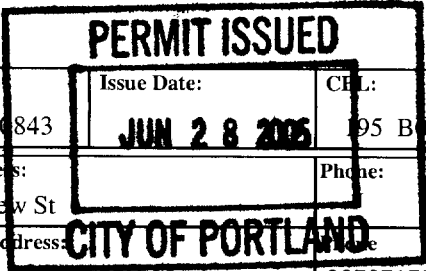


City of Portland, Maine - Building or Use Permit Application

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



Permit No: 05-0843	Issue Date: JUN 28 2005	CEL: 95 B014001
-----------------------	-----------------------------------	--------------------

Location of Construction: 60 Riverview St	Owner Name: Urban Richard N & Nola J Jts	Owner Address: 60 Riverview St	Phone:
Business Name:	Contractor Name: Fortin Construction	Contractor Address: 1125 Forest Ave Portland	Phone: 2078717920
Lessee/Buyer's Name	Phone:	Permit Type: <i>Detached Garage</i> Alterations Dwellings	Zone: <i>R3</i>

Past Use: Single Family	Proposed Use: Single Family 32x24 unattached 2 story garage.	Permit Fee:	Cost of Work: \$0.00	CEO District: 3	<i>Shoreland overlay</i>
Proposed Project Description:		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3</i> Type: <i>SB</i> <i>IRC-2003</i>		

Signature		Signature: <i>JMB 6/28/05</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
Action: <input type="checkbox"/> Approved		<input type="checkbox"/> Approved w/Conditions	
Signature:		Date:	

Permit Taken By: dmartin	Date Applied For: 06/28/2005	Zoning Approval	
------------------------------------	--	------------------------	--

<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>well over 75' to the water</i> <input type="checkbox"/> Wetland <i>Panel 12</i> <input type="checkbox"/> Flood Zone <i>Zone X</i> <input type="checkbox"/> Subdivision <i>OK</i> <input type="checkbox"/> Site Plan <i>OK</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>JMB 6/28/05</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 % 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: <i>JMB 6/28/05</i>
---	--	---	---

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-0843		Date Applied For: 0612812005	CBL: 195 B014001
Location of Construction: 60 Riverview St	Owner Name: Urban Richard N & Nola J Jts	Owner Address: 60 Riverview St	Phone:
Business Name:	Contractor Name: Fortin Construction	Contractor Address: 1125 Forest Ave Portland	Phone (207) 871-7920
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Detached	
Proposed Use: Single Family 32x24 unattached 2 story garage.		Proposed Project Description: 32x24 unattached 2 story garage.	

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THE INFORMATION PROVIDED BY FORTIN HOME CONSTRUCTION, INC. TO BE USED FOR PERMANENT CONSTRUCTION AND LITIGATIVE PURPOSES ONLY. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSES. FORTIN HOME CONSTRUCTION, INC. ACCEPTS THAT THE CUSTOMER'S USE OF THE SERVICES OF A REGISTERED ARCHITECT TO OBTAIN TECHNICAL DRAWINGS IS AN INDIVIDUAL'S RESPONSIBILITY.

