

Permit No: **951261**

PERMIT ISSUED
 Permit Issued: **NOV 30 1995**
CITY OF PORTLAND

Zone: **RZ** CBL: **333-K-002**

Zoning Approval: *of which conditions*
 Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan minor mm

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: *11/6/95*

CEO DISTRICT **7**
D. Jordan

Location of Construction: **111 Beverly St**
Lt #143 - Beverly St

Owner: **Custom Built Homes of Maine**
 Phone: **892-3149**

Leasee/Buyer's Name:
 Address:
 Phone:

Contractor Name:
owner

Past Use:
vacant lot

Proposed Use:
1-fam dwlg

Proposed Project Description:
construct 1-fam dwlg

H M S P - \$50

Permit Taken By: **L Chase**

Date Applied For: **11/6/95**

COST OF WORK:
\$70,000

FIRE DEPT. Approved
 Denied

INSPECTION:
 Use Group: **R3** Type: **5B**
 Signature: *BOCAG*

Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:
 Approved
 Approved with Conditions
 Denied

Signature: _____ Date: _____

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.

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

28 Nov 95 - Permit Routed

SIGNATURE OF APPLICANT: _____ ADDRESS: _____ PHONE: _____
 RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: _____ PHONE: _____

COMMENTS

11-30-95. Excavation started / lot clearing

12.4.95 - No Figs yet.

12.26.95 - Figs, Foundation walls poured / no not foundation / 8" walls drainage tile in.

Sat backs appear OK (front is just 25'-0"), Rear bulk head not there; could be posthol

day light Basement

1-18-96. 1st Fl. Framing in progress (Frame OK per plans)

2-14-96 - side cut: stairs need some tubes (have SWB up before final Framing Susp no call)

(side stairs OK for setbacks)

3-6-96 - Final Temp. OK Side stairs some tubes to be installed / July 96 - Temp

CO2 issue

6/24/98 Side Stair Some probably - Could not actually see because of Modern Surfaces

Return on for Perm. CO2 pending DRC Report

Note: No Drill - No Gauge - No Sheds

Inspection Record
Type _____ Date _____

Foundation: _____

Framing: _____

Plumbing: _____

Final: _____

Other: _____



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 111 Beverly St (Lot #143)

Issued to Custom Built Homes of Maine

Date of Issue 08 March 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. 951261, 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 from James Seymour to David Jordan listing four (4) conditions of approval. Side stair platform required sono tube placement by 15 May 1996.

This certificate supersedes certificate issued

Approved:

3-8-96
.....
(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
Planning and Urban Development Department

MEMORANDUM

TO: David Jordan, Code Enforcement Officer

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

DATE: March 8, 1996

RE: Temporary Certificate of Occupancy for 111 Beverly Street

I have reviewed the single family residence at 111 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 1 foot 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 elevations at the rear of the house. These elevations of the rear yard should be graded to conform to the natural grade and provide positive drainage away from the house. All grading shall be completed and approved by the Development Review Coordinator by April 30, 1996.
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. *OK* 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

Applicant: Paul Rheanne
Address: 111 Beverly St (4143)
Assessors No.: none listed

Date: 11/29/95

CHECK LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-2

Interior or corner lot - 32' x 24'

Use - 1 family dwelling - no garage - no deck shown

Sewage Disposal - City

Rear Yards - 25' req - 25' shown

Side Yards - 12' req - 20' & 20' shown

Front Yards - 25' req - 25' shown

Projections - 4' x 4' deck w/ stairs on side → shall meet all side setbacks
rear bulkhead shown

