

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Please read Application And Notes, if Any, Attached

PERMIT ISSUED

Permit Number: 050219

MAR 24 2005

CITY OF PORTLAND

This is to certify that Pelletier Sharon A /David no. _____
has permission to build a 2300 sq. ft single family home w/ garage
AT 545 Auburn St _____ 382A D022001

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

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

Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or closed-in. HOURS NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

Jaime Boule 3/23/05
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 05-0219	Issue Date: PERMIT ISSUED	CIRL: 382A D012001
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Location of Construction: 545 Auburn St	Owner Name: Pelletier Sharon A
Business Name:	Contractor Name: David Dardano
Lessee/Buyer's Name	Phone:

Owner Address: 17 Miranda Cr	Phone:
Contractor Address: 20 Shepard Lane Portland	Phone: 207-8312137
Permit Type: Single Family	Zone: R2

Past Use: Vacant Lot	Proposed Use: Single Family/ build a 2300 sq ft single family home w/ garage
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Permit Fee: \$1,347.00	Cost of Work: \$139,000.00	CEO District: 5
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FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC-2003 Signature: JMB 3/23/05
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Proposed Project Description:
build a 2300 sq ft single family home w/ garage

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: Approved Approved w/Conditions Denied
Signature: _____ Date: _____

Note: home occupation permit on #05-0260

Permit Taken By: Idobson	Date Applied For: 03/02/2005
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <i>NA</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 2 Zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2005-0038</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>OK with conditions</i> Date: <i>3/17/05</i>	<p>Zoning Appeal</p> <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 Date: _____	<p>Historic Preservation</p> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions Denied <i>9</i> Date: _____
	Zoning Approval		

CERTIFICATION

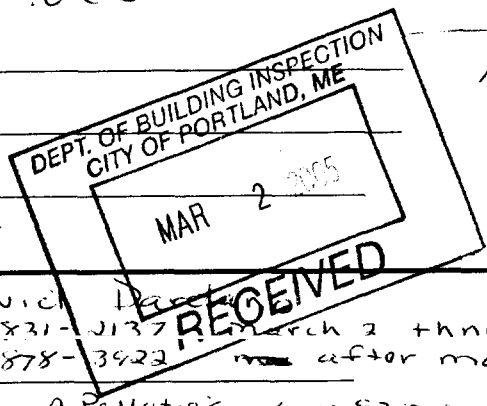
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, 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 provision of the code(s) applicable to such permit.

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

All Purpose Building Permit Application

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: < 45 Auburn St -		
Total Square Footage of Proposed Structure 3,300 sq feet		Square Footage of Lot 12,648 sq feet
Tax Assessor's Chart, Block & Lot Chad# Block# Lot# 382 AD 22	Owner: Sharon A Pelletier	Telephone: 207 - 415-9375
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: Sharon A Pelletier P.O. Box 9739-1105 Portland, ME 04104	Cost Of Work: \$ 139,000 Fee: \$ 272 Bldg 300 Site 75 Conf
Current use: Vacant Lot New		
If the location is currently vacant, what was prior use: _____		1647
Approximately how long has it been vacant: _____		
Proposed use: _____		
Project description: Single Family Home		yard and
Contractor's name, address & telephone: David Dardana cell 831-2137 home 878-3922		March 2 thru - after March 17, 05
Who should we contact when the permit is ready: _____		
Mailing address: Either Sharon A Pelletier 415-9375 David Dardana after 17th		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: _____		



IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work 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: Sharon A Pelletier	Date: March 2/05
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

Applicant: DAVID Daidano

Date: 3/7/05

Address: 545 Auburn St (Lot #2)
Auburn Estates

C-B-L: 382A-D-022

CHECK-LIST AGAINST ZONING ORDINANCE

Permit # 05-0219

Date - New Development

Zone Location - R-2

Interior or corner lot -

Proposed Use/Work - to construct New single family w. 1 car attached garage

Sewage Disposal - City

Lot Street Frontage - 50' min - 80' Scaled

Front Yard - 25' min - 71' Scaled

Rear Yard - 25' min - 28' Scaled

Side Yard - 14' min - 19' & 22' Scaled

Projections - NO REAR DECK & SHIM - 4x5' rear bulkhead

Width of Lot - 80' min - 80' Scaled

Height - 35' MAX - 22.5' Scaled

Lot Area - 10,000 sq ft min - 12,648 sq ft given

Lot Coverage/ Impervious Surface - 20% MAX \approx 2529.6 sq ft MAX

Area per Family - 10,000 sq ft

Off-street Parking - 2 Required - 1 car garage & one car drive

Loading Bays - N/A

Site Plan - # 2005-0030

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 2 Zone X

$$\begin{array}{r}
 16 \times 26 = 416 \\
 24 \times 50 = 1200 \\
 4 \times 5 = \frac{20}{1636} \text{ sq ft}
 \end{array}$$

No Daylight basement shown

→ 1st Needs a home occupation permit for a hair salon - all see permit application # 05-0260

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 05-0219	Date Applied For: 03/02/2005	CBL: 382A D022001
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Location of Construction: 545 Auburn St	Owner Name: Pelletier Sharon A	Owner Address: 17 Miranda Cir	Phone:
Business Name:	Contractor Name: David Dardano	Contractor Address: 20 Shepard Lane Portland	Phone (207) 831-2137
Lessee/Buyer's Name	Phone:	Permit Type:	

