



FILL IN AND SIGN WITH INK

951321

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED DEC 20 1995 CITY OF PORTLAND

Portland, Maine, .....

To the INSPECTOR OF BUILDINGS, PORTLAND, ME. 19 December 1995

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

Location 106 Beverly St Use of Building 1-fam No. Stories New Building Existing " Name and address of owner of appliance Custom Built Homes of Maine Installer's name and address Caron & Waltz P.O. Box 2400 S.P. 04106 Telephone 799-2228

General Description of Work

To install Oil Fired Forced Hot Water

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 24" From top of smoke pipe 18" From front of appliance 24" From sides or back of appliance 18" Size of chimney flue 7" Other connections to same flue no If gas fired, how vented? Rated maximum demand per hour 93,000 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 concrete Size of vent pipe 6" 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

Caron & Waltz Master Oil Burner #5529 Cost of Work: 3,000.00 Permit Fee: 35.00 Amount of fee enclosed?

- 1. 1 1/2" FILL PIPE
2. 1 1/2" VENT PIPE
3. Tank rigidly & support
4. Name & Label
5. High limit control
6. Main cutoff switch
7. Low water cutoff
8. High limit control
9. Piping support & protection
10. Valves in supply line
11. Capacity of tanks
12. Tank rigidly & support
13. Oil leaks
14. Adequate ventilation
15. Enclosure to combustibles
16. Thermal contact section

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? Yes

INSPECTION FILE APPLICANT'S ASSESSOR'S COPY

NOTES

Horizontal lines for notes, currently blank.

Permit No. 951321  
Location: 106 Beverly St  
Owner: Custom Built Homes  
Date of permit: 12-20-95  
Approved: [Signature]

Large grid of horizontal lines for notes, currently blank.

1. 1/2" ATLA Paper  
2. 1/2" VENT PIPES  
3. 1/2" VENT PIPES  
4. 1/2" VENT PIPES  
5. 1/2" VENT PIPES  
6. 1/2" VENT PIPES  
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14. 1/2" VENT PIPES  
15. 1/2" VENT PIPES  
16. 1/2" VENT PIPES  
17. 1/2" VENT PIPES  
18. 1/2" VENT PIPES  
19. 1/2" VENT PIPES  
20. 1/2" VENT PIPES

**PLUMBING APPLICATION**

**PROPERTY ADDRESS**

Town Or Plantation: Portland  
 Street Subdivision Lot #: Custom Built Homes  
**PROPERTY OWNERS NAME**  
Custom Built Homes  
 Last: Thomas First: —  
 Applicant Name: Caron + Watts  
 Mailing Address of Owner/Applicant (If Different): P.O. Box 2400  
So Portland Me 04116

PORTLAND 5613 TOWN COPY  
 Date Permit Issued: 12-19-95 \$ 40  Double Fee FEE Charged  
 Local Plumber/Inspector Signature: [Signature] L.P.I. # 0124

**Owner/Applicant Statement -2400**  
 I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.  
[Signature] 12-19-95  
 Signature of Owner/Applicant Date

**Caution: Inspection Required**  
 I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.  
David Jordan 2-1-96  
 Local Plumbing Inspector Signature Date Approved

**PERMIT INFORMATION**

<b>This Application is for</b>	<b>Type Of Structure To Be Served:</b>	<b>Plumbing To Be Installed By:</b>
1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER — SPECIFY _____	1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER / MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # <u>01524</u>

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
<input type="checkbox"/> HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.  <b>OR</b> <input type="checkbox"/> HOOK-UP: to an existing subsurface wastewater disposal system.	2	Hosebibb / Sillcock	1	Bathtub (and Shower)
		Floor Drain		Shower (Separate)
<input type="checkbox"/> PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Urinal	1	Sink
		Drinking Fountain	1	Wash Basin
<input type="checkbox"/> TRANSFER FEE (\$6.00)		Indirect Waste	1	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.	1	Clothes Washer
<b>OR</b>		Grease / Oil Separator	1	Dish Washer
		Dental Cuspldor	1	Garbage Disposal
		Bidet		Laundry Tub
		Other: _____	1	Water Heater Tankless
	2	Fixtures (Subtotal) Column 2	8	Fixtures (Subtotal) Column 1
			2	Fixtures (Subtotal) Column 2
			10	Total Fixtures
			\$	Fixture Fee
			\$	Transfer Fee
			\$	Hook-Up & Relocation Fee
			\$40	Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

