

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 061348

Please Read Application And Notes, If Any, Attached

This is to certify that Mcadam Thomas J & /Glenn mon
has permission to FOUNDATION ONLY for 2006-03-36, two story brick home w/5 x mudroom, no garage, see permit # 06-1115
AT 58 Ashmont St CL 125 H005001

PERMIT ISSUED
SEP 25 2006
CITY OF PORTLAND

provided that the person or persons firm or person 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.

Classification of inspection must be given and when permission procured before this building or part thereof is occupied or service closed-in. **YOUR NOTICE REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____

Daniel Burke 9/25/06
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) 874-8711

Permit No: 06-1348	Issue Date:	CBL: 125 H005001
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Location of Construction: 58 Ashmont St	Owner Name: Mcadam Thomas J &	Owner Address: 451 Deering Ave	Phone:
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Business Name:	Contractor Name: Glen Harmon	Contractor Address: Portland	Phone:
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Lessee/Buyer's Name	Phone:	Permit Type: Foundation Only/Residential	Zone: R-5
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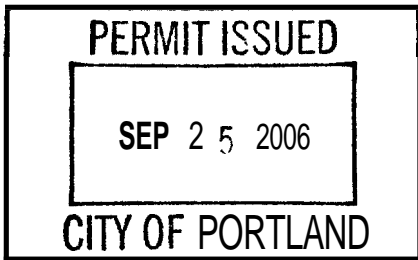
Past Use: Vacant	Proposed Use: FOUNDATION ONLY for 28 x 36, two story SF home w/5 x 12 mudroom, no garage, see permit #06-1115	Permit Fee:	Cost of Work: \$0.00	CEO District: 3
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FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R3 Type: Foundation Only JRC-2003 Signature: JMB 9/25/06	
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Proposed Project Description: FOUNDATION ONLY for 28 x 36, two story SF home w/5 x 12 mudroom, no garage, see permit # 06-1115	PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____
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Permit Taken By: jmb	Date Applied For: 09/13/2006	Zoning Approval
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	Special Zone or Reviews <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland N/A <input type="checkbox"/> Flood Zone Panel 13 Zone C <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan 2006-0137 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> JK - Approved on permit # 66-1115 Date: JMB	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous 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 Date:
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CERTIFICATION

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

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

Applicant: Thomas McAdam
 Julene McGowan
Address: 25 Cottage St.

Date: 8/15/06
C-B-L: 125-H-005
Permit # 06-1115

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R5

Interior or corner lot

build area

Proposed Use/Work - single family house

Sewage Disposal - city

Lot Street Frontage - 50' min - 75.20' given

Front Yard - 20' min. 39.5' scaled to Bay window

Rear Yard - 20' min. 39.5' end of house

Side Yard - 2 story - 12' min 28' scaled to bay window
 side street 15' min 16' to house (scaled)

Projections - porch 5.5 x 6.5 w 1.75 x 4 steps, porch 6 x 5.75 w 1.75 x 5 steps

Width of Lot - 60 min
 front bay 16' side bay 2.5' 5' 5'

Height - 35' min - 27.75' scaled

Lot Area - 6,500 sq ft min

Lot Coverage Impervious Surface - 40% = 3507.6 sq ft

Area per Family - ~~6,500~~ 3,000 sq ft

Off-street Parking 2 spaces required - 40' x 16' space passed 15' setback including area of proposed garage

