

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

Location of Construction: 174 Broadway		Owner: *James E. Heuser Jr.		Phone: 838-2899		Permit No: 991290	
Owner Address: **P.O. Box 1864 Biddeford, ME 04005		Lessee/Buyer's Name: N/A		Phone: SAA		Business Name: N/A	
Contractor Name: James E. Heuser Jr.		Address: P.O. Box 1864 Biddeford, ME 04005		Phone: 838-2899		Permit Issued: NOV 22 1999	
Past Use: Vacant		Proposed Use: 1-Family Garage will be built after 6 months		COST OF WORK: \$ 55,000		PERMIT FEE: \$ 354.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group <i>AB</i> Type <i>5B</i> <i>BOOR 98</i>	
Proposed Project Description: New single family home 24' x 28' Colonial. Garage may or may not be built after 6 months.				Signature:		Signature: <i>[Signature]</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		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"/>	
				Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/>		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	
Permit Taken By: <i>US</i>		Date Applied For: 11-8-99		Signature:		Date:	

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..

****Please Send To:** 33222222222222222222
 James E. Heuser Jr.
 P.O. Box 1864
 Biddeford, ME 04005
 174 Broadway
 Biddeford ME

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

11-8-99

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

PERMIT ISSUED WITH REQUIREMENTS
 CEO DISTRICT
 vb

TO: Inspections

FROM: Jay Reynolds, Development Review Coordinator

DATE: February 22, 2002

RE: C. of O. for # 174 Broadway Street
Lead CBL (339-K-003) ID# (1999-0161)

After visiting # 174 Broadway Street, I have the following comments:

1. Final Grading Incomplete.
2. Loam and Seed Incomplete.
3. Landscaping Incomplete.

Due to the time of year, it is not possible to complete these items. I would estimate that these items could be completed by **June 30, 2002**. Once these items are addressed and re-inspected, then a permanent Certificate of Occupancy can be issued.

At this time, I **recommend issuing a temporary Certificate of Occupancy.**

Please contact me if you have any questions or comments.
Thank You.

Cc: Sarah Hopkins, Development Review Services Manager
Mike Nugent, Inspection Services Manager
file

File: O:\drc\174broadway1.doc

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

Valuation: ~~\$55,000.~~ / ~~\$1,352~~ ^{\$1,627.} Plan Review # 15 / 199
 Fee: ~~\$354.00~~ Called will send in a check for ~~352.00~~ - He did not cash that his labor.
 MR. Messer Building Location: 174 Broadway CBL: 339-K-003

Building Description: Single Family dwelling (Colonial Style) 672 sq ft
 Reviewed by: S. Hoffges

Use or Occupancy: R-3 Type of Construction: 5B
 *NR: Not Required NA: Not Applicable SR: See Report X: OK per plan

NO:	Description	Code Section
	Correction List	
1.	All site plan's building code requirements shall be completed before a certificate of occupancy can or will be issued	111.0
2.	dot line shall be set before calling for footing inspection.	
3.	Foundation drain	1813.5.2
4.	Foundation anchors	2305.18
5.	Waterproofing & damp proofing	1813.0
6.	Chimneys & vents: BOCA Mech/93 Chapter #12	MECH 21
7.	Guardrails & handrail	1021.0 1022.0
8.	STAIR CONSTRUCTION	1014.0
9.	Sleeping room egress	1010.4
10.	Smoke detectors	920.3.2
11.	Easement Schedule	Table 3305.2
12.	Venting of spaces	BOCA Mech/93 Chapter 16

BUILDING PERMIT REPORT

DATE: 10 NOV. 99 ADDRESS: 174 Broadway CBL: 339-K-003

REASON FOR PERMIT: To Construct a Single Family Dwelling w/ No garage.

BUILDING OWNER: James E. Messer Jr.

PERMIT APPLICANT: CONTRACTOR James E. Messer Jr.

USE GROUP: R-3 CONSTRUCTION TYPE: 513 CONSTRUCTION COST: \$5,000 PERMIT FEES: \$3400

The City's Adopted Building Code (The BOCA National Building code/1996 with City Amendments) Checking on this cost
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993) Mr. Messer called in to see
will be my own design
for the rest of cost.

