

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

Location of Construction: 67 Verrill St (Lot 7)		Owner: Tim & Rene Darling		Phone:		Permit No: 941331
Owner Address:		Leasee/Buyer's Name:		Business Name:		
Contractor Name: Robert Ryder Building Contractors		Address: P.O. Box 642 Springvale, ME		Phone: 04083 247-3918		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> DEC 13 1994 </div> CITY OF PORTLAND </div> Zone: CBL: 299-A-A-020-022
Past Use: Vacant land		Proposed Use: 1-fam dwelling		COST OF WORK: \$ 70,000 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R-3 Type: 5B Signature: [Signature]		
Proposed Project Description: Construct single family dwelling as per plans		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____		Zoning Approval: 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 maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>		
Permit Taken By: Mary Gresik		Date Applied For: 6 Dec 94				Zoning Appeal <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

1. This permit application doesn't 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..

Call Bob 247-3918

PERMIT ISSUED WITH LETTER

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 <i>Robert Ryder</i>		ADDRESS:		DATE: 6 Dec 94 - Site Plan		PHONE:	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE				PHONE:			

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

Action:
 Approved
 Approved with Conditions
 Denied

Date: *12/12/94*

[Signature]

CEO DISTRICT 7
M.A. Jordan

COMMENTS

12-15-94 - no work yet

12-19-94 no work yet 12-21-94 - no work

1-6-95 - Foundation Insp. 16" wide Footings 8" Forms (w/cells) (Aluminum Forms)
 Set backs appear OK Foundation OK per plans clear to pour
 Amend/switch bulkhead to left side (OK per plans)

1-9-95 - Forms being removed / no drainage tile or water proofing yet

1-11-95 - drainage tile w/silt screen in / Foundation water proofed
 check deviation / call site evaluator

1-26-95 - 2x8 Rafter (2x4 Trusses @ 2'oc) (need Amendment)

2-24-95 Amendment for trusses approved

3-13-95 Final Insp., ST#5 / Heating Permit / Plumbing Permit / site review road / Anchors
 Sono tubes / hold Cot O Wed morning

Inspection Record

Type	Date
Foundation: <u>OK per plans</u>	<u>1-6-95</u>
Framing: <u>OK per plans</u>	<u>2-24-95</u>
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 67 Verrill Street CBL/299-A-A-020

Issued to Ronald & Cynthia Lydick

Date of Issue September 22, 1999

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 941331, 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

Temporary
Prior to 9-22-99

Approved:

10-7-99

(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.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 67 Verrill St (Lot #1)

Issued to Tim & Rene Darling

Date of Issue 14 March 1995

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 94/1331, 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: TEMPORARY:

1. List house numbers, anchor deck supports to sono tubes and apply for heating and plumbing permits by 1 Apr 95.
2. See attached conditions of approval on memo dated 24 Feb 95 from James Seymour to David Jordan. Four (4) conditions of approval.

This certificate supersedes certificate issued

Approved:

3-14-95 *[Signature]*

(Date)

Inspector

[Signature]

Inspector of Buildings

MEMORANDUM

TO: Kevin Carroll, Code Enforcement
Kandi Talbot, Planner

FROM: Jim Wendel, P.E. Development Review Coordinator

DATE: August 27, 1999

RE: Certificate of Occupancy
67 Verrill Street (lot 7)

299-A-~~A~~-20-22

On August 27, 1999 a site visit was made to review the completion of the site plan improvements for conformance with the site plan approval dated 12/9/94. We offer the following comments:

It is our opinion that all the conditions of the site plan approval have been satisfactorily completed and a **permanent certificate of occupancy** could be issued assuming Code Enforcement has no outstanding issues.

Robert Ryder contractor

CITY OF PORTLAND
M E M O R A N D U M

TO: David Jordan, Code Enforcement Officer

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

DATE: February 24, 1995

RE: Temporary Certificate of Occupancy for 67 Verrill Street

I have reviewed the single family residence at 67 Verrill Street and believe it would be acceptable to issue a temporary Certificate of Occupancy. A permanent Certificate of Occupancy should not be issued until the following conditions have been met.

1. At the time of my inspection, the ground surface was covered with 6 - 8" of snow making it difficult to review the lot grading. It appears that lot grading may be necessary in the spring. The final lot grading shall be approved by the DRC by May 15, 1995 or prior to issuance of a permanent Certificate of Occupancy.
2. The disturbed lot area shall be loamed, seeded and mulched no later than May 15, 1995 and approved by the Development Review Coordinator.
3. Two City of Portland approved species and size trees must be planted along the street frontage prior to issuance of a permanent Certificate of Occupancy. Trees shall also be approved by the DRC and planted by May 15, 1995.
4. Siltation fencing shall be repaired at the limit of construction at the rear of the lot as shown on the plans reviewed by Owens McCullough dated 12/9/94. Siltation fence should be properly toed and secured by either a date when ground surface becomes unfrozen enough to install fencing or a date no later than April 1, 1995. Siltation fence may be removed once areas disturbed by construction have become 80% revegetated.

cc: Paul Niehoff, Materials Engineer

BUILDING PERMIT REPORT

DATE: 12/Sept/94 Address 67 Verrill St.

REASON FOR PERMIT: To Construct a Single Family dwelling

BLDG. OWNER: Tim & Rene Dackler

CONTRACTOR: Robert Ryder Bldg. Cont. APPROVED: _____

PERMIT APPLICABLE: *1*2*7*9*11*13*14*15*16*17 DENIED: _____

CONDITION OF APPROVAL OR DENIAL:

- * 1. Before concrete for foundation is placed, approvals from Public Works and Inspection Service must be obtained. (a 24 hour notice is required prior to inspection).
- * 2. Precaution must be taken to protect concrete from freezing.
3. It is strongly recommended that a register land surveyor check all foundation forms before concrete is placed.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hr., including fire doors with selfclosers.
5. Each apartment shall have access to (2) separate, remote and approved means of egress. A single exit is acceptable when its exits directly from the apartment to the building exterior with no communications to other apartment units.
6. The boiler shall be protected by enclosing with one (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply system having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An indication shut-off valve shall be installed in an accessible locations 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 sq. ft. per sprinkler.
- * 7. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside opening without the use of special knowledge or separated tools. Where windows are provided as a 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 room must have minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm) and a minimum net clear opening of 5.7 sq.ft.
8. This permit does not preclude the applicant from obtaining any license needed from the City Clerk's office.

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 building code 919.3.2 (BOCA National Building Code 1993), and NFPA 101 Chapter 18 & 19. (smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms;
2. In all bedrooms;
3. In each story within a dwelling unit, including basements.

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. Guardrails & Handrails - A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Group 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.

12. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023. & 1024.0 of the City's building code. (The BOCA National Building Code/1993)

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

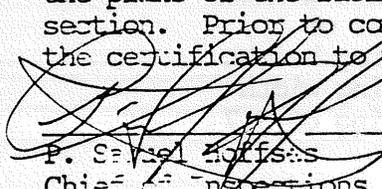
*14. Headroom in habitable space is a minimum of 7'6".

*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 or 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.


P. S. [unclear]
Chief of Inspections

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

Applicant: Tim and Rene Darling

Date: 12-12-94

Address: 67 Verrill st

Assessors No.: 299-A-A-20-22

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R3

Interior or corner lot -

Use - single fam

Sewage Disposal - city

Rear Yards - 36' 25' req.

Side Yards - 24' and 36' 14' req.

Front Yards - 28' 25' req.

Projections - none

Height - 2 story

Lot Area - 9,427 sq ft

Building Area - OK

Area per Family - entire

Width of Lot - OK

Lot Frontage - OK

Off-street Parking - OK

Loading Bays - N/A

Site Plan -

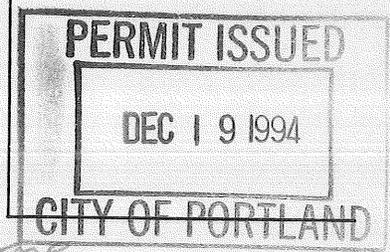
Shoreland Zoning -

Flood Plains -

941358



APPLICATION FOR AMENDMENT TO PERMIT



Amendment No. _____

Portland, Maine, _____

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

15 Dec 94

R-3 zone

The undersigned hereby applies for amendment to Permit No. 94/1331 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 67 Verrill St (Lot 7) Within Fire Limits? _____ Dist. No. _____

Owner's name and address Tim & Rene Darling Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Robert Ryder P.O. Box 642 Springvale, ME 04038 Telephone 247-3918

Architect _____ Plans filed _____ No. of sheets _____

Proposed use of building 1-fam w/ext reno No. families _____

Last use _____ No. families _____

Increased cost of work -0- Additional fee 25.00

Description of Proposed Work

Construct bulkhead on right side of home verse left as originally proposed.

Same req - No less than 14' side yd. required (30' shown)

Handwritten signature and date 12/16/94

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.

Joints and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____

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

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

Approved: 12/16/94 [Signature]

Signature of Owner _____

Approved: _____

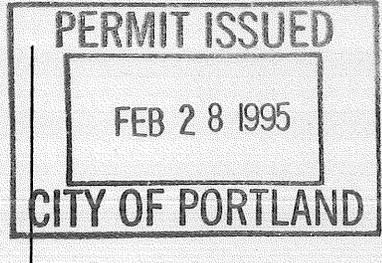
INSPECTION COPY - WHITE APPLICANT'S COPY - YELLOW

FILE COPY - PINK ASSESSOR'S COPY - GOLDEN

Inspector of Buildings

Handwritten signature: M.A. Jordan

950159



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. _____

Portland, Maine, _____

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

24 Feb 95

The undersigned hereby applies for amendment to Permit No. EX 941331 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 67 Verrill St Within Fire Limits? _____ Dist. No. _____

Owner's name and address Ryder Const Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Ryder Const Co. 11 Ridgeway Circle Telephone _____

Architect _____ No Waterboro, ME 04069 Plans filed _____ No. of sheets 247-3918

Proposed use of building 1-fam No. families _____

Last use _____ No. families _____

Increased cost of work _____ Additional fee 25.00

Description of Proposed Work

To change roof structure - to use trusses.

Historic Preservation 2/27/95 [Signature]



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.

Joints and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____

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

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

Approved: [Signature] 2/27/95

Signature of Owner _____

Approved: [Signature]

Inspector of Buildings

INSPECTION COPY - WHITE APPLICANT'S COPY - YELLOW

FILE COPY - PINK ASSESSOR'S COPY - GOLDEN

[Signature] M.A. Jordan

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

February 28, 1995

RE: 67 Verrill Street

Ryder Construction Co.
11 Ridgeway Circle
No. Waterboro, ME 04069

Dear Sir:

Your application for an amendment to Permit #941331 has been reviewed and a permit is herewith issued subject to the following requirement: This permit does not preclude the applicant from meeting applicable State and Federal laws.

This proposed change in the roof design to use wood trusses, must be installed as per the design specification.

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

Sincerely,



P. Samuel Hoffses
Chief of Inspection Services

/el

90.12

LOT # 7

107.09'

102.38'

30'

LANDSCAPE LIMIT

Proposed NEW LOCATION

24' x 30' TWO STORY HOUSE

TOP of FOUNDATION

TF * 102

ORIGINAL LOCATION of Basement Entry

10x16 DECK

DRIVE WAY

WALK WAY

H2O LINE

SEWER LINE

UNDERGROUND SERVICES

* 97.00

* 96.00

* 97.00

* 99.00

* 99.00

* 100.50

* 101.00

* 101.00

* 100.50

36'

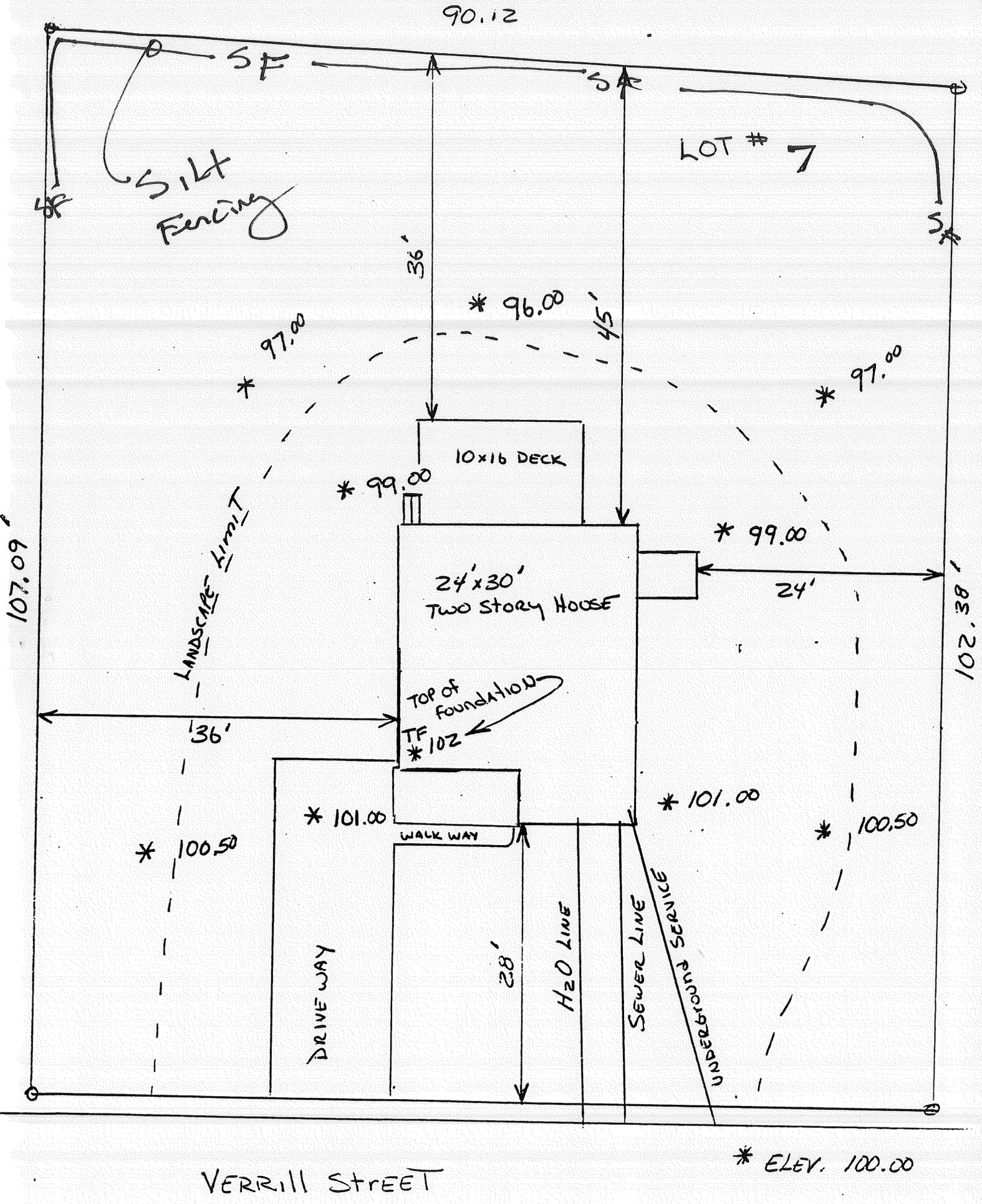
45'

36'

28'

VERRILL STREET

* ELEV. 100.00



90.12

LOT # 7

Silt Fencing

107.09'

102.38'

10x16 DECK

24'x30' TWO STORY HOUSE

TOP OF FOUNDATION
TF *102

DRIVEWAY

WALKWAY

H₂O LINE

SEWER LINE
UNDERGROUND SERVICE

LANDSCAPE LIMIT

VERRILL STREET

* ELEV. 100.00

* 97.00

* 96.00

* 97.00

* 99.00

* 99.00

* 100.50

* 101.00

* 101.00

* 100.50

36'

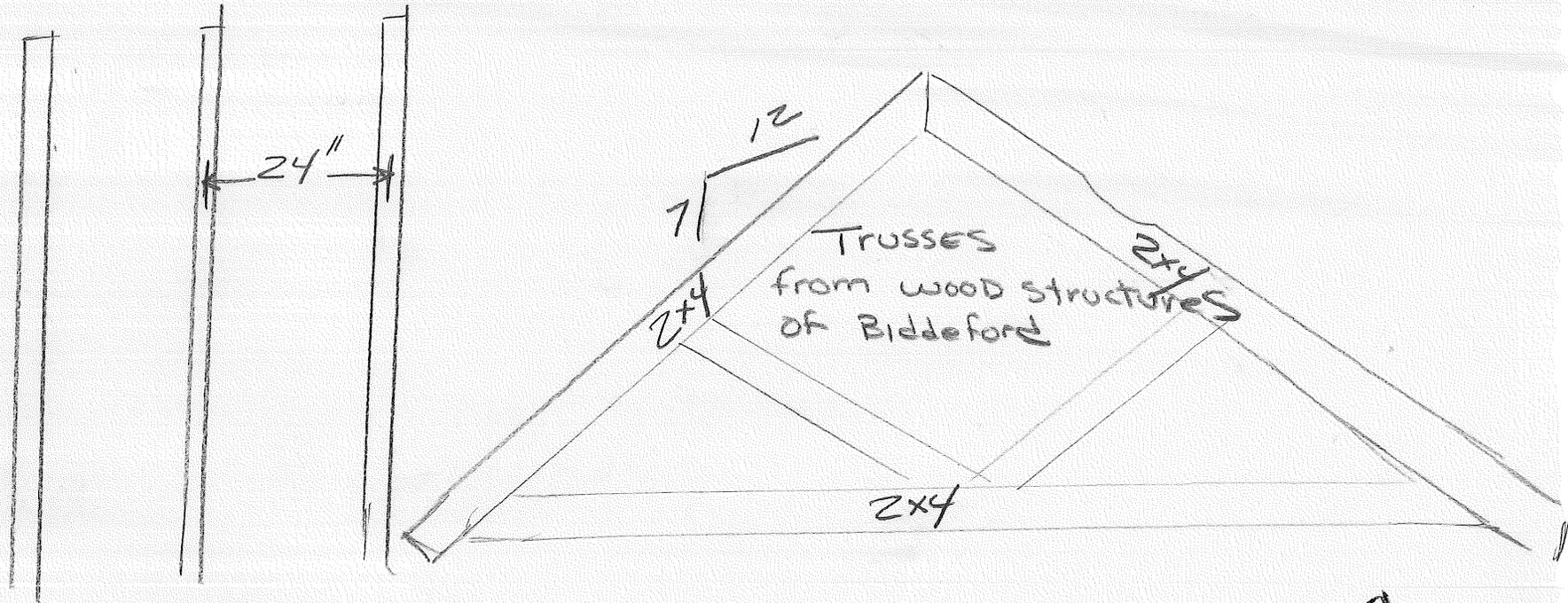
45'

