

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that ANN MARIE & MIKE BARTER

Located At 76 SEASHORE ST

Job ID: 2011-07-1696-SF

CBL: 085 - - F - 015 - 001 - - - -

has permission to Build a New 2-story, 40'x24' Single Family Home with front porch and side deck/entry provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

[Signature] 9/20/11
Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-07-1696-SF	Date Applied: 7/12/2011	CBL: 085 - - F - 015 - 001 - - - - -	
Location of Construction: 76 SEASHORE AVE, Peaks Island	Owner Name: MARY M & LEROY J. MOTTLA, TRUSTEES	Owner Address: 10 VETERANS ST PEAKS ISLAND, ME - MAINE 04108	Phone:
Business Name:	Contractor Name: Paul Flaherty	Contractor Address: PO Box 313, West Kennebunk, ME 04094	Phone: 207-590-2671
Lessee/Buyer's Name: Michael & Ann Marie Barter	Phone: 207-892-5631	Permit Type: BUILDING	Zone: IR-2
Past Use: Vacant land - old house demolished October of 2010	Proposed Use: New single family home - two story - 40' x 24'	Cost of Work: 254000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-3 Type: SB IRC-2009 Signature: JMB 9/20/11
Proposed Project Description: New Single Family - 24' x 40', two story		Pedestrian Activities District (P.A.D.)	

Permit Taken By:	Zoning Approval		
<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 informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland N/A</p> <p><input type="checkbox"/> Wetlands N/A</p> <p><input type="checkbox"/> Flood Zone parcel 15 - zone C</p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan Level I Minor residential</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: OK w/ conditions 9/14/11 JMB</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 type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist 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: JMB</p>
	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 appication 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 PHON

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
 - **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
 - **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
1. Footings/Setbacks
 2. Backfill of Foundation Basement/drainage, dampproof
 3. Close In Elec/Plmb/Framing
 4. Certificate of Occupancy/Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCU0PIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-07-1696-SF

Located At: 76 SEASHORE

CBL: 085 - - F - 015 - 001 - - - -

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted including the most recent site plan received 9/14/11. Any deviations shall require a separate approval before starting that work.
2. As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed structure, it may be required to be located by a surveyor.
3. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
4. Separate permits shall be required for future decks, sheds, pools, and/or garages.

Fire

1. All construction shall comply with City Code Chapter 10.
2. A sprinkler system shall be installed.
3. A separate Suppression System Permit is required.
4. All smoke detectors and smoke alarms shall be photoelectric.
5. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.

DRC - Planning Department Conditions of Approval

1. The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
2. The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent monumentation/pins identifying property corners.
3. A street opening permit(s) is required for your site. Please contact Carol Merritt at 874 8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
4. 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.
5. The Development Review Coordinator (874-8632) 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.
6. 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.
 7. All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy. A performance guarantee will be required to cover the cost of site work not completed due to seasonal conditions ie., finish grading, loaming, seeding, mulching, installation of street trees, etc. The performance guarantee must be reviewed, approved, and accepted by the Planning Authority prior to the release of a Temporary Certificate of Occupancy.
 8. Trees that are designated to be saved are to be protected during excavation and construction. Tree protection fencing is to be installed around the tree canopy drip line prior to the start of any excavation. Tree protection measures are to be inspected and maintained daily.
 9. Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily.
 10. The limits of allowable clearing shall be clearly marked with flagging or temporary fencing. Absolutely no clearing is to take place within, or encroach into the "do not disturb/no cut" zone. All conditions listed in the approved subdivision plan, as they relate to this lot shall be followed.
 11. A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
 12. Referencing Note #9 on the approved site plan, if the applicant elects to construct the retaining wall, the applicant must submit a plan designed and stamped by a Professional Engineer prior to construction, if the retaining wall is proposed to be over 4 feet in height.

Building

1. Application approval based upon information provided by applicant, including revisions as dated. Any deviation from approved plans requires separate review and approval prior to work.
2. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
3. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.
4. A code compliant emergency escape shall be provided in the bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room.

2011-07-1696 IR2 - not in stockland

7.15.11 entered in i.s

Location/Address of Site: 76 Seashore Ave Peaks Island		
Total Square Footage of Proposed Structure/Area: 1800	Area of lot (total square feet):	Number of Stories: 1 1/2
Tax Assessor's Chart, Block & Lot(s) Chart# 85 Block # F Lot# 15+16	Fees Paid: (for Office Use Only) Site Plan _____ Building Permit _____ Inspection _____	Cost of Work: Work: \$ 253,674 C of O Fee \$ _____
Current Legal Use: Number of residential Units 1	If vacant, previous use? RES	Is property part of a subdivision? If yes, please name: NO
Proposed Use and Project Description: RESIDENTIAL 1 1/2 STORY CUPE STYLE 2 bed no garage Full 3/4		
Applicant - must be owner, Lessee or Buyer Name: Business Name, if applicable: Address: City/State : Zip Code:		Applicant Contact Information Work # Home# Cell # e-mail:
Owner - (if different from Applicant) Name: Michael + Ann Marie Berger Address: 96 Swett Rd City/State : WENDELL ME Zip Code: 04092		Owner Contact Information Work # Home# 207/ 892 / 5631 Cell # 207 / 650 / 7846 e-mail: ANN.MARIE.BERGER@YANCO.COM
Agent/ Contractor Name: PAUL FLANNERY Address: P.O. BOX 313 City/State : West Kennebunk Zip Code: 04094		Agent/Contractor Contact Information Work # Home# Cell # e-mail: pdfdc@roadrunner.com
Billing Information Name: Address: City/State : Zip Code: Phone Number:		Contact when Building Permit is Ready: Name: PAUL FLANNERY Address: P.O. BOX 313 City/State : West Kennebunk Zip Code: 04094 Phone Number: 207-590-2671

RECEIVED
JUL 12 2011

Dept. of Building Inspections
City of Portland Maine

MAIL

DEVELOPMENT REVIEW FEES:

Check all reviews that apply. Payment may be made in cash or check to the City of Portland.

<p>Level I Minor Residential Site Plan</p> <p>___ Application Fee (\$300.00 flat fee)</p> <p>The City invoices separately for the following:</p> <ul style="list-style-type: none"> • Notices (\$.75 each) 	<p>Fees Paid (office use)</p> <p>___</p>
<p>Inspection Fee: Inspection fee due after approval (for site plan inspection by the Planning Division)</p>	<p>\$100 (flat fee)</p>
<p>Performance Guarantee</p>	<p>Exempt except for those projects that complete construction in the winter and the site work is incomplete.</p>
<p>Building Permit Fee</p>	<p>\$30 for the first \$1,000 construction cost, \$10 per additional \$1,000 cost.</p>

Application Check List:

As of December 1, 2010, all site plans and written application materials must be uploaded to a website for review. At the time of application, instructions for uploading the plans will be provided to the applicant. One paper set of the plans, written materials and application fee must be submitted to the Planning Division Office to start the review process.