CONDITIONS OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1 *2 *3 *4 *5 *6 *9 *11
*12 *13 *14 *15, *19 *20 *22 *24 *30 *32 *33 *34 *35

*1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
*2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) "ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."

*3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
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

*4. Waterproofing and damp proofing shall be done in accordance with Section 1813.0 of the building code.
*5. Waterproofing and damp proofing shall be done in accordance with Section 1908.0

*6. Precast concrete 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. 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 1/2" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)

*11. Headroom in habitable space is a minimum of 6'6". (Section 1204.0)
*12. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0) See attachment

*13. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
*14. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508)mm, and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)

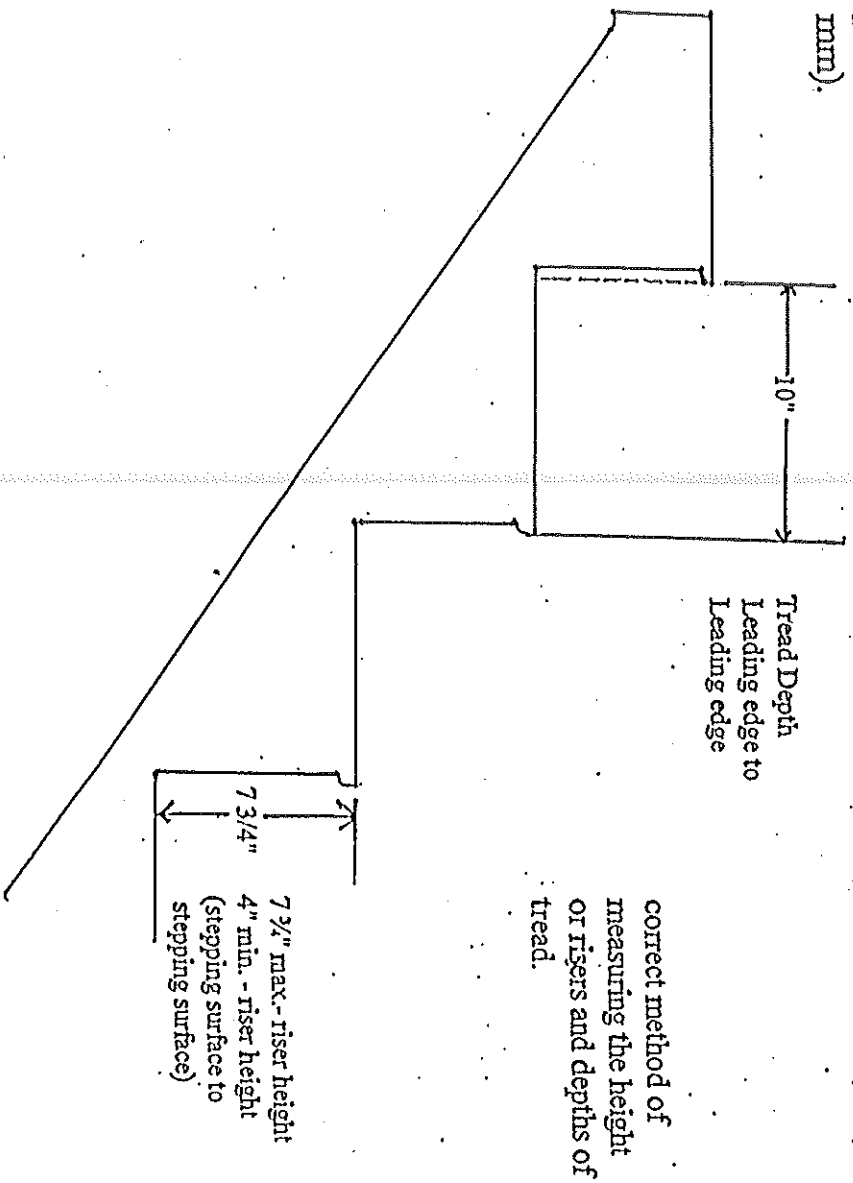
*15. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)

*16. 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)

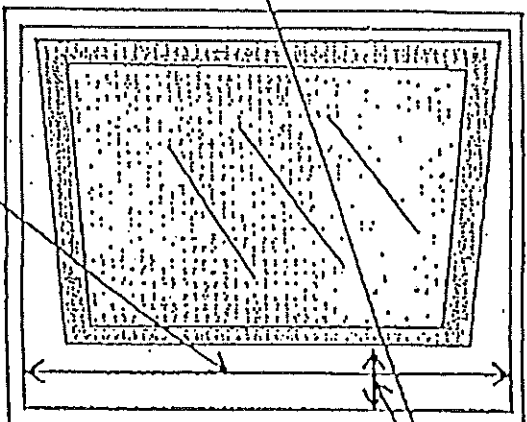
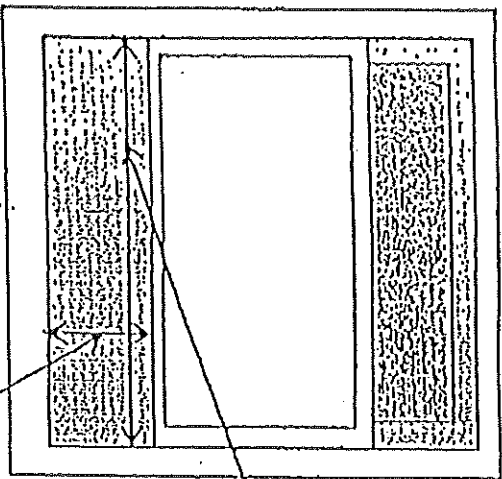
*17. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

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).



The Department of Public Safety does not recognize the act of removing the sashes of a double hung window to achieve the minimum of 5.7 square feet of clear opening. The method used by this department in measuring the clear opening of a window is illustrated below. This method uses the opening when the window is in its normal open position.



Minimum Height 24 inches

Minimum Width 20 inches

To calculate the square footage of the opening multiply the width of the opening by the height of the opening and divide by 144.

SAMPLE

32" WIDE TIMES 26" TALL = 832 SQUARE INCHES. WHEN DIVIDED BY 144 THIS COMES OUT AT 5.777 SQUARE FEET

Width	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
24	3.33	3.50	3.67	3.83	4.00	4.17	4.33	4.50	4.67	4.83	5.00	5.17	5.33	5.50	5.67	5.83	6.00
25	3.47	3.65	3.82	3.99	4.17	4.34	4.51	4.68	4.85	5.03	5.21	5.38	5.56	5.73	5.90	6.08	6.25
26	3.61	3.79	3.97	4.15	4.33	4.51	4.69	4.87	5.06	5.24	5.42	5.60	5.78	5.96	6.14	6.32	6.50
27	3.75	3.94	4.13	4.31	4.50	4.69	4.88	5.07	5.25	5.44	5.63	5.81	6.00	6.19	6.38	6.56	6.75
28	3.89	4.08	4.28	4.47	4.67	4.87	5.07	5.27	5.47	5.67	5.87	6.07	6.27	6.47	6.67	6.87	7.07
29	4.03	4.23	4.43	4.63	4.83	5.03	5.24	5.44	5.64	5.84	6.04	6.24	6.44	6.65	6.85	7.05	7.25
30	4.17	4.38	4.58	4.79	5.00	5.21	5.42	5.63	5.83	6.04	6.25	6.45	6.67	6.87	7.08	7.29	7.50
31	4.31	4.52	4.74	4.95	5.17	5.38	5.60	5.81	6.03	6.24	6.45	6.67	6.88	7.10	7.32	7.53	7.75
32	4.44	4.67	4.89	5.11	5.33	5.55	5.77	6.00	6.22	6.44	6.67	6.89	7.11	7.33	7.55	7.78	8.00
33	4.58	4.81	5.04	5.27	5.50	5.73	5.95	6.18	6.42	6.65	6.88	7.10	7.33	7.55	7.79	8.02	8.25
34	4.72	4.95	5.18	5.42	5.65	5.89	6.12	6.36	6.60	6.84	7.08	7.31	7.55	7.79	8.03	8.27	8.50
35	4.87	5.10	5.33	5.57	5.80	6.04	6.28	6.51	6.75	7.00	7.25	7.50	7.75	8.00	8.25	8.50	8.75
36	5.00	5.25	5.50	5.75	6.00	6.25	6.50	6.75	7.00	7.25	7.50	7.75	8.00	8.25	8.50	8.75	9.00
37	5.14	5.40	5.65	5.91	6.17	6.43	6.68	6.94	7.19	7.45	7.71	7.97	8.22	8.48	8.74	9.00	9.25
38	5.28	5.54	5.81	6.07	6.33	6.60	6.86	7.13	7.39	7.65	7.92	8.18	8.44	8.71	8.97	9.24	9.50
39	5.42	5.69	5.96	6.23	6.50	6.77	7.04	7.31	7.58	7.85	8.13	8.40	8.67	8.94	9.21	9.48	9.75
40	5.56	5.83	6.11	6.39	6.67	6.94	7.22	7.50	7.78	8.06	8.33	8.61	8.89	9.17	9.44	9.72	10.00
41	5.70	5.98	6.28	6.55	6.83	7.12	7.40	7.69	7.97	8.28	8.54	8.83	9.11	9.40	9.68	9.97	10.25
42	5.83	6.13	6.44	6.71	7.00	7.29	7.58	7.88	8.17	8.48	8.78	9.04	9.33	9.63	9.92	10.21	10.50
43	5.97	6.27	6.58	6.87	7.17	7.47	7.78	8.08	8.38	8.68	8.98	9.28	9.58	9.88	10.18	10.48	10.75

Nelson E. Oelrich

Public Safety Inspector

This is in all uses where emergency egress windows are allowed in lieu of a second means of egress

egress

Foundations (Chapter 18)

Wood Foundation (1808)

~~MA~~ Design
~~MA~~ Installation

Footings (1807.0)

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

Foundation Walls

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

Floors (Chapter 16-23)

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

Roof-Ceiling Construction (Chapter 23)

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

Roof Coverings (Chapter 15)

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

Chimneys and Fireplaces
BOCA Mechanical/1993

- Masonry (1206.0)
- Factory - built (1205.0)
- Masonry fireplaces (1404)
- Factory - built fireplace (1403)

Mechanical
1993 BOCA Mechanical Code

SR Chimney

Egress (Chapter 10)

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

Smoke Detectors (920.3.2)

- SA Location and interconnection
- SA Power source

Dwelling Unit Separation
Table 602

NA

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

19990161

I. D. Number

James Messer Jr

11/9/99

Applicant

Application Date

P.O. Box 1864, Biddeford, ME 04005

Colonial home 24'x28'

Applicant's Mailing Address

Project Name/Description

Consultant/Agent

174 Broadway, Portland Maine 04103

839-2839

Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax

339-K-003 & 4

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):

Office Retail Manufacturing

New Building Warehouse/Distribution

Building Addition Parking Lot

Change Of Use Residential
 Other (specify) 10x10 deck -no garage

1344

7310+

R-3

Proposed Building square Feet or # of Units

Acreeage 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 \$300.00

Subdivision

Engineer Review

Date: 11/9/99

DRC Approval Status:

Approved

Approved w/Conditions see attached

Reviewer Steve Bushy

Denied

Approval Date 11/15/99

Approval Expiration 11/15/00

Extension to

11/15/99

Additional Sheets Attached

Condition Compliance Steve Bushy signature

date

Performance Guarantee

Required*

Not Required

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

Performance Guarantee Accepted

date

amount

expiration date

Inspection Fee Paid

date

amount

Building Permit

date

Performance Guarantee Reduced

date

remaining balance

signature

Temporary Certificate Of Occupancy

date

Conditions (See Attached)

Final Inspection

date

signature

Certificate Of Occupancy

date

Performance Guarantee Released

date

signature

Defect Guarantee Submitted

submitted date

amount

expiration date

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

19990161
I. D. Number

James Messer Jr
Applicant

11/9/99

Application Date

P.O. Box 1864, Biddford, ME 04005

Colonial home 24'x28'

Applicant's Mailing Address

Project Name/Description

Consultant/Agent

174 Broadway, Portland Maine 04103

833-2899

Address of Proposed Site

339-K-003 & 4

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):

