

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

## BUILDING INSPECTION PERMIT

Permit Number: 030197

This is to certify that McLaren Jennifer/A.E. Brown Co.

has permission to Construct New 2 Family with 6'46' Deck

AT 21 Ivy St

L 177 I013001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Inspection must be given and when permission is procured before this building or part thereof is used or otherwise occupied in 4 HOUR NOTICE REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

## OTHER REQUIRED APPROVALS

Fire Dept. **PERMIT ISSUED**

Health Dept.

Appeal Board

Other

**APR 29 2003**

Department Name

**CITY OF PORTLAND****PENALTY FOR REMOVING THIS CARD**

Director - Building &amp; Inspection Services

**PERMIT ISSUED****City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-0197	Issue Date: <b>APR 29 2003</b>	CBL: 177 I013001
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Location of Construction: 21 Ivy St	Owner Name: McLaren Jennifer	Owner Address: 18 Beach St <b>CITY OF PORTLAND</b>	Phone: 846-8711
Business Name:	Contractor Name: A.E. Brown, Co. <i>EARL</i>	Contractor Address: 105 Royal Road Pownal	Phone: 232-1272 2078468711
Lessee/Buyer's Name	Phone:	Permit Type: Multi Family	Zone: <b>R5</b>
Past Use: Vacant Lot	Proposed Use: Two Family Home with Deck	Permit Fee: \$1,268.00	Cost of Work: \$110,000.00
		CEO District: 3	
Proposed Project Description: Construct New 2 Family with 26' <sup>4</sup> / <sub>8</sub> Deck		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i> Signature:	INSPECTION: Use Group: <b>R-3</b> Type: <b>SB</b> <b>BECA 99</b> Signature:
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: Date:	

Permit Taken By: gad	Date Applied For: 03/13/2003	<b>Zoning Approval</b>		
1. This permit application does not preclude 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..		<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 13</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2003-0053</i> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> Date: <i>OK with conditions</i> <i>4/17/03</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:

**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 is 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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT

ADDRESS

DATE

PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

DATE

PHONE

**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No:	Date Applied For:	CBL:
03-0197	03/13/2003	177 I013001

Location of Construction: 25 Ivy St	Owner Name: McLaren Jennifer	Owner Address: 18 Beach St	Phone: ( ) 846-8711
Business Name:	Contractor Name: A.E. Brown, Co.	Contractor Address: 105 Royal Road Pownal	Phone (207) 846-8711
Lessee/Buyer's Name	Phone:	Permit Type: Multi Family	

Proposed Use: Two Family Home with Deck	Proposed Project Description: Construct New 2 Family with 26'46" Deck
--	--

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 04/17/2003**Note:** 4/17/03 received the final site plan revisions**Ok to Issue:** ☒

- 1) It is noted that there is a nonconforming deck (illegal) on the rear of the existing dwelling at 21 Ivy Street. This deck has not been approved by the City and should be made to conform to the City's land use ordinance. It should be removed.
- 2) The storage shed which is shown straddling the new property line SHALL BE REMOVED PRIOR TO CONSTRUCTION.
- 3) The street shall be constructed up to the requirements of the City's public works department.
- 4) Separate permits shall be required for future decks, sheds, pools, and/or garages. Presently there is one 5' x 8' side deck being shown. THERE SHALL BE NO STAIRS FROM THE SECOND FLOOR TO THE GROUND.
- 5) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 6) This property shall remain a two (2) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 7) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved      **Reviewer:** Tammy Munson      **Approval Date:** 04/29/2003**Note:****Ok to Issue:** ☒**Comments:**

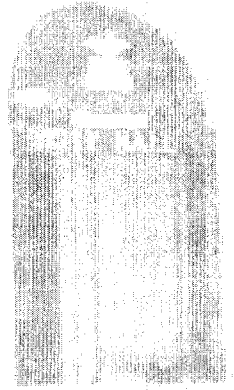
4/24/03-tmm: Called Earl Brown and faxed him the plan review sheets w/missing info.

4/29/03-tmm: reviewed resubmitted plans - ok to issue.

# City of Portland INSPECTION SERVICES

Room 315  
389 Congress Street  
Portland, Maine 04101

Telephone: 207-874-8703 or 207-874-8693  
Facsimile: 207-874-8716



## FACSIMILE TRANSMISSION COVER SHEET

TO: <u>Earl Brown</u>	FROM: <u>Tammy Munson</u>
FAX NUMBER: <u>846-8712</u>	NUMBER OF PAGES, WITH COVER: <u>4</u>
TELEPHONE: _____	RE: _____
DATE: <u>4/24/03</u>	_____

Comments:

21 IVY ST.

846-8711

232-1272

846-8712  
Fax #

25 IVY STREET

Earl Brown

846-8711

232-1272

Soil type/Presumptive Load Value (Table 401.4.1) _____		
Component	Plan Reviewer	Inspection/Date/Findings
<b>STRUCTURAL</b> Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)	not shown	OK
Foundation Drainage Dampproofing (Section 406)	not shown	OK
Ventilation (Section 409.1) Crawls Space ONLY	OK	OK
AnchorBolts/Straps (Section 403.1.4)	not shown	OK
Lally Column Type, Spacing and footing sizes (Table 502.3.4(2) )	Need engineering on steel	Need steel design
Built-Up Wood Center Girder Dimension/Type (Table 502.3.4(2) )		
Sill/Band Joist Type & Dimesions	not shown	OK
First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1) )	2x10's - OK	OK
Second Floor Joist Species Dimensions and Spacing Table(503.3.1(1) & Table 503.3.2(1) )	OK - 2x10's	OK

Attic or additional Floor Joist Species Dimensions and Spacing (Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1) )	OK	OK
Roof Rafter; Pitch, Span, Spacing & Dimension (Table 802.3.2(7) )	OK	OK
Sheathing; Floor, Wall and roof (Table 503.2.1(1))	OK	OK
Fastener Schedule (Table 602.3(1) & (2) )	not shown	OK
<b>Private Garage</b> Section 309 and Section 407 1999 BOCA) Living Space ? (Above or beside)	N/A	N/A
Fire separation		
Fire rating <del>to living space</del> <del>Door Sill elevation (407.5 BOCA)</del>	→ Need to discuss fire rating ceilings - OK	
Egress Windows (Section 310)	not shown	OK
Roof Covering (Chapter 9)	OK	
Safety Glazing (Section 308)	Need in both bathroom windows OK	
Attic Access (BOCA 1211.1)	OK	
Draft Stopping around chimney	N/A	

Header Schedule	not shown	pg 36
Type of Heating System	Gas boiler -	Need Permit - OK
Stairs		
Number of Stairways		
Interior 4		
Exterior 0		
Treads and Risers (Section 314)	Risers - OK Treads - Need 10" nose to nose	- OK - OK
Width		- OK
Headroom	> Not shown	OK
Guardrails and Handrails (Section 315)	Not shown	
Smoke Detectors Location and type/Interconnected	Not shown	OK 4/29/03
Plan Reviewer Signature		

See Chimney Summary Checklist

Fire wall - OK

Applicant: A.E. Brown

Date: 3/24/03

Address:

27 Ivy St  
25

C-B-L: 177-I-013

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New Development

#03-0197

Zone Location - R-5

Interior or corner lot - end of Rd.

