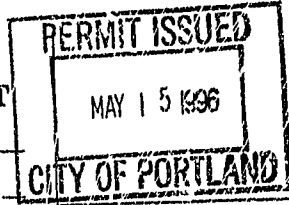




**960385**  
APPLICATION FOR AMENDMENT TO PERMIT



Amendment No. 1  
Portland, Maine, 5/10/96

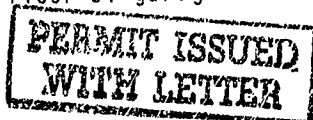
To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 960215 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 19 Alice St Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
 Owner's name and address Scott C. Smith 878-8910 Telephone \_\_\_\_\_  
 Lessee's name and address 15 Wendall St- Pld ME 04103 Telephone \_\_\_\_\_  
 Contractor's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Plans filed \_\_\_\_\_ No. of sheets \_\_\_\_\_  
 Proposed use of building 1-fam w garage No. families \_\_\_\_\_  
 Last use \_\_\_\_\_ No. families \_\_\_\_\_  
 Increased cost of work \_\_\_\_\_ Additional fee \$25

**Description of Proposed Work**

-- plywood decking flooring on 2nd floor of garage --



**Details of New Work**

Is any plumbing involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_  
 Height average grade to top of plate \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_  
 Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
 Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_  
 Material of under pinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
 Kind of roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_  
 No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_  
 Framing lumber -- Kind \_\_\_\_\_ Dressed or full size? \_\_\_\_\_  
 Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
 Girders \_\_\_\_\_ Size \_\_\_\_\_ Columns under gir. \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
 Studs (outside walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span over 8 feet.  
 Joints and rafters: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_

Approved: Condition: To remain 1-family  
no living space above garage without  
Amendment  
Marked floor layout  
 \_\_\_\_\_ Signature of Owner  
 Approved: \_\_\_\_\_ Inspector of Buildings  
 INSPECTION COPY - WHITE  
 APPLICANT'S COPY - YELLOW  
 FILE COPY - PERMIT ISSUED WITH LETTER  
 ASSESSOR'S COPY - GOLDEN

D. Jordan

**City of Portland, Maine - Building or Use Permit Application 339 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716**

Location of Construction: Lot 1 Alice Woods	Owner: Scott and Joan Smith	Phone: 878-8910	Permit No: <b>960215</b>
Owner Address: 12 Wendall Street	Licensee/Buyer's Name:	Phone:	Business Name:
Contractor Name: Silver Ridge Custom Homes	Address: P. O. Box 437, Raymond, 04071	Phone: 655-3136/821-3270/pager	<b>PERMIT ISSUED</b>
Past Use: Va. cant lot	Proposed Use: Single family dwelling	COST OF WORK: \$ 185,000.00	PERMIT FEE: \$ 545-
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group <i>37</i> type <i>B</i> <i>200-993</i>
		Signature: <i>[Signature]</i>	Zone: <b>PORTLAND</b>

Proposed Project Description:  
Single family dwelling as per plans

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: Victoria A Dover Date Applied For: March 19, 1996

- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

*Phone when ready*

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

*Stacy A. Harvey*  
SIGNATURE OF APPLICANT  
P. O. Box 437, Raymond, ME 04071 655-3136  
DATE: 29 March 1996 - Permit Routed  
March 19, 1996

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

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: \_\_\_\_\_ PHONE: \_\_\_\_\_

Special Zone or Reviews:  
 Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan  minor  mm

Zoning Approval:  
 Approved  
 Approved with Conditions  
 Denied

Zoning Appeal:  
 Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

Historic Preservation:  
 Not in District or Landmark  
 Does Not Require Review  
 Requires Review

Action:  
 Approved  
 Approved with Conditions  
 Denied

Date: APR - 2 1996

CEO DISTRICT #7  
*D. Jordan*



White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

**Certificate of Occupancy**

CITY OF PORTLAND, MAINE  
Department of Building Inspection



LOCATION 19 Alice St (Lot #1)

Issued to Scott & Joan Smith Date of Issue 02 August 1996

It is certified that the building, premises, or part thereof, at the above location, built or altered or changed as to use under Building Permit No. 960215, 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:

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.