New Building

Building Addition

Change Of Use

Residential

Office

Retail

Manufacturing

Warehouse/Distribution

Parking Lot

Other (specify) **10x10 deck -no garage**

1344

7310+

Proposed Building square Feet or # of Units

Acreage of Site

R-3

Zoning

Check Review Required:

Site Plan
(major/minor)

Subdivision
of lots _____

PAD Review

14-03 Streets Review

Flood Hazard

Shoreland

Historic/Preservation

DEP Local Certification

Zoning Conditional
Use (ZBAV/PB)

Zoning Variance

Other _____

Fees Paid: Site Plan \$300.00 Subdivision _____

Engineer Review _____

Date: 11/9/99

Inspections Approval Status:

Approved

Approved w/Conditions
see attached

Denied

Reviewer Marge Schnuckal

Approval Date 11/19/99

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 _____

Inspection Fee Paid

date _____

amount _____

Building Permit Issued

date _____

Performance Guarantee Reduced

date _____

remaining balance _____

signature _____

Temporary Certificate of Occupancy

date _____

Conditions (See Attached)

Final Inspection

date _____

signature _____

Certificate Of Occupancy

date _____

Performance Guarantee Released

date _____

Defect Guarantee Submitted

submitted date _____

amount _____

expiration date _____

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

19990161

I. D. Number

11/9/99

Application Date

Colonial home 24'x28'

Project Name/Description

James Messer Jr

Applicant

P.O. Box 1864, Biddeford, ME 04005

Applicant's Mailing Address

174 Broadway, Portland Maine 04103

Address of Proposed Site

339-K-003 & 4

Assessor's Reference: Chart-Block-Lot

838-2899

Consultant/Agent

Applicant or Agent Daytime Telephone, Fax

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.

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 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.

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.)

As-built record information for sewer and stormwater service connections must be submitted to Public Works

Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.

A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for drainage from the property.

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

The applicant shall be responsible to direct all site runoff towards Broadway and Farragut Streets and away from neighboring properties.

Planning Conditions of Approval

Inspections Conditions of Approval

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. It is understood that no garage is being constructed under this permit.
3. Separate permits shall be required for future decks, sheds, pool, and/or garage.

Fire Conditions of Approval

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

19990161
I. D. Number

James Messer Jr

11/9/19

Applicant

Application Date

P. O. Box 1884, Biddeford, ME 04005

Colonial home 24'x28'

Applicant's Mailing Address

Project Name/Description

Consultant/Agent

174 Broadway, Portland Maine 04103

833-2899

Address of Proposed Site
339-K-003 & 4

Applicant or Agent Daytime Telephone, Fax

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.

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.

A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.

A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for drainage from the property.

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

The applicant shall be responsible to direct all site runoff towards Broadway and Farragut Streets and away from neighboring properties.

Planning Conditions of Approval

Inspections-Conditions of Approval

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. It is understood that no garage is being constructed under this permit.
3. Separate permits shall be required for future decks, sheds, pool, and/or garage.

Fire Conditions of Approval

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

19990161
I. D. Number

James Messer Jr

11/9/99

Applicant

Application Date

P.O. Box 1864, Biddeford, ME 04005

Colonial home 24'x28'

Applicant's Mailing Address

Project Name/Description

Consultant/Agent

174 Broadway, Portland Maine 04103

838-2899

Address of Proposed Site

339-K-003 & 4

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):

New Building Building Addition Change Of Use Residential

Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) 10x10 deck -no garage

1344 7310+ R-3

Proposed Building square Feet or # of Units 7310+ Acrage 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 Zoning Variance Other

Use (ZBA/PB)

Fees Paid: Site Plan \$300.00 Subdivision Engineer Review Date: 11/9/99

Inspections Approval Status:

Reviewer Marge Schmuckal

Approved Approved w/Conditions see attached Denied

Approval Date 11/19/99 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

Inspection Fee Paid date amount

Building Permit Issued date

Performance Guarantee Reduced date remaining balance signature

Temporary Certificate of Occupancy Conditions (See Attached)

