



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION Sunae Ave/Longfellow St, Great Diamond Island

083B-C-001

Issued to Mark & Patricia McAndrew

Date of Issue 11 July 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. 960260, 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:

1. Complete back stair construction.
2. Properly splice support post with pressure treated wood.

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

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 on order of lessor for one dollar.

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

Location of Construction: Sunset Ave/Longfellow St		Owner: G.D.I. McAndrew, Mark & Patricia		Phone:		Permit No: 360260
Owner Address:		Leasee/Buyer's Name:		Phone:		
Contractor Name: Liddy & Houson Associates		Address: 64 Eastern promenade Fld, ME 04301		Phone: 871-8083		PERMIT ISSUED APR 18 1996 CITY OF PORTLAND
Past Use: Vacant Land		Proposed Use: 1-family Dwelling		Business Name:		
Proposed Project Description: Construct 21-fam dwelling		COST OF WORK: \$ 50,000.00		PERMIT FEE: \$ 270.00		Zone: CBL Permit Issued: 122 083B-C-061/008 Zoning Approval: 415/11 Special Zone or Reviews: ☐ Shoreland ☐ Wetland ☐ Flood Zone ☐ Subdivision ☒ Site Plan ☐ major ☐ minor ☐ mm ☐
		FIRE DEPT. ☐ Approved ☐ Denied		INSPECTION: Use Group: Type: 3 Signature: [Signature]		
		Signature:		Signature:		
		FEDESTRIAN ACTIVITIES DISTRICT (F.A.D.) Action: ☐ Approved ☐ Approved with Conditions ☐ Denied		Signature: [Signature] Date:		
Permit Taken By: Mary Grenik		Date Applied For: 25 March 1996				

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.

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 OF APPLICANT: **Paul Liddy** ADDRESS: DATE: **08 April 1996** -- Permit Routed **25 March 1996** 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**

COMMENTS

7/15/96
Completed
AK

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
P'umbing: _____	_____
Final: _____	_____
Other: _____	_____

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

April 17, 1996

Leddy and Houser Associates
64 Eastern Promenade
Portland, Maine 04101

RE: Sunset Avenue/Longfellow Street
Great Diamond Island

Dear Sir,

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

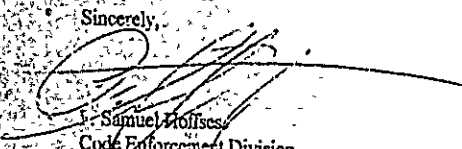
Inspections - Approved - M. Schmuckal
Development Review Coordinator - Approved with conditions - Please see attached standard conditions. All disturbances to the site and Sunset Avenue R.O.W. shall be maintained and or repaired by the applicant until the disturbed area is either revegetated and/or stabilized. -
J. Seymour.

Building Code Requirements

1. If the proposed dwelling is not served by a sewer, an HHE-200 application for sub-surface disposal for sewage must be filed and approved by this office.
2. Please read and implement items 1, 7, 9, 11, 13, 14, 15 and 16 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
Code Enforcement Division

cc: M. Schmuckal, Asst. C., Code E.&F Div
J. Seymour, DRC

BUILDING PERMIT REPORT

DATE: 16 April 96

ADDRESS: 083B-C-001/008 Sunset/Argo/104

REASON FOR PERMIT: To construct a single family dwelling

BUILDING OWNER: McAndrews

CONTRACTOR: Leddy Houser Assoc.

APPROVED: X/1 X/2 X/9 X/11 X/13

PERMIT APPLICANT:

REVIEW: X/14 X/15 X/16

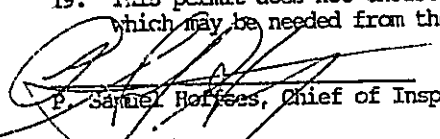
CONDITION OF APPROVAL OR DENIAL

- X 1. 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)
2. Precaution 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 sq. feet per sprinkler.
- X 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 (508 mm), and a minimum net clear opening of 5.7 sq. 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.
- X 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 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. 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)
- X 11. Guardrail & 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, R-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.
12. 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/1993)
- X 13. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise.
- X 14. Headroom in habitable space is a minimum of 7'6".
- X 15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- X 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 or 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 licenses which may be needed from the City Clerk's Office.