Proposed Use/Work - construct new 2 family 26' x 40'

Sevage Disposal - City

Deck on side 25x8

Lot Street Frontage - 50' req - 67.19' given -

Front Yard - 20' min - 21.5' shown

Rear Yard - 20' min - 20' exactly shown

Side Yard - 2 story shown Normally 12' - however may reduce to no less than 8' if Added to the other side 8' & 23' shown OK

Projections - side Deck 25x8

Width of Lot - 60' req - 69' scaled to closest point

Height - 35' max - 31' scaled

Lot Area - 6,000 sq ft min - 6043 sq ft given

Lot Coverage/Impervious Surface - 40% - or 2417.2 sq ft

Area per Family - 3,000 sq ft / D.U. a 6,000 sq ft

Off-street Parking - 2 car D.U. or 4 total - 4 shown behind req front lot line

Loading Bays - N/A

Site Plan - minor

2003/0053

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 13 Zone C

$$26 \times 40 = 1040 \text{ sq ft}$$

$$5 \times 8 = 40$$

$$1080 \text{ sq ft}$$

has a partial Day light Basement

14-403 Street - OK per Public works requirements

- rear shed which is crossing over the line shall be removed prior to construction



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

2003-0053

Application I. D. Number

03/12/2003

Application Date

Ivy Street Duplex

Project Name/Description

Earl Brown

Applicant

105 Royal Road, Pownal, ME 04069

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 846-8711 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

25 - 25 Ivy St, Portland, Maine

Address of Proposed Site

177 1013001

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 ☐ Parking Lot ☐ Other (specify) \_\_\_\_\_

2,080 s.f.

Proposed Building square Feet or # of Units

Acreage of Site

R-5

Zoning

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># 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<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                | <input type="checkbox"/> Other _____           |  |

Fees Paid: Site Plan \$400.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date: 03/24/2003

**Zoning Approval Status:**

Reviewer \_\_\_\_\_

- ☐ Approved ☐ Approved w/Conditions  
See Attached ☐ Denied

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_ ☐ 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

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issued	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date

03-0197

# All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 25 Jany St. 21 Jany St.		
Total Square Footage of Proposed Structure 2080 S.F.	Square Footage of Lot 6043 S.F.	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 177-L-013	Owner: A.E. Brown Co. Inc.	Telephone: 846-8711
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: Earl Brown 105 Royal Rd. Pownal Me. 04069 846-8711	Cost Of Work: \$ 110,000.00 Fee: \$ 311 Fee 793.00
Current use: vacant lot		
If the location is currently vacant, what was prior use: open land		
Approximately how long has it been vacant: for ever		
Proposed use: Two family home Deck 60SF 26x40 TOTAL \$ 11268.00		
Project description: 4000 SF FRAME TWO 1900 SQ BUILDING WITH FOUR PARKING SPACES.		
Contractor's name, address & telephone: A.E. Brown Co. 105 Royal Rd. Pownal Me. 846-8711 or 232-1272		
Who should we contact when the permit is ready: A. Earl Brown		
Mailing address: Pownal Me. 04069		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 846-8711		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. 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's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: A. Earl Brown	Date: 3/8/03
---------------------------------------	--------------

This is NOT a permit, you may not commence ANY work until the permit is issued.  
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4<sup>th</sup> floor of City Hall



105 ROYAL ROAD, POWNAL, ME 04069  
TEL. (207) 846-8711 • FAX (207) 846-8712

March 11, 2003

City of Portland

TO WHOM IT MAY CONCERN:

We are planning on building a wood framed two family home on this lot at 25 Ivy Street in Portland as shown on submitted survey by Owen Haskell, Inc., together with four paved parking spaces. Landscaping will be very simple. There will be a half dozen shrubs of various sizes on the street side of the building, and all the other space around will be newly planted grass.

This house will be ultimately owned by Jennifer M. McLaren who owns 21 Ivy Street, when construction is completed.

Very truly yours,

A. Earl Brown

# City of Portland Site Plan Application

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Dept.

Address of Construction: 25 Ivy st. Portland, Me.		Zone: R-5
Total Square Footage of Proposed Structure 2080 sq. ft.		Square Footage of Lot 6043 sq. ft.
<b>Tax Assessor's Chart, Block &amp; Lot</b> Chart# 177 Block# 1 Lot# 13 & 14	Property owner, mailing address: a.e. brown 105 Royal Rd. Pownal, Me. 04069	Telephone: 846-8711
Consultant/Agent, mailing address, phone & contact person Earl Brown 105 Royal Rd. Pownal, Me. 04069	Applicant name, mailing address, telephone #/Fax#/Pager#: same	Project name: Ivy St. Duplex
<b>Proposed Development (check all that apply)</b> <input checked="" type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot <input type="checkbox"/> Subdivision, amount of lots \$25.00 per lot \$ <input type="checkbox"/> Site Location of Development \$3,000, except for residential lots which are then \$200 per lot <input type="checkbox"/> Traffic Movement \$1,000 <input type="checkbox"/> Stormwater Quality \$250.00 <input type="checkbox"/> Other <input type="checkbox"/> After the fact review - Major project \$1,500.00 <input type="checkbox"/> After the fact review - Minor project \$1,200.00  Major Development \$500.00 Minor Development \$400.00 Plan Amendments: <input type="checkbox"/> Board review \$200.00 <input type="checkbox"/> Staff review \$100.00		
Who billing will be sent to: Earl Brown Mailing address: 105 Royal Rd. Pownal, Me. 04069 State and Zip: 846-8711 Contact person: Earl Brown Phone: 232-1272		

Submittals shall include (9) separate folded packets of the following:

- copy of application
- cover letter stating the nature of the project
- site plan containing the information found in the attached sample plans check list

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, and c)

**ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM**

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .50 per page (8.5 x11) you may also visit the web site: [ci.portland.me.us](http://ci.portland.me.us) chapter 14

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. 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's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <i>Earl Brown</i>	Date: 3/12/03
---	---------------

This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction.

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

2003-0053

Application I. D. Number

03/12/2003

Application Date

Ivy Street Duplex

Project Name/Description

Earl Brown

Applicant

105 Royal Road, Pownal, ME 04069

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 846-8711 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

25 - 25 Ivy St, Portland, Maine

Address of Proposed Site

177 1013001

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 ☐ Parking Lot ☐ Other (specify) \_\_\_\_\_

2,080 s.f.