Final Inspection date signature

Certificate Of Occupancy date signature

Performance Guarantee Released date signature

Defect Guarantee Submitted submitted date amount

Defect Guarantee Released date signature expiration date

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

19990161

I. D. Number

James Messer Jr

11/9/99

Applicant

Application Date

P.O. Box 1864, Biddeford, ME 04005

Colonial home 24'x28'

Applicant's Mailing Address

Project Name/Description

174 Broadway, Portland Maine 04103

Consultant/Agent

Address of Proposed Site

838-2899

339-K-003

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):

New Building Building Addition Change Of Use Residential

Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

1344
Proposed Building square Feet or # of Units

7310+

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 \$300.00 Subdivision _____ Engineer Review _____ Date: 11/9/99

Inspections Approval Status:

Reviewer _____

Approved Approved w/Conditions see attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance

signature _____ date _____

Performance Guarantee Required* Not Required

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

Performance Guarantee Accepted _____ amount _____ expiration date _____

Inspection Fee Paid _____ amount _____ expiration date _____

Building Permit Issued _____ amount _____ expiration date _____

Performance Guarantee Reduced _____ remaining balance _____ signature _____

Temporary Certificate of Occupancy _____ date _____ Conditions (See Attached) _____ signature _____

Final Inspection _____ date _____ signature _____

Certificate Of Occupancy _____ date _____ signature _____

Performance Guarantee Released _____ date _____ signature _____

Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date _____

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

19990161

I. D. Number

1/19/99

Application Date

Colonial home 24'x28'

Project Name/Description

James Messer Jr
Applicant
P. O. Box 1864, Biddeford, ME 04005
Applicant's Mailing Address

174 Broadway, Portland Maine 04103

Address of Proposed Site

339-K-003 & 4

Assessor's Reference: Chart-Block-Lot

838-2899
Consultant/Agent
Applicant or Agent Daytime Telephone, Fax

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.

NOTE** If 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: 174 BROADWAY		Square Footage of Lot: 7310 +/-	
Total Square Footage of Proposed Structure: 1344		Telephone#:	
Tax Assessor's Chart, Block & Lot Number	Owner:	Telephone#:	
Chart# 339 Block# K Lot# 003	* TAMES & MESSER TR	838 2899	
Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address:	Cost Of Work:	Fee: 354
	* R Box 1864 Bldg Messer Tr	\$55000	\$400
Proposed Project Description: (Please be as specific as possible)			
24x28' Colonial / BIRTHDAY CONCRETE GARAGE NOT BUILT AT THIS TIME			

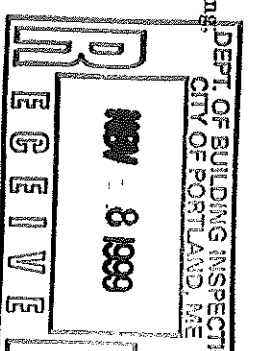
Contractor's Name, Address & Telephone

TAMES & MESSER TR PO BOX 1864 BLDG 04005
 Rec'd By: **WB**

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II. Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.
 - 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)
- MINOR Fee: 300.00

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.



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: Wesley B. Messer	Date: 11/8/99
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.	

Applicant: James E Messer Sr. Date: 11/19/99
 Address: 174 Broadway St C-B-L: 339-K-3-4

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3

Interior or corner lot - Interior New single family colonial 24' x 28' - NO GARAGE

Proposed Use/Work - City

Sewage Disposal - City - 77' shown

Lot Street Frontage - 50' req - 25' 22" ft shown

Front Yard - 25' req - 30.60 ft shown

Rear Yard - 25' req - 14.29' shown for 14' 6"

Side Yard - 14' req on ^{Front} right side - 54' shown

Projections - Front Bay window - rear deck 10x10 - rear bulkhead 6x6

Width of Lot - 75' req - 77' shown

Height - 35' MAX - 2 story (23' shown)

Lot Area - 6,500 ^{sq ft} req 7309 ^{sq ft} shown

Lot Coverage/Impervious Surface - 25% ^{req} = 1827.25 ^{sq ft} MAX

Area per Family - 6,500 ^{sq ft}

Off-street Parking - 2 req - 2 shown

Loading Bays - N/A

Site Plan - minor/none

1990161

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Zone X Panel 6

