

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

Location of Construction: 73-77 Bay St -75 Bay St-		Owner: Nappi, Nicholas & Theresa	Phone:	Permit No: 960343
Owner Address:	Lease/Buyer's Name:	Phone:	Business Name:	PERMIT ISSUED Permit issued: MAY - 6 1996 CITY OF PORTLAND
Contractor Name: Timothy Higgins	Address: 123 Maine Ave Ptld, ME 04103	Phone: 797-2129		
Past Use: Vacant Land	Proposed Use: 1-fam XXXXXXXXXX	COST OF WORK: \$ 70,000.00	PERMIT FEE: \$ 370.00	Zoning Approval: Zone: R-3 CBL: 155-D-021 Special Zone or Reviews: ok 5/2/96 <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <input type="checkbox"/> minor <input type="checkbox"/> mm
Proposed Project Description: Construct 1-fam dwelling		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type: BOCA 93 Signature: <i>[Signature]</i>	
Permit Taken By: Mary Gresik		Date Applied For: 12 April 1996		

- This permit application doesn't 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.

PERMIT ISSUED WITH LETTER

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 issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

[Signature] 123 MAINE AVE 30 April 1996 - Permit Routed
 SIGNATURE OF APPLICANT Timothy Higgins 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

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: **30 APRIL 1996**

CEO DISTRICT **6**

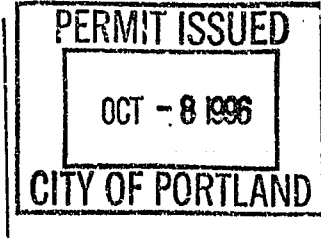
[Signature]
 MR. ROWE

960986

FILL IN AND SIGN WITH INK



APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT



Portland, Maine,

To the INSPECTOR OF BUILDINGS, PORTLAND, ME. 07 October 1996

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 73 Bay St Use of Building 1-fam No. Stories Existing " New Building Existing "
Name and address of owner of appliance Nattk & Theresa Nappi
Installer's name and address Provencher's Oil & Heating Service Telephone 284-8068
139 Cleaves St Biddeford, ME 04005

General Description of Work

To install Oil fired forced hot water heating system

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? no
If so, how protected? Kind of fuel? #2 Oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 4'
From top of smoke pipe 3'+ From front of appliance 3'+ From sides or back of appliance 3'
Size of chimney flue 8" Other connections to same flue no
If gas fired, how vented? Rated maximum demand per hour 140,000
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Beckett Labelled by underwriters' laboratories? yes
Will operator be always in attendance? no Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner cement Size of vent pipe 1 1/4"
Location of oil storage basement Number and capacity of tanks 1-275
Low water shut off yes Make OEM No. 180
Will all tanks be more than five feet from any flame? yes How many tanks enclosed? none
Total capacity of any existing storage tanks for furnace burners 1-275

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Height of Legs, if any
Skirting at bottom of appliance? Distance to combustible material from top of appliance?
From front of appliance From sides and back From top of smokepipe
Size of chimney flue Other connections to same flue
Is hood to be provided? If so, how vented? Forced or gravity?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Roger Provencher #1177 Oil & Solid Fuel
Cost of Work: 4,000.00 45.00
Amount of fee enclosed?

APPROVED: [Signature]

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? Roger Provencher

CS 301

INSPECTION

FILE

APPLICANT'S

ASSESSOR'S COPY

Signature of Installer Roger Provencher



APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

OCT - 8 1996 CITY OF PORTLAND

Portland, Maine,

To the INSPECTOR OF BUILDINGS, PORTLAND, ME. 07 October 1996

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 73 Bay St Use of Building 1-fam No. Stories New Building Existing "
Name and address of owner of appliance Nick & Theresa Nappi
Installer's name and address Provencher's Oil & Heating Service Telephone 284-8068
139 Cleaves St Biddeford, ME 04005

General Description of Work

To install Oil fired forced hot water heating system

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? no
If so, how protected? Kind of fuel? #2 Oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 4'
From top of smoke pipe 3'+ From front of appliance 3'+ From sides or back of appliance 3'
Size of chimney flue 8" Other connections to same flue no
If gas fired, how vented? Rated maximum demand per hour 140,000
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Beckett Labelled by underwriters' laboratories? yes
Will operator be always in attendance? no Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner cement Size of vent pipe 1 1/4"
Location of oil storage basement Number and capacity of tanks 1-275
Low water shut off yes Make OEM No. 170
Will all tanks be more than five feet from any flame? yes How many tanks enclosed? none
Total capacity of any existing storage tanks for furnace burners 1-275

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Height of Legs, if any
Skirting at bottom of appliance? Distance to combustible material from top of appliance?
From front of appliance From sides and back From top of smokepipe
Size of chimney flue Other connections to same flue
Is hood to be provided? If so, how vented? Forced or gravity?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Roger Provencher #1177 Oil & Solid Fuel
Cost of Work: 4,000.00 45.00
Amount of fee enclosed?

APPROVED: [Signature]

Will there be in charge of the above work person competent to see that the State and City requirements pertaining thereto are observed? Roger Provencher

Vertical stamp: RECEIVED OCT 10 1996 CITY OF PORTLAND INSPECTOR OF BUILDINGS

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

Permit No: **96034**

Location of Construction: 73-77 Bay St -75 Bay St-		Owner: Rappi, Nicholas & Theresa	Phone:
Owner Address:	Lease/Buyer's Name:	Phone:	Business Name:
Contractor Name: Timothy Higgins	Address: 123 Maine Ave Portland, ME 04103		Phone: 797-2129
Past Use: Vacant Land	Proposed Use: 1-fam REHABILITATE	COST OF WORK: \$ 70,000.00	PERMIT FEE: \$ 370.00
Proposed Project Description: Construct 1-fam dwelling		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type: Signature: <i>[Signature]</i>
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	
Permit Taken By: Mary Gresik	Date Applied For: 12 April 1996		

PERMIT ISSUED

Permit Issued:
MAY - 6 1996

CITY OF PORTLAND

Zone: **R-3** CBL: **155-D-021**

Zoning Approval:
[Signature] **5/2/96**
Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan major minor mm

- This permit application doesn't 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.

PERMIT ISSUED WITH LETTER

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 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

30 April 1996 - Permit Routed
12 April 1996

SIGNATURE OF APPLICANT: *[Signature]* **Timothy Higgins** 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

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: **3 April 1996**

CEO DISTRICT **6**
[Signature]
MR. ROWE

COMMENTS

9-9-76 This is part of the new area I took over. Other inspections have been done. Close to final needs crossing fence at rear of property

Inspection Record

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



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 75 Bay St (155-D-021)

Issued to Nicholas & Theresa Nappi

Date of Issue 31 October 1996

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. 960343, 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 of use, limited or otherwise, as indicated below.

PORITION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Single Family Dwelling

Limiting Conditions: TEMPORARY

See attached memo from Jim Wendel dated 31 Oct 96 listing two (2) conditions of approval.

This certificate supersedes certificate issued

Approved:

Mark Seary
Inspector

[Signature]
Inspector of Buildings

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



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 75 Bay St (155-D-021)

Issued to Nicholas & Theresa Nappi

Date of Issue 19 November 1996

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. 960843, 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.

PORITION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Single Family Dwelling

Limiting Conditions:

This certificate supersedes certificate issued 31 October 1996

Approved:

Mark Seary
Inspector

[Signature]
Inspector of Buildings

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



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Merle Leary, Code Enforcement Officer
FROM: Kandice Talbot, Planner *KT*
DATE: November 15, 1996
SUBJECT: Permanent Certificate of Occupancy for 75 Bay Street

I have reviewed the single family residence at 75 Bay Street and believe it would be acceptable to issue a permanent Certificate of Occupancy.

cc: Kathi Staples PE, City Engineer

O:\PLAN\CORRESP\DRCPERMCO\75BAY.WPD

11/6
Called
10:33 - will
come p/u. this
afternoon - c/o faxed
to state this AM.

