

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that SUSAN BERRY

Located At 160 UPPER A ST

Job ID: 2012-08-4760-ALTR

CBL: 088- K-016-001

has permission to build a 12 by 24 foot unattached garage (Single Family Residence).

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 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**

\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

09/26/2012

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

## BUILDING PERMIT INSPECTION PROCEDURES

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

or email: [buildinginspections@portlandmaine.gov](mailto: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 prior to pouring concrete
  2. Close In Elec/Plmb/Frame prior to insulate or gypsum
  3. 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 OCCUPIED.



# PORTLAND MAINE

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Director of Planning and Urban Development  
Jeff Levine

Job ID: 2012-08-4760-ALTR

Located At: 160 UPPER A ST

CBL: 088- K-016-001

## **Conditions of Approval:**

### **Zoning**


1. This permit is being approved on the basis of plans submitted. 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 addition, it may be required to be located by a surveyor.
3. Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards. The one (1) year starts at the time of removal. It shall be the owner's responsibility to contact the Code Enforcement Officer and notify them of that specific date.
4. It is understood that there has been no demolition as of this date. It is also understood that the new structure will be further from the rear property line than the current structure. The existing structure is legally nonconforming for the rear setback and may be maintained if the new structure is built within one year of the demolition of the old structure.

### **Building**

1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Section R317 Protection of Wood and Wood Based Products against decay. All wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches from the exposed ground.
3. Roof Rafter framing and Connection shall comply with Section R802.3 & R802.3.1 of MUBEC.
  - a. As discussed with the Builder, this shall include the installation of collar ties and approved wall/ roof sheathing.
4. R502.5 Allowable girder spans. The allowable spans of girders fabricated of dimension lumber shall not exceed the values set forth in Tables R502.5(1) and R502.5(2).
  - a. See attachment of submit lumber yard specifications for your proposed "beams".

**City of Portland, Maine - Building or Use Permit Application**

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

Job No: 2012-08-4760-ALTR	Date Applied: 8/21/2012	CBL: 088- K-016-001	
Location of Construction: 160 UPPER A ST, P.I.	Owner Name: SUSAN BERRY	Owner Address: 3222 DESOTO ST NEW ORLEANS, LA 70119	Phone:
Business Name:	Contractor Name: Semper-Fi Contracting – Keith Samara	Contractor Address: 358 NEW PORTLAND ROAD, GORHAM, ME 04038	Phone: (207) 749-0737
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG	Zone: IR-1
Past Use: Single Family Dwelling	Proposed Use: Same: Single Family Dwelling – to rebuild 1 car garage (see demo permit #2012-05-4030) 12' x 24'	Cost of Work: \$14,000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: R3 Type: 5 B IRC, 2009 (MVB/EK) Signature: 
Proposed Project Description: build 12' x 24' garage	Pedestrian Activities District (P.A.D.)		
Permit Taken By: Gayle	<b>Zoning Approval</b>		

<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><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>___ Maj ___ Mjn ___ MM Date: <i>ok with condit</i> <i>S 8/29/12</i></p>	<p><b>Zoning Appeal</b></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: <i>S</i></p>	<p><b>Historic Preservation</b></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: <i>S</i></p>
	<b>CERTIFICATION</b>		

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	PHONE

2012 08 4760



# General Building Permit Application

G6  
IR-1

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>160 UPPER A ST. PEAKS ISLAND ME</u>		
Total Square Footage of Proposed Structure/Area <u>288 S.F.</u>	Square Footage of Lot <u>22902</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>088</u> Block# <u>K016</u> Lot#	Applicant: (must be owner, lessee or buyer) Name <u>KEITH SAMARA</u> <u>SEMPER-FI CONTRACTING</u> Address <u>358 NEW PTD. RD.</u> City, State & Zip <u>GORHAM, ME. 04038</u>	Telephone: <u>207-749-0737</u>
Lessee/DBA  <b>RECEIVED</b>  <b>AUG 21 2012</b>  Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name <u>SUSAN BERRY</u> Address <u>160 UPPER A ST.</u> City, State & Zip <u>PEAKS ISLAND, ME.</u>	Cost of Work: <u>\$14,000.-</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>N/A</u> Number of Residential Units <u>N/A</u> If vacant, what was the previous use? <u>N/A NEW CONSTRUCTION</u> Proposed Specific use: <u>1 CAR GARAGE</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ # <u>2012-05-4630</u> Project description: <u>12' x 24' ONE CAR GARAGE</u>		
Contractor's name: <u>KEITH SAMARA</u> <u>SEMPER-FI</u> Email: _____ <u>CONTRACTING</u> Address: <u>358 NEW PTD. RD.</u> City, State & Zip: <u>GORHAM, ME. 04038</u> Telephone: <u>749-0737</u> Who should we contact when the permit is ready: <u>KEITH</u> Telephone: <u>749-0737</u> Mailing address: <u>SAME</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.

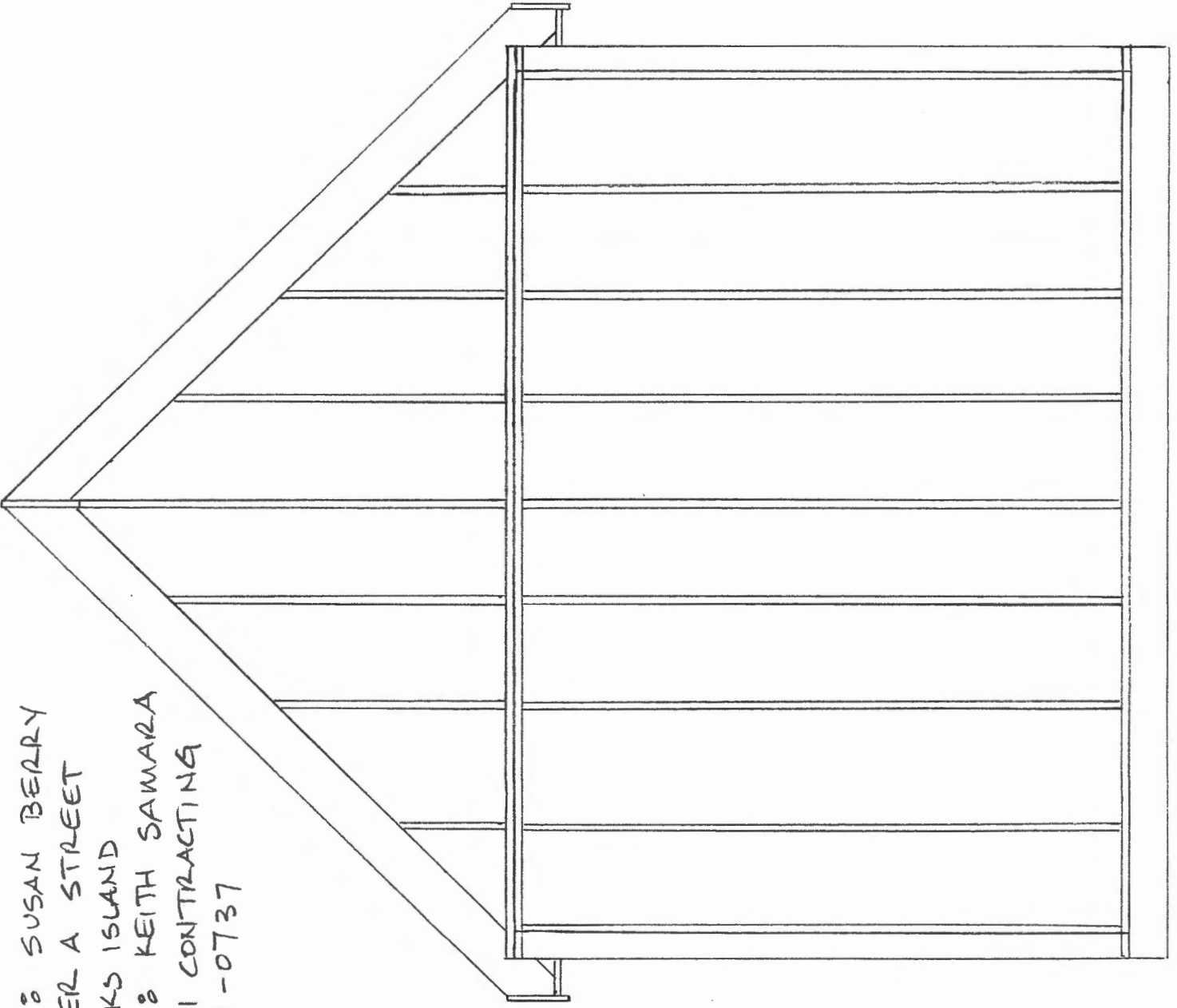
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