Customer Name: Rick & Nola Urban

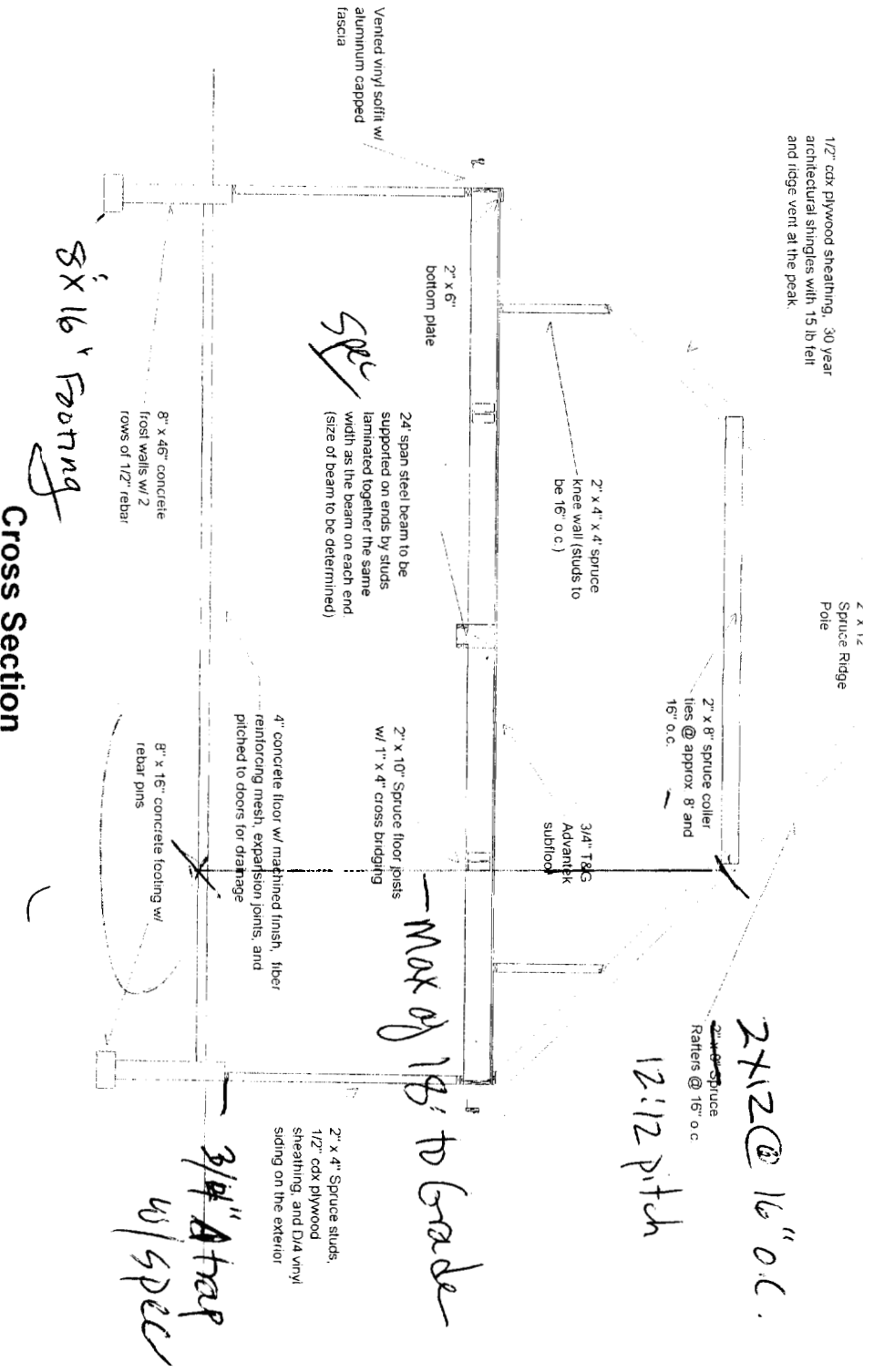
Job Address: 60 Riverview St, Portland

SIZE: 32' x 24' Unattached Garage

Scale: 1/4" = 1' Plan Date: 06/01/05

Revision Date: 06/06/05

Cape Style Garage Cross Section



Cross Section

PLAN REVISION #

PLEASE REVIEW AND RETURN BY:

FINAL PLAN APPROVAL & DATE

FORTIN HOME CONSTRUCTION, INC.

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Rick & Nola Urban

SIZE:

32' x 24' Unattached Garage

60 Riverview St Portland

Scale:

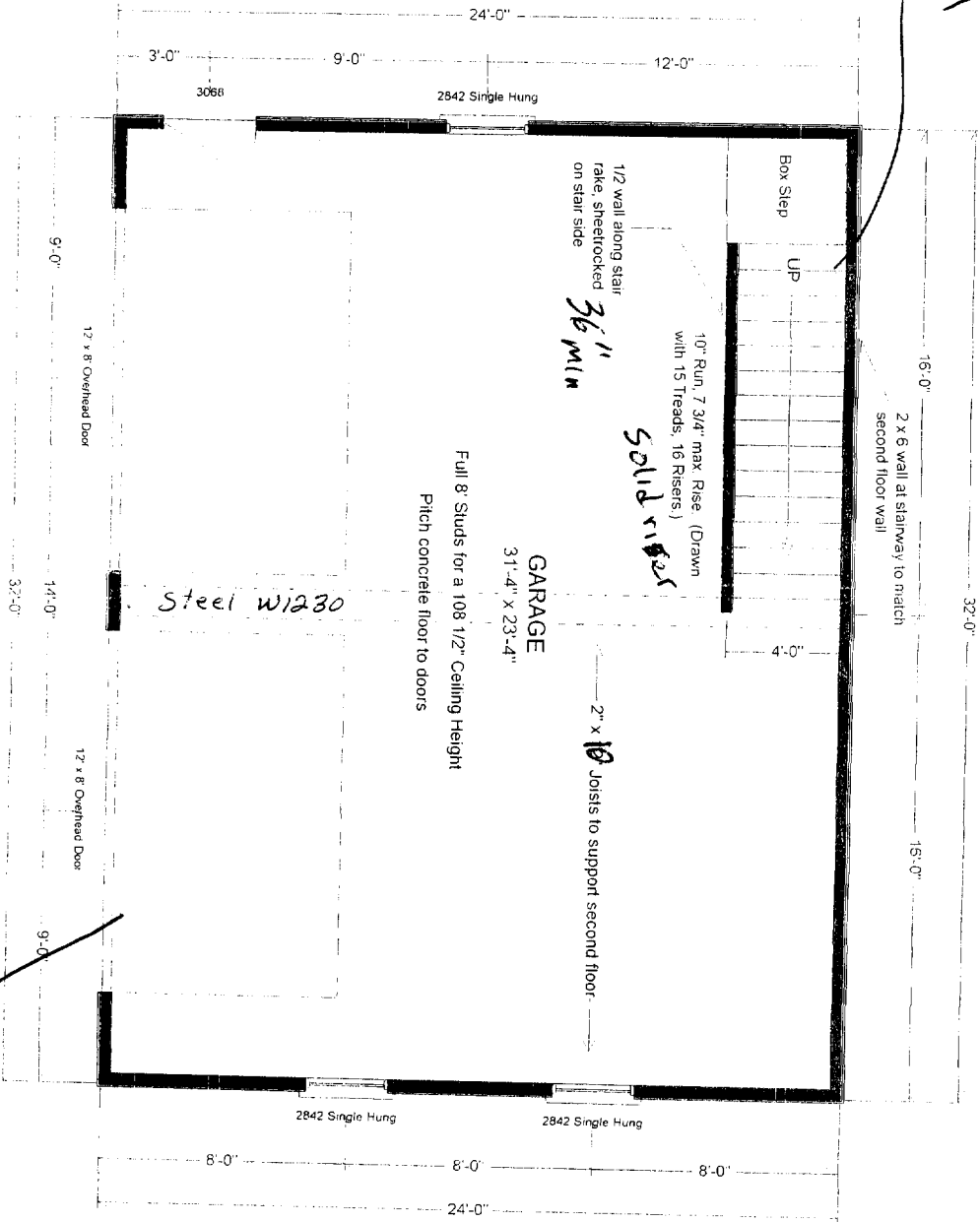
1/4" = 1'

Plan Date:

06/01/05

Revision Date:

*Drasdale
Handrail
@ 34-38"
Return ends*



First Floor Plan

*Garage
LVI*

PLAN REVISION #

PLEASE RETURN AND RETURN BY:

FINAL PLAN APPROVAL & DATE:

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: <u>60 Riverview St, Portland</u>		
Total Square Footage of Proposed Structure <u>1536'</u>	Square Footage of Lot <u>24750' +</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>map 195</u> Block# <u>14-15-16+17</u> Lot#	Owner: <u>Rick + No/A Urban</u>	Telephone: <u>871-9021</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Ron Dubuc Fortin Home Const. Inc 35 MARKARLYN ST Auburn ME</u>	Cost Of Work: \$ <u>43,800</u> Fee: \$
Current use: _____	<u>786-8737</u>	<div style="border: 2px solid black; padding: 5px; width: fit-content; margin: auto;"> <p style="margin: 0;">DEPT OF BUILDING INSPECTION CITY OF PORTLAND, ME</p> <div style="border: 1px solid black; padding: 5px; width: 80px; margin: 5px auto; text-align: center;"> <p style="margin: 0;">66</p> <p style="margin: 0;">JUN 2 2005</p> </div> <p style="margin: 0; font-weight: bold; font-size: 1.2em;">RECEIVED</p> </div>
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>32 x 24 UNATTACHED GARAGE 2 Story</u> Project description:		

