



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 100 Beverly St (Lot #146) 333-H-017

Issued to R.J. Grondin & Sons

Date of Issue 22 January 1996

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. 951260, 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:

See attached memo dated 09 January 1996 from James Seymour to David Jordan listing (4) four conditions of approval.

This certificate supersedes
certificate issued

Approved:

1-22-96

(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 - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: <i>NORMA CURTIS</i> 100 Weverly St (Lot 146)		Owner: R.J. Grondin & Sons	Phone:	Permit No: 951260
Owner Address:	Leasee/Buyer's Name:	Phone:	Business Name:	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: NOV 30 1995 CITY OF PORTLAND </div>
Contractor Name: <i>Keith Stiffler</i>	Address: 14 River Hill Dr Windham, ME	Phone: 04062 892-0875/780-7655		
Past Use: Vacant Lot	Proposed Use: 1-fam	COST OF WORK: \$ 78,000.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: 93 Type: 5B Signature: <i>BOC 293 Office</i>	PERMIT FEE: \$ 410.00 Signature: <i>[Signature]</i> Date:	
Proposed Project Description: Construct 1-fam Dwelling w/attached 1-car garage		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		Zoning: <i>2-2</i> CBL: 333-H-017 Zoning Approval: <i>with comment S-dc</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>5/12/95</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <input type="checkbox"/> maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
Permit Taken By: <i>Mary Gresik</i>	Date Applied For: 17 November 1995			

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

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: *11/27/95*

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

28 November 1995 - Permit Routed
 17 November 1995

SIGNATURE OF APPLICANT: *Keith Stiffler* ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

CEO DISTRICT 7

COMMENTS

11-30-95 - No Notification / Flgs + Found walls poured / Center int pads poured
Set backs appear OK / Send letter to contractor

12-4-95 - drainage tile under crushed stone + hay / damp proofing on / backfilling in progress

12-12-95 - Framing OK (pre built moved to foundation) 1st floor framing OK
(no stairs to basement)

6/24/98 w/norman Curtis - new deck added? 10x12 Permit? - New 8'3" x 8'4"
Shed added - permit?

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: <u>OK A. Rowe</u>	_____
Other: _____	_____

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

November 30, 1995

Keith Stiffler
14 River Hill Drive
Windham, Maine 04062

RE: 100 Beverly Street
(Lot 146)

Dear Mr. Stiffler,

Your application to construct a single family dwelling (no garage) has been reviewed and a permits is herewith issued subject to the requirements listed below. This permit does not excuse the applicant from meeting applicable State and Federal laws.

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

Site Plan Review Requirements

Code Enforcement - a) the required minimum sill elevation shall be 72.0 and the lowest building opening shall be 70.5. Any change shall require specific amendments and approvals. b) it is the understanding of this office that no garage is to be built at this time. The construction of a garage shall require separate permits and approvals. - M. Schmuckal

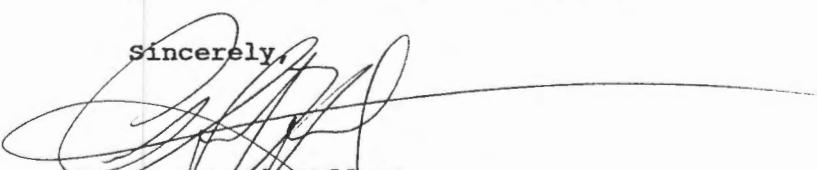
Development Review - Please see attached standard conditions. Please refer to the approved Woodford Garden Plan as prepared for R.J. Grondin & Sons last revised on September 29, 1995. - J. Seymour

Building Code Requirements

1. Please read and implement items 1, 2, 7, 9, 11, 13, 14, 15, 16, and 17 of the attached Building Permit Report.
2. Your submitted plan states, in the general notes, designed to BOCA 1987. The City of Portland uses the BOCA 1993.

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

Sincerely,



P. Samuel Hoffses
Chief, Code Enforcement Division

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

BUILDING PERMIT REPORT

DATE: November 30, 1995 **ADDRESS:** 100 Beverly Street, Lot #146

REASON FOR PERMIT: To construct a single family dwelling

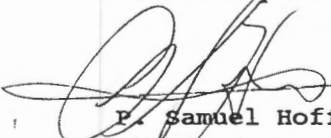
BUILDING OWNER: R. J. Grondin & Sons

CONTRACTOR: Keigh Stiffler **APPROVED:** See # 1, 2, 7, 9, 11, 13, 14, 15, 16 & 17

CONDITIONS OF APPROVAL

1. Before concrete for foundation is placed, approvals from Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precautions must be taken to protect concrete from freezing.
3. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with selfclosers.
5. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
6. The boiler shall be protected by enclosing with one (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
7. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue, they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 square feet.
8. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
9. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code, Chapter 9, Section 19, 919.3.2 (BOCA National Building Code/1993) and NFPA 101, Chapters 18 and 19. (Smoke detectors shall be installed and maintained at the following locations):
 - a. In the immediate vicinity of bedrooms
 - b. In all bedrooms
 - c. In each story within a dwelling unit, including basementsIn addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted.

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


F. Samuel Hoffses
Chief, Inspection Services



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: David Jordan, Code Enforcement Officer

FROM: James Seymour, Acting Development Review Coordinator

DATE: January 9, 1996

RE: Temporary Certificate of Occupancy for 100 Beverly Street

I have reviewed the single family residence at 100 Beverly 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 2 feet of snow making it difficult to review the lot grading. It appears that lot grading may be necessary in the spring. There may be a problem with the bulkhead elevation of the house. This elevation of the bulkhead should be 6 inches higher than the ground and be graded to conform to the natural grade and provide positive drainage away from the house. A swale is also necessary to provide positive drainage for off-site flows crossing the rear of the lot.
2. The disturbed lot area shall be loamed, seeded and mulched no later than May 14, 1996 and approved by the Development Review Coordinator.
3. Two trees need to be planted along the street frontage to meet the City requirement. Trees shall be planted and reviewed by May 14th.
4. Erosion control fencing or approved equal shall be installed along the drainage easement swale and across area subject to shallow flows. All erosion control measures shall be installed as soon as the ground is thawed enough to properly set in place. Measure must be in place prior to April 1, 1996.

cc: Kathi Staples PE, City Engineer



KEITH R. STIFFLER BUILDER

14 River Hill Drive Windham, Maine 04062

207-892-0875 Pager 207-780-7655

874-8716

Fax 2
Including cover

CITY OF PORTLAND, ME.

PLANNING DEPT

ATTN: JIM -seymour

RE: site plan # 146 Beverly St.

sill elevation .72

SEWER, water, storm location

silt fence or drainage easement.

Keith Stiffler

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

APPLICANT: Keith Stiffler Builder
 ADDRESS: 14 River Hill Drive, Windham, ME 04062
 SITE ADDRESS/LOCATION: 100 Beverly St. (LOT-14b)
 DATE: 11/27/95

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

CONDITIONS CHECKED OFF BELOW WILL BE ENFORCED FOR YOUR SITE PLAN

1. All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.
2. Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
3. Your new street address is now 100 Beverly Street, the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4. The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
5. Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6. A sewer permit is required for your project. Please contact Carol Poliskey at 874-8300, ext. 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

7. _____ A street opening permit(s) is required for your site. Please contact Carol Poliskey at 874-8300 , ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
8. As-built record information for sewer and stormwater service connections must be submitted to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
9. FFE = 72.0 The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.
10. _____ The site contractor shall establish finish grades at the building foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
11. A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FEE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for the drainage from the property.
12. The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
13. THE Applicant shall conform to the Finish Floor Elevation as set on the approved plan. And the driveway shall utilize the curb cuts as shown on the approved plan.

