



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

Lot 1, 22 Ashmont Street

LOCATION

Issued to

Hardy Management

Date of Issue

1-25-89

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. 88/1172, 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

Duplex

APPROVED OCCUPANCY

Entire

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

*[Signature]*  
(Date)

1-25-89 *[Signature]*

Inspector

*[Signature]*

Inspector of Buildings

Notation: 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.

PERMIT # 001172 CITY OF Portland BUILDING PERMIT APPLICATION MAP # \_\_\_\_\_ LOT# \_\_\_\_\_

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: HARDY MANAGEMENT  
 Address: 181 ST. JOHN STREET  
 LOCATION OF CONSTRUCTION: ASHMONT STREET LOT 1  
 CONTRACTOR: PHIL VAIENTI SUBCONTRACTORS: \_\_\_\_\_  
 ADDRESS: GRAY MAINE  
 Est. Construction Cost: 70,000.00 Type of Use: DUPLEX  
 Past Use: \_\_\_\_\_  
 Building Dimensions L        W        Sq. Ft.        # Stories:        Lot Size: \_\_\_\_\_  
 Is Proposed Use: Seasonal Condominium Apartment  
Conversion - Explain CONSTRUCT NEW - MINOR SITE PLAND  
 COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE  
 Residential Buildings Only:  
 # Of Dwelling Units        # Of New Dwelling Units       

Foundation:  
 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 \_\_\_\_\_

**For Official Use Only**

Date: SEPTEMBER 16, 1988 Subdivision: Yes / No \_\_\_\_\_  
 Inside Fire Limits \_\_\_\_\_ Name \_\_\_\_\_  
 Bldg Code \_\_\_\_\_ Lot \_\_\_\_\_  
 Time Limit \_\_\_\_\_ Permit Expiration: \_\_\_\_\_  
 Estimated Cost: 70,000.00 Ownership: \_\_\_\_\_ Public \_\_\_\_\_ Private \_\_\_\_\_  
 Value/Structure: 800.00  
 Fee: 420.00

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

Roof:  
 1. Truss or Rafter Size \_\_\_\_\_ Span \_\_\_\_\_  
 2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
 3. Roof Covering Type \_\_\_\_\_  
 4. Other \_\_\_\_\_

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.

Zoning:  
 District R-5 Street Frontage Req: \_\_\_\_\_ Provided \_\_\_\_\_  
 Required Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_ Side \_\_\_\_\_

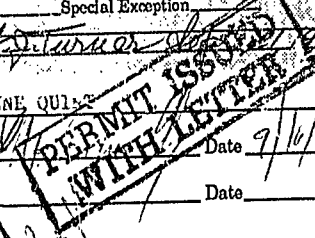
Review Required:  
 Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Shore and Floodplain Mgmt \_\_\_\_\_ Special Exception \_\_\_\_\_  
 Other: (Explain) \_\_\_\_\_  
 Date Approved: 9/16/88

Permit Received By JOANNE QUILES

Signature of Applicant [Signature] Date 9/16/88

Signature of CEO \_\_\_\_\_ Date \_\_\_\_\_

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



PLOT PLAN



FEES (Breakdown From Front)

Base Fee \$ \_\_\_\_\_

Subdivision Fee \$ \_\_\_\_\_

Site Plan Review Fee \$ \_\_\_\_\_

Other Fees \$ \_\_\_\_\_

(Explain) \_\_\_\_\_

Late Fee \$ \_\_\_\_\_

Inspection Record		Date
Type		
FOUNDATION		11 / 15 / 88
FINAL		1 / 25 / 89
		1 / 1
		1 / 1

COMMENTS THIS LEFT SIDE YARD SETBACK MEASURED 12'6" INSTEAD OF THE 18" SHOWN ON THE PLANS. OK AS PER ZONING, THE MINIMUM REQUIRED IS 12' 6"

CONTRACTOR NEVER CALLED FOR A FRAMING INSPECTION

Signature of Applicant *Michael J. Connolly*

Date \_\_\_\_\_



CITY OF PORTLAND, MAINE

389 CONGRESS STREET  
PORTLAND, MAINE 04101  
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF  
INSPECTION SERVICES DIVISION

September 22, 1988

RE: Lot #1 Ashmont Street

Hardy Management  
181 St. John Street  
Portland, Maine 04102

Gentlemen:

Your application to construct a duplex dwelling has been reviewed and a permit is herewith issued subject to the following requirements:

Site Plan Requirements

Public Works Parking to be constructed per City Standards  
Inspection Services Approved September 21, 1988

Building Code Requirements

1. Before foundation is placed, Public Works must approve the elevation and Inspection Services all setbacks.
2. Please read and implement 4, 5 and 7 of the attached building permit report.
3. There must be one (1) hour fire wall separating the two units. This wall must run from the slab to the underside of the roof.
4. The truss roof system must be designed for a 50 PSF live load.