Contractor's name, address & telephone: <u>FORTIN HOME CONSTRUCTION INC 35 MARKARLYN ST. Auburn ME</u>
Who should we contact when the permit is ready: <u>Ron Dubuc @ Fortin Home Const.</u>
Mailing address: _____
We will contact you by phone when the permit is ready, You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up, PHONE: <u>786-8737</u>

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: <u>Ron Dubuc</u>	Date: <u>06/13/05</u>
--	-----------------------

**This is NOT a permit, you may not commence ANY work until the permit is Issued.
If you are in a Historic District you may be subject to additional permitting and fees with the
Planning Department on the 4th floor of City Hall**

NOTES

1. OWNERSHIP OF THE PROPERTY SHOWN CAN BE FOUND IN A DEED FROM GARY A. GODIN TO RICHARD N. URBAN & NOLA J. ROBERTS AND RECORDED IN DEED BOOK 6578, PAGE 234 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.(C.C.R.D.)
2. THE PARCEL SHOWN IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 195, PARCELS 14, 15, 16 & 17 ALONG WITH MAP 220. PARCEL 4
3. PLAN REFERENCED *PLAN OF CAPISIC HEIGHTS PORTLAND MAINE DATED JANUARY 1913 BY AE SKILLIN RECORDED IN PLAN BOOK 12, PAGE 3.(C.C.R.D.)
4. E. PLAN ENTITLED *CAPISIC PARK MADE FOR ALFRED J. WAXLER DATED JANUARY 15, 1955 BY H.I. & E.C. JORDAN AND RECORDED IN PLAN BOOK 45, PAGE 2.(C.C.R.D.)
5. PARENTHESIS INDICATE RECORD INFORMATION.
6. THIS IS NOT A BOUNDARY SURVEY. THIS SKETCH P.L.N. EXCEPTS CHAPTER 90, PART 2, SECTIONS 4 THROUGH 8 OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULES.
7. THE PARCEL SHOWN IS SUBJECT TO AN EASEMENT TO THE CITY OF PORTLAND FOR A SEWER LINE AND A EASEMENT TO CENTRAL MAINE POWER FOR ELECTRICAL TRANSMISSION. THE ACTUAL LOCATION OF THESE EASEMENT ARE UNKNOWN AS OF THIS DATE.
8. FIELD SURVEY WAS PERFORMED WITH 2'-3' OF SNOW COVER
9. THE EXISTING DWELLING FOOT PRINT CONTAINS 1170 SF. THE TOTAL AREA OF THE LOCUS PROPERTY AS SHOWN ON THE PLAN REFERENCED IN NOTE 3A IS 27,921 ± S.F.