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



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

I. D. Number

Keith Stiffler Builder

17 November 1995

Applicant 14 River Hill Dr Windham ME 04062

Application Date

Applicant's Mailing Address

Project Name/Description

Consultant/Agent Keith 892-0875/780-7655

Beverly St (Lot #146)
Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax

333-H-017
Assessor's Reference: Chart-Block-Lot

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

Proposed Building Square Feet or # of Units 1,278 GFC Acreage of Site 10,177 sq ft Zoning R-2

Check Review Required:

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

Fees paid: site plan 50.00 subdivision _____

Approval Status:

Reviewer Marge Schmuckel

- Approved Approved w/Conditions listed below Denied

- The required minimum sill elevation shall be 72.0 and the lowest building opening shall be 70.5. Any change shall require specific amendment and approval.
- It is this office's understanding that no garage is to be built at this time. The construction of a garage shall require a separate permit for approval.

Approval Date 11/29/95 Approval Expiration _____ date Extension to _____ date Additional Sheets Attached

Condition Compliance _____ signature _____ date

Performance Guarantee Required* Not Required

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

<input type="checkbox"/> Performance Guarantee Accepted	_____ date	_____ amount	_____ expiration date
<input type="checkbox"/> Inspection Fee Paid	_____ date	_____ amount	
Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
Performance Guarantee Released	_____ date	_____ signature	
Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
Defect Guarantee Released	_____ date	_____ signature	

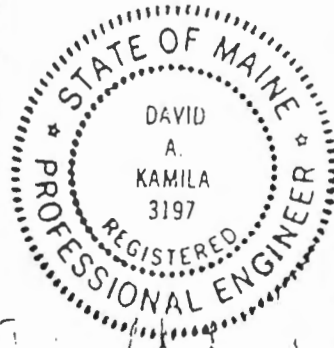
Address: Beverly St (Lot #146)

