



ORANGE DIAMOND

BLUE LETTERING

BACKLIT WHITE BACKGROUND

SUPPORTING COLUMN

RECEIVED

JUL 18 1989

DEPT. OF BUILDING INSPECTIONS
CITY OF PORTLAND



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 874-8300

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
October 3, 1989

Mr. Richard Libby
252 Virginia Street
Portland, Maine

Re: Allen Avenue - Lot 400-A-1

Dear Sir:

This is to notify you that your Building Permit issued October 26, 1988 has expired. Any construction that this permit has been issued for must not start until a new permit has been applied for; no variance of circumstances has been requested in writing approved by the Chief of Building Inspections.

Should you have any questions do not hesitate to contact this office.

Sincerely,

Merlin Leary
Merlin Leary
Code Enforcement Officer

mailed 10/4/89
RL

PERMIT # 001330 CITY OF Portland BUILDING PERMIT APPLICATION MAP # _____ LOT# _____

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

Owner: Richard Libby - Northwood Associate Partnership

Address: 252 Virginia St., Portland 04103

LOCATION OF CONSTRUCTION: Allen Avenue 400-A-1

CONTRACTOR: Northwood Assoc. SUBCONTRACTORS: 781-4474

ADDRESS: 20 Stony Ridge Rd., Cumberland, 04110

Est. Construction Cost: \$85,000 Type of Use: single family

Past Use: _____

Building Dimensions L _____ W _____ Sq. Ft. _____ # Stories: _____ Lot Size: _____

Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____

Conversion - Explain Minor, Minor Site Plan Review, Construct new s.f.

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only:
Of Dwelling Units _____ # Of New Dwelling Units _____

Foundation:

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

Floor:

1. Sills Size: _____ Sills must be anchored.
2. Girder Size: _____
3. Lally Column Spacing: _____ Size: _____
4. Joists Size: _____ Spacing 16" O.C.
5. Bridging Type: _____ Size: _____
6. Floor Sheathing Type: _____ Size: _____
7. Other Material: _____

Exterior Walls:

1. Studding Size _____ Spacing _____
2. No. windows _____
3. No. Doors _____
4. Header Sizes _____ Span(s) _____
5. Bracing: Yes _____ No _____
6. Corner Posts Size _____
7. Insulation Type _____ Size _____
8. Sheathing Type _____ Size _____
9. Siding Type _____ Weather Exposure _____
10. Masonry Materials _____
11. Metal Materials _____

Interior Walls:

1. Studding Size _____ Spacing _____
2. Header Sizes _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Materials _____

For Official Use Only

Date: October 13, 1988 Subdivision: Yes / No _____

Inside Fire Limits _____ Name _____

Bldg Code _____ Lot _____

Time Limit _____ Block _____

Estimated Cost: \$85,000 Permit Expiration: _____

Value/Structure _____ Ownership: _____ Public _____ Private _____

Fee: \$445.00 BUILDING Fee

50,000 Minor, Minor Site Plan

Ceiling:

1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceilings: _____
4. Insulation Type _____ Size 067 26 1988
5. Ceiling Height: _____

Roof:

1. Truss or Rafter Size _____
2. Sheathing Type _____
3. Roof Covering Type _____
4. Other _____

Chimneys:

Type: _____ Number of Fire Places _____

Heating:

Type of Heat: _____

Electrical:

Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:

1. Approval of soil test if required _____ Yes _____ No _____
2. No. of Tubs or Showers _____
3. No. of Flushes _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____

Swimming Pools:

1. Type: _____
2. Pool Size: _____ x _____ Square Footage _____
3. Must conform to National Electrical Code and State Law.

Zoning:

District: R-3 Street Frontage Req. _____ Provided _____

Required Setbacks: Front _____ Back _____ Side _____ Side _____

Review Required:

Zoning Board Approval: Yes _____ No _____ Date: _____

Planning Board Approval: Yes _____ No _____ Date: _____

Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____

Shore and Floodplain Mgmt. _____ Special Exception _____

Other (Explain) _____

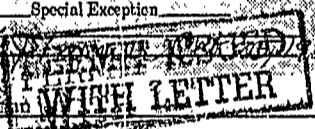
Date Approved: Oct 13 1988

Permit Received By: Nancy Grossman

Signature of Applicant: Richard Libby Date: 13 Oct 88

Signature of CEO: _____ Date: _____

Inspection Dates: _____



PLOT PLAN

1/4/89 - No work yet
2000 sq. ft. approx

N



FEES (Breakdown From Front)

Base Fee \$445.00 _____

Subdivision Fee \$ _____

Site Plan Review Fee \$ 50.00 minor, minor _____

Other Fees \$ _____

(Explain) _____

Late Fee \$ _____

Type	Inspection Record	Date
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____

COMMENTS

9-26-89 This permit expired Dennis Libby said that it
won't be renewed.

Signature of Applicant

Jan. L. Greenwood

Date

13 Oct 88



CITY OF PORTLAND, MAINE

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

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

October 25, 1988

Northwood Associates
20 Stony Ridge Road
Cumberland, Maine 04110

Re: Lot #400-A-1 Allen Ave. (551-559 Allen Ave.)