Height - 1 1/2 stories - Cape with dormer

Lot Area - 10,000 # req - 12,525 # shown

Building Area - MAX coverage 20% of lot area or 2,505 # MAX

Area per Family - ~~1~~

Width of Lot - 80' req - 80' shown

Lot Frontage - 50' req - 80' shown

Off-street Parking - ok

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning - ok

Flood Plains -

$32 \times 24 = 768 \#$

ANDERSEN WINDOW

Come Home To Quality

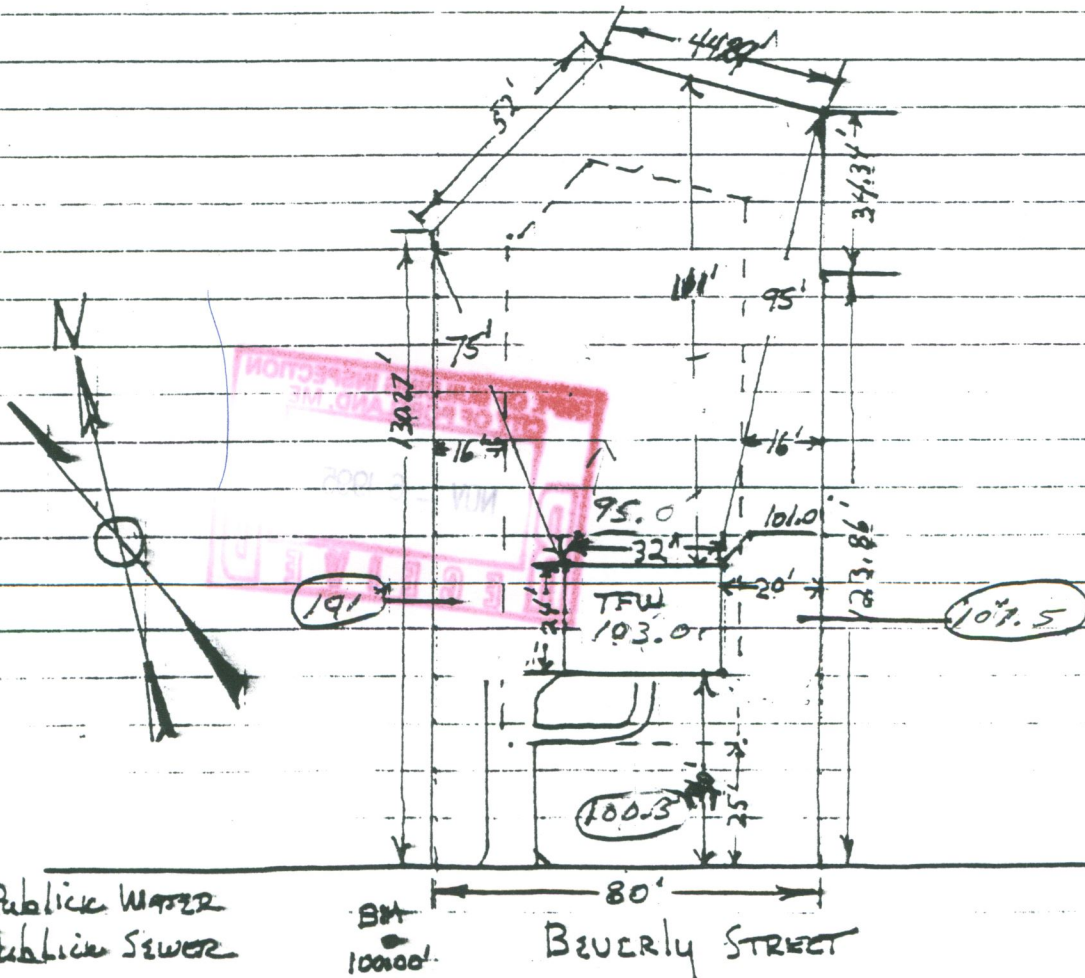
LEONARD

DOOR AND WINDOW

DATE: 9/16/95 JOB: POISSON : Beverly STREET (Lot # 143), PORTLAND

SET BACKS:

- ① FRONT: 25'
- ② SIDE: 16'
- ③ REAR: 25'



A Public Water
 B Public Sewer

BM 10000'
 80'
 BEVERLY STREET

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

November 30, 1995

Custom Built Homes of Maine, Inc.
27 Main Street
Windham, Maine 04062

RE: 111 Beverly Street
Portland, Maine

Dear Sir,

Your application to construct a single family dwelling has been reviewed and a permit 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 minimum sill elevation shall be 74.0 and the lowest building opening shall be 72.5. Any change in these figures shall require an amendment submitted for approval. b) The side deck is not shown on the submitted plot plan. It shall meet the required setbacks. c) The submitted plans show neither a rear deck nor garage. A separate permit shall be required prior to their construction. - M. Schmuckal
Development Review - The driveway shall grade at a minimum slope of 1 percent toward the street gutter line. (see attached standard condition sheet) - 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: 111 Beverley Street

REASON FOR PERMIT: To construct a single family dwelling

BUILDING OWNER: Custom Built Homes of Maine, Inc.

CONTRACTOR: Custom Built Homes of Maine APPROVED: See #1, 2, 7, 9, 11, 13, 14, 15, 16 and 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.


P. Samuel Hoffses
Chief, Inspection Services

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

APPLICANT: CUSTOM BUILT HOMES OF MAINE INC.
 ADDRESS: 27 Main St. Windham, ME 04062
 SITE ADDRESS/LOCATION: 111 Beverly Street (Lot # 143)
 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 111 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. 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. Driveway grading shall consist of a positive slope/grade away from the house toward the street gutter line.
Driveway grades shall be at least a 1% grade.

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



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

I. D. Number _____

Custom Built Homes of Maine, Inc

Applicant 27 Main St- Windham, ME 04062

11/6/95
Application Date

Applicant's Mailing Address Paul Rheaume -- 892-3149

111
11143 - Beverly St
Project Name/Description

Consultant/Agent _____

Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax _____

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) _____

24' x 32'
Proposed Building Square Feet or # of Units 13,120 sq ft
Acreage of Site _____ Zoning _____

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 subdivision _____

Approval Status:

Reviewer JAMES R. SEYMOUR

- Approved Approved w/Conditions listed below Denied

- DRIVEWAY shall grade at a min. slope of 1% toward street gutter. line.
- See Attached Standard Conditions sheet.
- _____
- _____

Approval Date 11/27/95 Approval Expiration 11/96 Extension to _____ date date Additional Sheets Attached

Condition Compliance James R. Seymour 11/27/95
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 #143



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

I. D. Number _____

Custom Built Homes of Maine, Inc

Applicant
27 Main St- Windham, ME 04062

11/6/95
Application Date

Applicant's Mailing Address
Paul Rheume -- 892-3149

Lt 143 - Beverly St
Project Name/Description
Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax _____

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) _____
24' x 32' 13,120 sq ft R-2
Proposed Building Square Feet or # of Units Acreage of Site Zoning

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 subdivision _____

Approval Status:

- Approved Approved w/Conditions listed below Denied

Reviewer Marge Schmuckel

- The min. sill elevation shall be 74.0 and the lowest building opening shall be 72.5.
- Any changes in these figures shall require an amendment for approvals
- The side deck is not shown on the submitted plot plan. It shall meet the req. setbacks
- The submitted plans show no rear deck, no garage. A separate permit shall be required prior to any construction

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 #143

111 Beverly St.

① Cond. Side Stairs
platform, requires sono
tube placement by

1 July - 96