

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

Location of Construction: 99 Beverly St (Lot 141)		Owner: R.J. Grondin		Phone:		Permit No: 980476	
Owner Address:		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Custom Built Homes of Maine		Address: 27 Main St Windham, ME 04062		Phone: 892-3149		Permit Issued: MAY 11 1998	
Past Use: Vacant Land		Proposed Use: 1-fam		COST OF WORK: \$ 68,000.00		PERMIT FEE: \$ 360.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group R3 Type: 5B BOCA 96	
Proposed Project Description: Construct Single Family Dwelling		PEDESTRIAN ACTIVITIES DISTRICT (PA.D.)		Signature:		Date:	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied				Zoning Approval: OK with conditions	
Permit Taken By: Mary Gresik		Date Applied For: 02 April 1998				Special Zone or Reviews: <input type="checkbox"/> Shoreland 5/5/98 <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Flood Zone zone A of 33 <input type="checkbox"/> Subdivision part 1 <input checked="" type="checkbox"/> Site Plan major <input type="checkbox"/> minor <input type="checkbox"/> mm A	

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..

Zoning Appeal

Variance
 Miscellaneous **part I & II**
 Conditional Use **& Elevation**
 Interpretation
 Approved **Must be filled out**
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: 5/1/98

CEO DISTRICT 7
K. Carroll

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

SIGNATURE OF APPLICANT <u>Danny McCarthy</u>		ADDRESS: <u>Custom Built Homes of ME</u>		DATE: <u>02 April 1998</u>		PHONE: <u>892-3149</u>	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE				DATE: <u>Routed 4/30/98</u>		PHONE: <u>892-3149</u>	

COMMENTS

Called Jimmy McCarth

5/19/98 Contractor called for Foundation drop - Foundation already poured (not backfilled)
 Problem w/ "Elevation of lowest Body openings" - a special requirement in this Sub
 division - Referred deBorja to R. J. Jenson for Stop order issued
 6/19/98 Rough Plumbing ok Framing ok except for trend & Riser problem
 Cellar Stairs 4 1/2 trend 8 1/4 rise - bot to 2nd - 7 3/4 rise 9 1/2 trend
 discussed w/ Glen - he will plan Re Configuration of Next w/ M. Nguyen
 6/24 - Contractor continues to do Checkin - R

7/13 Call for permit

OK ✓ Cellar Stair Guard rails on diagonal - w/ 4x4 Red oak

TPD, 7/14 wired ✓ Water meter not in

New Stairs ok ✓ Cellar Stair 9 3/4 trend SB min 10" 8 1/4 rise SB 7 3/4 MAX (TOP Step limit 20 8 5/8)

OK ✓ Cellar Stair 9 1/2 trend (SB min 10") 7 1/2 rise OK top 2 7" dr

OK ✓ No Smokes 3 (unfamiliar upstairs Bedrooms (Require Separate Permit to finish))

OK ✓ Front Showers 5 1/2 Space to home

Upstairs back to finished

OK ✓ 1) South light in 3 2nd fl Rooms

OK ✓ 2) Box on wall - RIF 2nd Dead end

OK ✓ 3) Box on wall @ bathroom

OK ✓ 4) No light pig Rear Cellar Entry

OK ✓ 5) Box at panel not a surface mount - must be changed

Jimmy Permitt ✓ No Garage/No deck

Single Family Dwelling - new, separate Building and plumbing permits must be applied for and issued before Unfinished rooms on 2nd floor can be completed.

Inspection Record	Date
Foundation:	
Framing:	
Plumbing:	
Final:	7/15/98
Other:	

BUILDING PERMIT REPORT

DATE: 3 MAY 1996 ADDRESS: Beverly ST (334-A-012)
 REASON FOR PERMIT: To Construct a single family dwelling R-3
 BUILDING OWNER: R. J. Grandin
 CONTRACTOR: Custom Built Homes of MAINE
 PERMIT APPLICANT: Danny Mc Carthy
 USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1,*2,*6,*8,*10,*12,*16,*24,*26,*29,*30,*31,*32

- X1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- X2. 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)
3. Precaution must be taken to protect concrete from freezing.
4. 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.
5. 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 means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
- X6. 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).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- X8. 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" , except Use Group R which is 36". 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" 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". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2"
9. Headroom in habitable space is a minimum of 7'6"
- X10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread. 7" maximum rise. Solid rises as per section 1014.6.1.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
- X12. 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 sq. ft.
13. 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.
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1)hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.)
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
- X16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Code Enforcement

FROM: Jim Wendel, Development Review Coordinator

DATE: July 15, 1998

SUBJECT: Certificate of Occupancy
99 Beverly Street (lot 141)
91

On July 15, 1998 the site was reviewed for compliance with the conditions of approval dated 4-30-98. My comments are:

It is my opinion that all of the conditions of the site plan approval have been satisfactorily completed including the revision to the minimum building opening elevation and a **permanent certificate of occupancy could be issued** assuming Code Enforcement has no outstanding issues.



CITY OF PORTLAND

Inspection Services
389 Congress Street, Room 315
Portland, ME 04101
(207)874-8300
Fax: (207)874-8716

Fax Transmission Cover Sheet

Date: 7/13/98

To: D. McCarthy / Glen Gerwin

Fax #: 892-1383

Re: Tread & Rise Specification

From: Kevin Carroll

Phone#: 874-8708

You should receive ___ page(s), including this cover sheet. If you do not receive all the pages, please call (207)874-8693.

Thank you!

TRANSMISSIONS ACTIVITY REPORT

JUL-14-98 01:39 AM

FOR: INSP. SERVICES 2743711

*NO.	DATE	START	RECEIVER	TX TIME	PAGES	TYPE	NOTE
* 1	JUL-08	07:15 PM	98746988	1'03"	2	SEND	OK
* 2	JUL-08	07:10 PM	97710352	1'21"	2	SEND	OK
* 3	JUL-08	08:24 PM	97489757	39"	1	SEND	OK
* 4	JUL-08	09:36 PM	97057918	1'08"	2	SEND	OK
* 5	JUL-08	10:49 AM	912529440396	4'36"	8	SEND	OK
* 6	JUL-09	12:32 AM	912073459201	2'11"	4	SEND	OK
* 7	JUL-10	09:27 PM	92869388	2'33"	4	SEND	OK
* 8	JUL-14	01:37 AM	98921363	1'15"	2	SEND	OK

TOTAL 14'44" 25

GRAND TOTAL TIME: 4H 20M 35S

PAGES: 411

046234

AFFIDAVIT OF JOSEPH GRAY, JR.

RE: Custom Built Homes of Maine, Inc.
Lots 140 and 141, Woodfords Gardens, Portland, Maine
Plan Book 195, Page 346

Upon oath, I, Joseph Gray, Jr., state as follows:

1. I, Joseph Gray, Jr., am Director of Planning and Urban Development for the City of Portland.

*Deleted BT
Agreement
7-14-97
JG*

~~2. As the Director of Planning and Urban Development for the City of Portland, I have personal knowledge of many subdivision plans approved by the City's Planning Department and Planning Board. I make this Affidavit in support of Custom Built Homes of Maine Inc.'s desire to revise the above-mentioned recorded Plan.~~

*Deleted
B2*

3. The statements contained herein are made upon my own personal knowledge, unless expressly stated to be upon information and belief, in which case I believe them to be true.

4. Custom Built Homes of Maine, Inc. owns property off of Forest Avenue in Portland, Maine, known as Lots 140 and 141 as shown on a Plan of Woodfords Gardens, recorded in the Cumberland County Registry of Deeds in Plan Book 195, Page 346.

5. The purpose of this Affidavit is to revise the amended recording plat of Woodfords Garden (sheet 2 of 2) dated August 5, 1993, as revised through October 25, 1995 and recorded in the Cumberland County Registry of Deeds on October 27, 1995 in Plan Book 195, Page 346.

6. By the authority vested in me pursuant to Sections 14-506(d) and 14-528(b)(2) of the City of Portland Land Use Code, this Affidavit shall serve as an amendment to the above-mentioned Plan to allow daylight basements on Lots 140 and 141 by amending Note No. 7 in order to change the lowest building opening elevation from 70.25 and 71.0 to 63.75 and 64.50 respectively as is noted on sheet 2 of 4 of plans for "Woodfords Gardens" entitled "Phase I Beverly Street Conceptual Grading & Erosion Control Plan" dated June 12, 1995 as is revised through September 29, 1995 and filed with the City of Portland Public Works Department.

Dated: July 14, 1998

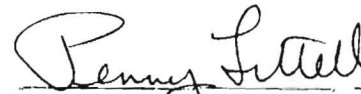
CITY OF PORTLAND

By *Joseph E. Gray*
His Director of Planning and Urban
Development

STATE OF MAINE
Cumberland, ss

July 14, 1998

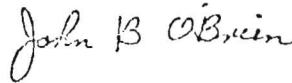
Personally appeared the above-named Joseph Gray in his capacity as Director of Planning and Urban Development and made oath that the above-stated facts are upon his own personal knowledge and are true, and as far as upon information and belief, he swears that he believes them to be true.


Notary Public/Attorney at Law

RECEIVED
RECORDER/REGISTRY OF DEEDS

1998 JUL 15 AM 10:16

CUMBERLAND COUNTY



AFFIDAVIT OF JOSEPH GRAY, JR.

RE. Custom Built Homes of Maine, Inc
Lots 140 and 141, Woodfords Gardens, Portland, Maine
Plan Book 195, Page 346

Upon oath, I, Joseph Gray, Jr., state as follows:

1. I, Joseph Gray, Jr., am Director of Planning and Urban Development for the City of Portland

2. As the Director of Planning and Urban Development for the City of Portland, I have personal knowledge of many subdivision plans approved by the City's Planning Department and Planning Board. I make this Affidavit in support of Custom Built Homes of Maine Inc.'s desire to revise the above-mentioned recorded Plan.

3. The statements contained herein are made upon my own personal knowledge, unless expressly stated to be upon information and belief, in which case I believe them to be true.

4. Custom Built Homes of Maine, Inc. owns property off of Forest Avenue in Portland, Maine, known as Lots 140 and 141 as shown on a Plan of Woodfords Gardens, recorded in the Cumberland County Registry of Deeds in Plan Book 195, Page 346.

5. The purpose of this Affidavit is to revise the amended recording plat of Woodfords Garden (sheet 2 of 2) dated August 5, 1993, as revised through October 25, 1995 and recorded in the Cumberland County Registry of Deeds on October 27, 1995 in Plan Book 195, Page 346.

6. By the authority vested in me pursuant to Sections 14-506(d) and 14-528(b)(2) of the City of Portland Land Use Code, this Affidavit shall serve as an amendment to the above-mentioned Plan to allow daylight basements on Lots 140 and 141 by amending Note No. 7 in order to change the lowest building opening elevation from 70.25 and 71.0 to 63.75 and 64.50 respectively as is noted on sheet 2 of 4 of plans for "Woodfords Gardens" entitled "Phase I Beverly Street Conceptual Grading & Erosion Control Plan" dated June 12, 1995 as is revised through September 29, 1995 and filed with the City of Portland Public Works Department.

Dated: July 14, 1998

CITY OF PORTLAND

By Joseph E. Gray
Its Director of Planning and Urban
Development


*Deleted BT
Agreement
7-14-98
JG*

*Deleted
#2*

STATE OF MAINE
Cumberland, ss

July 14, 1998

Personally appeared the above-named Joseph Gray in his capacity as Director of Planning and Urban Development and made oath that the above-stated facts are upon his own personal knowledge and are true, and as far as upon information and belief, he swears that he believes them to be true.


Notary Public/Attorney at Law

MUNICIPAL CERTIFICATION FORM
FOR INSTALLATION OF TELEPHONE SERVICE

334-A-9

_____ who resides at _____ whose telephone number is _____ request(s) that an appropriate municipal official provide the following certification:

CERTIFICATION

With regard to the parcel of land located on LOT 141-91 BEVERLY ST. (street and town) and tax map 334-A, lot 9, and recorded in the CUMBERLAND County Registry of Deeds at Book _____, Page _____ for which utility service is requested, the undersigned authorized officials of the (Town) (City) of _____ certify that said premises to be served are:

(CHECK APPROPRIATE BOX UNDER SECTIONS 1 AND 2 AND SIGN AND DATE BOTH SECTIONS):

SECTION 1 - SUBDIVISION

- Not part of a subdivision as defined in Title 30-A §4406, or
- Part of a subdivision as defined in Title 30-A §4406 for which all required local permits and/or approvals have been obtained from the appropriate Municipal Officials and that said permits and approvals are valid and in full force and effect.