and 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: Keith Samara Date: 8-17-12

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

HOMEOWNER : SUSAN BERRY  
160 UPPER A STREET  
PEAKS ISLAND  
CONTRACTOR : KEITH SAMARA  
SEMPER-FI CONTRACTING  
749-0737



BACK  
VIEW

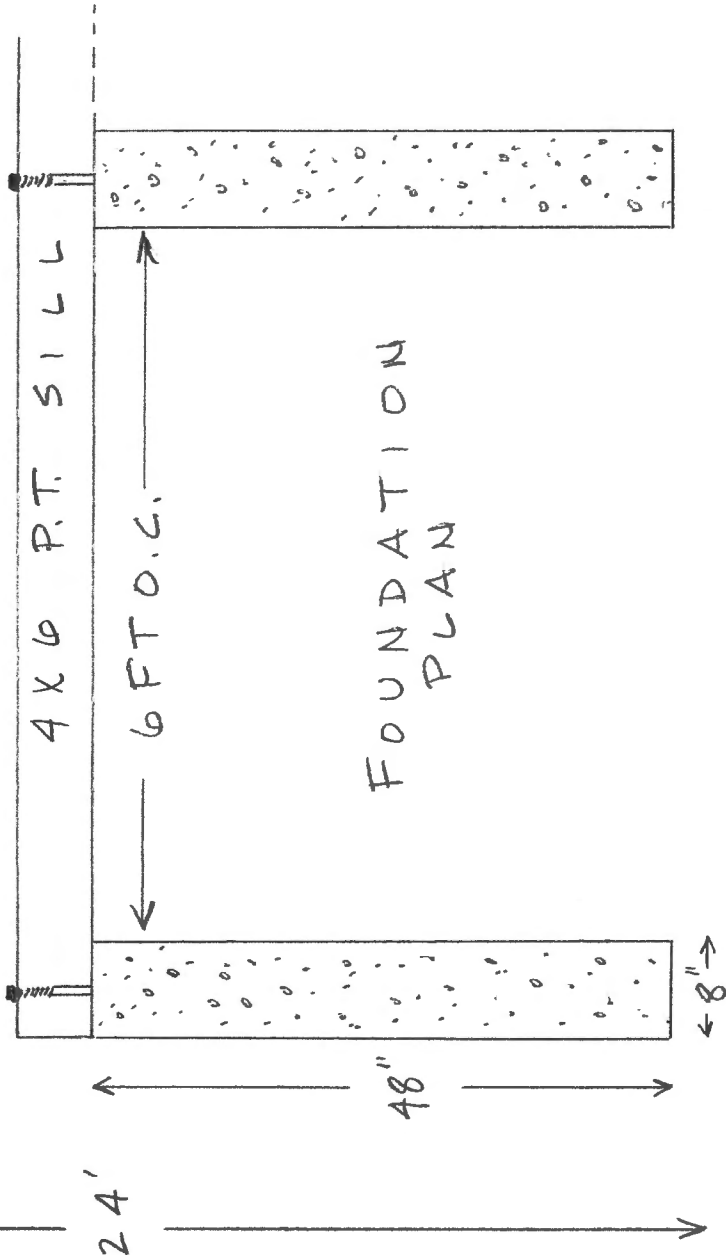
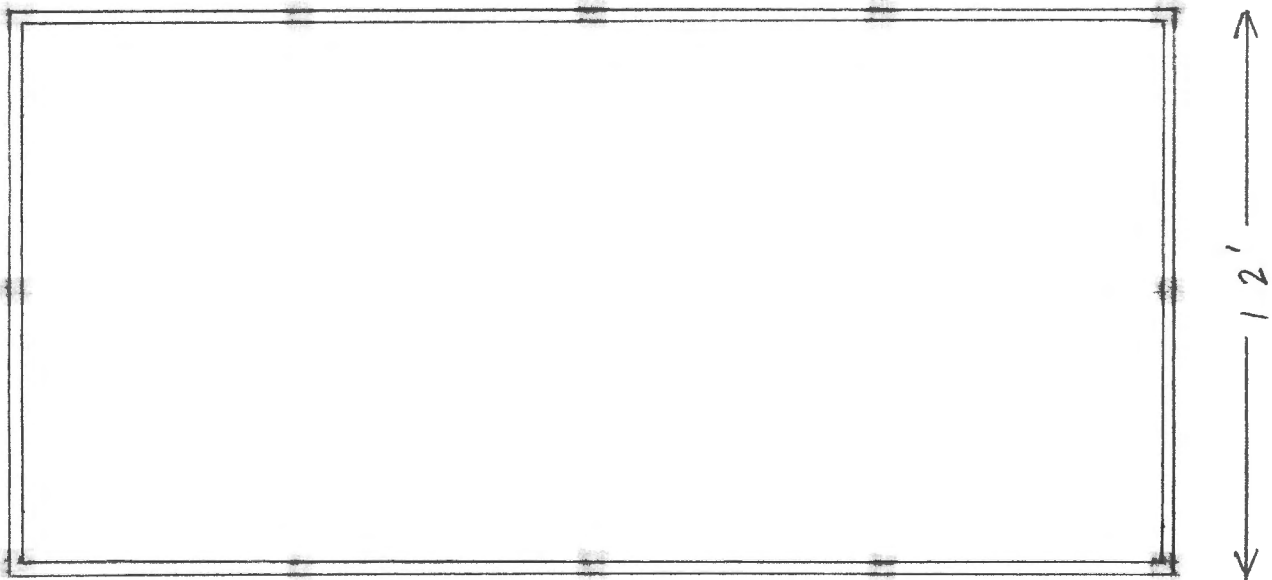
SCALE :  
1/2" = 1 FT.

