

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 100295

Please Read Application And Notes, if Any, Attached

This is to certify that DESOLUSA-ROBERT A/JMAC Custom Concrete Inc has permission to Lift existing house off foundation pour new concrete foundation - replace house on the new foundation, repairs

AT 18 MECHANIC ST CBL 087 V001001

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

PERMIT ISSUED

Notification of inspection must be given and written permission procured before this building or part thereof is entered or otherwise 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 2010

Fire Dept. _____

Health Dept. _____

Appeal Board City of Portland

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: 10-0295	Issue Date:	CBL: 087 V001001
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Location of Construction: (P20) 18 MECHANIC ST, Peaks Island	Owner Name: DESOUSA ROBERT A	Owner Address: 50 TYNG ST	Phone:
Business Name:	Contractor Name: JMAC Custom Concreat Inc.	Contractor Address: 150 Sixth Street Auburn	Phone 2077849943
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: IR2

Past Use: Single Family Home	Proposed Use: Single Family Home - Lift existing house off foundation pour new concrete foundation - replace house on the new foundation, replacing wood frame where needed	Permit Fee: \$160.00	Cost of Work: \$13,695.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>R.3</i> Type: <i>SB</i> <i>IRC 2003</i>	

Proposed Project Description:
Lift existing house off foundation pour new concrete foundation - replace house on the new foundation, replacing wood frame where needed

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

Permit Taken By: ldobson	Date Applied For: 03/26/2010	Zoning Approval
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<ol style="list-style-type: none"> This permit application does not 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.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <i>- add work to take place with existing footprint</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>ABM 3/25/10</i>	Zoning Appeal <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: _____	Historic Preservation <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 <input type="checkbox"/> Denied <i>ABM</i> Date: _____
	<p>PERMIT ISSUED</p> <p>APR 16 2010</p> <p>City of Portland</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 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

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 Inspection 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 with construction.

 X Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers

 X Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space

 X Final inspection required at completion of work.

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0295	Date Applied For: 03/26/2010	CBL: 087 V001001
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Location of Construction: 18 MECHANIC ST, Peaks Island	Owner Name: DESOUSA ROBERT A	Owner Address: 50 TYNG ST	Phone:
Business Name:	Contractor Name: JMAC Custom Concreat Inc.	Contractor Address: 150 Sixth Street Auburn	Phone (207) 784-9943
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - Lift existing house off foundation pour new concrete foundation - replace house on the new foundation, replacing wood frame where needed	Proposed Project Description: Lift existing house off foundation pour new concrete foundation - replace house on the new foundation, replacing wood frame where needed
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 03/29/2010**Note:** **Ok to Issue:**

- 1) This permit is being issued with the condition that all the work will take place within the existing footprint and the height of the structure will remain the same.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) 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:** Tammy Munson **Approval Date:** 04/15/2010**Note:** **Ok to Issue:**

- 1) Anchor bolts must be 12" from the corners.
- 2) A minimum of 4 - 2" x 12"-s shall be installed to support the house as the main carrying beam. The maximum span shall be 10'-6" with lally columns installed.
- 3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.



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>20 Mechanic st Peaks Island Me</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>87</u> <u>V</u> <u>1</u>	Applicant * must be owner, Lessee or Buyer * Name <u>Robert deSousa</u> Address <u>20 Mechanic st</u> City, State & Zip <u>Peaks Is Me 04108</u>	Telephone: <u>802 236 7035</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>13,695.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>single family</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>SAME</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Lift existing house off deteriorated foundation Pour New concrete foundation - lower house back onto new foundation - Replacing wood frame where needed-</u>		
Contractor's name: <u>JMAC CUSTOM CONCRETE INC</u> Address: <u>150 Sixth st.</u> City, State & Zip <u>Auburn Me, 04201</u> Telephone: <u>207784 9943</u> Who should we contact when the permit is ready: <u>Robert deSousa</u> Telephone: <u>802 237 7035</u> Mailing address: <u>20 Mechanic st Peaks Island Me 04108</u>		