7/13/98
(Date)

Signature: [Signature]
Title of Municipal Official: MANAGER/INSO.

SECTION 2 - SHORELAND

- Not within the shoreland area of this municipality as defined in Title 38 §435; or
- Within the shoreland area of this municipality as defined in Title 38 §435, that all local permits and/or necessary approvals required under Title 38 Chapter 3 have been granted by the appropriate municipal officials, and that said permits and approvals are valid and in full force and effect.

7/13/98
(Date)

Signature: [Signature]
Title of Municipal Official: MANAGER/INSO.

Title 38 §435 defines shoreland area as being within 250 feet above the normal highwater mark of any pond, river, or salt water body.

REASONS FOR THIS FORM. The Maine law prohibits a public utility from installing services to a lot or structure unless written authorization attesting to the validity and currency of all local permits required under the Subdivision Control Law and the Shoreland Zoning Law have been issued by the appropriate municipal officials. This prohibition is provided in M.R.S.A. 30-A §4406 for subdivisions and M.R.S.A. 38 §444 for shoreland zoning.

Therefore, prior to installing service, it is necessary to have the appropriate municipal officials (usually the Planning Board or Code Enforcement Office) certify that these laws do not apply (because the lot or structure is not part of a subdivision or a shoreland zoning area) and that all local permits and/or authorizations required for the lot or structure have been obtained.

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

19980022
I. D. Number

Custom Built Homes of Maine

Applicant
27 Main St, Windham, ME 04062
Applicant's Mailing Address
Danny McCarthy
Consultant/Agent
892-3149 **892-1383**
Applicant or Agent Daytime Telephone, Fax

4/2/98
Application Date
Beverly St (Lot #141)
Project Name/Description

97 Beverley St
Address of Proposed Site
334-A-012
Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Approved subject to Site Plan Review (Addendum) Conditions of Approval:

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.

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 **99** 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.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.

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 . 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.

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 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.

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.

Eroded soil shall be contained on site. Silt fence shall be installed per plan prior to any excavation. A crushed stone construction entrance shall be installed prior to any excavation

Planning Conditions of Approval

Inspections Conditions of Approval

1. Your plot plan ~~does not have~~ all structures (bulkhead, side & front stairs) shown. You need to submit a corrected plan along with revised structurals. If you do not have full plans in the future, YOUR PERMIT WILL BE HELD UP UNTIL THE PROPER INFO IS RECEIVED !! 
2. The front stairs shall project into the front yard no more than 5 feet, nor be over 50 sq. feet in size.
3. The lowest sill opening shall be 72.5 feet, and the lowest building opening shall be no lower than 71.0 feet.
4. You are also in a Zone A flood zone area. You are required to fill out the attached Part I and II Flood Permit along with a completed flood elevation form. 

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

19980022
I. D. Number

Custom Built Homes of Maine

Applicant

27 Main St, Windham, ME 04062

Applicant's Mailing Address

Danny McCarthy

Consultant/Agent

892-3149

892-1383

Applicant or Agent Daytime Telephone, Fax

4/2/98

Application Date

Beverly St (Lot #141)

Project Name/Description

97 Beverley St

Address of Proposed Site

334-A-012

Assessor's Reference: Chart-Block-Lot

The lowest floor elevation (basement floor) SHALL BE AT LEAST AN ELEVATION OF 35 FEET (two feet above the 33' given on map #1.

5. Separate permits shall be required for future decks, sheds, pool and/or garage.

Fire Conditions of Approval

PLEASE NOTE
requirements

CITY OF PORTLAND, MAINE
PUBLIC NOTICE

To All Building Permit Applicants and/or Contractors:

Effective immediately all temporary erosion control measures as shown on submitted site plans or as made part of a conditional approval of a site plan shall be installed, maintained, and inspected for proper functioning. Erosion control measures include but are not limited to silt fencing hay bales, stone check dams, earthen berms, stone lined swales, riprap embankments, riprap inlet/outlets of any pipe channel or culvert, sodded or grass strips, hay mulch cover on exposed soils, jute matting or erosion control blanket/matting, geotextile grids or webbing, and any provision approved by the City Engineer or Development Review Coordinator to decrease erosion or sedimentation.

