

CITY OF PORTLAND, MAINE
 SITE PLAN REVIEW
 Processing Form

Planning Green

Applicant: Andrew & Julia DeRice Date: 12/19/90
 Mailing Address: 2 Flintlock Ln: Falmouth, ME 04105 Address of Proposed Site: 1319-1321 Forest Ave
 Proposed Use of Site: construct duplex Site Identifier(s) from Assessors Maps: R-5
 Acreage of Site / Ground Floor Coverage: 7200 sq ft / 76'x35' Zoning of Proposed Site: _____
 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: Andrew DeRice - contact person - 797-4183
 Date Dept. Review Due: SITE PLANS - DISTRIBUTED BY SARAH GHEERDE

MINOR SITE PLAN

PLANNING DEPARTMENT REVIEW

RECEIVED

(Date Received)

DEC 20 1990

PORTLAND PLANNING OFFICE

- Major Development — Requires Planning Board Approval: Review Initiated
 Minor Development — Staff Review Below

	LOADING / UNLOADING	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN ZONING
APPROVED	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
APPROVED CONDITIONALLY												
DISAPPROVED												

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS:

(Attach Separate Sheet if Necessary)

Sarah Gheerde 1/4/91

SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 1319-1321 Forest Ave.

Issued to Andrew & Julie DeRice

Date of Issue 4/21/91

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. 91/2250, 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

Two-family dwelling

Limiting Conditions:

All site work to be completed by June 1, 1991.

This certificate supersedes certificate issued

Approved

Spencer Madsen
(Date) Inspector

R. Samuel Hoffe
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 to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 1319-1321 Forest Ave.

Issued to Andrew & Julie DeRice

Date of Issue 5/2/91

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. 91/2250, 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

Two-family dwelling

Limiting Conditions:

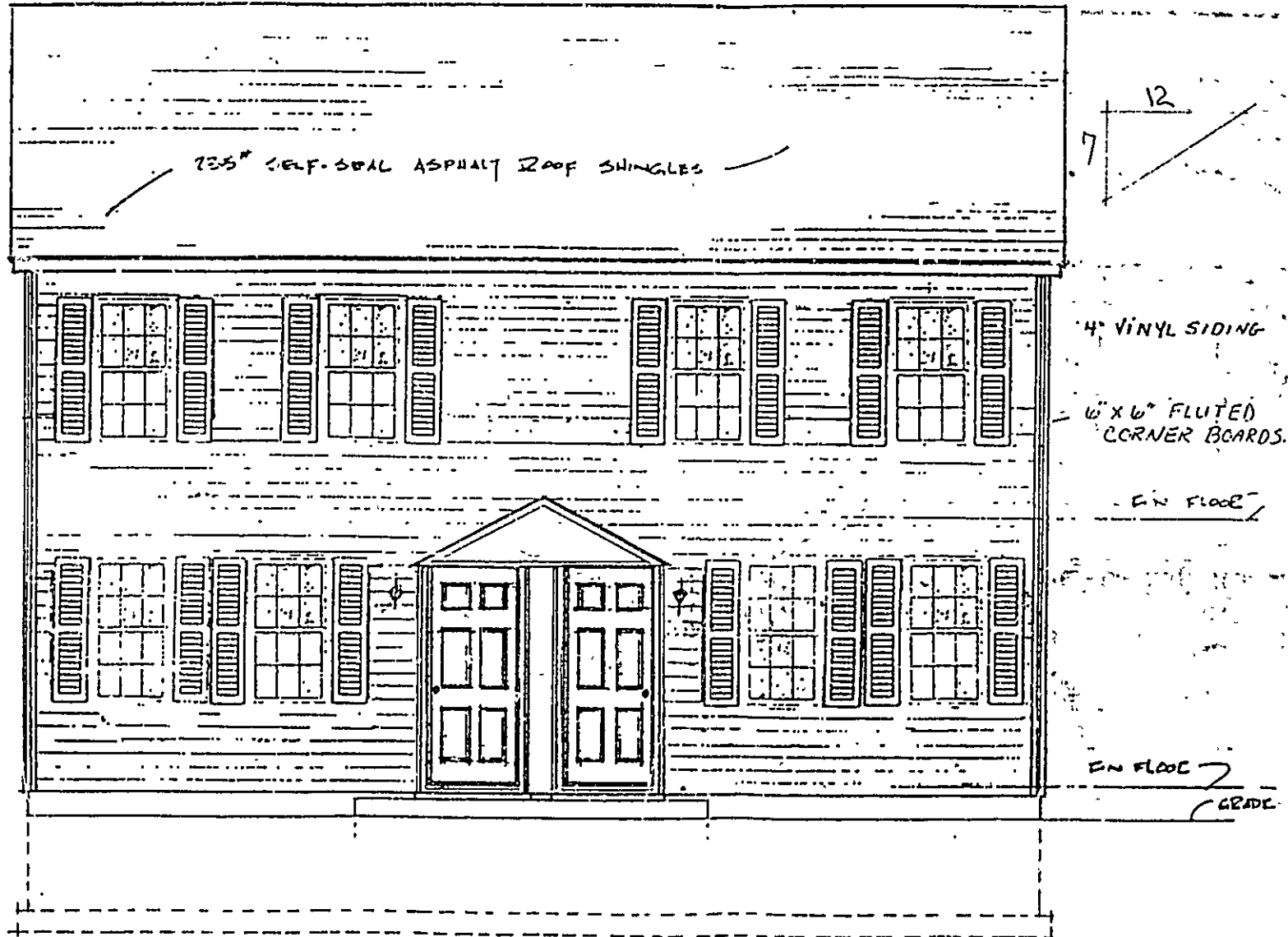
This certificate supersedes certificate issued

