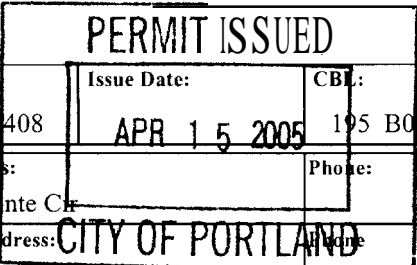


**City of Portland, Maine - Building or Use Permit Application**

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



Permit No: 05-0408	Issue Date: APR 15 2005	CE#: 195 B073001
-----------------------	----------------------------	------------------

Location of Construction: 68 Capisic St	Owner Name: Bryan Dean D &	Owner Address: 661 Bay Pointe Cr	Phone:
Business Name:	Contractor Name: Corev Fortier	Contractor Address: CITY OF PORTLAND Portland	Phone: 2078383310
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: single family	Proposed Use: single family - add 4' x 4' entry porch on front of house	Permit Fee: \$39.00	Cost of Work: \$1,500.00	CEO District: 3
Proposed Project Description:		FIRE DEPT: N/A <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB IRC 2003	

Proposed Project Description:		Signature:	Signature:
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
		Signature:	Date:

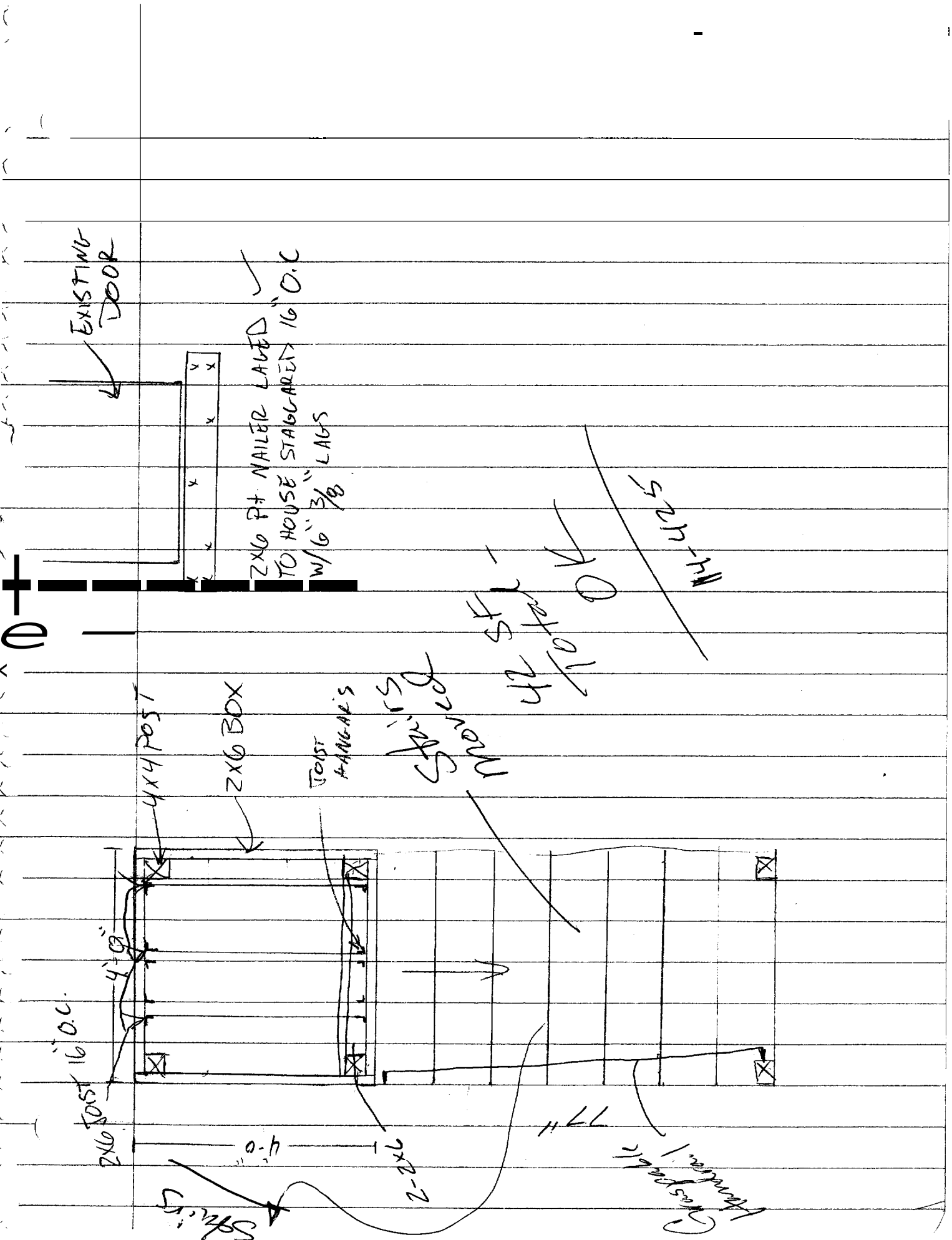
Permit Taken By: tmm	Date Applied For: 04/14/2005	<b>Zoning Approval</b>	
-------------------------	---------------------------------	------------------------	--