P. Samuel Harteis, Chief of Inspection Services

/el 3/16/95

Revised 07/95

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

APPLICANT: LEDDY & HOUSER ASSOCIATES
ADDRESS: 64 EASTERN PROMENADE PORTLAND ME
SITE ADDRESS/LOCATION: SUNSET AVENUE - GREAT DIAMOND IS.
DATE: 3/29/96

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. ☐ 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 SUNSET AVENUE - GREAT DIAMOND ISLAND 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. Seasonal water service location to be field verified.
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. HME-200 FORM

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.
FINISH FLOOR ELEVATION = 100.00
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. ☒ ALL DISTURBANCE ON SITE OR WITHIN THE SUNSET AVE. RIGHT OF WAY DUE TO ACTIVITIES ASSOCIATED WITH THE CONSTRUCTION OF THE HOME SHALL BE REPAIRED AND MAINTAINED BY THE APPLICANT UNTIL THE AREA HAS REVEGETATED AND/OR STABILIZED. EROSION CONTROL MEASURES IN ACCORDANCE WITH THE ME. D.E.P BEST MANAGEMENT PRACTICES FOR CONSTRUCTION EROSION CONTROL SHALL BE USED.
- cc: Katherine Staples, P.E., City Engineer



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

I.D. Number

Address: Sunset Ln/Longfellow St G.D.I.

Applicant: XXXX Leddy & Houser Assoc.
64 Eastern Prom Ptld, ME 04101

25 March 1996
Application Date
McAndrew, Mark & Pat
Project Name/Description

Applicant's Mailing Address

Consultant/Agent: Paul - 871-8083

Sunset Ave/Longfellow St G.D.I.
Address of Proposed Site
083B-C-001/008
Assessor's Reference: Chan-Block-Lot

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): ☒ New Building ☐ Building Addition ☐ Change of Use ☒ Residential
☐ Office ☐ Retail ☐ Manufacturing ☐ Warehouse/Distribution ☐ Other (specify)
1,408 sq ft - 1,792 total 23,432 Sq Ft
Proposed Building Square Feet or # of Units
Acreage of Site
Zoning: LR-2

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 | ☒ Single-Family Minor | ☐ Other |
- Fees paid: site plan 50.00 subdivision

Approval Status:

- ☒ Approved ☐ Approved w/Conditions listed below ☐ Denied
- Reviewer: Marge Schmuck

Approval Date: 4/15/96 Approval Expiration: _____ date _____ Extends 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

☐ Performance Guarantee Accepted date _____ amount _____ expiration date _____

☐ Inspection Fee Paid date _____ amount _____ expiration date _____

Performance Guarantee Reduced date _____ amount _____ remaining balance _____ signature _____

Performance Guarantee Released date _____ signature _____

Defect Guarantee Submitted submitted date _____ signature _____ amount _____ expiration date _____

Defect Guarantee Released date _____ signature _____

Pink - Pending Inspections Blue - Development Review Coordinator Green - File Yellow - Planning 2/9/95 Rev 5 KT.DPUD



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

I.D. Number

Applicant LEDDY & Houser Assoc.
64 Eastern Prom Pkld, ME 04101

Application Date 25 March 1996
Mr. Andrew, Mark & Pat

Applicant's Mailing Address

Consultant/Agent Paul - 8/1-8083

Address of Proposed Site Sunset Ave/Longfellow St G.D.I.
083B-C-001/C08

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) _____
1,408 sq ft 1,792 total 23,432 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 (Z/LA/PB) | ☐ Zoning Variance | ☒ Single-Family Minor | ☐ Other _____ |

Fees paid: site plan 50.00 subdivision

Approval Status:

Reviewer JAMES Seymour

- ☐ Approved ☒ Approved w/Conditions listed below ☐ Denied

- Please see Attached Standard Conditions
- All disturbances to the site and Sunset Ave R.O.W. to be repaired
- and maintained by the applicant until the disturbed area is
- either revegetated and/or stabilized.

Approval Date 3/29/96

Approval Expiration 4/97

Extension to _____ date

☒ Additional Sheets Attached

☐ Condition Compliance

James Seymour
signature

3/29/96
date

Performance Guarantee

☐ Required*

☐ Not Required

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

- | | |
|---|--|
| ☐ Performance Guarantee Accepted | _____ date _____ amount _____ expiration date _____ |
| ☐ Inspection Fee Paid | _____ date _____ amount _____ |
| Performance Guarantee Reduced | _____ date _____ remaining balance _____ signature _____ |
| Performance Guarantee Released | _____ date _____ signature _____ |
| Defect Guarantee Submitted | _____ submitted date _____ amount _____ expiration _____ |
| Defect Guarantee Released | _____ date _____ signature _____ |

Pink - Building Inspections Blue - Development Review Coordinator Green - Fire Yellow - Planning 2/9/95 Rev 5 KT,CPUD