Loading Bays - N/A

Site Plan - minor/minor 206-0137

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 13 - zone C

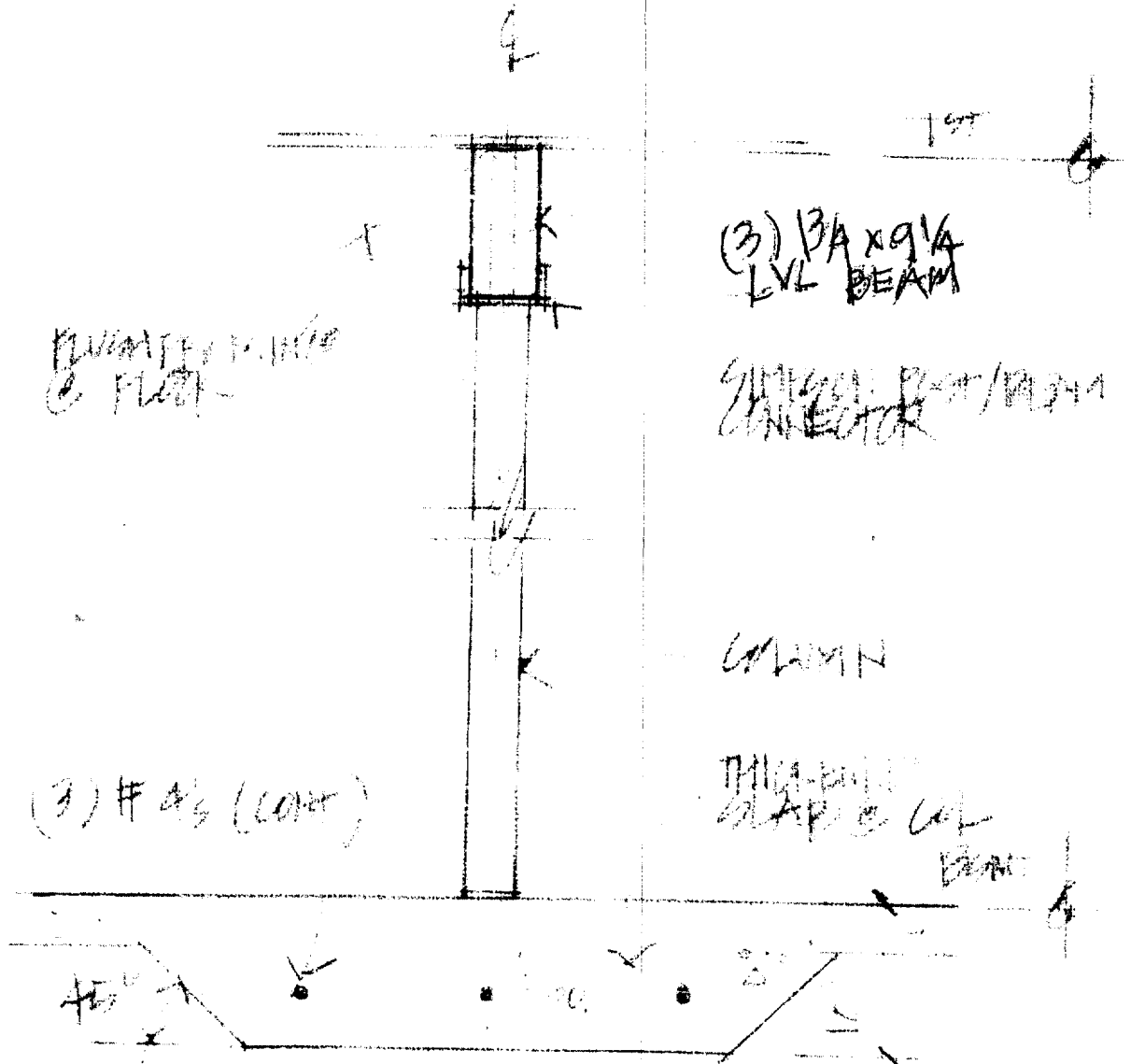
* no daylight basement

Bay = 25.5
Bay = 16 ft
1.7 x 5 = 8.5
6 x 5.75 = 34.5
5.5 x 6.5 = 35.75
1.75 x 4 = 7
5 x 4 = 20
5.5 x 21.5 = 118.25
30.5 x 28 = 854
1169.5 sq ft

From: "Jodi & Glenn" <glhjrm@earthlink.net>
To: "Jeanie Bourke" <JMB@portlandmaine.gov>
Date: 09/25/2006 11:44:01 AM
Subject: Re: items needed