INS RECTION)

Refer to the application checklist for a detailed list of submittal requirements.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: www.portlandmaine.gov Copies of the ordinances may be purchased through the Planning Division. All of the information on the checklist must be submitted for review. The applicant must check off the items contained in the application package to ensure the application is complete.

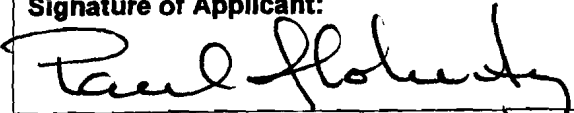
Property Taxes:

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 a permit of any kind is accepted.

Separate Permits:

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

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 Planning Authority and Code Enforcement'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.

<p>Signature of Applicant:</p> 	<p>Date:</p> <p>07/16/11</p>
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This is not a permit; you may not commence any work until the permit is issued.

<i>N/A</i> <input type="checkbox"/>	<input type="checkbox"/>	▪ Proposed protections to or alterations of watercourses.
<i>N/A</i> <input type="checkbox"/>	<input type="checkbox"/>	▪ Proposed wetland protections or impacts.
<i>N/A</i> <input type="checkbox"/>	<input type="checkbox"/>	▪ Existing vegetation to be preserved and proposed site landscaping and street trees (2 trees per unit for a single or two-family house).
<i>N/A</i> <input type="checkbox"/>	<input type="checkbox"/>	▪ Existing and proposed curb and sidewalk, except for a single family home.
<i>N/A</i> <input type="checkbox"/>	<input type="checkbox"/>	▪ Existing and proposed easements or public or private rights of way.
<input type="checkbox"/>	<input type="checkbox"/>	▪ Show foundation/perimeter drain and outlet.
<input type="checkbox"/>	<input type="checkbox"/>	▪ Additional requirements may apply for lots on unimproved streets.
<input type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)
		Three sets of the reduced boundary survey/site plan is required if original is larger than 11'x17'

Building Permit Submittal Requirements –Level I: Minor Residential Development			
Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
		1	One (1) complete set of construction drawings must include:
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Cross section with framing details
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Floor plans and elevations to scale
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Stair details including dimensions of : rise/run, head room, guards/handrails, baluster space
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Window and door schedules
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Foundation plans w/required drainage and damp proofing , if applicable
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Detail egress requirements and fire separation, if applicable
<input type="checkbox"/>	<input type="checkbox"/>		▪ Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IEEC 2003
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Reduced plans or electronic files in pdf format are also required if original plans are larger than 11x17"

Reminder: Separate permits are required for internal and external plumbing, HVAC, and electrical installations. Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused. The Planning and Urban Development Department may request additional information prior to the issuance of a permit.

Chris Pizey

From: Ann Marie Barter [annmarie.barter@yahoo.com]
Sent: Wednesday, July 06, 2011 9:23 AM
To: Chris Pizey; Chris Pizey; Paul Flaherty
Subject: Fw: letter from lender

--- On Wed, 7/6/11, Kristeen Smith 207-878-7770 <kristeen@firstportland.com> wrote:

From: Kristeen Smith 207-878-7770 <kristeen@firstportland.com>
Subject: construction on Peaks Island
To: "Ann Marie Barter" <annmarie.barter@yahoo.com>
Date: Wednesday, July 6, 2011, 1:13 PM

Good morning Mr. Flaherty and Mr. Pizey.

This e-mail is to confirm that with her own funds and the funds from a mortgage on her own home in Windham and 76 Seashore Avenue on Peaks Island, Michael and Ann Marie Barter have sufficient funds to build the home noted in the building contract between you and the Barters.

If you need additional information, please contact me. Thank you.

Kristeen A Smith

Trusted Mortgage Advisor for 15 years

First Portland Mortgage Corp

NMI S 60473

1321 Washington Ave

Portland, ME 04103

e-mail: kristeen@firstportland.com

phone (207) 878-7770 ext. 1-24

fax (207) 878-7771

site: www.firstportland.com

85-F-15112

RECORDING REQUESTED BY
AND AFTER RECORDING RETURN TO:
Richard J. Abbondanza, Esq.
Hopkinson & Abbondanza, P.A.
511 Congress Street, Suite 801
Portland, ME 04101

WARRANTY DEED

THIS INDENTURE WITNESSETH, that LEROY J. MOTTLA and MARY M. MOTTLA
("Grantors"), of Cumberland County, in the State of Maine, **CONVEY AND WARRANT to MARY**
M. MOTTLA and LEROY J. MOTTLA Trustees, or their successors in trust, under the
MARY M. MOTTLA LIVING TRUST dated October 21, 2002, and any amendments thereto,
of Cumberland County, Maine, for valuable consideration, the receipt of which is hereby
acknowledged, with Warranty covenants, certain real estate in Cumberland County, in the State of
Maine, described as follows in a deed from **VERONICA FOSTER to LEROY J. MOTTLA AND**
MARY M. MOTTLA which deed was dated November 19, 2009, and recorded in the Cumberland
County Registry of Deeds on 11/29/2009, in Book 27413,
Page 127.

A certain lot or parcel of land, together with the buildings thereon, situated on the
southwesterly end of Peaks Island in the City of Portland, County of Cumberland and
State of Maine, bounded and described as follows:

Beginning at an iron post situated in the northwesterly corner of land of Lillian A.
Smith, said post being also in the northeasterly corner of Lot Numbered 91 as shown
on a plan of the Henry H. Brackett Estate recorded in Cumberland County Registry of
Deeds in Plan Book 9, Page 57, and in the southerly line of land formerly of James
W. Brackett; thence southerly along the line of said lot numbered 91 and said line
continued one hundred eleven and nine one hundredths (111.09) feet to an iron post
located on the northeasterly side line of Seashore Avenue, sometimes known as
Ocean Side Avenue; thence southeasterly along said line of Seashore Avenue, fifty-
six and two tenths (56.2) feet to an iron post; thence northerly one hundred-twenty
(120) feet to an iron post on the line of said land formerly of J. W. Brackett, located
fifty-two and six tenths (52.6) feet easterly from the point of beginning; thence
westerly along said Brackett land, fifty-two and six tenths (52.6) feet to the point of
beginning.

June 27, 2011

To Whom It May Concern:

Please allow Paul Flaherty to take out a building permit for Ann Marie and Michael Barter's house to be built at 76 Seashore Avenue, Peaks Island, Maine. This property is held in trust by Mary M. Mottla and LeRoy J. Mottla of Peaks Island, Maine.

Mary M. Mottla
Mary M. Mottla

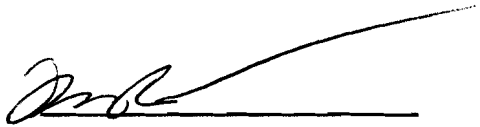
LeRoy J. Mottla
LeRoy J. Mottla

June 27, 2011

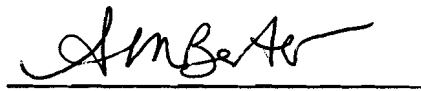
To Whom it May Concern:

We authorize Paul Flaherty to take out a building permit on our behalf in order to construct a home on the property at 76 Seashore Avenue, Peaks Island, ME.

