

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

Location of Construction: 14 Alice Court Lot 11 04103		Owner: Dale H. Freudenberger		Phone: 878-3927		Permit No: 991349	
Owner Address: Not Given		Lessee/Buyer's Name: N/A		Phone: N/A		Business Name: N/A	
Contractor Name: Dale H. Freudenberger		Address: 10 Allen Ave. Ext. Falmouth, ME 04105		Phone: SAA		Permit Issued: DEC 7 1999	
Past Use: Vacant		Proposed Use: New Single Family Cape with attached 2 car garage.		COST OF WORK: \$ 110,000		PERMIT FEE: \$ 684.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R3 Type: 5B B0C496 Signature: [Signature]	
Proposed Project Description: Single family cape with attached 2 car garage & 18'x16'3" family room.				Signature: PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/> Signature: _____ Date: _____		CITY OF PORTLAND Zone: CBL: 386-AA-C11	
Permit Taken By: KA		Date Applied For: 10-27-99				Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	

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..

** Call for Pick UP: Dale H. Freudenberger 878-3927

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

10-27-99

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

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

Zoning Appeal	
<input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Historic Preservation	
<input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review	
Action:	
<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	
Date: _____	
PERMIT ISSUED WITH REQUIREMENTS CEO DISTRICTS	

COMMENTS

1/Nov.99 - Caller owner Left message. Call me ref. Framing - 2 NOV 99 Talked with Contractor on Framing issues he will upgrade.

12/12/99 - Mr. Cox w/ owner/contractor - he will file new Framing details plans to Copy w/ Conditions #36 & 37 - he will include New Info on mat'l to be used to note projected, on revised plans. Discussed Trends, Ricks, Bellisters, Bedroom Windows etc. OK

1/13/00 - Met on site w/ contractor (Pat Rickey) checked Setbacks, well all passed Also checked drain tile fabric, etc. OK. to Backfill

3/2/00 Front Deck ~~to~~ need Hangers both ends ~~to~~ need Certification for Beams & Joists
 2nd floor stairs from garage 10" tread w/ nose ~~to~~ STAIRS 1st to 2nd 10" w/ nose / Riser Turn 6 1/2 - 7 - 7 1/2
 2 Bedrooms right 5.69 ~~to~~ Roof Rafters MAINE Hse 2x10s 16oc Both Wings 2x8 16oc

9/8 Final OK for C&LO TIC all corrections made

Call C&LO 9/5/00
 Rao Pol. Garage Recd
 Bonding to Plastic Supply
 Road Plug & Disposal
 3 9 1/2" OH 13" Down Island Recpt.
 Replace Duplex with simplex washer

Inspection Record

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



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 14 Alice Court Lot 11 386A-A-011

Issued to Dale Freudenberger

Date of Issue Sept. 14 2000

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. 991349, 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 familyww/2 car garage
R3 use group Type 5B Boca 96

Limiting Conditions:

This certificate supersedes
certificate issued

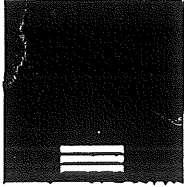
Approved:

9/14/00

(Date)

[Signature]
Inspector

[Signature]
Inspector of Buildings



DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

4-77A MAIN STREET
SUITE 4
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0806

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

386-A-A-011

MEMORANDUM

TO: Code Enforcement
Kandi Talbot, Planner

FROM: Chris Earle, Construction Monitor
Reviewed by Steve Bushey, P.E., Acting Development Review Coordinator

DATE: September 14, 2000

RE: Certificate of Occupancy – 14 Alice Court (Lot 1)

On September 14, 2000, the site was reviewed for compliance with the conditions of approval.

It is our opinion that a **permanent certificate of occupancy could be issued**, assuming neither Code Enforcement nor Public Works has any outstanding issues.



