

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

Location of Construction: 16 Bernard Road 04103		Owner: Steven & Tinamarie Dion		Phone: 541-5127-878-6649		Permit No:			
Owner Address: SAA		Lessee/Buyer's Name:		Phone:		BusinessName:			
Contractor Name: Owner		Address:		Phone:		Permit Issued:			
Past Use: 1-Family		Proposed Use: Same		COST OF WORK: \$ 1,152		PERMIT FEE: \$ 25.00			
Proposed Project Description: Build 12 x 16 free standing deck.		Signature:		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: U Type: 5B BCC 496-7/1/99			
				Signature:		Signature:			
Permit Taken By: SP		Date Applied For: 5-26-99		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				Zone: R-3 CBL: 437-E-092	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied				Zoning Approval: ok with conditions	

with drawn
Never Issued

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

***** Call for Pick Up 878-6649

PERMIT ISSUED WITH REQUIREMENTS

6/2 ~ 10/99 Applicant withdrew Application

Didn't WANT to incur further cost due to floodplain

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

5-26-99

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						GEO DISTRICT 2	

EL 70

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: *9*

uB

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

437-E-092

Please Read Application And Notes, If Any, Attached

Steven & Tinamarie Dion

Build 12 x 16 free standing deck

16 Bernard Road

This is to certify that

has permission to

AT

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

Never issued

OTHER REQUIRED APPROVALS

- Fire Dept. _____
- Health Dept. _____
- Appeal Board _____
- Other _____

Department Name

PERMIT ISSUED WITH REQUIREMENTS

PERMIT ISSUED WITH REQUIREMENTS

Samuel H. Jones

PENALTY FOR RE...

Zoning Division
Marge Schmuckal
Zoning Administrator



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

CITY OF PORTLAND

Steven & Tina Marie Dion
16 Bernard Road
Portland, ME 04103

June 4, 1999


RE: 16 Bernard Road - 437-E-92 - R-3 Zone
Panel 7C - December 8, 1998 - AE zone

Dear Steven & Tina Marie,

As discussed by phone, you are in an "AE" flood zone. I do have a copy of your exemption from flood insurance from FEMA for your present structure. However, since you are proposing a new deck, this new structure must meet the present FEMA first floor elevation requirements. This new structure shall be 2 feet above the given flood elevation of 70' on panel 7C. Please fill out and return the enclosed applications (basic & part 1) and the certificate of elevation.

Your permit can not be issued until I receive this information back from you. I have reviewed the permit for other zoning requirements, and I have found it to meet the ordinance. This permit can be issued as soon as the appropriate paperwork is returned.

Very truly yours,


Marge Schmuckal
Zoning Administrator

6/7/99 Faxed info to Jim Fisher AT
Des Laines

NOTE: 6/7/99 Applicant withdrew
his application. Didn't want to
incur further expenses

BUILDING PERMIT REPORT

DATE: 5 June 99 ADDRESS: 16 Bernard Rd. CBL: 437-E-092

REASON FOR PERMIT: 12' x 16' Free standing deck

BUILDING OWNER: Dion

PERMIT APPLICANT: SAA Contractor SAA

USE GROUP U BOCA 1996 CONSTRUCTION TYPE 5B

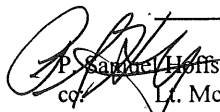
CONDITION(S) OF APPROVAL

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

Approved with the following conditions: *1, *2, *11, *13, *31, *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) Pier Foundation (3000 Tubes 8" Min. on Footing with anchor)
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 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)
5. Waterproofing and damp proofing shall be done in accordance with Section 1813.0 of the building code.
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.
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)
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", 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 3e4" 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)
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 3/4" 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 (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)
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
 In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2.
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)
- X 31. Please read and implement the attached Land Use Zoning report requirements.
- Δ 32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
- X 33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- X 34. AFTER proposed Structure is Framed Check on STABILITY between 4" x 4" Column - possible bracing may be required.
- X 35. Footing with anchors must be used on proposed Piers
36. _____


 P. Sanchez-Hoffses, Building Inspector
 cc: L. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

**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

**Building or Use Permit Pre-Application
Additions/Alterations/Accessory Structures
To 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: <i>16 BERNARD Rd 09103</i>	SINGLE-FAM
--	------------

Tax Assessor's Chart, Block & Lot Number Chart# <i>437</i> Block# <i>E</i> Lot# <i>092</i>	Owner: <i>STEVEN + TIMOTHY DEON</i>	Telephone#: <i>207 878-6649</i>
Owner's Address: <i>16 BERNARD Rd</i>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <i>\$ 1152</i> Fee: <i>\$ 25</i>
Proposed Project Description: (Please be as specific as possible) <i>12x16 Deck (Free Standing)</i>		
Contractor's Name, Address & Telephone <i>Steven R. Deon</i>		Rec'd By: <i>SP</i>

