

CITY OF PORTLAND, MAINE  
Department of Building Inspection



## Certificate of Occupancy

LOCATION 45 Cottage Park Rd (Lot #6) 376-A-143

Date of Issue 22 August 1994

Issued to Ric. Weinschenk

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. 94/0388, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Single Family Dwelling

Limiting Conditions:

None

This certificate supersedes  
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

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

940388

Permit # 940388 City of Portland

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

**BUILDING PERMIT APPLICATION Fee \$335**

Zone

Map #

Lot #

Owner: Ric Weinschenk Bluffs

Phone #

767-5400

50 - MMSP

5-3

PERMIT ISSUED

Address: 16 Park Circle - Cape Elizabeth, ME 04107

LOCATION OF CONSTRUCTION Lt # 5 - Cottage Park Rd.

Contractor: Sub: #48 Cottage Park Rd

Address: Phone #

Est. Construction Cost: 53,207

Proposed Use: 1-fam dwlg

Past Use: VACANT

# of Existing Res. Units: 1

# of New Res. Units: 1

Building Dimension: L 1

Total Sq. Ft.: 36

# Stories: 1

# Bedrooms: 3

Lot Size:

Is Proposed Use: Seasonal

Condominium

Conversion

Explain Conversion: construct 1-fam dwlg w att 2-car gar

Foundation: 376-A-043

8 MMSP

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:

5. Bridging Type:  Spacing 16" O.C.

6. Floor Sheathing Type:  Size:

7. Other Material:  Size:

Exterior Walls:

1. Studding Size:  Spacing

2. No. windows:

3. No. Doors:

4. Header Sizes:

5. Bracing: Yes  No  Span(s)

6. Corner Posts Size:

7. Insulation Type:  Size:

8. Sheathing Type:  Size:

9. Siding Type:

10. Masonry Materials:  Weather Exposure

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:

White - Tax Assessor

For Official Use Only

Date: 5/2/94

Inside Fire Limits:

Bldg Code:

Time Limit:

Estimated Cost: 53,200

Subdivision:

Name:

Lot:

Owner: CITY OF PORTLAND

Private:

Other: (Explain)

Street Frontage Provided: 2

Provided Setbacks: Front  Back  Side  Side

Review Required:

Zoning Board Approval: Yes  No  Date:

Planning Board Approval: Yes  No  Date:

Conditional Use:  Variance  Date:

Shoreland Zoning: Yes  No  Floodplain: Yes  No

Special Exception:

Other:

CEILING:

1. Ceiling Joists Size:

2. Ceiling Strapping Size:

3. Type Ceiling:

4. Insulation Type:

5. Ceiling Height:

Roof:

1. Truss or Rafter Size:

2. Sheathing Type:

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:

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:

3. Must conform to National Electrical Code and State Law.

Permit Received By: Louise E. Ch...

Signature of Applicant: Rich W...

District: 2

Continued to Reverse Side

Ivory Tag - CEO

7 May, Jordan

PERMIT ISSUED WITH LETTER

PERMIT ISSUED

PLOT PLAN

8-17-94 - Hand rail 3rd level stairs  
water heater T+P valve over 6" above floor  
Basement smoke alarm / not operating

N

FEES (Breakdown From Front)

Base Fee \$ 885  
Subdivision Fee \$ \_\_\_\_\_  
Site Plan Review Fee \$ 50  
Other Fees \$ \_\_\_\_\_  
(Explain) \_\_\_\_\_  
Late Fee \$ \_\_\_\_\_

Inspection Record

Type	Date
Footings Set	5-15-94
Setbacks	6-11-94
	1-1-94
Final OK	8-12-94
VIAS	1-1-94

COMMENTS (5-10-94 Setbacks appear OK) (5-16-94 Back Filled) (Plumbing 6-11-94) (Final 8-17-94)

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.

John W. Kelly 5-294  
SIGNATURE OF APPLICANT

ADDRESS

PHONE NO.

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

PHONE NO.

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

May 9, 1994

Sir: Weinschenk  
16 Park Circle  
Cape Elizabeth, Maine 04107

RE: 48 Cottage Rd. Lot # 6  
Portland, Maine

Dear Sir,

Your application to construct a single family dwelling with two car attached garage has been reviewed and a permit is herewith issued subject to the following requirements: This permit doesn't 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 Req.

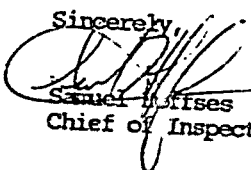
Inspection Services - Approved, W. Giroux, Zoning Administrator  
Public Works - Approved with Conditions (see attached) C. Carrigan

Building Code Req.

