

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED JUN 2 2002 CITY OF PORTLAND </div>		Permit No: 02-0522	Issue Date: JUN 2 2002	CBL: 123 J015001
Location of Construction: 123 Highland St	Owner Name: Greer Charles A	Owner Address: 123 Highland St	Phone: 761-4645	
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:	
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-5	
Past Use: Single Family	Proposed Use: Single Family	Permit Fee: \$233.00	Cost of Work: \$30,000.00	CEO District: 3
Proposed Project Description: 223 sf Addition to include Bath, Laundry and Entry		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 58 6/15/02 Signature: <i>[Signature]</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Permit Taken By: jodinea	Date Applied For: 05/17/2002	Zoning Approval		

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 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..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <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"/>	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	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
	Date: 5/30/02	Date:	Date:

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

2-0522

Building

Approved

Mike Nugent

[Redacted]

06/05/2002

05/30/2002



Mike Nugent

06/05/2002

Notes indicate compliance w/ 1996 BOCA Code , must comply with the '99 Code.

05/17/2002

jodinea

06/05/2002

mjn

Application ID Number: 2-0522

Department: Zoning

Status: Approved with Conditions

Reviewer: Marge Schmuckal

Comments: 123 Highland St - Left a voice mail with the owner - No full plot plan is attached, only a partial. On hold until I get a full plot plan - need to determine rear setbacks (corner lot) and lot coverage. 5/28/02
5/30/02 - plot plan submitted- using 14-433 for rear

Approval Date: 05/30/2002

Sign Off Date: 05/24/2002

OK to issue Permit Name: Marge Schmuckal Date: 05/30/2002

This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.

Create Date: 05/17/2002 By: jodinea Update Date: 05/30/2002 By: mes

MORTGAGE LOAN INSPECTION PLAN

123 HIGHLAND STREET
 PORTLAND, MAINE

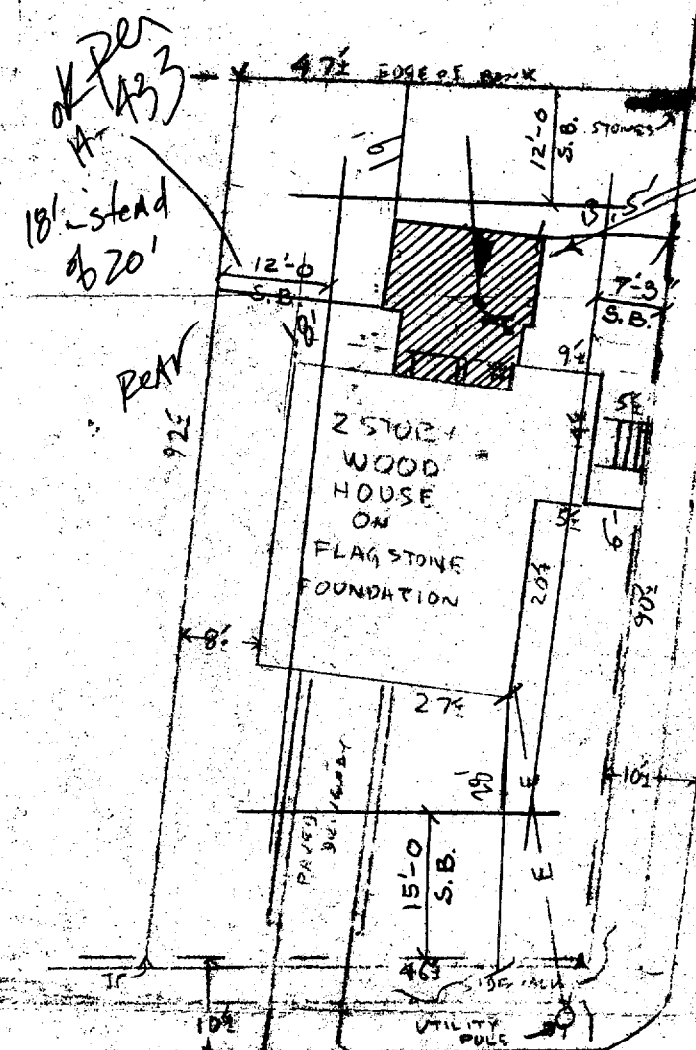
No. 533-02

TO THE LENDING INSTITUTION AND ITS TITLE INSURER
 I hereby certify that the location of the dwelling shown
 on this plan and map conform with the local zoning
 law in effect at the time of construction. The property
 does not fall within a special flood hazard zone.