36'

24'

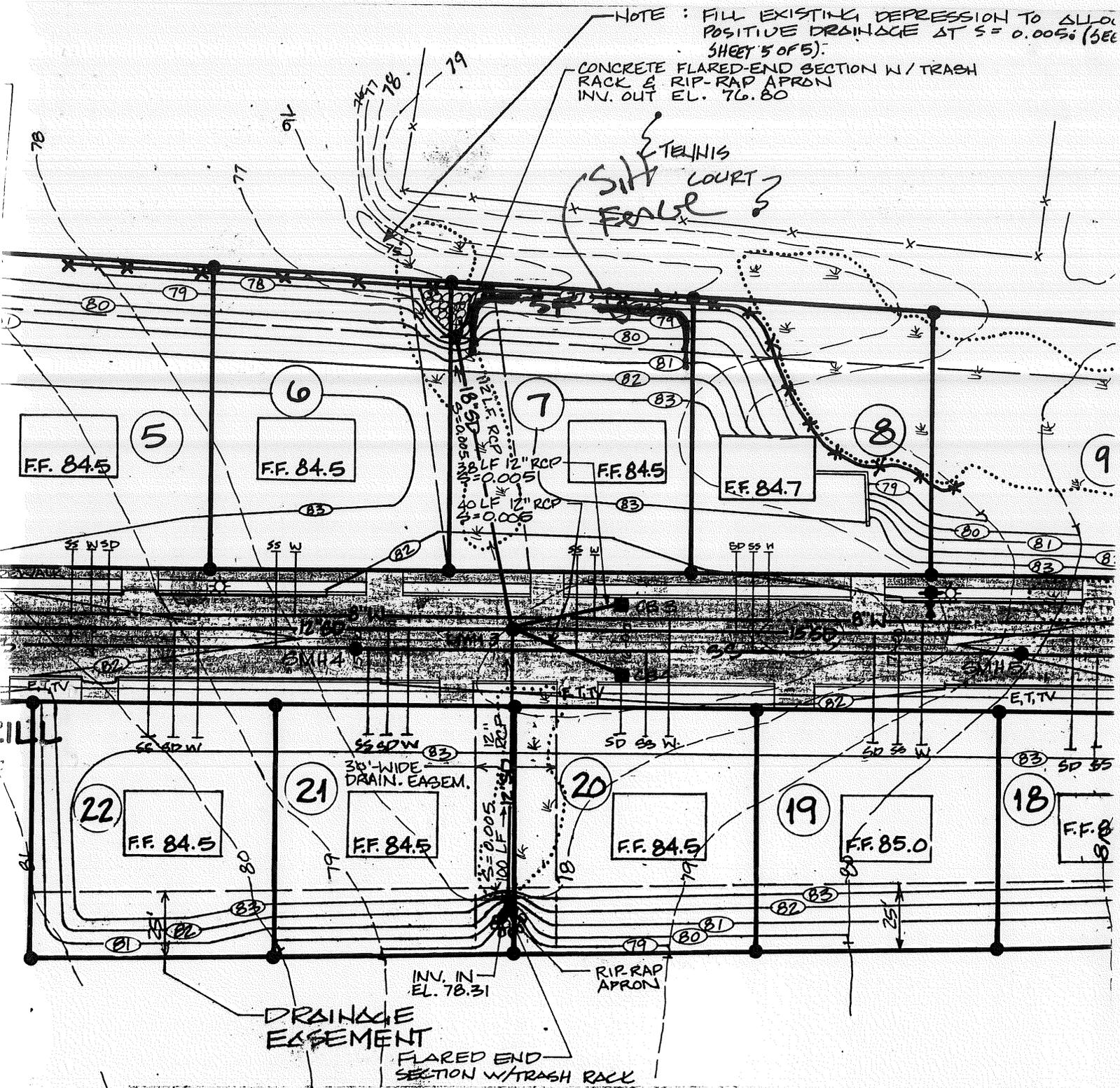
28'

Truss roof system



**PERMIT ISSUED
WITH LETTER**

NOTE: FILL EXISTING DEPRESSION TO ALL OUT POSITIVE DRAINAGE AT $S = 0.005$ (SEE SHEET 5 OF 5).
 CONCRETE FLARED-END SECTION W/ TRASH RACK & RIP-RAP APRON
 INV. OUT EL. 76.80



General Notes

1. All work shall comply with all local, State and Federal safety regulations
2. All work shall be in conformance with City of Portland and other utility companies standards
3. Contractor shall secure all necessary permits for work shown on these plans.
4. Contractor shall verify locations of existing utilities with appropriate utility companies prior to start of construction
5. Contractor shall coordinate work with
10. All underground, power, telephone, & TV cables shall be run in conduit of a size and type specified by respective utility company under all paved surfaces.
11. Project Benchmark - Disc on 6"x6" granite monument located at the intersection of the NORTHWESTERLY sideline of Verrill Street and the NORTHEASTERLY sideline of IPPLEY STREET. Elevation = _____ (TO BE SHOWN ON? AS-BUILTS).
12. Plan Reference - Plan showing a "Standard boundary Survey" and

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

December 12, 1994

RE: 67 Verrill St.- Lot #7)

Robert Ryder Bldg. Contractor
P. O. Box 642
Springvale, ME 04083

Dear Sir:

Your application to construct a single family dwelling has been reviewed and a permit is herewith issued subject to the following requirements: This permit does not preclude the applicant from meeting applicable State and Federal laws.

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

Site Plan Review Requirements
Inspection Services Approved William Giroux, Zoning Administrator
Public Works Approved with conditions (See attached) Owens McCullough, PE

Building & Fire Code Requirements
1. Please read and implement items 1, 2, 7, 9, 11, 13, 14, 15, 16 and 17 of the building permit report.

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

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

/el

cc: M. Schmuckal, Zoning Administrator
Owens McCullough, Planning

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant Robert Ryder Const for Tim & Rene Darling

Date 6 Dec 94

Mailing Address P.O. Box 642 Springvale, ME 04083/247-3918

#67 Address of Proposed Site Verrill St (Lot 7)

Proposed Use of Site Single Family Dwelling

Site Identifier(s) from Assessors Maps 299-A-A-020 to 022

Acreage of Site / Ground Floor Coverage 9,427 sq ft / 910 sq ft

Zoning of Proposed Site _____

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors 2

Board of Appeals Action Required: () Yes () No

Total Floor Area 1,558 sq ft

Planning Board Action Required: () Yes () No

Other Comments: Robert Ryder

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	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
COMPLIES																		
COMPLIES CONDITIONALLY																		
DOES NOT COMPLY																		

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: _____

see Bldg Application

SIGNATURE OF REVIEWING STAFF/DATE

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant Robert Ryder Const for Tim & Rene Darling

Date 6 Dec 94

Mailing Address P.O. Box 642 Springvale, ME 04083/247-3918

Address of Proposed Site Verrill St (Lot 7)

Proposed Use of Site Single Family Dwelling

Site Identifier(s) from Assessors Maps 299-A-A-020 to 022

Acreage of Site / Ground Floor Coverage 9,427 sq ft / 910 sq ft

Zoning of Proposed Site _____

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors 2

Board of Appeals Action Required: () Yes () No

Total Floor Area 1,558 sq ft

Planning Board Action Required: () Yes () No

Other Comments: Robert Ryder

Date Dept. Review Due: _____

PUBLIC WORKS DEPARTMENT REVIEW

12/7/94
(Date Received)

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED	Approved with attached conditions														CONDITIONS SPECIFIED BELOW	
APPROVED CONDITIONALLY																
DISAPPROVED																REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)

[Signature] 12/9/94
SIGNATURE OF REVIEWING STAFF/DATE

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

APPLICANT: ROBERT RYDER CONSTR.
ADDRESS: P.O. BOX 042 SPRINGVALE, ME. 04083
SITE ADDRESS/LOCATION: Vernill St. (Lot 7)
DATE: 12/9/99

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

CONDITIONS CHECKED OFF BELOW ARE IN FORCE FOR YOUR SITE PLAN

- All damage to sidewalk, curb, street, or public utilities shall be repaired prior to issuance of a Certificate of Occupancy.
- Two(2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- Your new street address is now 67 Vernill Street, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- The Development Review Coordinator (874-8300, ext. 8722) must be notified five(5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
- A sewer permit is required for your project. Please notify Paul Niehoff at 874-8300, ext. 8838. The Sewer Division of Parks and Public works (Jackie Wurslin at 797-5302) must be notified five(5) working days prior to sewer connection to schedule an inspector for your site.

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

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

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

The site contractor shall establish finish grades at the building foundation to provide positive drainage. Finish grades at front of foundation (street side) shall be set above finish street/curb elevation to provide positive drainage.

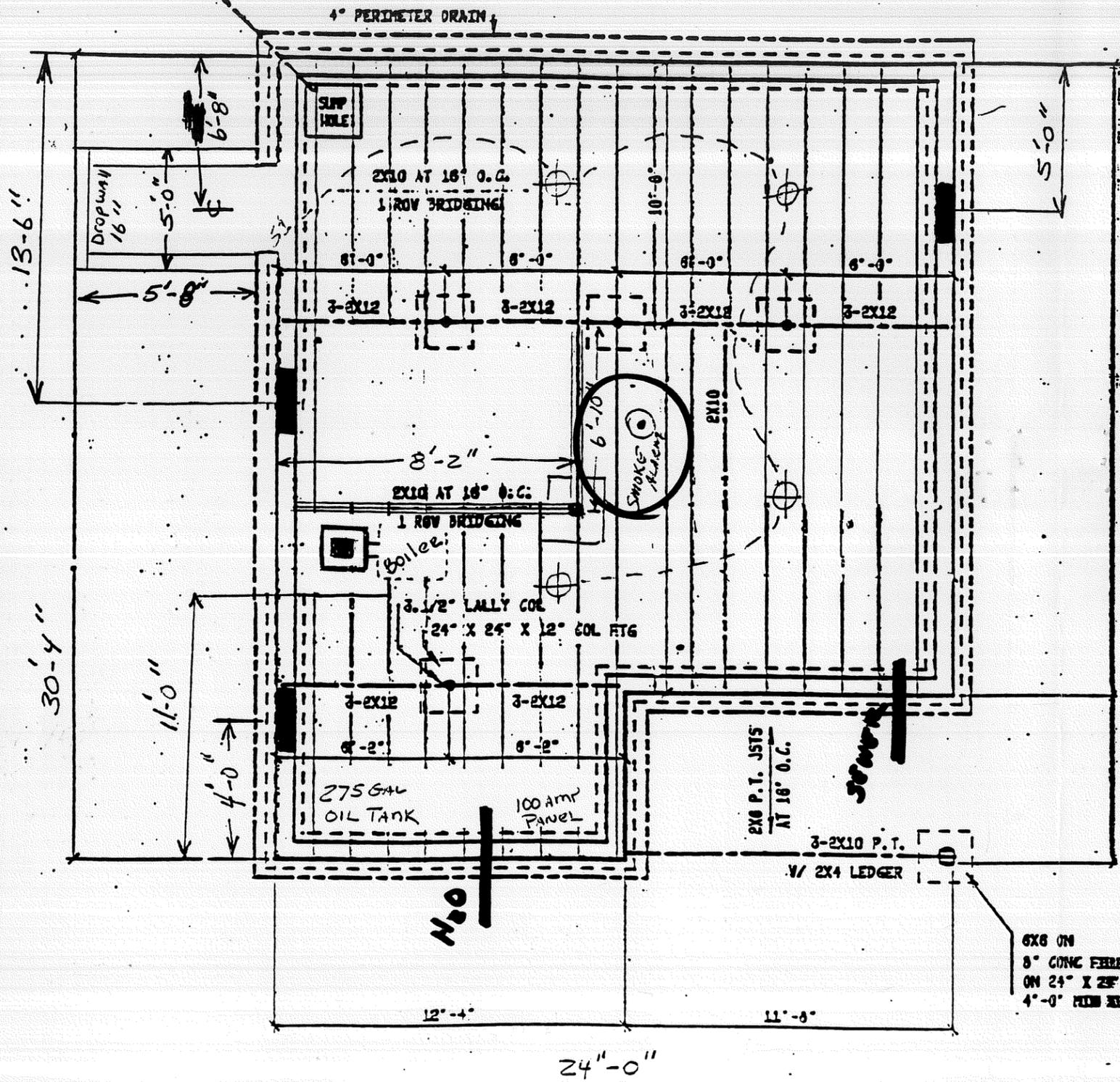
The Development Review Coordinator (874-8300, ext. 8722) must be notified at the time the building foundation forms have been installed to perform an inspection.