All temporary and permanent erosion control measures shall be in conformance with the Maine Erosion and Sediment Control Handbook for construction: Best Management Practices as published by Cumberland County SWCD and the Maine Department of Environmental Protection. Consistent failure to install, maintain, or construct in an acceptable manner will result in a stop work order on the building permit. All erosion control measures shall be established in proposed areas of disturbed soils resulting from construction activities prior to actual construction unless a specific deadline has been made a condition of approval or agreed to by a Public Works Engineer or the Development Review Coordinator.

Effective immediately any request for Certificate of Occupancy will be denied if the above measures have not been addressed or completed. Only under extreme conditions, due to weather, shall the omission of the erosion control standards be included on the conditions for a Certificate of Occupancy, otherwise the request for a Certificate will be refused.

The City of Portland Planning Department and Public Works Department consider Erosion and Sediment Control Planning to be an absolutely necessary initial construction activity that requires as much attention and enforcement as building construction. For the protection of sensitive waterbodies, undisturbed lands, neighboring properties, established vegetated areas, and municipal drainage systems please pay careful attention to erosion and sediment control measures and conform to the notes, details, and conditions of approval as noted on your approved site plan. These controls must be installed and maintained continuously throughout the construction period. The City may inspect the site at any time to ensure compliance, and violations could result in work stoppage orders as indicated above.

We appreciate your prompt compliance with these requirements.



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner

FROM: James Seymour, Acting Development Review Coordinator

DATE: April 5, 1995

SUBJECT: Disclaimer Statement of Existing Poorly Drained Areas

It is the responsibility of the lot owner/homebuilder to assess drainage and provide for appropriate stormwater management design and engineering in an area which has evidence of poor hydrologic soil conditions, and/or a history of poor drainage, ponding, or soils saturation due to topography, fluctuation of seasonal ground water tables creating surface flooding, or as a result from rainfall events or snow/ice melts. The City of Portland is not responsible for resolving the drainage of land areas which could be described in any one of the above conditions.

The City of Portland Development Review Coordinator reviews lot grading for all single family homes to assure that field elevations will conform to the grades which exist at the abutting property line or to the grades which have been previously approved at the abutting property lines. The construction standards require that final foundation elevations be provided on site plans which are a minimum of 2 1/2 feet higher than street grades established at the frontage of the lot and provide positive drainage away from the entire foundation perimeter, including garage, and all basement accesses (ie. bulkheads, doorways and windows). As long as these standards are strictly enforced, most water problems on single family lots will be avoided. However, in locations with clear evidence of hydric soils, the following note shall be placed on all approved site plans:

"The City of Portland Development Review Coordinator has reviewed and approved this plan. The lot is located in an areas that is subject to seasonal conditions of saturation by surface or groundwater. Approval of this plan does not constitute a guarantee that no water problems will be experienced by the homeowners in this vicinity. Homeowners are advised to exercise care and diligence to ensure that their home and yard is adequately constructed and graded for localized drainage conditions."

FLOOD HAZARD DEVELOPMENT PERMIT

PART I

PORTLAND, Maine

(For New Construction or Substantial Improvements)

For New Construction or Substantial Improvement of any structure, this Flood Hazard Development Permit allows construction only up to the establishment of the lowest floor. This permit is issued based on documentation that the information provided in the Flood Hazard Development Permit Application is in compliance with the Floodplain Management Ordinance. Once the lowest floor is established, the permittee must provide an elevation certificate establishing the as built lowest floor elevation. When the Code Enforcement Officer finds the documentation in the Elevation Certificate to be in compliance with the Floodplain Management Ordinance, the Part II Flood Hazard Development Permit shall be issued. The Part II Permit must be issued in order for construction to continue. [Article V.F.1.]

A Part I Flood Hazard Development Permit is hereby issued as provided under Article V.F. of the Floodplain Management Ordinance of Portland, Maine, for development as defined in said ordinance.

Tax Map: 33A-A-12 Lot #: _____

[Recommended but not required by FPMO]

Project Description: construct New Single Family Dwelling 24' x 32'
97 Beverly St, Portland, ME

[Recommended but not required by FPMO]

The permittee understands and agrees that:

- The permit is issued on the representations made herein and on the application for permit;
- The permit 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;
- The permit 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 permittee hereby gives consent to the Code Enforcement Officer to enter and inspect activity covered under the provisions of the Floodplain Management Ordinance;
- The permit form will be posted in a conspicuous place on the premises in plain view and;
- 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 permit are a true description of the existing property and the proposed development project.