Proposed Building square Feet or # of Units

Acreage of Site

R-5

Zoning

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># 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<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                | <input type="checkbox"/> Other _____           |  |

Fees Paid: Site Plan \$400.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date 03/24/2003

**Approval Status:**

Reviewer Jay Reynolds

☐ Approved w/Conditions  
See Attached

☐ Denied

Approval Expiration 04/17/2004

Extension to \_\_\_\_\_

☐ Additional Sheets  
Attached

Jay Reynolds

04/17/2003

signature

date

**Performance Guarantee**

☒ Required\*

☐ Not Required

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

- |  |                         |  |                               |
|--|-------------------------|--|-------------------------------|
| <input checked="" type="checkbox"/> Performance Guarantee Accepted | 04/17/2003<br>date      | \$7,000.00<br>amount                               | 11/01/2003<br>expiration date |
| <input type="checkbox"/> Inspection Fee Paid                       | _____<br>date           | _____<br>amount                                    |                               |
| <input type="checkbox"/> Building Permit Issue                     | _____<br>date           |  |                               |
| <input type="checkbox"/> Performance Guarantee Reduced             | _____<br>date           | remaining balance                                  | signature                     |
| <input type="checkbox"/> Temporary Certificate of Occupancy        | _____<br>date           | <input type="checkbox"/> Conditions (See Attached) | expiration date               |
| <input type="checkbox"/> Final Inspection                          | _____<br>date           | signature  |                               |
| <input type="checkbox"/> Certificate Of Occupancy                  | _____<br>date           |  |                               |
| <input type="checkbox"/> Performance Guarantee Released            | _____<br>date           | signature  |                               |
| <input type="checkbox"/> Defect Guarantee Submitted                | _____<br>submitted date | amount   | expiration date               |
| <input type="checkbox"/> Defect Guarantee Released                 | _____<br>date           | signature  |                               |

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

2003-0053

Application I. D. Number

03/12/2003

Application Date

Ivy Street Duplex

Project Name/Description

Earl Brown

Applicant

105 Royal Road, Pownal, ME 04069

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 846-8711

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

25 - 25 Ivy St, Portland, Maine

Address of Proposed Site

177 1013001

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 ☐ Parking Lot ☐ Other (specify) \_\_\_\_\_

2,080 s.f.

Proposed Building square Feet or # of Units

Acreage of Site

R-5

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

☐ Other \_\_\_\_\_

Fees Paid:

Site Plan

\$400.00

Subdivision

Engineer Review

Date

03/24/2003

**Approval Status:**

☐ Approved

Reviewer Jay Reynolds

☐ Denied

Approval Expiration 04/17/2004

Extension to \_\_\_\_\_

☒ Additional Sheets

Attached

☒ Condition Compliance

Jay Reynolds

04/17/2003

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

04/17/2003

date

\$7,000.00

amount

11/01/2003

expiration date

☒ Inspection Fee Paid

4/17/2003

date

300.00

amount

☐ Building Permit Issue

date

☐ Performance Guarantee Reduced

date

remaining balance

signature

☐ Temporary Certificate of Occupancy

date

☐ Conditions (See Attached)

expiration date

☐ Final Inspection

date

signature

☐ Certificate Of Occupancy

date

☐ Performance Guarantee Released

date

signature

☐ Defect Guarantee Submitted

submitted date

amount

expiration date

☐ Defect Guarantee Released

date

signature

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

**Earl Brown**  
Applicant  
**105 Royal Road, Pownal, ME 04069**  
Applicant's Mailing Address  
  
Consultant/Agent  
**Applicant Ph: (207) 846-8711      Agent Fax:**  
Applicant or Agent Daytime Telephone, Fax