SKETCH PLAN OF LAND AT 60 RIVERVIEW STREET PORTLAND MAINE

SCALE: 1"=40' FEBRUARY 28, 2003
PREPARED FOR: CUSTOM CONCEPTS
636 US ROUTE ONE
SCARBOROUGH, MAINE 04074

JOB NUMBER: 24807 ACAD FILE: 24807



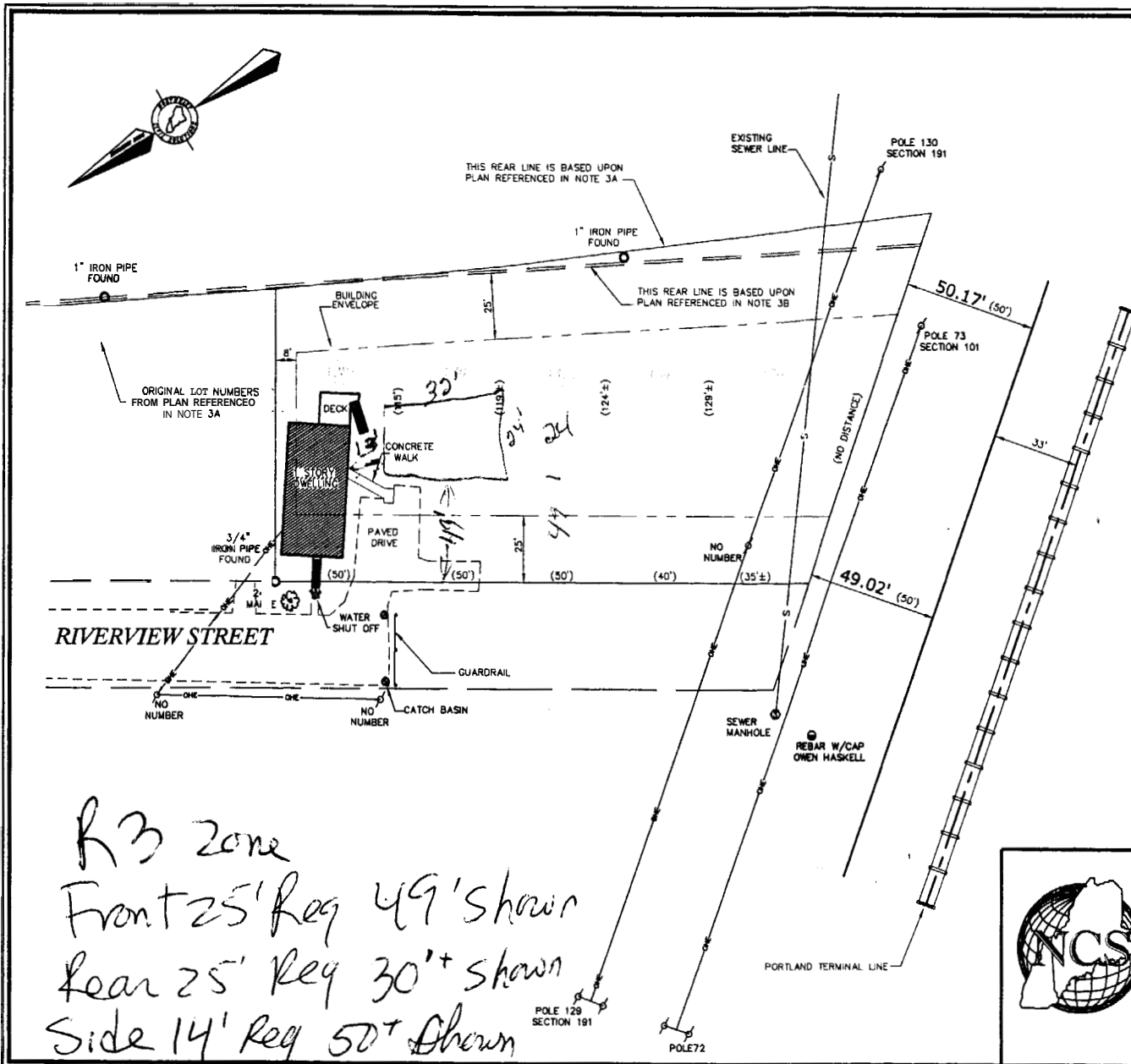
SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED

153 US ROUTE 1, SCARBOROUGH, MAINE 04074

tel 207.883.1000
800.882.2227

fax 207.883.1001

a-man ncs@maine.rr.com



R3 zone
Front 25' Req 49' shown
Rear 25' Req 30' shown
Side 14' Req 50' shown

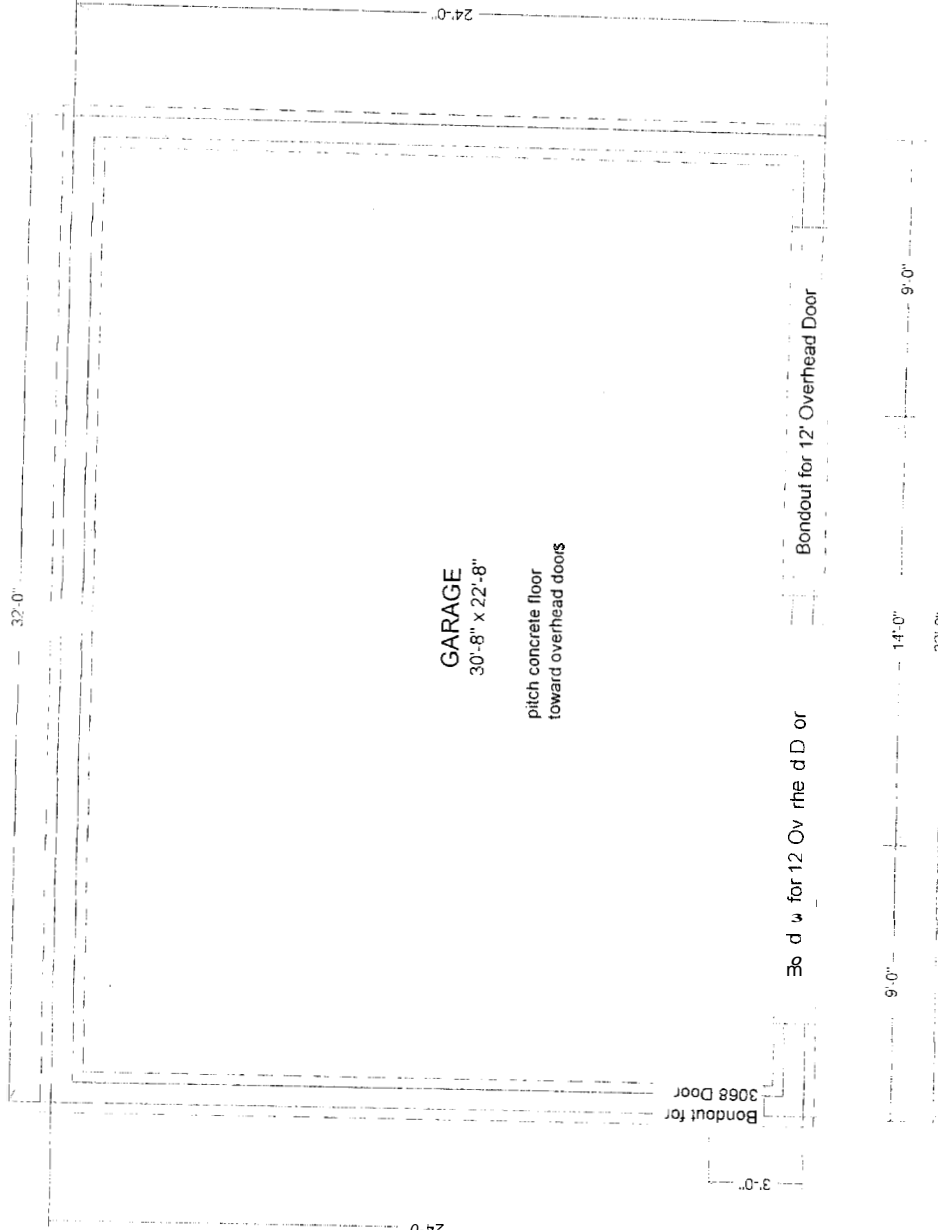
LOT 27,921
X 35%
9,772 SF

1200
1536
2736

FORTIN HOME CONSTRUCTION, INC.

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Customer Name	Rick & Nola Urban	SIZE	32' x 24' Unattached Garage
Job Address	60 Riverside St. Portland	Scale	1/4" = 1'
		Plan Date	06/01/05
			Revision Date:



Foundation Plan

PLAN REVISION # _____ PLEASE REVIEW AND RETURN BY: _____ FINAL PLAN APPROVAL & DATE _____

FORTIN HOME CONSTRUCTION, INC.

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Customer Name: Rick & Nora Urban