ate

PLAN SHOWING A PORTION OF WOODFORDS GARDENS

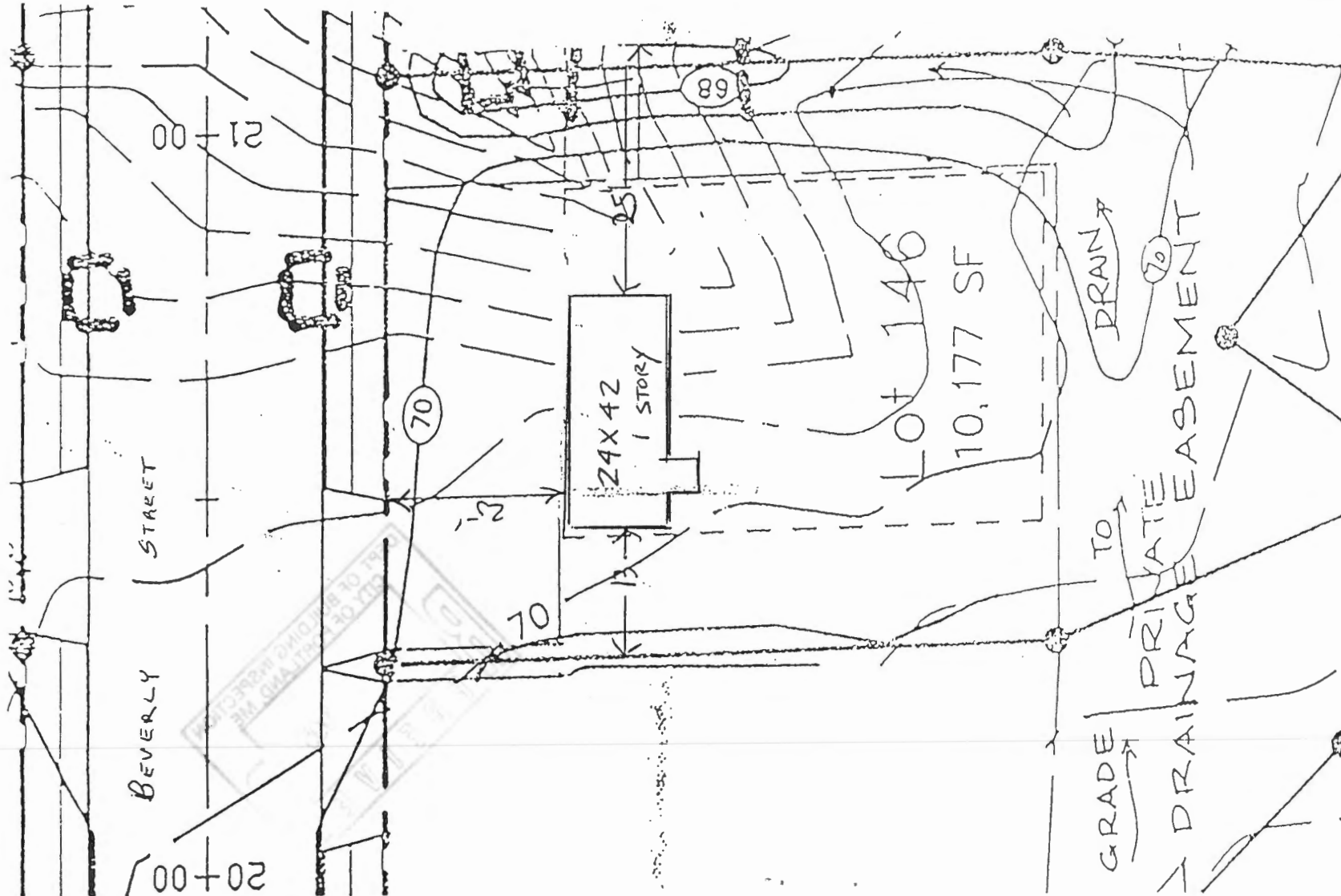
PORTLAND, MAINE
PREPARED FOR
RECORD OWNER

R. J. GRONDIN & SONS
11 BARTLETT ROAD, GORHAM, MAINE



LAND USE CONSULTANTS INC
LAND PLANNERS • ENGINEERS • SURVEYORS

966 RIVERSIDE STREET
PORTLAND, MAINE 04103
207 • 878 • 3313



Applicant: Keith Stiffler
Address: 100 Beverly St (lot 146)
Assessors No.: 333-H-017

Date: 11/29/95

CHECK LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-2

Interior or corner lot -

Use - 1 family 24' x 42' - no garage per ~~pl~~ ~~herby~~

Sewage Disposal - City

Rear Yards - 25' req - 25' + shown

Side Yards - 12' req - 13' & 25' shown

Front Yards - 25' req - 25' to bldg itself

Projections - front steps (x 2 1/2 x 5') / bulkhead db rear ~~set back~~ rear set back should be ok