Dan - Pellerin
774-2424

Nat - Congress
LaFayette Hotel
St



DeLUCA HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207.775.1121
FAX 207.879.0896

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

MEMORANDUM

TO: Code Enforcement

FROM: Jim Wendel, Acting Development Review Coordinator

DATE: October 7, 1996

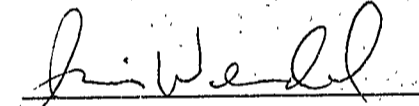
RE: Request for Certificate of Occupancy
75 Bay Street(Block 155-D-021)

On October 7, 1996 I reviewed the site for conformance with the conditions of approval. Some additional work is required.

They are as follows:

1. The sewer or water trench needs to be fully repaired to City standards.
2. Some construction debris needs to be removed.
3. The road needs to be swept.
4. All disturbed areas need to be loamed and seeded. No silt fence appears to have been installed and some erosion has occurred. Portions of the disturbed site are steep; silt fence must be placed on the low side of all disturbed areas and left in place until the grass coverage is at approximately 80%.

It is my opinion that no type of Certificate of Occupancy should be issued until the silt fence is in place.


James T. Wendel, P.E.

Kandi Talbot, Planning Department

JN1350.10/cenf10-7



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Merle Leary, Code Enforcement Officer
FROM: Jim Wendel, Acting Development Review Coordinator
DATE: October 31, 1996
SUBJECT: Temporary Certificate of Occupancy for 75 Bay Street

This memo is an update to the memo sent down to Inspections on October 7, 1996. Some additional work is still required.

They are as follows:

1. The sewer or water trench needs to be fully repaired to City standards.
2. All disturbed areas need to be loamed and seeded. Silt fence must be left in place until the grass coverage is at approximately 80%.

It is my opinion that a temporary Certificate of Occupancy may be issued.

cc: Kathi Staples PE, City Engineer

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

May 3, 1996

Timothy Higgins
123 Maine Avenue
Portland, Maine 04103

RE: 75 Bay Street
Portland, Maine

Dear Tim,

Your application to construct a single family dwelling has been reviewed and a permit is herewith issued subject to the requirement listed below. This permit does not excuse the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy will be issued until all requirements of this letter are met.

Site Plan Review Requirements

Building Inspections - Separate permits are required for any future deck or garage construction -
M. Schmuckal

Development Review Coordinator - (a) precautions must be taken for erosion control along the top of the drainage (b) all electrical crossings must be done in accordance with Central Maine Power requirements (c) please see attached standard conditions. - J. Seymour

Building Code Requirements

1. Please read and implement items 1, 7, 9, 11, 13, 14, 15 and 16 of the attached Building Permit Report.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,

A handwritten signature in black ink, appearing to read 'P. Hoffses', written over a horizontal line.

P. Samuel Hoffses
Chief, Code Enforcement Division

cc: J. Seymour, DRC
M. Schmuckal, Asst C, Code Enf Div

BUILDING PERMIT REPORT

DATE: 3/MAY/1996 ADDRESS: 75 Bay ST.
 REASON FOR PERMIT: Construct a single Family dwelling
 BUILDING OWNER: Nappi.
 CONTRACTOR: Tim Higgins APPROVED: *1*7*9*11*13
 PERMIT APPLICANT: _____ REVISED: *14*15*16

CONDITION OF APPROVAL OR DENIAL

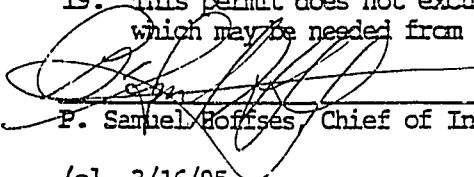
- X 1. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precaution must be taken to protect concrete from freezing.
3. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire door, with selfclosers.
5. 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.

6. The boiler shall be protected by enclosing with one(1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 sq. feet per sprinkler.
- X 7. 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. feet.
8. 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.
- X 9. 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 19, 919.3.2(BOCA National Building Code/1993), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. 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.

10. 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 side. (Chapter 4 section 407.0 of the BOCA/1993)
- * 11. Guardrail & 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, R-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.
12. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023. & 1024. of the City's building code. (The BOCA National Building Code/1993)
- * 13. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise.
- * 14. Headroom in habitable space is a minimum of 7'6".
- * 15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- * 16. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
17. 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".
18. A 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 of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.