Sincerely,

A handwritten signature in black ink, appearing to be 'Mike Barter', written over a horizontal line.

Mike Barter

A handwritten signature in black ink, appearing to be 'Ann Marie Barter', written over a horizontal line.

Ann Marie Barter

Applicant: Michael & Ann Marie Barker

Date: 7/21/11

Address: 76 ~~St~~ Seashore Ave, Peaks Island

C-B-L: 85-F-15116

CHECK-LIST AGAINST ZONING ORDINANCE

permit # 2011-07-1696

Date - old house demolished October 2010 (permit # 10-0158)

revised site plan 8/17/11
~~revised site plan~~ 9/6/11

Zone Location - IR-2

~~revised plan~~ 9/14/11 ~~xxx~~

Interior or corner lot -

Proposed Use/Work - build new two story side family

Sevage Disposal - public

Lot Street Frontage - 70' min - 113.7' 5 min (OK)

* Front Yard - 25' or average - 29' scaled to front deck. (~~20.25' to left side stairs~~) (OK)

Rear Yard - 25' min - 26' scaled (OK)

Side Yard - 20' min - right side - 22' to house - 17' to side city - (OK) section 14-425
- left side - 48' scaled (OK)
5' off ~~33~~

Projections -

33" inset back

Width of Lot - 80' min - 110.5' (OK)

Height - 35' (pre grade) max - 29' scaled from lowest grade (OK)

Lot Area - 20,000 ϕ min or lot of record 6500 ϕ - 9611.5 min (OK)

Lot Coverage Impervious Surface - 20% = 1922.2

Area per Family - N/A

Off-street Parking - 2 space required

Loading Bays - N/A

Site Plan - level I minor residential

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 15 - zone C

40 x 24 = ~~960~~ 960

4 x 16 = 64

(deck) 16 x 8 = ~~96~~ 112

(stairs) (2) (10 x 4) = ~~80~~ 45

~~4 x 16 = 64~~

side entry 5 x 11 = 55

~~12364~~ (OK)

12364

Jeanie Bourke - 76 Seashore Ave., Peaks Island - Barter Single Family Building Permit

From: Philip DiPierro
To: Code Enforcement & Inspections
Date: 9/19/2011 1:36 PM
Subject: 76 Seashore Ave., Peaks Island - Barter Single Family Building Permit
Attachments: Conditions of Approval 9-19-11.docx

Hi all, this project, site plan # 2011-07-1696-SF at 76 Seashore Ave., Peaks Island, the Barter Single Family Building project, meets minimum DRC site plan requirements with conditions of approval, for the issuance of the building permit. Please see attached conditions of approval. I tried to input the conditions into 1S but was unsuccessful. Please print the attached and include with the building permit.

Please contact me with any questions. Thanks.

Phil

76 Seashore Ave. P.I. CBL: 085-F-015

APP. 7/12/11
 BB # 2011-07-1696
 reviewed: 7/29/11

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST		
Soil type/Presumptive Load Value (Table R401.4.1)				
Component	Submitted Plans	Findings	Revisions	Date
STRUCTURAL				
Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	16" x 8" 24" x 24" x 12" pads 8" wall 4' to ledge pinned			
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	Perimeter Drain open to basement	fabric, damp proof	OK	8/11/11
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY				
Anchor Bolts/Straps, spacing (Section R403.1.6)	/	?	OK	8/11/11
Lally Column Type (Section R407)	/	?	"	
Girder & Header Spans (Table R 502.5(2))	Max span 6'4"			
Built-Up Wood Center Girder Dimension/Type	3-2x12	? stair beams (3)	OK	8/11/11
Sill/Band Joist Type & Dimensions	/	?	"	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 16" O.C. hangers 2x12 middle section			
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x12 16" O.C.			
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	2x8 16" O.C. ceiling Joist Attic Main Roof 2x6 C.T. 32" O.C.			