BOOK _____ PAGE _____ COUNTY Cumberland

R-5 Zone

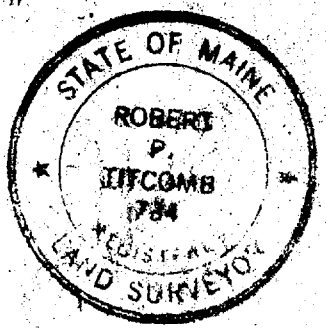
PLAN BOOK 3 PAGE 52 LOT NW 1/4 15



OK Per
 H-1233
 18' instead
 of 20'

OK Per
 Averasis
 Morrison
 ADDITION BY S.S.A.

HIGHLAND STREET
 (BITWININ OUS)



BUYER: CHARLES A. ...
 & JUDITH A. TENNEY

SELLER: JAMES F. & DONNA E.
 BEGLEY

4157 x 406 = 1662.8th MAX

24 x 3 = 744 NEW
 old 2 x 24 = 48
 3 x 21 = 63 1.25 x 15.25 = 19.1
 front porch = 21 6.5 x 12 = 78

876th ← → 249th
 NOTES ADDED BY TOTAL
 SCOTT SIMONS ARCH 1095th
 29 MAY 2002

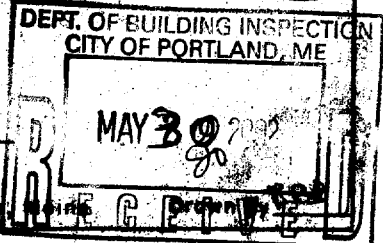
REVERE STREET
 (BITWININ OUS)

HYDRANT

THIS IS NOT A BOUNDARY SURVEY. THIS PLAN IS BASED
 UPON AN INSPECTION PROVIDED BY OTHERS AND
 THE PLAN IS NOT TO BE CONSIDERED AS A GUARANTEE
 OF THE ACCURACY OF THE INFORMATION PROVIDED.
 THE PLAN IS NOT TO BE USED AS A BASIS FOR ANY
 LEGAL ACTION OR FOR ANY OTHER PURPOSE.
 THE PLAN IS NOT TO BE USED AS A BASIS FOR ANY
 LEGAL ACTION OR FOR ANY OTHER PURPOSE.

Date 6-11-85 Scale 1"=20'

R.P. TITCOMB ASSOCIATES, INC. Falmouth, Maine



LETTER OF TRANSMITTAL

SCOTT SIMONS ARCHITECTS

15 Franklin St. Art
PORTLAND, MAINE 04101

PH: 1-207-772-4656
FAX: 1-207-828-4656
E-MAIL: Scott@simonsarchitects.com

CITY OF
PORTLAND

T
O BUILDING PERMIT DEPT.
PORTLAND, ME

JOB NO. 02009	DATE 5.29.02
ATTENTION MARGE	
RE: GREER RESIDENCE	

WE ARE SENDING YOU

the following:

- | | | |
|--|---|---|
| <input type="checkbox"/> Shop Drawings | <input type="checkbox"/> Attached | <input type="checkbox"/> Under Separate Cover Via _____ |
| <input type="checkbox"/> Prints | <input type="checkbox"/> Specifications | <input type="checkbox"/> Copy Of Letter |
| | <input checked="" type="checkbox"/> Plans | <input type="checkbox"/> Change Order |
| | <input type="checkbox"/> Samples | <input type="checkbox"/> _____ |

COPIES	DATE	NUMBER	DESCRIPTION
1			SITE PLAN W/ ADDED SET BACKS.

THESE TRANSMISSIONS ARE:

- | | | |
|---|--|--|
| <input type="checkbox"/> For your approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit with _____ copies for approval |
| <input type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit _____ copies for distribution |
| <input checked="" type="checkbox"/> As per your request | <input type="checkbox"/> Corrections noted | <input type="checkbox"/> Return _____ corrected prints |
| <input type="checkbox"/> For your review and comment(s) | <input type="checkbox"/> _____ | |
| <input type="checkbox"/> FOR BIDS DUE _____ 20 _____ | | <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US |

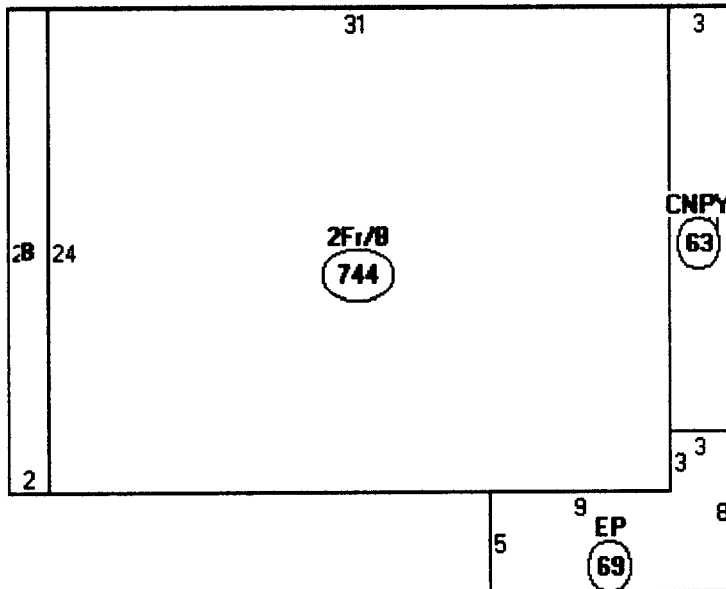
REMARKS:

Received
5/30/02

COPY TO: CHUCK GREER

SIGNATURE: 





Descriptor/Area
A: 2F1/B
744 sqft
B: CNPY
48 sqft
C: CNPY
63 sqft
D: EP
69 sqft

Application ID Number: 2-0522

Department: Zoning

Status: Denied

Reviewer: Marge Schmuckal

Comments: 123 Highland St - Left a voice mail with the owner - No full plot plan is attached, only a partial. On hold until I get a full plot plan - need to determine rear setbacks (corner lot) and lot coverage. 5/28/02

Approval Date:

Given On Date: 05/24/2002

OK to Issue Permit Name: Date: Date 2:

Create Date: 05/17/2002 By: jodinea Update Date: 05/28/2002 By: mes

Received A Plot Plan

02-0522

All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 123 HIGHLAND STREET

Total Square Footage of Proposed Structure 223 SQ. FT. Square Footage of Lot 4157

Tax Assessor's Chart, Block & Lot Chart# 123 Block# J Lot# 15 Owner: CHARLES GREER Telephone: 761-4645

Lessee/Buyer's Name (If Applicable) N/A Applicant name, address & telephone: SCOTT SIMONS ARCH. 15 FRANKLIN ST. PORTLAND, ME 772-4656 Cost Of Work: \$ 30,000 Fee: \$ 204.00

Current use: SINGLE FAMILY P-MATI paffhus
If the location is currently vacant, what was prior use: N/A
Approximately how long has it been vacant: N/A
Proposed use: SINGLE FAMILY 223 SF.
Project description: SINGLE STORY WOOD FRAMED ADDITION ADDITION
CONG. SUB ON FROST WALL TO INCLUDE BATH, LAUNDRY & ENTRY.

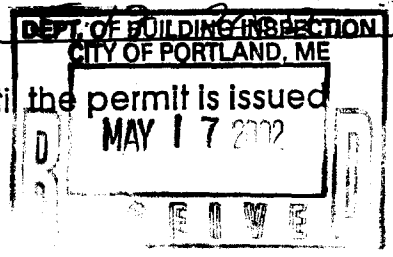
Contractor's name, address & telephone:
Who should we contact when the permit is ready: CHARLES GREER (OWNER)
Mailing address: 123 HIGHLAND STREET
Phone: 761-4645

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

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: Stephen J. [Signature] S.S.A. Date: _____

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



BUILDING PERMIT INSPECTION PROCEDURES

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 initializing 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.

_____ **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

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.**

_____ **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**


Signature of applicant/designee

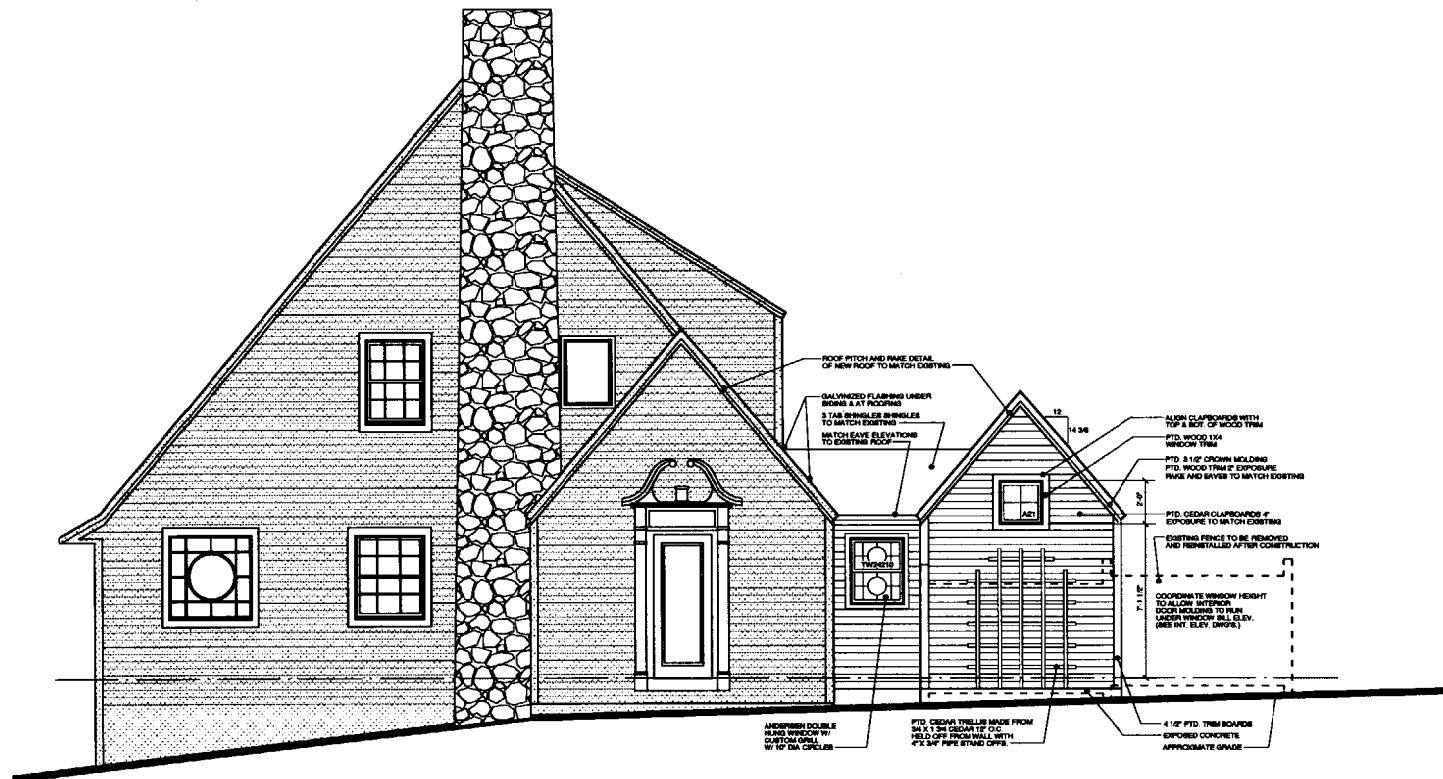
6-12-02
Date


Signature of Inspections Official

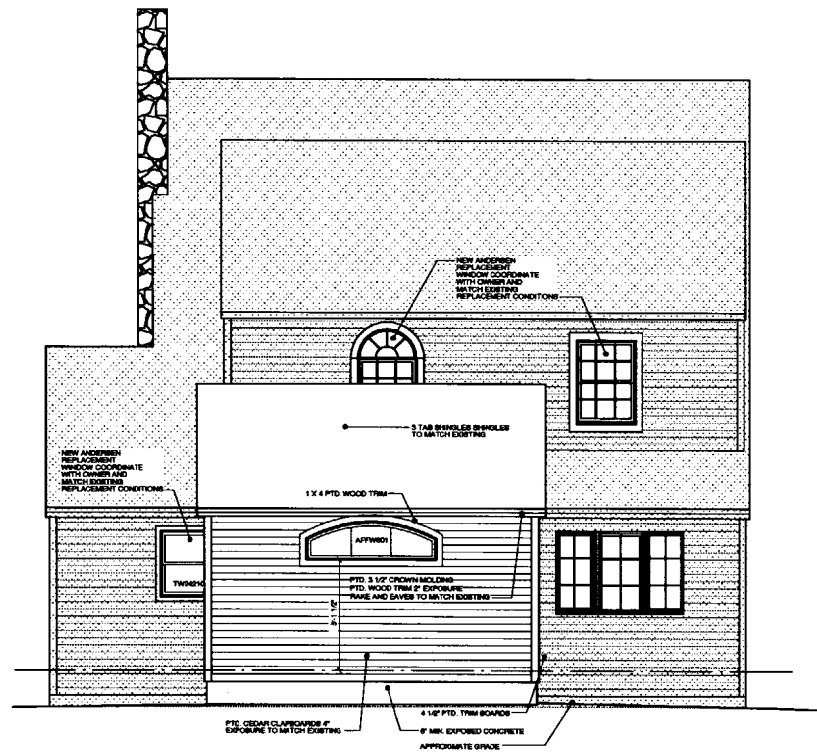
6-12-02
Date

CBL: 123 5015 Building Permit #: 020522

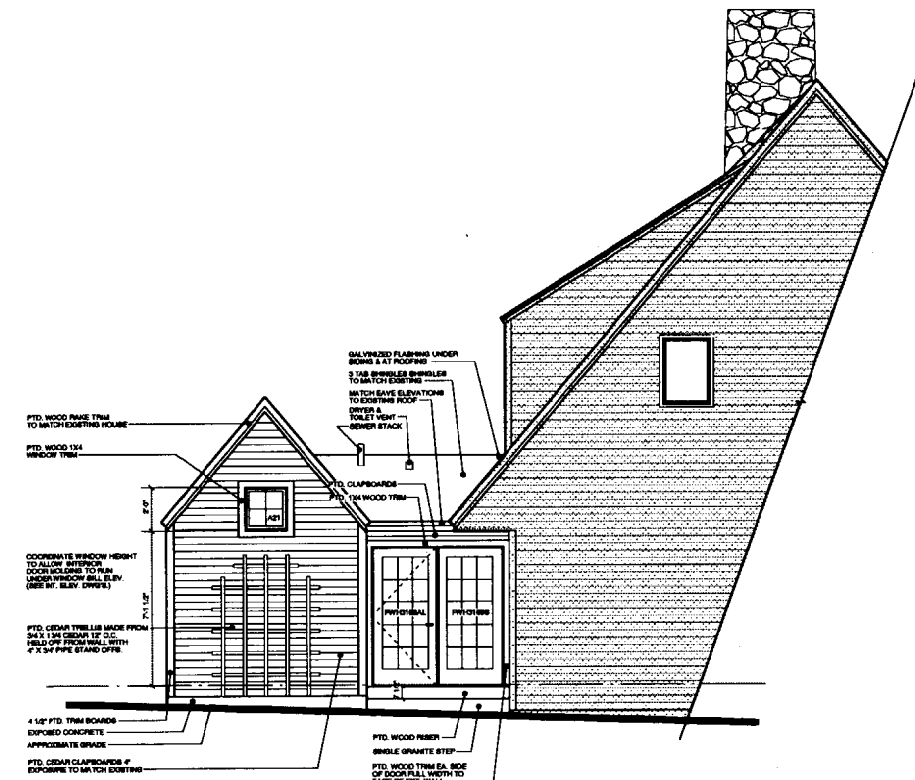
123 Highland St.