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

Location of Construction: 106 Beverly St		Owner: RJ Grondin		Phone:		Permit No. <b>951171</b>	
Owner Address:		Leasee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Custom Built Homes of Maine		Address: 27 Main St Windham, ME		Phone: 04062 892-3149		Permit Issued: <b>PERMIT ISSUED</b> NOV - 8 1995	
Past Use: Vacant Land		Proposed Use: 1-fam Dwelling		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: <i>93 Type 50</i> <i>POCA 931</i>		Zone: <i>R-2</i> CBI: <i>33-H-019-022</i>	
		Signature:		Signature: <i>[Signature]</i>		Zoning Approval: <i>OK [Signature] 11/6/95</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		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 <input type="checkbox"/> major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: Mary Gresik		Date Applied For: 19 October 1995		Signature:		Date:	

- 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

01 November 1995 - Permit Routed

SIGNATURE OF APPLICANT: *Daniel J. McCarthy* ADDRESS: DATE: 19 October 1995 PHONE:

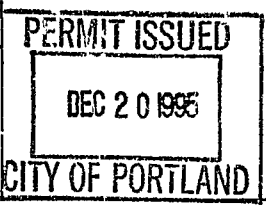
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

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

CEO DISTRICT **7**

*D. Jordan*

951321



FILL IN AND SIGN WITH INK



APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, .....

To the INSPECTOR OF BUILDINGS, PORTLAND, ME. 19 December 1995

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General Description of Work

To install Oil Fired Forced Hot Water

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 24" From top of smoke pipe 18" From front of appliance 24" From sides or back of appliance 18" Size of chimney flue 7" Other connections to same flue no If gas fired, how vented? Rated maximum demand per hour 93,000 Will sufficient fresh air be supplied to the appliance to insure proper safe combustion? yes

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MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Caron & Waltz Master Oil Burner #5529 Cost of Work: 3,000.00 Permit Fee: 35.00 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? yes

[Signature of installer]



CITY OF PORTLAND, MAINE  
Department of Building Inspection



# Certificate of Occupancy

LOCATION 106 Beverly St (Lot #145) 333-H-021

Issued to Custom Built Homes of Maine

Date of Issue 10 July 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. 951171, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Single Family Dwelling

Limiting Conditions:

This certificate supersedes  
certificate issued 16 January 1996

Approved:

7-10-96

(Date)

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

Location of Construction: <b>106 Beverly St</b>		Owner: <b>RJ Grandin</b>		Phone:		Permit No: <b>951171</b>	
Owner Address:		Lease/Buyer's Name:		Phone:		Business Name:	
Contractor Name: <b>Custom Built Homes of Maine</b>		Address: <b>27 Main St Windham, ME</b>		Phone: <b>04062 892-3149</b>		<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  NOV - 8 1995  <b>CITY OF PORTLAND</b> </div>	
Past Use: <b>Vacant Land</b>		Proposed Use: <b>1-fam Dwelling</b>		COST OF WORK: <b>\$ 70,000.00</b>			PERMIT FEE: <b>\$ 370.00</b>
Proposed Project Description: <b>Construct 1-fam Dwelling</b>		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <b>47</b> Type: <b>ES</b> <b>DOCA-93</b>			Signature: <i>[Signature]</i>
Signature:		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: <b>Mary Czazik</b>		Date Applied For: <b>19 October 1995</b>		Zone: <b>CBL</b>		<b>33-H-019-07</b>	

- 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.

Zoning Approval: **11/1/95**

Special Zone or Reviews:

- Shoreland
- Wetland
- Flood Zone
- Subdivision
- Site Plan major  minor  mm

Zoning Appeal

- Variance
- Miscellaneous
- Conditional Use
- Interpretation
- Approved
- Denied

Historic Preservation

- Not in District or Landmark
- Does Not Require Review
- Requires Review

**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

**01 November 1995 - Permit Routed**

**19 October 1995**

SIGNATURE OF APPLICANT **Don McCarthy** 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

Action:

- Approved
- Approved with Conditions
- Denied

Date: **11/1/95**

*[Signature]*

GEO DISTRICT **7**

*[Signature]*

COMMENTS

11-30-95 - Ftg's In (no notification) (Wall forms up 9 3/4" wide wall) Setbacks appear OK  
 42' x 24' / bulk head / rear 4'-6" x 6'  
 12-4-95 - 8" found walls (forms ok) drainage tile under crushed stone / 5:11 strap anchors  
 12-20-95 Rough In Plumbing looks OK, no air test / Framing OK Per Plans (no stairs to basement  
 will conduct Basement Framing Insp. @ later date  
 12-26-95 - Siding crew just starting  
 1-11-96 - Basement Framing OK per plans / Bulk head has openings @ contact w/  
 Foundation  
 1-19-96 Side Porch / no sand tubes / Ramp is 2:12 pitch  
 1/23/96 - Airflow - CJO w/ these conditions -  
 1. Sand tubes to be placed under side porch type  
 ramp.  
 2. Seymour site memo reqs.

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





CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 106 Beverly St (Lot #145) 333-H-021

Issued to Custom Built Homes of Maine

Date of Issue 26 January 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. 951171, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Single Family Dwelling

Limiting Conditions: TEMPORARY:

See attached memo dated 25 January 1996 from James Seymour to David Jordan listing four (4) conditions of approval.

This certificate supersedes certificate issued

Approved:

1/26/96  
(Date)

Inspector

Inspector of Buildings

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



CITY OF PORTLAND  
Planning and Urban Development Department

MEMORANDUM

TO: David Jordan, Code Enforcement Officer

FROM: James Seymour, Acting Development Review Coordinator

DATE: January 25, 1996

RE: Temporary Certificate of Occupancy for 106 Beverly Street

I have reviewed the single family residence at 106 Beverly Street and believe it would be acceptable to issue a temporary Certificate of Occupancy. A permanent Certificate of Occupancy should not be issued until the following conditions have been met.

1. At the time of my inspection, the ground surface was covered with 1 foot of snow making it difficult to review the lot grading. It appears that lot grading may be necessary in the spring. There may be a problem with the elevations at the rear of the house. These elevations of the rear yard should be graded to conform to the natural grade and provide positive drainage away from the house. A swale is also necessary to provide positive drainage for off-site flows crossing the rear of the lot. A meeting may be required in the spring with the developer to discuss drainage easement grading and how it will service this lot and others.
2. The disturbed lot area shall be loamed, seeded and mulched no later than May 14, 1996 and approved by the Development Review Coordinator.
3. Two trees need to be planted along the street frontage to meet the City requirement. Trees shall be planted and reviewed by May 14th.
4. Erosion control fencing or approved equal shall be installed along the drainage easement swale and across area subject to shallow flows. All erosion control measures shall be installed as soon as the ground is thawed enough to properly set in place. Measure must be in place prior to April 1, 1996.

