiplier	Coefficient	
Year	Unit	Coefficient	Land Value
19			



Surveyed by W. L. Stevenson  
 (Remarks on other Side)

18 BAY  
 THE PHILIP L. TURNER COTTAGE.  
 BUILT BETWEEN 1885 + 1890  
 PORCH UNKNOWN  
 ADDITIONS BY J. C. STEVENS

CYRUS

$12 \times 17 = 204$   
 $3 \times 34 = 102$   
 $1160 = 12$

My TIES, IS INCOMPLETE  
 AS OF THIS DATE 10/2/90

FRANCES J. SHERRAT  
 WAS OWNER IN 1921

PROPOSED  
 FRONT STEPS  
 REPLACEMENT

Remarks about Pe

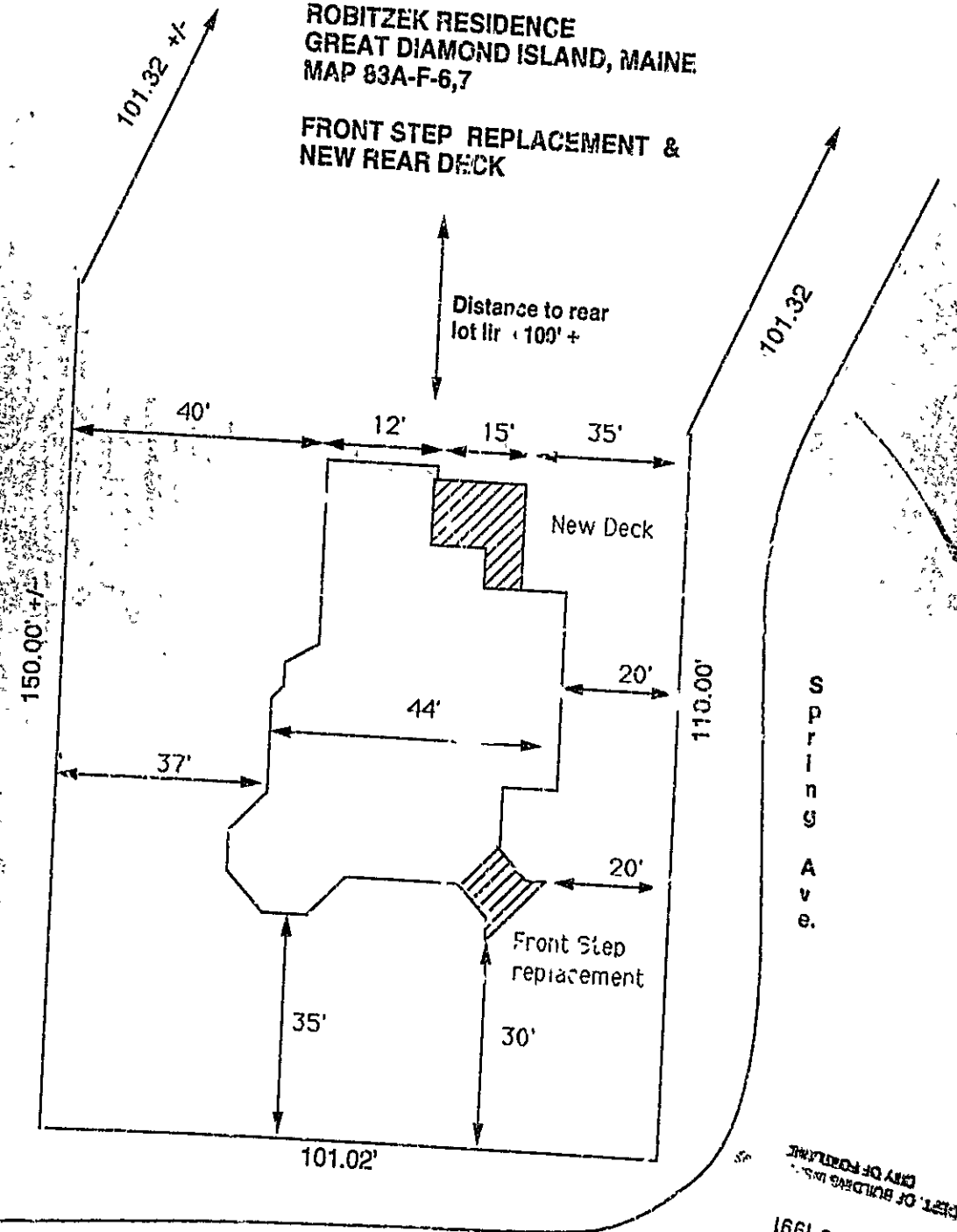
SUBSTITUTION  
 OF THE J  
 ALTERATION

PORCH  
 ATTACHED GARAGE  
 + PROBABLY FIRST  
 FLOOR

DATE UNKNOWN BUT  
 HIRED BY F. SHERRAT

ROBITZEK RESIDENCE  
GREAT DIAMOND ISLAND, MAINE  
MAP 83A-F-6,7

FRONT STEP REPLACEMENT &  
NEW REAR DECK



Bay Avenue

S  
P  
R  
I  
N  
G  
A  
V  
E.

SITE PLAN

RECEIVED  
SEP 13 1991  
DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP .....

B.O.C.A. TYPE OF CONSTRUCTION .....

ZONING LOCATION ..... PORTLAND, MAINE .. June 30, 1993

VOTED

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

- 1. Owner's name and address Fred Laughlin - 68 Prospect St. Fire District #1 #2 Telephone 772-4103
2. Lessee's name and address
3. Contractor's name and address NAME Telephone

Proposed use of building dwelling - year round No. of sheets 1
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$

FIELD INSPECTOR - Mr. @ 5-5451
Site Plan Review
Appeal Fees \$
Base Fee 200.00
Late Fee
TOTAL \$

Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanical.

DETAILS OF NEW WORK

Is plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
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
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber - Kind Dressed or full size? Corner posts Sills
Size of studs Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. to be accommodated on same lot to be accommodated number commercial units to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE
BUILDING INSPECTION - PLAN EXAMINER
ZONING:
BUILDING CODE:
Fire Dept.
Health Dept.
Others:

MISCELLANEOUS
Will work require disturbing of any utility on a public street?
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

Signature of Applicant Fred Laughlin Phone # 545-
Type Name of above Fred Laughlin
Other and Address