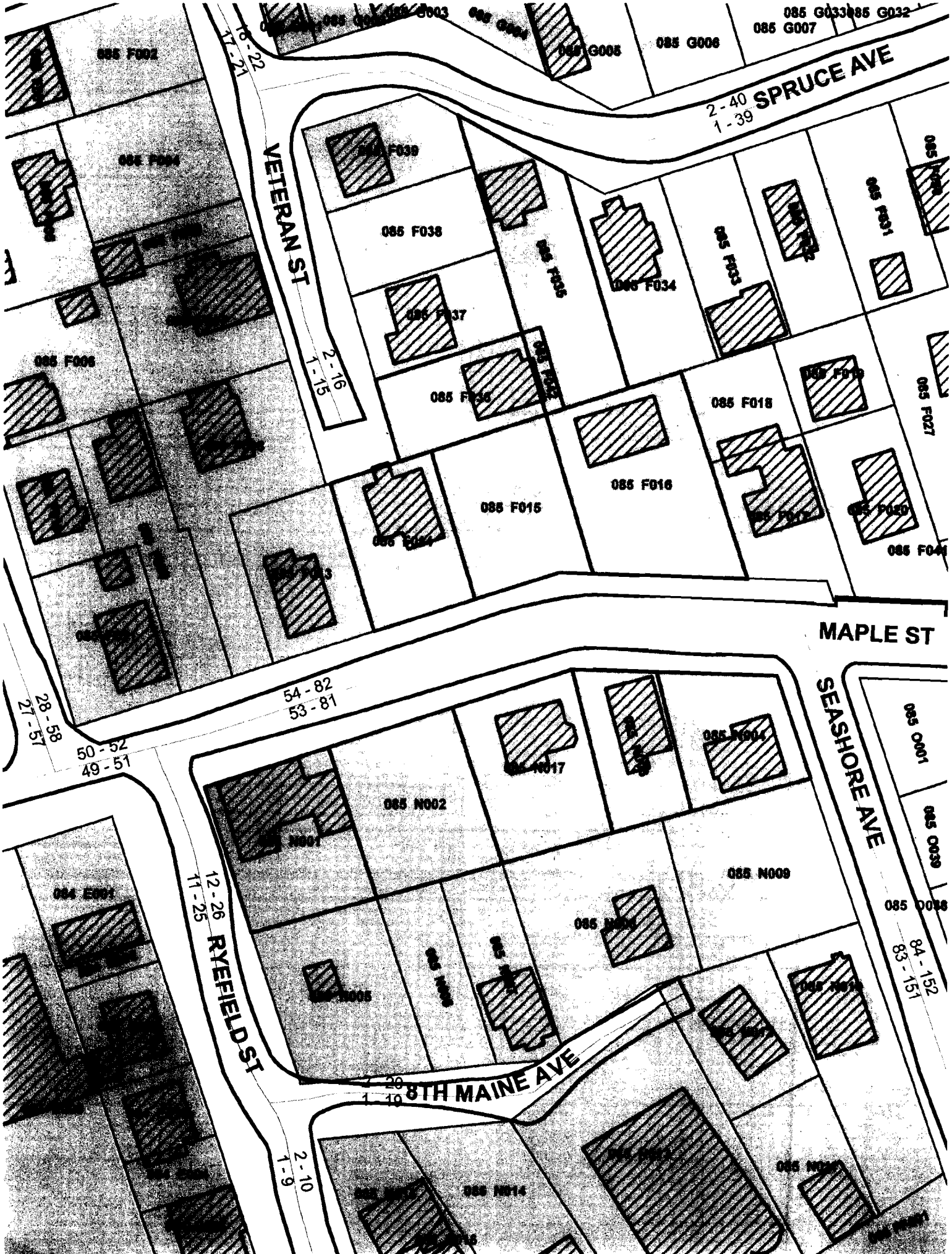
~~6/15/11 @ 8:00~~

SCANNED

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	4.10 - 5.23 : 12 2x10 16" OC 2x12 Ridge vertical stiffener partial roof			
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	F-3/4" T & G, W-1/2" CDX, R-1/2 CDX			
Fastener Schedule (Table R602.3(1) & (2))	/	?	OK	(10)
Private Garage (Section R309) Living Space? (Above or beside) Fire separation (Section R309.2) Opening Protection (Section R309.1)	N/A			
Emergency Escape and Rescue Openings (Section R310)	/	?	OK 8/11/11	(17)
Roof Covering (Chapter 9)	#225 Asphalt			
Safety Glazing (Section R308)	stairwell	? Entry @ deck	8/11/11	(18)
Attic Access (Section R807)	/	? if needed	"	(19)
Chimney Clearances/Fire Blocking (Chap. 10)	N/A			
Header Schedule (Section 502.5(1) & (2))	All 3-2x10	Eng Specs on LVL'S	8/11/11	(20)
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	Floor = R-15, FL = R-30, Wall R-20 ceiling R-49 U = .35	? How foundation detail	OK	(21)

Type of Heating System	/	? oil FHW per email 8/23/11	(12)
Means of Egress (Sec R311 & R312) Basement	Partial - w/ Egress doors		
Number of Stairways	4		
Interior	1		
Exterior	3		
Treads and Risers (Section R311.5.3)	/	?	OK (13)
Width (Section R311.5.1)			8/11/11
Headroom (Section R311.5.2)			
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)			
Smoke Detectors (Section R313) Location and type/Interconnected	/	? + CO	8/11/11 OK (14)
Draftstopping (Section R502.12) and Fireblocking (Section R602.8)			
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	N/A		9/14/11
Deck Construction (Section R502.2.1)	6x6 posts - 2-2x12 Beams 2x8 Joist over, 3' Rail-4"	Need Lateral connection detail Need side porch foundation detail	(15)

6'x16'-sona @ 8' o.c.



085 F002

085 F004

085 F006

50-52
49-51

085 E001

VETERAN ST
1-15
2-16

085 F039

085 F038

085 F037

085 F036

085 F015

085 F016

085 F018

54-82
53-81

085 N002

RYEFIELD ST
11-25
12-26

085 N005

085 N006

085 N007

085 N009

8TH MAINE AVE
1-10
2-20

085 N012

085 N014

085 N013

2-40
1-39

SPRUCE AVE

MAPLE ST

SEASHORE AVE

085 C001

085 C039

085 C038

84-152
83-151

085 G007
085 G008
085 G005
085 G006
085 G033
085 G032

085 F001

085 F003

085 F034

085 F033

085 F019

085 F027

085 F020

085 F021

07/22/2011

76 SEASHORE AVE. PI

2:26 PM

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	AVESTA MUNJOY COMMONS LP	307 CUMBERLAND AVE PORTLAND, ME 04101	13 EMERSON ST	24
	C & R RENTALS LLC	9 SKIP RD BUXTON, ME 04093	23 EMERSON ST	3
	HALSTEAD DAVID M II & ETALS	24 EMERSON ST PORTLAND, ME 04101	24 EMERSON ST	1
	HAYMAN JAMES H & JEANNE O HAYMAN JTS	25 HOWARD ST PORTLAND, ME 04101	25 HOWARD ST	3
	JACKSON SHEILA	20 EMERSON ST PORTLAND, ME 04101	20 EMERSON ST	2
	MARGOLIS-PINEO ELIZABETH & DAVID MARGOLIS-PINEO JTS	138 GLENWOOD AVE PORTLAND, ME 04103	22 EMERSON ST	1
	NEILAN SIVE	29 EMERSON ST APT 3 PORTLAND, ME 04101	29 EMERSON ST	3
	PORCIELLO JASA & JON PETRUSCHKE JTS	21 HOWARD ST PORTLAND, ME 04101	21 HOWARD ST	2
	WILSON RICHARD & CATHERINE WILSON	19 HOWARD ST PORTLAND, ME 04101	19 HOWARD ST	3

07/22/2011

76 SEASHORE AVE. PI

2:26 PM

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
Total Listed:	9			42

IMPORTANT NOTICE FROM CITY OF PORTLAND

To residents and property owners: A Level 1: Minor Residential Development application was submitted to the Portland Planning Division by Michael & Ann Marie Barter for a new single family home at 76 Seashore Avenue, Peaks Island.

In accordance with the Portland Land Use Ordinance, notices of receipt of a Level I Minor Residential Development application must be sent to neighbors. This application will be reviewed administratively by City Staff.

Plans are available in the Portland Planning Division, 4th Floor, City Hall. If you have any questions or wish to submit comments, contact the Planning Division at 874-8719 or email jmy@portlandmaine.gov

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State of Maine
Department of Public Safety
Fire Sprinkler System Permit



9567

76 Seashore Ave Peaks Island

Located at: 76 Seashore Ave Praks Island
 In the Town of: Portland
 Occupancy/Use: house
 Type of System: NFPA 13d

Permission is hereby given to:

Barry H Gammon Sr
 295 Boothby Road
 Limington, ME 04049
 Contractor License # 747

to begin installation according to plans submittal approved by the Office of State Fire Marshal..
 This submittal is filed under log # **2111223** , and no departure from the application submittal shall be made without prior approval in writing. This permit is issued under the provisions of Title 32, Chapter 20, Section 12004-I. Nothing herein shall excuse the holder of this permit from failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions. This permit shall be displayed at the construction site or be made readily available.

This permit was issued on **6/30/2011** for a fee paid of **\$25.00**

*This permit will expire at midnight on **Tuesday, December 27, 2011***

The expiration date applies only if the installation has not begun by that date and no permission has been granted to extend the date. Once installation begins, then the permit is valid for however long it takes to complete the installation, assuming that the work is fairly continuous.

John E. Morris
 Commissioner

The type of Fire Department Connection and its location is to be according to the Local Fire Department

Within 30 days of the completion of a new fire sprinkler system or an addition to an existing fire sprinkler system, a fire sprinkler system contractor shall provide to the Office of State Fire Marshal a copy of this permit signed and dated by the certified Responsible Managing Supervisor representing that the fire sprinkler system has been installed according to specifications of the approved plan to the best of the supervisor's knowledge, information, and belief. This requirement is part of the sprinkler law, and neglect of this duty is grounds to not renew the contractor's license to do work in the State of Maine. All renewed sprinkler licenses are good for two years and expire on a June 30th.