~~DRIVEWAY ACCESS SHALL BE FROM EXISTING CURB CUT~~
Comply with grading shown on attached plans.

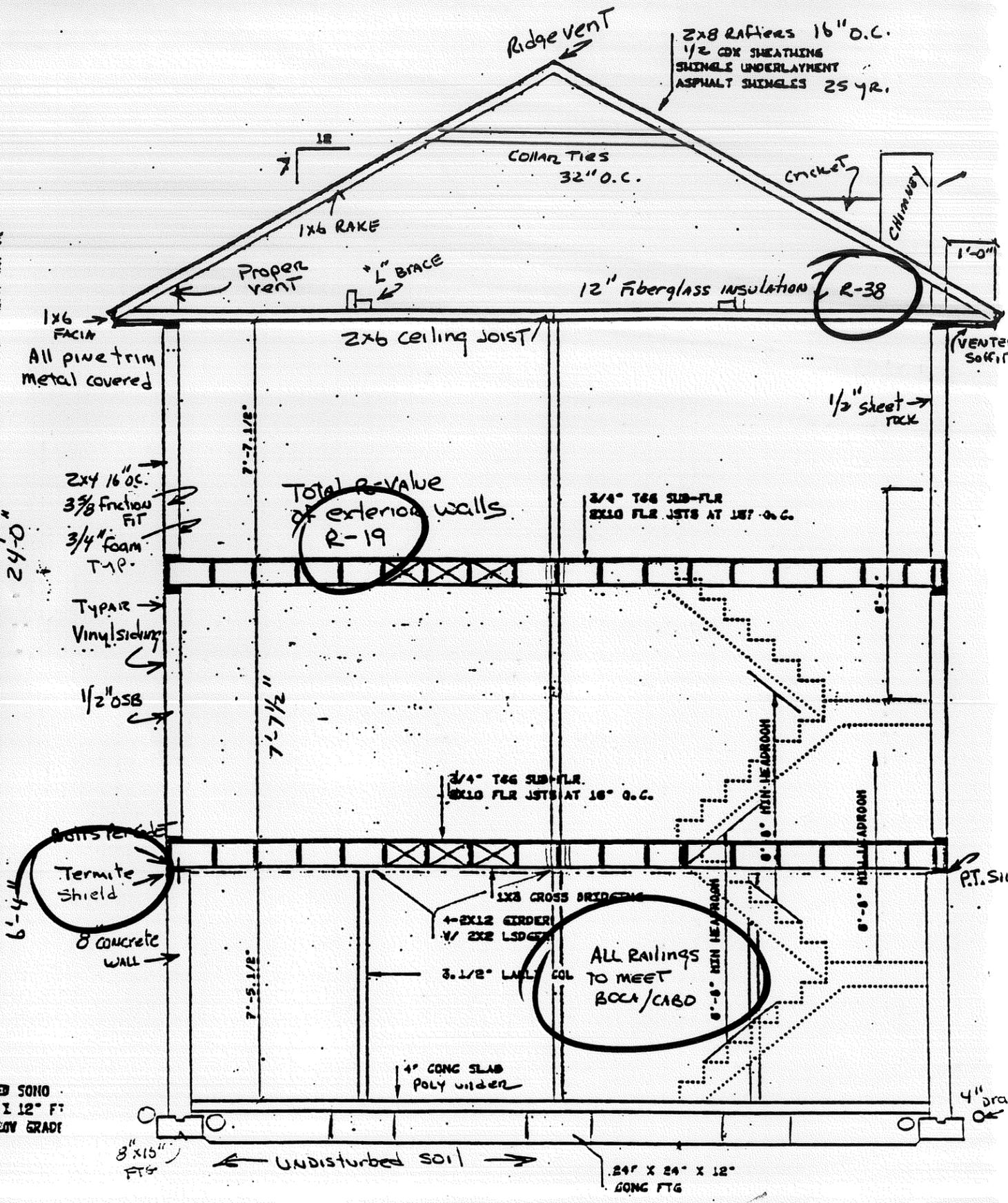
Install silt fencing at location shown on attached plan prior to construction

cc: Paul Niehoff, Materials Engineer

Loam, seed and mulch all disturbed areas.

