

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

Location of Construction: <b>Wiley Ave/Snaupiper Rd Peaks Island</b>		Owner: <b>Phyllis Kargery</b>	Phone:	Permit No: <b>941267</b>
Owner Address:	Lease/Buyer's Name:	Phone:	Business Name:	
Contractor Name: <b>McCullitt/Red Crabb</b>	Address: <b>Wiley St Peaks Island, ME 04108</b>	Phone: <b>766-2456</b>		
Past Use: <b>Vacant Space w/foundation</b>	Proposed Use: <b>1-fam dwelling or separate ind</b>	COST OF WORK: <b>\$ 55,000.</b>	PERMIT FEE: <b>\$ 450. + 50.</b>	<b>PERMIT ISSUED</b> <b>DEC - 6 1994</b> <b>CITY OF PORTLAND</b> Zoning: <b>DR-1</b>
Proposed Project Description: <b>Construct 1-fam dwelling as per plans</b>	FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group <b>3</b> Type <b>EB</b> <b>BOCA 93</b> Signature: <i>[Signature]</i>	INSPECTION: Signature: <i>[Signature]</i>	
Permit Taken By: <b>Mary Grasil</b>	Date Applied For: <b>21 Nov 94</b>	PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions. <input type="checkbox"/> Denied		Zoning Approval: <input checked="" type="checkbox"/> <b>DR-1</b> 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 mail <input type="checkbox"/> minor <input type="checkbox"/> farm <input type="checkbox"/>

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**

**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: **12/1/94**

CEO DISTRICT **16**  
*[Signature]*

**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: *[Signature]* ADDRESS: **Wiley St Peaks Island** DATE: **21 Nov 94** PHONE: **766-2456**

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

COMMENTS

External plumbing approved 12/29/94

Inspection Record

	Type	Date
Foundation:	Sanatulus ok all	12/7/94
Framing:	OK AC	12/28/94
Plumbing:	See above	
Final:	OK - CJO	5/23/95
Other:		

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

December 5, 1994

RE: Onway Ave/Sandpiper Rd. P.I. (085-DD-005)

Woodbuilt/Ned Crabb  
Wiley St.  
Peaks Island, ME 04108

Dear Sir:

Your application to construct a single family dwelling on separate foundation, has been reviewed and a permit is herewith issued subject to the following requirements: This permit does not preclude the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy can be issued until all requirements of this letter are met.

Site Plan Review Requirements

Inspection Services Approved William Giroux  
Public Works Approved with conditions (see attached) Owens McCullough

Building Code Requirements

Please read and implement items 1, 2, 7, 9, 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,



S. Samuel Hoffses  
Chief of Inspection Services

/s/

cc: William Giroux, Zoning Administrator  
Owens McCullough, P.E.

BUILDING PERMIT REPORT

DATE: 5/22/94 Address: 185-112-005 Onway Ave, Sord, per Rd.

REASON FOR PERMIT: To Construct a single family dwelling  
Foundation existing. BLDG. OWNER: Margery Phyle

CONTRACTOR: Woodbuilt/Neil Crabb APPROVED

PERMIT APPLICANT: \*1 x 2 \*7 \*9 \*11 \*13 \*14 \*15 \*16 \*17 -SIGNED-

CONDITION OF APPROVAL OR DENIAL:

- X 1. Before concrete for foundation is placed, approvals from Public Works and Inspection Service must be obtained. ( a 24 hour notice is required prior to inspection).
- X 2. Precaution must be taken to protect concrete from freezing.
3. It is strongly recommended that a register land surveyor check all foundation forms before concrete is placed.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hr., including fire doors with selfclosers.
5. Each apartment shall have access to (2) separate, remote and approved means of egress. A single exit is acceptable when its 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 system having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An indication shut-off valve shall be installed in an accessible locations between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Minimum coverage area of a residential sprinkler is 144 sq. ft. 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 opening without the use of special knowledge or separated tools. Where windows are provided as a 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 room must have 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) and a minimum net clear opening of 5-7 sq.ft.
8. This permit does not preclude the applicant from obtaining any license needed from the City Clerk's office.

\*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 building code 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.

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. 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 Group 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.

12. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, section 6, subsections 1023. & 1024.0 of the City's building code. (The BOCA National Building Code/1993)

\*13. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise.

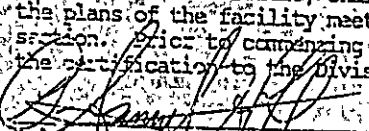
\*14. Headroom in habitable space is a minimum of 7'6".

\*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 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.

  
P. Samuel Hoffman  
Chief of Inspection

/cmm 01/14/94 (redo w/additions)

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

APPLICANT: MARGERY PHYFE

ADDRESS: \_\_\_\_\_

SITE ADDRESS/LOCATION: ONWAY AVE / SAND PAPER RD.

DATE: 11/30/91 PEAKS ISLAND

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 installed site including but not limited to not increasing or concentrating of surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW ARE IN FORCE FOR YOUR SITE PLAN

All damage to sidewalk, curb, street, or public utilities shall be repaired prior to issuance of a Certificate of Occupancy.