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: S. K. Harris, Public Works



BUILDING PERMIT REPORT

DATE: 22/sep/88

ADDRESS: LOT #1 Ashman T. ST.

REASON FOR PERMIT: Construct Duplex

BUILDING OWNER: Hardy Management

CONTRACTOR: Phil Kuleati

PERMIT APPLICANT: " "

APPROVED: \*4\*5\*7 DENIED

CONDITION OF APPROVAL OR DENIAL:

- 1.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- 2.) 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.
- 3.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by placing over the boiler, two(2) residential sprinkler heads supplied from the domestic water.
- 4.) 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).
- 5.) In addition to any automatic fire alarm system required by Sections 1018.3.5, a minimum of one single station smoke detector shall be installed in each guest room, suite of sleeping area in buildings of Use Groups R-1 and I-1 and in dwelling units in the immediate vicinity of the bedrooms in buildings of Use Group R-2 or R-3. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit (see Section 1717.3.1).

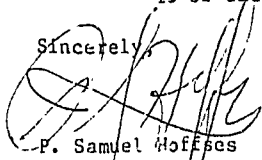
In buildings of Use Groups R-1 and R-2 which have basements, an additional smoke detector shall be installed in the basement. In buildings of Use Group R-3, smoke detectors shall be required on every story of the dwelling unit, including basements

In dwelling units with split levels, a smoke detector installed on the upper level shall suffice for the adjacent lower level provided the lower level is less than one full story below the upper level. If there is an intervening door between the adjacent levels, a smoke detector shall be installed on both levels.

All detectors shall be installed in an approved location. Where more than one detector is required to be installed within an individual dwelling unit, the detectors shall be wired in such a manner that the actuation of one alarm will actuate all the alarms in the individual unit.

- 6.) 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.
- 7.) 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 vertical balusters, balusters or other construction such that a sphere with a diameter of 6 inches cannot pass through any opening.
- 8.) 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."

Sincerely,

  
P. Samuel Hoffses  
Chief, Inspection Services

/ksc  
11/9/87

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

HARDY MANAGEMENT SEPTEMBER 16, 1988  
Date

Applicant 181 ST. JOHN STREET LOT 1 ASHMONT STREET  
Address of Proposed Site

Mailing Address DUPLEX Site Identifier(s) from Assessors Maps

Proposed Use of Site 12.30 / 960 R-5  
Zoning of Proposed Site

Acreage of Site / Ground Floor Coverage Proposed Number of Floors 2XXXXX

Site Location Review (DEP) Required: ( ) Yes (  ) No Total Floor Area 1920

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

Planning Board Action Required: ( ) Yes (  ) No

Other Comments: \_\_\_\_\_

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

**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 YARDS	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: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

*O. W. Turner* Sept 21, 1988  
SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT—ORIGINAL

Applicant: *Hardy Management* Date: *Sept 21, 1988*  
Address: *Lot 1 Ashmont St (Recent subdivision)*  
Assessors No.:

CHECK LIST AGAINST ZONING ORDINANCE

Date -  
Zone Location - *R-5 Residence*  
Interior or corner lot - *Interior*  
Use - *Duplex (New constr)*  
Sewage Disposal - *City sewer*  
Rear Yards - *128'* 20' required  
Side Yards - *18' and 18'*  
Front Yards - *45'* 20' required  
Projections -  
Height - *Two story*  
Lot Area - *12,339 sq. ft.*  
Building Area - *960 sq. ft.*  
Area per Family - *6000 #*  
Width of Lot - *60'*  
Lot Frontage - *60'*  
Off-street Parking - *3 spaces required off street*  
Loading Bays - *NA*  
Site Plan - *approved by Public Works 9/20/88*  
Shoreland Zoning -  
Flood Plains -



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

*Public Works*

SEPTEMBER 16, 1988  
Date

HARDSHIP MANAGEMENT  
Applicant  
181 ST. JOHN STREET  
Mailing Address  
DUPLEX  
Proposed Use of Site  
12' x 20' / 960  
Acreage of Site / Ground Floor Coverage

101 ASHMONT STREET  
Address of Proposed Site  
Site Identifier(s) from Assessors Maps  
R-5  
Zoning of Proposed Site

Site Location Review (DEP) Required: ( ) Yes (X) No  
Board of Appeals Action Required: ( ) Yes (X) No  
Planning Board Action Required: ( ) Yes (X) No

Proposed Number of Floors 2XXXX  
Total Floor Area 1920

Other Comments:  
Date Dept. Review Due:

**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: Parking to be constructed per City standards

(Attach Separate Sheet if Necessary)

*[Signature]* 9/24/88  
SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY