

851 2511

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

Applicant John H. R. Mullen Date January 9, 1987
 Mailing Address 20 Gray St, Westbrook 04092 Address of Proposed Site Alice Street Ext. Lot 39B
 Proposed Use of Site Single family with attached garage Site Identifier(s) from Assessors Maps 389-D-7 or 8
 Acreage of Site 10,039 sq. ft. Ground Floor Coverage 36' x 26' = 936' house Zoning of Proposed Site R-2
 Site Location Review (DEP) Required: 376' - Garage Yes () No (✓)
 Board of Appeals Action Required: () Yes (✓) No
 Planning Board Action Required: () Yes (✓) No
 Proposed Number of Floors 2
 Total Floor Area 1,872'
 Other Comments: _____
 Date Dept. Review Due: _____

BUILDING DEPARTMENT SITE PLAN REVIEW
 (Does not include review of construction plans)

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

Explanation _____
 Use complies with Zoning Ordinance — Staff Review Below

Zoning: SPACE & BULK, as applicable

	DATE	ZONE LOCATION	INTER. 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: _____

C.R. Warren 1/13/87
 SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT — ORIGINAL



APPLICATION FOR PERMIT

PERMIT ISSUED
FEB 4 1987
City of Portland

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 105
ZONING LOCATION PORTLAND, MAINE Jan. 9, 1987

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION Alice Street Ext. Fire District #1 , #2
1. Owner's name and address John Mullen 20 Gray St., Westbrook Telephone 854-2314
2. Lessee's name and address 1878 Telephone
3. Contractor's name and address John Ketchum 2228 Washington Avenue 04103 Telephone 797-3623
Proposed use of building single family dwelling with 2 car garage No. of sheets
Last use attached vacant lot No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 86,000.

FIELD INSPECTOR—Mr.
@ 775-5451

Appeal Fees \$
Base Fee \$50.00 site plan review 4.21.00
Late Fee
TOTAL \$

single family dwelling with 2 car garage attached. House 36' x 28' Garage 24' x 24' as per plans 28' 26' x 26'

Stamp of Special Conditions

will be pending in cross section

Issue permit to #1

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
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
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing lumber—Kind Dressed or full size? Corner posts Sills
Size Girders 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.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE
BUILDING INSPECTION—PLAN EXAMINER
ZONING:
BUILDING CODE:
Fire Dept.:
Health Dept.:
Others:

MISCELLANEOUS
Will work require disturbing of any tree on a public street? No
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? Yes

Signature of Applicant John H. R. Mullen Phone # 775-2317

Type Name of above John H. R. Mullen 1 2 3 4
Other
and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY



CITY OF PORTLAND, MAINE

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

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

Mr. John Mullen
105 Alice Street
Portland, ME 04103

RE: Lot 30B Alice Street

Dear Mr. Mullen:

A recent check of our records indicates that the dwelling at the above location is occupied in violation of Section 119.1 of the BOCA National Building Code, which calls for final inspection and issuance of a Certificate of Occupancy by this office.

Please contact this office immediately to arrange for final Building, Plumbing and/or Electrical inspections of this dwelling so that a Certificate of Occupancy may be issued.

Sincerely,

Kathleen A. Taylor
Code Enforcement Officer

cc: P. Samuel Hoffses, Chief of Inspection Services
Ernold Goodwin, Planning Inspector
Derrick Russo, Electrical Inspector

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

FEB 4 1987

ZONING LOCATION R-2 PORTLAND, MAINE Jan 9 1987

City Of Portland

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION Alice Street Ext. Lot 39B Fire District #1 [] #2 []

1. Owner's name and address John H. R. Mullen 20 Gray St., Westbrook Telephone 74-2314

2. Lessee's name and address Telephone 1878

3. Contractor's name and address XX John Ketchum XXE Washington, Telephone 797-3623

Avenue 04103 No. of sheets

Proposed use of building single family dwelling with 2 car garage No. families

Last use attached vacant lot No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$84,000 Appeal \$

FIELD INSPECTOR—Mr. @ 775-5451 Base Fee \$50.00 site plan review 4.26.02

Late Fee TOTAL \$

single family dwelling with 2 car garage attached. House 36' x 26' Garage 24' x 24' as per plans 28' 26' x 26'

Stamp of Special Conditions

will be sending in cross section

PERMIT ISSUED WITH LETTER

Issue permit to #1

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work? Is connection to be made to public sewer? If not, what is proposed for sewage? Has septic tank notice been sent? Form notice sent? 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 Kind of roof Rise per foot Roof covering No. of chimneys Material of chimneys of lining Kind of heat fuel Framing Lumber—Kind Dressed or full size? Corner posts Sills Size Girder 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. Joists and rafters: 1st floor, 2nd, 3rd, roof On centers: 1st floor, 2nd, 3rd, roof Maximum span: 1st floor, 2nd, 3rd, roof If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot, to be accommodated number commercial cars to be accommodated Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE MISCELLANEOUS BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street? NO ZONING: BUILDING CODE: Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto Fire Dept.: Health Dept.: Others: are observed? Yes...

Signature of Applicant John H. R. Mullen Phone # 854-2314 Type Name of above John H. R. Mullen 1 [] 2 [] 3 [] 4 []

PERMIT ISSUED WITH LETTER

FIELD INSPECTOR'S COPY APPLICANT COPY OFFICE FILE COPY

105 Alic

NOTES

3/20/87 - OK for 10" foundation
 hot lines OK

4/24/87 - Extra work started - Framing
 OK

6/24 - No mess - left card
 regarding inap

4/8 - Sent bill

4/19 - Acpt for final - No more work

Permit No. 87/105

Location 3933 Cedar St

Owner John Miller

Date of permit 1-9-87

Approved 2-9-87

Dwelling Single Family

Garage 2 car garage

Alteration

Two large rectangular areas with horizontal lines, intended for additional notes or drawings.



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1

Portland, Maine

PERMIT ISSUED

JUL 14 1987

City Of Portland

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 87/105 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 Alice Street Ext. Lot 39B Within Fire Limits? Dist. No.
Owner's name and address John H. R. Mullen 105 Alice Street 04103 Telephone 797-2197
Lessee's name and address Telephone
Contractor's name and address John Ketchum - 1878 Washington Avenue Telephone 797-3623
Architect Plans filed No. of sheets
Proposed use of building deck No. families
Last use No. families
Increased cost of work \$700.00 Additional fee \$5.00

Description of Proposed Work

to construct 16' x 16' deck attached to back of dwelling
send permit to #1

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 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
Girders 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.
Joists and rafters: 1st floor, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof

Approved:

Signature of Owner [Signature]

Approved: [Signature] Inspector of Buildings

INSPECTION COPY

FILE COPY

APPLICANT'S COPY

ASSESSOR'S COPY

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CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

February 4, 1987

RE: Lot 39B Alice Street Ext., Portland, Maine

Mr. John H. R. Mullen
20 Gray Street
Westbrook, Maine 04092

Dear Sir:

Your application to construct a single family dwelling with 2 car garage has been reviewed and a building permit is herewith issued subject to the following requirements:

Site Plan Review Requirements

Inspection Services. Approved 2/3/87 W. J. Turner
Public Works Approved with condition

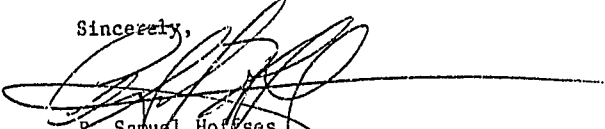
Sewer connection permits shall be obtained prior to connecting into the sanitary sewer and storm drain in Alice Street. R. J. Roy 1/26/87

Building Code Requirements

1. All lot lines shall be clearly marked before calling for a foundation inspection;
2. All concrete shall be protected from freezing and the earth below the foundation shall be also protected from freezing;
3. Please read and implement items 5, 6 and 7 of the attached work sheet; and,
4. Your plan shows a 8" foundation wall. The City of Portland requires a 10" wall.