Please submit all of the information outlined on the applicable 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 or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division 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: [Signature] Date: March 26 2010

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

RECEIVED

MAR 26 2010

Dept. of Building Inspections
City of Portland Maine



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 *none*
- Detail any new walls or permanent partitions *none*
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing *existing*
- Window and door schedules *none*
- Foundation plans w/required drainage and damp proofing (if applicable) *attached*
- Detail egress requirements and fire separation/sound transmission ratings (if applicable) *grandfathered*
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IEBC 2003 *existing*
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions *none*
- Reduced plans or electronic files in pdf format are required if originals are larger than 11" x 17" *attached*
- Proof of ownership is required if it is inconsistent with the assessors records *consistent*

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.

N



NATICK STREET

44'

Land of
Robert Desousa
20 Mechanic Street
Lot 87-V-1
0.174 acres

DRAIN TO DAYLIGHT

EXISTING HOUSE
(FOOTPRINT TO
REMAIN UNCHANGED)

NEW FOUNDATION DRAIN

NATICK STREET

MECHANIC STREET

58'

76'

~~88'~~
75'

W

E

Site Plan
Robert Desousa
20 Mechanic Street
Peaks Island
Portland, Maine
3/25/2010

S

PROPOSAL

JMAC'S Custom Concrete Inc
150 Sixth Street
Auburn, ME 04210

Tel/Fax: (207) 784-9943
Cell: (207) 212-7250
Jmacscustom@aol.com

Cottage Renovations
165 Crystal Meadows
Bomoseen, VT 05732
Attn: Robert Desousa
Job Site: Peaks Island, ME
March 20, 2010

Following work to be completed:

Construction of 78 linear feet of 3' 10" high x 10" wide concrete foundation walls, also 55 linear feet of 4' 10" high x 10" wide concrete foundation walls, both with related footings and rebar reinforcing \$9,620.00

Construction of 990 square feet of 4" thick concrete basement slab, pour, finish, saw cut control joints, & installation of expansion joint material & caulking \$4,075.00

All above work on existing home.