SIZE: 32' x 24' Unattached Garage

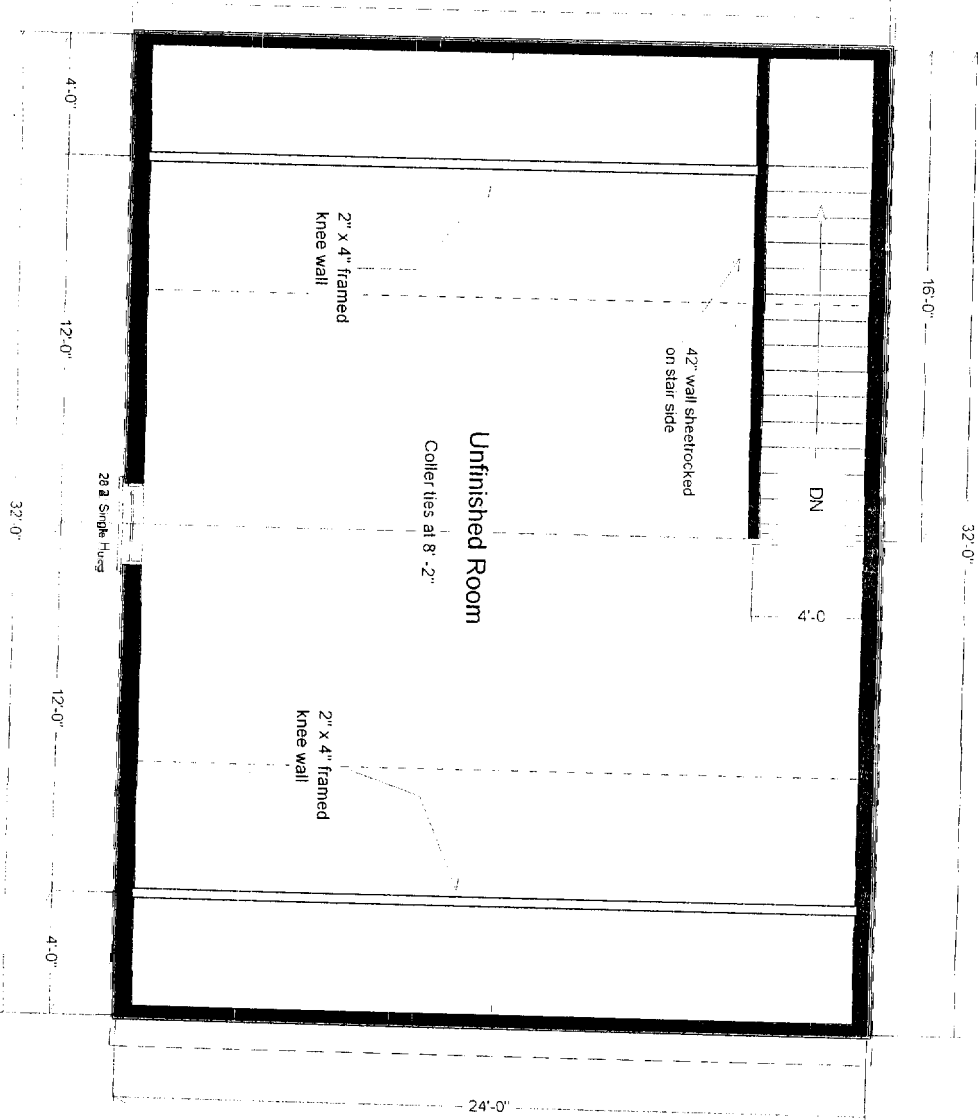
Job Address: 60 Riverview St Portland

Scale: 1/4" = 1'

Plan Date: 06/01/05

Revision Date:

24-0



Second Floor Plan

PLAN REVISION #

PLEASE REFER AND RETURN TO:

FINAL PLAN APPROVAL & DATE

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THE CUSTOMER AGREES TO OBTAIN TECHNICAL BLUEPRINTS FROM AN ARCHITECT.