Approved

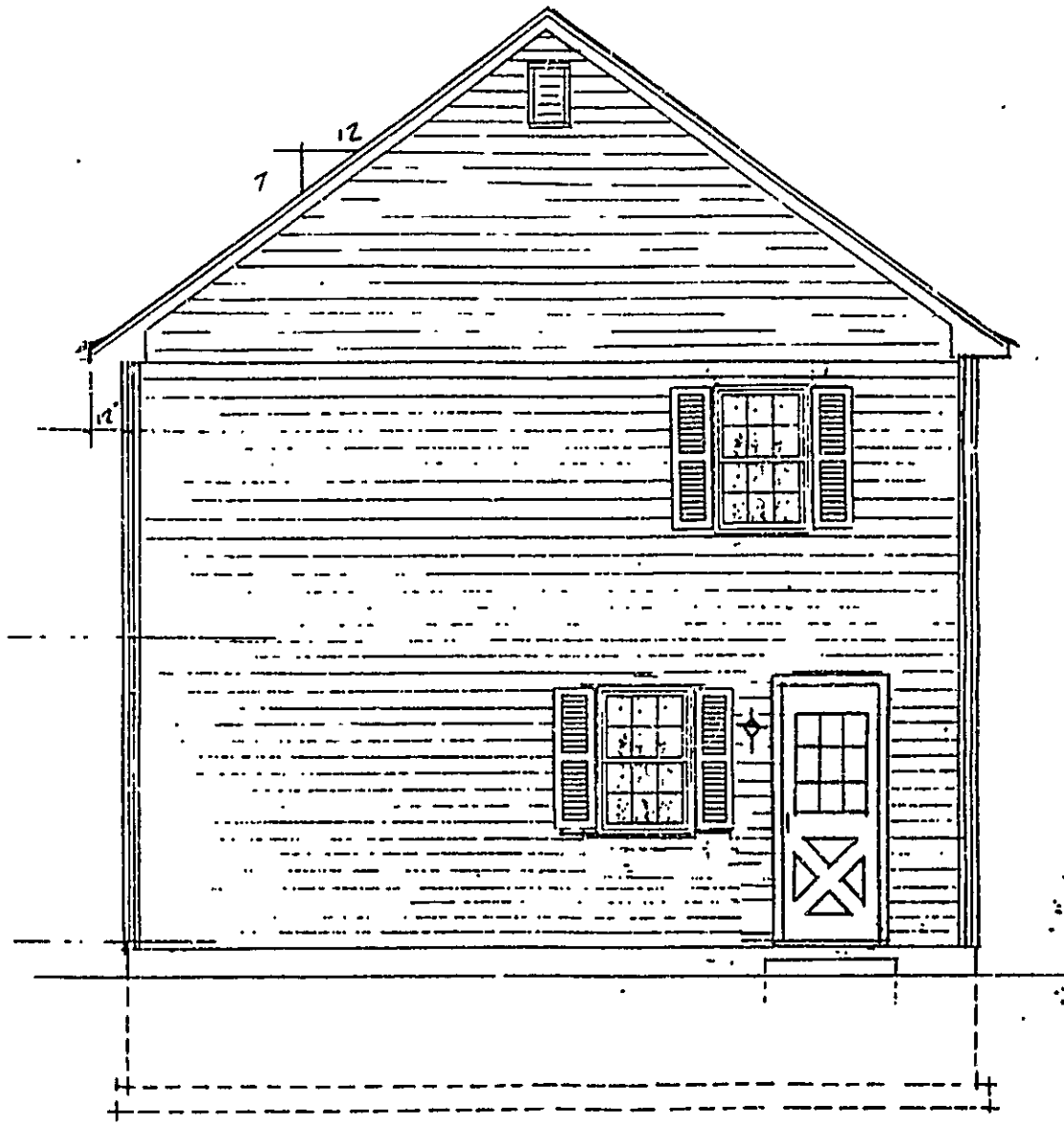
Spencer Madsen
(Date) Inspector

R. Samuel Hoffe
Inspector of Buildings

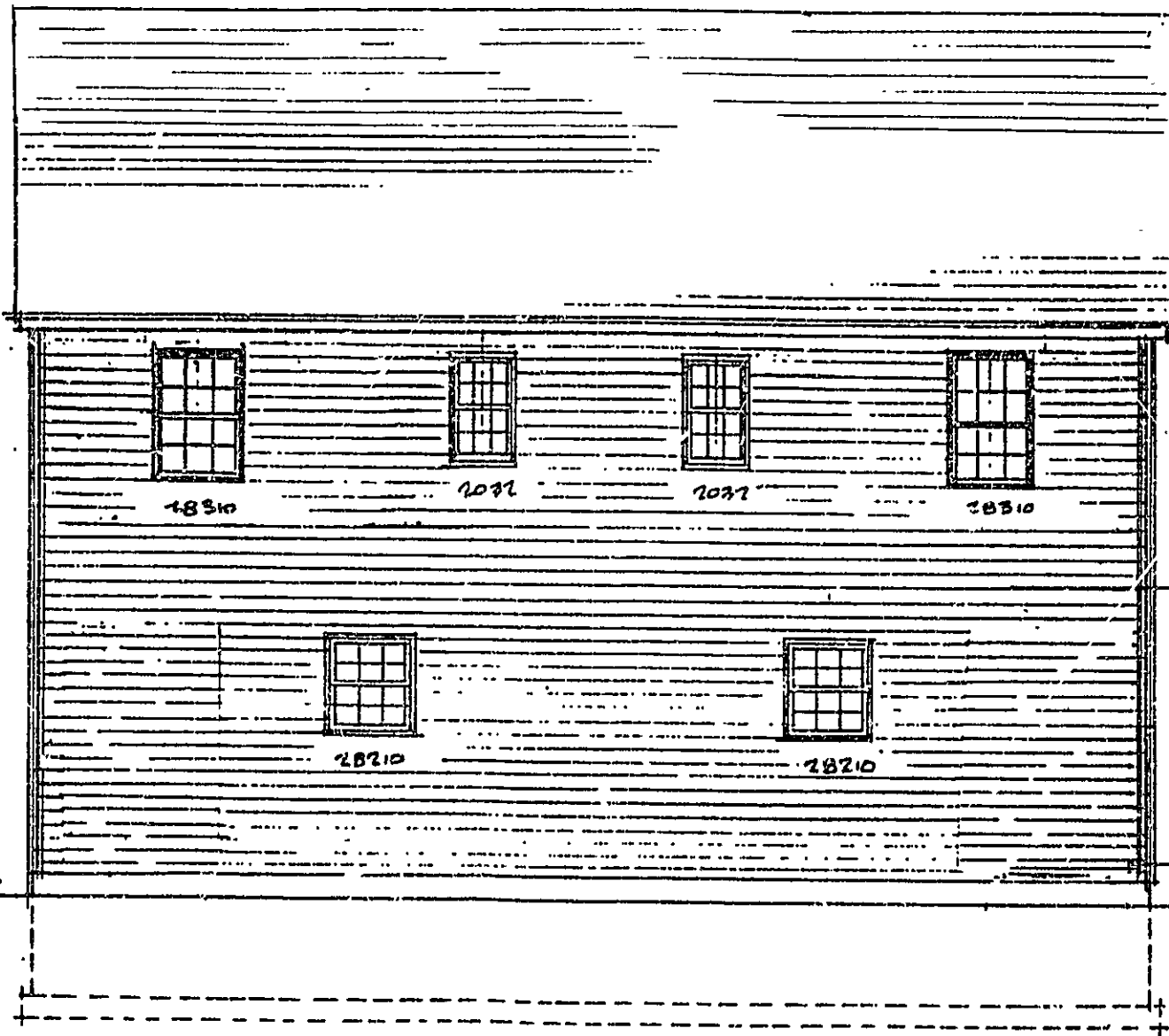
Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



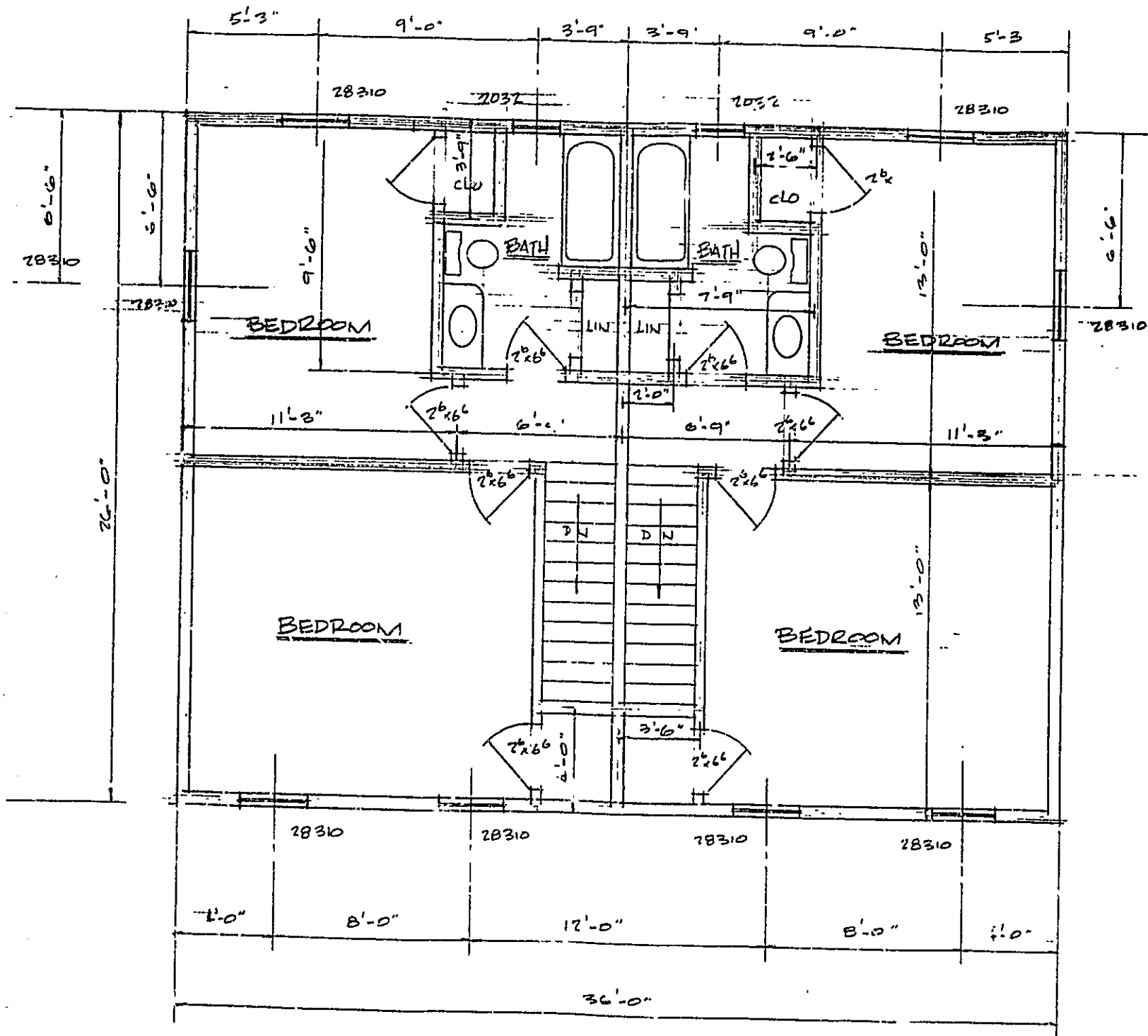
FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