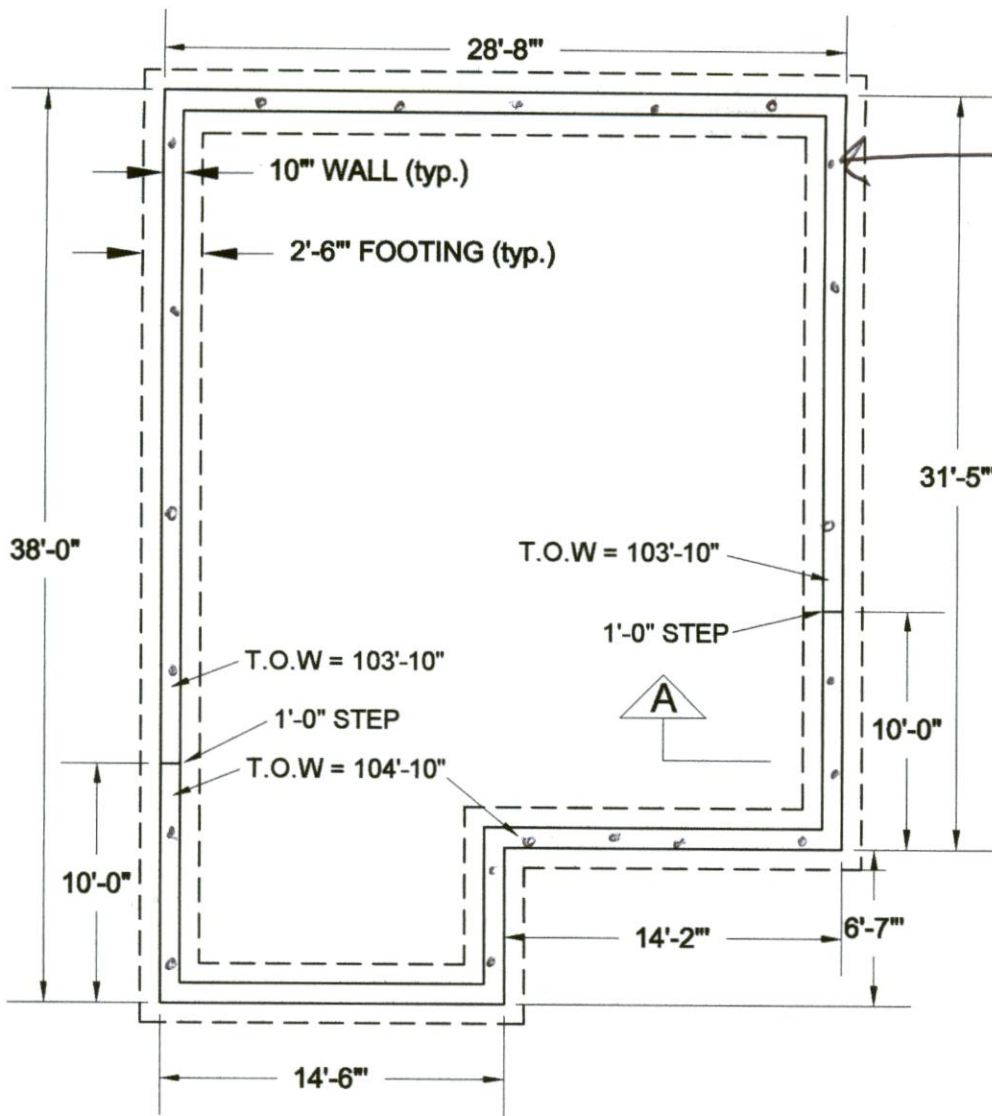
All Labor & Materials: \$13,695.00

Exclusions:

The following will Not be provided for by JMAC'S Custom Concrete Inc:

- All excavation to be provided for by others
- All jacking to be provided for by others
- All access for concrete trucks to be provided for by Robert Desousa
- No concrete pumping
- All water transportation for personnel, trucks, equipment, materials, & concrete trucks to be supplied by Robert Desousa
- Any concrete truck time over 4 hours per truck will be billed an additional \$75.00 per hour per truck upon completion
- Any amount of concrete over 40 yards will be billed an additional \$300.00 per cubic yard upon completion
- Not liable for cracks in new concrete work
- No water proofing of new concrete foundation walls

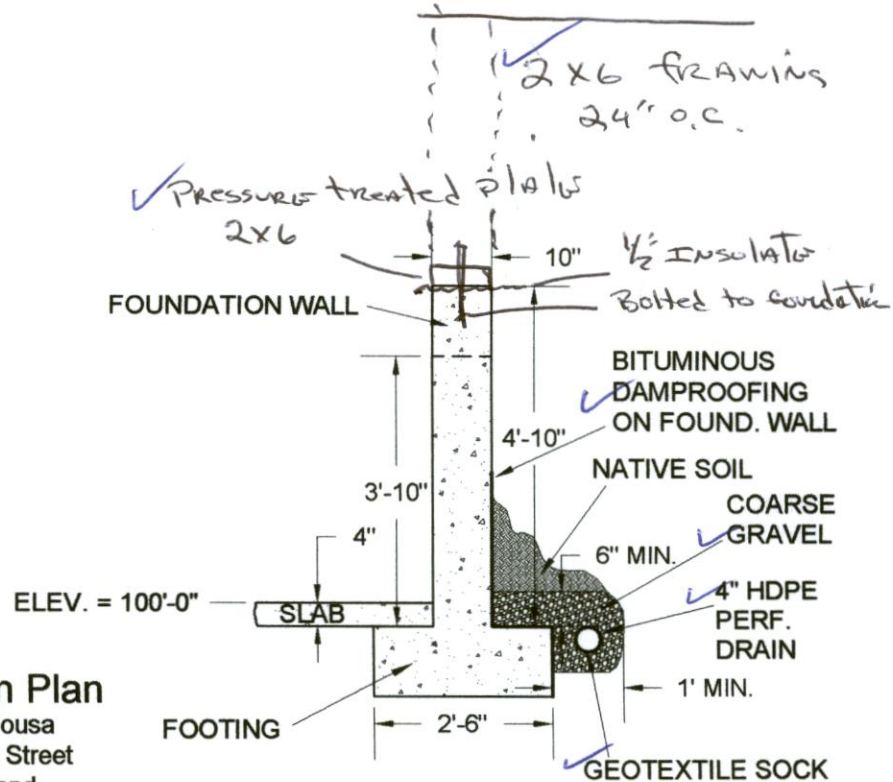
Terms: \$4,000.00 down upon start, \$5,620.00 due upon completion of concrete foundation walls, \$4,075.00 due upon completion of concrete basement slab