Dear Sir:

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

Site Plan Review Requirements

Public Works - Document for drainage easement and drainage maintenance agreement must be submitted before construction starts.
Exclusive of site work - S. Harris October 15, 1988

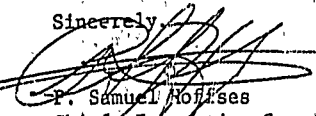
Inspection Service Approved W. Turner October 25, 1988

Building Code Requirements

- 1.) Before foundation is placed Public Works and Inspection Service must give their approval.
- 2.) Your plan didn't include a cross section of the proposed dwelling unit therefore I must assume a 10" foundation is required with drainage.
- 3.) 2' X 8" rafters 16" o.c.
- 4.) Stairwell will have a minimum of 6'8" headroom.

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

Sincerely,


P. Samuel Hoffses
Chief, Inspection Service

cc: S. Harris Public Works

BUILDING PERMIT REPORT

DATE: 25/00T/88

ADDRESS: 400-A-1 Allen Ave, 551-559 Allen Ave,

REASON FOR PERMIT: single family dwelling

BUILDING OWNER: Richard Libby

CONTRACTOR: Northwood ASSOC

PERMIT APPLICANT Contractor

APPROVED: 4, 5, 7 DENIED

CONDITION OF APPROVAL OR DENIAL:

- 1.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- 2.) Each apartment shall have access to two(2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
- 3.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by placing over the boiler, two(2) residential sprinkler heads supplied from the domestic water.
- *4.) Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m²). 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).
- *5.) In addition to any automatic fire alarm system required by Sections 1018.3.5, a minimum of one single station smoke detector shall be installed in each guest room, suite of sleeping area in buildings of Use Groups R-1 and I-1 and in dwelling units in the immediate vicinity of the bedrooms in buildings of Use Group R-2 or R-3. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit (see Section 1717.3.1).

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

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

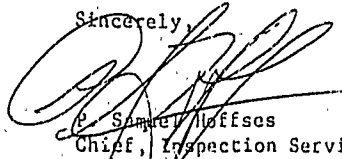
All detectors shall be installed in an approved location. Where more than one detector is required to be installed within an individual dwelling unit, the detectors shall be wired in such a manner that the actuation of one alarm will actuate all the alarms in the individual unit.

- 6.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fire-resistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.

~~7.)~~ A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be not less than 36 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a sphere with a diameter of 6 inches cannot pass through any opening.

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

Sincerely,


Samuel Hoffses
Chief, Inspection Services

/ksc
11/9/87

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

Processing Form

Paul Greenwood (781-4474)
 Applicant Richard Libby - Northwood Associate Partnership
 252 Virginia St., Portland, 04103
 Mailing Address single family
 Proposed Use of Site .16 / 816 sq.f.t
 Acreage of Site / Ground Floor Coverage

October 13, 1988
Date

Allen Avenue
 Address of Proposed Site
400-A-1
 Site Identifier(s) from Assessors Maps
R-3
 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 2
 Total Floor Area 1632 sq ft

Other Comments: This is near the corner of Racine Ave.
 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

COMPLIES

COMPLIES
CONDITIONALLY

DOES 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 BELOW

REASONS SPECIFIED BELOW

REASONS: _____

O. H. McTurk Oct 25, 1988
SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT—ORIGINAL

Applicant: *Richard Libby* Date: *Oct. 25, 1988*
Address: *Allen Ave, Vic. of 557-559 Allen Ave.*
Assessors No.: *400-A-1*

CHECK LIST AGAINST ZONING ORDINANCE

Date -
Zone Location - *R-3 Residential*
Interior or corner lot - *Interior*
Use - *Construct New Single Family*
Sewage Disposal - *City*
Rear Yards - *25'* *25' required*
Side Yards - *18' and 22'* *14' required*
Front Yards - *27'* *25' required*
Projections -
Height - *Two story*
Lot Area - *7,113 sq ft.*
Building Area - *816 sq ft.*
Area per Family - *6500 sq ft.*
Width of Lot - *80'*
Lot Frontage - *80'*
Off-street Parking - *OK,*
Loading Bays - *NONE*

Site Plan - *Approved by Public Works 10/13/88*

Shoreland Zoning -

Flood Plains -

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

Processing Form

Paul Greenwood (781-4474)

Richard Libby - Northwood Associate Partnership

Applicant
252 Virginia St., Portland, 04103

October 13, 1988
Date

Mailing Address
single family

Allen Avenue
Address of Proposed Site
400-A-1

Proposed Use of Site
.16 / 816 sq. ft.

Site Identifier(s) from Assessors Maps
R-1

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 1632 sq ft

Planning Board Action Required: () Yes () No

Other Comments:

Date Dept. Review Due:

PUBLIC WORKS DEPARTMENT REVIEW

(Date Received)

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT W. H. CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED																
APPROVED CONDITIONALLY																CONDITIONS SPECIFIED BELOW
DISAPPROVED																REASONS SPECIFIED BELOW

REASONS: Documents for drainage easement and drainage maintenance agreement must be submitted before construction starts. Exclusive of site work.

(Attach Separate Sheet if Necessary)

[Signature]
SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY