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

Location of Construction:	Owner:	Phone:
159 Beverly Street	CPW Developement	892-3527
Owner Address:	**Lessee/Buyer's Name:**	**Phone:** / **BusinessName:**
PO Box 4000, Windham, ME 04062		
Contractor Name:	**Address:**	**Phone:**
CPW Developement Clay Walsh	PO Box 4000, Windham, ME 04062	892-3527
Past Use:	**Proposed Use:**	**COST OF WORK:** / **PERMIT FEE:**
Vacant	Single Family	$ 73,500.00 / $ 468.00
		FIRE DEPT. ☐ Approved ☐ Denied Signature: / **INSPECTION:** Use Group: R-3 Type: 5B BOCA 99 Signature:

Proposed Project Description:

New Single Family Home

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved ☐ Approved with Conditions: ☐ Denied ☐

Signature: Date:

Permit Taken By:	Date Applied For:
Gayle	January 23, 2001 gg

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..

***Tom Blackburn 232-8134

Building Fee: 468.00
Site Plan Fee: 300.00

Total Fee: $768.00

PERMIT ISSUED WITH REQUIREMENTS

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 provisions of the code(s) applicable to such permit

January 24, 2001

SIGNATURE OF APPLICANT | ADDRESS: | DATE: | PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE | PHONE:

Permit No: 010109

Permit Issued:

FEB 14 01

Zone: R-2 | CBL: [redacted] 333-K016 333 K016

Zoning Approval: OK with conditions

Special Zone or Reviews:

- ☐ Shoreland N/A
- ☐ Wetland
- ☒ Flood Zone Panel 1 - Zone A Ele. 33 - Needs certificate
- ☐ Subdivision
- ☒ Site Plan maj ☐ minor ☐ mm 20010010

Zoning Appeal

- ☐ Variance
- ☐ Miscellaneous
- ☐ Conditional Use
- ☐ Interpretation
- ☐ Approved
- ☐ Denied

And Flood Haz. permit & Part I

Historic Preservation

- ☒ Not in District or Landmark
- ☐ Does Not Require Review
- ☐ Requires Review

Action:

- ☐ Appoved
- ☐ Approved with Conditions
- ☐ Denied

Date:

PERMIT ISSUED WITH REQUIREMENTS

CEO DISTRICT 1

White–Permit Desk Green–Assessor's Canary–D.P.W. Pink–Public File Ivory Card–Inspector

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

Minor/Minor Site Review for New Detached Single Family Dwelling, Additions/Alterations/Accessory Structures, Multi-Family, Commercial Interior Rehab (other than additions), Change of Use

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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: 159 BEVERLY ST		
Total Square Footage of Proposed Structure 1100	Square Footage of Lot 11934	
Tax Assessor's Chart, Block & Lot Number Chart# 333 Block# K Lot# 16	Owner: CPW DEVELOPMENT PO BOX 4000 WINDHAM, ME 04062	Telephone#: 207-892-3527
Lessee/Buyer's Name (If Applicable) N/A	Owner's/Purchaser/Lessee Address: PO BOX 4000 WINDHAM ME 04062	Cost Of Work: 73,500 Fee: $ $
Current use: VACANT LOT. Proposed use: SINGLE FAMILY HOME		
Project description: SINGLE FAMILY HOME		
Contractor's Name, Address & Telephone 207 892-3527	CPW DEVELOPEMENT PO BOX 4000 WINDHAM, ME 04062	**Rec'd By:**

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- **All construction must be conducted in compliance with the 1999 B.O.C.A. Building Code as amended by Section 6-Art II.**
- **All plumbing must be conducted in compliance with the State of Maine Plumbing Code.**
- **All Electrical Installation must comply with the 1999 National Electrical Code as amended by Section 6-Art III.**
- **HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.**

YOU MUST INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

Building Fee 468.00
Site Plan Fee 300.00
T= $768.00

3 **A Copy of Your Deed or Purchase and Sale Agreement if purchased in the last 365 days**
A Plot Plan (Sample Attached)

***A "minor/minor" site plan review is required for* New Single Family Homes Only (does not include additions, alterations or accessory structures) *prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor.* FOUR COPIES ARE REQUIRED FOR NEW SINGLE FAMILY HOMES** CONTACT PERSON

+++ TOM BLACKBURN (C) 232-9134
2/2/01 - voice message

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

A complete plot plan (Site Plan) includes:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

Building Plans are required for all construction, including interior rehab (Sample Attached)

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and damp proofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/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:	**Date:**

Minor/Minor Site Review Fee: $300.00/Building Permit Fee: $30.00 for the 1st $1000.cost plus $6.00 per $1,000.00 construction cost thereafter.

AUTOCAD OR ADOBE FORMAT REQUIRED FOR ALL COMMERICAL PROJECTS

owners/ Dev. copy

FLOOD HAZARD DEVELOPMENT PERMIT APPLICATION

Portland, Maine

(All applicants must complete entire application)
[60.3(e)]

Application is hereby made for a Flood Hazard Development Permit as required under Article II of the Floodplain Management Ordinance of Portland, Maine, for development as defined in said ordinance. This permit application does not preclude the need for other municipal permit applications.

Owner: C.P.W Development Address: P.O. Box 4000, Windham, ME 04062

Ph. No: (207) 892-3527

Applicant: owner (Tom Blackburn) Address: _____

Ph. No: 232-8134

Contractor: owner Address: _____

Ph. No: _____

LEGAL DESCRIPTION

Is this lot a part of a subdivision? ☒Yes ☐No If yes, give the name of the subdivision and lot number:

Subdivision: Buca Run Lot #: #154

Tax Map: 333-K- Lot #: 16

Address: #159 Beverly Street
Street/Road Name

Zip Code: 04103

General explanation of proposed development: construct 25'x44' Dwelling
NO-GARAGE

Estimated value of improvements: $73,500.00

OTHER PERMITS

Are other permits required from State or Federal Jurisdictions? ☐Yes ☒No
If yes, are copies of these permits attached? ☐Yes ☐No ☐Not Applicable

Federal and State Permits may include but not limited to: ME/DEP/Natural Resource Protection Act, Site Location of Development Act, Metallic Mineral Exploration, Advanced Exploration and Mining; USACE/Section 9 &10 of the Rivers and Harbors Act/ Section 404 of the Clean Water Act; Federal Energy Regulation Commission.

(This Section to be completed by Municipal Official)

Date: Submitted _____; Fee Paid _____; Reviewed by CEO _____; Reviewed by Planning Board _____

Permit # _____ Issued by _____ Date _____

(This section to be completed by Municipal Official)

LOCATION

Flooding source (name of river, pond, ocean, etc): River/Stream

☐ V1-30 Zone ☐ VE Zone ☐ AE Zone ☐ A1-30 Zone ☒ A Zone
☐ FRINGE ☐ FLOODWAY (½ width of floodplain in A Zone)

If proposed development is in an "AE" or "A1-A30" Zone and cross section data is available in the Flood Insurance Study please note the Nearest Cross Section References and Elevation of Base Flood at Nearest Cross Section.

Cross Section	Base Flood Elevation
Above Site _____	Above Site 33
Below Site _____	Below Site 33

Fill in

→ Base Flood Elevation (bfe) at the site _____ NGVD [Required for New Construction or Substantial Improvements]
min of 35' or higher Allowed

Basis of A Zone bfe determination:
☒ From a Federal Agency: ☐ USGS ☐ USDA/NRCS ☐ USACE ☐ Other Floodplain map
☐ From a State Agency: ☐ MDOT ☐ Other _____
☐ Established by Professional Land Surveyor
☐ Established by Professional Engineer ☐ HEC II ☐ HY 7 ☐ Quick-2 ☐ Other _____
☐ Highest Known Water level
☐ Other (Explain) _____

VALUE

If the development involves improvements to an existing structure, the **Market Value** of existing structure: $ 73,500.00
☒ New development or Substantial Improvement: ☐ Minor improvement or addition to existing development

TYPE OF DEVELOPMENT

Check the appropriate box to the left for the type(s) of development requested, and complete information for each applicable line:

	Dimensions
☐ 1. Residential Structure	
☒ 1a. New Structure	25' x 44'
☐ 1b. And to Structure	_____
☐ 1c. Renovations/other changes	
☐ 2. Non-Residential Structure	
☐ 2a. New structure	_____
☐ 2b. And to Structure	_____
☐ 2c. Renovations/other changes	
☐ 2d.Floodproofing	
☐ 3. Water Dependent use:	
☐ 3a. Dock	_____
☐ 3b. Pier	_____
☐ 3c. Boat Ramp	_____
☐ 3d. Other	_____
☐ 4. Paving	_____

Please Fill in →

	Cubic Yards
☒ 5. Filling[1]	_____
☐ 6. Dredging	_____
☐ 7. Excavation	_____
☐ 8. Levee	_____
☐ 9. Drilling	
	Number of Acres
☐ 10. Mining:	_____
☐ 11 . Dam: Water surface to be created	_____
☐ 12. Water Course Alteration	

Detailed description must be attached with copies of all applicable state and federal permits.

☐ 13. Other: Explain _____

[1]Certain prohibitions apply in Velocity Zones

Attachment and Site Plan - drawn to scale with north arrow

- Show property boundaries, floodway and floodplain lines.
- Show dimensions of the lot.
- Show dimensions and location of existing and/or proposed development on the site.
- Show areas to be cut and filled.
- For New Construction or Substantial Improvement, also include existing grade elevations done by a Professional Land Surveyor, Architect or Engineer.
- For New Construction or Substantial Improvement, attach statement describing in detail how each applicable development standard in Article VI will be met.

Special Note: Substantial Improvement is defined as any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. Please refer to the floodplain management ordinance, Article XIII, for more complete definitions of New Construction and Substantial Improvement.
Structures in Velocity Zones are not permitted on fill or excavations. Structures must be built on open foundation systems, i.e., columns, piles, posts. (Article VI §L)

The Applicant Understands and agrees that:

- The permit applied for, if granted, is issued on the representations made herein;
- Any permit issued may be revoked because of any breach of representation;
- Once a permit is revoked all work shall cease until the permit is reissued or a new permit is issued;
- Any permit issued on this application will not grant any right or privilege to erect any structure or use any premises described for any purposes or in any manner prohibited by the ordinances, codes, or regulations of the municipality;
- The applicant hereby gives consent to the Code Enforcement Officer to enter and inspect activity covered under the provisions of the Floodplain Management Ordinance;
- If issued, the permit form will be posted in a conspicuous place on the premises in plain view and;
- If issued, the permit will expire if no work is commenced within 180 days of issuance.

I hereby certify that all the statements in, and the attachments to this application are a true description of the existing property and the proposed development project.

Owner _____ Date _____
signature

→ Please Sign & DATE or

Authorized Agent _____ Date _____
signature

STATUTORY QUITCLAIM DEED WITH COVENANT

R. J. GRONDIN & SONS, a Maine Corporation with a principal place of business in Gorham, County of Cumberland and State of Maine, for consideration paid, grants to

C.P.W. Development, Corporation a Maine Corporation with a principal place of business at 1 Percy Hawkes Road, Windham, Maine 04062.

with **QUITCLAIM COVENANTS**, the following described real property situated in the City of Portland, County of Cumberland and State of Maine, to wit:

Certain lot or parcel of land and any improvements thereon situated off Forest Avenue, in the City of Portland, County of Cumberland, and State of Maine, being lot 154 as shown on plan captioned "Plan Showing A Portion Of Woodfords Gardens Off Forest Avenue, Portland, Maine", recorded in Cumberland County Registry of Deeds in Plan Book 196 , Page 140.

The conveyance of the above described parcel of land is subject to the exceptions, reservations and restrictions, easements and encumbrances, set forth in the notes set forth or referred to on said plan or as shown on said plan, to which reference is hereby made for a more particular description.

Being a portion of the premises described in deeds from Lloyd B. Wolf to R. J. Grondin & Sons dated November 26, 1991 and March 23, 1993, recorded in the said Registry of Deeds respectively in Book 9823, page 142 and Book 10698, page 27.

MAINE REAL ESTATE TAX PAID

In Witness Whereof, the said R. J. Grondin & Sons has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Thomas H. Hey, its Secretary, thereunto duly authorized this 15th day of March, 2000.

Signed, Sealed and Delivered in presence of

Phillip St Grondin

R.J. GRONDIN & SONS

By: Thomas H. Hey

Name: Thomas H. Hey

Its: Secretary

STATE OF MAINE
Cumberland, ss.

March 15, 2000

Then personally appeared the above named Thomas H Hey, Secretary of said R. J. Grondin & Sons as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said R. J. Grondin & Sons.

Before me,

Phillip St Grondin

GEOTECHNICAL ENGINEERING SERVICES
PROPOSED RESIDENCE
154 BEVERLY STREET
PORTLAND, MAINE

00-0573 S September 25, 2000

S.W.COLE ENGINEERING, INC. • Geotechnical Engineering • Field & Lab Testing • Scientific & Environmental Consulting

00-0573

September 25, 2000

CBW Development
Attn: Tom Blackburn
PO Box 4000
Windham ME 04062

Subject: Geotechnical Engineering Services
Proposed Residence
154 Beverly Street
Portland, Maine

Dear Mr. Blackburn:

In accordance with our Service Contract dated August 25, 2000 and subsequent discussions, we have made an investigation at the site of the proposed residence on Lot 154 Beverly Street in Portland, Maine. The purpose of our investigation was to obtain subsurface information at the site of the proposed residence in order to evaluate global stability and to provide geotechnical parameters for your use in design of footings and basement walls. The investigation included the making of subsurface explorations, in-situ soil testing and a geotechnical evaluation of the findings. The contents of this report are subject to the limitations set forth in Attachment A.

PROPOSED CONSTRUCTION

Based on information provided by Nadeau & Lodge (project surveyor), Shelley Engineering (project structural engineer) and CBW Development (general contractor), we understand the proposed residence will be a two-story wood-framed structure with a daylight basement and attached garage. The proposed structure will occupy a plan area of about 24 feet by 56 feet constructed on an existing 2½H:1V slope. Based on our discussions with you, we understand the attached garage will have a structural parking deck slab with a full basement below.

Foundations will consist of spread footings with one row of interior columns, spaced about 8 feet on-center, along the long axis of the building. According to information provided by Shelley Engineering, column loads are anticipated to be 14 kips (dead plus live load) and perimeter wall loads are anticipated to be 2.8 kip per lineal foot of wall.

Based on our discussions with you, the basement floor will be at elevation 53 feet, which will require cuts on the order of 4 feet to 11 feet to establish footing grade and about 8½ feet to establish bottom of slab grade. Considering a design frost depth of 4 feet for the Portland area, we anticipate footings will be founded at about elevation 49 feet on the northerly side (downhill) of the proposed structure stepping up to about elevation 51 feet on the southerly side (uphill). Details of the proposed and existing site features are shown on the "Exploration Location Plan" attached as Sheet 1.

SUBSURFACE CONDITIONS

Two test pits (TP-1 and TP-2) and one test boring (B-1) were made in the area of the proposed building at the approximate locations shown on Sheet 1. Beneath the topsoil and forest duff, the explorations generally encountered about 3 to 4½ feet of clayey fill soils overlying relatively stiff native brown silty clay underlain by a softer stratum of gray silty clay with shells. Test pits TP-1 and TP-2 were terminated in the relatively stiff stratum of brown silty clay at depths of 6 and 9½ feet, respectively. Test boring B-1 penetrated the upper stratum of brown silty clay at a depth of about 14 feet and was terminated at a depth of about 42 feet in the lower stratum of relatively soft gray silty clay. Free groundwater was not encountered during the short time period the explorations were open; however, the soils were observed to be wet below a depth of about 15 feet.

For a more detailed description of the subsurface conditions encountered see the logs attached as Sheets 2 through 4. A key to the notes and symbols used on the logs is attached as Sheet 5. Results of in-situ strength testing performed in test boring B-1 are shown on the log.

DISCUSSION AND RECOMMENDATIONS

We have made an analysis of global stability for the proposed structure. Our analysis has been based on our understanding of the proposed construction and subsurface information obtained at the explorations. Additionally, we assumed that the interior columns would be supported on a reinforced concrete grade beam at least 2 feet wide. Based on these considerations, we estimate the factor of safety for the overall stability

(deep rotational slope failure) of the site with proposed residence is on the order of 1.5. If seismic loads are considered, the factor of safety drops to about 1.2. Consequently, the site appears suitable for the proposed construction from a slope stability standpoint.

Wall and column footings should bear on at least 6 inches of compacted select fill placed upon undisturbed stiff brown silty clay. If subgrades are wet, the compacted select fill under footings should be replaced with a 6-inch layer of ¾-inch crushed stone wrapped in geotextile filter fabric. All wall footings should be at least 4 feet from freezing temperatures. Wall and column footings should be at least 2 feet in width and the interior columns should, ideally, be supported on a reinforced concrete grade beam running the entire length of the building. Footing and basement wall design should consider the following soil parameters:

- Allowable Bearing Pressure = 1.5 ksf (properly prepared subgrade, as noted)
- Design Frost Depth = 4.0 feet
- Base Friction Factor = 0.4 (compacted select fill)
- (K_p) Passive Lateral Earth Pressure Coefficient = 3.0 (compacted select fill)
- (K_o) At-Rest Lateral Earth Pressure Coefficient = 0.5 (compacted select fill)
- (γ_T) Unit Weight of Backfill = 130 pcf (compacted select fill)

Wall design should also consider surcharge loads from vehicles within the driveway. We recommend that the wall be backfilled with compacted select fill. The select fill should be compacted to between 92 to 95 percent of ASTM D-1557. The select fill should be clean, well-drained granular fill meeting the following gradation:

SELECT FILL GRADATION	
Sieve Size	**Percent Finer by Weight**
4 inch	100
3 inch	90 – 100
¼ inch	25 – 90
#40	0 – 30
#200	0 – 5

An underdrain should be installed at footing grade around the perimeter wall footing. The underdrain should be perforated (perforations oriented downward) and have a positive gravity outlet. The underdrain should be surrounded with at least 12 inches of ¾ inch crushed stone and the stone should be wrapped with geotextile fabric. Further, all below grade concrete walls should be damp-proofed and a layer of insulation should be installed adjacent to the exterior side of all basement walls. This will help reduce thermal conductivity and the potential for condensation.

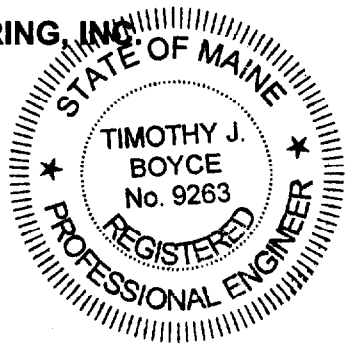
CLOSURE

We request that S.W.COLE ENGINEERING be retained to review the final design and specifications to determine that our foundation recommendations have been properly interpreted and implemented. During construction, an S.W.COLE ENGINEERING representative should be on-site to observe subgrade soils prior to fill or concrete placement. A soils and concrete testing program should be implemented to observe compliance with the design concepts, specifications, and recommendations and to allow design changes in the event that subsurface conditions are found to differ from those anticipated prior to the start of construction. S.W.COLE ENGINEERING is available to provide soil and concrete testing services.

We trust this letter meets your needs. Please do not hesitate to contact us if you have any questions.

Sincerely,

S. W. COLE ENGINEERING, INC.



Timothy J. Boyce, P. E.
Geotechnical Engineer

G:\Files\Projects\2000\00-0573_CBW Development_Portland_154 Beverly St\00-0573 Report.doc

ATTACHMENT A
LIMITATIONS

This report has been prepared for the exclusive use of CBW Development for specific application to the proposed Residence on Lot 154 Beverly Street in Portland, Maine. S.W.COLE ENGINEERING, INC. has endeavored to conduct the work in accordance with generally accepted soil and foundation engineering practices. No other warranty, expressed or implied, is made.

The soil profiles described in the report are intended to convey general trends in subsurface conditions. The boundaries between strata are approximate and are based upon interpretation of exploration data and samples.

The analyses performed during this investigation and recommendations presented in this report are based in part upon the data obtained from subsurface explorations made at the site. Variations in subsurface conditions may occur between explorations and may not become evident until construction. If variations in subsurface conditions become evident after submission of this report, it will be necessary to evaluate their nature and to review the recommendations of this report.

Observations have been made during exploration work to assess site groundwater levels. Fluctuations in water levels will occur due to variations in rainfall, temperature, and other factors.

Recommendations contained in this report are based substantially upon information provided by others regarding the proposed project. In the event that any changes are made in the design, nature, or location of the proposed project, S.W.COLE ENGINEERING, INC. should review such changes as they relate to analyses associated with this report. Recommendations contained in this report shall not be considered valid unless S.W.COLE ENGINEERING, INC reviews the changes.

S.W.COLE ENGINEERING, INC.
GEOTECHNICAL CONSULTANTS

BORING LOG

BORING NO.: B-1
SHEET: 1 OF 2
PROJECT NO.: 00-0573
DATE START: 7/14/00
DATE FINISH: 7/14/00
ELEVATION: 62+/- '
SWC REP.: RED

PROJECT / CLIENT: 154 BEVERLY STREET / CBW DEVELOPMENT
LOCATION: PORTLAND, MAINE
DRILLING FIRM: NORTHERN TEST BORINGS
DRILLER: MIKE NADEAU

	TYPE	SIZE I.D.	HAMMER WT.	HAMMER FALL
CASING:	HSA	4 1/4"		
SAMPLER:	SS	1 3/8"	140 lb	30"
CORE BARREL:				

WATER LEVEL INFORMATION
Soils wet @ 15'

BLOWS PER 6"	NO.	PEN.	REC.	DEPTH @ BOT	0-6	6-12	12-18	18-24	ELEV.	STRATA & TEST DATA
									0.5'	TOPSOIL & ROOT MATERIAL
									4±'	BROWN SILTY CLAY (FILL)
	1D	24"	18"	7.0'	6	6	8	10		BROWN SILTY CLAY ~VERY STIFF TO ... q_p = 5 ksf
	2D	24"	22"	12.0'	3	4	5	7	14±'	q_p = 4 ksf q_p = 2 ksf ...MEDIUM~ L_V = 0.75 ksf
	3D	24"	24"	17.0'	3	2	2	4		L_V = 0.2 ksf GRAY SILTY CLAY WITH SHELLS
	3.5"x7" VANE			20.8'						S_V = 0.54/0.09 ksf
	3.5"x7" VANE			21.6'						S_V = 0.54/0.08 ksf
	4D	24"	24"	25.0'	WOM	WOM	WOM	WOM		~ MEDIUM ~ L_V = 0.2 ksf
	5D	24"	24"	27.0'	WOM	WOM	WOM	WOM		
	3.5"x7" VANE			27.8'						S_V = 0.50/0.11 ksf
	3.5"x7" VANE			28.6'						S_V = 0.54/0.11 ksf
	6D	24"	24"	32.0'					31±'	L_V = 0.2 ksf
	7D	24"	24"	34.0'	3	1	2	3		GRAY SILTY CLAY WITH FINE SAND SEAMS AND SHELLS
	8D	24"	24"	37.0'	WOM	WOM	WOM	WOM		~ MEDIUM ~
	3.5"x7" VANE			37.8'						S_V = 0.38/0.01 ksf
	3.5"x7" VANE			38.4'						S_V = 0.54/0.02 ksf

SAMPLES:
D=SPLIT SPOON
C=3" SHELBY TUBE
U=3.5" SHELBY TUBE

SOIL CLASSIFIED BY:
[ ] DRILLER - VISUALLY
[X] SOIL TECH.-VISUALLY
[ ] LABORATORY TEST

REMARKS:
STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY BETWEEN SOIL TYPES AND THE TRANSITION MAY BE GRADUAL.

BORING NO.: B-1

S.W.COLE ENGINEERING, INC.
GEOTECHNICAL CONSULTANTS

BORING LOG

BORING NO.: B-1
SHEET: 2 OF 2
PROJECT NO.: 00-0573
DATE START: 7/14/00
DATE FINISH: 7/14/00
ELEVATION: 62+/- '
SWC REP.: RED

PROJECT / CLIENT: 154 BEVERLY STREET / CBW DEVELOPMENT
LOCATION: PORTLAND, MAINE
DRILLING FIRM: NORTHERN TEST BORINGS
DRILLER: MIKE NADEAU

	TYPE	SIZE I.D.	HAMMER WT.	HAMMER FALL
CASING:	HSA	4 1/4"		
SAMPLER:	SS	1 3/8"	140 lb	30"
CORE BARREL:				

WATER LEVEL INFORMATION
Soils wet @ 15'

CASING BLOWS PER FOOT	SAMPLE NO.	PEN.	REC.	DEPTH @ BOT	SAMPLER BLOWS PER 6" 0-6	6-12	12-18	18-24	DEPTH	STRATA & TEST DATA
										GRAY SILTY CLAY WITH FINE SAND SEAMS
	9D	24"	24"	42.0'	WOH	WOH	WOH	WOH	42'	AND SHELLS
										BOTTOM OF EXPLORATION @ 42'

SAMPLES:
D=SPLIT SPOON
C=3" SHELBY TUBE
U=3.5" SHELBY TUBE

SOIL CLASSIFIED BY:
[ ] DRILLER - VISUALLY
[X] SOIL TECH.-VISUALLY
[ ] LABORATORY TEST

REMARKS:
STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY BETWEEN SOIL TYPES AND THE TRANSITION MAY BE GRADUAL.

BORING NO.: B-1

S.W.COLE
ENGINEERING, INC.
GEOTECHNICAL CONSULTANTS

PROJECT/CLIENT: 154 BEVERLY STREET / CBW DEVELOPMENT
LOCATION: PORTLAND, MAINE
PROJECT NO. 00-0573

TEST PIT 1

DATE: 7/6/00 SURFACE ELEVATION: 53' +/- LOCATION: SEE SHEET 1

SAMPLE NO.	SAMPLE DEPTH	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS
		1.0'	FOREST DUFF & TOPSOIL	
		3.0'	BROWN SILTY CLAY (FILL)	
S-1	5'	6.0'	BROWN SILTY CLAY	
			BOTTOM OF EXPLORATION @ 6.0'	

COMPLETION DEPTH: 6.0' DEPTH TO WATER:

TEST PIT 2

DATE: 7/6/00 SURFACE ELEVATION: 62' +/- LOCATION: SEE SHEET 1

SAMPLE NO.	SAMPLE DEPTH	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS
		0.5'	TOPSOIL & ROOT MATERIAL	
		4.5'	BROWN SILTY CLAY (FILL)	
		9.5'	BROWN SILTY CLAY	
			BOTTOM OF EXPLORATION @ 9.5'	

COMPLETION DEPTH: 9.5' DEPTH TO WATER: No Free Water Observed

KEY TO THE NOTES & SYMBOLS
Test Boring and Test Pit Explorations

All stratification lines represent the approximate boundary between soil types and the transition may be gradual.

Key to Symbols Used:

w	-	water content, percent (dry weight basis)
q_u	-	unconfined compressive strength, kips/sq. ft. - based on laboratory unconfined compressive test
S_v	-	field vane shear strength, kips/sq. ft.
L_v	-	lab vane shear strength, kips/sq. ft.
q_p	-	unconfined compressive strength, kips/sq. ft. based on pocket penetrometer test
O	-	organic content, percent (dry weight basis)
W_L	-	liquid limit - Atterberg test
W_P	-	plastic limit - Atterberg test
WOH	-	advance by weight of hammer
WOM	-	advance by weight of man
WOR	-	advance by weight of rods
HYD	-	advance by force of hydraulic piston on drill
RQD	-	Rock Quality Designator - an index of the quality of a rock mass. RQD is computed from recovered core samples.
γ_T	-	total soil weight
γ_B	-	buoyant soil weight

Description of Proportions:

0 to 5% TRACE
5 to 12% SOME
12 to 35% "Y"
35+% AND

REFUSAL: **Test Boring Explorations** - Refusal depth indicates that depth at which, in the drill foreman's opinion, sufficient resistance to the advance of the casing, auger, probe rod or sampler was encountered to render further advance impossible or impracticable by the procedures and equipment being used.

REFUSAL: **Test Pit Explorations** - Refusal depth indicates that depth at which sufficient resistance to the advance of the backhoe bucket was encountered to render further advance impossible or impracticable by the procedures and equipment being used.

Although refusal may indicate the encountering of the bedrock surface, it may indicate the striking of large cobbles, boulders, very dense or cemented soil, or other buried natural or man-made objects or it may indicate the encountering of a harder zone after penetrating a considerable depth through a weathered or disintegrated zone of the bedrock.

BUILDING PERMIT REPORT

DATE: 04 January 2001 ADDRESS: 159 Beverly Street CBL: 333-K-016

REASON FOR PERMIT: To Construct a New Single Family dwelling/garage

BUILDING OWNER: CPW Development

PERMIT APPLICANT: _____ /CONTRACTOR CPW Development

USE GROUP: R-3 CONSTRUCTION TYPE: 5-B CONSTRUCTION COST: $73500.00 PERMIT FEES: $468.00

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: *1, *2, *3, *4, *5, *6, *7, *8, *9, *11, *13, *14, *15, *19 *27 *28, *29, *32 *33, *34 *35

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of ½" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
7. 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.
8. 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 ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
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 Groups 42". In occupancies in Use Group A, B.H-4, I-1, I-2, M, R, 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. Handrails shall be a minimum of 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 ¼" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. Stair construction in **Use Group R-3 & R-4 is a minimum of 10" tread and 7 ¾" maximum rise.** All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. 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 (508)mm, and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
16. 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. (Section 1010.1)
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

1/24

19. 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 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
    - **In the immediate vicinity of bedrooms**
    - **In all bedrooms**
    - **In each story within a dwelling unit, including basements**
20. 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. (Section 921.0)
21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
24. 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".
25. 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 commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
26. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
27. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. **No closing in of walls until all electrical** (min. 72 hours notice) **and plumbing inspections have been done.**
28. All requirements must be met before a final Certificate of Occupancy is issued.
29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements. All Conditions And Requirements on The Attached Site Development Review Sheets shall be met
32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
33. Bridging shall comply with Section 2305.16.
34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
35. All flashing shall comply with Section 1406.3.10.
36. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
37. The proposed building shall be constructed (Foundation) as per the recommendations set forth in the report by S.W. Cole Engineering, Inc., Timothy J. Boyce PE. # 9263 [During the placement of the Foundation a Special Inspection is required as per section 1705.9 of the bldg. code].

P. Samuel Hoffses, Building Inspector

cc: E. McDougall, PFD
Marge Schmuckal, Zoning Administrator
Michael Nugent, Inspection Service Manager

PSH 10/1/00

****This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**

*****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)**

******ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

*******CERTIFICATE OF OCCUPANCY FEE $50.00**

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

20010010
I. D. Number

CPW Development
Applicant

01/24/2001
Application Date

PO Box 4000, Windham, ME 04062
Applicant's Mailing Address

Beverly St - 159
Project Name/Description

CPW Development
Consultant/Agent

159 - 159 Beverley St, Portland, Maine
Address of Proposed Site

892-3527
Applicant or Agent Daytime Telephone, Fax

333-K-016
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) **no decks - no garage**

1,100 sf	**11,934 sf**	**R-2**
Proposed Building square Feet or # of Units	Acreage of Site	Zoning

Check Review Required:

☑ Site Plan (major/minor) ☐ Subdivision # of lots ☐ PAD Review ☐ 14-403 Streets Review

☐ Flood Hazard ☐ Shoreland ☐ HistoricPreservation ☐ DEP Local Certification

☐ Zoning Conditional Use (ZBA/PB) ☐ Zoning Variance ☐ Other

Fees Paid: Site Plan **$200.00** Subdivision ____ Engineer Review **$100.00** Date: **01/24/2001**

Inspections Approval Status:

Reviewer **Marge Schmuckal**

☐ **Approved** ☑ **Approved w/Conditions** see attached ☐ **Denied**

Approval Date **02/07/2001** Approval Expiration ____ Extension to ____ ☑ Additional Sheets Attached

☑ Condition Compliance Marge Schmuckal (signature) 2/7/01 (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	date	amount	expiration date
☐ Inspection Fee Paid	date	amount	
☐ Building Permit Issued	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

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
D.R.C. Copy

20010010
I. D. Number

CPW Development
Applicant

01/24/2001
Application Date

PO Box 4000, Windham, ME 04062
Applicant's Mailing Address

Beverly St - 159
Project Name/Description

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Proposed Development (check all that apply): ☑ New Building ☐ Building Addition ☐ Change Of Use ☑ Residential
☐ Office ☐ Retail ☐ Manufacturing ☐ Warehouse/Distribution ☐ Parking Lot ☑ Other (specify) **no decks - no garage**

1,100 sf	**11,934 sf**	**R-2**
Proposed Building square Feet or # of Units	Acreage of Site	Zoning

Check Review Required:

☑ Site Plan (major/minor)
☐ Subdivision # of lots ____
☐ PAD Review
☐ 14-403 Streets Review
☐ Flood Hazard
☐ Shoreland
☐ HistoricPreservation
☐ DEP Local Certification
☐ Zoning Conditional Use (ZBA/PB)
☐ Zoning Variance
☐ Other ____

Fees Paid: Site Plan **$200.00** Subdivision ____ Engineer Revie **$100.00** Date: **01/24/2001**

DRC Approval Status:

Reviewer **Jay Reynolds**

☐ **Approved**
☑ **Approved w/Conditions** see attache
☐ **Denied**

Approval Date **02/12/2001** Approval Expiration **02/12/2002** Extension to ____ ☑ Additional Sheets Attached

☑ Condition Compliance **Jay Reynolds** (signature) **02/12/2001** (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	date	amount	expiration date
☐ Inspection Fee Paid	date	amount	
☐ Building Permit	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

20010010
I. D. Number

CPW Development
Applicant

01/24/2001
Application Date

PO Box 4000, Windham, ME 04062
Applicant's Mailing Address

Beverly St - 159
Project Name/Description

CPW Development
Consultant/Agent

159 - 159 Beverley St, Portland, Maine
Address of Proposed Site

892-3527
Applicant or Agent Daytime Telephone, Fax

333-K-016
Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to

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 159 Beverly 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.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.

Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.

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.

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.)

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.

The site contractor shall establish finish grades at the 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.

A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), 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 drainage from the property.

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

Applicant will be resposible for adjusting the sanitary sewer manhole rims, as needed to meet City of Portland Public Works standards.

Approved plan shows matching grade (42.33 elev.) on the outside the property line.

APPLICANT MUST COMPLETE FINAL GRADING WITHIN THE LIMITS OF THE LOT.

Planning Conditions of Approval

Inspections Conditions of Approval

1. This construction permit supercedes and voids any past permit approvals.
2. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
3. Your application only shows a front porch and stairs. No other decks or stairs are shown on either your construction plans or site plan. Therefore, no such construction has been approved. Separate permits shall be required if added in the future.
4. Separate permits shall be required for future decks, sheds, pools, and/or garage.
5. Not more than 50 sq. ft. of front steps are allowed into the front setback. Your present submittal shows that you would meet this requirement.
6. This property is located in a flood zone (Panel 1 - "A" zone) with an elevation of 33' given. That REQUIRES that your lowest floor elevation to be

CITY OF PORTLAND, ME
BOCA 1999 Plan Review Record
One and Two Family Dwelling

Valuation: $73,500.00 **Plan Review #** 0075/2001

Fee: $ 468.00 **Date:** 25/January

Building Location: 159 Beverly ST. **CBL:** 333-K-016

Building Description: Single Family dwelling.

Reviewed By: S. Hoffses

Use or Occupancy: R-3 **Type of Construction:** 5-B

*NR: Not Required NA: Not Applicable SR: See Report X: OK per plan

	Correction List	
NO:	Description	Code Section
1.	All Site plan and building code requirements shall be completed before a Certificate of occupancy can or will be issued	111.0 118.0
2.	All Lot Lines shall be clearly marked before calling for a Foundation inspection	111.0
3.	Foundation drainage shall Comply with section 1813.0	1813.0
4.	Anchor bolts shall Comply with section 2305.17	2305.17
5.	Waterproofing & dampproofing shall Comply with Section 1813.0	1813.0
6.	Concrete protection shall comply with section 1908.9-1908.10	1908.9 1908.10
7.	Chimney or vents shall Comply with NFPA 211 Chimney Ch. 5	NFPA 211
8.	Stair Construction shall Comply with section 1914.0	1914.0
9.	Guardrails shall Comply with Section 1021.0	1021.0
10.	Handrails shall Comply with Section 1022.0	1022.0

REV: PSH 4-7-00

	Correction List	
NO:	Description	Code Section
11	Sleeping room egress or rescue windows shall comply with section 1016.4.	1610.4
12.	Smoke detectors shall comply with Section 920.3.2	920.3.2
13.	Fastening of bldg. elements shall comply with Table 2305.2	2305.2
14.	Boring, Cutting and Notching shall Comply with Sections 2305.7 thru 2305.5.1	section
15.	Glass and glazing shall comply with Chapter 24 (Safety Glazing) 2406.0	2406.0
16.	Flashing shall comply with Section 1406.3.10	1406.3.10
17.	The Foundation shall be installed as per the professional Engineers drawing.	

REV: PSH 4-7-00

Inspections

CBL 333 K 016 STREET ADDRESS 159 Beverly St

DATE	TIME	CONTACT	NARRATIVE	INITALS
2/13		Jay Reneds	Most recent	GG
			site plan.	
2/13			No changes received in	S
			zoning issues - shows drainage &	
			silt fences etc	
			Tom Blackburn	
			232 8134	

Foundations (Chapter 18)

Wood Foundation (1808)

NA Design
NA Installation

Footings (1807.0)

Engineered

___ Depth below (outside) grade 4' minimum;
but below frost line except for insulated footings.
___ Insulated footing provided
___ Soil bearing value (table 1804.3)
___ Footing width
___ Concrete footing (1810.0) .3.1, 3.2
___ See Plan 1
___
___
___
___
___

Foundation Walls

Engineered See Plan 1

___ Design (1812.1)
___ Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)
___ Water proofing and damp proofing Section 1813
___ Sill plate (2305.17)
___ Anchorage bolting in concrete (2305.17)
___ Columns (1912)
___ Crawl space (1210.2) Ventilation
___ Crawl opening size (1210.2.1)
___ Access to crawl and attic space (1211.0)
___

Floors (Chapter 16-23)

X Joists - Non sleeping area LL40PSF (Table - 1606)
X Joists - Sleeping area LL30PSF (Table - 1606)
X Grade
X Spacing
X Span
X Girder 4" bearing 2305.6.1

Floors (contd.)

X Bearing (11/2" minimum on wood or steel 3" on masonry) and lapped (3")2305.2
X Bridging (2305.16)
SR Boring and notching (2305.5.1)
SR Cutting and notching (2305.3)
SR Fastening table (2305.2)
NA Floor trusses (AFPANDS Chapter 35)
X Draft stopping (721.7)
X Framing of openings (2305.11) (2305.12)
X Flooring - (2304.4) 1" solid - 1/2" particle board
X Concrete floors (1905) 3 1/2" 6 mil polyethylene vapor retarder
_____
_____
_____
_____
_____

Wall Construction (Chapter 2300)

X Design (1609) wind loads
X Load requirements
X Grade
SR Fastening schedule (Table 2305.2)
X Wall framing (2305.4.1)
X Double top plate (2305.4.2)
X Bottom plates: (2305.4.3)
SR Notching and boring: (2305.4.4) studs
X Non load bearing walls (2305.5)
SR Notching and boring (2305.5.1)
X Wind bracing (2305.7)
X Wall bracing required (2305.8.1)
X Stud walls (2305.8.3)
X Sheathing installation (2305.8.4)
X Minimum thickness of wall sheathing (Table 2305.13)
NA Metal construction
NA Masonry construction (Chapter 21)
X Exterior wall covering (Chapter 14)
X Performance requirements (1403)
X Materials (1404)
NA Veneers (1405)
X Interior finishes (Chapter 8)

Roof-Ceiling Construction (Chapter 23)

N/A Roof rafters - Design (2305.15) spans
X Roof decking and sheathing (2305.15.1) 5/8" boards and (2307.3) (Table 2307.3.1(2))
X Roof trusses (2313.3.1)
_____
_____
_____
_____
_____

Roof Coverings (Chapter 15)

X Approved materials (1404.1)
X Performance requirement (1505)
X Fire classification (1506)
X Material and installation requirements (1507)
N/A Roof structures (1510.0)
X Type of covering (1507)

Chimneys and Fireplaces
BOCA Mechanical/1993

N/A Masonry (1206.0)
SR N/A Factory - built (1205.0)
N/A Masonry fireplaces (1404)
N/A Factory - built fireplace (1403)
_____ NFPA 211

Mechanical
1993 BOCA Mechanical Code

_____
_____
_____
_____
_____
_____
_____

State Plumbing Code

Load Design Criteria

Floor live load sleeping	30 PSF	X
Floor live load non sleeping	40 PSF	X
Roof live load	42 PSF	X
Roof snow load	~~40~~ PSF	X
Seismic Zone	2	X
Weathering area	S	X
Frost line depth	4' MIN	X

Glazing (Chapter 24)

SR Labeling (2402.1)
Louvered window or jalousies (2402.5)
Human impact loads (2405.0)
Specific hazardous locations (2405.2)
Sloped glazing and skylights (2404)

Private Garages (Chapter 4)

NA General (407)
Beneath rooms (407.3)
Attached to rooms (407.4)
Door sills (407.5)
Means of egress (407.8)
Floor surface (407.9)

Egress (Chapter 10)

X One exit from dwelling unit (1010.2)
SR Sleeping room window (1010.4)
X EXIT DOOR (1017.3) 32" W 80" H
NA Landings (1014.3.2) stairway
NA Ramp slope (1016.0)
SR Stairways (1014.3) 36" W
SR Treads (1014.6) 10" min.
SR Riser (1014.6) 7 3/4" max.
SR Solid riser (1014.6.1)
NA Winders (1014.6.3)
NA Spiral and Circular (1014.6.4)
SR Handrails (1022.2.2.) Ht.
SR Handrail grip size (1022.2.4) 1 1/4" to 2"
SR Guards (1012.0) 36" min.

Smoke Detectors (920.3.2)

SR Location and interconnection
SR Power source

Dwelling Unit Separation
Table 602

NA

Electrical
NFPA # 70

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

20010010
I. D. Number

CPW Development
Applicant

1/24/01
Application Date

PO Box 4000, Windham, ME 04062
Applicant's Mailing Address

~~New Single Family Home~~
Project Name/Description

CPW Development
Consultant/Agent

159 - 159 Beverley St, Portland, Maine
Address of Proposed Site

892-3527
Applicant or Agent Daytime Telephone, Fax

333-K-016
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) **New Single Family**

1,100 sf
Proposed Building square Feet or # of Units

11,934 sf
Acreage of Site

R-2
Zoning

Check Review Required:

☑ Site Plan (major/minor)
☐ Subdivision # of lots ____
☐ PAD Review
☐ 14-403 Streets Review
☐ Flood Hazard
☐ Shoreland
☐ HistoricPreservation
☐ DEP Local Certification
☐ Zoning Conditional Use (ZBA/PB)
☐ Zoning Variance
☐ Other ____

Fees Paid: Site Plan **$200.00** Subdivision ____ Engineer Review **$100.00** Date: **1/24/01**

Inspections Approval Status:

Reviewer ____

☐ **Approved**
☐ **Approved w/Conditions** see attache
☐ **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

☐ Performance Guarantee Accepted	date	amount	expiration date
☐ Inspection Fee Paid	date	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	

COMMENTS

1/22/01 - The site plan shows a 24' x 32' bldg with attached 24'x24' garage - The Structural plans show a 25'x44' house with no garage - I called Coley Walsh and requested plans that match and are accurate - & Tom Blackburn

2/5/01 Tom Blackburn came in with a revised site plan. In discussions with him I found that the building plans were also inaccurate & not what they intended to build. I told him to come back with plans showing exactly what they were going to build. Bldg & Plot plan must match. - Later in day Brought in new structural plans

2/14/01 - Pre Con in office - Tom Blackburn, owners Representative -
THIS IS A MODULAR FROM SMTC

2-16-01: Performed final inspection of house @ SMTC. No Plumbing install-ed @ time of inspection, temp power not available to test smoke Det. or GFCI, Elect service will require additional main disconnect Egress windows = 24"x35" = Compliant @ 540 □". Framing not visible @ this time - will check once located on foundation. SKW.

2/22/01 Met w/ Jay Reynolds, Mark Verrill & Tim Boyce on Site —
Tim & Jay Discussed Geo Survey - Tim will write letter to us Confirming that his original report dated 25 Sept 00 Remains Valid even w/ changes in Design & Location of Bldg. — Builder to submit Amended Site Plan For Approval

2/28/01 — Amended Plot Plan Submitted & Approved by Jay / George / Mike N. K K
Spoke w/ Coley Walsh, Requested verification of NEC & BOCA-99 Compliance from SMTC - Also, He will have Surveyor verify Foundation Set Backs —
Discussed BOCA 99 Tread/Riser/Head Clearance for Stairs K
3/1/01 - Letters Rec'd from SMTC - OK for MH/MC
Put in File K

Inspection Record

Type	Date
Foundation:	
Framing:	
Plumbing:	
Final:	
Other:	

COMMENTS

4/5/01 - Met on site w/ MARK VERRILL for SETBACK insp./Footing. I ASKED FOR a SURVEYORS letter ASAP REGARDING placement of the Foundation. Nadeau/Cooper HAVE placed the pins. The letter should be REC'D on 4/6/01 JR

4/9/01 Documentation REC'D JR

4/12/01 - performed foundation inspection - Drains put outside & inside of foundation due to dampness - damproofing & Cloth membrane put in correctly - OK to Back-fill

2/25/02 Final inspection for C.O. items needed

① Elevation Certificate

Applied ② Permit for Rear Deck on Grade and side entrance Deck and Stairs.

✓ ③ No current (updated foundation plan shown), update Rear Elevation location of Door.

✓ ④ Side deck/stairs insp revealed width to be (29") at stair walkway, need graspable HRail, Footings are apparent, ? Rim Lagged to building (3' Section at Door apparently Cantilever)

✓ ⑤ Need spec on SS2 Tjernlund for Ø clearance to combustibles Thru wall side vent and stack coming out of furnace.

✓ ⑥. Thermostat wire exposed in closet needs protection

✓ ⑦ Water supply not active - could not test for leaks.

✓ ⑧. Vent pipe termination only (3") need extension to (24")

3/27/02 Final insp. of above - Elevation Certificate still needed.

Urban Insight Electrical permit # 2001-4711
License # 500167 79 Scott Bozeman. JB

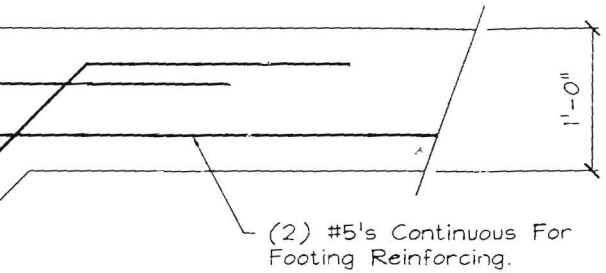
Elevation Survey being conducted 3/29/02 JB

Heating permit # 01-0303

FAX 774-2588

Inspection Record

Type	Date
Foundation:	
Framing:	
Plumbing:	
Final:	
Other:	

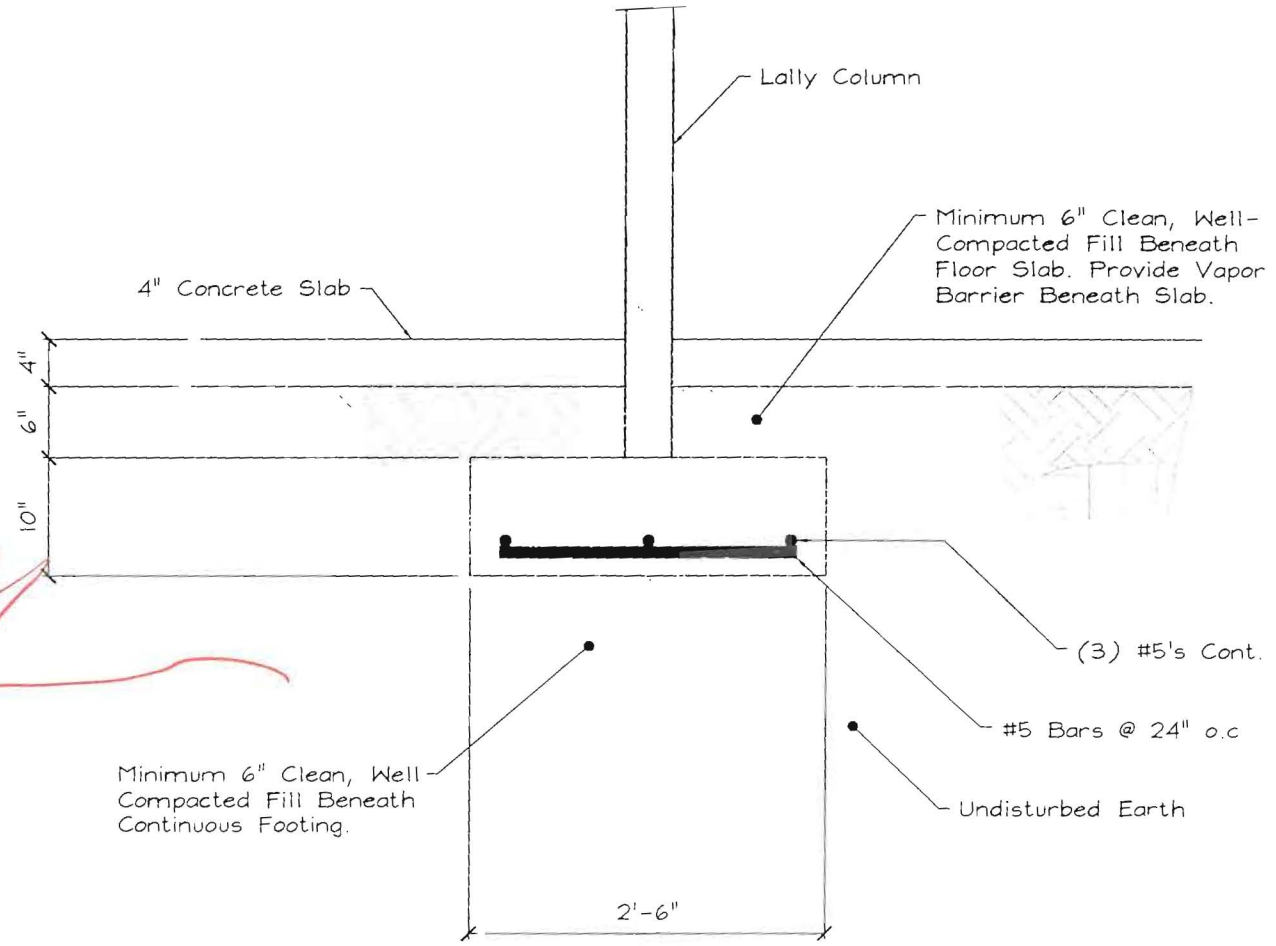


~~2~~ #5's Top
nd Bottom

MUST be This way

Step Footing Down As Req'd To Maintain Proper Frost Coverage. Refer To Site And Architectural Drawings For Exterior Grade Info.

)OTING



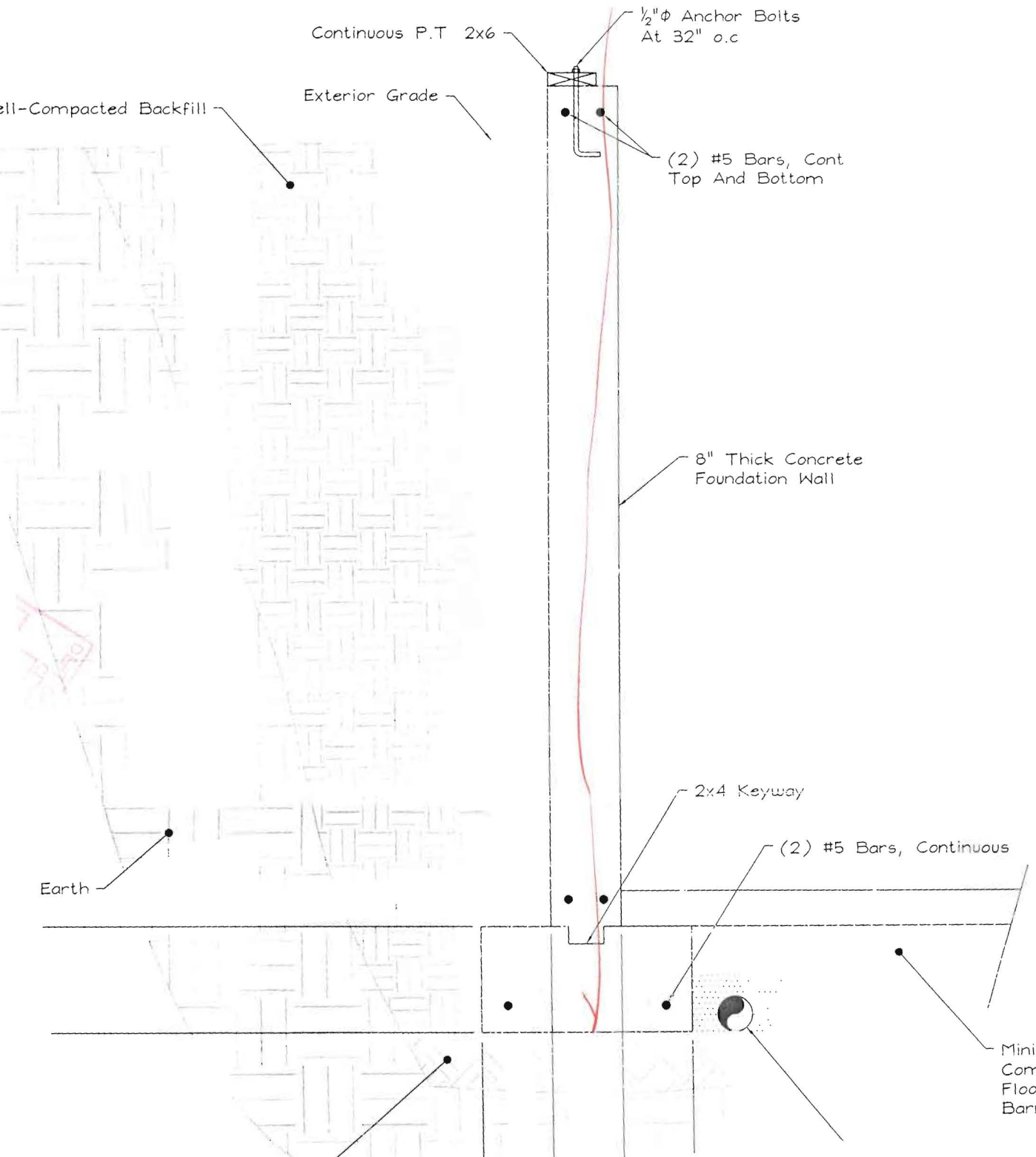
DETAIL - TYPICAL STEP FOOTING

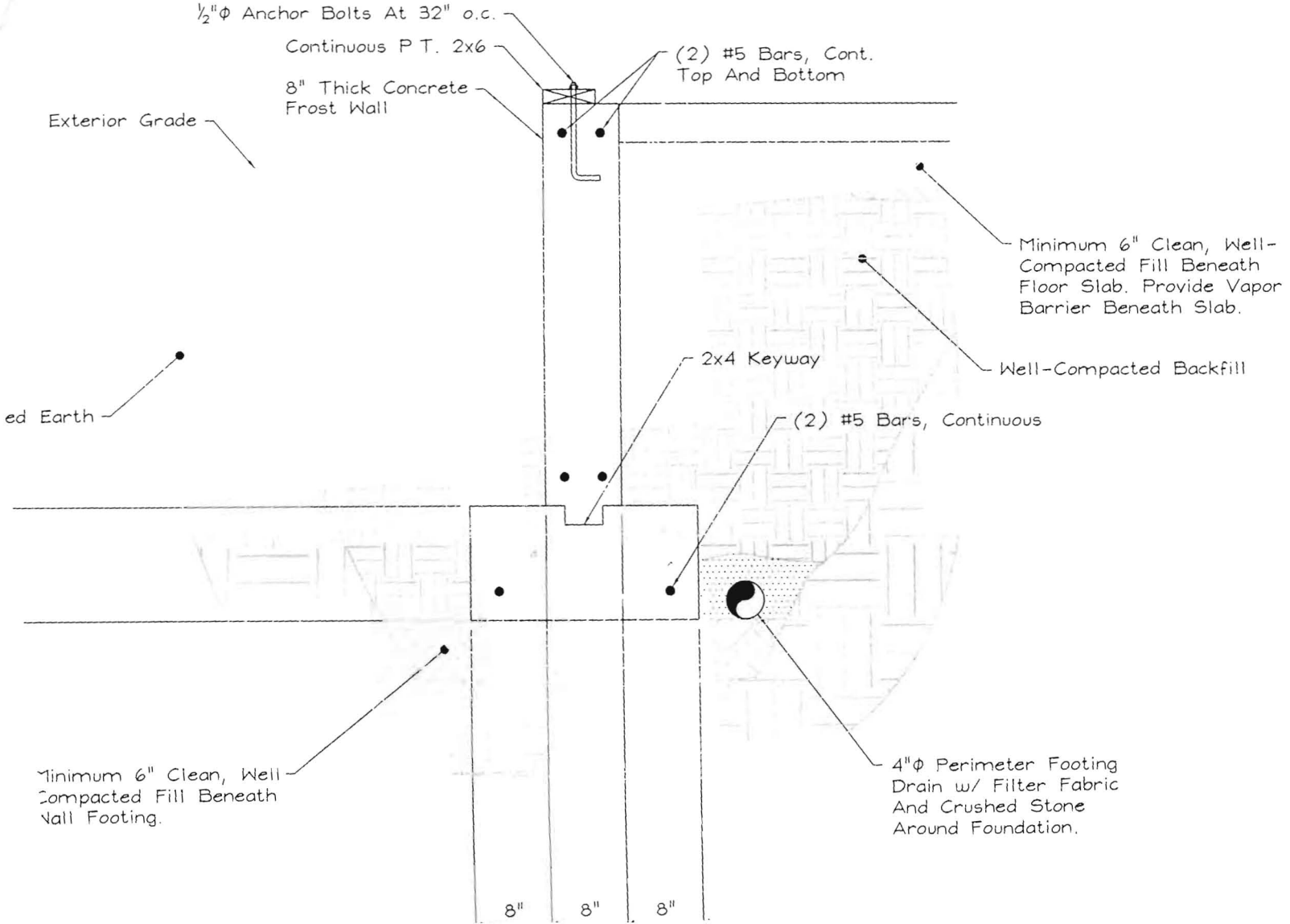
SCALE: 3/4" = 1'-0"

RVERLY STREET
RESIDENCE
NDATION DESIGN

TYPICAL FOOTING DETAILS

DRAWN BY:	DATE:	SHEET NO. :
PHF	01/15/01	S2 OF 5


Continuous P.T 2x6
½"Φ Anchor Bolts
At 32" o.c
Exterior Grade
ell-Compacted Backfill
(2) #5 Bars, Cont
Top And Bottom
8" Thick Concrete
Foundation Wall
2x4 Keyway
(2) #5 Bars, Continuous
Earth
Minimum 6" Clean, W
Compacted Fill Beneat
Floor Slab. Provide V
Barrier Beneath Slab


½"φ Anchor Bolts At 32" o.c.
Continuous P T. 2x6
8" Thick Concrete Frost Wall
(2) #5 Bars, Cont. Top And Bottom
Exterior Grade
Minimum 6" Clean, Well-Compacted Fill Beneath Floor Slab. Provide Vapor Barrier Beneath Slab.
Well-Compacted Backfill
2x4 Keyway
(2) #5 Bars, Continuous
4"φ Perimeter Footing Drain w/ Filter Fabric And Crushed Stone Around Foundation.
8"
8"
8"

ERAL NOTES:

TRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS ND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS ONSULT THESE DRAWINGS FOR LOCATIONS AND DIMENSIONS OF OPENINGS, CHASES, NSERTS, REGLETS, SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON THE TRUCTURAL DRAWINGS.