= 8 INCH SONA TUBE

48 INCHES DEEP

72 INCHES BETWEEN SONA

4x6 P.T. SILL FASTENED TO TOP OF SONAS



FOUNDATION PLAN

HOMEOWNER: SUE BERRY

160 UPPER A STREET

PEAKS ISLAND

CONTRACTOR: KEITH SAMARA

SEMPER-FI CONTRACTING

HOMEOWNER : SUSAN BERRY  
160 UPPER A STREET  
PEAKS ISLAND  
CONTRACTOR : KEITH SAWARA  
SEMPER-FI CONTRACTING  
749-0737

2X10 RIDGE BEAM

setback to

2X4  
STUDS  
16" O.C.

12/12 PITCH

SCALE :  
1/2" = 1 FT.

2X10 RAFTERS

2X10 HEADER

9X7 GARAGE  
DOOR

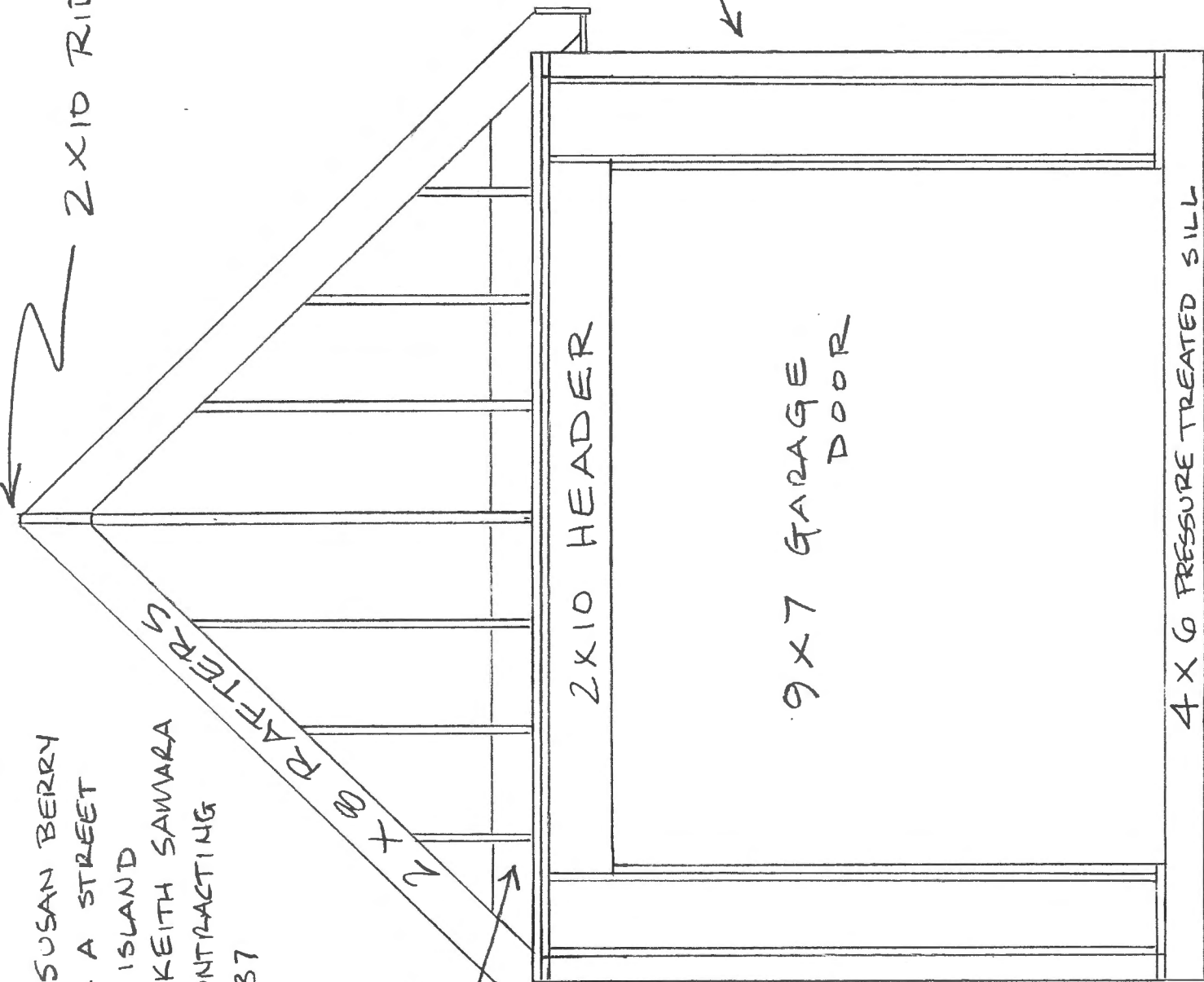
4X6 PRESSURE TREATED SILL