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

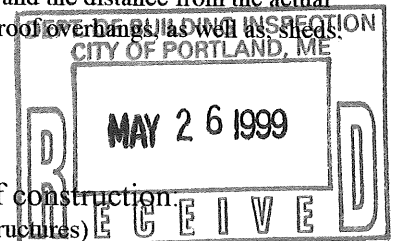
- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by 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)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- 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 required zoning district setbacks



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: <i>Steven R. Deon</i>	Date: <i>5/26/99</i>
---	----------------------

Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

O:\INSP\CORRESP\MNUAGENT\APADSFD.WPD

Call for PK 878-6649

Inspection Services
Michael J. Nugent
Manager



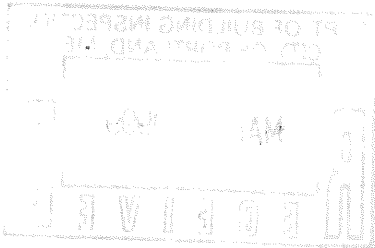
Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

congratulations !!!!!

**Building or Use Permit Application
Additions/Alterations/Accessory Structures
To 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.



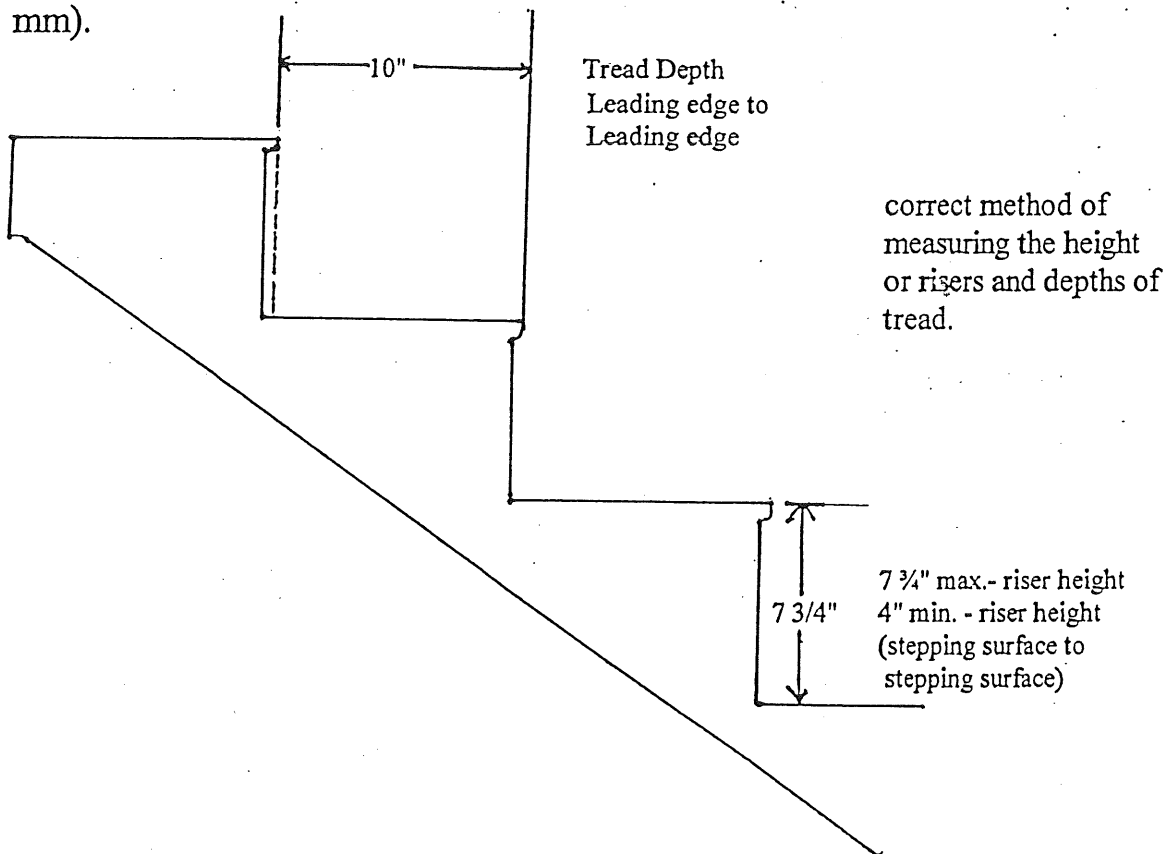
TREAD/RISER DIMENSIONS

ONE & TWO FAMILY

BOCA NATIONAL BUILDING CODE/1996

SECTION 1014.6 TREADS & RISERS

EXCEPTION: NO. 8 - In occupancies in use group R-3, within dwelling units in occupancies Use group R-2 and in occupancies in Use Group U which are accessory to an occupancy in Use Group R-3. The maximum riser height shall be 7 3/4 inches (197mm) and the minimum tread depth shall be 10 inches (254mm). A nosing not less than 3/4 inches but not more than 1 1/4 inches (32mm) shall be provided on stairways with solid risers where the depth is less than 11 inches (279 mm).