LL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIE HALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH TH FFECTED PART OF THE WORK.

HE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDI S COMPLETE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION ROCEDURES AND SEQUENCE TO ENSURE SAFETY OF THE STRUCTURE AND PERSONNEL URING ERECTION. THIS INCLUDES THE ADDITION OF THE NECESSARY SHORING, SHEETHI EMPORARY BRACING, GUYS OR TIEDOWNS. SUCH MATERIAL SHALL REMAIN THE PROPER F THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.

LL APPLICABLE FEDERAL, STATE, AND MUNICIPAL REGULATIONS SHALL BE FOLLOWED, NCLUDING THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH AC

NCRETE NOTES:

ALL CONCRETE WORK SHALL CONFORM TO ACI-318-93.

CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 3000 PSI, MAXIMUM SIZE AGGREGATE SHALL BE 3/4".

ONCRETE TO REMAIN EXPOSED TO WEATHER SHALL BE AIR ENTRAINED

ONCRETE SHALL NOT BE PLACED IN WATER OR ON FROZEN GROUND.

EINFORCING BARS SHALL CONFORM TO ASTM A615 GRADE 60. DEFORMED ARS SHALL BE DETAILED AND FABRICATED IN ACCORDANCE TO ACI-315 ATEST EDITION, AND PLACED IN ACCORDANCE WITH ACI-318

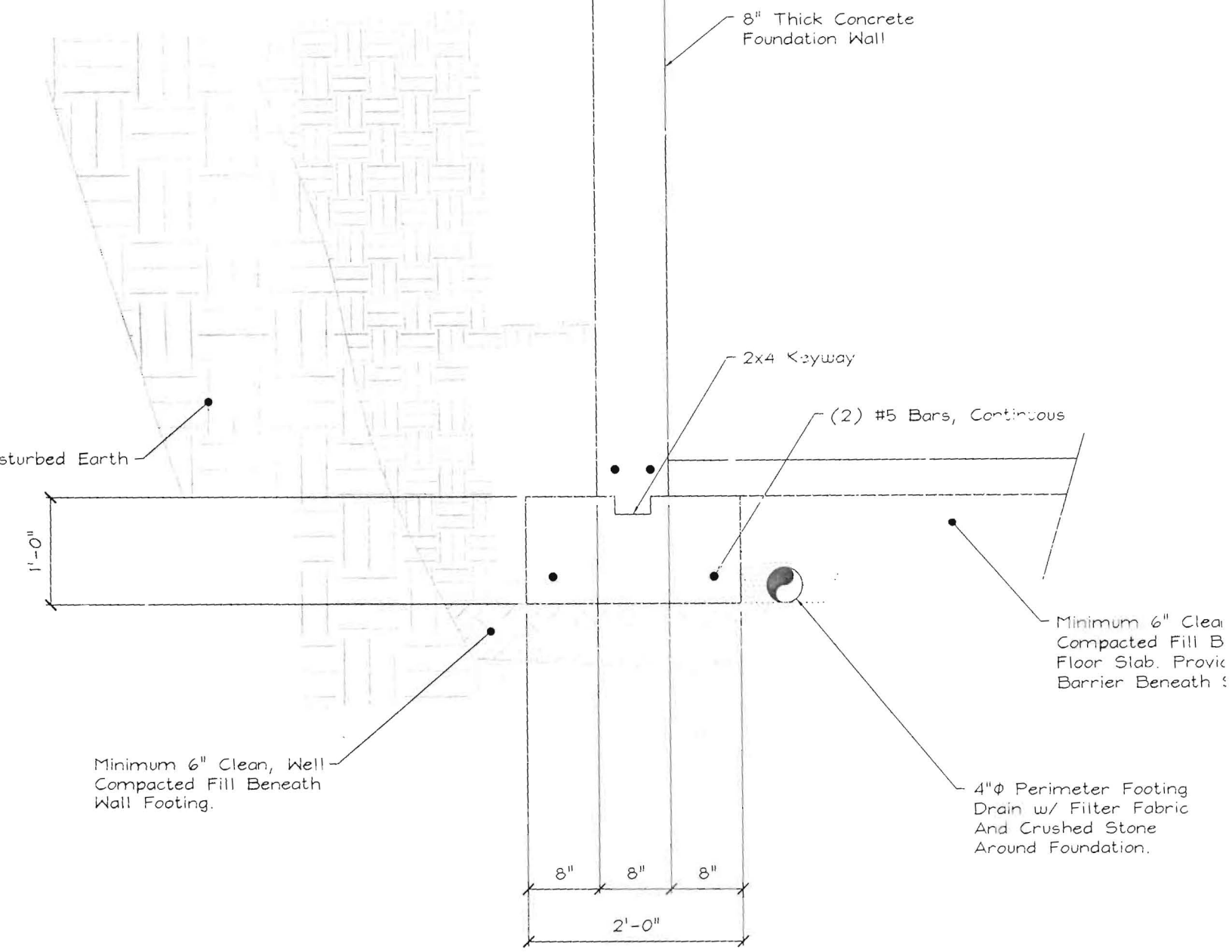
ELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 AND BE PROVIDED FLAT SHEETS.

PLICES OF REINFORCING BARS SHALL BE IN ACCORDANCE WITH ACI-318-93.
PLICES OF WWF SHALL BE 6" MINIMUM.

CHOR BOLTS SHALL CONFORM TO ASTM A307

OKS NOT DIMENSIONED SHALL BE ACI STANDARD HOOKS

NCRETE COVER OVER REINFORCEMENT SHALL BE AS FOLLOWS:
CONCRETE CAST AGAINST EARTH - 3"
CONCRETE EXPOSED TO EARTH OR WEATHER - 1 1/2"



DETAIL - TYPICAL FOUNDATION WALL

SCALE: 3/4" = 1'-0"

SHELLEY ENGINEERING, INC.
STRUCTURAL CONSULTANTS
90 BRIDGE STREET
WESTBROOK, MAINE 04092
PHONE (207) 854-5465
FAX (207) 854-8706
WWW.SHELLEYENGINEERING.COM

BEVERLEY STREET RESIDENCE FOUNDATION DESIGN

PORTALND MAINE

CHECKED BY:	SCALE:	DATE:	JOB NO.:	SHEET NO.:
BWM	AS NOTED	01/15/01	2000-225	S3 OF

ENERAL NOTES:

STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS CONSULT THESE DRAWINGS FOR LOCATIONS AND DIMENSIONS OF OPENINGS, CHASES, INSERTS, REGLETS, SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON THE STRUCTURAL DRAWINGS.

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CONCRETE NOTES:

. ALL CONCRETE WORK SHALL CONFORM TO ACI-318-93.

. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 3000 PSI, MAXIMUM SIZE AGGREGATE SHALL BE 3/4".

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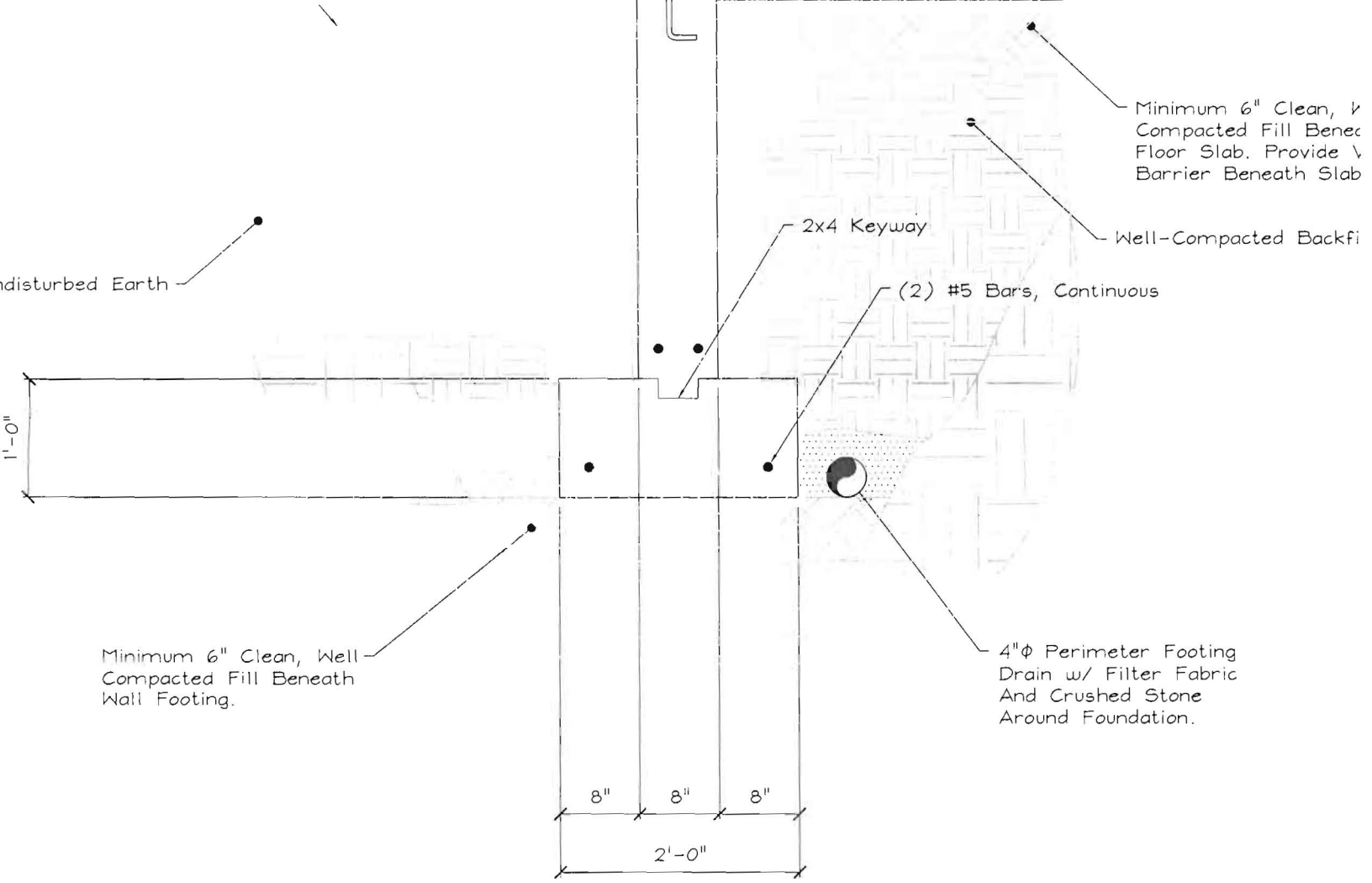
CONCRETE EXPOSED TO EARTH OR WEATHER - 1 1/2"
CONCRETE NOT EXPOSED TO EARTH OR WEATHER - 3/4"



DETAIL - TYPICAL FROST WALL

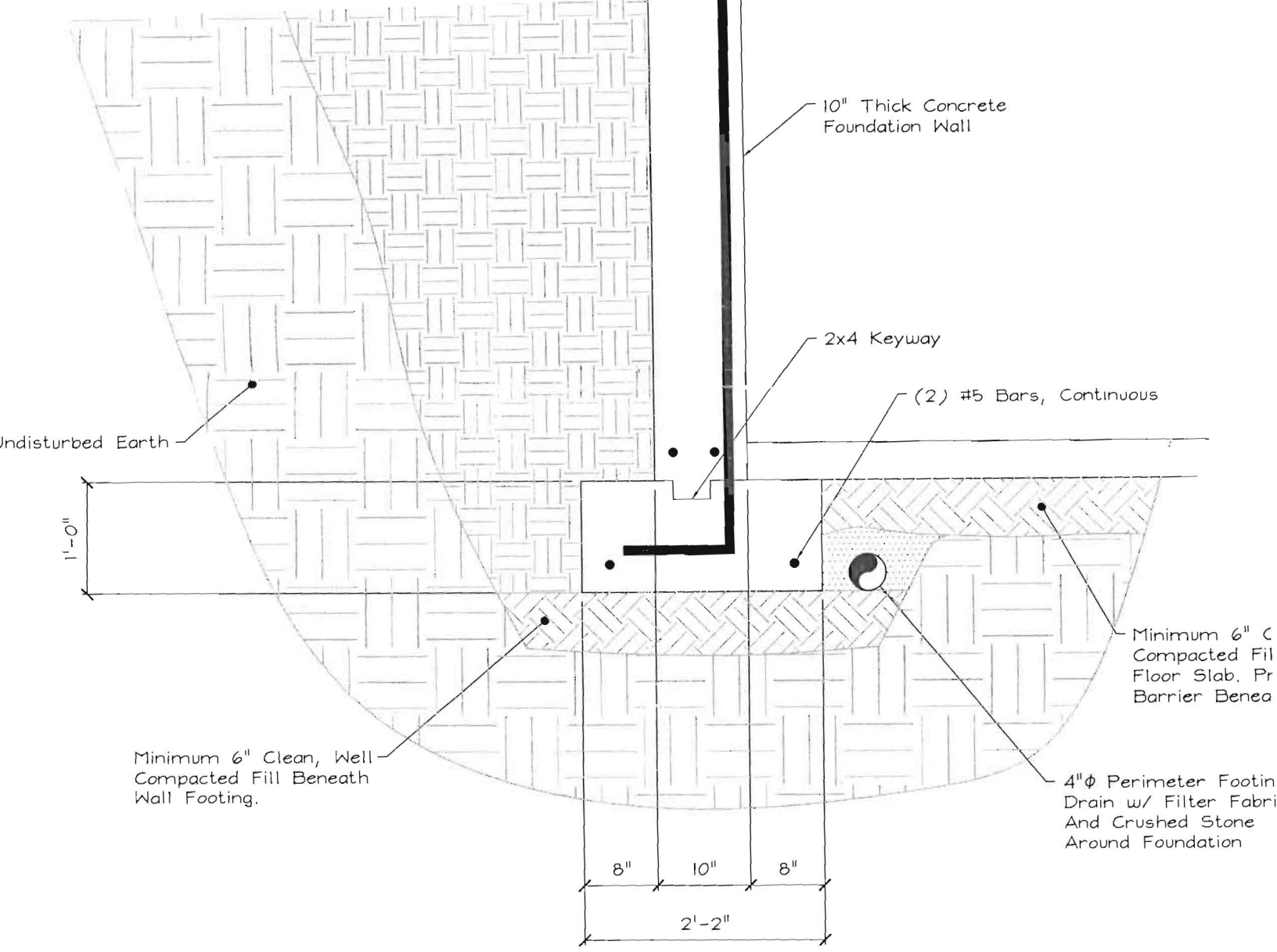
SCALE: 3/4" = 1'-0"