2X6  
COLLAR  
TIES

1X8  
FACIA

1X6  
SOFFIT

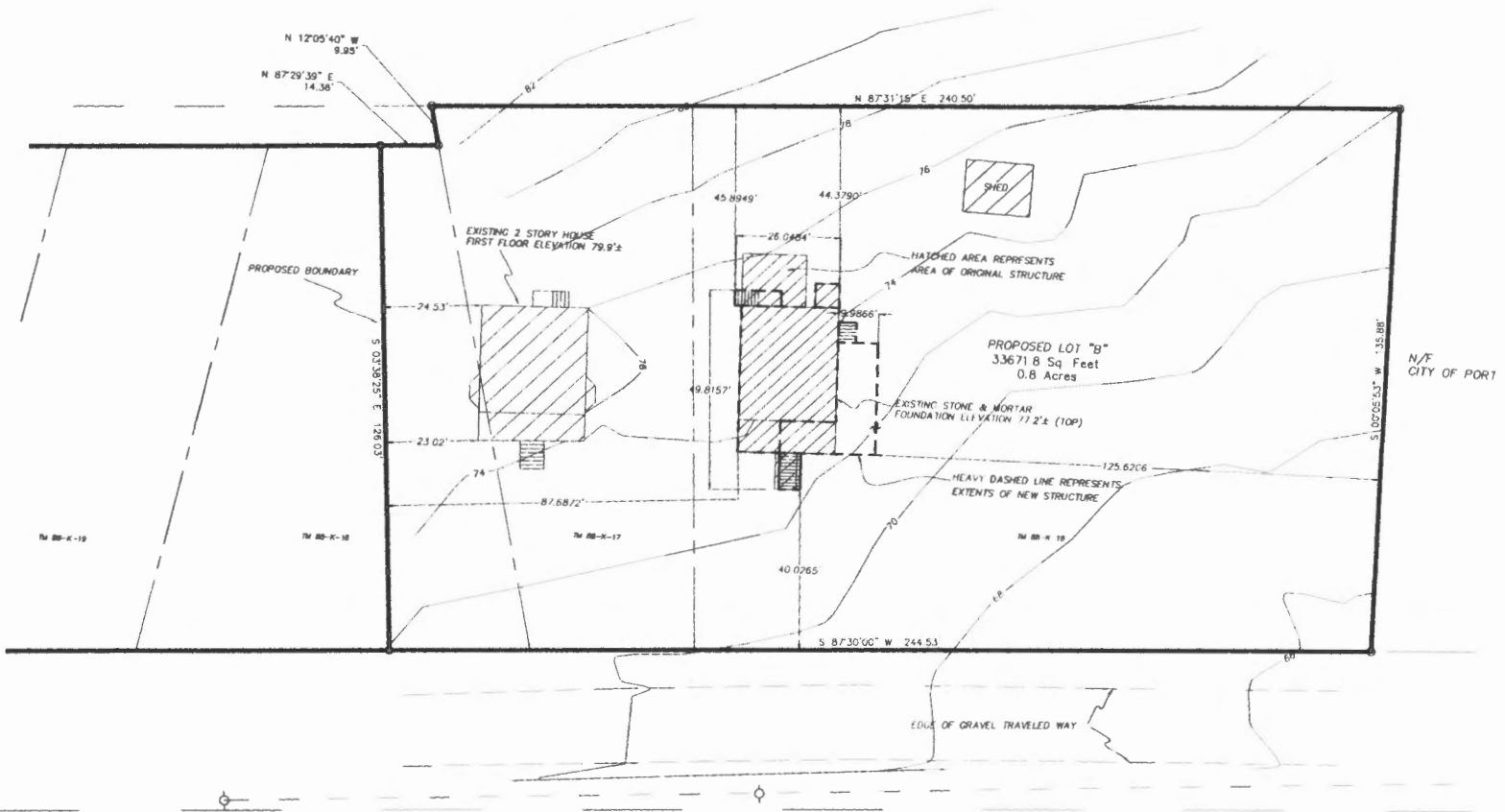
FRONT  
VIEW





From Previous permit  
for Demo # 2012-05-4030

TM 88 K 3



LEGEND

- IRON ROD FOUND (L.E. JONES #485)
- IRON ROD SET WITH CAP (PLS 206.3)
- ⊕ UTILITY POLE
- N/F NOW OR FORMERLY OF
- 27547/227 CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK/PAGE NUMBER

PLAN REFERENCE: "PLAN OF PROPERTY IN PEAKS ISLAND, PORTLAND, MAINE MADE FOR CHARLENE W. AND EDMUND D. BERRY" BY LLOYD E. JONES R.S. DATED JUNE 1989. UNRECORDED.