A. U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT	B. TYPE OF LOAN	
	1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FMHA
	3. <input checked="" type="checkbox"/> CONV. UNINS.	4. <input type="checkbox"/> VA
	5. <input type="checkbox"/> CONV. INS.	
6. FILE NUMBER: 99030516	7. LOAN NUMBER: 7210815576	
8. MTG. INS. CASE NO.: 231-0654814		

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked ("p.o.c.") were paid outside the closing: they are shown here for information purposes and are not included in the totals:

D. NAME OF BORROWER: Steven R. Dion, Tinamarie Dion
ADDRESS: 757 Portland Road, Saco, ME 04072

E. NAME OF SELLER: Norman R. Casparius, Lisa A. Casparius
ADDRESS: 16 Bernard Road, Portland, ME 04103 **SELLER TIN:** 005-62-1716

F. NAME OF LENDER: Peoples Heritage Savings Bank
 One Portland Square
ADDRESS: Portland, ME 04101

G. PROPERTY LOCATION: Map 437, Block E, Lot 92
 16 Bernard Road Portland ME 04103

H. SETTLEMENT AGENT: Northeast Land Title, Inc.
ADDRESS: 16 Elm Street
 Milford, NH 03055 **SETTLEMENT AGENT TIN:** 02-0371455

PLACE OF SETTLEMENT: Northeast Land Title, Inc. ADDRESS: 4 Canal Plaza Portland, ME 04112	I. SETTLEMENT DATE Closing date: 03/31/99 Proration date: 03/31/99
---	---

J. SUMMARY OF BORROWER'S TRANSACTION	K. SUMMARY OF SELLER'S TRANSACTION
---	---

100. GROSS AMOUNT DUE FROM BORROWER:		400. GROSS AMOUNT DUE TO SELLER:	
101. Contract sales price	108,900.00	401. Contract sales price	108,900.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower(line 1400)	4,793.93	403.	
104.		404.	
105.		405.	

Adjustments for items paid by seller in advance:		Adjustments for items paid for seller in advance:	
106. City/town taxes 03/31/99 to 06/30/99	456.22	406. City/town taxes 03/31/99 to 06/30/99	456.22
107. County taxes to		407. County taxes to	
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	

120. GROSS AMOUNT DUE FROM BORROWER:	114,150.15	420. GROSS AMOUNT DUE TO SELLER:	109,356.22
--------------------------------------	------------	----------------------------------	------------

200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:		500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
201. Deposit or earnest money	1,000.00	501. Excess deposit(see instructions)	
202. Principal amount of new loan(s)	104,293.00	502. Settlement charges to seller(line 1400)	10,022.66
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	92,324.25
205.		505. Payoff of second mortgage loan	
206.		506. WATER/SEWER-CURRENT	87.99
207.		507. WATER/SEWER-EST	40.44
208.		508. HOME WARRANTY	335.00
209.		509.	

Adjustments for items unpaid by seller:		Adjustments for items unpaid by seller:	
210. City/town taxes to		510. City/town taxes to	
211. County taxes to		511. County taxes to	
212. Assessments to		512. Assessments to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	



Federal Emergency Management Agency

Washington, D.C. 20472

MAR 19 1999

Mr. Jim Fisher
Des Lauriers & Associates, Inc.
153 US Route 1
Scarborough, ME 04074

Case No.: 99-01-506A
Community: CITY OF PORTLAND,
CUMBERLAND COUNTY,
MAINE
Community No.: 230051

Dear Mr. Fisher:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property, 16 Bernard Road, is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Amendment (LOMA) Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property, and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMAs. Please see the List of Enclosures below to determine which documents are enclosed. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, P.O. Box 2210, Merrifield, VA 22116-2210.

Sincerely,

A handwritten signature in black ink that reads "Matthew B. Miller".

Matthew B. Miller, P.E., Chief
Hazards Study Branch
Mitigation Directorate

List of Enclosures

LOMA Determination Document (Removal) and Attachment; Pages 1 and 2

cc: State/Commonwealth NFIP Coordinator
Region
Community Map Repository
Mr. Norman & Mrs. Lisa Casparius



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF PORTLAND, CUMBERLAND COUNTY, MAINE	Lot 2, Meadow View Park, as described and recorded in Warranty Deed Document Number 059798, Book 8558, Pages 0334-0335, filed on November 17, 1988, in the Cumberland County Registry of Deeds' Office
	COMMUNITY NO: 230051	
MAP PANEL AFFECTED	NUMBER: 0007 C	
	NAME: CITY OF PORTLAND, CUMBERLAND COUNTY, MAINE	
	DATE: DECEMBER 8, 1998	
FLOODING SOURCE: FALL BROOK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 43.640000, -70.290000 SOURCE OF LAT & LONG: USGS QUADRANGLE DATUM: NAD27