Height - 1 story ranch

Lot Area - 10,000 # req 10,177 # shown

Building Area - MAX 20% lot cov, or 2,035.4 # MAX

Area per Family -

Width of Lot - 80' req - 80' shown

Lot Frontage - 50' req 80' shown

Off-street Parking - ~~all~~

Loading Bays -

Site Plan - minor/minor

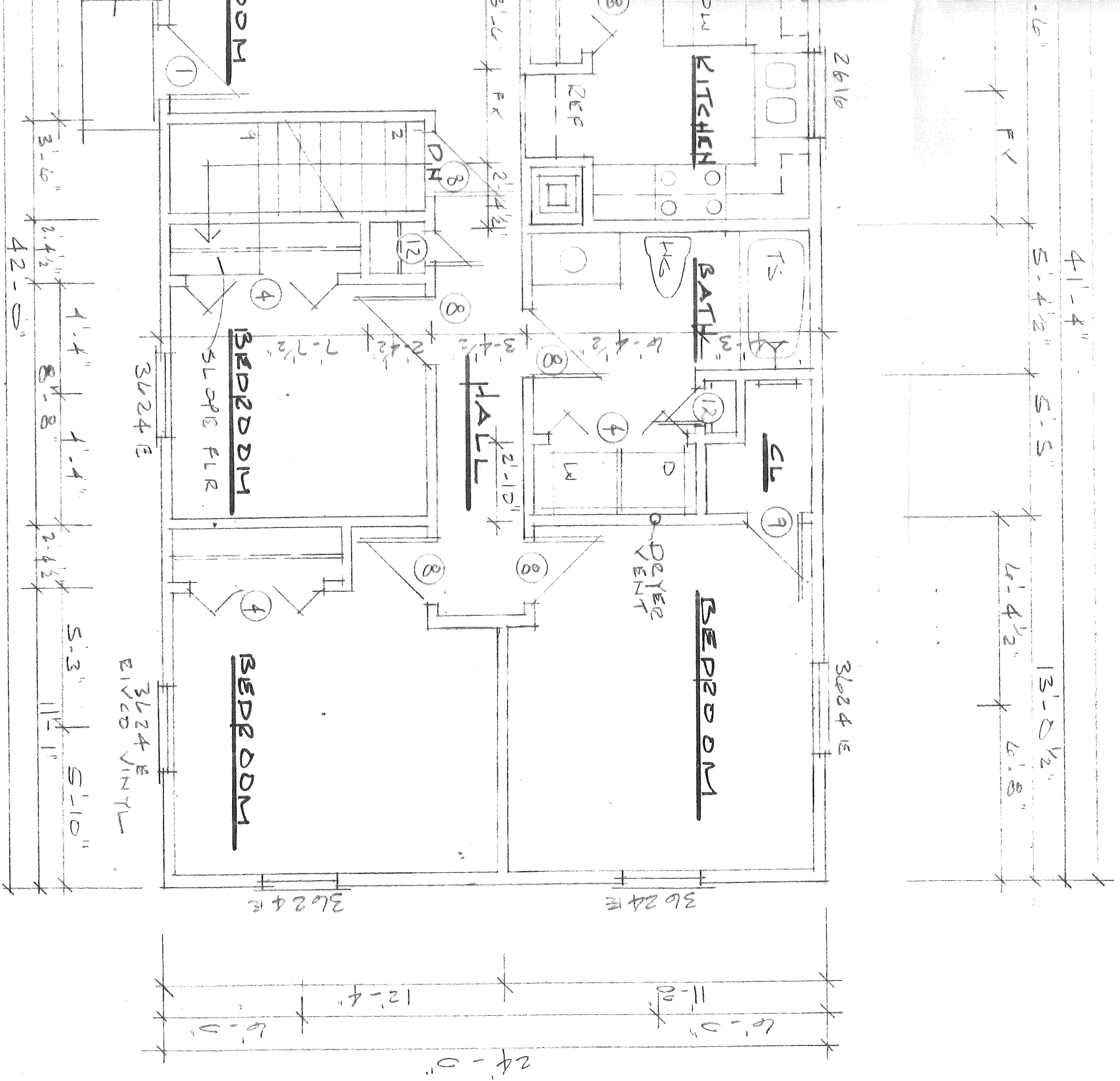
Shoreland Zoning - N/A

Flood Plains -

Note: a) 15' wide drainage easement on left side lot line (total 30' wide)
 → can not be built on

front stairs

b) A front yard may be occupied by a one-story entrance porch not ends with or without a roof, if the area of the porch does not exceed 50 # and the projection from the building exceed 5 feet



2. 2'-8" x 6'-8"
3. 6'-0" x 6'-6"
4. 5'-0" x 6'-6"
5. 4'-0" x 6'-6" OPER. FOR BRIT.
6. 3'-0" x 6'-6"
7. 2'-8" x 6'-6"
8. 2'-6" x 6'-6"
9. 2'-4" x 6'-6"
10. 2'-0" x 6'-6"
11. 1'-6" x 6'-6"
12. 1'-3" x 6'-6"
13. 1'-0" x 6'-6"
14. 9" x 7" O.H.
15. 6" x 6" SL
16. _____

CURTIS RESIDENCE

Job _____

Sheet 2
 OF 3

Scale 1/4"

Date _____

Drawn _____

GENERAL NOTES:

1. Plans are designed to comply with the B.O.C.A. 1987 Code. Compliance w/ updated codes and local ordinances shall be the responsibility of the General Contractor.
2. All utility and site design shall be by others.
3. Cabinet/millwork layouts shall be by others. General Contractor shall locate adjacent walls/framing to comply with cabinets and millwork.
4. Openings in structural framing members shall not exceed two inches dia. at the center point.
5. Consult kitchen layout plans for location of windows and soffits.
6. All chimneys/fireplaces shall conform to the NFPA ch. 211 Standards, 1988.

24-8
 NOT TO BE BUILT
 THIS TIME PER T. Flaherty
 11/28/95