One, as shown on the foundation plan

> [Original Message]
> From: Jeanie Bourke <JMB@portlandmaine.gov>
> To: <glhjrm@earthlink.net>
> Date: 25/09/2006 11:18:22
> Subject: Re: items needed
>
> Can you tell me how many lally supports there will be?
>
> >>> "Glenn and Jodi" <glhjrm@earthlink.net> 09/24/2006 7:35:58 PM >>>
> Hi Jeanie, attached please find a revised foundation section showing
> the damproofing and a detail at the thickened slab showing girder size,
> slab dimension and reinforcing. Let me know directly should you need
> anything else, thanks.
>
> Glenn Harmon
> 838-4025
> ----- Original Message -----
> From: Jeanie Bourke
> To: J3mcgowan@aol.com
> Sent: Friday, September 22, 2006 11:20 AM
> Subject: items needed
>
>
> These are the items needed for the foundation only permit:
>
> 1. Damproofing
> 2. Girder size dimensions
> 3. lally colum support w/footings
> Also:
> When I scaled the foundation footing dimension it was 10" x 30" and
> the
> wall is 10". The code states that the footing projection from the
> wall
> shall not exceed the footing thickness. This is ok as is, just wanted
> to
> point that out.
>
> Jeanie Bourke
> CEO/Plan Reviewer
>
>
> City of Portland
> Planning Dept./ Inspections Division
> 389 Congress St. Rm 315
> Portland, ME 04101
> jmb@portlandmaine.gov
> (207)874-8715
>



DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 SEP 25 2006
 RECEIVED

TO
 JEANIE
 KUMPLE

2 1/2"
 THICKENED SLAB W/ METAL
 BEAM
 1/2" x 1/2" x 1/2"
 M^c ADAM RESIDENCE 25 COTTAGE ST

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1348	Date Applied For: 0911312006	CBL: 125 H005001
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Location of Construction: 58 Ashmont St	Owner Name: Mcadam Thomas J &	Owner Address: 45 1 Deering Ave	Phone:
Business Name:	Contractor Name: Glen Harmon	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Foundation Only/Residential	

Proposed Use: FOUNDATION ONLY for 28 x 36, two story SF home w/5 x 12 mudroom, no garage, see permit #06-1115	Proposed Project Description: FOUNDATION ONLY for 28 x 36, two story SF home w/5 x 12 mudroom, no garage, see permit # 06-1115
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 0911312006

Note: **OktoIssue:**

- 1) Zoning approved under permit # 06-1115, all previous conditions apply.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 09/25/2006

Note: **OktoIssue:**

- 1) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 2) The basement is NOT approved as habitable space. A code compliant 2nd means of egress must be installed in order to change the use of this space.
- 3) This approval is for the foundation only, construction of the structure shall not commence prior to that p e m t approval

Dept: Engineering **Status:** Approved **Reviewer:** Jessica Hanscom **Approval Date:** 0812112006

Note: ASSIGNED ADDRESS 58 ASHMONT ST BASED ON APP. NO. 2006-0137. **Ok to Issue:**

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 0911112006

Note: received app. on 8/21! **OktoIssue:**
Sent comments 8122,

- 1) A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext .8822.The Wastewater and Drainage section of Public Works must be notified five (5)working days prior to sewer connection to schedule an inspector for your site.
- 2) 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.
- 3) 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.
- 4) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 5) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 6) A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)

Dept: Planning **Status:** Approved **Reviewer:** Jay Reynolds **Approval Date:** 09/11/2006

Note: **OktoIssue:**

Comments:

09/13/2006-jmb: The owner is requesting a foundation only permit due to scheduling of contractor and the revision of the plans not being updated in time.

Location of Construction: 58 Ashmont St	Owner Name: Mcadam Thomas J &	Owner Address: 45 1 Deering Ave	Phone:
Business Name:	Contractor Name: Glen Harmon	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Foundation Only/Residential	