Location of Construction: 19 Alice St. Scott and Joan Smith Owner:		Phone: 878-8910 Business Name:		Permit No: 960215
Owner Address: 12 Mandall Street Contractor Name: Silver Bldgs Construction Houses P. O. Box 437, Raymond, 04071 Address:		Phone: 655-3136/821-3270/Pr. ex Proposed Use:		PERMIT ISSUED
Past Use: Vacant lot Single family dwelling		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: <input type="checkbox"/> Approved <input type="checkbox"/> Denied COST OF WORK: \$ 185,000.00 PERMIT FEE: \$ 915		APR - 2 1996 OFFICIAL: [Signature] ZONE: [Signature]
Proposed Project Description: Single family dwelling as per plans		Signature: [Signature] Date:		Zoning Approval:
Permit Taken By: Victoria A Dever Date Applied For: March 19, 1996		Action: <input type="checkbox"/> Denied <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Approved		Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> minor <input type="checkbox"/> mm
1. This permit application doesn't include the Applicant(s) from meeting applicable State and Federal rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.				
CERTIFICATION I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.				
SIGNATURE OF APPLICANT: [Signature] ADDRESS: P. O. Box 437, Raymond, ME 04071 655-3136 - Permit Souted 29 March 1996 DATE: March 19, 1996 PHONE:		RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: [Signature] PHONE:		
CEO DISTRICT: [Signature] L.P.		White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector		

PERMIT ISSUED WITH LETTER

COMMENTS

4-12-96 - Foundation in no reinforcement 2' plus drainage tile tank OK 8" walls.

Self-bolts appear OK / Plumbing under slab / OK / Sink to be installed in seat

5-28-96 - Framing underlayment / 5-28-96 - Plumbing rough in / Air test table OK

5-28-96 - Framing / 2x8 in. joists need design frost letter / 2x8 in. joist in garage OK

now been changed to 2x10-10" joist / leave unbalanced space for cast. / Masonry / work

just starting for chimney / Air test OK for west + water

5-1-96 - need / 1-Beam letter for next wk, start River's basement / Garage

Sub-M - 21 + Water + plumbing permits

556-0229

Inspection Record

Type

Foundation: OK

Framing:

Plumbing:

Final:

Other:

Date

4-12-96



CITY OF PORTLAND  
Planning and Urban Development Department  
MEMORANDUM

TO: Dave Jordan, Code Enforcement Officer

FROM: James Seymour, Acting Development Review Coordinator *JRS*

DATE: August 2, 1996

SUBJECT: Permanent Certificate of Occupancy for 19 Alice Street

I have reviewed the single family residence at 19 Alice Street and believe it would be acceptable to issue a permanent Certificate of Occupancy.

cc: Kathi Staples PE, City Engineer

O:\PLAN\CORRESP-DK\CPERM\COM19ALICE.SAP

Applicant: Steve Harvey  
 Address: 19 Alice St (at Alice Woods)  
 Date: 4/1/96  
 Assessors No.:

CHECK LIST AGAINST ZONING ORDINANCE

Date - 4/1/96  
 Zone Location - R-2  
 Interior or corner lot - Interior  
 Use - single family dwelling with attached garage  
 Sewage Disposal - city  
 Rear Yards - 25' req 35' shown  
 Side Yards - 1 1/2 stories 12' req 2 stories 14' req / 22' shown on garage side 19' shown on house side  
 Front Yards - 25' req - 49' + shown  
 Projections - car deck not shown on plot plan - side chimney is shown  
 Height - 2 story house - 1 1/2 story garage  
 Lot Area - 10,000 sq ft req - 12,955 sq ft shown  
 Building Area - max 20% of lot area  
 Area per Family - 10,000 sq ft req  
 Width of Lot - 80' req - 113.52' shown  
 Lot Frontage - 50' req - 113.52' shown  
 Off-street parking - 2 car garage  
 Loading Bays - N/A  
 Site Plan - Minor/Minor  
 Shoreland zoning - N/A  
 Flood Platinc - N/A

