



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION Bonnie Rd - Paaks Island

07-F-5

Date of Issue 7/27/92

Issued to Donna Marchinetti

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. 91/2374 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

One-family dwelling

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

7/27/92
(Date)

A. Ague
Inspector

Mary Schmitt
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and right 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, MAINE

389 CONGRESS STREET
PORTLAND MAINE 04101
(207) 874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

August 27, 1991

RE: Lot #5 Boulder Road, Peaks Island, ME.

Ms. Donna Marchinetti
P.O. Box 602
Moody Beach, Maine 04054

Dear Ms. Marchinetti:

Your application to construct a single family dwelling 30' X 40' has been reviewed and a permit is herewith issued subject to the following requirements:


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 Steve Harris

Building Code Requirements
1. Please read and implement items 1,6,7, and 9 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 of Inspection Services

/el

cc: Paul Niehoff, Portland, Public Works
Steve Harris, Portland Public Works

BUILDING PERMIT REPORT

ADDRESS: Lot #5 Mulder Rd. Paks Island DATE: 27/AUG/91

REASON FOR PERMIT: TO CONSTRUCT A ONE FAMILY DWELLING
30' x 40'

BUILDING OWNER: Donna Marchione TTi

CONTRACTOR: LI

PERMIT APPLICANT: LI

APPROVED: *1 *6 *7 *9

CONDITION OF APPROVAL:

*1.) Before concrete for foundation is placed, approvals from Public 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 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.

*5.) 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 (0.53m²). 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.C.A. 74).

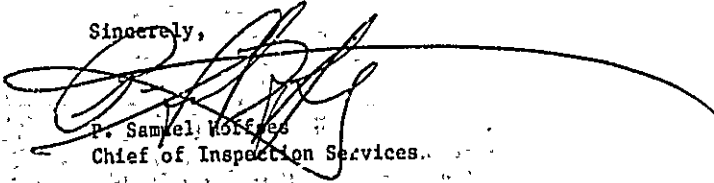
8.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fireresistance rating. Attached private garages shall be completely 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 Wolfes
Chief of Inspection Services.

/el

11/16/88

11/27/90

8/14/91

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

Applicant: Donna Marchinette (174-4334) Date: 7/12/91
DEXX-
 Mailing Address: P.O. Box 602; Moody Beach, ME 04064 Address of Proposed Site: Lot #5; Boulder Rd - Peaks Island
 Proposed Use of Site: 1-Fam dwelling Site Identifier(s) from Assessors Maps: 87-F-5
 Acreage of Site: 92.62 sq ft / 30'x40' Zoning of Proposed Site: IR-2
 Ground Floor Coverage: _____
 Proposed Number of Floors: _____
 Total Floor Area: _____
 Site Location Review (DEP) Required: () Yes () No
 Board of Appeals Action Required: () Yes () No
 Planning Board Action Required: () Yes () No
 Other Comments: John W. Leasure - 757-4600 - contact person
(designer)
 Date Dept. Review Due: _____

MINOR MINOR SITE PLAN

PUBLIC WORKS DEPARTMENT REVIEW

(Date Received) _____

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED																CONDITIONS SPECIFIED BELOW
APPROVED CONDITIONALLY																
DISAPPROVED															REASONS SPECIFIED BELOW	

REASONS: _____

(Attach Separate Sheet if Necessary)

Stephen K. Harris 7/17/91
 SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant Panna Marchinetti (774-4334) Date 7/12/91
IDEXX-
 Mailing Address P O Box 602; Moody Beach, ME 04054 Address of Proposed Site Lot #5; Boulder Rd - Peaks Island
 Proposed Use of Site 1-fam dwelling Site Identifier(s) from Assessors Maps 87-F-5
 Acreage of Site / Ground Floor Coverage 9262 sq. ft / 30'x40' Zoning of Proposed Site IR-2

Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors _____
 Board of Appeals Action Required: () Yes () No Total Floor Area _____
 Planning Board Action Required: () Yes () No

Other Comments: John-M. Leasure - 767-4600 - contact person
 (designer)
 Date Dept. Review Due: _____

MINOR MINOR SITE PLAN

BUILDING DEPARTMENT SITE PLAN REVIEW

(Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance:
 - Requires Board of Appeals Action
 - Requires Planning Board/City Council Action

Explanation: _____

Use complies with Zoning Ordinance — Staff Review Below

Zoning: SPACE & BULK, as applicable

	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARD	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS
COMPLIES																		
COMPLIES CONDITIONALLY																		CONDITIONS SPECIFIED BELOW
DOES NOT COMPLY																		REASONS SPECIFIED BELOW

REASONS:

W.D. [Signature] 8-12-91

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT—ORIGINAL

HALEY & ALDRICH, INC.



RECEIVED

Geotechnical Engineers &
Environmental Consultants

17 June 1991
File No. 80278-00

JUL 1 2 1991

DEPT OF BUILDING REGULATIONS
CITY OF PORTLAND

Mr. John Michael Leasure
c/o John Leasure, Architect
50 East Street
South Portland, Maine 04106

Subject: Proposed Residential Construction
Peaks Island
Portland, Maine

Gentlemen:

This letter summarizes our observations and recommendations relative to the proposed residential construction project on Ledgewood Road on Peak's Island, Portland, Maine. It is understood that the proposed structure will consist of a one-story timber frame structure, approximately 30 ft. by 40 ft. in plan area, with a full basement. Our recommendations were discussed with you during our 7 June 1991 site visit. This work was undertaken in accordance with our proposal dated 7 June 1991.