Proposed Use: Single Family/ build a 2300 sq ft single family home w/ garage	Proposed Project Description: build a 2300 sq ft single family home w/ garage
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Note: 3/8/05 The bldg plans are showing an area for a hair salon - no use of such is applied for - see letter requesting that a home occupation permit be applied for prior to the issuance of the construction of the dwelling
3/17/05 Home occupation permit on #05-0260

Ok to Issue:

- 1) No daylight basement is being shown. No daylight basement is being approved with this submittal.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 03/23/2005

Note: 3/22/05 left vm for David D. To clarify some details. He called back and gave details as noted on the review checklist. **Ok to issue:**

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 2) A copy of the enclosed chimney disclosure must be submitted to this office upon completion of the permitted work or for the Certificate of Occupancy.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 03/23/2005

Note: **Ok to Issue:**

- 1) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 2) A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext .8822. 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.
- 3) 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.
- 4) Your new street address is now #545 AUBURN STREET, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 5) 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.
- 6) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

Dept: Planning **Status:** Not Applicable **Reviewer:** Jay Reynolds **Approval Date:** 03/23/2005

Note: **Ok to Issue:**

Location of Construction: 545 Auburn St	Owner Name: Pelletier Sharon A	Owner Address: 17 Miranda Cir	Phone:
Business Name:	Contractor Name: David Dardano	Contractor Address: 20 Shepard Lane Portland	Phone (207) 831-2137
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

3/21/05

545 Auburn St.

#05-0219

CL: 382A D022

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1) _____		
Component	Plan Reviewer	Inspection/Date/Findings
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	8" x 16" Footing 24" x 24" x 8" pads 8" walls	OK
Foundation Drainage Damp proofing (Section R405 & R406)	6" Pert chain wrapped Stone / Bituminous	OK
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	* windows - ok	ok
Anchor Bolts/Straps (Section R403.1.6)	1/2 x 12" 6' O.C. 12" corners	OK
Lally Column Type (Section R407)	3 1/2" lally's Rt side one PC 6'6"	OK
Girder & Header Spans (Table R 502.5(2))	Left side 2 PLS 7'0" - can make 6'6"	
Built-Up Wood Center Girder Dimension/Type	3- 2x12 w/ ledgers	OK
Sill/Band Joist Type & Dimensions	2x6 PT 2x10	OK
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 16" O.C.	OK
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 16" O.C.	OK

Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	2x8-16" o.c. 2x8 collar ties	OK
Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	12:12 & other shall be 2x10 16" o.c. 12:6	OK
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	3/4" T+G, 1/2", 1/2"	OK
Fastener Schedule (Table R602.3(1) & (2))	BoCA 1999	OK Inform of change
Private Garage (Section R309) Living Space? (Above or beside)		
Fire separation (Section R309.2)	1 hr Rating 5/8 walls/ceilings	OK
Opening Protection (Section R309.1)	1 hr Rated	OK
Emergency Escape and Rescue Openings (Section R310)	One per Bedroom notes	OK
Roof Covering (Chapter 9)	Asphalt shingles	OK
Safety Glazing (Section R308)	N/A	OK
Attic Access (Section R807)	notes - min 22' x 30"	OK
Chimney Clearances/Fire blocking (Chapter 10)	notes: 2" Clearance w/ Firestops	OK

Header Schedule (Section R502.5(1) & (2))	2nd fl Steel Beam Header schedule	need spec OK
Type of Heating System	oil FHW	OK
Means of Egress (Sec R311 & R312) Basement	Bulkhead ? code stairs	will build Rise/run to code for egress Dave D. OK
Number of Stairways	3	
Interior	3	
Exterior		
Treads and Risers (Section R311.5.3)	Max 7 3/4 Rise Tread? ————— =>	10" Net per Dave D. OK
Width (Section R311.5.1)	3'9"	
Headroom (Section R311.5.2)	6'8"	
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	34" - 38" Guard 48"	
Smoke Detectors (Section R313) Location and type/Interconnected	Notes - All Bedrooms Protecting - Inter/Batt	OK
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	N/A	OK
Deck Construction (Section R502.2.1)	N/A	OK

See Chimney Summary Checklist



PORTLAND MAINE

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*Lee Urban-Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

March 8, 2005

*Sharon A. Pelletier
P.O. Box 9739-1105
Portland, ME 04104*

RE: 545 Auburn Street (lot #2) – 382A-D-022 – R-2 Zone – application #05-0219

Dear Ms Pelletier:

I am in receipt of your application to construct a new dwelling unit at the above location. Your permit is denied until the following information has been received and approved by this office.

Your construction plans show a hair salon on the first floor. A hair salon is not an allowable principal use within the R-2 Zone. However, the City of Portland does allow for a home occupation within a dwelling unit. Before your new house permit can be issued, you must apply for a home occupation. I have included an application with this letter. Please fill it out as instructed and submit it to our front staff for processing. Your permit is on hold until such time that your home occupation permit application is reviewed and can be issued.

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

Very truly yours,

*Marge Schmuckal
Zoning Administrator*

*See Application #
#05-0260*

Cc: *David Dardano, 20 Shepard Lane, Portland, ME 04103
Jay Reynolds, Planning
File*