If you have any questions on these requirements, please call this office.

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

/el

BUILDING PERMIT REPORT

DATE: Feb/4/87

ADDRESS: Lot 39B Alice^{ST.} Extension

REASON FOR PERMIT: _____

BUILDING OWNER: _____

CONTRACTOR: _____

PERMIT APPLICANT _____

APPROVED: 5-6-7 DENIED _____

CONDITION OF APPROVAL OR DENIAL:

- 1.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- 2.) Each apartment shall have access to two(2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
- 3.) Each apartment shall be equipped with an approved single station smoke detector powered by the house current. The detector shall be located in an area which will provide protection for the sleeping areas.
- 4.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by placing over the boiler, two(2) residential sprinkler heads supplied from the domestic water.
- * 5.) Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.52m²). 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).

- *6.) In addition to any automatic fire alarm system required by Sections 1716.3.2 and 1716.3.3, a minimum of one single station smoke detector shall be installed in each guest room, suite or sleeping area in buildings of Use Groups R-1 and I-1 and in dwelling units in the immediate vicinity of the bedrooms in buildings of Use Group R-2 or R-3. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit (see Section 1717.3.1).

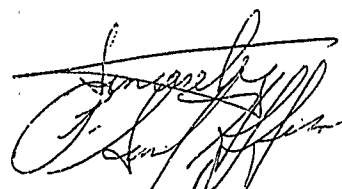
In buildings of Use Groups R-1 and R-2 which have basements, an additional smoke detector shall be installed in the basement. In buildings of Use Group R-3, smoke detectors shall be required on every story of the dwelling unit, including basements.

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

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

- *7.) 608.1 Attached garages: 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 ½-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 (102mm) above the garage floor. The door opening protectives shall be 1 ¾-inch solid core wood doors or approved equivalent.

608.1.1 Separation by breezeway: A garage separated by a breezeway not less than 10 feet (3048mm) in length from a building of Use Group R-3 may be of type 5B construction, but the junction of the garage and breezeway shall be firestopped to comply with the requirements of Section 1420.0.


Feb. 4/87

Applicant: *John H. R. Muller*
Address: *Alice St, Lot 39B*
Assessors No.: *389-D-7*

Date: *Feb, 3, 1987*

CHECK LIST AGAINST ZONING ORDINANCE

Date -
Zone Location - *R-2 Residence*
Interior or corner lot -
Use - *single Family w/attached garage*
Sewage Disposal -
Rear Yards - *65' 25' required*
Side Yards - *9' and 14' 5' and 14' required*
Front Yards - *25' 25' required*
Projections -
Height - *2 story*
Lot Area - *10,039 sq ft.*
Building Area -
Area per Family - *10,000 sq ft*
Width of Lot - *85'*
Lot Frontage - *87'*
Off-street Parking -
Loading Bays -

Site Plan -
Shoreland Zoning -
Flood Plains -



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1

Portland, Maine,

PERMIT ISSUED

JUL 14 1987

City Of Portland

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 87/195 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 Alice Street Dist. Lot 39B Within Fire Limits? Dist. No.

Owner's name and address John H. R. Miller 105 Alice Street 04103 Telephone 797-2197

Lessee's name and address Telephone

Contractor's name and address John Ketchum - 1978 Washington Avenue Telephone 797-3623

Architect Plans filed No. of sheets

Proposed use of building deck No. families

Last use No. families

Increased cost of work \$700.00 Additional fee \$5.00

Description of Proposed Work

to construct 16' x 16' deck attached to back of dwelling
send permit to #1

Details of New Work

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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 underpinning Height Thickness

Kind of roof Rise per foot Roof covering Thickness

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 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.

Joists and rafters: 1st floor....., 2nd....., 3rd....., roof

On centers: 1st floor....., 2nd....., 3rd....., roof

Maximum span: 1st floor....., 2nd....., 3rd....., roof

Approved:

Signature of Owner Susan Miller

INSPECTION COPY

Approved: Inspector of Buildings

FILE COPY

APPLICANT'S COPY

ASSESSOR'S COPY

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