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT

000196

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 14 Alice Ct Lot 11 Use of Building _____ Date 3/14/00

Name and address of owner of appliance DALE FRUDENBERGER

Installer's name and address GORHAM HEATING

Telephone 892-8955

Location of appliance:

- ☒ Basement ☐ Floor
☐ Attic ☐ Roof

Type of Fuel:

- ☐ Gas ☒ Oil ☐ Solid

Appliance Name: BURNHAM BOILER

U.L. Approved ☒ Yes ☐ No

Will appliance be installed in accordance with the manufacture's installation instructions? ☒ Yes ☐ No

IF NO Explain: _____

The Type of License of Installer:

- ☐ Master Plumber # _____
☐ Solid Fuel # 5920
☐ Oil # 5720 ✓
☐ Gas # _____
☐ Other _____

Type of Chimney:

- ☒ Masonry Lined
Factory built _____

- ☐ Metal
Factory Built U.L. Listing # _____

- ☐ Direct Vent
Type _____ UL# _____

Type of Fuel Tank

- ☒ Oil
☐ Gas

Size of Tank 275

Number of Tanks 1

Distance from Tank to Center of Flame 5 feet.

fee 30.00

Approved

Fire: Wing

Ele.: _____

Bldg.: #

Approved with Conditions

- ☐ See attached letter or requirement

Signature of Installer Charles S. Daugherty

White - Inspection

Yellow - File

Pink - Applicant's

Gold - Assessor's Copy

PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering

PROPERTY ADDRESS

Town Or
Plantation

PORTLAND

Street
Subdivision Lot #

14 ALICE COURT

PROPERTY OWNERS NAME

Last: FREUDENBERGER First: DALE

Applicant
Name:

WATER SYSTEMS INC.
HOLLY A TUBBS

Mailing Address of
Owner/Applicant
(If Different)

138 ROOSEVELT TRAIL
WINDHAM, ME 04069

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant

Date

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

Date Approved

PERMIT INFORMATION

This Application is for

1. ☒ NEW PLUMBING
2. ☐ RELOCATED PLUMBING

Type Of Structure To Be Served:

1. ☐ SINGLE FAMILY DWELLING
2. ☐ MODULAR OR MOBILE HOME
3. ☐ MULTIPLE FAMILY DWELLING
4. ☐ OTHER — SPECIFY _____

Plumbing To Be Installed By:

1. ☒ MASTER PLUMBER
2. ☐ OIL BURNERMAN
3. ☐ MFG'D. HOUSING DEALER / MECHANIC
4. ☐ PUBLIC UTILITY EMPLOYEE
5. ☐ PROPERTY OWNER

LICENSE # 02403

Hook-Up & Piping Relocation Maximum of 1 Hook-Up

HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.

OR

HOOK-UP: to an existing subsurface wastewater disposal system.

PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.

OR

TRANSFER FEE
[\$6.00]

Number

Column 2

Type of Fixture

2 Hosebibb / Sillcock

Floor Drain

Urinal

Drinking Fountain

Indirect Waste

Water Treatment Softener, Filter, etc.

Grease / Oil Separator

Dental Cuspidor

Bidet

Other: _____

Fixtures (Subtotal)
Column 2

Column 1

Number

Type of Fixture

2 Bathtub (and Shower)

1 Shower (Separate)

1 Sink

3 Wash Basin

3 Water Closet (Toilet)

1 Clothes Washer

1 Dish Washer

1 Garbage Disposal

1 Laundry Tub

1 Water Heater

Fixtures (Subtotal)
Column 1

Fixtures (Subtotal)
Column 2

16 Total Fixtures

\$ 96 Fixture Fee

\$ Transfer Fee

\$ Hook-Up & Relocation Fee

\$ 96 Permit Fee
(Total)

SEE PERMIT FEE SCHEDULE
FOR CALCULATING FEE

FOR LENDER USE ONLY

... for the purpose of this ...