On 7 June 1991 two test pits were excavated at the project site to a depth of 4.8 ft. below ground surface to evaluate subsurface soil and groundwater conditions. The subsurface conditions encountered generally consisted of clean gravelly sands overlying glacial till. Bedrock was not encountered in either test pit.

Both of the soil units encountered in the test pits are considered suitable for support of the proposed structure. All topsoil and disturbed material should be removed from within the building limits.

It is understood that the foundations will be designed for bearing pressure on the order of 2,000 lbs. per sq. ft., and that the footings will bear at approximately 3 to 4 ft. below existing site grades. It is our opinion that foundations bearing on the undisturbed, naturally-deposited sand or glacial till could be designed for an allowable bearing pressure, in lbs. per sq. ft. equal to 1,000 multiplied by the least lateral footing dimension in feet, up to a maximum of 3,000 lbs. per sq. ft. It is recommended that all footings be at least 1.5 ft. wide.

600 Roundwood Drive
Scarborough, ME 04074
207/883-4411

Branch Offices
Cambridge, Massachusetts
Glastonbury, Connecticut
Bedford, New Hampshire

Affiliate
H & A of New York
Rochester, New York

Mr. John Michael Leasure
17 June 1991
Page 2

All footings should be founded at least 4.5 ft. below lowest adjacent ground surface exposed to freezing.

Groundwater was not encountered in the test pits. However, it is recommended that perimeter and underslab foundation drainage systems be installed to minimize against hydrostatic pressure buildup and seepage into the basement areas during periods of heavy precipitation or runoff.

It is not anticipated that bedrock will be encountered during excavation for footing construction.

The above comments and recommendations are based on the subsurface conditions encountered in the referenced test pits. If variations from these conditions become evident during construction, it will be necessary to reevaluate the recommendations of this report.

We trust that this information is sufficient for your present needs. If you have any questions or require additional information, please do not hesitate to contact us.

Sincerely yours,
HALEY & ALDRICH, INC.


Brian D. Hilliard
Staff Engineer


Kenneth L. Recker
Vice President

BDH:KLR:ljw/5-2



CITY OF PORTLAND
BUILDING INSPECTION DEPARTMENT

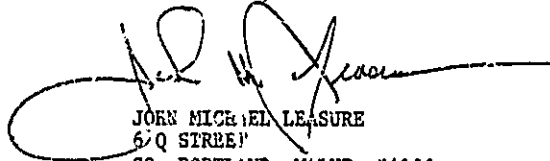
JULY 12, 1991

SUBJECT: SINGLE FAMILY RESIDENTIAL BUILDING
BOULDER ROAD
PEAKS ISLAND
PORTLAND, MAINE

DEAR SIR/MADAM,

PLEASE FIND ENCLOSED CONSTRUCTION DRAWINGS, SITE SURVEY PLAN
AND GEOTECHNICAL REPORT FOR ABOVE MENTIONED PROJECT. WE ARE SEEKING
MINOR SITE PLAN APPROVAL AND WILL ALSO BE APPLYING FOR A CONSTRUCTION
PERMIT AS SOON AS A GENERAL CONTRACTOR IS CHOSEN. CONSTRUCTION WILL
BEGIN AS SOON AS WE RECEIVE CITY APPROVALS. THANK YOU IN ADVANCE FOR
REVIEW OF THIS BUILDING AT YOUR EARLIEST CONVENIENCE. CONTACT ME IF YOU
REQUIRE ANY ADDITIONAL INFORMATION OR CLARIFICATION OF ANY PLANS.

YOURS TRULY,



JOHN MICHAEL LEASURE
610 STREET
SO. PORTLAND, MAINE 04106
tel: 767-4600

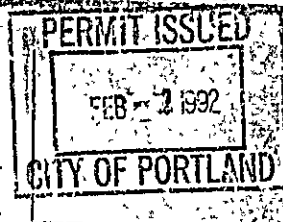
RECEIVED
JUL 12 1991

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1
Portland, Maine, 1/31/92



To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 911297A 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 lot #5 - Scudder Rd - Peaks Island Within Fire Limits? _____ Dist. No. _____
Owner's name and address Don. Marchinet I - Box 199181 Telephone 761-0960
Lessee's name and address Eric Ribbon Dr - Wells, ME 04090 Telephone _____
Contractor's name and address _____ Telephone _____
Architect _____ Plans filed _____ No. of sheets _____
Proposed use of building 1-fam dwl 1 1/2 No. families _____
Last use _____ No. families _____
Increased cost of work 525 Additional fee 525

Description of Proposed Work

Change construction for house size now 48'x28'

Applicant has requested extension of permit - see letter **OK**

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 in? _____ 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 _____
Frame member - King _____ Dressed or full size? _____
Corner posts _____ Sills _____ Girders or ledger board? _____
Girders _____ Size _____ Columns under girders _____ Size _____ on centers _____
Studs (outside walls and carrying partitions) 2x4-16' O.C. Bridging in every floor and flat roof span over 8 feet.
Joist and rafters: _____ 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: _____ 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: _____ 1st floor _____, 2nd _____, 3rd _____, roof _____

Approved: _____

Signature of Owner [Signature]

Approved: _____
Inspector of Buildings

INSPECTION COPY - WHITE
APPLICANT'S COPY - YELLOW

FILE COPY - PINK
ASSESSOR'S COPY - GOLDEN