SEI — SHELLEY ENGINEERING, INC.
STRUCTURAL CONSULTANTS
90 BRIDGE STREET
WESTBROOK, MAINE 04092
PHONE (207) 854-5465
FAX (207) 854-8706
WWW.SHELLEYENGINEERING.COM

BEVERLEY STREET RESIDENCE FOUNDATION DESIGN

PORTALND MAINE

	CHECKED BY:	SCALE:	DATE:	JOB NO.:	SHEET NO. :
HF	BWM	AS NOTED	01/15/01	2000-225	S4 O



DETAIL - 10'-0" HIGH FOUNDATION WALL

SCALE: 3/4" = 1'-0"

SEI — SHELLEY ENGINEERING, INC.
STRUCTURAL CONSULTANTS
90 BRIDGE STREET
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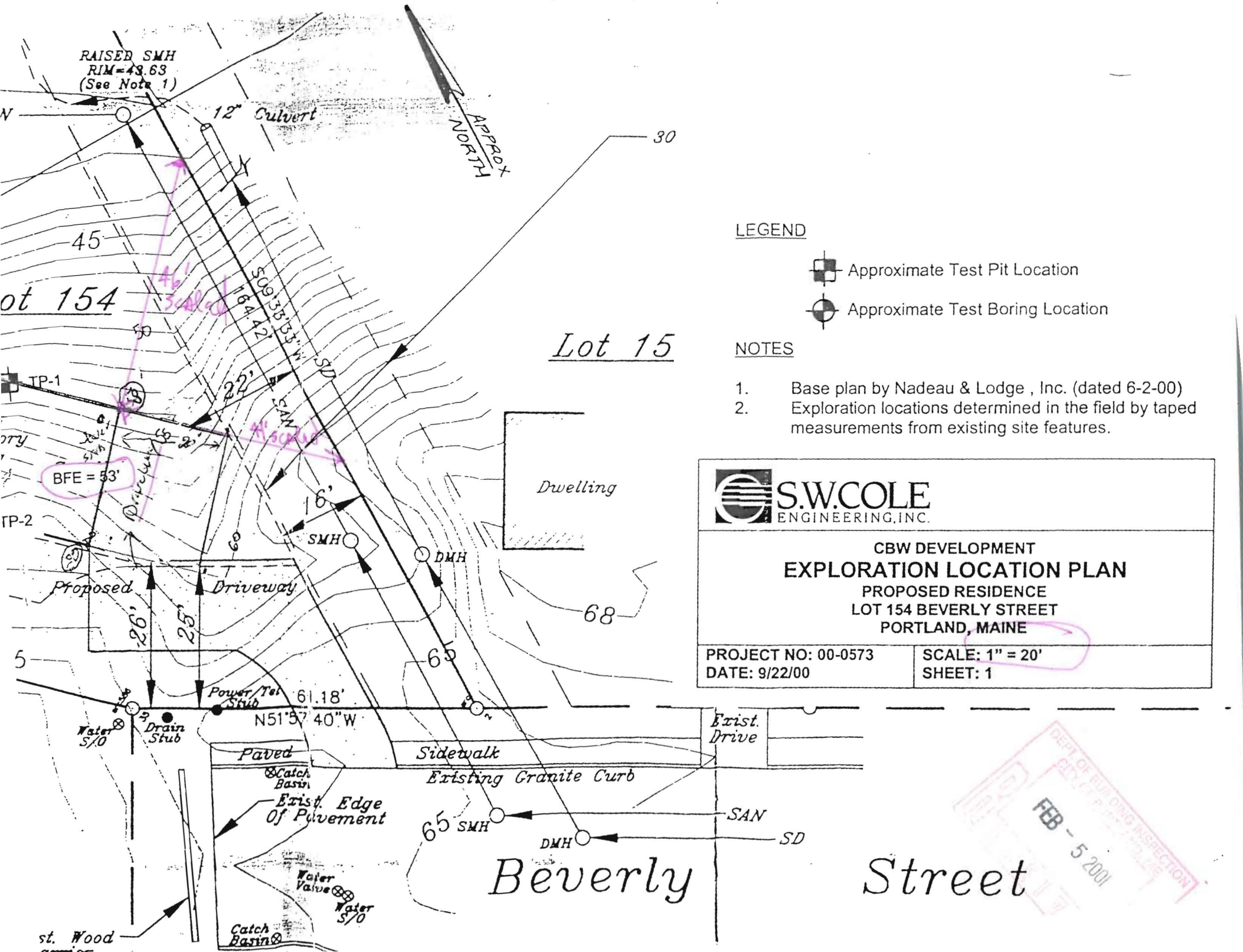
PHONE (207) 854-5465
FAX (207) 854-8706
WWW.SHELLEYENGINEERING.COM

BEVERLEY STREET RESIDENCE FOUNDATION DESIGN

PORTALND MAINE

BY:	CHECKED BY:	SCALE:	DATE:	JOB NO.:	SHEET NO. :
PHF	BWM	AS NOTED	04/05/01	2000-225	S1



LEGEND

- Approximate Test Pit Location
- Approximate Test Boring Location

NOTES

1. Base plan by Nadeau & Lodge , Inc. (dated 6-2-00)
2. Exploration locations determined in the field by taped measurements from existing site features.

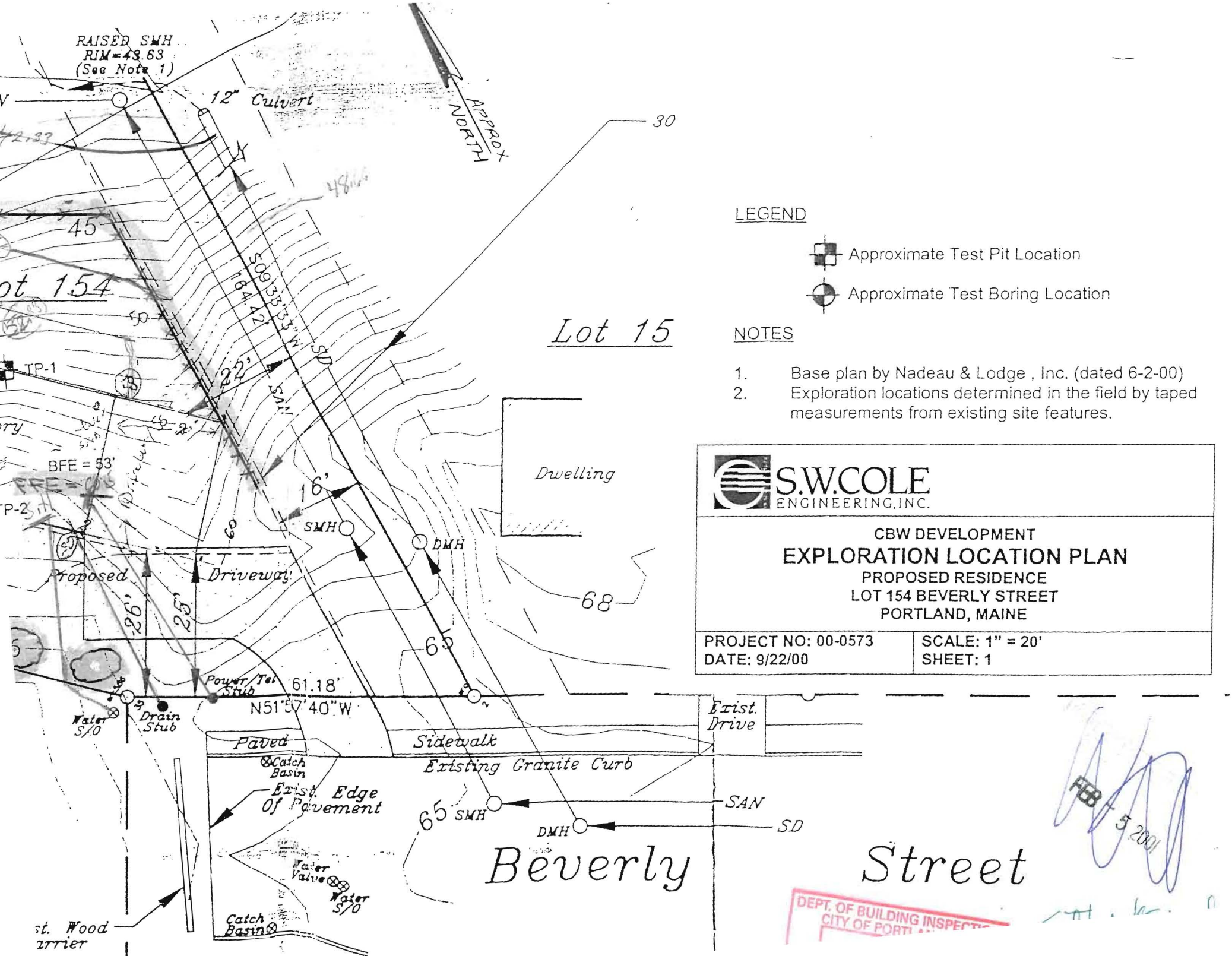
S.W.COLE ENGINEERING, INC.

CBW DEVELOPMENT

EXPLORATION LOCATION PLAN

PROPOSED RESIDENCE
LOT 154 BEVERLY STREET
PORTLAND, MAINE

PROJECT NO: 00-0573	SCALE: 1" = 20'
DATE: 9/22/00	SHEET: 1



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S.W.COLE ENGINEERING, INC.