2.1. ASSUMPTIONS CONCERNING THE DATA

5) THIS INSPECTOR IS A PROFESSIONAL LAND

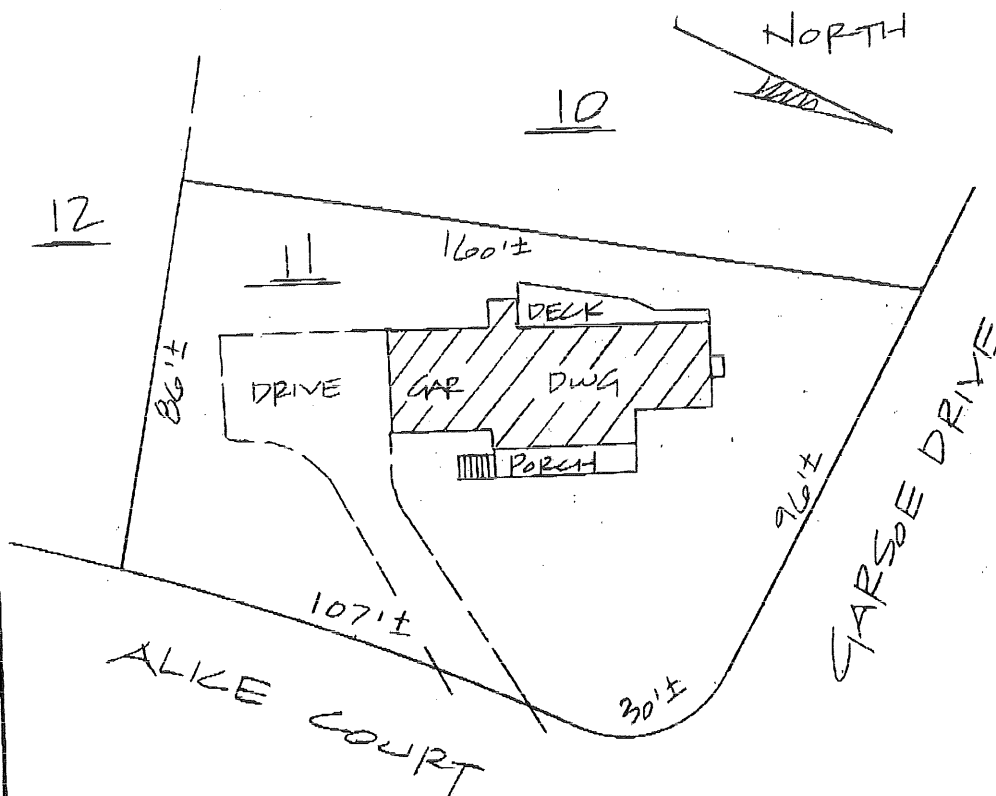
MAINE BOARD OF LIBERTY
STATE ATTORNEY

ASSESSMENTS, RIGHTS OF WAY, AND ENCROACHMENTS

APPENDIX

PARTIAL AND ME

1" = 30'



SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES.

APPLICANT: BELLARDINI/PHILLIPS LEETE & LEMIEUX

1 EFTF / LEMIEUX

JAMES LEMIELUX

LENDER: _____ FILE No. 6065011

TITLE REFERENCES:

YOUR FILE #

PLAN BOOK: 199 PAGE: 393 LOT: 11

— — — — — **W & LODGE, INC.**

P.R. **FBI**

(807) 878-7870

292 CLARKS WOODS ROAD
LYMAN, ME 04002
(207) 488-2368

(807) 878-7870

(207) 409-2361

MUNICIPAL REFERENCE:

MAP: 201 A 201 A BLOCK: A LOT: 11

HAZARD ZONE PER FEMA UNDEVELOPED SPRINKLER FLOOD
 PANEL 00213 ZONE X AREA

PANEL 02215 ZONE: X DEF

MUNICIPAL ZONING SYSTEM -
THE TIME OF CONSTRUCTION.

COMMENTS:

THIS IS NOT A BOUND

Received
12/17/02

86.3

~~REAR~~

159.81

~~Side~~
Side

14'-0"

DECK

1STORY
FAMILY

~~FRONT~~
Front

2STORY
MAIN
HOUSE

1/2 STORY
GARAGE
M.B.R.