PERMIT ISSUED  
MAY 15 1996  
CITY OF PORTLAND

APPLICATION FOR AMENDMENT TO PERMIT

960385



Amendment No. 1  
Portland, Maine, 5/13/96

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE  
 The undersigned hereby applies for amendment to Permit No. 960215  
 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 19 Alice St  
 Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
 Owner's name and address Scott C Smith 379-9910  
 Telephone \_\_\_\_\_  
 Lessee's name and address 15 Mendall St- PTD ME 04103  
 Telephone \_\_\_\_\_  
 Contractor's name and address \_\_\_\_\_  
 Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_  
 Plans filed \_\_\_\_\_ No. of sheets \_\_\_\_\_  
 Proposed use of building 1-fam w garage  
 No. families \_\_\_\_\_  
 Last use \_\_\_\_\_  
 No. families \_\_\_\_\_  
 Increased cost of work \_\_\_\_\_  
 Additional fee \$25

Description of Proposed Work

Plywood decking flooring on 2nd floor of garage --

PERMIT ISSUED  
WITH LETTER

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 \_\_\_\_\_  
 No. stories \_\_\_\_\_  
 Size, front \_\_\_\_\_ depth \_\_\_\_\_  
 Material of foundation \_\_\_\_\_  
 Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_  
 cellar \_\_\_\_\_  
 Material of underpinning \_\_\_\_\_  
 Height \_\_\_\_\_ Thickness \_\_\_\_\_  
 Kind of roof \_\_\_\_\_  
 Rise per foot \_\_\_\_\_  
 Roof covering \_\_\_\_\_  
 No. of chimneys \_\_\_\_\_  
 Material of chimneys \_\_\_\_\_  
 of lining \_\_\_\_\_  
 Framing lumber - Kind \_\_\_\_\_  
 Dressed or full size? \_\_\_\_\_  
 Corner posts \_\_\_\_\_  
 Sills \_\_\_\_\_  
 Girt or ledger board? \_\_\_\_\_  
 Size \_\_\_\_\_  
 Columns under girders \_\_\_\_\_  
 Size \_\_\_\_\_  
 Max. on centers \_\_\_\_\_  
 Studs (outside walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span over 8 feet.  
 Joints and rafters: \_\_\_\_\_  
 1st floor, 2nd, 3rd, roof, \_\_\_\_\_  
 On centers: \_\_\_\_\_  
 1st floor, 2nd, 3rd, roof, \_\_\_\_\_  
 Maximum span: \_\_\_\_\_  
 1st floor, 2nd, 3rd, roof, \_\_\_\_\_  
 Approved: \_\_\_\_\_  
 Condition: To remain in-family  
 No living space above garage without  
 deck over floor above  
 Signature of Owner \_\_\_\_\_  
 Approved \_\_\_\_\_  
 Inspector of Buildings \_\_\_\_\_  
 FILE COPY - WHITE  
 INSPECTOR'S COPY - YELLOW  
 ASSASSOR'S COPY - GOLDEN

PERMIT ISSUED  
WITH LETTER

D. J. DORR  
 5/13/96



Inspection Services  
P. Samuel Hoffices  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

May 15, 1996

Scott C. Smith  
15 Wendall Street  
Portland, Maine 04103

RE: 19 Alice Street

Dear Scott,

Your application to place plywood flooring on the second floor of the garage at 19 Alice Street has been reviewed and a permit is herewith issued subject to the requirements listed below. This permit does not excuse the applicant from meeting applicable State and Federal laws.

Building Code Requirements

1. Your submitted plan does not show the proposed floor joist systems for this floor. Please submit the framing detail for approval before work begins.
2. Your submitted plan does not show how access will be obtained to the second floor, this also must be shown in detail.
3. This structure must remain a single family dwelling. No living space above the garage is allowed without obtaining additional permits.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,

P. Samuel Hoffices  
Chief, Code Enforcement Division

19 Alice St.  
Scott Smith

PERMIT ISSUED  
WITH LETTER

PERMIT ISSUED  
WITH LETTER

Plywood decking (flooring)  
on second floor of  
Garage

Door

Door



CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM

I. D. Number

Address: LOT 1 ALICE WOODS

Applicant: Scott and Joan Smith

Address: Wendall Street, Portland, ME

Application Date: March 19, 1996

Applicant's Mailing Address: Silver Ridge Custom Homes

Consultant/Agent: 655-3136

Project Name/Description: Lot 1 ~~XXXXXXXXXX~~ Alice Woods

Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  
 New Building  Building Addition  Change of Use  Residential  
 Office  Retail  Manufacturing  Warehouse/Distribution  Other (specify)

Proposed Building Square Feet or # of Units: 1872 sq. ft. GFC      Acreage of Site: 12,955 sq. ft.      Zoning: R-2

Check Review Required:

- |  |  |   |  |
|--|--|---|--|
| <input type="checkbox"/> Site Plan (major/minor)         | <input type="checkbox"/> Subdivision # of lots | <input type="checkbox"/> PAD Review                     | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                    | <input type="checkbox"/> Shoreland             | <input type="checkbox"/> Historic Preservation          | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance       | <input checked="" type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other                   |

Fees paid: site plan \$50.00      subdivision

Approval Status:

- Approved       Approved w/Conditions listed below       Denied

Reviewer: MARGE SCHMUCKEL

1. The rear deck is NOT shown on the plot plan - It shall be no closer than 25' to the rear lot line

Approval Date: 4/1/96      Approval Expiration: \_\_\_\_\_ date      Extension to: \_\_\_\_\_ date       Additional Sheets Attached

Condition Compliance: \_\_\_\_\_ signature \_\_\_\_\_ date

Performance Guarantee:  Required\*       Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

Performance Guarantee Accepted: \_\_\_\_\_ date      amount \_\_\_\_\_      expiration date \_\_\_\_\_

Inspection Fee Paid: \_\_\_\_\_ date      amount \_\_\_\_\_

Performance Guarantee Reduced: \_\_\_\_\_ date      remaining balance \_\_\_\_\_      signature \_\_\_\_\_

Performance Guarantee Released: \_\_\_\_\_ date      signature \_\_\_\_\_

Defect Guarantee Submitted: \_\_\_\_\_ submitted date \_\_\_\_\_      amount \_\_\_\_\_      expiration date \_\_\_\_\_

Defect Guarantee Released: \_\_\_\_\_ date \_\_\_\_\_      signature \_\_\_\_\_

Pink - Building Inspectors      Blue - Development Review Coordinator      Green - Fire      Yellow - Planning      2/1/95 Rev 5 K.T.DPUD



CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM

I. D. Number

Address: LOT 1 ALICE WOODS

Applicant: Scott and Joa. Smith  
ndall Street, Portland, ME

Application Date: March 19, 1996

Applicant's Mailing Address: Silver Ridge Custom Homes  
Consultant/Agent: 655-3136

Project Name/Description: 19 ALICE ST.  
Lot 1 ~~KXXXXXKXKX~~ Alice Woods

Applicant or Agent Daytime Telephone, Fax

Address of Proposed Site  
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building  Building Addition  Change of Use  Residential  
 Office  Retail  Manufacturing  Warehouse/Distribution  Other (specify)

Proposed Building Square Feet or # of Units: 1872 sq ft GFC Acreage of Site: 12,955 sq. ft Zoning

Check Review Required:

- Site Plan (major/minor)
- Subdivision # of lots
- PAD Review
- 14-403 Streets Review
- Flood Hazard
- Shoreland
- Historic Preservation
- DEP Local Certification
- Zoning Conditional Use (ZBA/PB)
- Zoning Variance
- Single-Family Minor
- Other

Fees paid: site plan \$50.00 subdivision

Approval Status: Reviewer JAMES SEYMOUR

- Approved
- Approved w/Conditions listed below
- Denied

1. PLEASE SEE STANDARD CONDITIONS ATTACHED
2. A STONE TRENCH & PERFORATED PIPE DRAIN SHALL BE INSTALLED ALONG THE FRONT AND UNDER THE DRIVEWAY. DETAILS ARE TO BE SUBMITTED FOR APPROVAL.
3. EROSION CONTROL MEASURE ARE ALSO NEEDED ACROSS SWALES AND THE FRONT OF THE LOT.
4. THE CONTRACTOR IS RESPONSIBLE FOR KEEP ALICE STREET CLEAN OF TRACKED SOILS DUE TO CONSTRUCTION RELATED ACTIVITY.

Approval Date: 3/28/96 Approval Expiration: 3/97 Extension to:  Additional Sheets Attached

Condition Compliance: James Seymour 3/28/96  
signature date

Performance Guarantee:  Required\*  Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

Performance Guarantee Accepted: date, amount, expiration date

Inspection Fee Paid: date, amount

Performance Guarantee Reduced: date, remaining balance, signature

Performance Guarantee Released: date, signature

Defect Guarantee Submitted: submitted date, amount, expiration date

Defect Guarantee Released: date, signature

Pink - Building Inspections Blue - Development Review Coordinator Green - Fire Yellow - Planning 2/9/95 Rev5 KT:DPUD

Revised 07/95

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

APPLICANT: SCOTT & JOAN SMITH  
ADDRESS: WENDALL STREET, PORTLAND, ME  
SITE ADDRESS/LOCATION: 19 ALICE STREET LOT 1  
DATE: 3/28/96

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: 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 WILL BE ENFORCED FOR YOUR SITE PLAN

1.  All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.
2.  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.
3.  Your new street address is now 19 ALICE STREET, the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4.  The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
5.  Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6.  A sewer permit is required for your project. Please contact Carol Poliskey at 874-8300, ext. 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

**CITY OF PORTLAND**

April 2, 1996

Silver Ridge Custom Homes  
P. O. Box 437  
Raymond, Maine 04071

RE: 19 Alice Street (Lot 1)  
Portland, Maine

Dear Sir,

Your application to construct a single family dwelling with attached garage has been reviewed and a permit is herewith issued subject to the requirements listed below. This permit does not excuse the applicant from meeting applicable State and Federal laws.

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

Site Plan Review Requirements

Building Code Requirements - The rear deck is not shown on the plot plan. It can be no closer than 25 feet to the rear lot line. - M. Schmuckal.

Development Review Coordinator - a) Please see attached standard conditions  
b) A stone trench and perforated pipe drain shall be installed along the front and under the driveway. Details are to be submitted for approval.  
c) Erosion control measures are also required across swales and the front of the lot. d) The contractor shall be responsible for keeping Alice Street clean of tracked soil from the lot due to construction related activities.  
- J. Seymour

Building Code Requirements

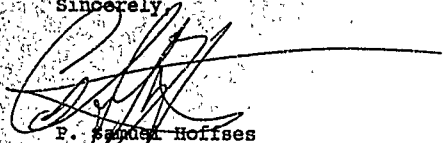
1. Please read and implement items 1, 2, 7, 9, 10, 11, 13, 14, 15, 16 and 17 of the attached Building Permit Report

2. Waterproofing and damp proofing must be done in accordance with Chapter 18, Section 1813 of the City's Building Code (The BOCA National Building Code/1993)

3. Roof construction shall be done in accordance with Chapter 6 of the Building Code.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,



P. Samuel Hoffes  
Chief, Code Enforcement Division

cc: M. Schmuckal, Asst C, Code Enf Div  
J. Seymour, DRC

BUILDING PERMIT REPORT

DATE: April 2, 1996

ADDRESS: 19 Alice Street

REASON FOR PERMIT: Construct Single family dwelling

BUILDING OWNER: Scott and Joan Smith

CONTRACTOR: Silver Ridge Custom Homes

APPROVED: Per items 1, 2, 7, 9,  
10, 11, 13, 14, 15, 16, & 17

CONDITIONS OF APPROVAL

1. Before concrete for foundation is placed, approvals from Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precautions 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) hour, including fire doors with selfclosers.
5. 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.
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 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 without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue, they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 square feet.
8. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
9. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code, Chapter 9, Section 19, 919.3.2 (BOCA National Building Code/1993) and NFPA 101, Chapters 18 and 19. (Smoke detectors shall be installed and maintained at the following locations):
  - a. In the immediate vicinity of bedrooms
  - b. In all bedrooms
  - c. In each story within a dwelling unit, including basementsIn addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted.



10. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1 hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1993)
11. Guardrail and 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 Groups, 42 inches, except Use Group R which is 36 inches. In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4 inches cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
12. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, Section and Subsections 1023. and 1024. of the City's Building Code. (The BOCA National Building Code/1993)
13. Stair construction in Use Group R-3 and R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum is 11" tread, and 7" maximum rise.
14. Headroom in habitable space is a minimum of 7'6".
15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
16. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final certificate of occupancy is issued for demolition permit is granted.
17. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
18. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 MRSA refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.

I. Samuel Hoffses  
Chief, Inspection Services

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

**CITY OF PORTLAND**

April 2, 1996

Silver Ridge Custom Homes  
P. O. Box 437  
Raymond, Maine 04071

RE: 19 Alice Street (Lot 1)  
Portland, Maine

Dear Sir,

Your application to construct a single family dwelling with attached garage has been reviewed and a permit is herewith issued subject to the requirements listed below. This permit does not excuse the applicant from meeting applicable State and Federal laws.

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

Site Plan Review Requirements

Building Code Requirements - The rear deck is not shown on the plot plan. It can be no closer than 25 feet to the rear lot line. - M. Schumuckal

Development Review Coordinator - a) Please see attached standard conditions  
b) A stone trench and perforated pipe drain shall be installed along the front and under the driveway. Details are to be submitted for approval.  
c) Erosion control measures are also required across swales and the front of the lot. d) The contractor shall be responsible for keeping Alice Street clean of tracked soil from the lot due to construction related activities.  
- J. Seymour

Building Code Requirements

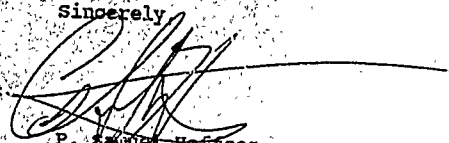
1. Please read and implement items 1, 2, 7, 9, 10, 11, 13, 14, 15, 16 and 17 of the attached Building Permit Report

2. Waterproofing and damp proofing must be done in accordance with Chapter 18, Section 1813 of the City's Building Code (The BOCA National Building Code/1993)

3. Roof construction shall be done in accordance with Chapter 6 of the Building Code.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely



P. J. Hoffses  
Chief, Code Enforcement Division

cc: M. Schmuckal, Asst C, Code Enf Div  
J. Seymour, DRC

BUILDING PERMIT REPORT

DATE: April 2, 1996 ADDRESS: 19 A. Street

REASON FOR PERMIT: Construct Single family dwelling

BUILDING OWNER: Scott and Joan Smith

CONTRACTOR: Silver Ridge Custom Homes APPROVED: Per items 1, 2, 7, 9, 10, 11, 13, 14, 15, 16, & 17

CONDITIONS OF APPROVAL

1. Before concrete for foundation is placed, approvals from Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precautions 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) hour, including fire doors with selfclosers.
5. 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.
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 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 without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue, they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 square feet.
8. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
9. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code, Chapter 9, Section 19, 919.3.2 (BOCA National Building Code/1993) and NFPA 101, Chapters 18 and 19. (Smoke detectors shall be installed and maintained at the following locations):
  - a. In the immediate vicinity of bedrooms
  - b. In all bedrooms
  - c. In each story within a dwelling unit, including basementsIn addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted.

10. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1 hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1993)
11. Guardrail and 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 Groups, 42 inches, except Use Group R which is 36 inches. In occupancies in Use Group A, B, H-1, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4 inches cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
12. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, Section and Subsections 1023. and 1024. of the City's Building Code. (The BOCA National Building Code/1993)
13. Stair construction in Use Group R-3 and R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum is 11" tread, and 7" maximum rise.
14. Headroom in habitable space is a minimum of 7'6".
15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
16. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final certificate of Occupancy is issued for demolition permit is granted.
17. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
18. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 MRSA refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.

P. Samuel Hoffses  
Chief, Inspection Services

7. \_\_\_\_\_ A street opening permit(s) is required for your site. Please contact Carol Poliskey at 874-8300 , ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

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

9. \_\_\_\_\_ The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above finish street/curb elevation to allow for positive drainage away from entire footprint of building.

10.  The site contractor shall establish finish grades at the building foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.

11.  A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for the drainage from the property.

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

13.  EROSION CONTROL MEASURES SHALL BE INSTALLED ALONG THE LOT FRONTAGE AND ACROSS PROPOSED SWALES. SILT FENCE AND/OR HAYBALES SHALL BE INSTALLED PRIOR TO EXCAVATION.

cc: Katherine Staples, P.E., City Engineer

14.  THE APPLICANT WILL NEED TO INSTALL A FRENCH STONE DRAIN, OR INFILTRATION STONE TRENCH WITH PERFORATED PVC PIPE ACROSS THE LOT FRONT AND UNDER THE PROPOSED DRIVEWAY. THE APPLICANT SHALL

15.  SUBMIT A DETAIL FOR REVIEW PRIOR TO INSTALLATION.

→ ANY CHANGE IN THE HOUSE LOCATION WILL REQUIRE A NEW SKETCH, COMPLETE WITH SET BACK DISTANCES AND THE HOUSE MUST REMAIN WITHIN THE BUILDING ENVELOPE.

16.  ALL TRACKED SOILS FROM CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE SITE SHALL BE MAINTAINED DAILY AND SHALL BE THE CONTRACTORS RESPONSIBILITY TO KEEP THE STREET CLEAN OF SEDIMENTS AND DEBRIS.

# ELECTRICAL PERMIT

## City of Portland, Me.

*Wynneview  
Portland, ME  
WEDNESDAY  
5/22/96*



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 City of Portland Electrical Ordinance, National Electrical code and the following specification:

Date 4/17/96

LOCATION: 19 Alice Woods Dr

Permit # \_\_\_\_\_

OWNER Scott/Joan Smith ADDRESS \_\_\_\_\_

OUTLETS						TOTAL EACH FEE	
	98	Receptacles	73	Switches		Smoke Detector	171 .20 34.20
FIXTURES		(number of)					
	60	Incandescent	5	fluorescent			66 .20 13.20
		fluorescent strip					.20
SERVICES							
		Overhead			TTL AMPSTO	800	15.00
	X	Underground				800	200 15.00 15.00
TEMPORARY SERV.							
		Overhead			AMPS OVER	800	25.00
		Underground				800	25.00
METERS	1	(number of)				1	1.00 1.00
MOTORS		(number of)					2.00
RESID/COM		Electric units					1.00
HEATING		oil/gas units				1	5.00 5.00
APPLIANCES	1	Ranges	CookTops	Wall Ovens			2.00
		Water heaters	Fans	1 Dryers			2.00
Disposals	1	Dishwasher	Compactors	Others (denote)		4	2.00 8.00
MISC. (number of)		Air Cond/win		1 m/cro wave			3.00
		Air Cond/cent					10.00
		Signs					5.00
		Pools					10.00
		Alarms/res					5.00
		Alarms/com					15.00
		Heavy Duty					2.00
		Outlets					
		Circus/Carriv					25.00
		Alterations					5.00
		Fire Repairs					15.00
		E Lights					1.00
		E Generators					20.00
		Panels					4.00
TRANSFORMER		0-25 Kva					5.00
		25-200 Kva					8.00
		Over 200 Kva					10.00
					TOTAL AMOUNT DUE		76.40
					MINIMUM FEE	25.00	
					MINIMUM FEE/COMMERCIAL	35.00	

INSPECTION: Will be ready \_\_\_\_\_ or will call  \_\_\_\_\_

CONTRACTORS NAME Freeport Refrigeration Co

ADDRESS 78 Desert Rd- Freeport

TELEPHONE 865-1150

MASTER LICENSE No. Kevin Sawyer #17013 SIGNATURE OF CONTRACTOR

LIMITED LICENSE No. \_\_\_\_\_ *Kevin Sawyer*

ELECTRICAL INSTALLATIONS

INSPECTION: Service 5/22/96 by W. J. [Signature]  
 Service called in 5/28/96  
 Closing-in 6/4/96 by [Signature]

Permit Number 12013  
 Location 19 Alice woods Ln  
 Owner Scott Smith  
 Date of Permit 6/17/96  
 Final Inspection [Signature]  
 IY Inspector [Signature]

PROGRESS INSPECTIONS:  
5/22/96 (SERVICE)  
 Reinspect 5/28/96 (SERVICE)  
6/4/96 (ROSBH-IN)  
6/11/96 (FINISH)  
6/16/96 (FINISH)

DATE:	REMARKS:
5/22/96	NEED MAIN DISCONNECT JUST INSIDE GARAGE (PVE & LB) NOT TO COME (UNRULING WIRES)!! VIOLATION WILL NOT APPROVE AS FS NOW
5/28/96	NEEDS LUG SCREWS & WIRE NUTS ground rod from MAIN DISC. make-up wires in (BOXES FOR ROSEH-IN)
6/4/96	ALL OK (ROSBH-IN)
6/11/96	NOT READY FOR C/P