Job completed, tested and verified by date of _____

RMS for this job: Killeen Thomas J.

RMS Signature: _____



Triple 1-3/4" x 11-7/8" VERSA-LAM® 2.0 3100 SP

Floor Beam\FB01

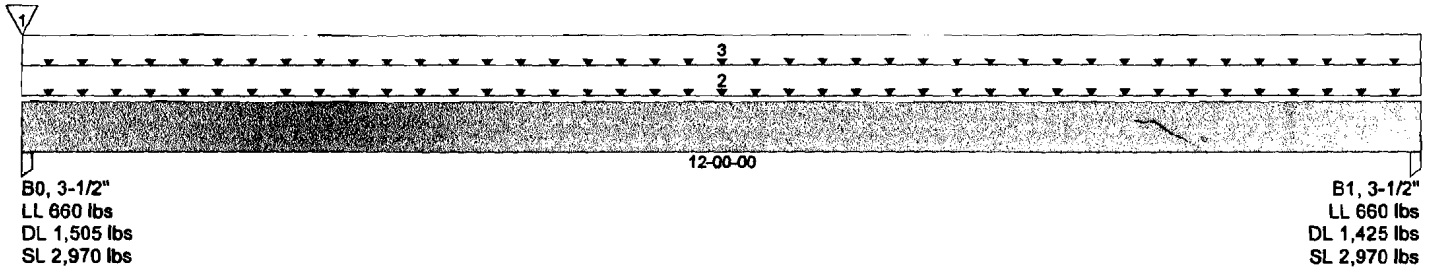
BC CALC® 3.0 Design Report - US
Build 440

1 span | No cantilevers | 0/12 slope

Thursday, August 04, 2011

Job Name: BARTER JOB
Address: 76 SEASHORE AVE
City, State, Zip: PEAKS ISLAND, ME
Customer: PAUL FLAHERTY
Code reports: ESR-1040

File Name: BC CALC Project
Description: KITCHEN & DEN BEAM IN CEILING
Specifier: BEAM "A"
Designer: T BOUCHARD
Company:
Misc:



Total Horizontal Product Length = 12-00-00

Load Summary				Live	Dead	Snow	Wind	Roof Live	Trib. (In.)
Tag	Description	Load Type	Ref. Start End	100%	90%	115%	133%	125%	
1	INT WALL	Conc. Pt. (lbs)	L 00-00-00 00-00-00	0	80				n/a
2	CEILING JSTS	Unf. Area (psf)	L 00-00-00 12-00-00	10	10				11-00-00
3	ROOF	Unf. Area (psf)	L 00-00-00 12-00-00	10	10	45			11-00-00

Controls Summary	Value	% Allowable	Duration	Case	Span
Pos. Moment	14,030 ft-lbs	38.2%	115%	2	1 - Internal
End Shear	3,976 lbs	29.2%	115%	2	1 - Left
Total Load Defl.	L/603 (0.23")	39.8%		2	1
Live Load Defl.	L/840 (0.165")	42.9%		2	1
Max Defl.	0.23"	23.0%		2	1
Span / Depth	11.7	n/a			1

Disclosure

Completeness and accuracy of input must be verified by anyone who would rely on output as evidence of suitability for particular application. Output here based on building code-accepted design properties and analysis methods. Installation of BOISE engineered wood products must be in accordance with current Installation Guide and applicable building codes. To obtain Installation Guide or ask questions, please call (800)232-0788 before installation.

Bearing Supports	Dfm. (L x W)	Value	% Allow Support	% Allow Member	Material
B0 Post	3-1/2" x 3-1/2"	5,135 lbs	n/a	55.9%	Unspecified
B1 Post	3-1/2" x 3-1/2"	5,055 lbs	n/a	55.0%	Unspecified

Cautions

Member is not fully supported at post B0. A connector is required at this bearing.
Member is not fully supported at post B1. A connector is required at this bearing.

Notes

Design meets Code minimum (L/240) Total load deflection criteria.
Design meets Code minimum (L/360) Live load deflection criteria.
Design meets arbitrary (1") Maximum load deflection criteria.

New SF
76 Seashore Ave PI

RECEIVED

AUG 11 2011

Dept. of Building Inspections
City of Portland Maine



Triple 1-3/4" x 11-7/8" VERSA-LAM® 2.0 3100 SP

Floor Beam\FB01

BC CALC® 3.0 Design Report - US
Build 440

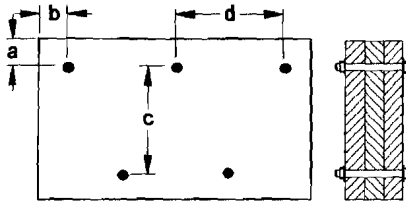
1 span | No cantilevers | 0/12 slope

Thursday, August 04, 2011

Job Name: BARTER JOB
Address: 76 SEASHORE AVE
City, State, Zip: PEAKS ISLAND, ME
Customer: PAUL FLAHERTY
Code reports: ESR-1040

File Name: BC CALC Project
Description: KITCHEN & DEN BEAM IN CEILING
Specifier: BEAM " A "
Designer: T BOUCHARD
Company:
Misc:

Connection Diagram



a minimum = 2" c = 7-7/8"
b minimum = 2-1/2" d = 24"

Connection design assumes point load is 'top-loaded'. For connection design of 'side-loaded' point loads, please consult a technical representative or professional of Record.

Bolts are assumed to be Grade A307 or Grade 2 or higher.

Member has no side loads.

Concentrated loads are not considered in side load analysis.

Connectors are: 1/2 in. Staggered Through Bolt

Disclosure

Completeness and accuracy of input must be verified by anyone who would rely on output as evidence of suitability for particular application. Output here based on building code-accepted design properties and analysis methods. Installation of BOISE engineered wood products must be in accordance with current Installation Guide and applicable building codes. To obtain Installation Guide or ask questions, please call (800)232-0788 before installation.

BC CALC®, BC FRAMER®, AJS™, ALLJOIST®, BC RIM BOARD™, BCI®, BOISE GLULAM™, SIMPLE FRAMING SYSTEM®, VERSA-LAM®, VERSA-RIM PLUS®, VERSA-RIM®, VERSA-STRAND®, VERSA-STUD® are trademarks of Boise Cascade, L.L.C.



Triple 1-3/4" x 9-1/2" VERSA-LAM® 2.0 3100 SP

Floor BeamIFB01

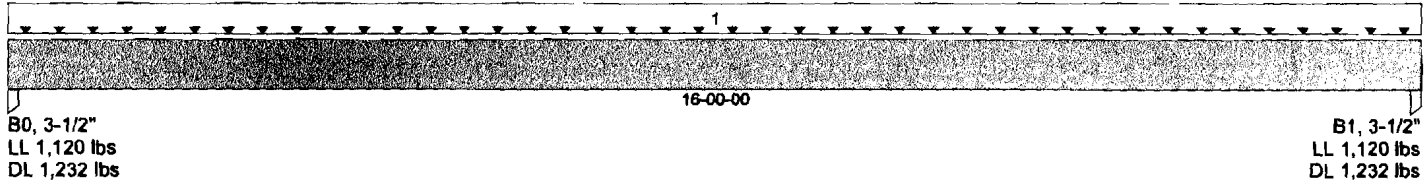
BC CALC® 3.0 Design Report - US
Build 440

1 span | No cantilevers | 0/12 slope

Thursday, August 04, 2011

Job Name: BARTER JOB
Address: 76 SEASHORE AVE
City, State, Zip: PEAKS ISLAND, ME
Customer: PAUL FLAHERTY
Code reports: ESR-1040

File Name: BC CALC Project
Description: BEAM IN BONUS RM CEILING 2ND FLR
Specifier: BEAM " B " OPT 1
Designer: T BOUCHARD
Company:
Misc:



Total Horizontal Product Length = 16-00-00

Load Summary					Live	Dead	Snow	Wind	Roof Live	Trib. (In.)	
Tag	Description	Load Type	Ref.	Start	End	100%	90%	115%	133%	125%	
1	CEILING JOISTS LOAD ONLY	Unf. Area (psf)	L	00-00-00	16-00-00	10	10				14-00-00

Controls Summary	Value	% Allowable	Duration	Case	Span
Pos. Moment	8,878 ft-lbs	42.4%	100%	1	1 - Internal
End Shear	2,034 lbs	21.5%	100%	1	1 - Left
Total Load Defl.	L/362 (0.515")	66.2%		1	1
Live Load Defl.	L/761 (0.245")	47.3%		1	1
Max Defl.	0.515"	51.5%		1	1
Span / Depth	19.6	n/a			1

Disclosure

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Bearing Supports	Dim. (L x W)	Value	% Allow Support	% Allow Member	Material
B0 Post	3-1/2" x 3-1/2"	2,352 lbs	n/a	25.6%	Unspecified
B1 Post	3-1/2" x 3-1/2"	2,352 lbs	n/a	25.6%	Unspecified

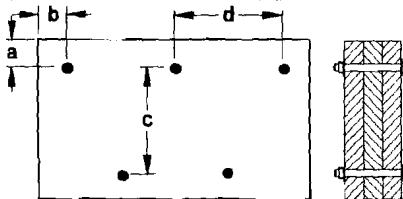
Cautions

Member is not fully supported at post B0. A connector is required at this bearing.
Member is not fully supported at post B1. A connector is required at this bearing.

Notes

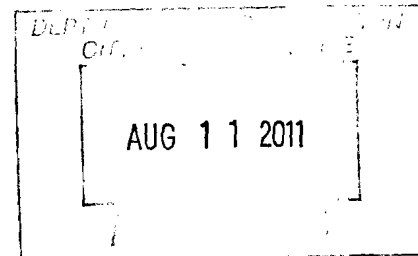
Design meets Code minimum (L/240) Total load deflection criteria.
Design meets Code minimum (L/360) Live load deflection criteria.
Design meets arbitrary (1") Maximum load deflection criteria.

Connection Diagram



a minimum = 2" c = 5-1/2"
b minimum = 2-1/2" d = 24"

Bolts are assumed to be Grade A307 or Grade 2 or higher.
Member has no side loads.
Connectors are: 1/2 in. Staggered Through Bolt





Double 1-3/4" x 11-7/8" VERSA-LAM® 2.0 3100 SP

Floor Beam\FB01

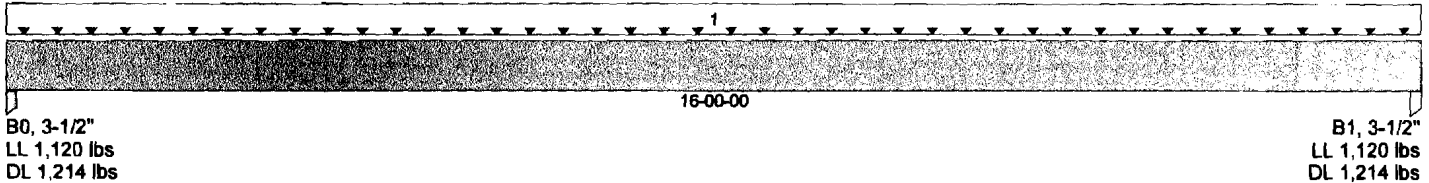
BC CALC® 3.0 Design Report - US
Build 440

1 span | No cantilevers | 0/12 slope

Thursday, August 04, 2011

Job Name: BARTER JOB
Address: 76 SEASHORE AVE
City, State, Zip: PEAKS ISLAND, ME
Customer: PAUL FLAHERTY
Code reports: ESR-1040

File Name: BC CALC Project
Description: BEAM IN BONUS RM CEILING 2ND FLR
Specifier: BEAM " B " OPT 2
Designer: T BOUCHARD
Company:
Misc:



Total Horizontal Product Length = 16-00-00

Tag	Description	Load Type	Ref.	Start	End	100%	90%	115%	133%	125%	Trib. (in.)
1	CEILING JOISTS LOAD ONLY	Unf. Area (psf)	L	00-00-00	16-00-00	10	10				14-00-00

Controls Summary	Value	% Allowable	Duration	Case	Span
Pos. Moment	8,807 ft-lbs	41.4%	100%	1	1 - Internal
End Shear	1,960 lbs	24.8%	100%	1	1 - Left
Total Load Defl.	L/476 (0.392")	50.4%		1	1
Live Load Defl.	L/991 (0.188")	36.3%		1	1
Max Defl.	0.392"	39.2%		1	1
Span / Depth	15.7	n/a			1

Disclosure

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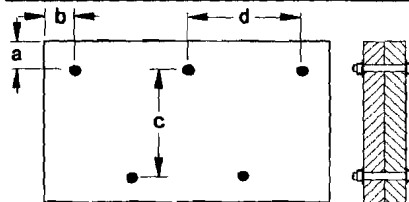
Bearing Supports	Dim. (L x W)	Value	% Allow Support	% Allow Member	Material
B0 Post	3-1/2" x 3-1/2"	2,334 lbs	n/a	25.4%	Unspecified
B1 Post	3-1/2" x 3-1/2"	2,334 lbs	n/a	25.4%	Unspecified

Notes

Design meets Code minimum (L/240) Total load deflection criteria.
Design meets Code minimum (L/360) Live load deflection criteria.
Design meets arbitrary (1") Maximum load deflection criteria.