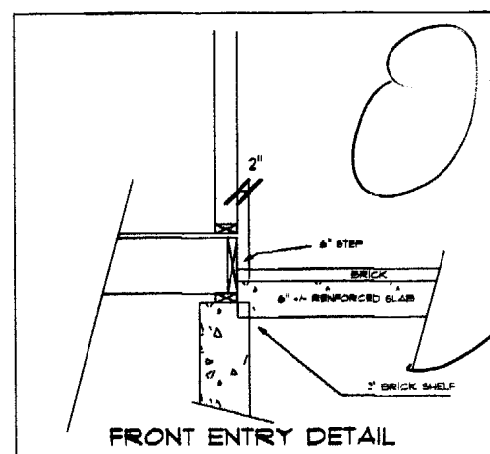
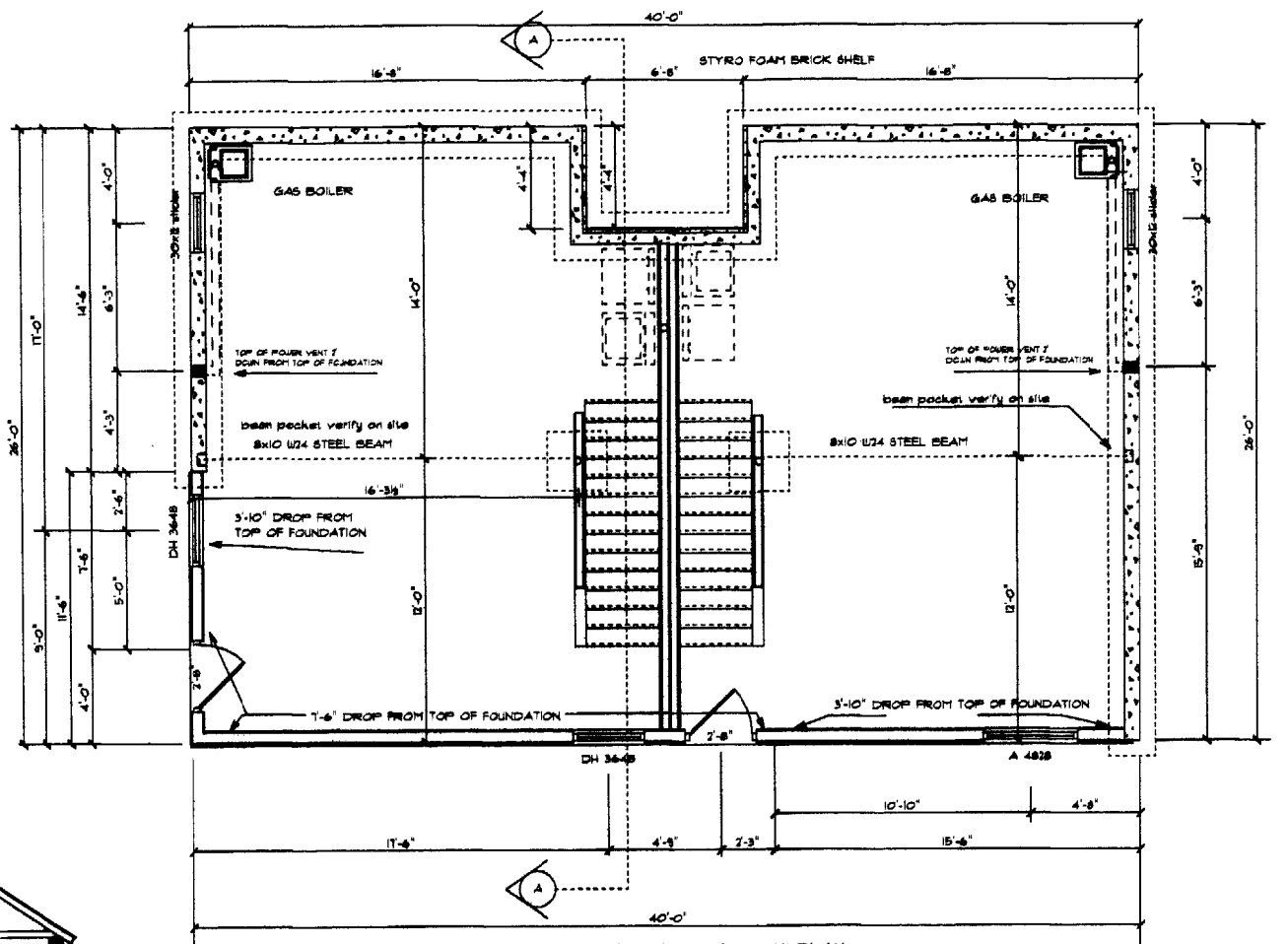
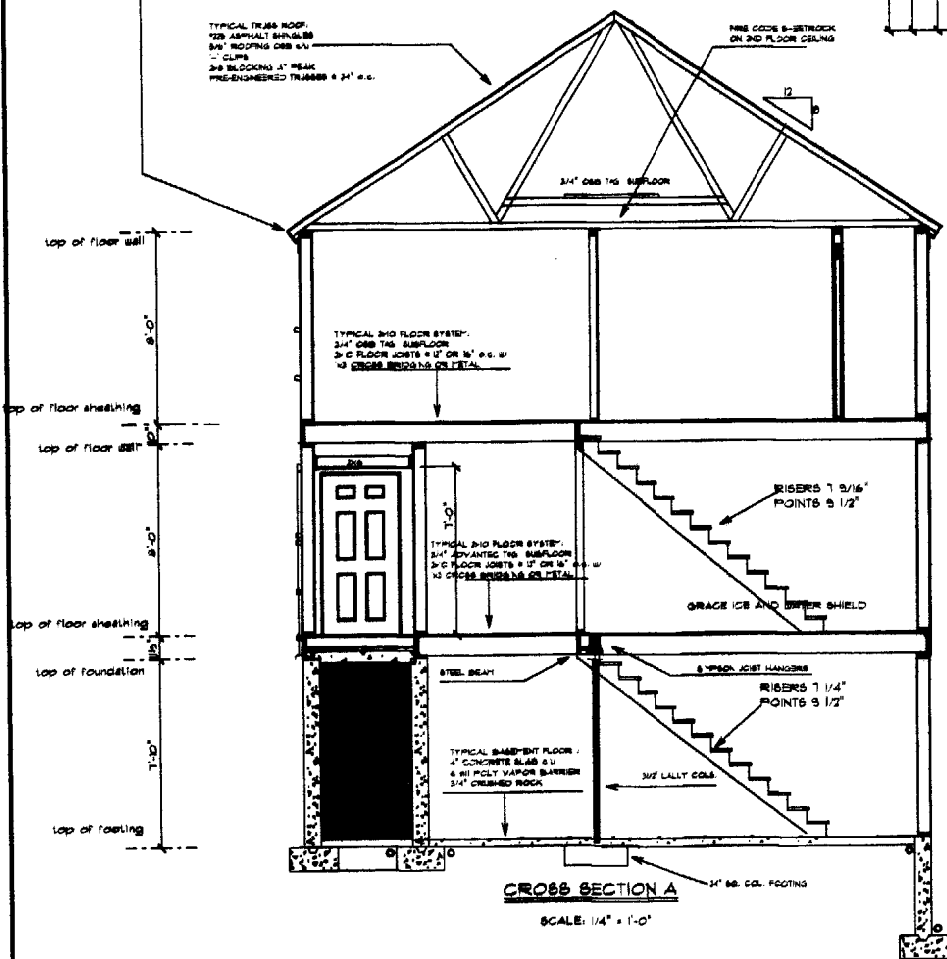
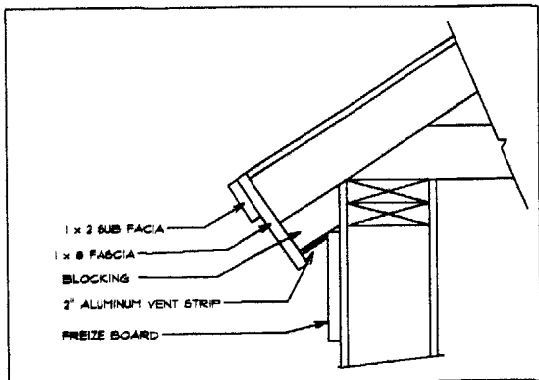
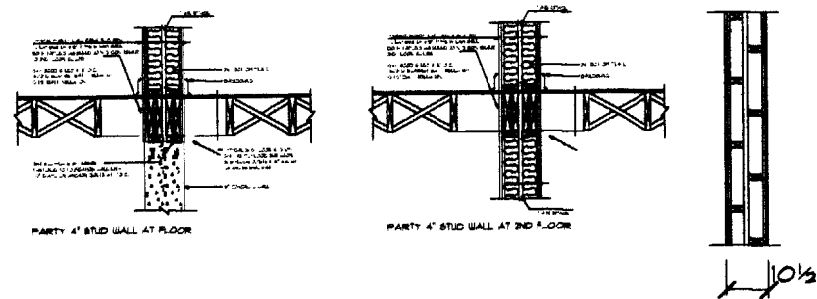
**2003-0053**  
Application I. D. Number  
  
**03/12/2003**  
Application Date  
  
**Ivy Street Duplex**  
Project Name/Description  
  
**25 - 25 Ivy St, Portland, Maine**  
Address of Proposed Site  
**177 1013001**  
Assessor's Reference: Chart-Block-Lot

**Approval Conditions of DRC**

- 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 Your new street address is now \_\_\_\_\_, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 3 The Development Review Coordinator (874-8632) 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.
- 4 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8822. 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.
- 5 A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 6 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 7 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

**Approval Conditions of Fire**

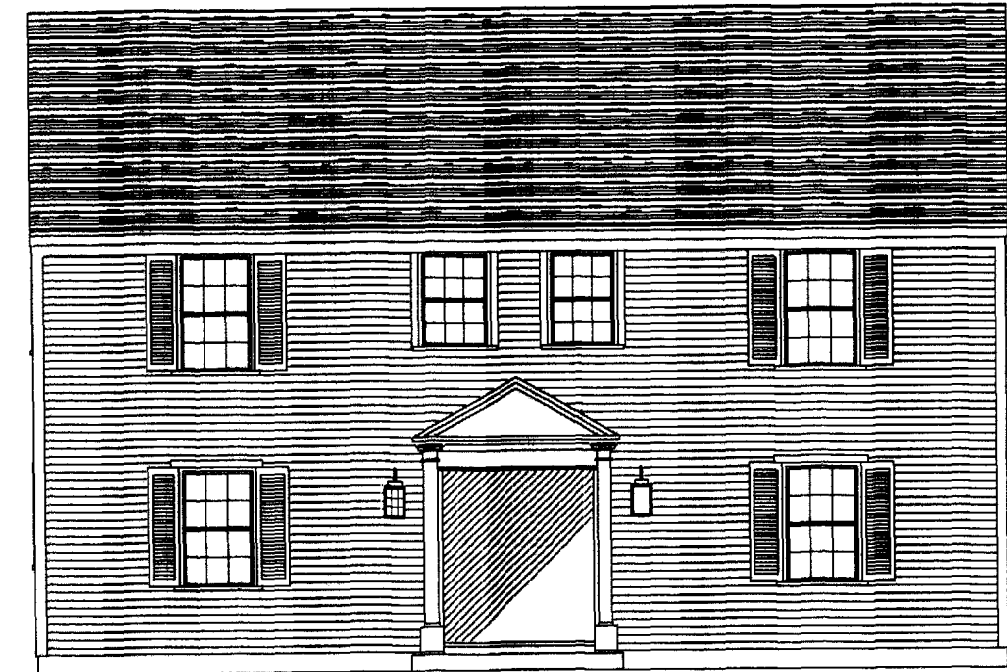
- 1 Applicant must show hydrant within 500' path of travel.



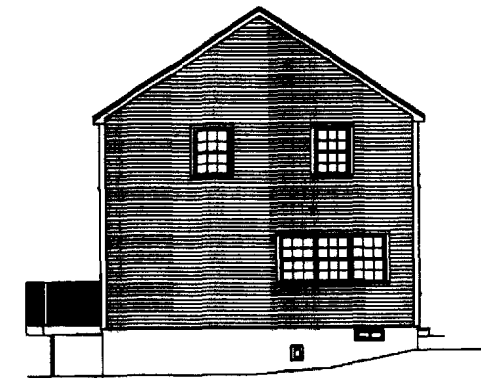
**A. E. BROWN CO. INC.**  
 105 ROYAL ROAD  
 POWNAL ME. 04069  
 BEACH LANDING CONDOMINIUM