SIDE ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: $\frac{1}{4}'' = 1'-0''$



PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering
(207) 289-3326

PROPERTY ADDRESS:

Town Or Plantation: FORT LIND, MAINE

Street Submission Lot #: 1314-1321 FOREST HVE

PROPERTY OWNERS NAME:

Last: DE RICE First: ANDREW

Applicant Name: CHRISTOPHER B. DWIN

Mailing Address of Owner/Applicant (if different): 100 WINDY RD FORT LIND, MAINE 04115

PORTLAND 4119 TOWN COPY

Date Permit: 10/21/97 Fee: \$146.00 Fee Change

Local Plumbing Inspector Signature: [Signature] L.P.I. # 0124

Chief Plumbing Inspector

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant: [Signature] Date: 7/1/97

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature: [Signature] Date Approved: 4/24/01

PERMIT INFORMATION

This Application is for:

1 NEW PLUMBING
2 RELOCATED PLUMBING

Type Of Structure To Be Served:

1 SINGLE FAMILY DWELLING
2 MODULAR OR MOBILE HOME
3 MULTIPLE FAMILY DWELLING
4 OTHER - SPECIFY _____

Plumbing To Be Installed By:

1 MASTER PLUMBER
2 OIL BURNERMAN
3 MFG'D. HOUSING DEALER/MECHANIC
4 PUBLIC UTILITY EMPLOYEE
5 PROPERTY OWNER

LICENSE # 11886

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
HOOK-UP to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District	2	Hosebibb / Sillcock	2	Bathtub (and Shower)
		Floor Drain		Shower (Separate)
OR		Urinal	2	Sink
		Drinking Fountain	2	Wash Basin
HOOK-UP to an existing subsurface wastewater disposal system		Indirect Waste	2	Water Closer (Toilet)
		Water Treatment Softener, Filter, etc.	2	Clothes Washer
Piping RELOCATION of sanitary lines, drains, and piping without new fixtures.		Groase/Oil Separator	2	Dish Washer
		Dental Cuspidor	2	Garbage Disposal
Number of Hook-Ups & Relocations		Blidet		Laundry Tr. D
		Other: _____	2	Water Heater
Hook-Up & Relocation Fee		Fixtures (Subtotal) Column 2	16	Fixtures (Subtotal) Column 1
			2	Fixtures (Subtotal) Column 2
			18	Total Fixtures
				Fixture Fee
				Hook-Up & Relocation Fee
			46	Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

Rev. 9/88

TOWN COPY



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date November 21, 1991, 19
 Receipt and Permit number 4234

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance the National Electrical Code and the following specifications:

LOCATION OF WORK: 1315 Forest Ave
 OWNER'S NAME: Julie & Andrew DeRice ADDRESS: 1315 Forest Ave

	FEES	
OUTLETS:		
Receptacles <u>50</u> Switches <u>20</u> Plugmold _____ ft. TOTAL _____		14.00
FIXTURES: (number of)		
Incandescent <u>12</u> Fluorescent _____ (not strip) TOTAL _____		2.40
Strip Fluorescent _____ ft.		
SERVICES:		
Overhead <input checked="" type="checkbox"/> Underground _____ Temporary _____ TOTAL amperes <u>200</u>		15.00
METERS: (number of) <u>2</u>		2.00
MOTORS: (number of)		
Frictional _____		
1 HP or over _____		
RESIDENTIAL HEATING:		
Oil or Gas (number of units) _____		
Electric (number of rooms) <u>10</u>		10.00
COMMERCIAL OR INDUSTRIAL HEATING:		
Oil or Gas (by a main boiler) _____		
Oil or Gas (by separate units) _____		
Electric Under 20 kws _____ Over 20 kws _____		
APPLIANCES: (number of)		
Ranges <u>2</u> _____ Water Heaters <u>2</u> _____		
Cook Tops _____ Disposals <u>2</u> _____		
Wall Ovens _____ Dishwashers <u>2</u> _____		
Dryers <u>2</u> _____ Compactors _____		
Fans _____ Others (denote) _____		
TOTAL		20.00
MISCELLANEOUS: (number of)		
Branch Panels _____		
Transformers _____		
Air Conditioners Central Unit _____		
Separate Units (windows) _____		
Signs 20 sq. ft. and under _____		
Over 20 sq. ft. _____		
Swimming Pools Above Ground _____		
In Ground _____		
Fire/Burglar Alarms Residential _____		
Commercial _____		
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____		
over 30 amps _____		
Circus, Fairs, etc. _____		
Alterations to wires _____		
Repairs after fire _____		
Emergency Lights, battery _____		
Emergency Generators _____		

INSTALLATION FEE DUE: _____
 FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____
 FOR REMOVAL OF A "STOP ORDER" (304-16.b)
TOTAL AMOUNT DUE: 50.40

INSPECTION:
 Will be ready on 11-21 @AM, 1991; or Will Call _____
CONTRACTOR'S NAME: Michael Floridino
ADDRESS: _____
TEL.: 772-3136
MASTER LICENSE N.J.: 4234 **SIGNATURE OF CONTRACTOR:** [Signature]
LIMITED LICENSE N.O.: _____

INSPECTOR'S COPY — WHITE
 OFFICE COPY — CANARY
 CONTRACTOR'S COPY — GREEN

PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering
(207) 284-3826

PROPERTY ADDRESS

Town Or Plantation: FORTLAND, MAINE

Street Subdivision Lot #: 1315-1317 FORESTHUR

PROPERTY OWNERS NAME

Last: DE RICIE First: ANDREW

Applicant Name: CHARTON W BATHURST

Mailing Address of Owner/Applicant (if Different): 100 WINDY RD FORTLAND, ME 04105