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET ADDRESS	OUTCOME WHAT IS REMOVED FROM THE SFHA	NEW FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD29)	LOWEST ADJACENT GRADE ELEVATION (NGVD29)	LOWEST FLOOR ELEVATION (NGVD29)	LOWEST LOT ELEVATION (NGVD29)
2	—	Meadow View Park	16 Bernard Road	Structure	X(unshaded)	69.4 feet	70.2 feet	—	—

Special Flood Hazard Area (SFHA) – The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (if the appropriate box is checked, please refer to the appropriate section on Attachment No. 1)

- | | |
|--|--|
| <input type="checkbox"/> 1. LEGAL PROPERTY DESCRIPTION (CONTINUED) | <input type="checkbox"/> 6. STUDY UNDERWAY |
| <input type="checkbox"/> 2. DETERMINATION TABLE (CONTINUED) | <input type="checkbox"/> 7. FILL RECOMMENDATION |
| <input type="checkbox"/> 3. PORTIONS REMAIN IN THE FLOODWAY | <input checked="" type="checkbox"/> 8. PORTIONS REMAIN IN THE SFHA |
| <input type="checkbox"/> 4. INADVERTENT INCLUSION IN THE FLOODWAY | |
| <input type="checkbox"/> 5. V ZONE | |

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure on the property is not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877- FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, P.O. Box 2210, Merrifield, VA 22116-2210.

Matthew B. Miller

Matthew B. Miller, P.E., Chief
Hazards Study Branch
Mitigation Directorate



Federal Emergency Management Agency

Washington, D.C. 20472

**LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (REMOVAL)
ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)**

8. PORTIONS OF THE PROPERTY REMAIN IN THE SFHA

The Determination Document has removed the subject of the determination from the Special Flood Hazard Area (SFHA). However, portions of the property remain in the SFHA. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the Federal Emergency Management Agency Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, P.O. Box 2210, Merrifield, VA 22116-2210.

Matthew B. Miller, P.E., Chief
Hazards Study Branch
Mitigation Directorate

Applicant: Steven & Tamara Dion

Date: 6/4/99

Address: 16 Bernard Rd.

C-B-L: 437-8-92

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - Build 12' x 16' free standing Deck. 6' x 6' Addition