Applicant: Paul Luddy

Date: 4/15/96

Address: Sunset Ave/Long Willow St. Great Island

Assessors No.: 083 B-C - 001/008

CHECK LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - II-2

Interior or corner lot -

Use - Single Family Dwelling - using Street as Front

Sewage disposal -

Rear Yards - 25' req. - $\approx 28'$ shown

Side Yards - 20' req. - 20' $\approx 40'$ shown

Front Yards - 25' req. - 25' shown

Projections - Porches shown

Height - 35' max. - 1 story shown

Lot Area - 20,000^{sq} req. 23,432^{sq} shown

Building Area - max. 20% of lot area

Area per Family - 20,000^{sq} req

Width of Lot - 80' req. - $\approx 217'$ shown

Lot Frontage - 70' req. - 263.06' shown

Off-street Parking -

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning - N/A

Flood Plains - N/A

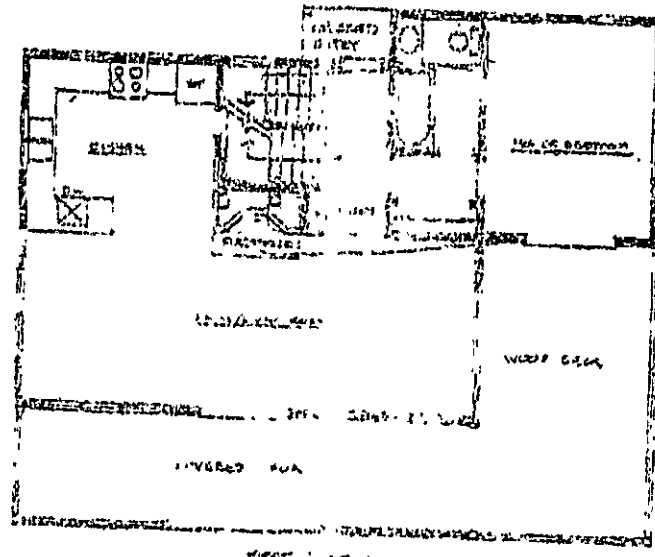
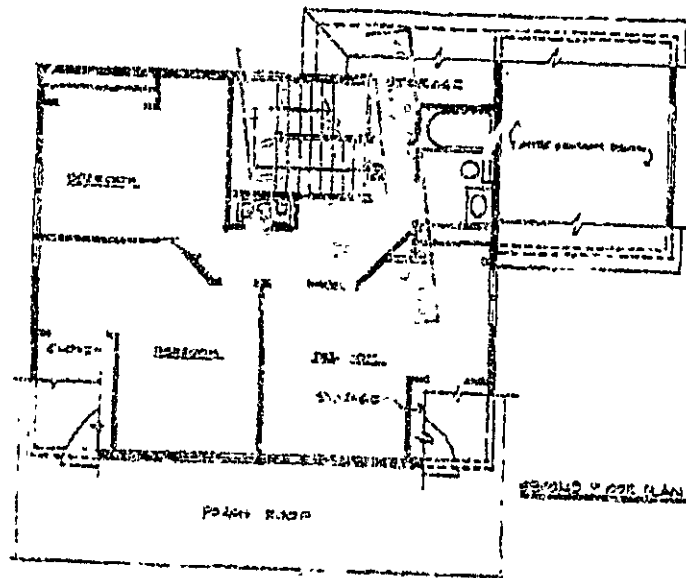
14-35 '95 11 5241 DMH-1 ENT DIST OFF

F.5-6

PROF. DANIEL W. STEEN

PHONE NO : 773 6247

Jan 24 1996 01:36PM PT



Summit, Ill., G.D.I.

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

Location of Construction: Sunset Ave/Longfellow St		Owner: G.D.I. McAndrew, Mark & Patricia		Phone:		Permit No: 960260	
Owner Address:		Lease/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Leddy & Houser Associates		Address: 54 Eastern promenade Ptd, ME 04101		Phone: 871-8083		PERMIT ISSUED APR 18 1996	
Past Use: Vacant Land		Proposed Use: 1-family Dwelling		COST OF WORK: \$ 50,000.00		PERMIT FEE: \$ 270.00	
Proposed Project Description: Construct 1-fam dwelling		FIRE DEPT. ☐ Approved ☐ Denied		INSPECTION: Use Group A Type 5B Signature: [Signature]		CITY OF PORTLAND	
Permit Taken By: Mary Gresik		Date Applied For: 25 March 1996		PEDESTRIAN ACTIVITIES DISTRICT (P.D.) Action: ☐ Approved ☐ Approved with Conditions ☐ Denied		Zone: CBL IRZ 083B-C-001/008 Zoning Approval: 41591 of 53 Special Zone or Reviews: ☐ Shoreland ☐ Wetland ☐ Flood Zone ☐ Subdivision ☒ Site Plan major ☐ minor ☐ mm	

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**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 OF APPLICANT: Paul Leddy

ADDRESS:

08 April 1996 - Permit Routed
25 March 1996

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

CEO DISTRICT

6

Air Rose