<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 information may invalidate a building permit and stop all work..</p>	<p><b>Special Zone or Reviews</b></p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: 4/15/05</p>	<p><b>Zoning Appeal</b></p> <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied <p>Date:</p>	<p><b>Historic Preservation</b></p> <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 <p>Date: 4/15/05</p>
---	--	---	---

**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



EXISTING DOOR

2x6 PT NAILER LABELED ✓  
 TO HOUSE STAGGERED 16" O.C.  
 W/ 6" 3/8" LAGS

0

52H-425

42 to OK

4x4 POST

2x6 BOX

POST HANGARS

STAIRS  
 STAIRS

2x6 POST 16" O.C.

4'-0"

4'-0"

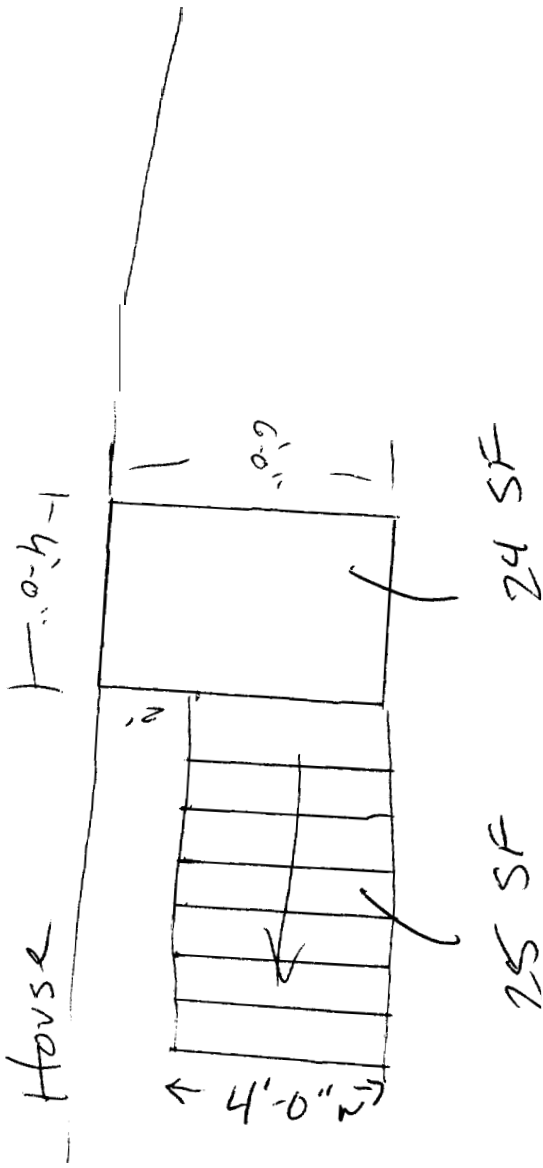
2-2x6

1'-1"

Handwritten note: 2x6 post 16" O.C.