SCALE AS NOTED	PLAN	Page 3 of 3
REV 11-03	DUPLEX	REVISED
JENIFER McLAREAN		
147 STREET PORTLAND		





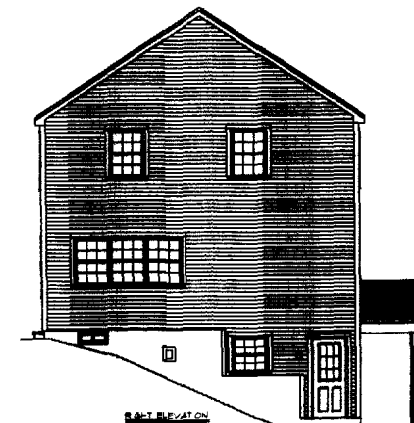
FRONT ELEVATION



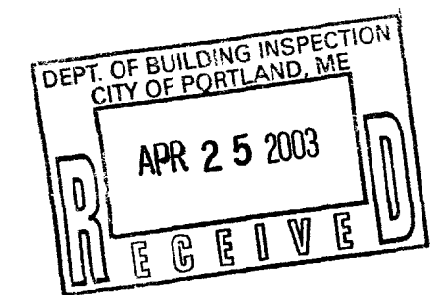
LEFT ELEVATION



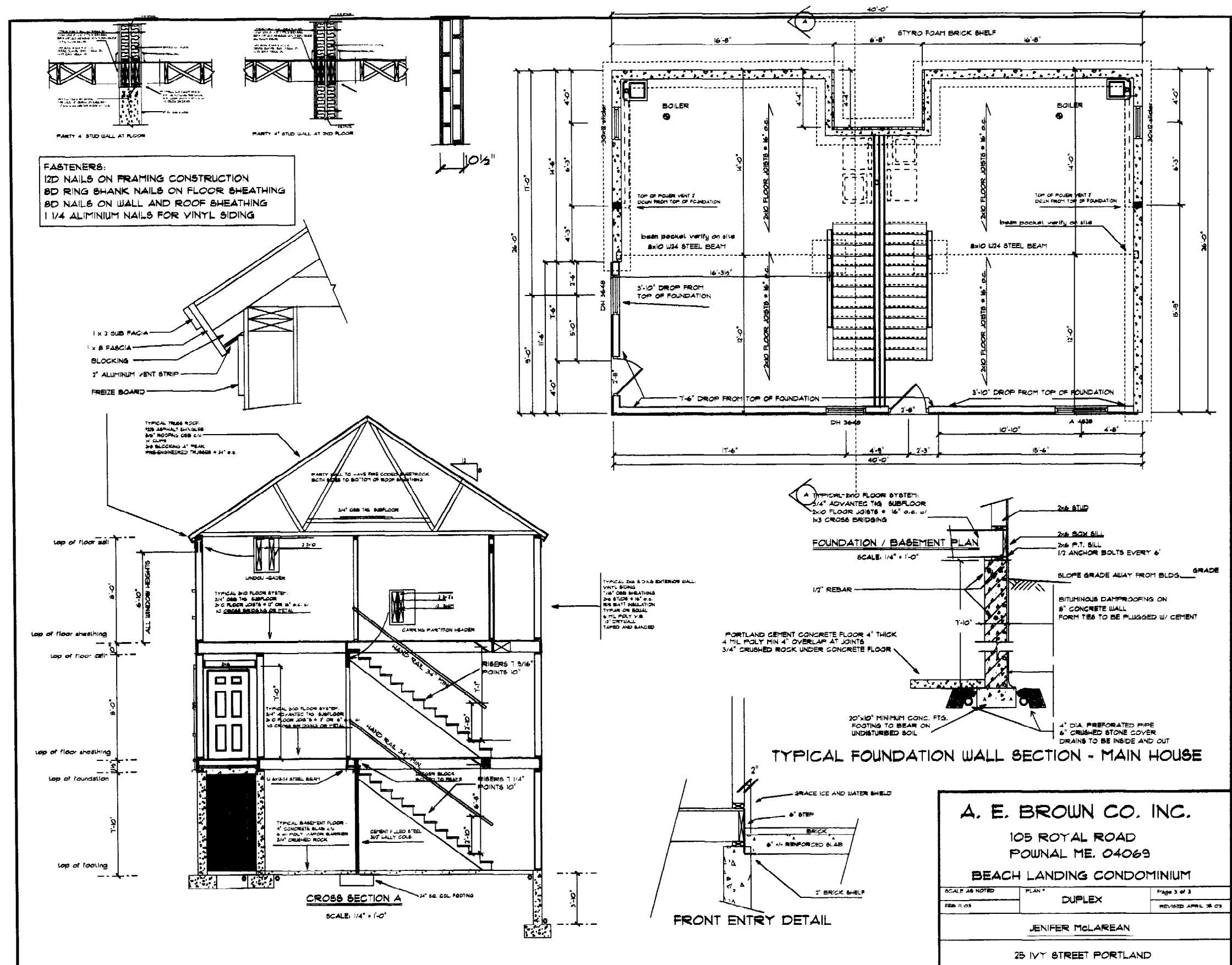
REAR ELEVATION

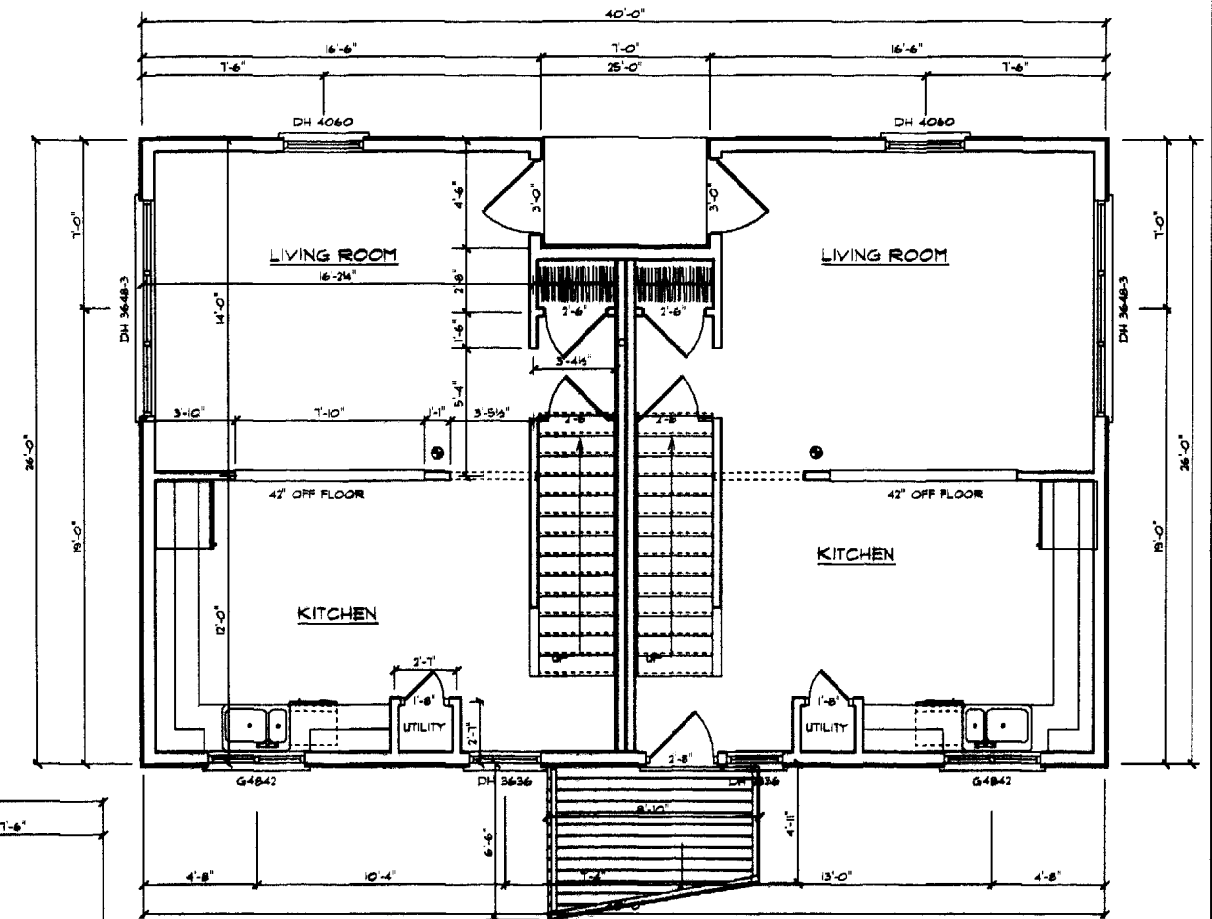


RIGHT ELEVATION



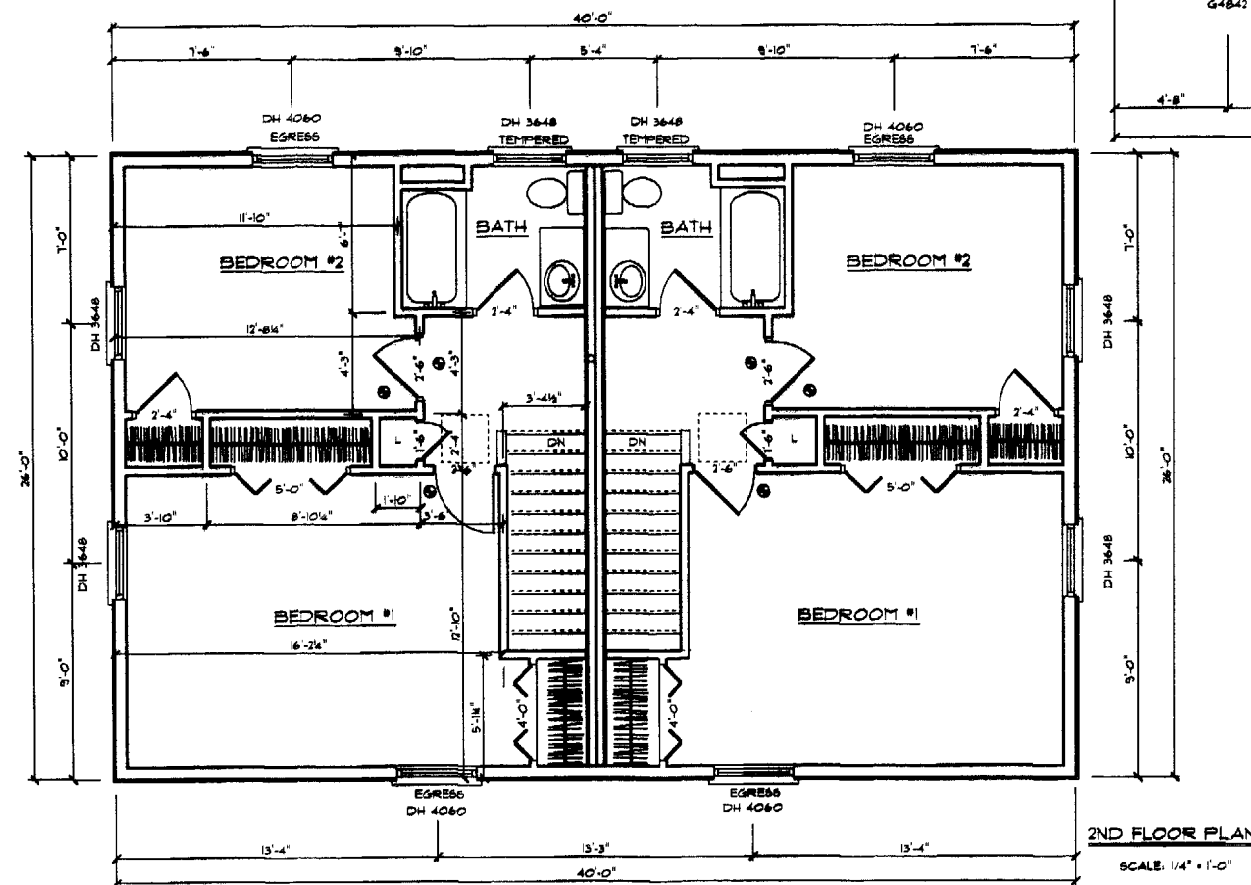
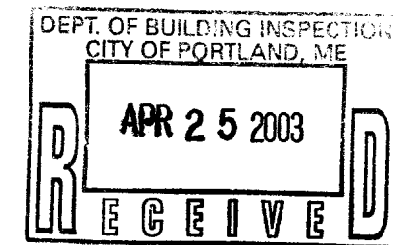
A. E. BROWN CO. INC.		
105 ROYAL ROAD		
POWELL ME. 04069		
BEACH LANDING CONDOMINIUM		
SCALE AS NOTED	PLAN #	Page 1 of 3
FEB 11 03	DUPLEX	REVISED APRIL 26 03
JENIFER McLAREAN		
25 IVY STREET PORTLAND		





MAIN FLOOR PLAN  