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.

Your new street address is now OBTAIN FROM PUBLIC WORKS, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

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.

A sewer permit is required for your project. Please notify Paul Niehoff at 874-8300, ext. 338. The Sewer Division of Parks and Public Works (Jackie Wurslin at 797-5302) must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

As-built record information for sewer and storm service connections must be submitted to Parks and Public Works engineering Division (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

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.)

The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvement as necessary due to field conditions.

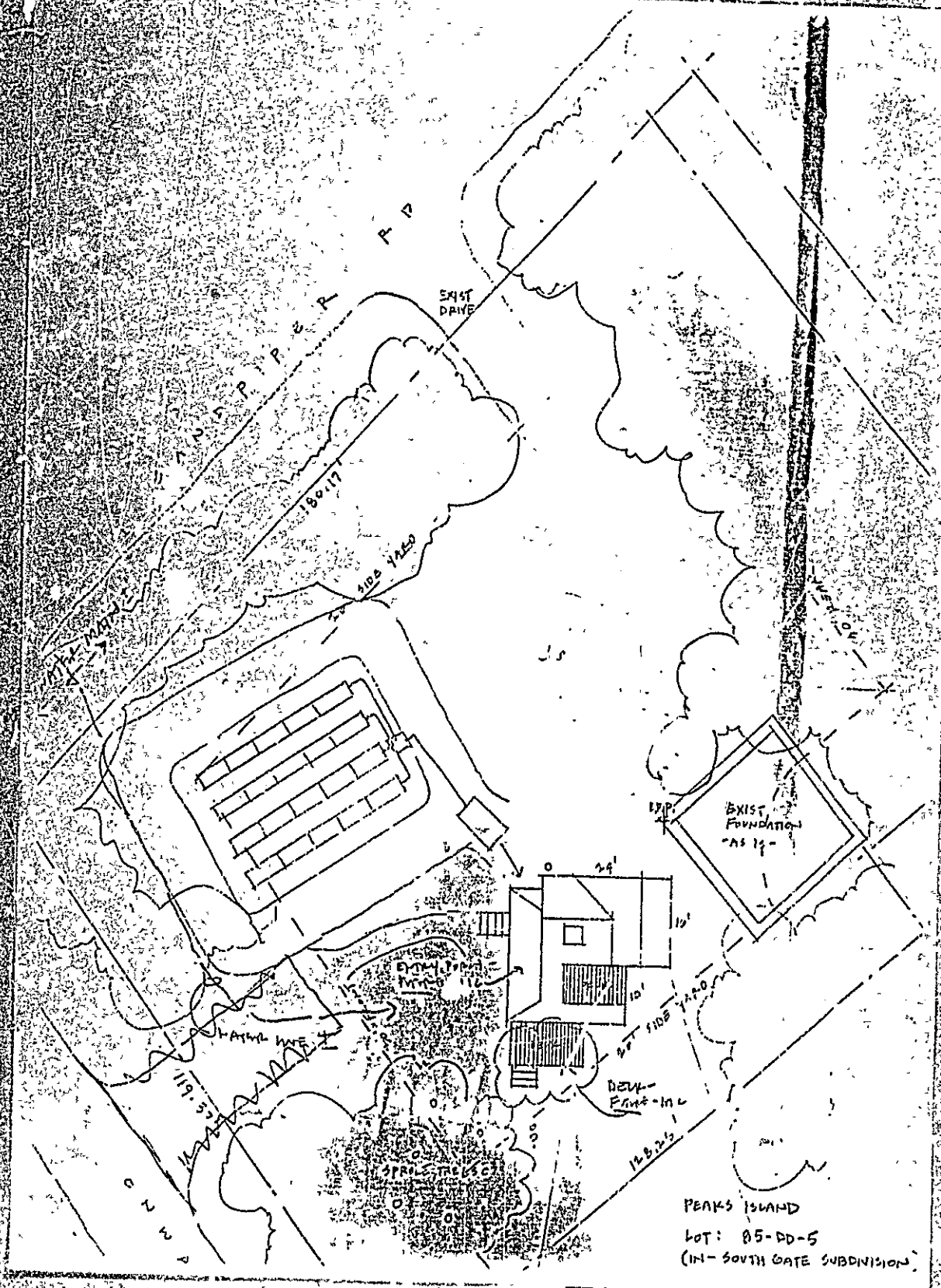
The site contractor shall establish finish grades at the building foundation to provide positive drainage. Finish grades at front of foundation (street side) shall be set above finish street/curb elevation to provide positive drainage.

The Development Review Coordinator (874-8300, ext. 8722) must be notified at the time the building foundation forms have been installed to perform an inspection.

LOT GRADING ASSOCIATED WITH SEPTIC SYSTEM MUST BE CONTAINED WITHIN LOT BOUNDARIES. THE EXISTING FOUNDATION MUST BE DEMOLISHED AND REMOVED OR FILLED WITH A COMPACTED BORROW MATERIAL. THIS WORK MUST BE

cc: Paul Viehoff, Materials Engineer

Completed prior to issuance of a Certificate of Occupancy.