Sewage Disposal -

Lot Street Frontage -

Front Yard - 25' req - 50' + shown

Rear Yard - 25' req - 50' + shown

Side Yard - 8' req - 8' AT closest is shown

Projections -

Width of Lot -

Height -

Lot Area -

7,184 sq ft

Lot Coverage/ Impervious Surface - 25%

1796 sq ft MAX

Area per Family -

24 x 32' = 768 sq ft

6' x 6' = 36 sq ft

12' x 16' = 192 sq ft

6' x 16' = 96 sq ft

Off-street Parking -

Loading Bays -

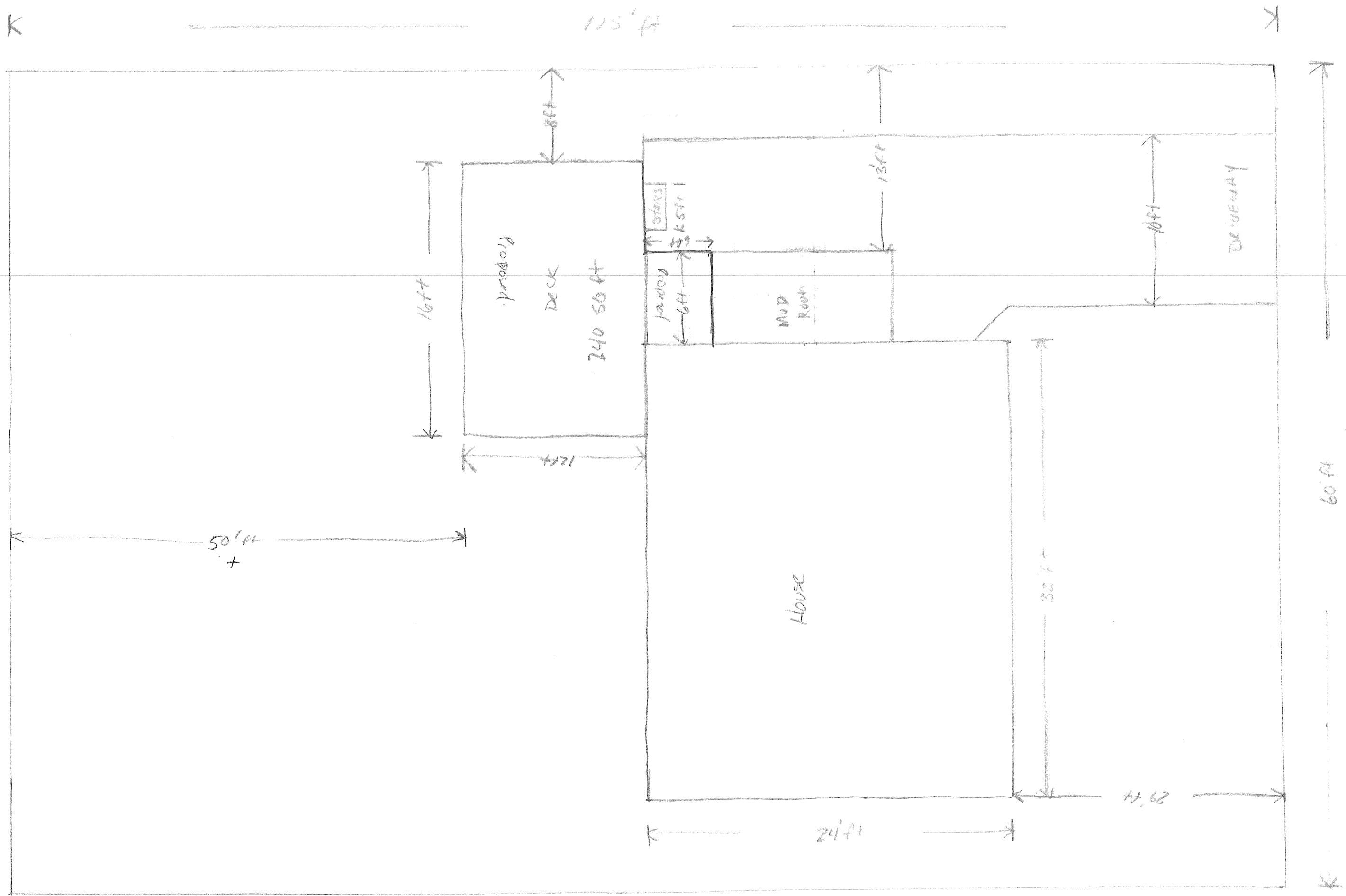
Site Plan -

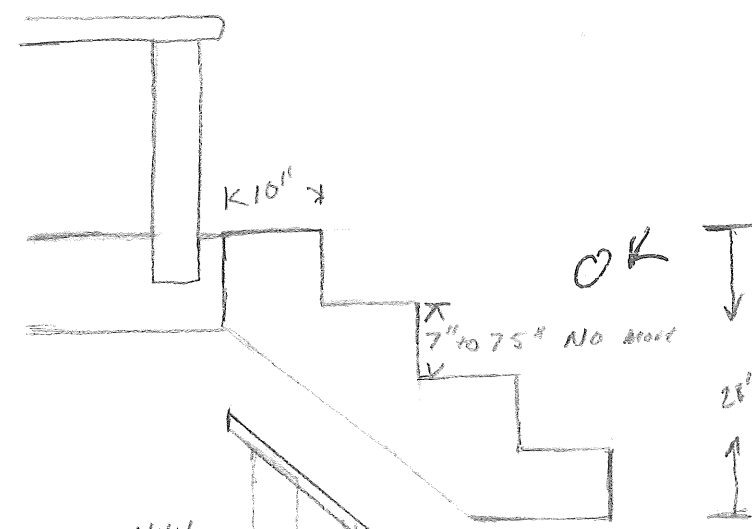
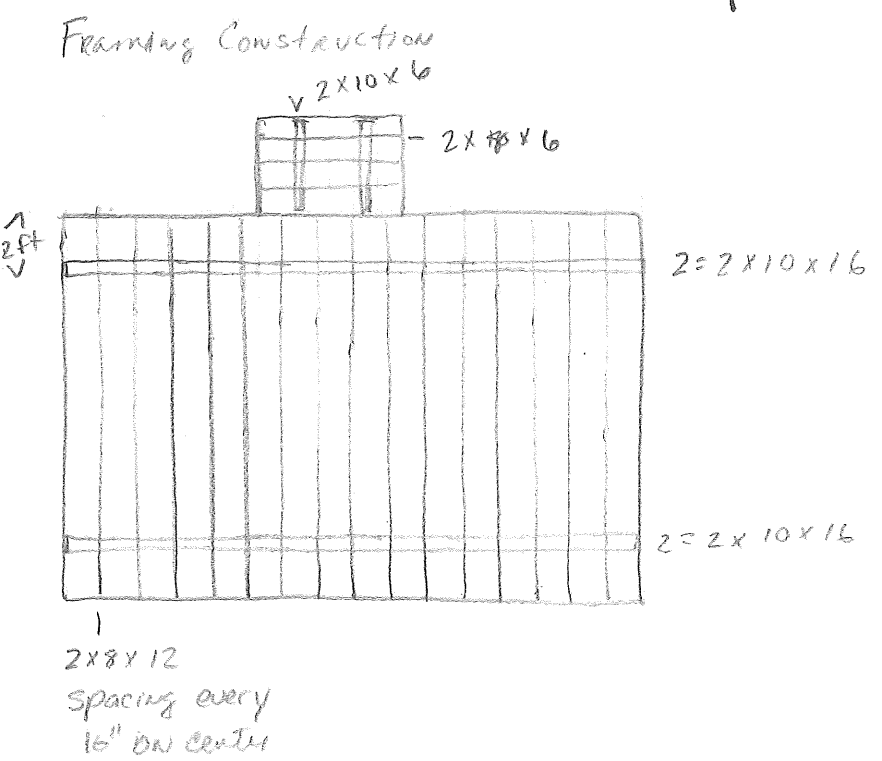
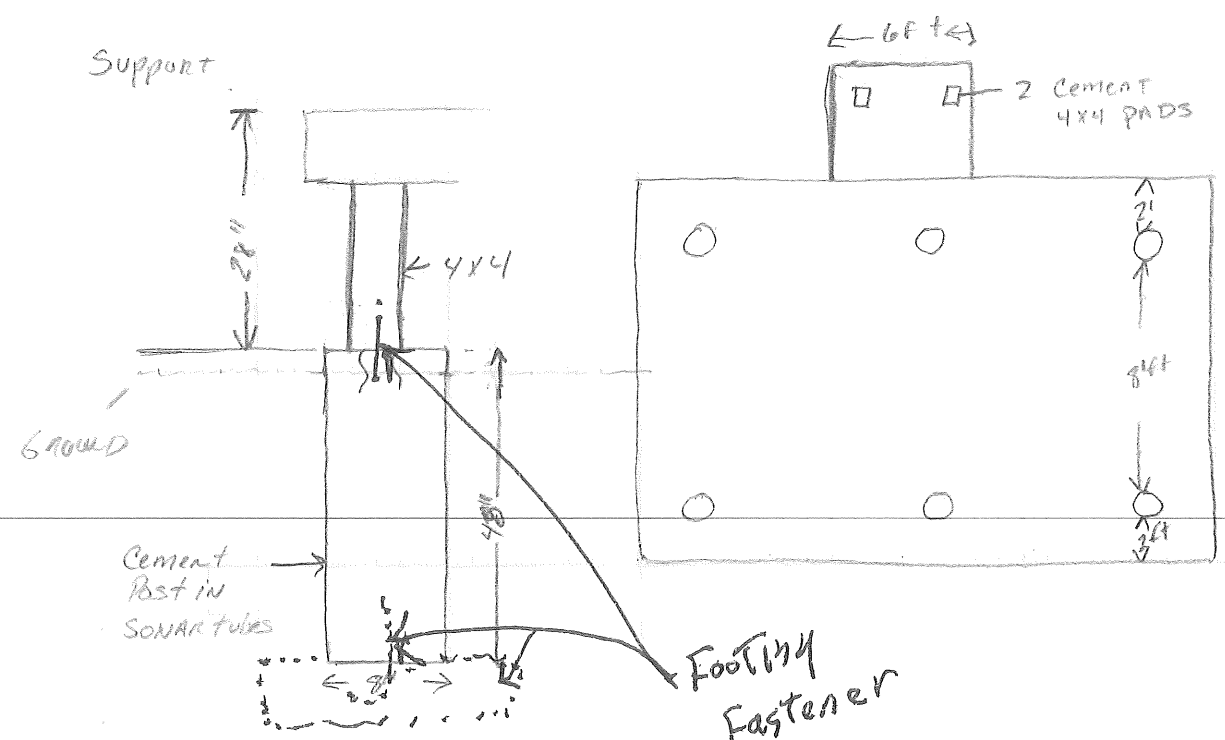
1092 sq ft