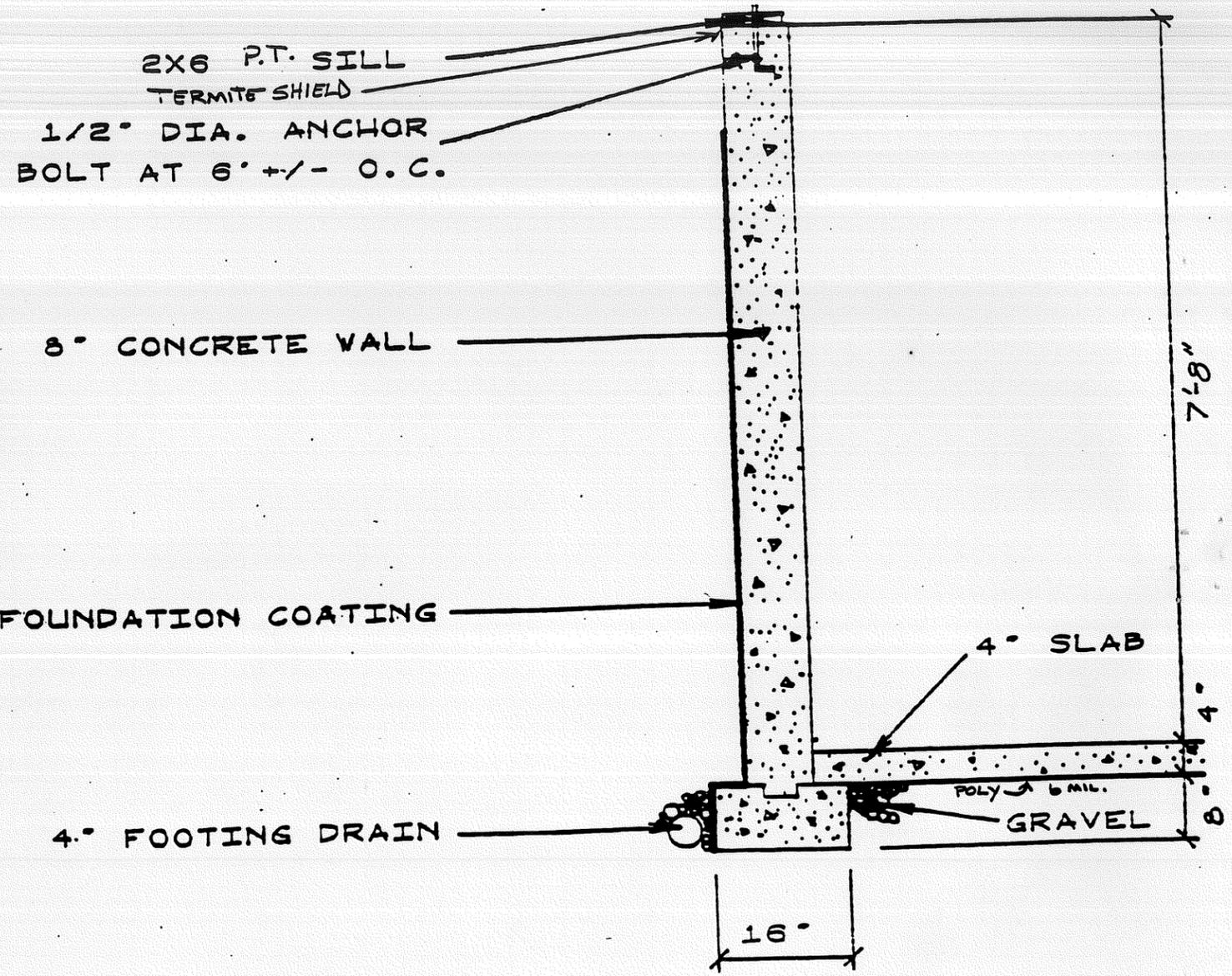


FOUNDATION PLAN
REVERSE

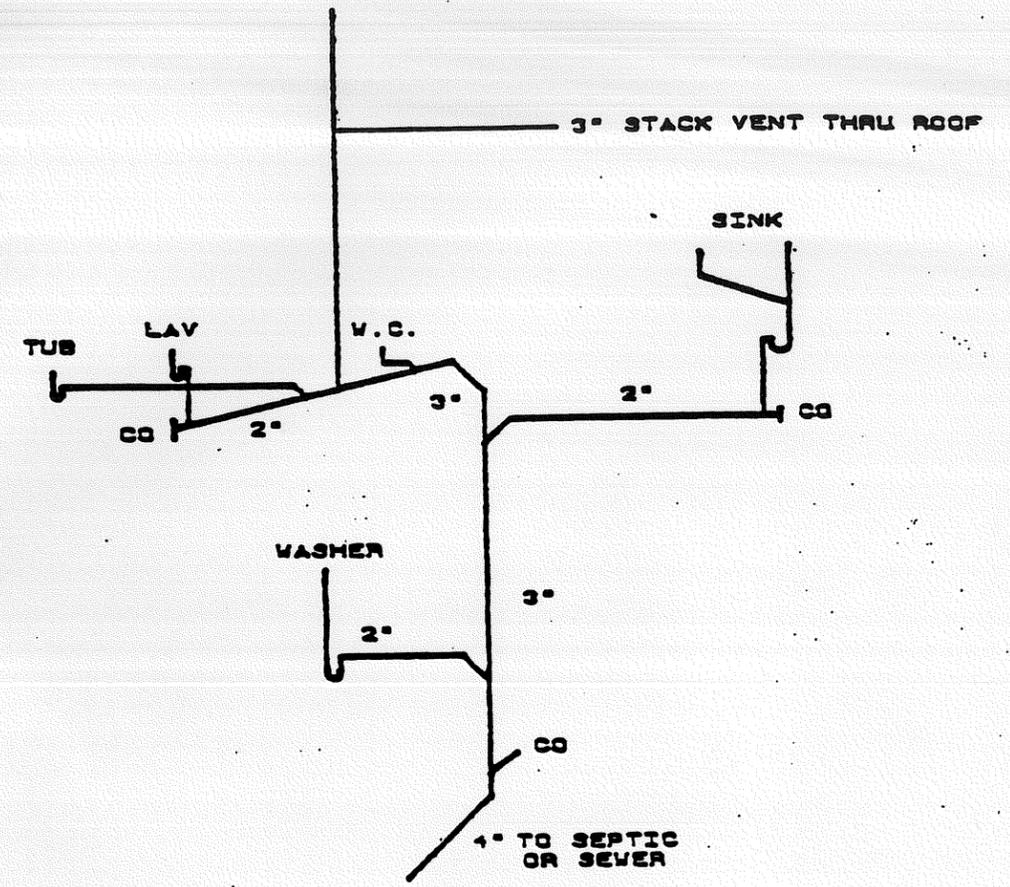


HOUSE SECTION

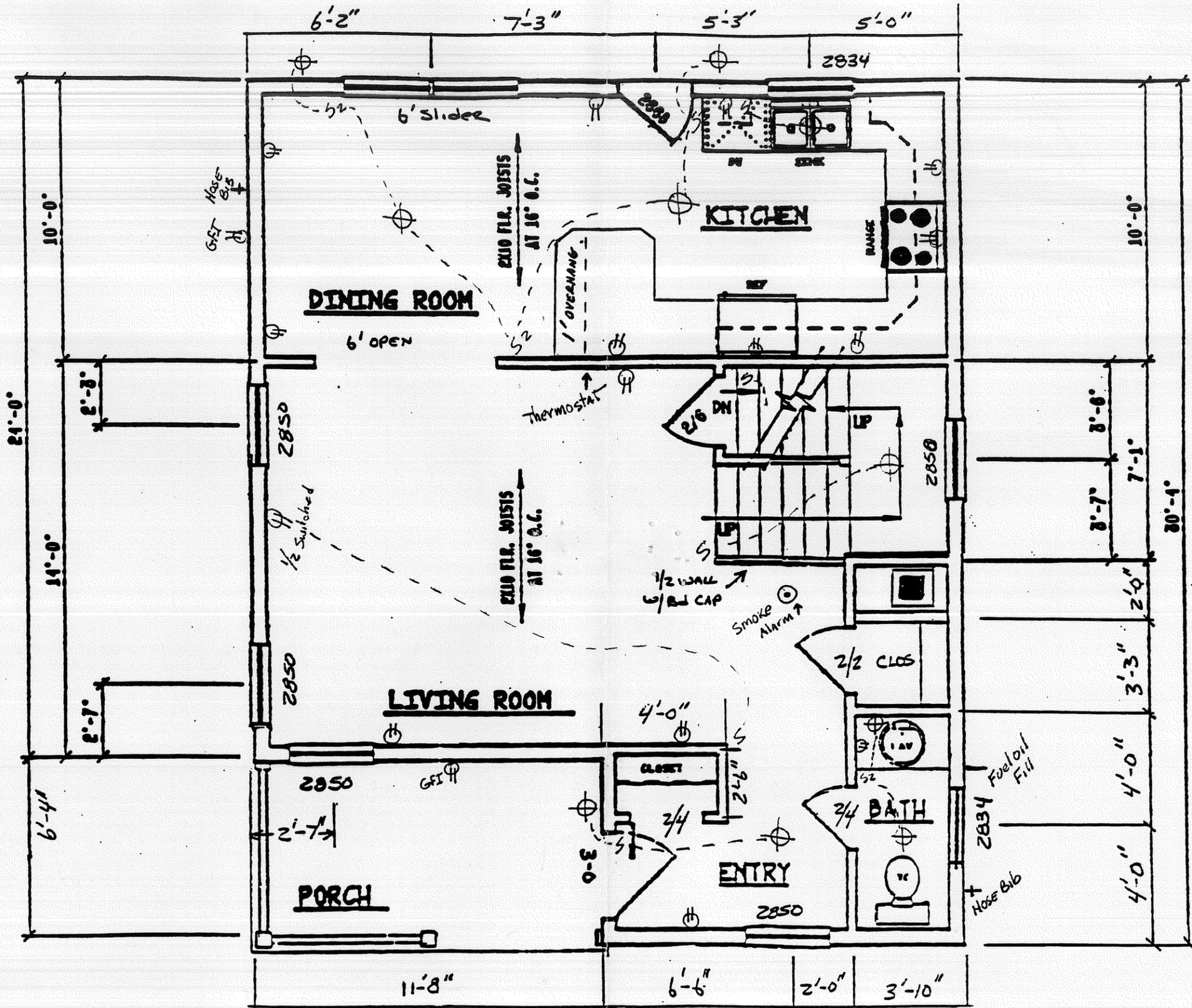
Ryder Construction Co.



SECTION "A"



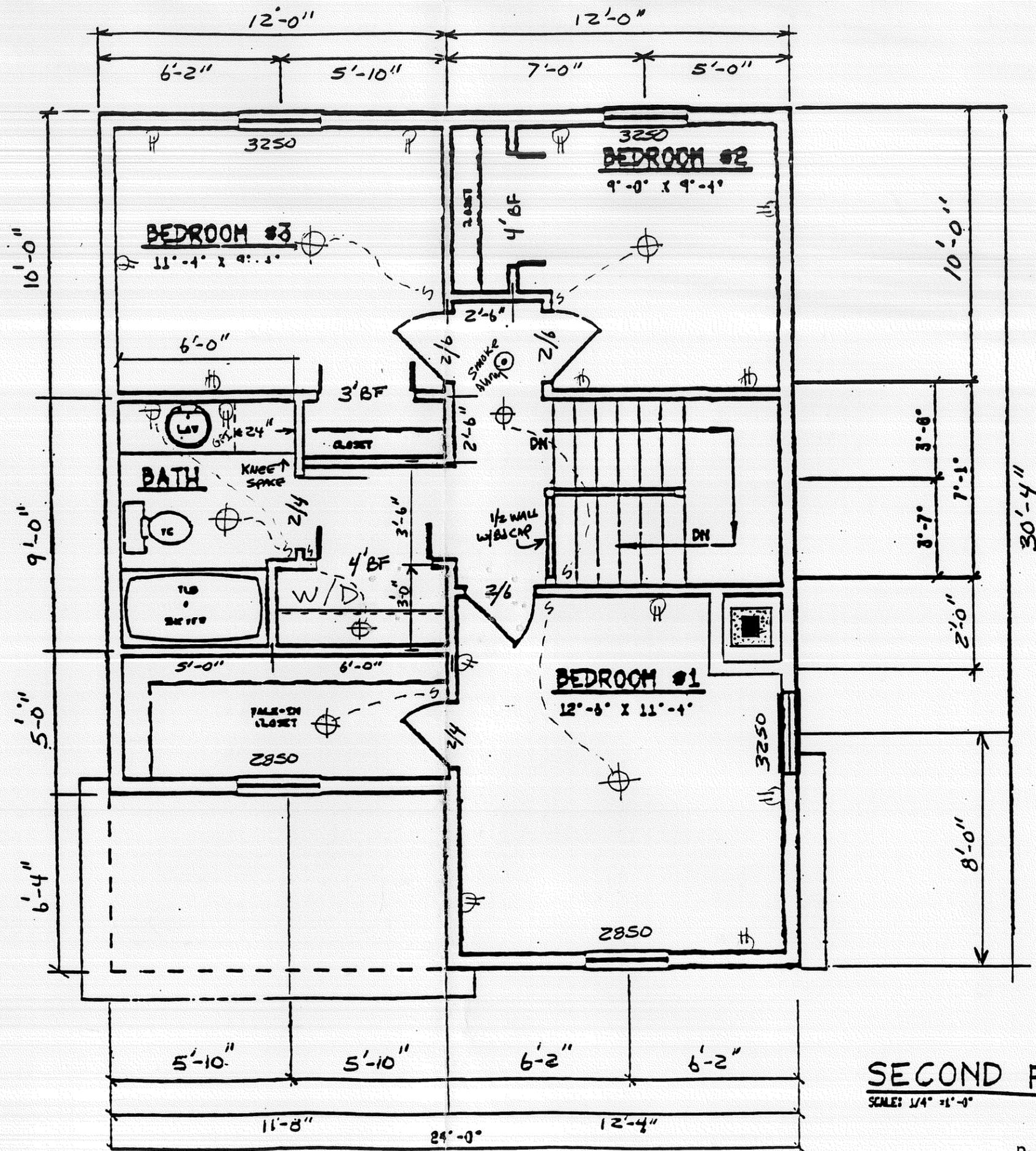
PLUMBING TREE
NO SCALE



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

Ryder Construction Co.



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



P.T. Deck & Rails
T+G Pine Ceiling

FRONT ELEVATION



DAYLIGHT
BASEMENT
IF SITE ALLOWS

REAR ELEVATION

FILE COPY

Revised 12/14/94



RIGHT ELEVATION



LEFT ELEVATION