PEAKS ISLAND  
 LOT: 85-DD-5  
 (IN - SOUTH GATE SUBDIVISION)



Applicant: Woodruff

Date: 12-5-94

Address: Onway Ave. / Sandpiper Rd. Peaks Island

Assessors No.: 85-00-05

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - IR 1

South Gate Subdivision

Interior or corner lot

Use - single

Sewage Disposal - septic

Rear Yards - 25'

Side Yards - 20'

Front Yards - 25'

Projections - none

Height - 33'

Lot Area - 20,942 #

Building Area - 544 #

Area per Family - entire

Width of Lot - OK

Lot Frontage - OK

Off-street Parking - 2 cars

Loading Bays - N/A

Site Plan -

Shoreland Zoning -

Flood Plains -

**CITY OF PORTLAND, MAINE**  
**SITE PLAN REVIEW**  
 Processing Form

Applicant: \_\_\_\_\_ Date: 21 Nov 94

Mailing Address: \_\_\_\_\_ Address of Proposed Site: \_\_\_\_\_  
 \_\_\_\_\_ Parcel ID: \_\_\_\_\_

Proposed Use of Site: \_\_\_\_\_ Site Identifier(s) from Assessors Maps: \_\_\_\_\_

Area of Site: \_\_\_\_\_ Ground Use Coverage: \_\_\_\_\_ Zoning of Proposed Site: \_\_\_\_\_

Site Location Review Dept Required: ( ) Yes ( ) No Proposed Number of Floors: 3

Board of Appeals Action Required: ( ) Yes ( ) No Total Floor Area: 1,228 sq ft

Planning Board Action Required: ( ) Yes ( ) No

Other Comments: Rev. Club 66-2436 Woodbuilt

Date Dept. Review Due: \_\_\_\_\_


**PUBLIC WORKS DEPARTMENT REVIEW**

11/2/94  
 (Date Received)

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICTS WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED	Approved with attached conditions															
APPROVED CONDITIONALLY																CONDITIONS SPECIFIED BELOW
DISAPPROVED																REASON SPECIFIED BELOW

REASONS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

(Attach Separate Sheet if Necessary)

  
 \_\_\_\_\_  
 SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

**CITY OF PORTLAND, MAINE**

**SITE PLAN REVIEW**

**Processing Form**

Applicant: Margery Phyllis Date: 21 Nov 94

Mailing Address: Conway Ave/Sandpiper Rd Peaks Island

Proposed Use of Site: 20,942 sq ft Average of Site: 564 sq ft Ground Floor Coverage

Address of Proposed Site: 085-3D-005

Site Identifier(s) from Assessors Maps: \_\_\_\_\_

Zoning of Proposed Site: \_\_\_\_\_

Site Location Review (DEP) Required: ( ) Yes ( ) No

Board of Appeals Action Required: ( ) Yes ( ) No

Planning Board Action Required: ( ) Yes ( ) No

Proposed Number of Floors: 3

Total Floor Area: 1,228 sq ft

Other Comments: ed, Crabb 766-2456 woodbuilt

Date Dept. Review Due: \_\_\_\_\_

**BUILDING DEPARTMENT SITE PLAN REVIEW**  
(Does not include review of construction plans)

- NOT comply with Zoning Ordinance requires Board of Appeals Action
- Requires Planning Board/City Council Action
- complies with Zoning Ordinance -- Staff Review Below

Zoning, SPACE & BULK, as applicable

- COMPLIES
- COMPLIES CONDITIONALLY
- DOES NOT COMPLY

DATE	ZONING LOCATION	INTERIOR OR CUTNER LOT	40 FT JETBACK AREA (SPL 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	ZONING B.Y.S

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

*[Signature]*

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT - ORIGINAL

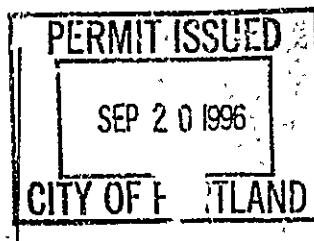
960922

APPLICATION FOR AMENDMENT TO PERMIT



Amendment No. 1

Portland, Maine,



To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 960700 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 Gray Avenue, Peaks Island Within Fire Limits? Dist. No.

Owner's name and address Phil Cincotta Telephone 829-6806

Lessee's name and address Telephone

Contractor's name and address Telephone

Architect Plans filed No. of sheets

Proposed use of building No. families

Last use No. families

Increased cost of work \$1,000.00 Additional fee \$25.00

Description of Proposed Work

Construct attached as per plans

Handwritten notes: OK DA 9/17/96

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 ledger 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, roof

Approved: [Signature] X Signature of Owner [Signature]

INSPECTION COPY - WHITE APPLICANT'S COPY - YELLOW

FILE COPY - PINK ASSESSOR'S COPY - GOLDEN

Approved: [Signature] Inspector of Buildings

Handwritten initials and date: [Signature] 9/17/96