Shoreland Zoning/ Stream Protection -

Flood Plains - Panel 7c - AE Zone - el 70

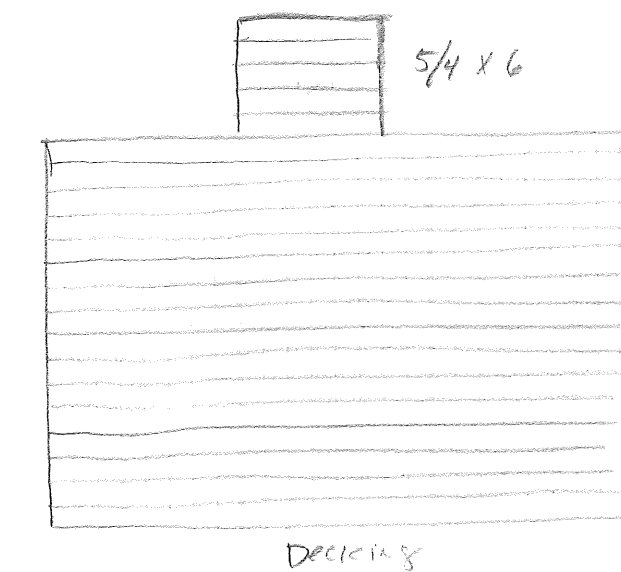
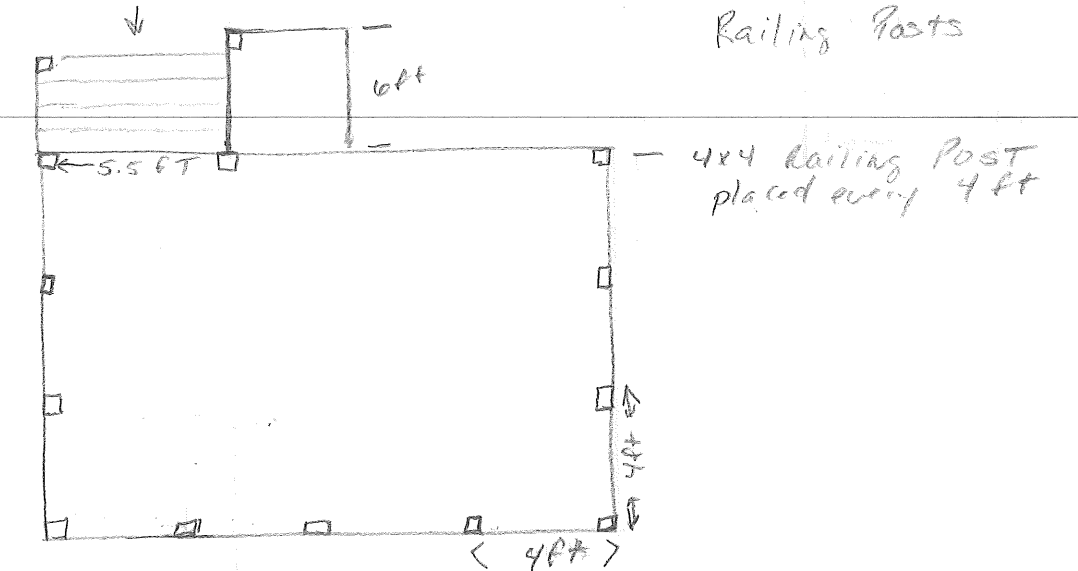
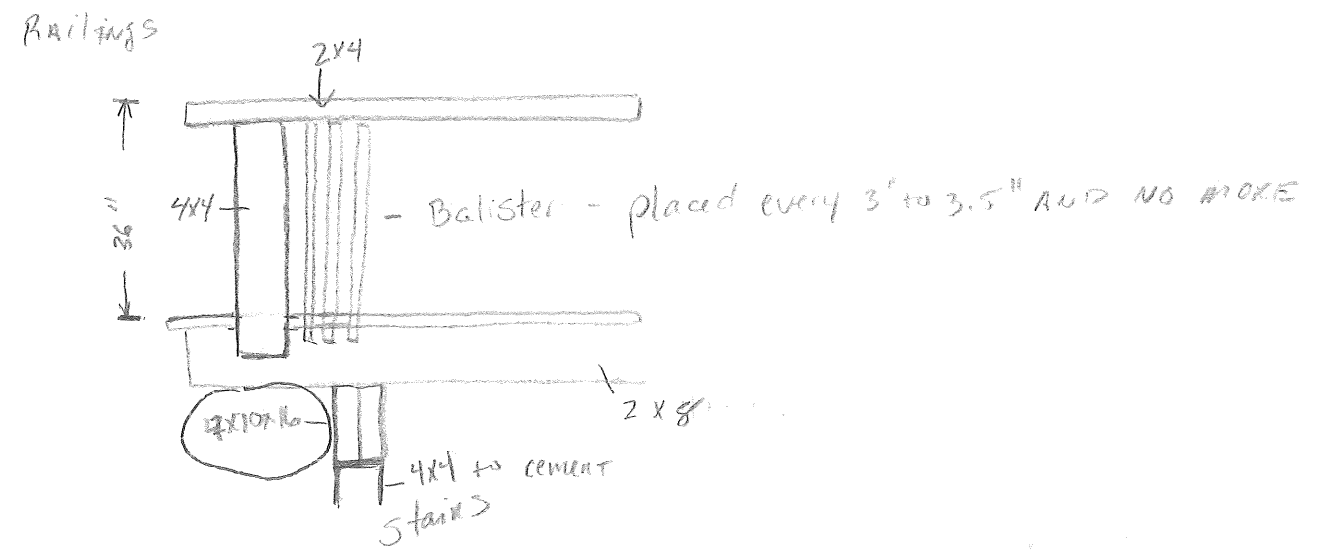
- 1 Flood HAZARD Dev. Permit Appl.
- 2 Flood HAZARD Dev. Permit - PART I
- 3 Elevation Certificate.