PLUMBING INSPECTOR

PORTLAND 4374 TOWN COPY

Date Permitted: 1/10/3/94 Fee: \$146

Local Plumbing Inspector Signature: [Signature] License # 0124

Chief of:

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant: [Signature] Date: 1/13/94

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature: [Signature] Date: 12/19/94

PERMIT INFORMATION

This Application is for	Type Of Structure To Be Served:	Plumbing To Be Installed By:
1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	1. <input type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input checked="" type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER - SPECIFY _____	1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D HOUSING DEALER/MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER
LICENSE # <u>11886</u>		

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
HOOK UP: to public sewer in those cases where the connection is not regulated and inspected by the Local Sanitary District OR HOOK UP: to an existing subsurface wastewater disposal system	2	Hose/Slob / Silcock	2	Bathtub (and Shower)
		Floor Drain		Shower (Separate)
PIPING RELOCATION of sanitary lines, drains, and piping without new fixtures		Urinal	2	Sink
		Drinking Fountain	2	Wash Basin
		Indirect Waste	2	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.	2	Clothes Washer
		Grease/Oil Separator	2	Dish Washer
		Dental Cuspidor	2	Garbage Disposal
		Bidet	2	Laundry Tub
Number of Hook Ups & Relocations		Other: _____	2	Water Heater
Hook-Up & Relocation Fee		Fixtures (Subtotal) Column 2	16	Fixtures (Subtotal) Column 1
			2	Fixtures (Subtotal) Column 1
			18	Fixtures (Subtotal) Column 1
			\$.	Fixture Fee
			\$.	Hook-Up & Relocation Fee
			\$ 46.00	Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 1315-1317 Forest Avenue

Date of Issue December 19, 1991

Issued to Andrew & Julie Office

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. 913137, 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

Office building

Limiting Conditions:

None

This certificate supersedes
certificate issued

Approved:

12-19-91

(Date)

Inspector

Maureen S. [Signature]
Asst. 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 to owner in boxes for one dollar.

913137

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee 5215. Zone _____ Map # _____ Lot# _____
 Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Andrew & Julie DeRice Phone # 797-1113
 Address: 2 Flintlock Ln; Falmouth, ME 04105
 LOCATION OF CONSTRUCTION 1315-1317 Forest Ave.
 Contractor: OWNER Sub: _____
 Address: _____ Phone # _____
 Est. Construction Cost: 45,000. Proposed Use: Duplex 2119
 Past Use: VACANT LOT
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions L 35 W 26 Total Sq Ft. _____
 # Stories 2 # Bedrooms _____ Lot Size: 7100 sq ft
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion Construct duplex 2119

PERMIT ISSUED
PERMIT ISSUED
OCT 11 1991
CITY OF PORTLAND

For Official Use Only
 Date: 10/8/91 Subdivision _____
 Inside Fire Limits _____ Name _____
 Bldg Code _____ Ownership: _____
 Time Limit _____
 Estimated Cost: 45,000
 Zoning: R-5
 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) _____
10-10-91

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 _____

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 _____
 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 Toilets 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: Janice E. Chase
PERMIT ISSUED
WITH LETTER
 Date 10-8-91

CONTINUED TO REVERSE SIDE
 Ivory Tag - CEO 8 Mr. MacIsaac

White - Tax Assessor

PLOT PLAN

N
▲

FEES (Breakdown From Front)
 Base Fee \$ 245-
 Subdivision Fee \$ _____
 Site Plan Review Fee \$ _____
 Other Fees \$ _____
 (Explain) _____
 Late Fee \$ _____

Inspection Record

Type	Date
FOOTING	10 / 28 / 91
1st floor walls erected	11 / 6 / 91
Framing	11 / 20 / 91
	1 / 1

COMMENTS

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 has authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT

ADDRESS

PHONE NO.

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

PHONE NO.

Permit # _____ City of Portland **BUILDING PERMIT APPLICATION** Fee 330.3 100 Zone _____ Map # _____ Lot# _____

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

Owner: Andrew & Julia DeRice Phone # 797-0713
 Address: 2 Eliatock Ln; Falmouth, ME 04105
 LOCATION OF CONSTRUCTION 1315-1317 Forest Ave.
 Contractor: owner Sub: _____
 Address: _____ Phone # _____
 Est. Construction Cost: _____ Proposed Use: duplex
 Past Use: vacant lots
 # 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: Minor Site Plan and Subdivision Reviews

For Official Use Only			
Date	Subdivision	Name	Lot
Inside Fire Limits			
Bldg Code		Ownership	Public
Time Limit			Private
Estimated Cost			

Zoning: Street Frontage Provided: _____
 Provided Setbacks: Front _____ Back _____ 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) _____

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 _____

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 _____

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 Julia DeRice Date 2-13-91

Signature of CEO Julia DeRice Date _____

Inspection Dates _____

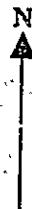
White-Tax Assesor

Yellow-GPCOG

White Tag - CEO

© Copyright GPCOG 1988

PLOT PLAN



FEES (Breakdown From Front)

Base Fee \$ _____
Subdivision Fee \$ 100 _____
Site Plan Review Fee \$ 300 _____
Other Fees \$ _____
(Explain) _____
Late Fee \$ _____

Inspection Record

Type	Date
_____	/ /
_____	/ /
_____	/ /
_____	/ /
_____	/ /

COMMENTS

Signature of Applicant

Julie Bellini

Date

3-17-91

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 10, 1991

Andrew & Julie DeRice
2 Flintlock Ln.
Falmouth, ME 04104

re: 1315-1317 Forest Ave.

Dear Sir:

Your application to construct a duplex dwelling 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.

Planning Division - Approved - A. Macgregor
Inspection Services - Approved - W. Gibson
Fire Department - Approved - H.L. Carroway
Public Works - Approved - T. Harris

Building Code Requirements.