P. Samuel Hoffses, Chief of Inspection Services

/el 3/16/95

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

APPLICANT: NICK & THERESA NAPPI
 ADDRESS: CONTACT (TIM HIGGINS - 777-2129)
 SITE ADDRESS/LOCATION: 75 BAY ST.
 DATE: 4/26/96

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 75 BAY ST, 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 Poliskey 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 Poliskey at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
8. 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. 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. 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. 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 the drainage from the property.
12. The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
13. EROSION CONTROL MEASURES (SILT FENCE) SHALL BE INSTALLED ALONG THE TOP SLOPE OF THE DRAINAGE SWALE ABUTTING THE LOT AT THE REAR OF THE PROPERTY.

cc: Katherine Staples, P.E., City Engineer

14. OVERHEAD ELECTRIC SERVICES SHALL BE REVIEWED BY CENTRAL MAINE POWER CO. TO ASSURE THAT OVERHEADS OR UNDERGROUND SERVICES ARE ACCOMPANIED WITH THE PROPER EASEMENT. IF THEY HAVE TO CROSS ANY PROPERTIES OTHER THAN THE CITY'S RIGHT OF WAY OR THAT OF THE APPLICANTS.



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

I. D. Number

Address: 73-77 Bay St

Applicant: Wappi, Nick & Theresa

12 April 1996
Application Date

Applicant's Mailing Address
Tim Higgins 797-2129

Project Name/Description

Consultant/Agent

73-77 Bay St
Address of Proposed Site

155-D-021

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 Other (specify) _____

1,634 sq ft GFC
Proposed Building Square Feet or # of Units

9,567 sq ft
Acreage of Site

Zoning

Check Review Required:

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input checked="" type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 50.00 subdivision _____

Approval Status:

Reviewer: JAMES SEYMOUR

- Approved Approved w/Conditions listed below Denied

- EROSION CONTROL ALONG THE TOP OF THE DRAINAGE SWALE
- ALL ELECTRICAL CROSSINGS IN ACCORDANCE WITH CENTRAL ME. POWER
- PLEASE SEE ATTACHED STANDARD CONDITIONS
- _____

Approval Date 4/26/96 Approval Expiration 5/97 Extension to _____ date 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

<input type="checkbox"/> Performance Guarantee Accepted	_____ date _____	_____ amount _____	_____ expiration date _____
<input type="checkbox"/> Inspection Fee Paid	_____ date _____	_____ amount _____	
Performance Guarantee Reduced	_____ date _____	_____ remaining balance _____	_____ signature _____
Performance Guarantee Released	_____ date _____	_____ signature _____	
Defect Guarantee Submitted	_____ submitted date _____	_____ amount _____	_____ expiration date _____
Defect Guarantee Released	_____ date _____	_____ signature _____	

Pink - Building Inspections Blue - Development Review Coordinator Green - Fire Yellow - Planning 2/9/95 Rev5 KT.DPUD



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

I. D. Number

Applicant Nappi, Nick & Theresa

Application Date 12 April 1996

Applicant's Mailing Address
Tim Higgins 797-2129

Project Name/Description

Consultant/Agent

73-77 Bay St
Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax

155-D-021
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 Other (specify) _____

Proposed Building Square Feet or # of Units 1,634 sq ft GFC Acreage of Site 9,567 sq ft Zoning R-3

Check Review Required:

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input checked="" type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 50.00 subdivision _____

Approval Status:

Reviewer Marge Schmuckal

- Approved Approved w/Conditions listed below Denied
- Separate permits required for any new deck or garage
 - _____
 - _____
 - _____

Approval Date 5/2/96 Approval Expiration _____ date Extension to _____ date 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

- | | | | |
|---|----------------------|-------------------------|-----------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date | _____ amount | _____ expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ date | _____ amount | |
| Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| Performance Guarantee Released | _____ date | _____ signature | |
| Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| Defect Guarantee Released | _____ date | _____ signature | |