10'-5"

96.6

GARAGE

~~Side~~
Side

28'-0"

106.88

14 Alice Court

30.02

What was
originally
Approved thru
Zoning

11 BURNING PINE ROAD

BUILDING PERMIT REPORT

DATE: 29 OCT. 99 ADDRESS: 14 ALICE ST. LOT #11 CBL: 386-AA-011
 REASON FOR PERMIT: Single Family dwelling attached Two Car garage
 BUILDING OWNER: Dale H. Freudenberg
 PERMIT APPLICANT: _____ CONTRACTOR D.H. Freudenberg
 USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: 110,000 PERMIT FEES: 284.68

The City's Adopted Building Code (The BOCA National Building code/1996 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 are met: *1, *2, *3, *4, *5, *6, *8, *9, *11
*12, *13, *14, *15, *19, *26, *27, *28, *29, *32, *33, *34, #31

- X 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- X 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."**
- X 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
- X 4. Foundations anchors shall be a minimum of 1/2" 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
- X 5. Waterproofing and damp proofing shall be done in accordance with Section 1813.0 of the building code.
- X 6. Precaution must be taken to protect concrete from freezing. Section 1908.0
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.
- X 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 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)
- X 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.
- X 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", 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". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
- X 12. Headroom in habitable space is a minimum of 6'6". (Section 1204.0)
- X 13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- X 14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- X 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 (508mm), 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 closer'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)

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/1996), 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 maintained to NFPA #72 Standard.
22. The Sprinkler System shall 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/1996)
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 shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
27. All electrical, plumbing and HVAC permits must be obtained by a 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. *See Attached Site Plan Reg*
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 2405.0)
35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1996).
36. ~~2x8 @ 16" 40PSF Max span 11'0" 2x10 @ 16" O.C. will span 17'~~
Therefore, you must revise your Framing design before work is started
37. ~~2x8 @ 16" 42PSF Rafters will span only 11'0" - 2x10 @ 12" O.C. will span 17'5"~~
Therefore you must revise your Framing design of rafters before work is started - Please submit your new design before work is started - OR you may have a professional Structural Engineer check this plan and write me a letter with his/her signature and seal stating this design meets code requirements with design loads of 40 PSF Floors, 30PSF for bedro. and 42 PSF for rafters.
- P Samuel Hoopes, Building Inspector
 Cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

PSH 10/25/99

**On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.

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

**Minor/Minor Site Review, Building or Use Permit Pre-Application
Detached Single Family Dwelling**

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: <u>LOT 11 - Auburn Pines (14 ALICE CT) 04103</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot <u>13,677</u> sq ft
Tax Assessor's Chart, Block & Lot Number Chart# <u>386</u> Block# <u>AA</u> Lot# <u>011</u>	Owner: <u>Dale H. Freudenberger</u> <u>DF</u>	Telephone#: <u>878-3927</u>
Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address:	Cost Of Work: <u>\$110,000</u> Fee: <u>\$684.00</u>
Proposed Project Description: (Please be as specific as possible) <u>Single Family Cape w/ 2 car garage + 18'x16'3" Family Room</u>		
Contractor's Name, Address & Telephone <u>Dale H. Freudenberger 10 Allen Av Ext. Falmouth 04105</u>		Rec'd By: <u>(K)</u>

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

- **All construction must be conducted in compliance with the 1996 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 1996 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 you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

A "minor/minor" site plan review is required prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor (**2 copies are required**). 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

4) Building Plans (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 dampproofing
- 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: <u>Dale H. Freudenberger</u>	Date: <u>10-27-99</u>
--	-----------------------

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.

** w/ building in 300 minor/minor
10/28*

Inspection Services
Michael J. Nugent
Manager



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

congratulations !!!!!

**Minor/Minor Site Review, Building or Use Permit Pre-Application
Detached Single Family Dwelling**

As an applicant for a building permit, you are about to enter into a relationship with our Office. We welcome any questions, comments or suggestions that will make the process more efficient. Attached you will find an application and some samples of the submissions you will provide at application time. Please read **ALL** of the information and if you need any further assistance please call 874-8703 or 874-8693.

