

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

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

Permit No: 09-1248	Issue Date:	CBL: 155 E007001
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Location of Construction: 46 Bay St	Owner Name: MGW Consulting and Developemen	Owner Address: 46 Irving Street	Phone: 207-615-5000
Business Name:	Contractor Name: Robie Builders, LLC	Contractor Address: PO Box 1463 Windham	Phone: 2078313582
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R3

Past Use: Vacant / Demolition of House (permit # 09-1028)	Proposed Use: Build new 1,911 square foot single family home with 475 square foot attached garage.	Permit Fee: \$1,585.00	Cost of Work: \$149,000.00	CEO District: 4
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	

Proposed Project Description: Build new 1,911 square foot single family home with 475 square foot attached garage.	Signature:	Signature: <i>Jm</i> 12/11/09
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:	Date:	

Permit Taken By: gg	Date Applied For: 11/04/2009	<b>Zoning Approval</b>	
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- 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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <i>N/A</i>	<input type="checkbox"/> Variance	<input type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland <i>N/A</i>	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input checked="" type="checkbox"/> Site Plan <i>209-0077</i>	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MB <input checked="" type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>12/2/09</i>	Date:	Date:

**PERMIT ISSUED**

DEC 11 2009

City of Portland

**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 \_\_\_\_\_

12-23-09 OK - Footing / setbacks (rock-beam-tile-silt screen) <sup>by E</sup> by  
12-30-09 OK - backfill foundation ( " " " " ) <sup>by E</sup> by  
1/19/10 All Eng Beam submittal <sup>waterproofing</sup> for B  
received 1/19/2010

- (3-31-10) - Back flow on
- (A) extant drain - OK
  - (B) Basement stairs / sheetrock? OK
  - (C) back deck - not done? complete
  - (D) insulate ceiling basement / not nec / heated space
  - (E) unfinished stairs  
of garage - complete
  - (F) no hook up for  
cable & electric OK
  - (G) Room Tray service OK

A - 1/15

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09-1248

Date Applied For:

11/04/2009

CBL:

155 E007001

<b>Location of Construction:</b> 46 Bay St	<b>Owner Name:</b> MGW Consulting and Developemen	<b>Owner Address:</b> 46 Irving Street	<b>Phone:</b> 207-615-5000
<b>Business Name:</b>	<b>Contractor Name:</b> Robie Builders, LLC	<b>Contractor Address:</b> PO Box 1463 Windham	<b>Phone:</b> (207) 831-3582
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	

<b>Proposed Use:</b> Build new 1,911 square foot single family home with 475 square foot attached garage.	<b>Proposed Project Description:</b> Build new 1,911 square foot single family home with 475 square foot attached garage.
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 12/02/2009

**Note:** **Ok to Issue:**

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) 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:** Tom Markley      **Approval Date:** 12/02/2009

**Note:** **Ok to Issue:**

- 1) Carbon Monoxide Detectors are required in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.
- 2) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 3) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 4) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 5) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

**Dept:** DRC      **Status:** Approved with Conditions      **Reviewer:** Philip DiPiero      **Approval Date:** 12/10/2009

**Note:** **Ok to Issue:**

- 1) The altered section of drainage channel shall be re-vegetated and stabilized with native plants and grasses, and if possible this area should be a "no mow" zone.
- 2) Disposal of brush/yard waste, fill or other materials in the drainage channel is strictly prohibited under Chapters 23 & 24 of the City Ordinance.
- 3) Any future alteration of the drainage channel/swale, including but not limited to regrading or installation of a culvert or drain, must be reviewed and approved by the City.
- 4) 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.
- 5) The Development Review Coordinator reserves the right to require additional for 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 at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 7) 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.

CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION

46 Bay St

Date of Issue

05/05/2010

CEIL 135 E007001

Contracting Authority/Builder, LLC

Inspection of the building, premises, or part thereof, at the above location, built - altered - repaired - or otherwise constructed in accordance with the Building Permit No. 09-1246 has had final inspection, has been found to conform with the provisions of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy for the use and occupancy, as indicated below.

APPROVED OCCUPANCY:

Use Group R3  
Construction Type SB  
IBC 2003

Issuing Authority: None

Issued on: 05/05/2010

Inspector: Sylvain Huet

Sylvain Huet  
Inspector of Buildings

Building Department, Portland, Maine, an official document, and right to be considered final. It is not to be used for any other purpose. Designated. Copy will be supplied to owner or their representative.

CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION

46 Bay St

CHL 155 E007001

Date of Issue

04/13/2010

Issued to Algor Consulting And/Robie Builders, LLC

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. 09-1248 has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

POSITION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Use Group R3

Type 5B

IRC 2003

Existing Conditions:

This is a temporary Certificate of Occupancy which expires on June 1, 2010. All other work shall be completed in accordance with the approved site plan. The basement ceiling requires R 21 insulation.

Signature Inspector

*Sydney Hume*  
Inspector

*Phillip M. [Signature]*  
Inspector of Buildings

Notice: This certificate authorizes the use of building or premises, subject to the conditions stated hereon. It does not constitute a design permit. Copy will be furnished to owner to retain the right.

Applicant: M G W Consulting & Development -  
Mike Wilson

Date: 11/10/09

Address: 46 Bay Street

C.B.L: 155-E-007  
Permit # 09-1348

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new (old house demolished - permit 09-1028)

\* revised site plan 12/1/09  
revised using this recent

Zone Location - R-3

\* revised site plan 12/1/09 - Planning  
92nd chapter  
only zoning is the same

Interior or corner lot

Proposed Use/Work - build new 2 story single family home (37' x 39.5') w/ 2 car garage

Severage Disposal - public utility

Lot Street Frontage - 50' min - 66' given (OK)

Front Yard - 25' min - 26.5' scaled to slope of parcel (OK)

Rear Yard - 25' min - <sup>71.25'</sup> 77.5' scaled (OK)

Side Yard - 1 1/2 stories - 8' min left - 14.25' given (OK)  
2 stories - 14' min right - 14.75' given (OK)

Projections -

Width of Lot - 65' min - 66' scaled (OK)

Height - 35' max - 25.67' scaled

Lot Area - 6500 sq ft min - 9900 sq ft given

2 x 5 = 10  
5 x 6 = 30  
1 x 5 = 5  
32 x 22 = 704  
75 x 21 = 1575  
4 x 15.5 = 62

deck 12 x 15.75 = 189  
steps 11.5 x 5 = 57.5  
post 6 x 16 = 96  
steps 1.75 x 5 = 8.75

~~1673~~ 1673 sq ft (OK)

Lot Coverage Impervious Surface - 35% = 3465 sq ft

Area per Family - 6,500 sq ft (OK)

Off-street Parking - 2 space required - 2 car garage (OK)

Loading Bays - N/A

Site Plan - 2009 - 0077 minor / minor

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - parcel 7 - zone X

11/10/09



CIVIL & STRUCTURAL ENGINEERING  
www.casco-bay-engineering.com

424 Fore St., Portland, ME 04101 Phone 207.842.2800 Fax 207.842.2828

January 7, 2010

Mr. Don Allard  
Hancock Lumber, Co.  
258 Main Street  
Yarmouth, ME 04096

155-E-007  
RECEIVED

JAN 19 2010

Dept. of Building Inspections  
City of Portland Maine

Re: #46 Bay Street Residence  
Portland, ME

Project Number: 10-003

Dear Don:

Casco Bay Engineering was requested to perform analysis and design of roof support beams and floor support beams for the proposed residence located at 46 Bay Street in Portland, Maine. The beams we designed are as follows:

<u>Roof Support Beams</u>	<u>Location</u>	<u>Length</u>
3 1/4"x9 1/4" LVL	Bedroom #2	10'-6"
3 1/4"x9 1/4" LVL	Owners Bedroom	13'-0"
5 1/4"x9 1/4" LVL	Owners Bedroom	15'-0"
<u>Second Floor Beams</u>		
5 1/4"x9 1/4" LVL	Breakfast Nook	10'-6"
5 1/4"x9 1/4" LVL	Kitchen	11'-6", 7'-8"
7"x9 1/4" LVL	Dining Area	16'-0"
3 1/4"x9 1/4" LVL	Dining Window Header	7'-0"
W12x30	Garage	20'-6"
<u>First Floor Beams</u>		
5 1/4"x9 1/4" LVL	Center of house	7'-6"
3 1/4"x9 1/4" LVL	Center of house	6'-10"
(3)-2x10's	All other beams, U.N.O.	varies


The beams are designed in accordance with the 2003 International Building Code (IBC). Please note that we did not analyze any other portion of the existing building.

Please contact us if you have any additional questions or concerns.

Sincerely,



Eric Dube  
Casco Bay Engineering



Carolyn C. Byrd, PE  
Casco Bay Engineering



**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
Building Copy**

2008-0077  
Application I. D. Number  
  
11/4/2008  
Application Date  
  
New single family home  
Project Name/Description

Big Consulting & Development, LLC  
Applicant  
48 Irving Street, Portland, ME 04103  
Applicant's Mailing Address

48 - 48 Bay St, Portland, Maine  
Address of Proposed Site  
155 E007001  
Assessor's Reference: CHAN-Block-Lot

Consultant/Agent  
Applicant Ph: (207) 615-5000 Agent Fax:  
Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail  
 Manufacturing  Warehouse/Distribution  Parking Lot  Apt 0  Condo 0  Other (specify) \_\_\_\_\_  
0

Proposed Building square Feet or # of Units \_\_\_\_\_ Acreage of Site \_\_\_\_\_ Proposed Total Disturbed Area of the Site \_\_\_\_\_ Zoning \_\_\_\_\_

**Check Review Required:**

<input type="checkbox"/> Site Plan (major/minor)	<input type="checkbox"/> Zoning Conditional - PB	<input type="checkbox"/> Subdivision # of lots _____	<input type="checkbox"/> Design Review
<input type="checkbox"/> Amendment to Plan - Board Review	<input type="checkbox"/> Zoning Conditional - ZBA	<input type="checkbox"/> Shoreland	<input type="checkbox"/> DEP Local Certification
<input type="checkbox"/> Amendment to Plan - Staff Review		<input type="checkbox"/> Zoning Variance	<input type="checkbox"/> Historic Preservation
<input type="checkbox"/> After the Fact - Major		<input type="checkbox"/> Stormwater	<input type="checkbox"/> Flood Hazard
<input type="checkbox"/> After the Fact - Minor		<input type="checkbox"/> PAD Review	<input type="checkbox"/> Traffic Movement
			<input type="checkbox"/> Housing Replacement
			<input type="checkbox"/> Other _____
			<input type="checkbox"/> 14-403 Streets Review

Fees Paid: Site Plan \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$250.00 Date 11/5/2008

**Building Approval Status:** Reviewer \_\_\_\_\_

Approved  Approved w/Conditions See Attached  Denied

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

Performance Guarantee  Required\*  Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	_____
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	_____
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	_____
	date	signature	

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING PERMIT

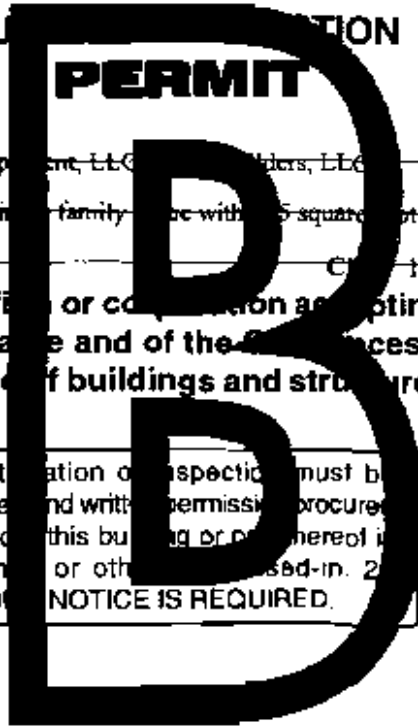
Please Read Application And Notes, If Any, Attached

Permit Number: 091248  
**PERMIT ISSUED**

This is to certify that MGW Consulting and Development, LLC Builders, LLC  
has permission to Build new 1,911 square foot single family home with 5 square foot attached garage.

AT 46 Bay St City 155 E007001

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, end of the application on file in this department.



Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise finished-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

Dept. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
School Board \_\_\_\_\_  
Fire \_\_\_\_\_  
Department Name \_\_\_\_\_

*Ross M. Kelly* 12/14/09  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**SCANNED**

**Memorandum**  
**Department of Planning and Urban Development**  
**Planning Division**

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**TO:** Inspections Department

**FROM:** Philip DiPierro, Development Review Coordinator

**DATE:** May 4, 2010

**RE:** C. of O. for # 46 Bay Street,  
(Id#2009-0077) (CBL 155 E 007001)

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After visiting the site, I have the following comments:

Site work complete:

At this time, I recommend issuing a Permanent Certificate of Occupancy.

**Cc:** Inspection Services Manager  
File: Barbara Barhydt, Development Review Services Manager  
File: Urban Insight

TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: April 7, 2010

RE: C. of O. for #46 Bay Street,  
(Id#2009-0077) (CBL 155 E 007001)

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After visiting the site, I have the following comments:

Site work incomplete:

1. Driveway pavement,
2. Installation of 1 street tree,
3. Minor Miscellaneous site work,

I anticipate this work can be completed by **June 1, 2010**.

At this time, I recommend issuing a temporary Certificate of Occupancy.

Cc: Barbara Barhydt, Development Review Services Manager  
Inspection Services Manager  
File: Urban Insight

# 09-12480  46 Bay ST -

ISS-E-007

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST		
Soil type/Presumptive Load Value (Table R401.4.1)				
Component	Submitted Plan	Findings	Revisions	Date
<b>STRUCTURAL</b> Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	20x10 footings - 8" concrete wall - 4" concrete floor 16x10 footing - 8" from wall (garage)	OK		
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	4" perforated pipe - 6" crushed stone (in + out) filter fabric Damp proofing	OK		
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	NA	NA		
Anchor Bolts/Straps, spacing (Section R403.1.6)	1/2 anchor bolts - 12" from corner spaced 6" min	OK		
Lally Column Type (Section R407)	3 1/2 lally	OK		
Girder & Header Spans (Table R 502.5(2))	Per IRC 2003	OK		
Built-Up Wood Center Girder Dimension/Type	3 (2x12's) laminated	OK		
Sill/Band Joist Type & Dimensions	2x10 Ban sill 2x6 pt sill	OK		
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 JOISTS 16" OC	OK		
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 JOISTS 16" OC	OK		
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	2x12 JOISTS 16" OC	OK		

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8))	2x12 Rafters 16'oc	
Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	2x12 Ridge Bd 2x6 collar ties	OK
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	1/2" Ply Sheathing 3/4" Ply Siding 7/16" Wall Sheathing	OK
Fastener Schedule (Table R602.3(1) & (2))	per IRC 2003	OK
<b>Private Garage</b> (Section R309) Living Space? (Above or beside)	YES	
Fire separation (Section R309.2)	5/8 Firecode sheetrock complete envelope	OK
Opening Protection (Section R309.1)	Fire caulk all openings	
Emergency Escape and Rescue Openings (Section R310)	Egress windows	OK
Roof Covering (Chapter 9)	Asphalt shingles	OK
Safety Glazing (Section R308)	OK	OK
Attic Access (Section R807)	NA	NA
Chimney Clearances/Fire Blocking (Chap. 10)	NA	NA
Header Schedule (Section 502.5(1) & (2))	per IRC 2003	OK
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	windows .31 u factor R38 ceilings - R21 walls R21 floors	OK

Type of Heating System	Forced Hot Water w/ Pump Unit	OK
<b>Means of Egress</b> (Sec R311 & R312)		
Basement	1	
Number of Stairways	2	
Interior	3	
Exterior	1	
Treads and Risers (Section R311.5.3)	7 3/4 max rise - 10 inch net tread w/ nosings	
Width (Section R311.5.1)	36 min	
Headroom (Section R311.5.2)	6' 8 min	
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	Guards 36 min - Handrails 34-38	
Smoke Detectors (Section R313) Location and type/Interconnected	each bedroom interconnected hardwired / Battery back-up CO detectors needed	OK (Call Builder) spike to Building
Draftstopping (Section R502.12) and Fireblocking (Section R602.8)	per IRC 2003	OK
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	NA	
Deck Construction (Section R502.2.1)	4 Foot Post Post - Triple 2x10 2x10 joists - boards - Railings	OK

**CITY OF PORTLAND, MAINE**  
Department of Building Inspections



**Original Receipt**

Nov. 4 2009

Received from: John B. ...

Location of Work: 46 Bay St

Cost of Construction \$ 1,510.00

Permit Fee \$ 300.00

Certificates of Occupancy Fee: 15.00

Total: 1,885.00

Building (B)  Plumbing (P)  Electrical (E)  Sign Plan (SP)

Draw: \_\_\_\_\_

Ord: 155 E 007

Check #: 3547

Total Collected: 1,885.00

No work is to be started until permit issued.  
Please keep original receipt for your records.

Taken by: [Signature]

WHITE - Applicant's Copy  
YELLOW - Other Copy  
PINK - Permit Copy



# BUILDING PERMIT INSPECTION PROCEDURES

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

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.


A Pre-construction Meeting will take place upon receipt of your building permit.

- Those building a new single family dwelling shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery
- Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers
- Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space
- 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.**

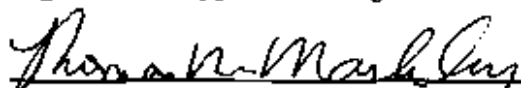
**CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**

  
\_\_\_\_\_

Signature of Applicant/Designee

12/11/09  
\_\_\_\_\_

Date

  
\_\_\_\_\_

Signature of Inspections Official

12/11/09  
\_\_\_\_\_

Date

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

Signature: *[Handwritten Signature]* Date: 11-3-09

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.

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 874-8700.