SCALE: 1/4" = 1'-0"

SYMBOLS  
 - SMOKE DETECTOR HARD WIRED IN LINE

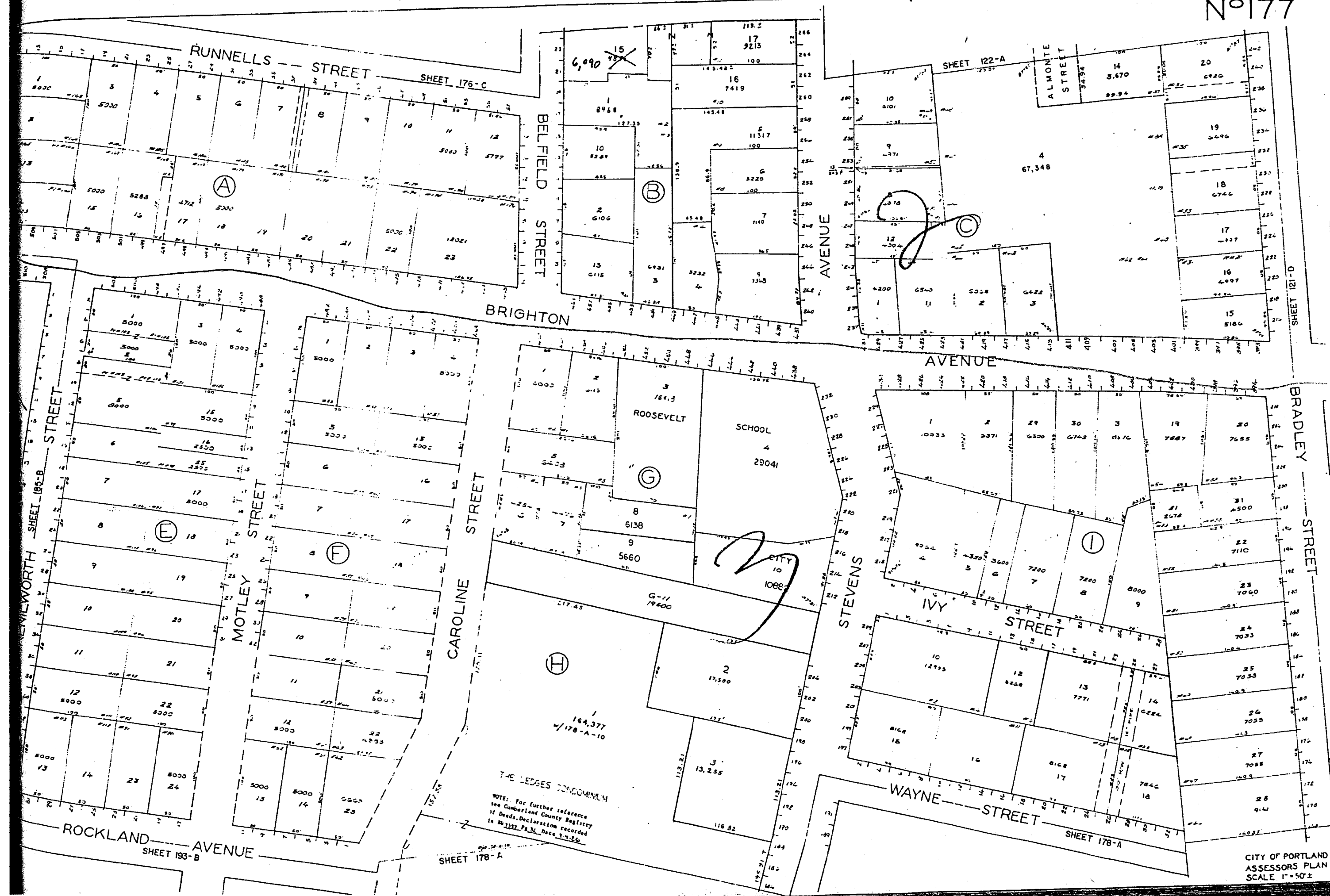


2ND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

A. E. BROWN CO. INC.  
 105 ROYAL ROAD  
 FOWNAL ME. 04069  
 BEACH LANDING CONDOMINIUM

SCALE AS NOTED	PLAN *	Page 1 of 3
FEB 11 03	DUPLEX	REVISED APRIL 25 03
JENIFER McLAREAN		
25 IVY STREET PORTLAND		

Nº 177



7771  
6224  

---

13995  
6043 <sup>New</sup> lot  

---

7952 <sup>A</sup>  
remenda  
lot 7

CITY OF PORTLAND  
ASSESSORS PLAN  
SCALE 1" = 50' ±

**FAX**

Date/Time 4/30/03 0808

To: Tammy Munson

Co. City of Portland  
Inspection Services Dept.