cc: Kathi Staples PE, City Engineer

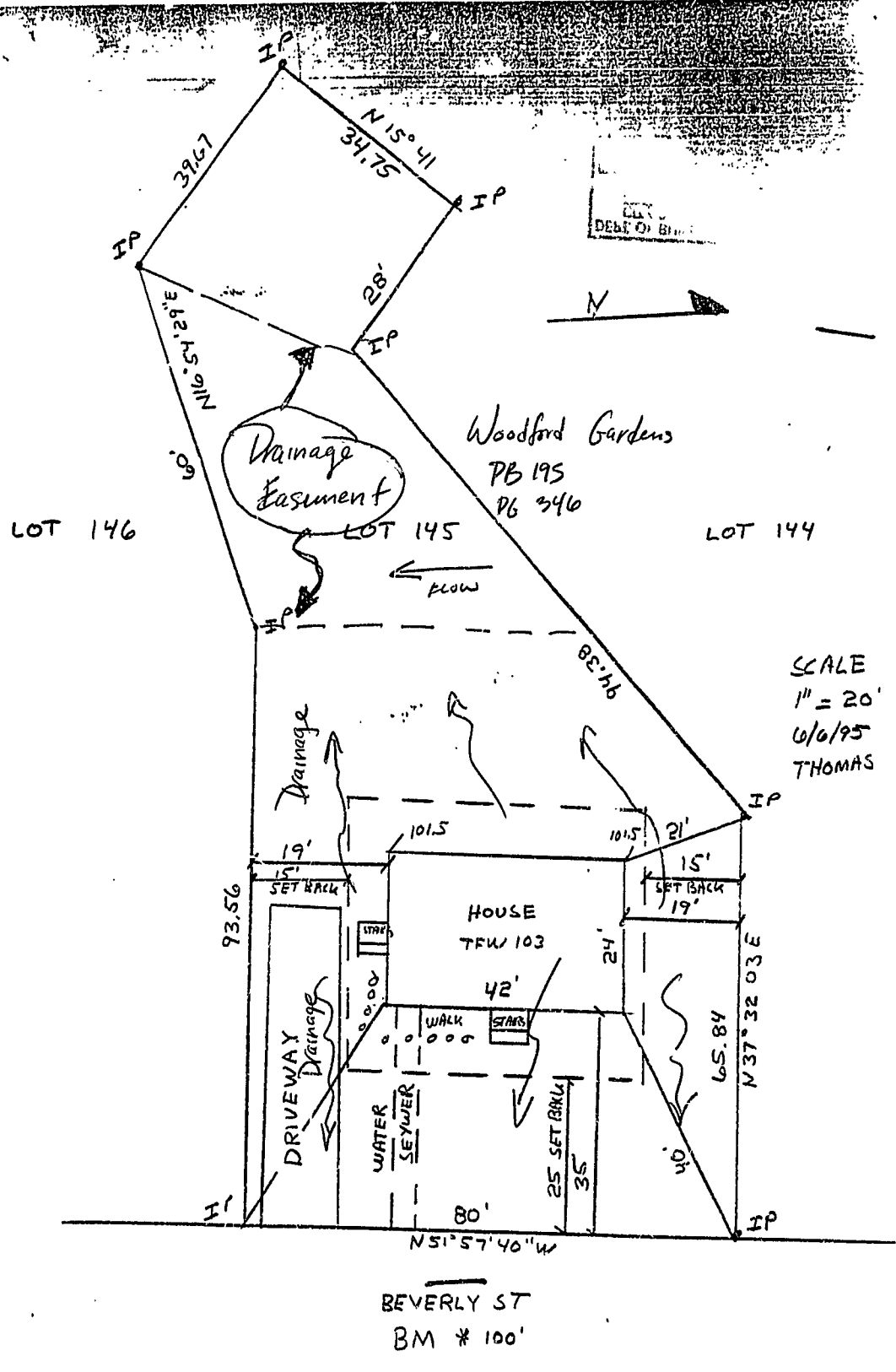
/sp

Applicant: Daniel McCarthy  
Address: 106 Beverly St (lot 145) Date: 11/6/95  
Assessors No.: 333-A-19-22

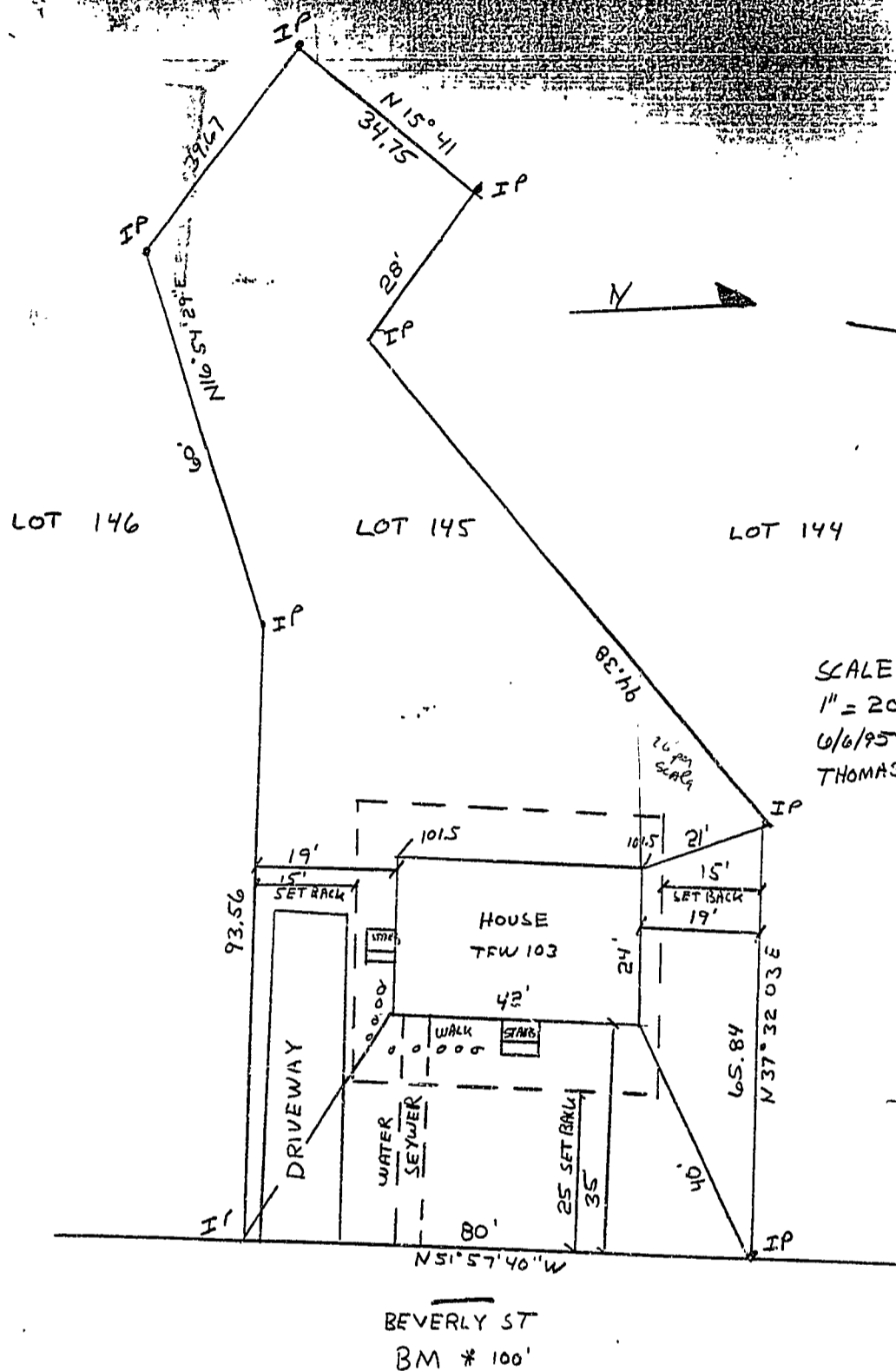
CHECK LIST AGAINST ZONING ORDINANCE

Date - New  
Zone Location - R-2  
Interior or corner lot -  
Use - 1 family dwelling 24' x 42' no garage  
Sewage Disposal - City  
Rear Yards - 25' req - 26' shown per set back  
Side Yards - 12' req - 19' & 19' shown  
Front Yards - 25' req - 35' shown  
Projections - front steps & 4th stairs  
Height - Ranch - 1 story  
Lot Area - 10,000<sup>sq</sup> req - 10,162<sup>sq</sup> shown  
Building Area - 20% of lot area = 2032.4<sup>sq</sup>  
Area per Family - 10,000<sup>sq</sup>  
Width of Lot - 80' req - 80' shown  
Lot Frontage - 50' req - 80' shown  
Off-street Parking - shown  
Loading Bays - N/A  
Site Plan - minor/major  
Shoreland Zoning - N/A  
Flood Plains - N/A

42 x 24 = 1008<sup>sq</sup>









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

I. D. Number

Applicant Custom Build Homes of Maine  
27 Main St Windham, ME 04062

Application Date 19 October 1995  
Project Name/Description Woodfords Gardens

Applicant's Mailing Address  
Consultant/Agent Dan McCarthy - 892-3149

Address of Proposed Site Beverly St  
Assessor's Reference: Chart-Block-Lot

Applicant or Agent Daytime Telephone, Fax

Address of Proposed Site 333-H-XXXXXX 019 - 022

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 1,044 GFC Ranch Acreage of Site Approx 10,100 sq ft Zoning R-2

Check Review Required:

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

Fees paid: 50.00 site plan subdivision

Approval Status:

Reviewer Marge Schumaker

- Approved
- Approved w/Conditions listed below
- Denied

1. AS per The approved Subdivision recorded plat, the required minimum sill elevation shall be 74.0 and the lowest Bldg opening shall be 72.5; any change shall require specific approval from the Planning Dept.