1. Please read and implement items 1, 6, 7 and 9 of the attached building permit report.
2. Your plans don't show the structural elements of your proposed building; therefore I must state the minimum requirements for this structure.
3. Floor joist spaced at 16" o.c. on a 13' span must be a minimum of 2"x8".
4. Roof rafters spaced at 15" o.c. on a slope greater than 5/12 pitch must be a minimum of 2"x10". or trussed design for a 40 p.s.f. live load.
5. Concrete floors shall be done in accordance with Section R-503 of the building code.
6. Stairway must be a minimum of 3'-0", with handrails heights of 30" minimum, 34" maximum on at least one side of stairs. A minimum of 9" treads and maximum 8 1/4" rises are required. 6'0" headroom is a minimum in stairways.

BUILDING PERMIT REPORT

ADDRESS: 1315-1317 Forest Ave. DATE: 10/08/91

REASON FOR PERMIT: To construct a duplex dwelling units.

BUILDING OWNER: Andrew & Julie DeRice

CONTRACTOR: owner

PERMIT APPLICANT: ''

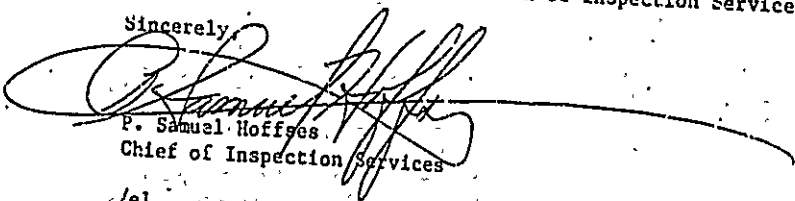
APPROVED: *1, *6, *7, *9

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.
- *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 (0.53m²). 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.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 Hoffges
Chief of Inspection Services

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

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 10, 1991

Andrew & Julie DeRice
2 Flintlock Ln.
Falmouth, ME 04104

re: 1315-1317 Forest Ave.

Dear Sir:

Your application to construct a duplex dwelling 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

Planning Division - Approved - A. Jaegerman
Inspection Services - Approved - W. Glinoux
Fire Department - Approved - H.C. Cannonway
Public Works - Approved - S. Harris

Building Code Requirements

1. Please read and implement items 1, 4, 7 and C of the attached building permit report.
2. Your plans don't show the structural elements of your proposed building; therefore I must state the minimum requirements for this structure.
3. Floor joist spaced at 16" o.c. on a 13" span must be a minimum of 2"x8".
4. Roof rafters spaced at 16" o.c. on a slope greater than 5/12 pitch must be a minimum of 2"x10" or trussed design for a 40 p.s.f. live load.
5. Concrete floors shall be done in accordance with Section R-503 of the building code.
6. Stairway must be a minimum of 3'-0" width handrails heights of 30" minimum, 34" maximum on at least one side of stairs. A minimum of 9" treads and maximum 8 1/2" rises are required. 6"0" headroom is a minimum in stairways.

BUILDING PERMIT REPORT

ADDRESS: 1315-1317 Forest Ave. DATE: 10/20/91

REASON FOR PERMIT: To construct a duplex dwelling units.

BUILDING OWNER: Andrew & Julie DeRice

CONTRACTOR: owner

PERMIT APPLICANT: ''

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.
- *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 (0.53m²). 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.P.A. 74).

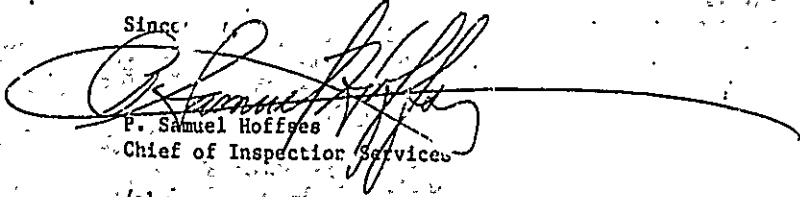
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10.) Section 25-135 of the Municipal Code for the City of Portland states: "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year.

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.

Since


P. Samuel Hoffes
Chief of Inspection Services

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

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

Applicant: Andrew & Julie DeRice
 Address of Proposed Site: 1315-1317 Forest Ave. Date: 3/12/91
 Mailing Address: XXXXXXXXXXXXXXXXXXXX
 Proposed Use of Site: construct duplex
 Acreage of Site: 7077 sq. ft. / 26' x 35' Ground Floor Coverage
 Site Identifier(s) from Assessors Maps: R-5
 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: _____
 Total Floor Area: _____
 Other Comments: Contact person Julie DeRice - 797-0713
 Date Dept. Review Due: _____

----- MINOR SITE PLN & Subdivision Review - 2 lots -----

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																		
DOES NOT COMPLY																		

CONDITIONS SPECIFIED BELOW
 REASONS SPECIFIED BELOW

REASONS: WDA - 10-10-91

SIGNATURE OF REVIEWING STAFF/DATE
 BUILDING DEPARTMENT—ORIGINAL

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant: Andrew & Julie Durice
1218-1117 Forest Ave. Portland, ME 04102
 Mailing Address: Construct duplex
 Proposed Use of Site: 1177 sq ft / 0.24 acres
 Acreage of Site / Ground Floor Coverage: _____
 Date: 3/13/91
 Address of Proposed Site: 1115-1117 Forest Ave.
 Site Identifi (s) from Assessors Maps: _____
 Zoning of Proposed Site: _____
 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: Contact person Julia Durice - 797-0713
 Date Dept. Review Due: _____

1140N SITE PLAN 1 Subdivisor Review - 2 lots

FIRE DEPARTMENT REVIEW

(Date Received) _____

APPROVED
APPROVED
CONDITIONALLY
DISAPPROVED

ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMASE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER

CONDITIONS SPECIFIED BELOW
REASONS SPECIFIED BELOW

REASONS:

(Attach Separate Sheet if Necessary)

FIRE DEPARTMENT COPY

SIGNATURE OF REVIEWING STAFF/DATE

William Durice
4-24-91

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

Processing Form

Applicant Andrew & Julie DeRice
2 Flintlock Ln ; Falmouth, ME 04105 Date 3/12/91
 Mailing Address XXXXXXXXXXXXXXXXXXXX
construct duplex Address of Proposed Site 1315-1317 Forest Ave.
 Proposed Use of Site _____ Site Identifier(s) from Assessors Maps _____
7077 sq ft / 26'x35' Acreage of Site / Ground Floor Coverage _____ Zoning of Proposed Site R-5
 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: Contact person Julie DeRice - 797-0713
 Date Dept. Review Due: _____

----- MINOR SITE PLN & Subdivision Review - 2 lots -----

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 3/10/91
 SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

Planning

Applicant: Andrew & Julie DeRica
1227 Flintlock Ln, Falmouth, ME
 Mailing Address: construct duplex
 Proposed Use of Site: 7077 sq ft / 29' x 29'
 Acreage of Site / Ground Floor Coverage: _____
 Site Location Review (DEP) Required: () Yes () No
 Board of Appeals Action Required: () Yes () No
 Planning Board Action Required: () Yes () No
 Other Comments: Contact person Julia DeRica - 797-0713
 Date Dept. Review Due: _____
 Address of Proposed Site: 1315-1317 Forest Ave. Date: 3/12/91
 Site Identifier(s) from Assessors Maps: 2-5
 Zoning of Proposed Site: _____
 Proposed Number of Floors: _____
 Total Floor Area: _____

MINOR SITE PLAN - Subdivision Review - 2 lots

PLANNING DEPARTMENT REVIEW

- Major Development — Requires Planning Board Approval: Review Initiated (Date Received) _____
 Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
APPROVED CONDITIONALLY												
DISAPPROVED												

REASONS: Approved by Planning Board
May 14, 1991 for Subdivision
and Site Plan

(Attach Separate Sheet If Necessary)

PLANNING DEPARTMENT COPY
 SIGNATURE OF REVIEWING STAFF/DATE: [Signature] 10/10/91

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant W. A. One Date 4/9/91
 Mailing Address P O Box 10127; Ptld, ME 04104 Address of Proposed Site 1317 Forest Ave - Lots 2 & 3
 Proposed Use of Site u/k Site Identifier(s) from Assessors Maps Lot #2= 7077 sq. ft. & Lot #3=413,988 sq. ft.
 Acreage of Site / Ground Floor Coverage _____ Zoning of Proposed Site _____
 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: James Wolf - contact person - 797-6267
 Date Dept. Review Due: _____

 SUBDIVISION REVIEW

* ⁻¹³¹⁷ 1315 Forest Ave BUILDING DEPARTMENT SITE PLAN REVIEW
 (Does not include review of construction plans)
 duply → DeRice #3139 ; 10-8-91
 Use does NOT comply with Zoning Ordinance
 Requires Board of Appeals Action
 Requires Planning Board/City Council Action
 Explanation + minor SP + subdr. w 3-12-91
 Use complies with Zoning Ordinance — Staff Review Below - 2 lots

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 YARD	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	W.P.H OF LOT	LOT FRONTAGE	OFF STREET PARKING	LOADING BAYS	
COMPLIES																			
COMPLIES CONDITIONALLY																			CONDITIONS SPECIFIED BELOW
DOES NOT COMPLY																			REASONS SPECIFIED BELOW

REASONS: 4-15-92 RIP

 SIGNATURE OF REVIEWING STAFF/DATE
 BUILDING DEPARTMENT—ORIGINAL

Permit # _____ City of Portland **BUILDING PERMIT APPLICATION** Fee \$100 Zone _____ Map # _____ Lot# _____
 Please fill out any part which applies to job. Proper plans must accompany form.

Owner: W. JA. One Phone # 797-6767
 Address: P O Box 10127; Ptld, ME 04104
 LOCATION OF CONSTRUCTION 1317 Forest Ave - Lots 2 & 3
 Contractor: _____ Sub: _____
 Address: _____ Phone # _____
 Est. Construction Cost: _____ Proposed Use: _____
 _____ Past Use: _____
 # 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 Subdivision review - lots 2 & 3

For Official Use Only
 Date: 4/9/91 Subdivision: _____
 Inside Fire Limits: _____ Nam: _____
 Bldg Code: _____ Loc: _____
 Time Limit: _____ Ownership: _____
 Estimated Cost: _____ Public _____ Private _____

Zoning: _____
 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) _____

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

Lot #2 = 7077 sq ft - Lot #3 = 413,989 sq ft
 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: _____

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 _____

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.

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 _____

Permit Received By: Louise E. Chase
 Signature of Applicant: [Signature] Date: _____
 Signature of CEO: James Wolf For W.A. One Date: _____
 Inspection Dates: _____

CITY OF PORTLAND, MAINE

PLANNING BOARD

May 7, 1991

RECEIVED

JAN 21 1992

Joseph R. DeCoursey, Chair
Kenneth M. Cole III, Vice Chair
Jadine R. O'Brien
Irving Fisher
Cyrus Hagge
John H. Carroll
Donna Williams

DEPT. OF BUILDING INSPECTIONS
CITY OF PORTLAND

7.1317
Forest Ave

James Wolf
P.O. Box 10127
Portland, ME 04101

RE: Morrill's Court 3-lot Subdivision

Dear Mr. Wolf: 7.4.30-91?

On April 30, 1990 the Portland Planning Board voted unanimously (7-0) on the following motions regarding the Morrill's Corner 3-lot subdivision:

1. That the plan was in conformance with the Subdivision Review Ordinance of the City Land Use Code with the following conditions(s):
 - that a letter of financial and technical capability be submitted by the applicant prior to recording of the plat;
 - that there be no further subdivision of the rear parcel without approval of the Planning Board.

