

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
 Application And
 Notes, If Any,
 Attached

SECTION
PERMIT

Permit Number: 070768

PERMIT ISSUED

JUL 23 2007

This is to certify that RAY RICHARD L & JUDITH RAY J LDM

has permission to walkway, walls patio in the sidewalk

AT 44 WEST SHORE DR - GRT & ISL 083B A003001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of this State 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 altered or closed-in. 24 HOUR 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

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: 07-0768	Issue Date:	CBL: 083B A003001
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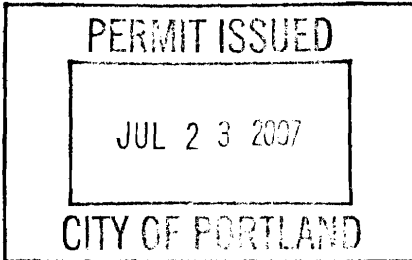
Location of Construction: 44 WEST SHORE DR, <i>GRTS IS</i>	Owner Name: RAY RICHARD L & JUDITH J RA	Owner Address: 8 CHAPLE OAK RD	Phone:
Business Name:	Contractor Name: Gnome LDM	Contractor Address: P.O. Box 66803 Falmouth	Phone: 2077812955
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: <i>IR-1</i>

Past Use: Single family <i>built 1999</i>	Proposed Use: Single Family walkway, walls patio in the shoreline	Permit Fee: \$480.00	Cost of Work: \$46,000.00	CEO District: 1
Proposed Project Description: walkway, walls patio in the shoreline		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>Landscaping</i> Type: <i>only</i>	

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Signature: _____ Date: _____

Permit Taken By: dmartin	Date Applied For: 06/26/2007	Zoning Approval
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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> <p><input checked="" type="checkbox"/> Shoreland <i>with - but over 75' from</i></p> <p><input type="checkbox"/> Wetland <i>HWM</i></p> <p><input type="checkbox"/> Flood Zone <i>N/A</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan <i>N/A</i></p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>ok with conditions</i></p> <p>Date: <i>6/27/07</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input checked="" type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>
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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

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-0768	Date Applied For: 06/26/2007	CBL: 083B A003001
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Location of Construction: 44 WEST SHORE DR, GRT D. IS.	Owner Name: RAY RICHARD L & JUDITH J RA	Owner Address: 8 CHAPLE OAK RD	Phone:
Business Name:	Contractor Name: Gnome LDM	Contractor Address: P.O. Box 66803 Falmouth	Phone (207) 781-2955
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family walkway, walls patio in the shoreline	Proposed Project Description: walkway, walls patio in the shoreline
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 06/27/2007

Note: **Ok to Issue:**

- 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 work is to be done within 75 feet of the maximum Spring tide. Any changes to the plan shall require a separate review and approval.

Dept: Building **Status:** Approved **Reviewer:** Tammy Munson **Approval Date:** 07/10/2007

Note: landscape work only - no building **Ok to Issue:**



General 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: <u>76 Seal Cove Ln</u>		
Total Square Footage of Proposed Structure <u>unvegetated</u> <u>Surface - house existing, drive, walk</u> <u>existing = 3482, proposed 1002 7% lot.</u>		Square Footage of Lot <u>57493</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>83E A 21</u>	Owner: <u>John & Jane Bates</u>	Telephone:
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Seal Cove Ln 76</u> <u>great Diamond Island</u>	Cost Of Work: \$ <u>15,000</u> Fee: \$ <u>170</u> C of O Fee: \$ _____
Current legal use (i.e. single family) <u>single family residence</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>walkway, horse patios</u>		
Contractor's name, address & telephone: <u>Susan Centre or Todd Marco</u> Who should we contact when the permit is ready: <u>Gnome Landscapes & Design</u> Mailing address: _____ Phone: <u>207-781-2955</u>		

Please submit all of the information outlined in the Commercial Application Checklist.
Failure to do so will result in the automatic denial of your permit.

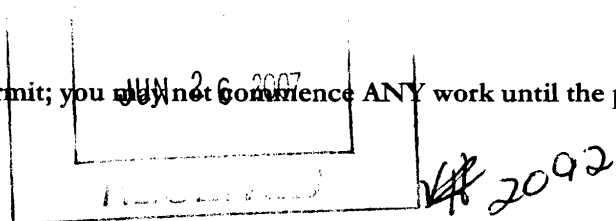
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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: S. P. Centre

Date: 6-25-07

This is not a permit; you may not commence ANY work until the permit is issued.





Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at www.portlandmaine.gov, in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

One (1) complete set of construction drawings must include:

- Cross sections w/framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IEEC 2003
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Reduced plans or electronic files in pdf format are required if originals are larger than 11" x 17"
- Proof of ownership is required if it is inconsistent with the assessors records

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost
This is not a Permit; you may not commence any work until the Permit is issued.

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon.

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initialing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

J. S. P. G.
Signature of Applicant/Designee

Date

7.23.07

[Signature]
Signature of Inspections Official

Date

CBL:

83BA3
83A21

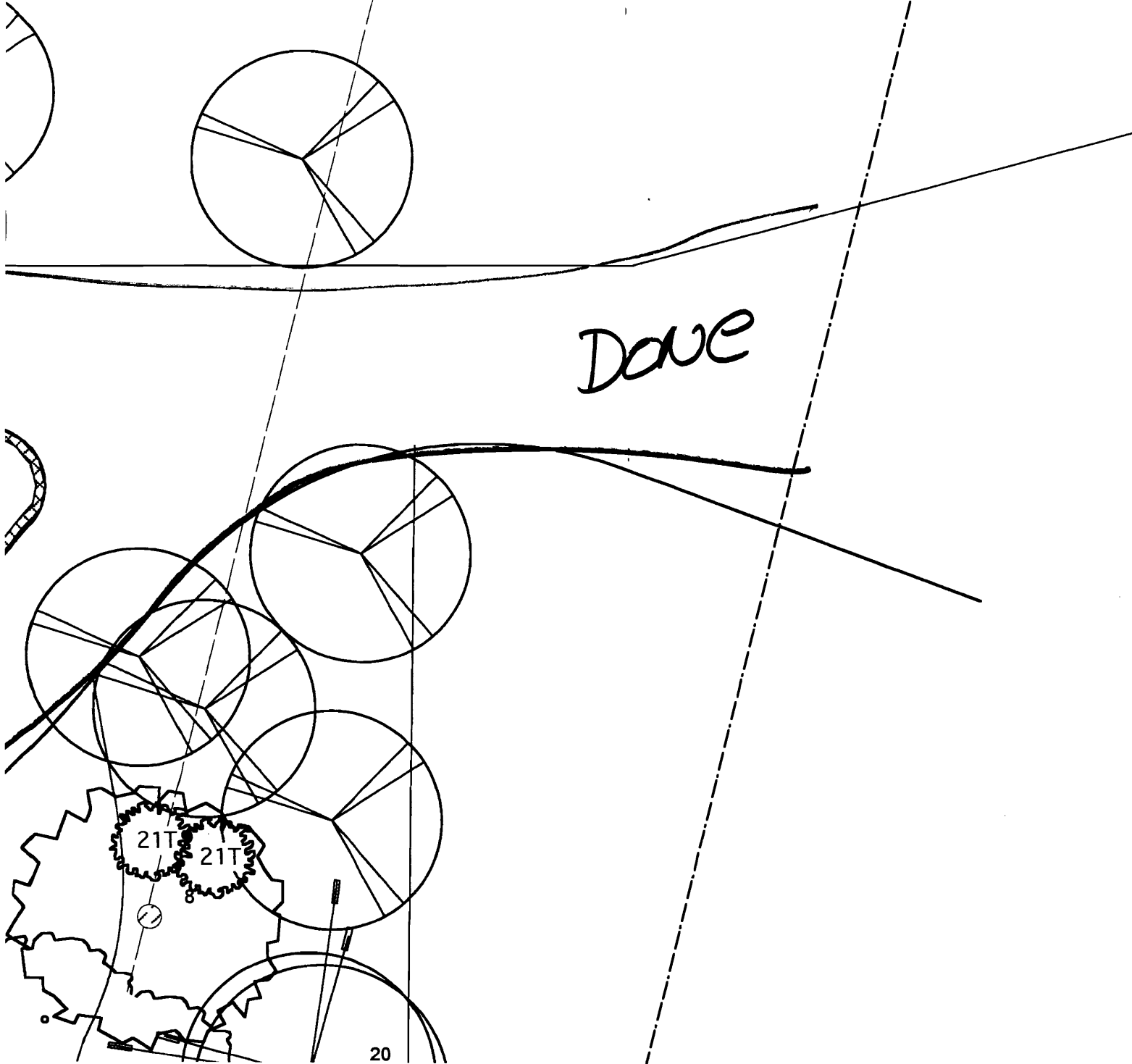
Building Permit #:

070768
070769

set back line

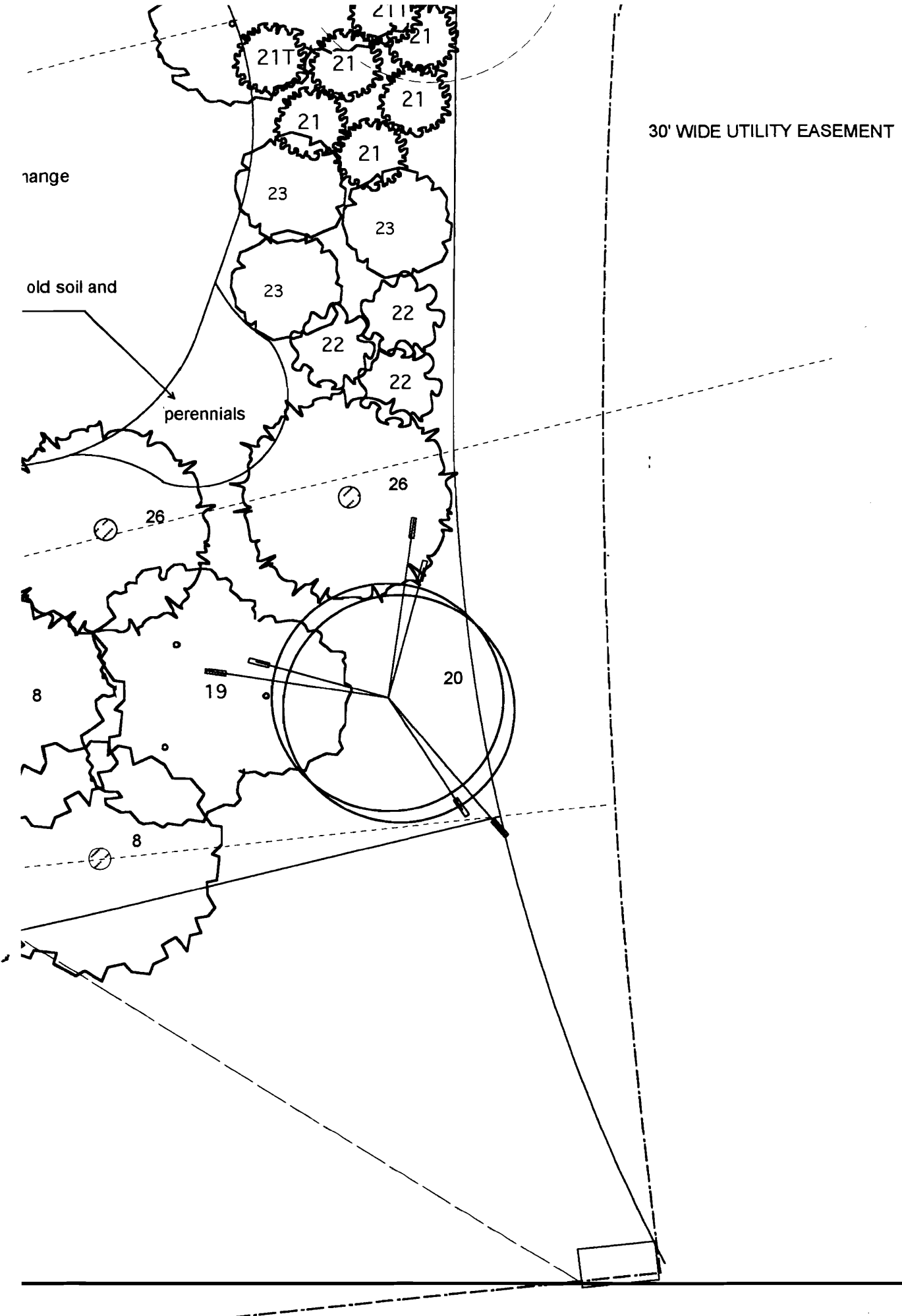


Dave



20

Key	Co
1	Wi
2	Pie
3	Rh
4	Da
5	Ro
6	Dv
7	Cr
8	Bir
9	Ja
10	Be
11	Rh
12	Bir
13	Pie
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15	Pir
16	Ju
17	Ju
18	Wi
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22	Vil
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24	Re
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	Pe