Approval Date 11/6/95 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.

- Performance Guarantee Accepted date amount expiration date
- 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 Rev 5 KT.DPUD

Address: Beverly St (developers lot # 145)

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

November 7, 1995

Custom Built Homes of Maine  
27 Main Street  
Windham, ME 04062

RE: 106 Beverly Street  
Portland, Maine

Dear Sir,

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 - As per the approved subdivision recorded plat, the required minimum sill elevation shall be 74.0 and the lowest building opening shall be 72.5. Any change shall require specific approval from the Planning Division.

Development Review Coordinator - (a) standard conditions, see attached sheet  
(b) provide benchmark datum used to establish final foundation grades  
(c) install erosion control during construction in accordance with BMPs.  
(d) the contractor shall refer to the Woodford Gardens amended recording plat dated October 25, 1995.

Building Code Requirements

Please read and implement items 1, 2, 7, 9, 13, 14, 15, 16 and 17 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 dark ink, appearing to be "P. Samuel Hoffses", written over a horizontal line.

P. Samuel Hoffses  
Chief, Inspection Services

cc: M. Schmuckal, Asst. Chief, Insp Svcs  
J. Seymour, Dev Rew Coordinator



BUILDING PERMIT REPORT

DATE: November 7, 1995 ADDRESS: 106 Beverly Street

REASON FOR PERMIT: Construct a single family dwelling

BUILDING OWNER: R. J. Grondin

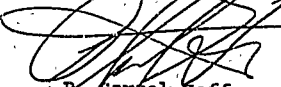
CONTRACTOR: Custom Built Homes of Maine APPROVED: Per items 1,2,7,9,13, 14,15,16, and 17

CONDITIONS OF APPROVAL

- \*1. Before concrete for foundation is placed, approvals from Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- \*2. Precautions 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 doors 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 square feet per sprinkler.
- \*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 (508mm), and a minimum net clear opening of 5.7 square 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.
- \*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, Chapters 18 and 19. (Smoke detectors shall be installed and maintained at the following locations):
  - a. In the immediate vicinity of bedrooms
  - b. In all bedrooms
  - c. In each story within a dwelling unit, including basementsIn 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 and 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 inches, except Use Group R which is 36 inches. 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 inches 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 and Subsections 1023. and 1024. of the City's Building Code. (The BOCA National Building Code/1993)
- \*13. Stair construction in Use Group R-3 and R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum is 11" tread, and 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 for 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. 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 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, Inspection Services

Revised 07/95

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

APPLICANT: CUSTOM BUILT HOMES OF MAINE  
ADDRESS: 27 MAIN ST. WINDHAM, ME 04062  
SITE ADDRESS/LOCATION: 106 BEVERLY STREET - LOT 145  
DATE: 10/31/95

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 106 Beverly Street, 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. *in accordance with ME. BMPs.*
12.  The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
13.  *Prior to setting final grades of the foundation the applicant shall contact the Development Review Coord. (DRC) for review. At that time the contractor shall provide the (DRC) with the benchmark elevation data used to determine the foundation final elevation.*

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



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

I. D. Number

Applicant Custom Build Homes of Maine  
27 Main St Windham, ME 04062

19 October 1995

Applicant's Mailing Address  
Dan McCarthy - 892-3149

Application Date  
Woodfords Gardens

Consultant/Agent  
106 Beverly St

Project Name/Description  
(Lot 145)

Address of Proposed Site  
333-H-XXXXXX 019 - 022

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 1,044 GFC Ranch Approx 10,100 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:

Approved  Approved w/Conditions listed below  Denied  
Reviewer James Seymour

- Standard Conditions - see attached sheet.
- Provide benchmark datum used to establish final foundation grades.
- Install erosion control during construction in accordance w/ BMP's
- The Contractor shall refer to the Woodfords Gardens Amended Recording Plat

Approval Date 10-31-95 Approval Expiration 10/96 Extension to \_\_\_\_\_  
date date date

Condition Compliance James Seymour 10/31/95  Additional Sheets Attached dated last rev 10/25/95  
signature date

CCRD 10/27/95  
PB 195/ PG 346

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	signature
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: Beverly St (Developer's Lot # 145)