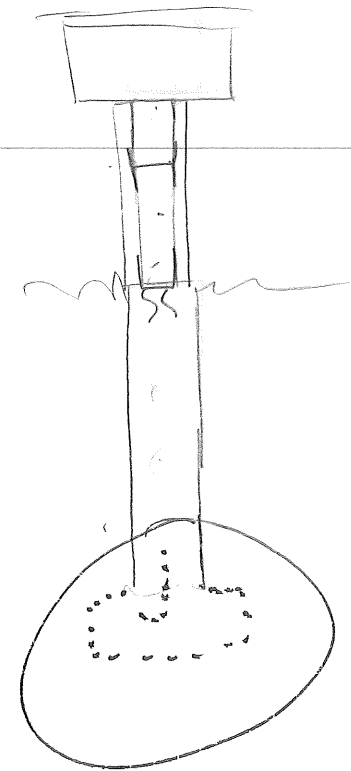
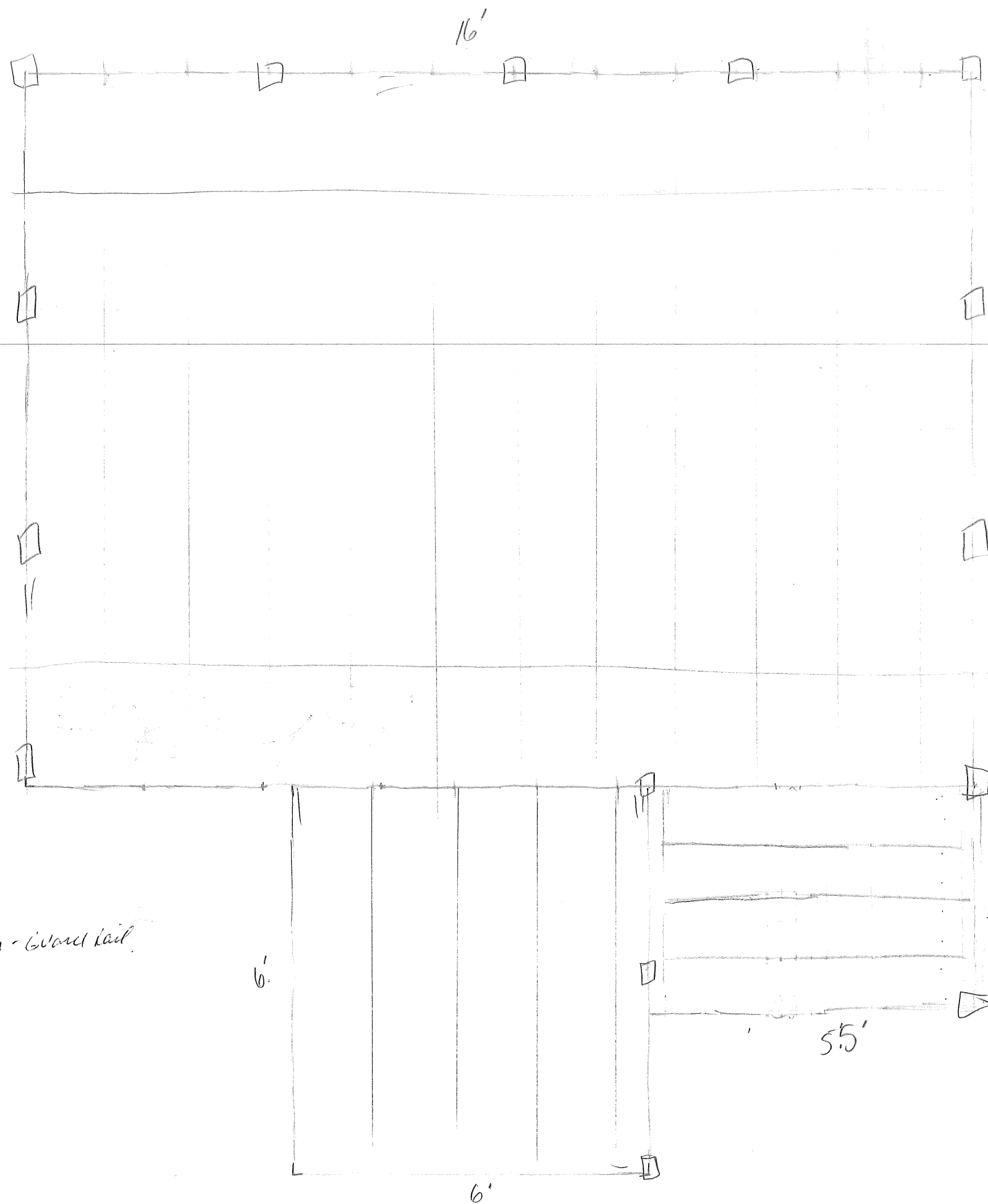


See Attached detail.

Balusters every 3" to 3.5" inches



Railing height 36" standard.



Approx. Cost

- 2x10x16 = 0
- 2x8x16 = 5
- 2x8x12 = 15
- 2x8x8 = 9
- 4x4x8 = 12
- 2x4x8 = 25
- 2x6x16 = 2
- 2x6x20 = 1
- 2x6x8 = 1
- 2x4x10 = 4
- 4x8x1/2 day = 1
- 5/4 x 16 = 24
- 5/4 x 8 = 34

- 3" screws
- 2 1/2"
- 2"
- 16P Nails

Balloston 175 .78
 3' - max space 4"
 Tubes 8"x4" = 6 \$5

Quikcrete = 15 2.40

7.5
9.5

2.25
6

240 SQ FT

\$ 19.20 +/-