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

Mailing address: <i>P.O. Box 1463 Windham, ME 04092</i>	
Who should we contact when the permit is ready: <i>Sand Robic Corp</i>	
Telephone: <i>207-831-3582</i>	City, State & Zip: <i>Windham, ME 04092</i>
Address: <i>P.O. Box 1463</i>	
Contractor's name: <i>Robic Builders LLC</i>	
Project description: <i>1/2 attached garage, deck</i>	
Is property part of a subdivision? <i>NO</i> If yes, please name: _____	
Proposed Specific use: <i>Single Family Home</i>	
If vacant, what was the previous use? _____	
Current legal use (i.e. single family) _____	
Number of Residential Units: <i>1</i>	
City of Portland Maine	
<b>RECEIVED</b> NOV - 4 2009	
Dept. of Building Inspections	City, State & Zip: _____
Address: _____	Lot#: _____
Tax Assessor's Chart, Block & Lot: _____	Block#: _____
Chart#: _____	Lot#: _____
Name: <i>Mike Bulbon (with consulting)</i>	Address: <i>46 Irving Street</i>
Applicant (must be owner, Lessee or Buyer)	City, State & Zip: <i>Portland ME 04103</i>
Total Square Footage of Proposed Structure/Area: <i>1,911</i>	Square Footage of Lot: <i>9,900</i>
Total Square Footage of Proposed Structure/Area: <i>1,911</i>	Square Footage of Lot: <i>9,900</i>
Location/Address of Construction: <i>46 Bay Street</i>	Number of Stories: <i>2</i>
Cost of Work: <i>\$149,000.00</i>	Cost of Work: _____
C of O Fee: <i>\$150.00</i>	C of O Fee: _____
Total Fee: <i>\$300.00</i>	Total Fee: _____

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



# General Building Permit Application

# 091246

**CORRECTIVE DEED**  
**(Maine Statutory Short Form)**

**KNOW ALL PERSONS BY THESE PRESENTS THAT, MGW Consulting and Development, LLC, with a mailing address of 46 Irving Street, Portland, Maine 04103 for no consideration paid, hereby RELEASES to MGW Consulting and Development, LLC, its heirs and assigns, a certain lot or parcel of real property situated in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:**

**PROPERTY DESCRIBED IN "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF**

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Witness our hands and seal this 28<sup>th</sup> day of October, 2009.

Carly R. Smith  
WITNESS

Michael G. Wilson  
Michael G. Wilson  
Sole Member MGW Consulting  
and Development, LLC

STATE OF MAINE  
COUNTY OF Cumberland, ss.

Personally appeared before me on this 28<sup>th</sup> day of October, 2009 the above named Michael G. Wilson, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said MGW Consulting and Development, LLC.

**CARLY R. SMITH**  
**ATTORNEY AT LAW, STATE OF MAINE**  
**AUTHORIZED TO TAKE ACKNOWLEDGEMENTS**  
**PURSUANT TO 4 MRS.A SEC 1056**

Carly R. Smith  
Notary Public / Attorney At Law  
Carly R. Smith  
Print Name

**EXHIBIT A**

A certain lot or parcel of land located on the southwesterly sideline of Bay Street, so-called, in the City of Portland, County of Cumberland and State of Maine and shown on the plan titled "Existing Conditions & Standard Boundary Survey 38-48 Bay Street, Portland, Maine" for MGW Consulting & Development, L.L.C. dated August 2009 by Berry Huff McDonald Milligan, Inc.; said parcel being more particularly described as follows:

Beginning at a capped iron rod to be set (PLS #2190) on the southwesterly sideline of said Bay Street at the northeasterly corner of land now or formerly of Virginia Lapomarda as shown on aforesaid plan;

Thence S 61°-50'-01"E along the southwesterly sideline of said Bay Street a distance of 66.00 feet to a capped iron rod to be set (PLS #2190) and remaining land of MGW Consulting and Development, L.L.C.;

Thence S 28°-09'-59"W along the remaining land of MGW Consulting and Development L.L.C. a distance of 150.00 feet to a capped iron rod to be set (PLS #2190) and land now or formerly of the Spurwink School;

Thence N 61°-49'-53"W along the land of the Spurwink School and along land now or formerly of Jennifer Borland a distance of 66.00 feet to a 5/8" iron rod found and land of said Lapomarda;

Thence N 28°-09'-59"E along the land of said Lapomarda a distance of 150.00 feet to the point of beginning.

The above-described parcel contains 9,900 s.f. All bearings refer to Maine State Coordinates - West Zone.

Meaning and intending to convey the same premises conveyed to MGW Consulting and Development by deed dated September 24, 2009 and recorded in Book 27284, Page 264 with the Cumberland County Registry of Deeds. This corrective deed being conveyed to correct the property description in the aforementioned deed.

Received  
Recorded Register of Deeds  
Oct. 28. 2009 12:09:53P  
Cumberland County  
Pamela E. Lavley

**BH2M****BERRY • HUFF •  
McDONALD • MILLIGAN • INC.****ENGINEERS • SURVEYORS • PLANNERS**LESTEN S. BERRY  
WILLIAM A. THOMSON

ROBERT C. LIBBY, JR.

January 11, 2010

Ann Machado  
Zoning Specialist  
City of Portland  
389 Congress St.  
Portland, ME 04101RE: Foundation Location  
44 & 46 Bay Street

Dear Ann:

Berry Huff McDonald Milligan, Inc. was hired by Mike Wilson to lay out the house foundations at 44 & 46 Bay Street in Portland, Maine.

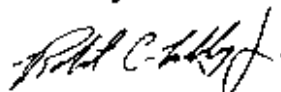
On December 22, 2009, Berry Huff McDonald Milligan, Inc. set 5/8" rebar at each corner of the proposed house foundation for 46 Bay Street. On December 29, 2009, Berry Huff McDonald Milligan, Inc. checked the existing foundation and found it to be within the required setbacks shown on the submitted plans.

On December 29, 2009, Berry Huff McDonald Milligan, Inc. set 5/8" rebar at each corner of the proposed house foundation for 44 Bay Street.

This morning, I checked the existing foundation and found it to be within the required setbacks shown on the submitted plans.

I trust this is the information you require. If you have any questions, please call me at 207-839-2771 ext. 208.

Sincerely,

Robert C. Libby, Jr.  
PLS #2190

cc: M. Wilson

WilsonFoundations

**RECEIVED**

JAN 11 2010

Dept. of Building Inspections  
City of Portland Maine





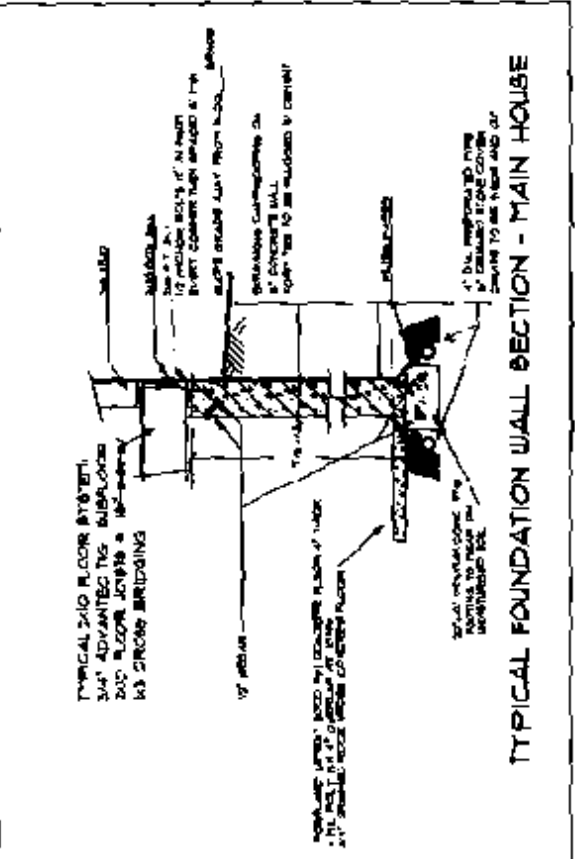






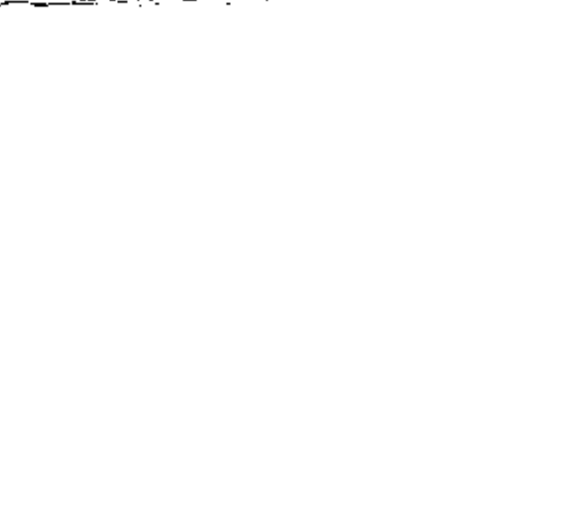






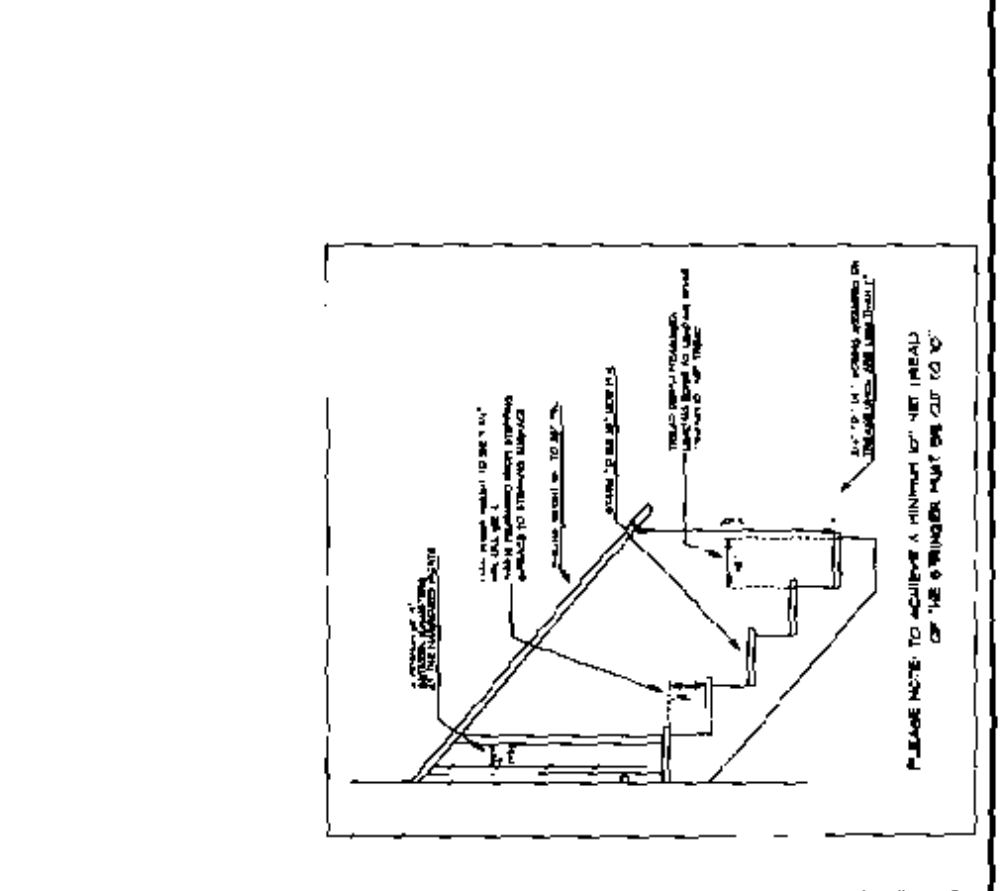
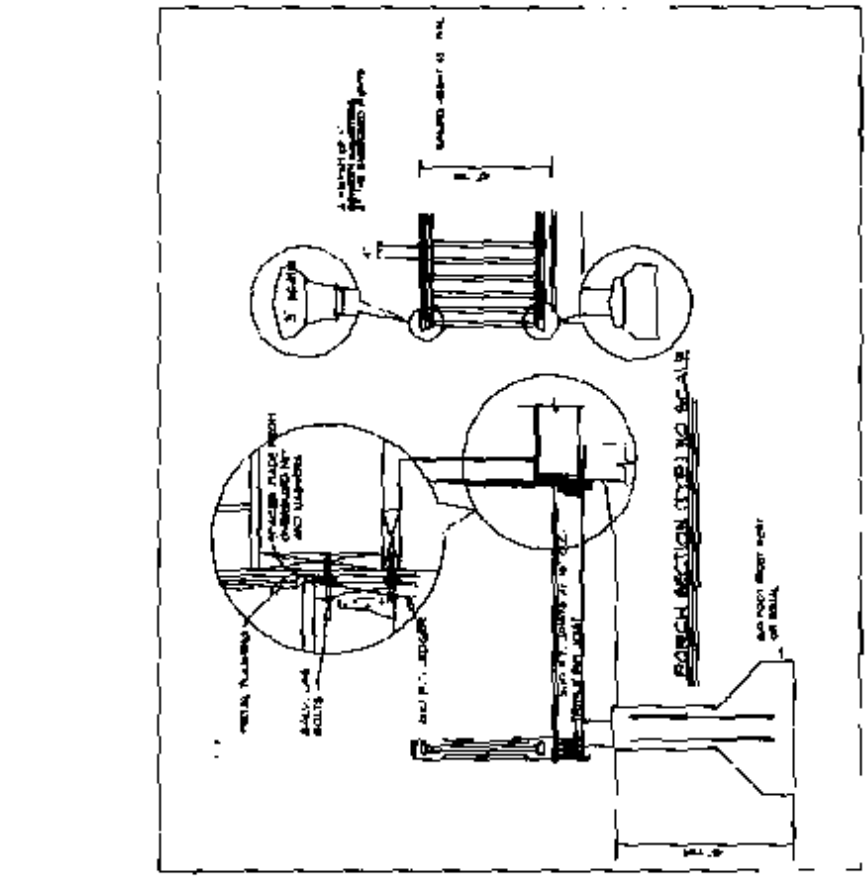
**TYPICAL FOUNDATION WALL SECTION - MAIN HOUSE**