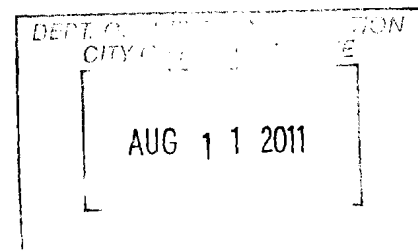
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Connection Diagram



a minimum = 2" c = 7-7/8"
b minimum = 2-1/2" d = 24"

Bolts are assumed to be Grade A307 or Grade 2 or higher.
Member has no side loads.
Connectors are: 1/2 in. Staggered Through Bolt





Triple 1-3/4" x 11-7/8" VERSA-LAM® 2.0 3100 SP

Floor Beam\FB01

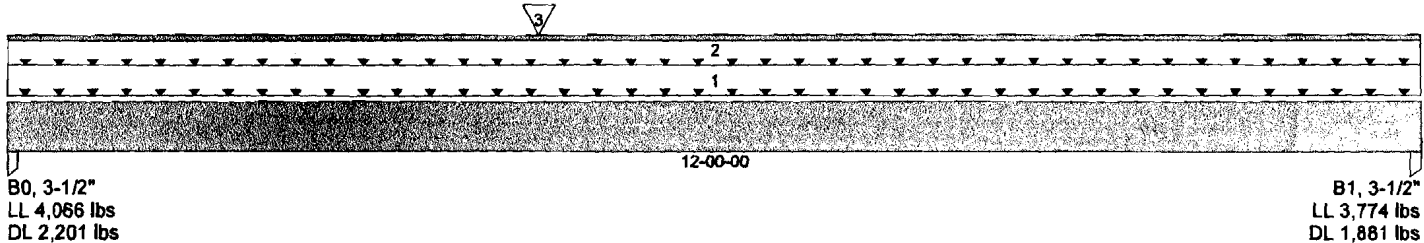
BC CALC® 3.0 Design Report - US
Build 440

1 span | No cantilevers | 0/12 slope

Thursday, August 04, 2011

Job Name: BARTER JOB
Address: 76 SEASHORE AVE
City, State, Zip: PEAKS ISLAND, ME
Customer: PAUL FLAHERTY
Code reports: ESR-1040

File Name: BC CALC Project
Description: BEAM IN CEILING BETWEEN KIT & LIVING
Specifier: BEAM " C "
Designer: T BOUCHARD
Company:
Misc:



Total Horizontal Product Length = 12-00-00

Load Summary					Live	Dead	Snow	Wind	Roof Live	Trib. (In.)
Tag	Description	Load Type	Ref.	Start End	100%	90%	115%	133%	125%	
1	2ND FLOOR LOAD	Unf. Area (psf)	L	00-00-00 12-00-00	40	10				14-00-00
2	WALL LOAD	Unf. Lin. (plf)	L	00-00-00 12-00-00	0	80				n/a
3	POINT LOAD FROM 2ND FL...	Conc. Pt. (lbs)	L	04-06-00 04-06-00	1,120	1,232				n/a

Controls Summary					
Value	% Allowable	Duration	Case	Span	
Pos. Moment 18,778 ft-lbs	58.8%	100%	1	1	1 - Internal
End Shear 5,245 lbs	44.3%	100%	1	1	1 - Left
Total Load Defl. L/465 (0.298")	51.7%		1	1	
Live Load Defl. L/725 (0.191")	49.7%		1	1	
Max Defl. 0.298"	29.8%		1	1	
Span / Depth 11.7	n/a			1	

Disclosure

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Bearing Supports					
Dim. (L x W)	Value	% Allow Support	% Allow Member	Material	
B0 Post 3-1/2" x 3-1/2"	6,267 lbs	n/a	68.2%	Unspecified	
B1 Post 3-1/2" x 3-1/2"	5,656 lbs	n/a	61.6%	Unspecified	

Cautions

Member is not fully supported at post B0. A connector is required at this bearing.
Member is not fully supported at post B1. A connector is required at this bearing.

Notes

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Design meets Code minimum (L/360) Live load deflection criteria.
Design meets arbitrary (1") Maximum load deflection criteria.

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AUG 11 2011



Triple 1-3/4" x 11-7/8" VERSA-LAM® 2.0 3100 SP

Floor Beam\FB01

BC CALC® 3.0 Design Report - US
Build 440

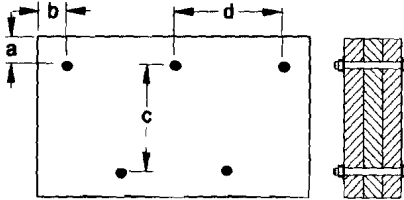
1 span | No cantilevers | 0/12 slope

Thursday, August 04, 2011

Job Name: BARTER JOB
Address: 76 SEASHORE AVE
City, State, Zip: PEAKS ISLAND, ME
Customer: PAUL FLAHERTY
Code reports: ESR-1040

File Name: BC CALC Project
Description: BEAM IN CEILING BETWEEN KIT & LIVING
Specifier: BEAM " C "
Designer: T BOUCHARD
Company:
Misc:

Connection Diagram



a minimum = 2" c = 7-7/8"
b minimum = 2-1/2" d = 24"

Connection design assumes point load is 'top-loaded'. For connection design of 'side-loaded' point loads, please consult a technical representative or professional of Record.
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Concentrated loads are not considered in side load analysis.
Connectors are: 1/2 in. Staggered Through Bolt

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Double 1-3/4" x 9-1/2" VERSA-LAM® 2.0 3100 SP

Floor Beam\FB01

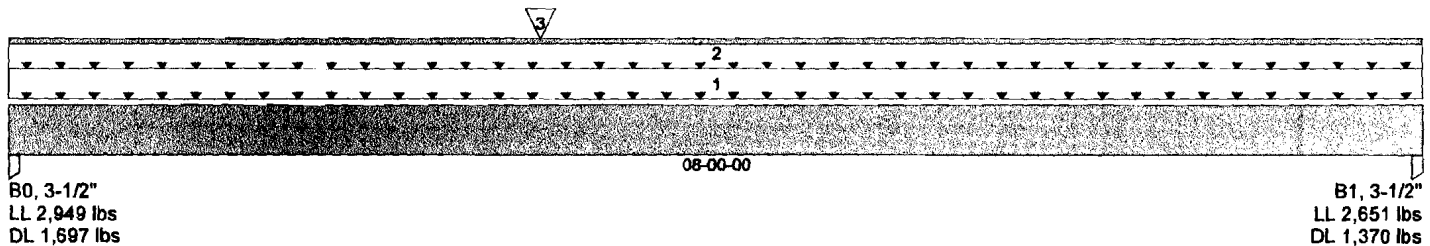
BC CALC® 3.0 Design Report - US
Build 440

1 span | No cantilevers | 0/12 slope

Thursday, August 04, 2011

Job Name: BARTER JOB
Address: 76 SEASHORE AVE
City, State, Zip: PEAKS ISLAND, ME
Customer: PAUL FLAHERTY
Code reports: ESR-1040

File Name: BC CALC Project
Description: BEAM OVER DOUBLE POCKET DOORS
Specifier: BEAM " D "
Designer: T BOUCHARD
Company:
Misc:



Total Horizontal Product Length = 08-00-00

Load Summary					Live	Dead	Snow	Wind	Roof Live	Trib. (in.)	
Tag	Description	Load Type	Ref.	Start	End	100%	90%	115%	133%	125%	
1	2ND FLOOR LOAD	Unf. Area (psf)	L	00-00-00	08-00-00	40	10				14-00-00
2	WALL LOAD	Unf. Lin. (plf)	L	00-00-00	08-00-00	0	80				n/a
3	POINT LOAD FROM 2ND FL...	Conc. Pt. (lbs)	L	03-00-00	03-00-00	1,120	1,232				n/a

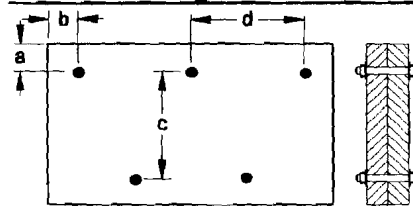
Controls Summary	Value	% Allowable	Duration	Case	Span
Pos. Moment	9,339 ft-lbs	66.9%	100%	1	1 - Internal
End Shear	3,790 lbs	60.0%	100%	1	1 - Left
Total Load Defl.	L/501 (0.181")	47.9%		1	1
Live Load Defl.	L/802 (0.113")	44.9%		1	1
Max Defl.	0.181"	18.1%		1	1
Span / Depth	9.5	n/a			1

Bearing Supports	Dim. (L x W)	Value	% Allow Support	% Allow Member	Material
B0 Post	3-1/2" x 3-1/2"	4,645 lbs	n/a	50.6%	Unspecified
B1 Post	3-1/2" x 3-1/2"	4,022 lbs	n/a	43.8%	Unspecified

Notes

Design meets Code minimum (L/240) Total load deflection criteria.
Design meets Code minimum (L/360) Live load deflection criteria.
Design meets arbitrary (1") Maximum load deflection criteria.

Connection Diagram



a minimum = 2" c = 5-1/2"
b minimum = 2-1/2" d = 24"

Connection design assumes point load is 'top-loaded'. For connection design of 'side-loaded' point loads, please consult a technical representative or professional of Record.
Bolts are assumed to be Grade A307 or Grade 2 or higher.
Member has no side loads.
Concentrated loads are not considered in side load analysis.
Connectors are: 1/2 in. Staggered Through Bolt

Disclosure

Completeness and accuracy of input must be verified by anyone who would rely on output as evidence of suitability for particular application. Output here based on building code-accepted design properties and analysis methods. Installation of BOISE engineered wood products must be in accordance with current Installation Guide and applicable building codes. To obtain Installation Guide or ask questions, please call (800)232-0788 before installation.

BC CALC®, BC FRAMER®, AJST™, ALLJOIST®, BC RIM BOARD™, BC®, BOISE GLULAM™, SIMPLE FRAMING SYSTEM®, VERSA-LAM®, VERSA-RIM PLUS®, VERSA-RIM®, VERSA-STRAND®, VERSA-STUD® are trademarks of Boise Cascade, L.L.C.

DEVELOPMENT REVIEW FEES:

Check all reviews that apply. Payment may be made in cash or check to the City of Portland.

<p>Level I Minor Residential Site Plan</p> <p>___ Application Fee (\$300.00 flat fee)</p> <p>The City invoices separately for the following:</p> <ul style="list-style-type: none"> • Notices (\$.75 each) 	<p>Fees Paid (office use)</p> <p>___</p>
<p>Inspection Fee: Inspection fee due after approval (for site plan inspection by the Planning Division)</p>	<p>\$100 (flat fee)</p>
<p>Performance Guarantee</p>	<p>Exempt except for those projects that complete construction in the winter and the site work is incomplete.</p>
<p>Building Permit Fee</p>	<p>\$30 for the first \$1,000 construction cost, \$10 per additional \$1,000 cost.</p>

Application Check List:

As of December 1, 2010, all site plans and written application materials must be uploaded to a website for review. At the time of application, instructions for uploading the plans will be provided to the applicant. One paper set of the plans, written materials and application fee must be submitted to the Planning Division Office to start the review process.

INSPECTION

Refer to the application checklist for a detailed list of submittal requirements.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: www.portlandmaine.gov Copies of the ordinances may be purchased through the Planning Division. All of the information on the checklist must be submitted for review. The applicant must check off the items contained in the application package to ensure the application is complete.


Property Taxes:

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 a permit of any kind is accepted.

Separate Permits:

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

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 Planning Authority and Code Enforcement'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.

<p>Signature of Applicant:</p> 	<p>Date:</p> <p>07/16/11</p>
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This is not a permit; you may not commence any work until the permit is issued.

7-15-11 entered in

Location/Address of Site: 76 Seashore Ave Peaks Island		
Total Square Footage of Proposed Structure/Area: 1800	Area of lot (total square feet):	Number of Stories: 1 1/2
Tax Assessor's Chart, Block & Lot(s) Chart# 85 Block # F Lot# 15-416	Fees Paid: (for Office Use Only) Site Plan _____ Building Permit... _____ Inspection _____	Cost of Work: Work: \$ 253,624 C of O Fee \$ _____
Current Legal Use: Number of residential Units 1	If vacant, previous use? RES	Is property part of a subdivision? If yes, please name: NO
Proposed Use and Project Description: RESIDENTIAL 1 1/2 STORY cape style 2 bed no garage Full 3/4		
Applicant - must be owner, Lessee or Buyer Name: Business Name, if applicable: Address: City/State : Zip Code:		Applicant Contact Information Work # Home# Cell # e-mail: RECEIVED! JUL 12 2011 Dept. of Building Inspections City of Portland Maine
Owner - (if different from Applicant) Name: Michael + Ann Marie Berra Address: 96 Swett Rd City/State : WENDELL ME Zip Code: 04062		Owner Contact Information Work # Home# 207/ 892/ 5631 Cell # 207/ 650/ 7846 e-mail: ANN.MARIE.BERRA@YANNO.COM
Agent/ Contractor Name: PAUL FLANNERY Address: P.O. BOX 313 City/State : West Kennebunk Zip Code: 04094 04094		Agent/Contractor Contact Information Work # Home# Cell # e-mail: paul@roadrunner.com MAIL paul@roadrunner.com
Billing Information Name: Address: City/State : Zip Code: Phone Number:		Contact when Building Permit is Ready: Name: PAUL FLANNERY Address: P.O. BOX 313 City/State : West Kennebunk Zip Code: 04094 Maine Phone Number: 207-590-2671



Certificate of Occupancy



CITY OF PORTLAND, MAINE

Department of Planning and Urban Development
Building Inspections Division

Location: 76 SEASHORE AVE

CBL: 085- F-015-001

Issued to: ANN MARIE AND MIKE BARTER

Date Issued: 4/19/2012

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. 2011-07-1696-SF, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

ENTIRE

APPROVED OCCUPANCY

USE GROUP R-3, TYPE 5-B, IRC 2009

Approved:
04-19-2012

(Date) Inspector

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

Inspections Division Director