Owner: Recommended but not required by FPMO
signature

Date: Recommended but not required by FPMO

or

Authorized Agent: Recommended but not required by FPMO
signature

Date: Recommended but not required by FPMO

Issued by: Recommended but not required by FPMO

Date: Recommended but not required by FPMO

Permit #: Recommended but not required by FPMO

FLOOD HAZARD DEVELOPMENT PERMIT

PART II

PORTLAND, Maine

(For completion of New Construction and Substantial Improvements)

The following information has been submitted and found compliant with the Development Standards of the Floodplain Management Ordinance:



FEMA Elevation Certificate Form 81-31 [Article V.F.1.]

For Construction in Zones VI-30 and VE only:



Review of the structural design, specifications, plans and construction methods by a Professional Engineer or Architect certifying that they meet or exceed the technical criteria contained in the FEMA/Coastal Construction Manual and are in accordance with accepted standard of practice for meeting the criteria of Article VI.L.2. [Article VI.L.2.&3.]

A Part II Flood Hazard Development Permit is hereby issued as provided under Article V.F. of the Floodplain Management Ordinance of PORTLAND, Maine, for development as defined in said ordinance.

Tax Map: 334-A-12 Lot #: _____

[Recommended but not required by FPMO]

97 Beverly St, Portland, ME

The permittee understands and agrees that:

- The permit is issued on the representations made herein and on the elevation certificate;
- The permit 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;
- The permit 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 permittee hereby gives consent to the Code Enforcement Officer to enter and inspect activity covered under the provisions of the Floodplain Management Ordinance;
- The permit form will be posted in a conspicuous place on the premises in plain view and;
- 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 permit are a true description of the existing property and the proposed development project.

Owner: Recommended but not required by FPMO

signature

Date: Recommended but not required by FPMO

or

Authorized Agent: Recommended but not required by FPMO

signature

Date: Recommended but not required by FPMO

Issued by: Recommended but not required by FPMO

Date: Recommended but not required by FPMO

Permit #: Recommended but not required by FPMO

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

19980022

I. D. Number

Custom Built Homes of Maine

Applicant _____

27 Main St, Windham, ME 04062

Applicant's Mailing Address _____

Danny McCarthy

Consultant/Agent _____

892-3149 **892-1383**

Applicant or Agent Daytime Telephone, Fax _____

4/2/98

Application Date _____

Beverly St (Lot #141)

Project Name/Description _____

Beverly St

Address of Proposed Site _____

334-A-012

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) _____

Proposed Building square Feet or # of Units **12,145 Sq Ft** Acreage of Site _____ Zoning _____

Check Review Required:

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

Fees Paid: Site Plan **\$50.00** Subdivision _____ Engineer Review **\$100.00** Date: **4/2/98**

DRC Approval Status:

Reviewer **Jim Wendel**

Approved Approved w/Conditions see attached Denied

Approval Date **4/29/98** Approval Expiration **4/29/99** Extension to _____ Additional Sheets Attached

Condition Compliance **Jim Wendel** **4/29/98**
signature date

Performance Guarantee Required* Not Required

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

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

712-007
334-A-009



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 91 Beverly St (Lot #140) 141 12 334-A-009

Issued to Custom Built Homes of Maine

Date of Issue 15 July 1998

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. 980475, 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
No Garage/No Deck

Limiting Conditions:

New, separate building and plumbing permits must be applied for and issued before unfinished rooms on 2nd floor can be completed.

This certificate supersedes certificate issued

Revised Lot # & CBL 12/28/98

Approved:

7/15/98
(Date)

Inspector

Inspector of Buildings



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 91 Beverly St. (Lot 141) 334-A-012

Issued to Custom Built Homes of Maine

Date of Issue Jan. 4, 1999

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 980475, 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

Entire

APPROVED OCCUPANCY

Single Family Dwelling
No Garage/No Deck

Limiting Conditions:

New, separate building and plumbing permits must be applied for and issued before unfinished rooms on 2nd floor can be completed. Revised Lot# & CBL 12/28/98.

This certificate supersedes
certificate issued 7/15/98

Approved:
1/4/99

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.