8909 T S 100

Applicant: Dale H. Freudenberger Date: 11/2/99

Address: 14 Alice Court (Lot #11) C-B-L: 386A-A-11

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-2

Interior or corner lot - 1

Proposed Use/Work -

construct new single family home with 2 car garage
and 18' x 16' 3" family room
and rear deck 36' x 6'
12' x 4'

Sewage Disposal - City

Lot Street Frontage - 50' req - 200' + shown

Front Yard - 25' req - 25' ~~required~~ shown

Rear Yard - 25' req - 25' + shown

Side Yard - 14' req - 14' shown
20' on side of side yard 20' shown

Projections - Deck on rear - front porch shown

Width of Lot - 80' req - 86' wide shown

Height - 2 story

Lot Area - 10,000^{sq} req - 13,677^{sq} shown

Lot Coverage/ Impervious Surface - 20% or max 2,733.4^{sq}

Area per Family - 10,000^{sq} req

Off-street Parking - 2 req - 2 shown

Loading Bays - N/A

Site Plan - minor 19990152

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Zone X Panel 2

30' x 32'	=	960
22' x 22'	=	484
16.25' x 18'	=	292.5
6' x 36'	=	216
4' x 12'	=	48
		<hr/>
		2000.5 ^{sq}

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

19990152

I. D. Number

Dale H Freudenberger

Applicant

10 Allen Ave Ext., Falmouth, ME 04105

Applicant's Mailing Address

Consultant/Agent

878-3927

Applicant or Agent Daytime Telephone, Fax

10/27/99

Application Date

Single family house Lot 11

Project Name/Description

14 Alice Ct, Portland, Maine 04103

Address of Proposed Site

386-AA-011

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) **att garage & family rm & deck**

Proposed Building square Feet or # of Units **13677 sq ft**

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 ☐ Historic Preservation ☐ DEP Local Certification
☐ Zoning Conditional Use (ZBA/PB) ☐ Zoning Variance ☐ Other

Fees Paid: Site Plan **\$300.00** Subdivision Engineer Review Date: **10/27/99**

DRC Approval Status:

Reviewer **Steve Bushy**

☐ Approved ☐ Approved w/Conditions see attached ☒ Denied

Approval Date **12/7/99**

Approval Expiration **12/7/00**

Extension to

☒ Additional Sheets Attached

☒ Condition Compliance

Steve Bushey
signature

12/7/99
date

Performance Guarantee

☐ Required*

☐ Not Required

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

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date

amount

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

19990152

I. D. Number

Dale H Freudenberger

Applicant

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, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

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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. See mark up by DRC for guidance.

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

The applicant shall install and maintain all necessary erosion control measures including silt fence, hay bales, etc. Exposed ground shall be mulched with hay if not actively worked within 7 days. The applicant shall rotate the building footprint as shown on the attached plan and adjust sill elevations as necessary to provide maximum driveway slope of 10%.

Planning Conditions of Approval

Inspections Conditions of Approval

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
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1. This permit is being aproved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
 2. Separate permits shall be required for future decks, sheds, pools, and/or garage.
-

Fire Conditions of Approval



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."

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.

Second Submission
by Applicant

Approved with conditions
12/7/99

Steve Bush

Revised 10/96

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

APPLICANT: Dale H. Freudenberger
ADDRESS: 10 Allen Ave. Ext. Falmouth
SITE ADDRESS/LOCATION: 14 Alice CT.
DATE: 12/7/99 -

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

CONDITIONS CHECKED OFF BELOW WILL BE ENFORCED FOR YOUR SITE PLAN

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

8. X As-built record information for sewer and stormwater service connections must be submitted to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
9. X The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.
10. X The site contractor shall establish finish grades at the building foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
11. X A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FEE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for the drainage from the property. *See markup by DRC for guidance*
12. X The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
13. X *The applicant shall install and maintain all necessary erosion control measures including silt fence, hay bales, etc. Exposed ground shall be mulched with hay if not actively worked within 7 days. The Applicant shall rotate the building footprint as shown on the attached plan and adjust sill elevations as necessary to provide a maximum driveway slope of 10%.*
- cc: Katherine Staples, P.E., City Engineer