Pink - Building Inspections Blue - Development Review Coordinator Green - Fire Yellow - Planning 2/9/95 Rev5 KT.DPUD

Address: 73-77 Bay St

Applicant: Timothy Higgins
Address: 75 Bay St
Assessors No.: 155-D-21

Date: 5/2/96

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-3

Interior or corner lot - 2' x 18'

Use - New 1-family dwelling no garage - no deck

Sewage Disposal - City

Rear Yards - 25' req - 25' + shown

Side Yards - 8' req - 29' + 17' shown

Front Yards - 25' req - 25' shown to front steps

Projections - side mudroom 6' x 8'

Height - 1 story

Lot Area - 6,500 sq ft. Assessors showing - 9,567 sq ft

Building Area - MAX 20% of Lot Area -

1,913.4 sq ft MAX

Area per Family -

Width of Lot - 75' req - 75' shown

Lot Frontage - 50' req - 75' shown

Off-street Parking - 2 SPACES

Loading Bays -

Site Plan - Minor/Minor

Shoreland Zoning - N/A

Flood Plains - N/A

$$32 \times 48 = 1536 \text{ sq ft}$$

$$6 \times 8 = 48 \text{ sq ft}$$

1584 sq ft

ELECTRICAL PERMIT City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of Portland Electrical Ordinance, National Electrical code and the following specification:

Date 8/9/96
Permit # 03931

LOCATION: 75 Bay St

OWNER Nick Nappi ADDRESS _____

OUTLETS						TOTAL EACH FEE		
FIXTURES	45	Receptacles (number of)	18	Switches	Smoke Detector	63	.20	12.60
	8	incandescent fluorescent strip	3	fluorescent		11	.20	2.20
SERVICES							.20	
	x	Overhead			TTL AMPSTO	800	100	15.00
		Underground				800		15.00
TEMPORARY SERV.								
		Overhead			AMPS OVER	800		25.00
		Underground				800		25.00
METERS	1	(number of)					1	1.00
MOTORS		(number of)						2.00
RESID/COM		Electric units						1.00
HEATING		oil/gas units						5.00
APPLIANCES	1	Ranges		Cook Tops	Wall Ovens			2.00
		Water heaters	2	Fans	1	Dryers		2.00
	1	Dishwasher		Compactors		Others (denote)	6	2.00
MISC. (number of)		Air Cond/win						3.00
		Air Cond/cent						10.00
		Signs						5.00
		Pools						10.00
		Alarms/res						5.00
		Alarms/com						15.00
		Heavy Duty						2.00
		Outlets						
		Circus/Carnv						25.00
		Alterations						5.00
		Fire Repairs						15.00
		E Lights						1.00
		E Generators						20.00
		Panels						4.00
TRANSFORMER		0-25 Kva						5.00
		25-200 Kva						8.00
		Over 200 Kva						10.00
						TOTAL AMOUNT DUE		42.80
						MINIMUM FEE/COMMERCIAL 35.00		
						MINIMUM FEE		25.00

INSPECTION: Will be ready 8/12 - pm or will call _____

CONTRACTORS NAME Breggia Elect
 ADDRESS XXXXXX Forest Ave- Ptld
 TELEPHONE 797-8888
 MASTER LICENSE No. Frank Breggia #03931
 LIMITED LICENSE No. _____

SIGNATURE OF CONTRACTOR

ELECTRICAL INSTALLATIONS—

INSPECTION: Service _____ by _____
Service called in _____
Closing-in 8/12/96 by [Signature]
PROGRESS INSPECTIONS: 8/10/96 (Closing)
8/28/96 (Service)

Permit Number 03231
Location 75 Bay St.
Owner Will Hopper
Date of Permit 8/19/96
Final Inspection _____
By Inspector _____

DATE:	REMARKS:
<u>8/28/96</u>	<u>change screws in socket to galvanized type (now regular sheetrock type)</u>
<u>8/28/96</u>	<u>panel outlet must have nipple & metal box for GFCI outlet (now nail-on & remove) (insulations both)</u>
<u>10-25-96</u>	<u>Final inspection</u>