# PORTLAND MAINE

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Receipts Details:

**Tender Information:** Check , BusinessName: Keith Samara, Check Number: 1986  
**Tender Amount:** 160.00

Receipt Header:

**Cashier Id:** gguertin  
**Receipt Date:** 8/21/2012  
**Receipt Number:** 47302

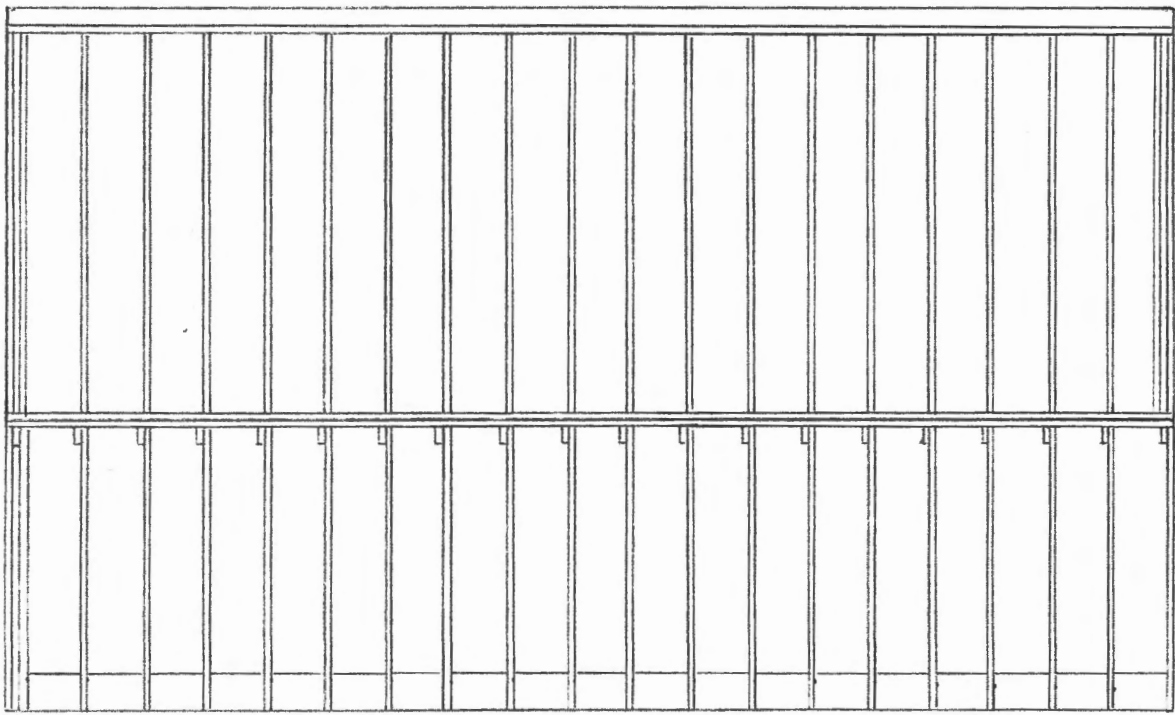
Receipt Details:

Referance ID:	7716	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	160.00	Charge Amount:	160.00
Job ID: Job ID: 2012-08-4760-ALTR - build 12' x 24' garage			
Additional Comments: 160 Upper a st.,			

Thank You for your Payment!



RIGHT  
SIDE



8'  
6'

24'

SCALE  
1/4" = 1 FT.

HOMEOWNER : SUE BERRY  
160 UPPER A STREET  
PEAKS ISLAND  
CONTRACTOR : KEITH SAMARA  
SEMPER-FI CONTRACTING  
749-0737

LEFT  
SIDE