CBW DEVELOPMENT

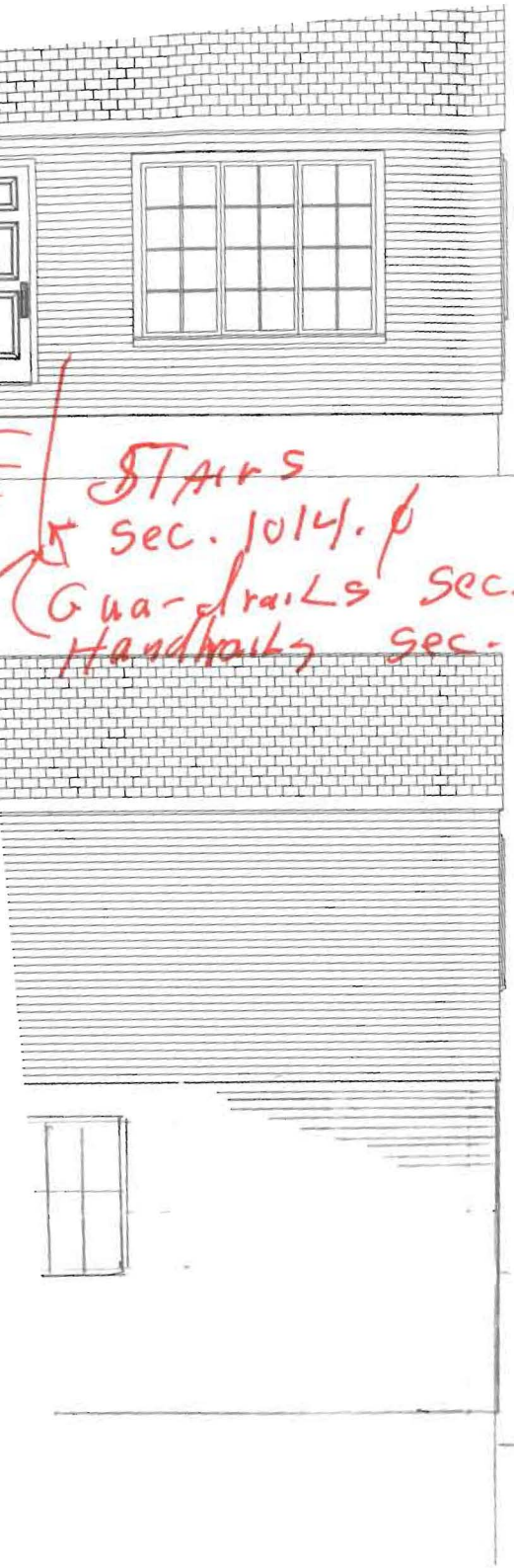
EXPLORATION LOCATION PLAN

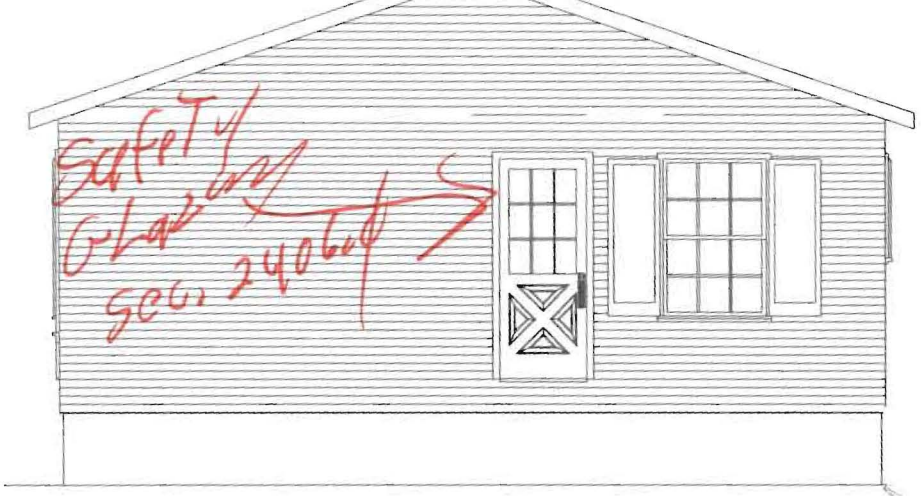
PROPOSED RESIDENCE
LOT 154 BEVERLY STREET
PORTLAND, MAINE

PROJECT NO: 00-0573	SCALE: 1" = 20'
DATE: 9/22/00	SHEET: 1

FEB 5 2001

DEPT. OF BUILDING INSPECTIONS
CITY OF PORTLAND





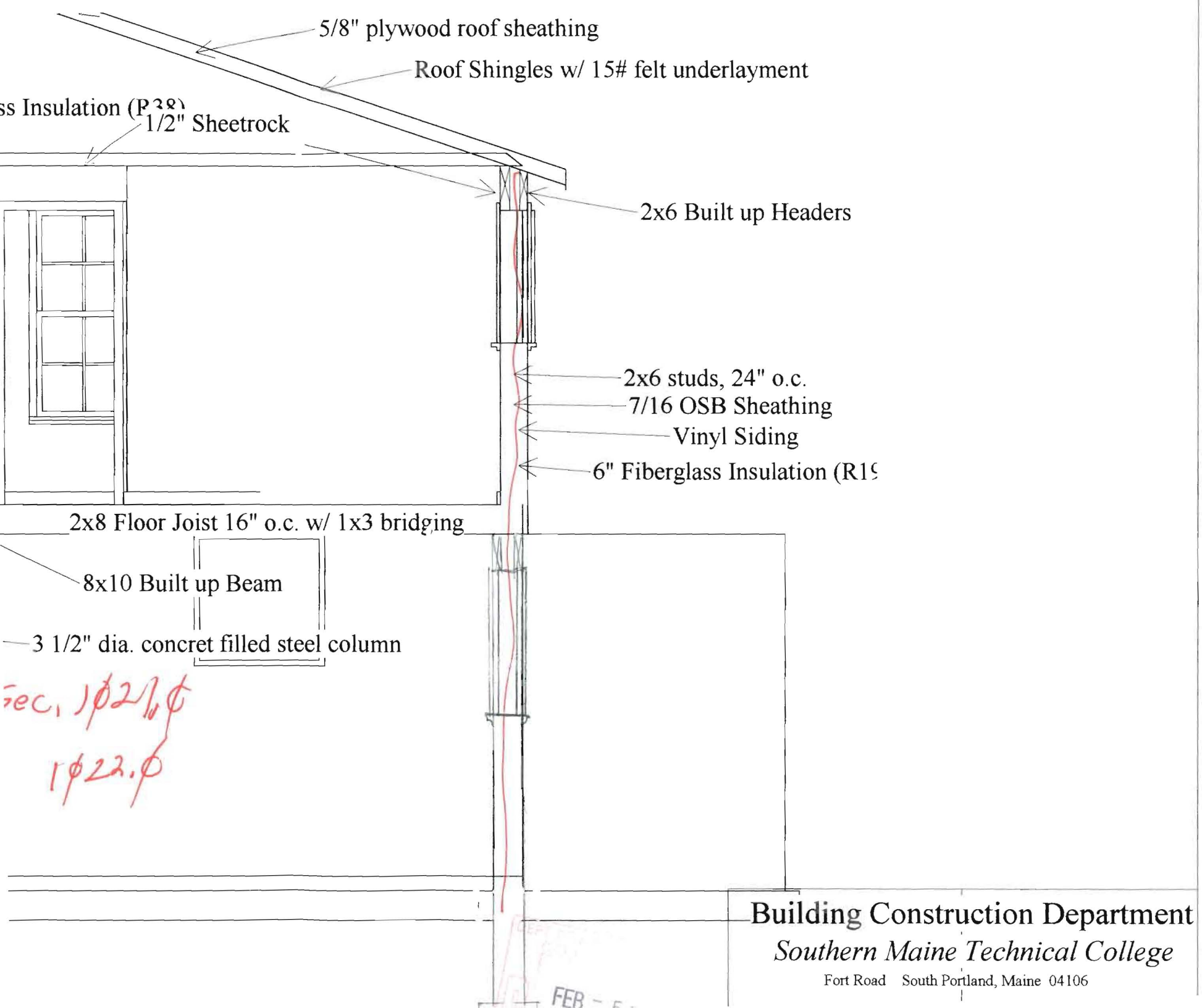
Right Elevation

Left Elevation

Building Construction Department

Southern Maine Technical College

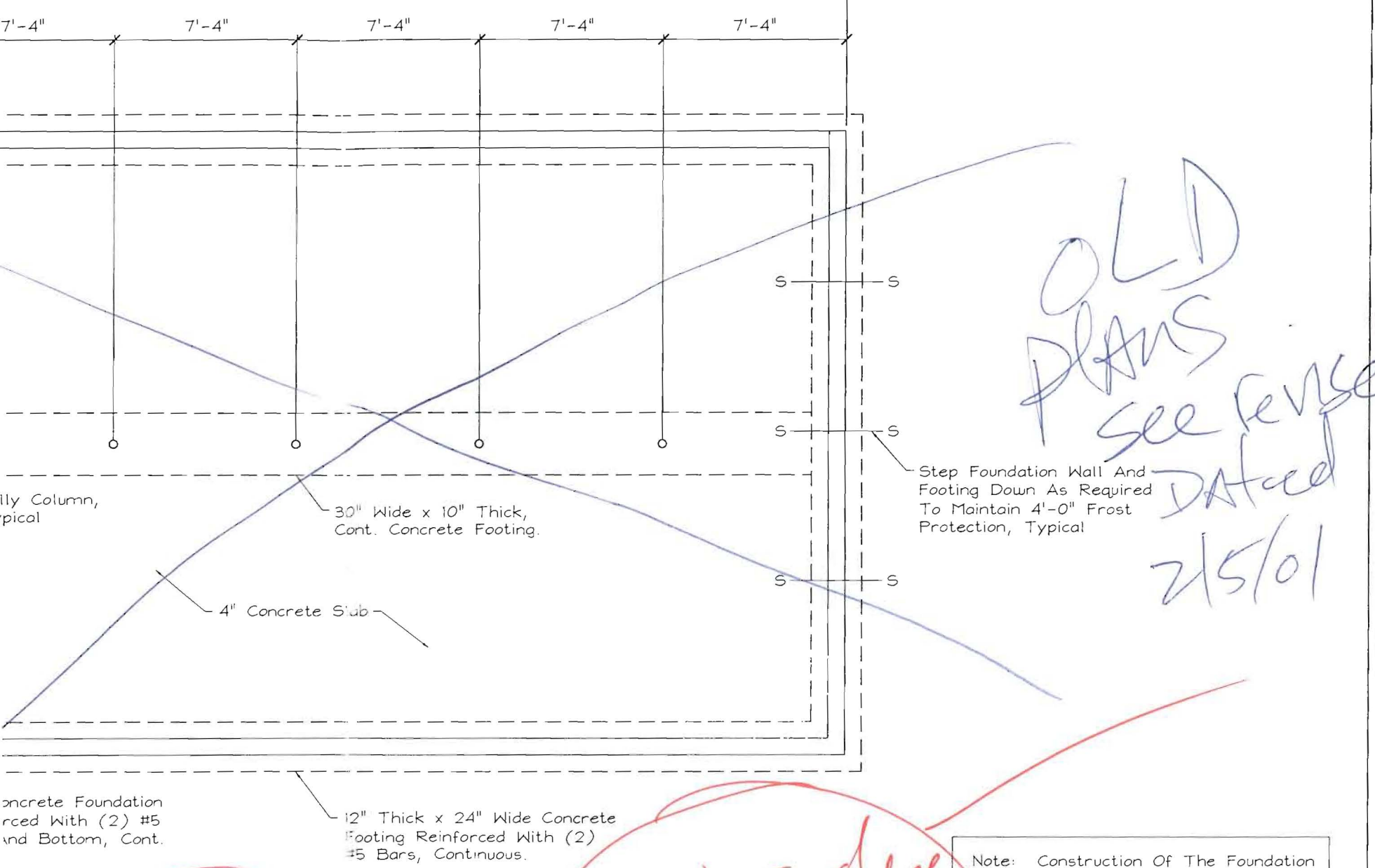
Fort Road South Portland, Maine 04106



Building Construction Department

Southern Maine Technical College

Fort Road South Portland, Maine 04106



OLD PLANS See revised Dated 2/5/01

FOUNDATION PLAN

SCALE: 3/16" = 1'-0"

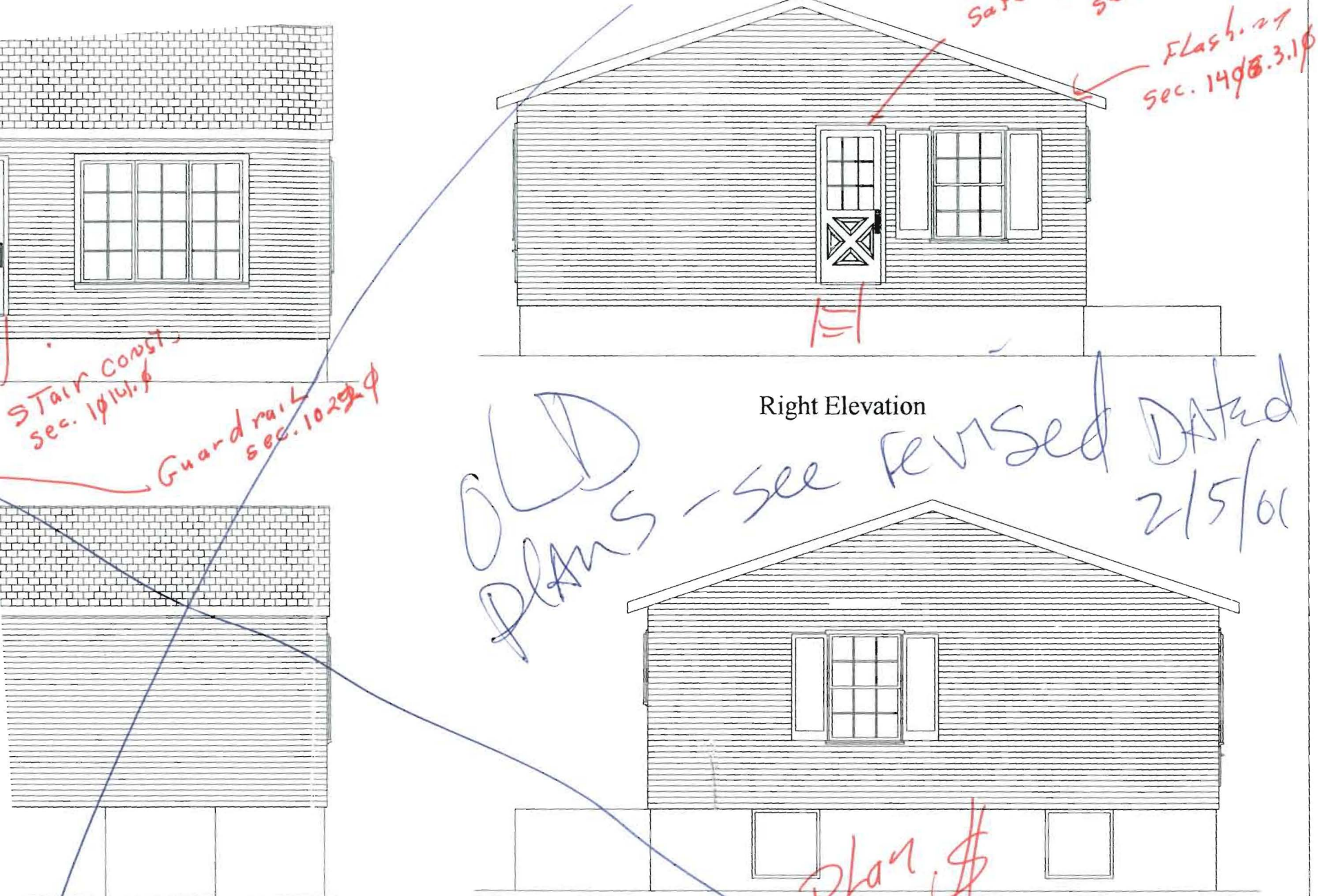
Very Important shall be done as per plan.

Note: Construction Of The Foundation Shall Conform To The Specifications Listed In The Soils Report Produced By S.W. Cole Engineering, Inc

RVERLY STREET RESIDENCE
NDATION DESIGN

FOUNDATION PLAN

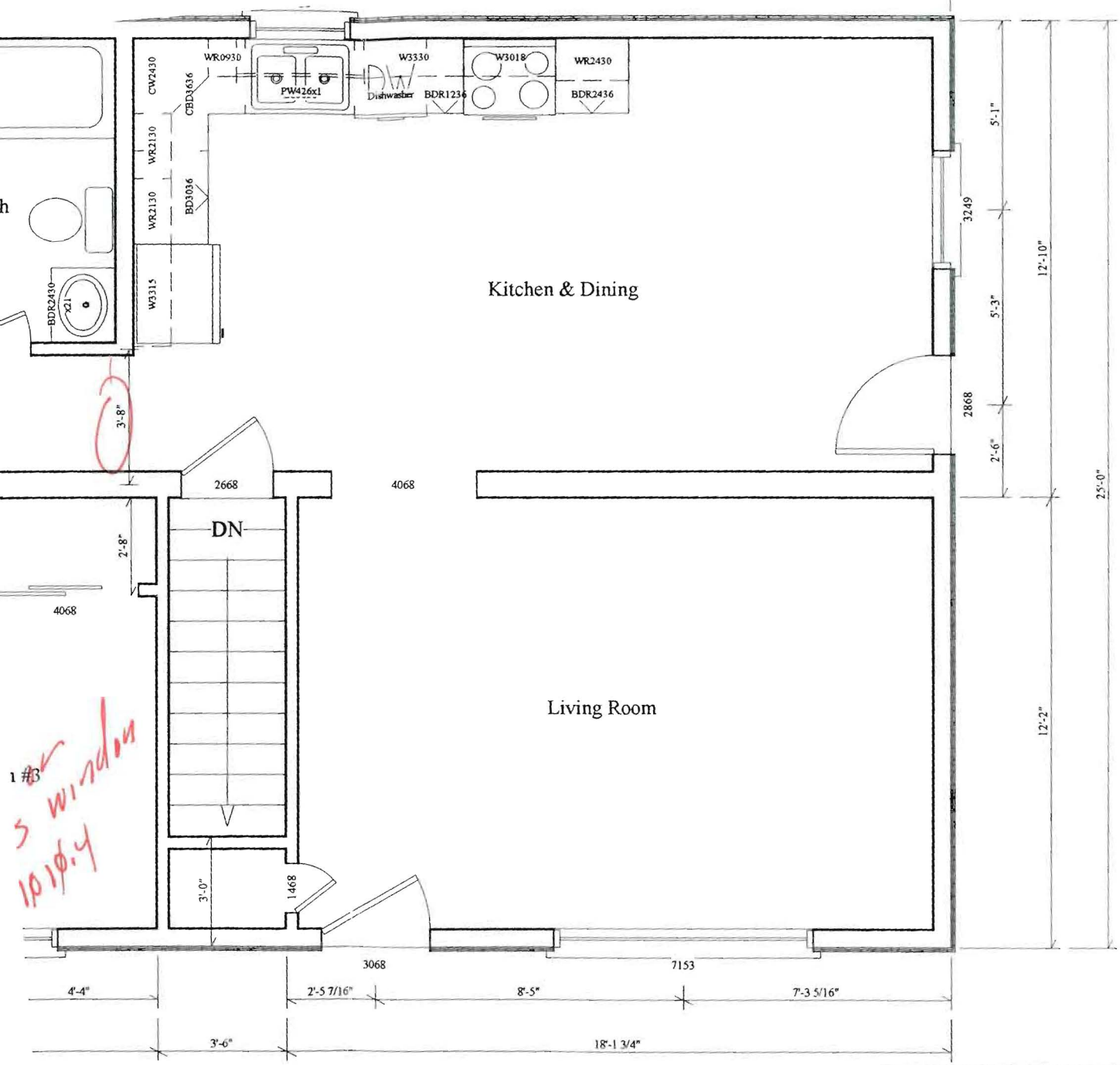
DRAWN BY:	DATE:	SHEET NO. :
PHF	01/15/01	S1 OF 5