Tel# 874-8706

Fax# 874-8716

From: Earl Brown

A. E. Brown Company, Inc.  
105 Royal Road  
Pownal, Me. 04069

Pages 2 (includes cover sheet)

Tel. #207 846-8711 Fax # 846-8712

Message: Tammy,

The beam on the plan will be changed to this lighter one.  
I will do this when I come in to pick up the permit.

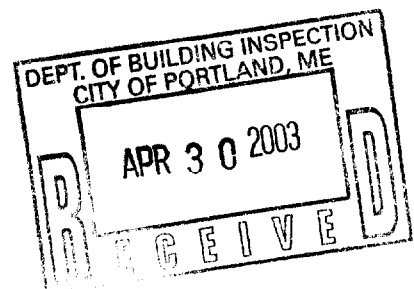
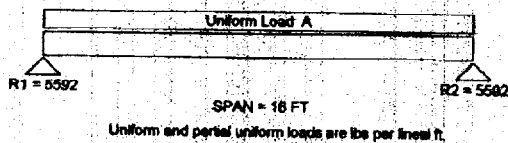
Thanks

*EW*

Choice		Date: 4/29/03		BeamChk 2.2	
Conditions		W 12x 19 A36 Wide Flange Steel		Lateral Support at: Lc = 4.2 ft max:	
		Actual Size is 4 x 12-1/8 in.			
		Min Bearing Length R1= 0.8 in. R2= 0.8 in. DL Defl 0.07 in Suggested Camber 0.10 in			
Data	Beam Span	18.0 #	Reaction 1	5592 #	Reaction 1 LL 4180 #
	Beam Wt per ft	19.0 #	Reaction 2	5592 #	Reaction 2 LL 4180 #
	Beam Weight	304 #	Maximum V	5592 #	
	Max Moment	22388 #	Max V (Reduced)	N/A	
	TL Max Defl	L / 240	TL Actual Defl	L / 703	
	LL Max Defl	L / 360	LL Actual Defl	L / 948	
Attributes		Section (in <sup>2</sup> )	Shear (in <sup>2</sup> )	TL Defl (in)	LL Defl
Actual		21.30	2.88	0.27	0.20
Critical		11.30	0.39	0.80	0.53
Status		OK	OK	OK	OK
Ratio		53%	14%	34%	36%
Values		Fb (psi)	Fv (psi)	E (psi x mil)	
Base Value Fy		36000	36000	29.0	
Base Adjusted		23760	14400	29.0	
Adjustments		YP Factor, Lc	0.66	0.40	

BeamChk has automatically added the beam self-weight into the calculations.

Loads Uniform TL: 680 = A Uniform LL: 520

CBL 177-I-13  
Permit # 03-0197

Department of Planning & Development  
Lee D. Urban, Director



**CITY OF PORTLAND**

Division Directors  
Mark B. Adelson  
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP  
Planning

John N. Lufkin  
Economic Development

April 28, 2003

Mr. Earl Brown  
A.E. Brown Co., Inc.  
105 Royal Road  
Pownal, ME 04069

177-I-013  
03-6197

Re: Appeal of Minor Site Plan Approval for 25-27 Ivy Street  
(CBL#177I013)(ID#2003-0053)

Dear Mr. Brown:

On April 25, 2003, the Portland Planning Authority received an appeal of the approved minor site plan for the duplex at 25-27 Ivy Street. The appeal was made by an abutting property owner at 180 Bradley Street as provided under City Code Section 14-527 (Appeals).

On April 17, 2003, pursuant to City Code Section 14-525(d), the Planning Authority approved a minor site plan application provided March 12, 2003.

Until resolution by the Planning Board, the April 17, 2003 approval is void, and no additional work may take place in this portion of the site.

The Planning Board will review the proposal for conformance with the site plan ordinance. The Planning Board will hold a workshop to commence its review on May 13, 2003 at 3:30 p.m. in room 209 at City Hall.

Sincerely,

Alexander Jaegerman,  
Planning Division Director

TAMM 11/22/03

25 I-1 St.

Date: 4/29/03

BeamChek 2.2

Choice

W 12x 19 A36 Wide Flange Steel

Lateral Support at: Lc = 4.2 ft max.

Conditions

Actual Size is 4 x 12-1/8 in.

Min Bearing Length R1= 0.8 in. R2= 0.8 in. DL Defl 0.07 in Suggested Camber 0.10 in

Data

Beam Span	16.0 ft	Reaction 1	5592 #	Reaction 1 LL	4160 #
Beam Wt per ft	19.0 #	Reaction 2	5592 #	Reaction 2 LL	4160 #
Beam Weight	304 #	Maximum V	5592 #		
Max Moment	22368 #	Max V (Reduced)	N/A		
TL Max Defl	L / 240	TL Actual Defl	L / 703		
LL Max Defl	L / 360	LL Actual Defl	L / 946		

Attributes

	Section (in <sup>2</sup> )	Shear (in <sup>2</sup> )	TL Defl (in)	LL Defl
Actual	21.30	2.86	0.27	0.20
Critical	11.30	0.39	0.80	0.53
Status	OK	OK	OK	OK
Ratio	53%	14%	34%	38%

Values

	Fb (psi)	Fv (psi)	E (psi x mil)
Base Value Fy	36000	36000	29.0
Base Adjusted	23760	14400	29.0

Adjustments

YP Factor, Lc	0.66	0.40
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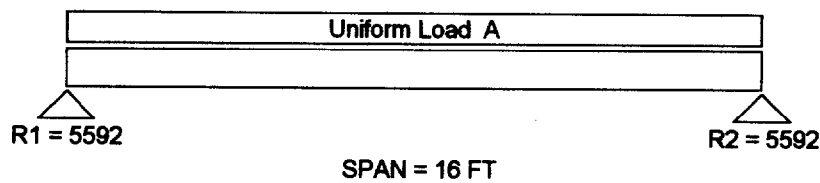
BeamChek has automatically added the beam self-weight into the calculations.

Loads

Uniform TL: 680 = A

Uniform LL:

520



Uniform and partial uniform loads are lbs per lineal ft.

FAR BEOWN.