Customer Name: Rick & Noia Urban

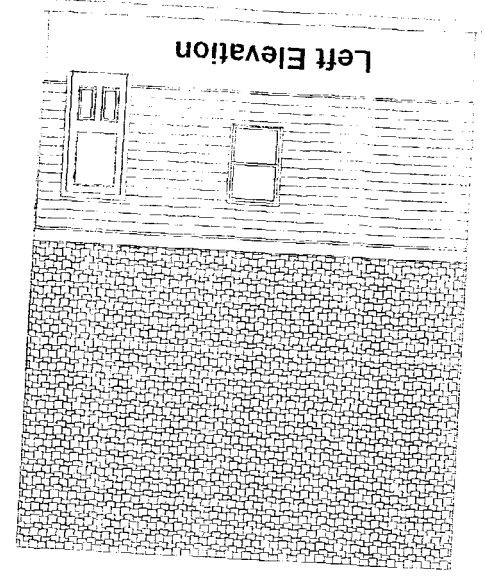
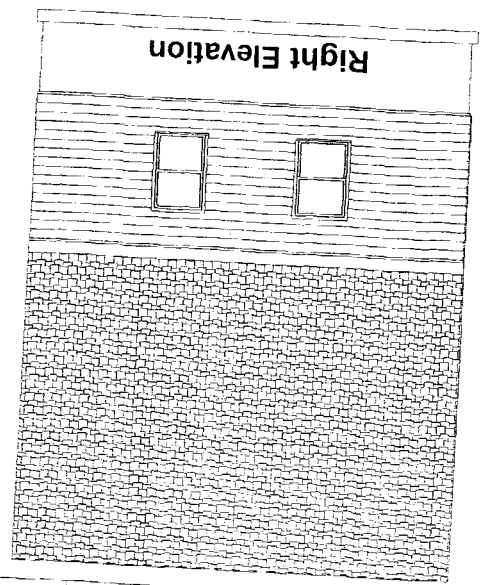
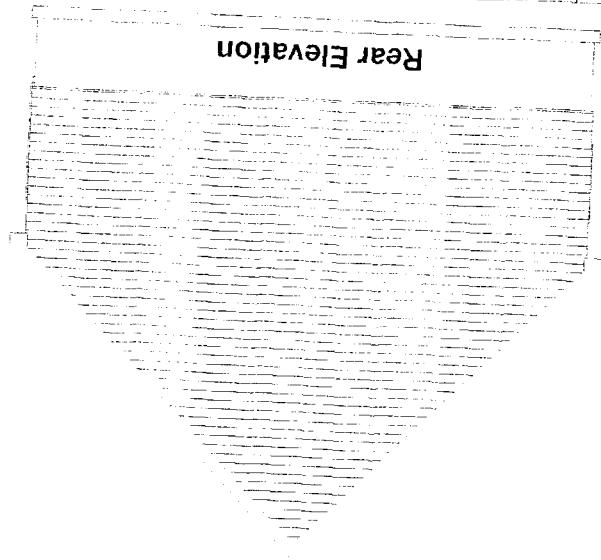
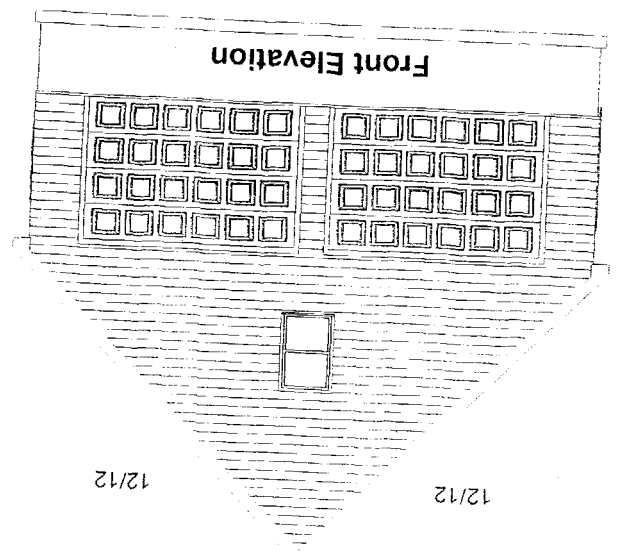
Job Address: 60 Riverview St Portland

SIZE: 32' x 24' Unattached Garage

Scale: 1/4" = 1'

Plan Date: 06/01/05

Revision Date:



FINAL PLAN APPROVAL & DATE

PLEASE RETURN AND RETURN BY

PLAN REVISION #

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE PERMIT ISSUED
CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
JUN 28 2005
Permit Number: 050843
CITY OF PORTLAND

This is to certify that Urban Richard N & Nola J Ittner Co
has permission to 32x24 unattached 2 story garage
AT 60 Riverview St SE 195 B014001

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.

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

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

Janine Bourke 6/28/05
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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.

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

- Footing/Building Location Inspection:** Prior to pouring concrete
- NA **Re-Bar Schedule Inspection:** Prior to pouring concrete
- NA **Foundation Inspection:** Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical:** *for Height of structure* 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.

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

Ron Dabur
Signature of Applicant/Designee

Date
6/28/05

Jeanne Bonke
Signature of Inspections Official

Date

CBL: 195-B-14

Building Permit #: 05-0843