range

old soil and

perennials

30' WIDE UTILITY EASEMENT

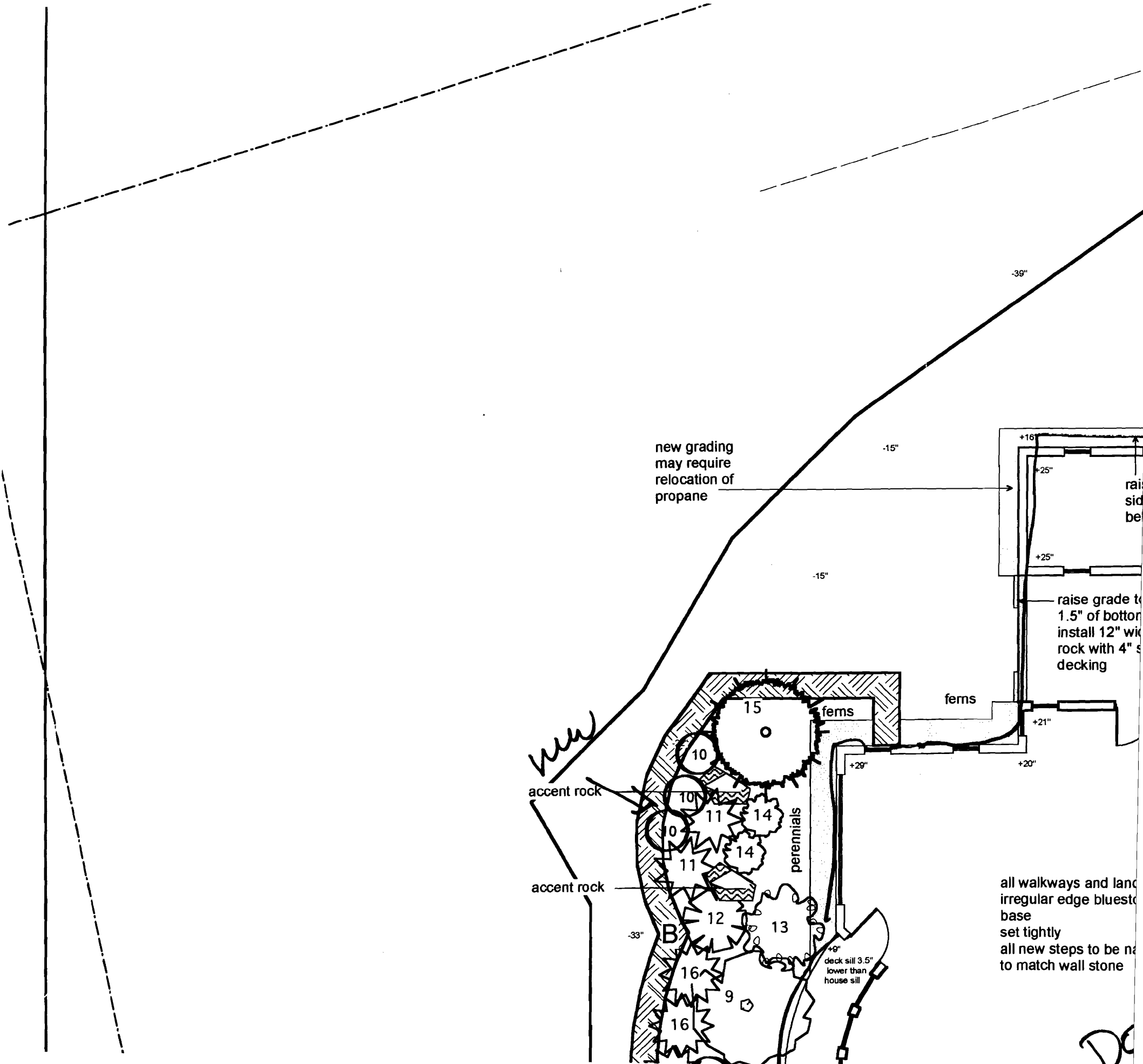
Landscape

Ra

Diamond Cove G

GNOME LANDSCAPE
DESIGN

*305 US Route 1
PO Box 66803
Falmouth, Maine 04105*



new grading
may require
relocation of
propane

raise
side
be

raise grade to
1.5" of bottom
install 12" wide
rock with 4" s
decking

accent rock

accent rock

perennials