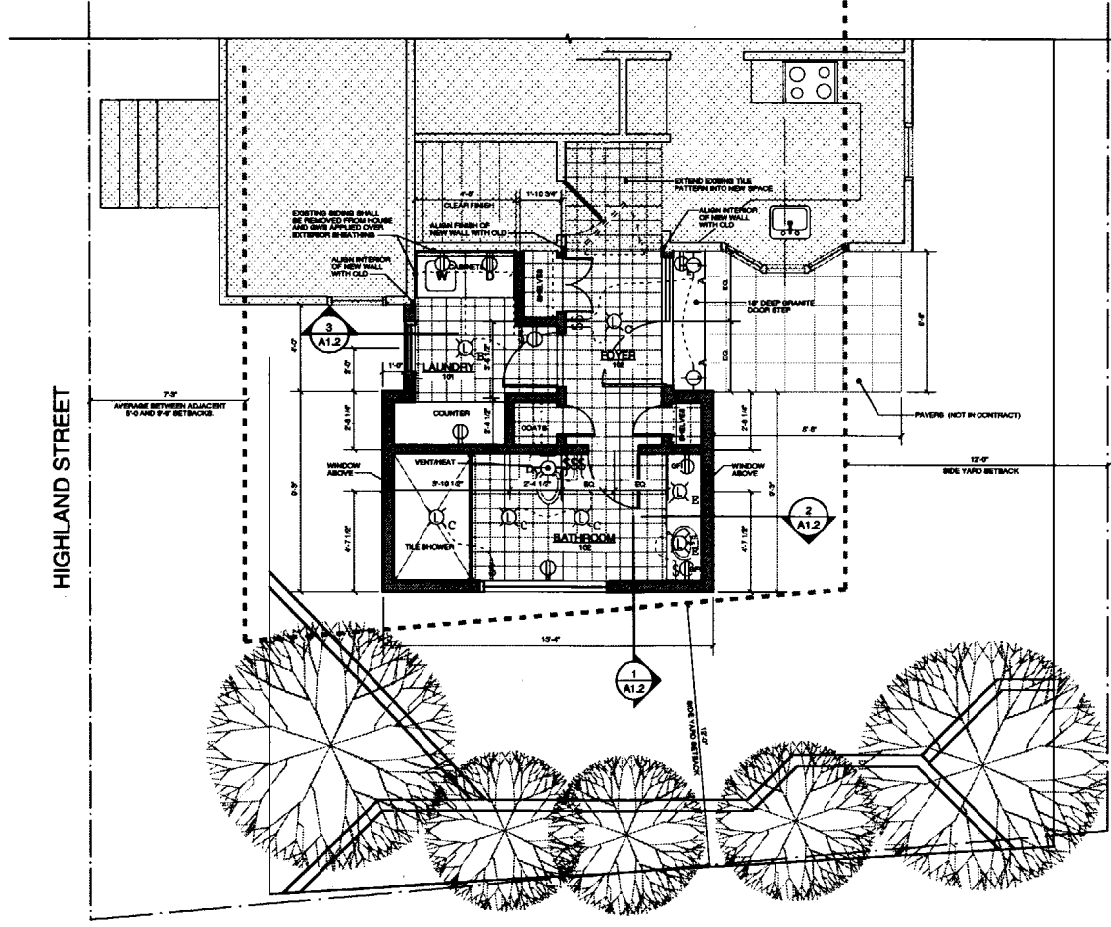
1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



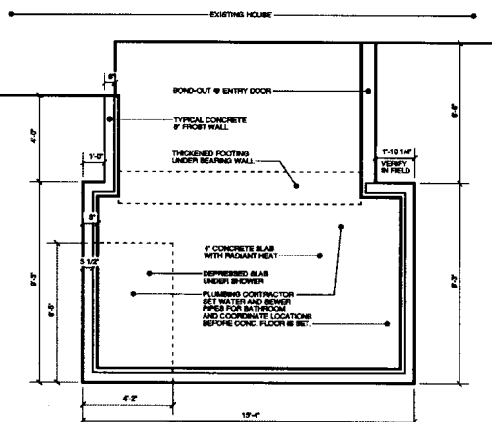
2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



5 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

- GENERAL NOTES:**
- 1) ALL DIMENSIONS FROM EXTERIOR FACE OF EXTERIOR WALL UNLESS INDICATED OTHERWISE.
 - 2) EXTERIOR WALLS TYP. 208 STUDS @ 16" O.C. WITH 1/2" EXT. BRICKTIE AND 1/2" RT. GWS.
 - 3) INTERIOR WALLS TYP. 208 STUDS @ 16" O.C. WITH 1/2" INT. GWS EACH SIDE.
 - 4) CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND ADJUST WALLS TO EXISTING WHERE INDICATED. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY CHANGES FROM THE PLAN AS SOON AS POSSIBLE.
 - 5) CONTRACTOR SHALL OBTAIN BUILDING PERMITS. ALL WORK SHALL COMPLY WITH LOCAL BUILDING CODES INCLUDING SOGA 198.

SSA
Scott Simons Architects
16 Franklin Street Apt
Portland, Maine 04101
Phone: 207.772.4094
Fax: 207.628.4688

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PROJECT
ADDITION TO GREER RESIDENCE

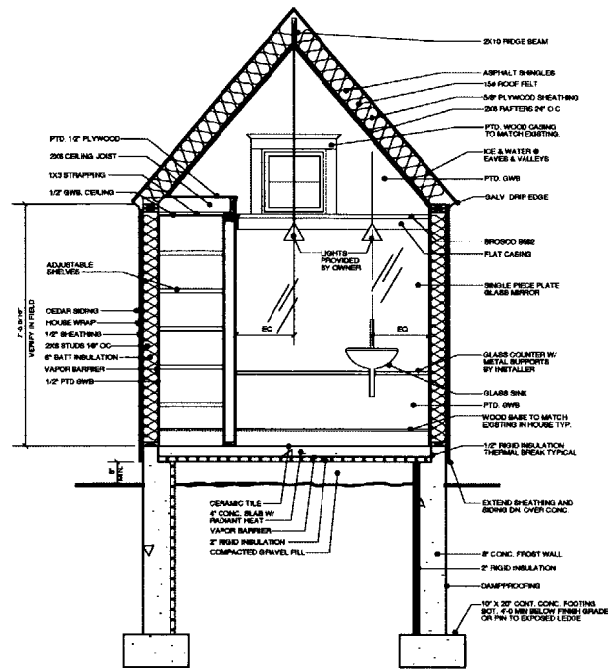
123 HIGHLAND STREET
PORTLAND, MAINE

TITLE
FLOOR PLANS & ELEVATIONS

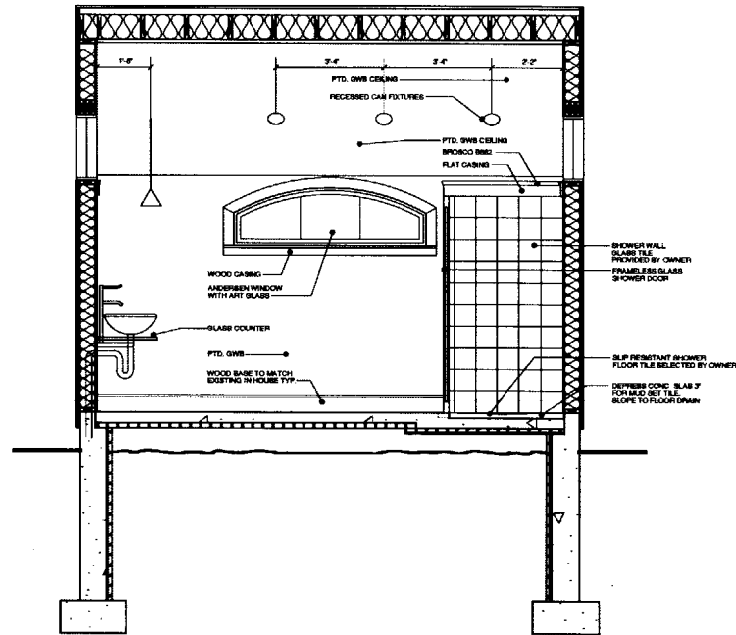
STATUS
CONSTRUCTION SET

DATE: 05/16/02
SCALE: AS NOTED
PROJECT NO. 02009.00
DRAWN BY: [Signature]
2002 © Scott Simons Architects

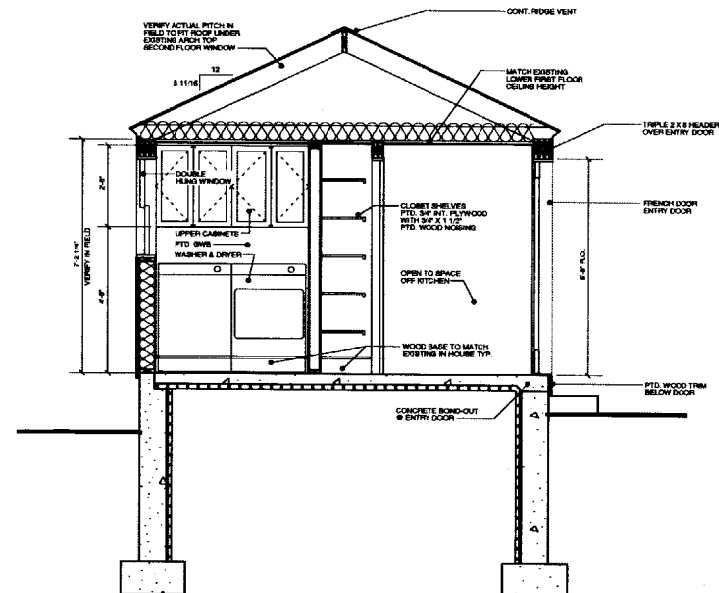
DWG NO. **A-1.1**



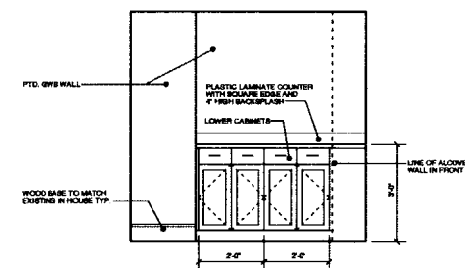
1 BUILDING SECTION
SCALE: 3/8" = 1'-0"



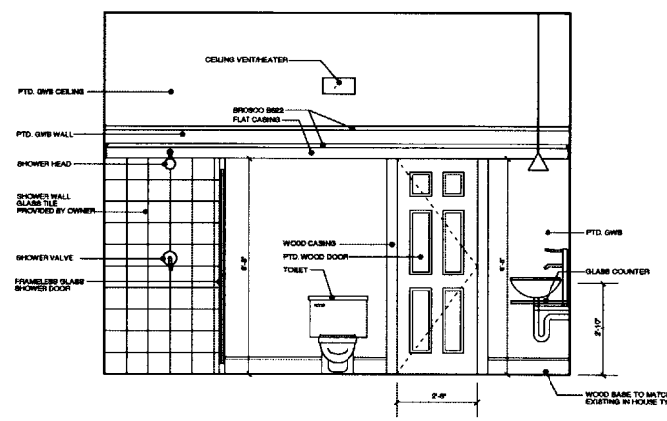
2 BUILDING SECTION
SCALE: 3/8" = 1'-0"



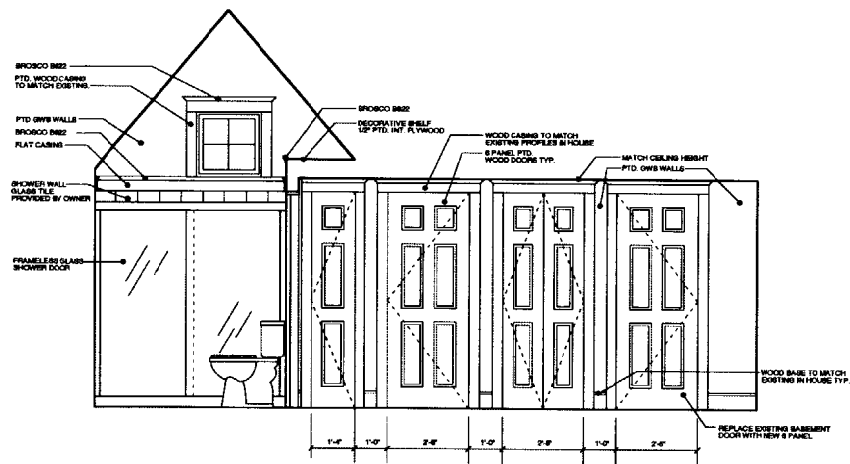
3 BUILDING SECTION
SCALE: 3/8" = 1'-0"



4 LAUNDRY ROOM
SCALE: 3/8" = 1'-0"



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



6 BATHROOM/FOYER
SCALE: 3/8" = 1'-0"

SSA
Scott Simons Architects
10 Franklin Street, 4th Fl
Portland, Maine 04101
phone 207 772 8800
fax 207 458 4889

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PROJECT
ADDITION TO GREER RESIDENCE
123 HIGHLAND STREET
PORTLAND, MAINE

TITLE
SECTIONS & ELEVATIONS

STATUS:
CONSTRUCTION SET

DATE: 05/16/02
SCALE: AS NOTED
PROJECT NO. 02008-00
DRAWN BY:

REVISION / DATE:
2002 © Scott Simons Architects
DWG NO.

A-1.2