1. The proposed structure must be a minimum of 16' from any other structure in the PRUD.
2. Please read and implement items 1, 7, 8, 9, 10, 12, 13 and 14 of the attached building code report.
3. The proposed structure must be a minimum of 25' from external subdivision lines.
4. This permit is being issued with the understanding that NO work is to be started until a complete framing detail has been submitted to this office and approval has been given.

If you have any questions, please give this office a call.

Sincerely,

  
Samuel P. Hoffses  
Chief of Inspections

cc: William Giroux - Zoning Administrator  
Craig Carrigan - PE., Project Coordinator

389 Congress Street • Portland, Maine 04101 • (207) 874-8704

BUILDING PERMIT REPORT

Address \_\_\_\_\_ Date \_\_\_\_\_  
Reason for Permit \_\_\_\_\_  
Bldg. Owner: \_\_\_\_\_  
Contractor: \_\_\_\_\_  
Permit Applicant: \_\_\_\_\_  
Approval: \_\_\_\_\_

CONDITION OF APPROVAL:

1. Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection).
2. Precaution must be taken to protect concrete from freezing.
3. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) 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 it exits directly from the apartment to the building exterior with no communications to other apartment units.
6. The boiler shall be protected by enclosing with one (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply 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.
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 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 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. 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 1995), and NFPA 101 Chapter 18 & 19.

9. 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 ;lies 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).

10. 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, I1, 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.

11. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023.6 & 1024.0 of the City's building code (The BOCA National Building Code/1993).

12. Stair construction in Use Group R-3, R-4 is a minimum of 9" tread and 8-1/4" maximum rise.

13. Headroom in habitable space is a minimum of 7'6".

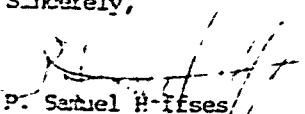
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.

15. 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 or occupancy is issued or demolition permit is granted.

16. 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".

17. 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.

Sincerely,

  
P. Samuel H. Hises,  
Chief of Inspections

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



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

APPLICANT: Ric WENDELSON  
ADDRESS: 116 Park Circle Cape Elizabeth ME 04107  
NEW ADDRESS/LOCATION: 48 Cottage Park Rd  
DATE: 2 May 1994

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to not increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW 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 48 Cottage Park Rd 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 closings with these requirements in mind.
- ☒ A sewer permit is required for your project. Please notify Paul Niehoff at 874-8300 ext 8838. 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 & Public Works Engineering Division (55 Portland St.) 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. 8822. (Only excavators licensed by the City of Portland are eligible).
- ☐

cc: P. Niehoff

Applicant: Rick Weinschenk

Date: 5-6-94

Address: 48 Cottage Park Rd

Lot #6

Assessors No.: 376-A-43

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R3

Interior or corner lot -

Use - single

Sewage Disposal - city

Rear Yards -

Side Yards -

Front Yards -

Projections - none

Height - 2 story

Lot Area - OK

Building Area - N/A

Area per Family - entire

Width of Lot - N/A

Lot Frontage - N/A

Off-street Parking - N/A

Loading Bays - N/A

Site Plan -

Shoreland Zoning -

Flood Plains -



## CITY OF PORTLAND, MAINE

## SITE PLAN REVIEW

## Processing Form

Applicant Ric Weinschenk Bldrs Date 5/2/94  
Mailing Address 16 Park Circle - Cape Elizabeth, ME 04107  
Address of Proposed Site 48 Cottage Park Rd  
1-fam dwlg w att 2-car gar  
Proposed Use of Site 376-A-043  
Acreage of Site .35 acre / 44'x36' 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  
Other Comments: contact person: Rick Wortley 767-3800  
Date Dept Review: \_\_\_\_\_

----- Minor-minor site plan review -----

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 — State Below

Zoning:  
SPACE & BULK,  
as applicable

COMPLIES

COMPLIES  
CONDITIONALLYDOES NOT  
COMPLY

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

CONDITIONS  
SPECIFIED  
BELOWREASONS  
SPECIFIED  
BELOWREASONS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT—ORIGINAL

## CITY OF PORTLAND, MAINE

## SITE PLAN REVIEW

## Processing Form

Applicant: Eric Wein, check 61drs Date: 5/2/94  
Address: 17 Park Circle - Cape Elizabeth, ME  
Address of Proposed Site: Lt 5 - Cottage Park Rd  
Proposed Use of Site: 1-fam dwlg w 312 2-car gar  
Site Identifier(s) from Assessors Maps: 37a-b-c  
Area of Site: 39 acres / 44' x 15' 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: contact person: Rick Worley 767-3800  
Date Dept. Review Due: \_\_\_\_\_

Major-minor site plan review

## PUBLIC WORKS DEPARTMENT REVIEW

(Date Received) \_\_\_\_\_

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

REMARKS: SEE ATTACHED CONDITIONS

(Attach. Separate Sheet if Necessary)

SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