ferns

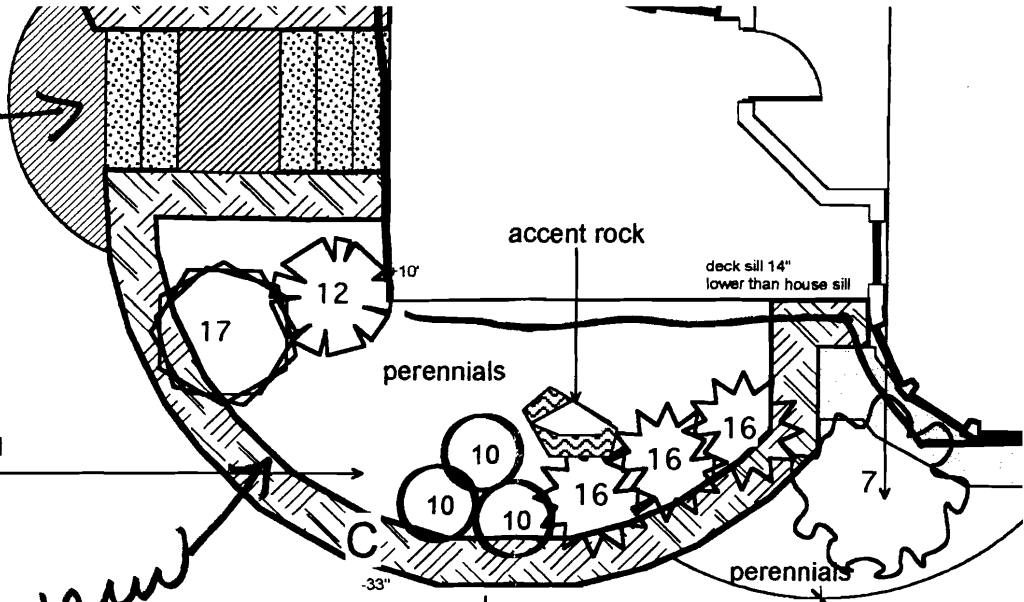
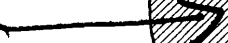
ferns

deck sill 3.5"
lower than
house sill

all walkways and land
irregular edge bluestone
base
set tightly
all new steps to be ne
to match wall stone

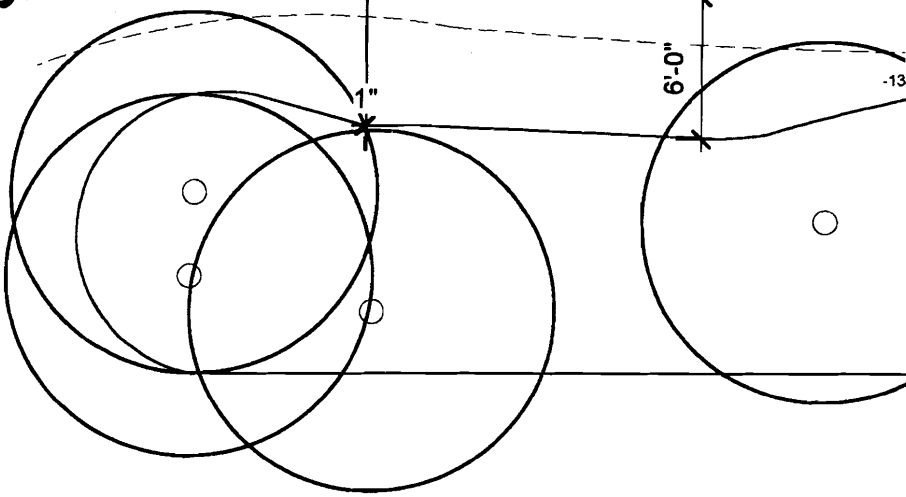
DC

new



create beds by removing old soil and installing 15" new soil

new



30' drainage easement