The approval is based on the submitted plan and the findings related to site plan review standards as contained in Planning Report #11-91, which is attached. Mylar copies of the construction drawing for the subdivision must be submitted to the Public Works Department prior to the release of the plat. In addition, a performance guarantee covering the public improvements as well as an inspection fee payment of 1.7% of the guarantee amount must be submitted to and approved by the Planning Division and Public Works prior to the recording of the subdivision plat. The subdivision approval is valid for three (3) years.

If there are any questions regarding the Board's actions, please contact the Planning staff.

Sincerely,

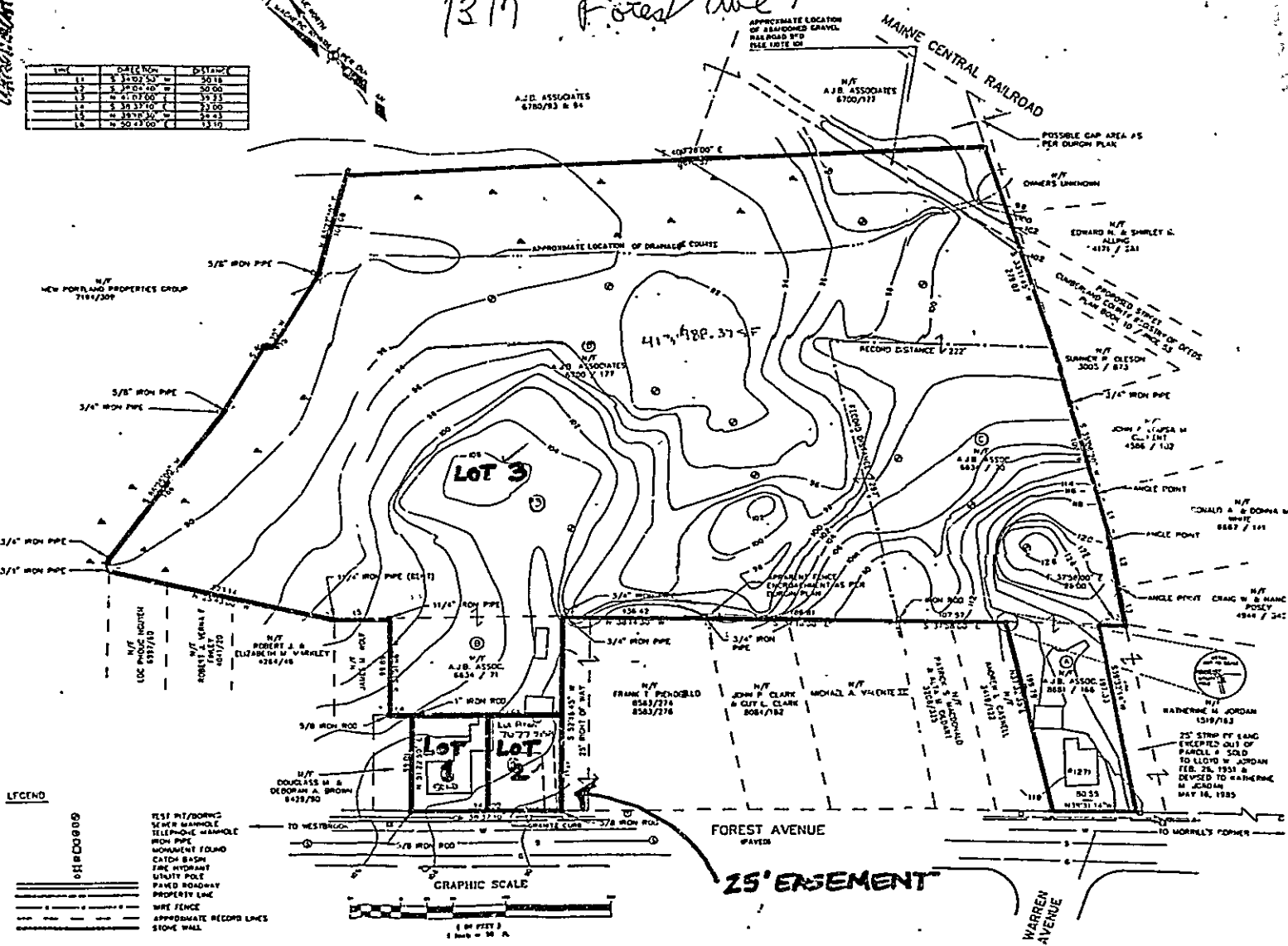

Joseph R. DeCoursey, Chair
Portland Planning Board

JRD:dmm

Attachment 1

1317 Forest Ave

LINE	DIRECTION	DISTANCE
11	S 100° 20' W	30.11
12	S 20° 00' W	30.00
13	N 41° 00' E	37.71
14	S 38° 37' 00" W	71.00
15	N 88° 10' 00" W	34.43
16	N 50° 10' 00" E	53.10



LFCEN0

- GRAPHIC SCALE
- 1" = 50' (1" = 15.24 M)
- 25' STRIP OF LAND EXCEPTED OUT OF PARCEL & SOLD TO LLOYD W JORDAN FEB. 28, 1933 & DEPOSED TO WARREN M JORDAN MAY 16, 1985
 - WIRE FENCE
 - APPROXIMATE RECORD LINES
 - STONE WALL
 - PAVED ROADWAY
 - PROPERTY LINE
 - UTILITY POLE
 - FIRE HYDRANT
 - CATCH BASIN
 - MOMENT FOUNDED
 - IRON PIPE
 - TELEPHONE HANGAR
 - SEWER HANGAR
 - TEST PIT/BORING