Bolts to attach new Pressure-treated sill Every 2' in on corners Every 6' apart on walls

Plan

1/8" = 1'-0"

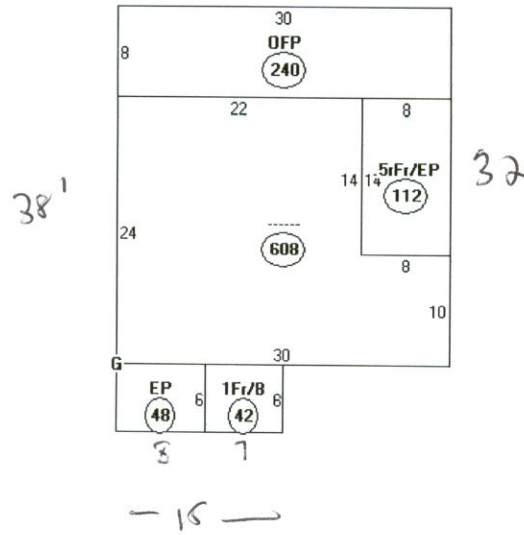


Foundation Plan

Robert deSousa
20 Mechanic Street
Peaks Island
Portland, Maine
3/25/2010

Section A-A

SCALE: 3/8" = 1'-0"



Descriptor/Area

- A: -----
608 sqft
- B: OFP
240 sqft
- C: 5Fr/EP
112 sqft
- D: 1Fr/B
42 sqft
- E: EP
48 sqft
- F: RS1
192 sqft
- G: RS1
144 sqft

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

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Maps

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Tax Roll

Q & A

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browse facts and links a-z

CBL 087 V001001
Land Use Type SINGLE FAMILY
Property Location 18 MECHANIC ST
Owner Information DESOUSA ROBERT A
 50 TYNG ST
 PORTLAND ME 04102
Book and Page 24553/262
Legal Description 87-V-1
 MECHANIC ST
 NATICK ST
 PEAKS ISLAND 7600 SF
Acres 0.174

Current Assessed Valuation:

TAX ACCT NO. 13674 **OWNER OF RECORD AS OF APRIL 2009**
 DESOUSA ROBERT A
LAND VALUE \$180,500.00 50 TYNG ST
BUILDING VALUE \$79,300.00 PORTLAND ME 04102
NET TAXABLE - REAL ESTATE \$259,800.00
TAX AMOUNT \$4,608.86

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.



Best viewed at 800x600, with Internet Explorer

Building Information:

Card 1 of 1

Year Built 1900
Style/Structure Type OLD STYLE
Stories 2
Bedrooms 3
Full Baths 1
Total Rooms 6
Attic NONE
Basement FULL
Square Feet 1342

[View Sketch](#)
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[View Picture](#)



Outbuildings/Yard Improvements:

Card 1

Year Built 1900
Structure SHED-FRAME
Size 12X16
Units 1
Grade D
Condition P

Card 1

Year Built 1900
Structure SHED-FRAME
Size 12X12
Units 1
Grade D
Condition P

Sales Information:

Sale Date	Type	Price	Book/Page
11/8/2006	LAND + BUILDING	\$244,000.00	24553/262

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