Building Construction Department

Southern Maine Technical College

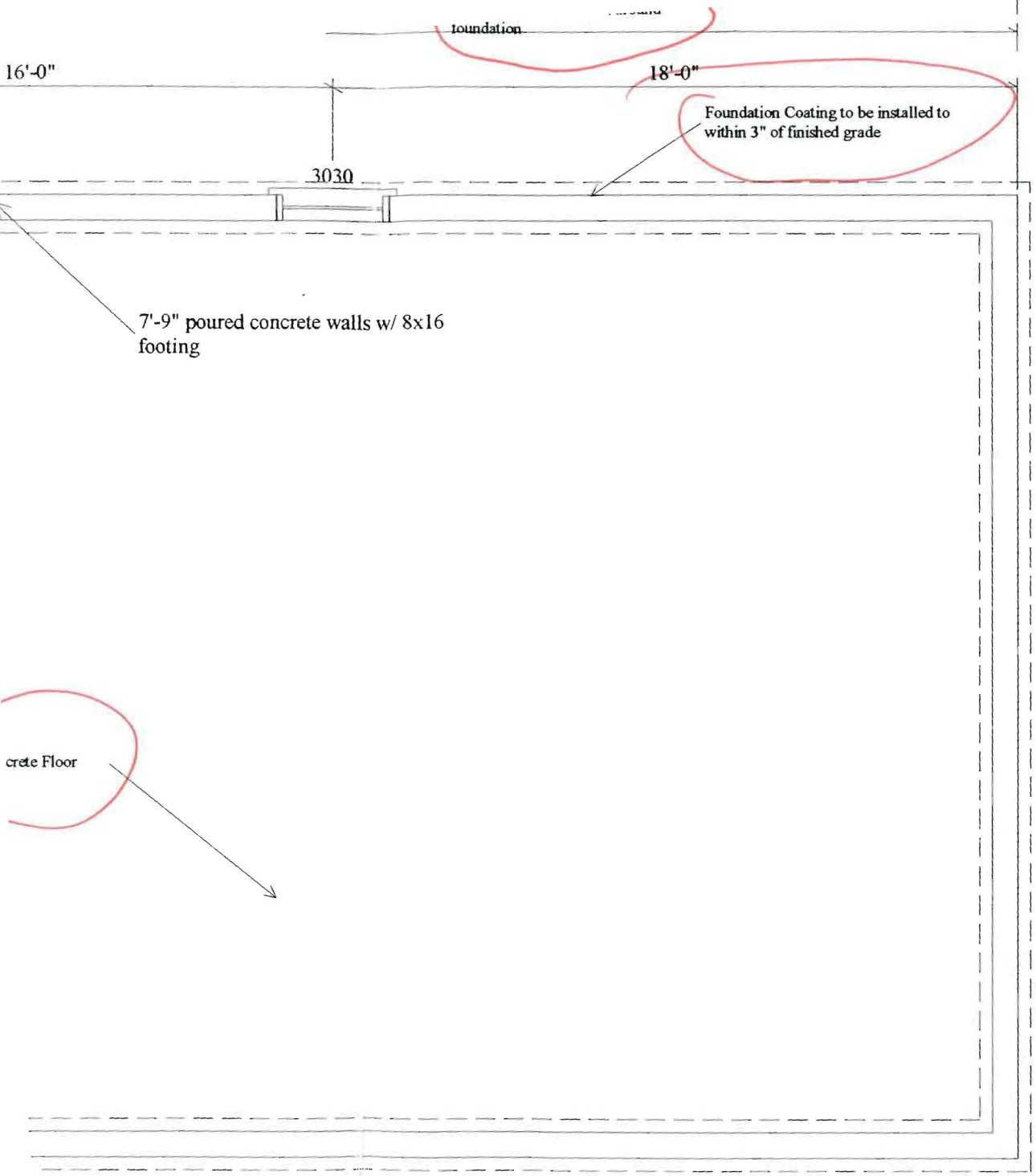
Fort Road South Portland, Maine 04106



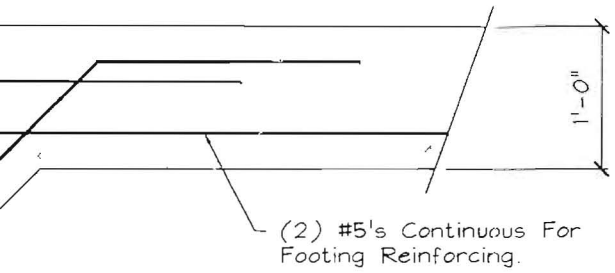
Building Construction Department

Southern Maine Technical College

Fort Road South Portland, Maine 04106



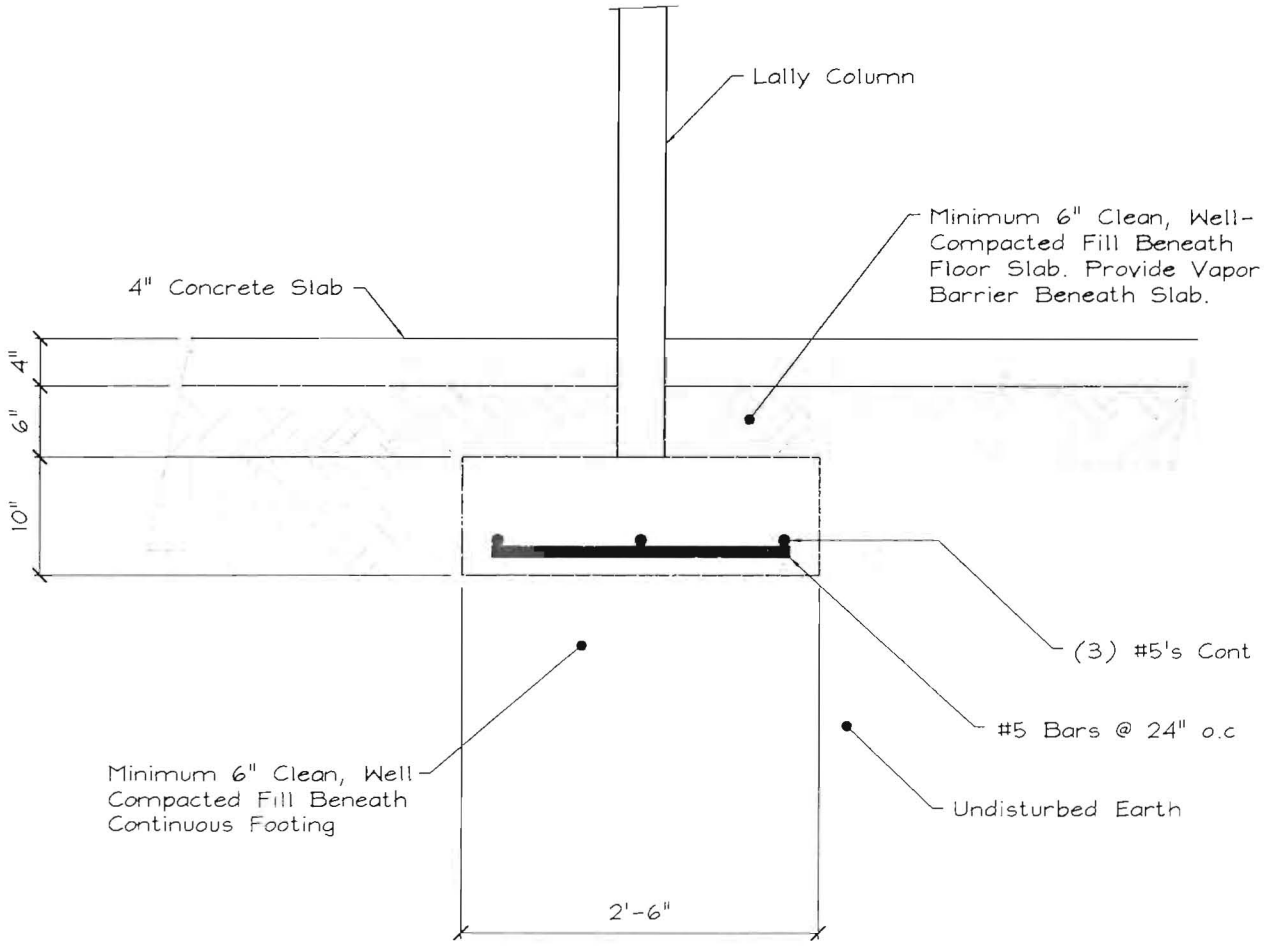
Building Construction Department
Southern Maine Technical College
Fort Re...



(2) #5's Top And Bottom.

Step Footing Down As Req'd To Maintain Proper Frost Coverage. Refer To Site And Architectural Drawings For Exterior Grade Info.

FOOTING



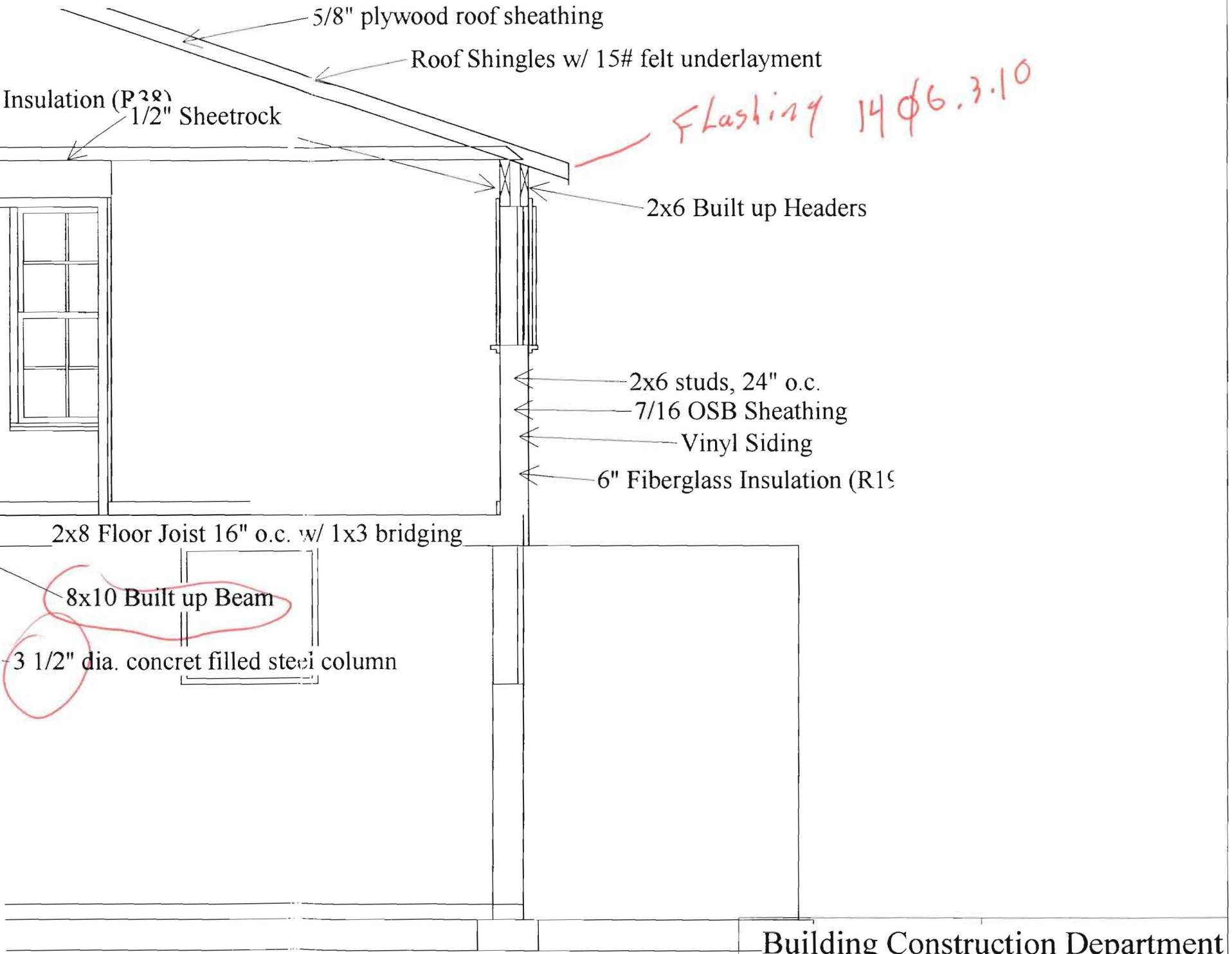
DETAIL - TYPICAL STEP FOOTING

SCALE: 3/4" = 1'-0"

ERVERLY STREET RESIDENCE
UNDATION DESIGN

TYPICAL FOOTING DETAILS

DRAWN BY:	DATE:	SHEET NO. :
PHF	01/15/01	S2 OF 5



Building Construction Department
Southern Maine Technical College
Fort Road South Portland, Maine 04106

CITY OF PORTLAND, MAINE

Department of Building Inspection

January 23 2001

Received from [illegible] Capital Corp a fee

of seven hundred sixty eight /100 Dollars $ 768.00

for permit to install / erect / alter / move / demolish: Build

at 159 Beverly St. Est. Cost $ 73,500

Check # 14031

CBL 333 K 016

Inspector of buildings

Per Gayle

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less $5.00 or 10% whichever is greater.

Building Fee 468.00
Site Plan Fee 300.00
T= 768.00

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Auditors Copy