1. 4\"/>



**TYPICAL FROSTWALL SECTION - GARAGE**

1. 8\"/>



PROJECT NAME: \_\_\_\_\_

COMPILED BY: \_\_\_\_\_

REALTY TRUST

DATE: \_\_\_\_\_

SCALE: \_\_\_\_\_

BY: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

APPROVED BY: \_\_\_\_\_

**FASTENING SCHEDULE (SEE TABLE 2304.8.1 ME'S RESIDENTIAL CONSTRUCTION CODE FOR COMPLETE DETAILS)**

ITEM	DESCRIPTION	FASTENER	TYPE	SIZE	SPACING	NOTES
1	WOOD JOIST TO STUD	WOOD SCREW	16D	12\"/>		
2	WOOD JOIST TO STUD	WOOD SCREW	16D	12\"/>		
3	WOOD JOIST TO STUD	WOOD SCREW	16D	12\"/>		
4	WOOD JOIST TO STUD	WOOD SCREW	16D	12\"/>		
5	WOOD JOIST TO STUD	WOOD SCREW	16D	12\"/>		
6	WOOD JOIST TO STUD	WOOD SCREW	16D	12\"/>		
7	WOOD JOIST TO STUD	WOOD SCREW	16D	12\"/>		
8	WOOD JOIST TO STUD	WOOD SCREW	16D	12\"/>		
9	WOOD JOIST TO STUD	WOOD SCREW	16D	12\"/>		
10	WOOD JOIST TO STUD	WOOD SCREW	16D	12\"/>		
11	WOOD JOIST TO STUD	WOOD SCREW	16D	12\"/>		
12	WOOD JOIST TO STUD	WOOD SCREW	16D	12\"/>		
13	WOOD JOIST TO STUD	WOOD SCREW	16D	12\"/>		
14	WOOD JOIST TO STUD	WOOD SCREW	16D	12\"/>		
15	WOOD JOIST TO STUD	WOOD SCREW	16D	12\"/>		
16	WOOD JOIST TO STUD	WOOD SCREW	16D	12\"/>		
17	WOOD JOIST TO STUD	WOOD SCREW	16D	12\"/>		
18	WOOD JOIST TO STUD	WOOD SCREW	16D	12\"/>		
19	WOOD JOIST TO STUD	WOOD SCREW	16D	12\"/>		
20	WOOD JOIST TO STUD	WOOD SCREW	16D	12\"/>		
21	WOOD JOIST TO STUD	WOOD SCREW	16D	12\"/>		
22	WOOD JOIST TO STUD	WOOD SCREW	16D	12\"/>		
23	WOOD JOIST TO STUD	WOOD SCREW	16D	12\"/>		
24	WOOD JOIST TO STUD	WOOD SCREW	16D	12\"/>		
25	WOOD JOIST TO STUD	WOOD SCREW	16D	12\"/>		
26	WOOD JOIST TO STUD	WOOD SCREW	16D	12\"/>		
27	WOOD JOIST TO STUD	WOOD SCREW	16D	12\"/>		
28	WOOD JOIST TO STUD	WOOD SCREW	16D	12\"/>		
29	WOOD JOIST TO STUD	WOOD SCREW	16D	12\"/>		
30	WOOD JOIST TO STUD	WOOD SCREW	16D	12\"/>		
31	WOOD JOIST TO STUD	WOOD SCREW	16D	12\"/>		
32	WOOD JOIST TO STUD	WOOD SCREW	16D	12\"/>		
33	WOOD JOIST TO STUD	WOOD SCREW	16D	12\"/>		
34	WOOD JOIST TO STUD	WOOD SCREW	16D	12\"/>		
35	WOOD JOIST TO STUD	WOOD SCREW	16D	12\"/>		
36	WOOD JOIST TO STUD	WOOD SCREW	16D	12\"/>		
37	WOOD JOIST TO STUD	WOOD SCREW	16D	12\"/>		
38	WOOD JOIST TO STUD	WOOD SCREW	16D	12\"/>		
39	WOOD JOIST TO STUD	WOOD SCREW	16D	12\"/>		
40	WOOD JOIST TO STUD	WOOD SCREW	16D	12\"/>		
41	WOOD JOIST TO STUD	WOOD SCREW	16D	12\"/>		
42	WOOD JOIST TO STUD	WOOD SCREW	16D	12\"/>		
43	WOOD JOIST TO STUD	WOOD SCREW	16D	12\"/>		
44	WOOD JOIST TO STUD	WOOD SCREW	16D	12\"/>		
45	WOOD JOIST TO STUD	WOOD SCREW	16D	12\"/>		
46	WOOD JOIST TO STUD	WOOD SCREW	16D	12\"/>		
47	WOOD JOIST TO STUD	WOOD SCREW	16D	12\"/>		
48	WOOD JOIST TO STUD	WOOD SCREW	16D	12\"/>		
49	WOOD JOIST TO STUD	WOOD SCREW	16D	12\"/>		
50	WOOD JOIST TO STUD	WOOD SCREW	16D	12\"/>		