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

19990152

I. D. Number

Dale H Freudenberger

Applicant

10 Allen Ave Ext., Falmouth, ME 04105

Applicant's Mailing Address

Consultant/Agent

878-3927

Applicant or Agent Daytime Telephone, Fax

10/27/99

Application Date

Single family house Lot 11

Project Name/Description

14 Alice Ct, Portland, Maine 04103

Address of Proposed Site

386-AA-011

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) att garage & family rm & deck

Proposed Building square Feet or # of Units

13677 sq ft

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

☐ Historic Preservation

☐ DEP Local Certification

☐ Zoning Conditional
Use (ZBA/PB)

☐ Zoning Variance

☐ Other _____

Fees Paid:

Site Plan

\$300.00

Subdivision

Engineer Review

Date: 10/27/99

Inspections Approval Status:

Reviewer Marge Schmuckal

☐ Approved

☒ Approved w/Conditions
see attached

☐ Denied

Approval Date 11/2/99

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 _____

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date _____

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☐ Building Permit Issued

date _____

☐ Performance Guarantee Reduced

date _____

remaining balance _____

signature _____

☐ Temporary Certificate of Occupancy

date _____

☐ Conditions (See Attached)

☐ Final Inspection

date _____

signature _____

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date _____

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date _____

signature _____

☐ Defect Guarantee Submitted

submitted date _____

amount _____

expiration date _____

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DRC Conditions of Approval

Planning Conditions of Approval

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Fire Conditions of Approval

CITY OF PORTLAND, ME
BOCA 1996 Plan Review Record
One and Two Family Dwelling

Valuation: \$110,000.00 Plan Review # 1499/99
Fee: \$684.00 Date: 29 OCT. 99

Building Location: 14 ALICE COURT LOT #11 CBL: 386-AA-011

Building Description: Single family dwelling / with attached garage

Reviewed by: S. Hoffses

Use or Occupancy: _____ Type of Construction: _____

*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
2.	Foundation drains	1813.5.2
3.	Foundation anchor bolts	2305.12
4.	Waterproofing & damp proofing	1813.0
5.	Concrete protection	1908.0
6.	Private garages	407.0
7.	Chimneys & Vents BOCA/mch/93 Chapter 42	NFPA 211
8.	Guardrails	1021.0
9.	Handrails	1022.0
10.	Stair Construction	1014.0
11.	Sleeping room egress	1010.4
12.	Smoke detectors	920.3.2

Foundations (Chapter 18)

Wood Foundation (1808)

NA Design
NA Installation

Footings (1807.0)

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

Foundation Walls

X Design (1812.1)
X Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)
SR Water proofing and damp proofing Section 1813
X Sill plate (2305.17)
SR Anchorage bolting in concrete (2305.17)
A Columns (1912)
SR Crawl space (1210.2) Ventilation
SR Crawl opening size (1210.2.1)

Floors (Chapter 16-23)

SR Joists - Non sleeping area LL40PSF (Table - 1606)
SR Joists - Sleeping area LL30PSF (Table - 1606)
X Grade
SR Spacing
SR Span
X Girder 4" bearing 2305

Roof-Ceiling Construction (Chapter 23)

- SR 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))
NA 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)
NA Roof structures (1510.0)
X Type of covering (1507)

Chimneys and Fireplaces BOCA Mechanical/1993

- NO Masonry (1206.0)
SR Factory - built (1205.0)
SR Masonry fireplaces (1404)
____ Factory - built fireplace (1403)

Mechanical 1993 BOCA Mechanical Code

SR

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
- ~~X~~ 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)
- ~~SR~~ 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~~

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

The applicant shall satisfy conditions 5, 9, 10, and 11 prior to the issuance of a Building Permit.

Planning Conditions of Approval

Inspections Conditions of Approval