STAIRS

House



House

4'-0"

6'-0"

90 SF

24 SF

House

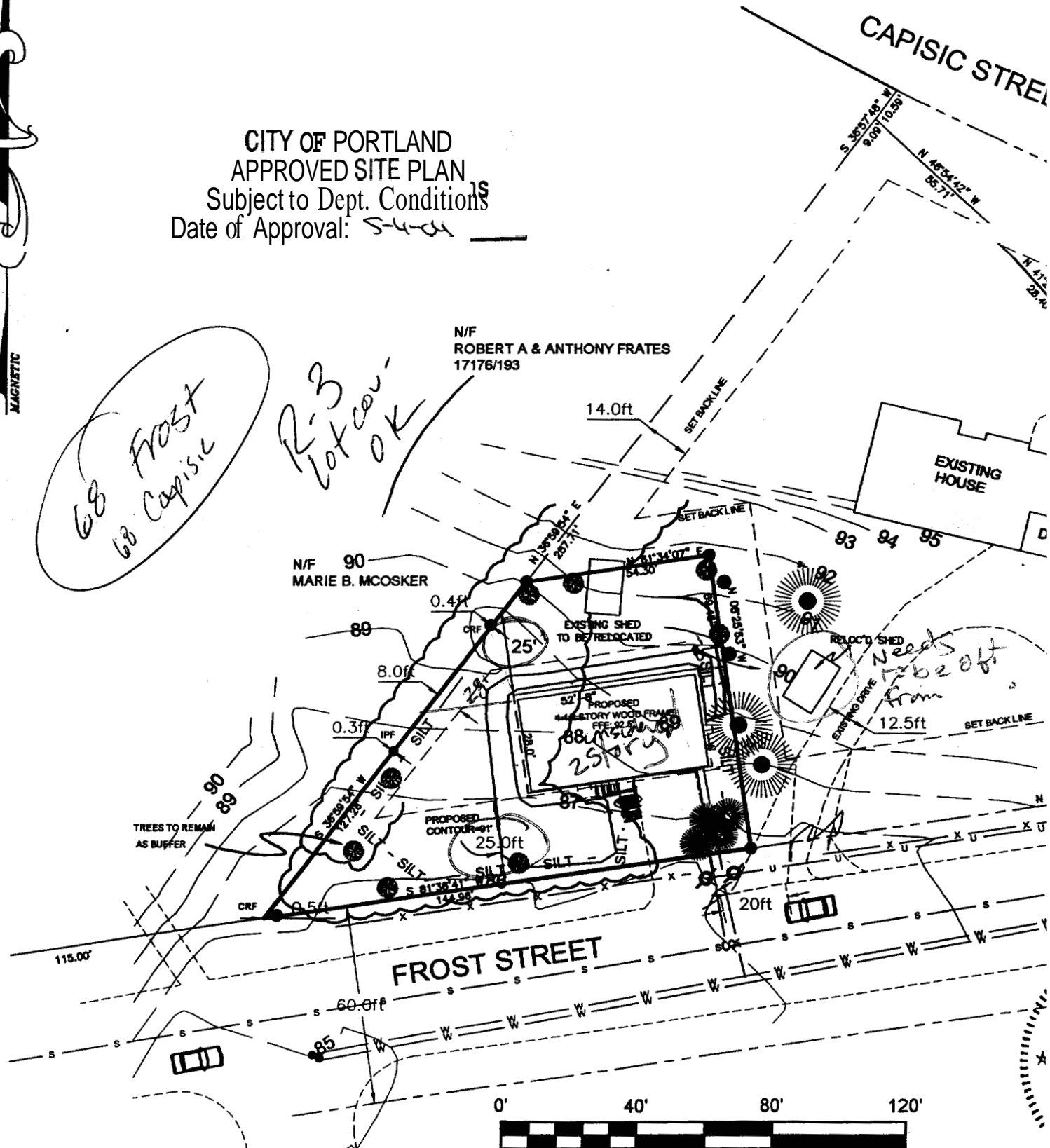


CITY OF PORTLAND  
APPROVED SITE PLAN  
Subject to Dept. Conditions  
Date of Approval: 5-4-04

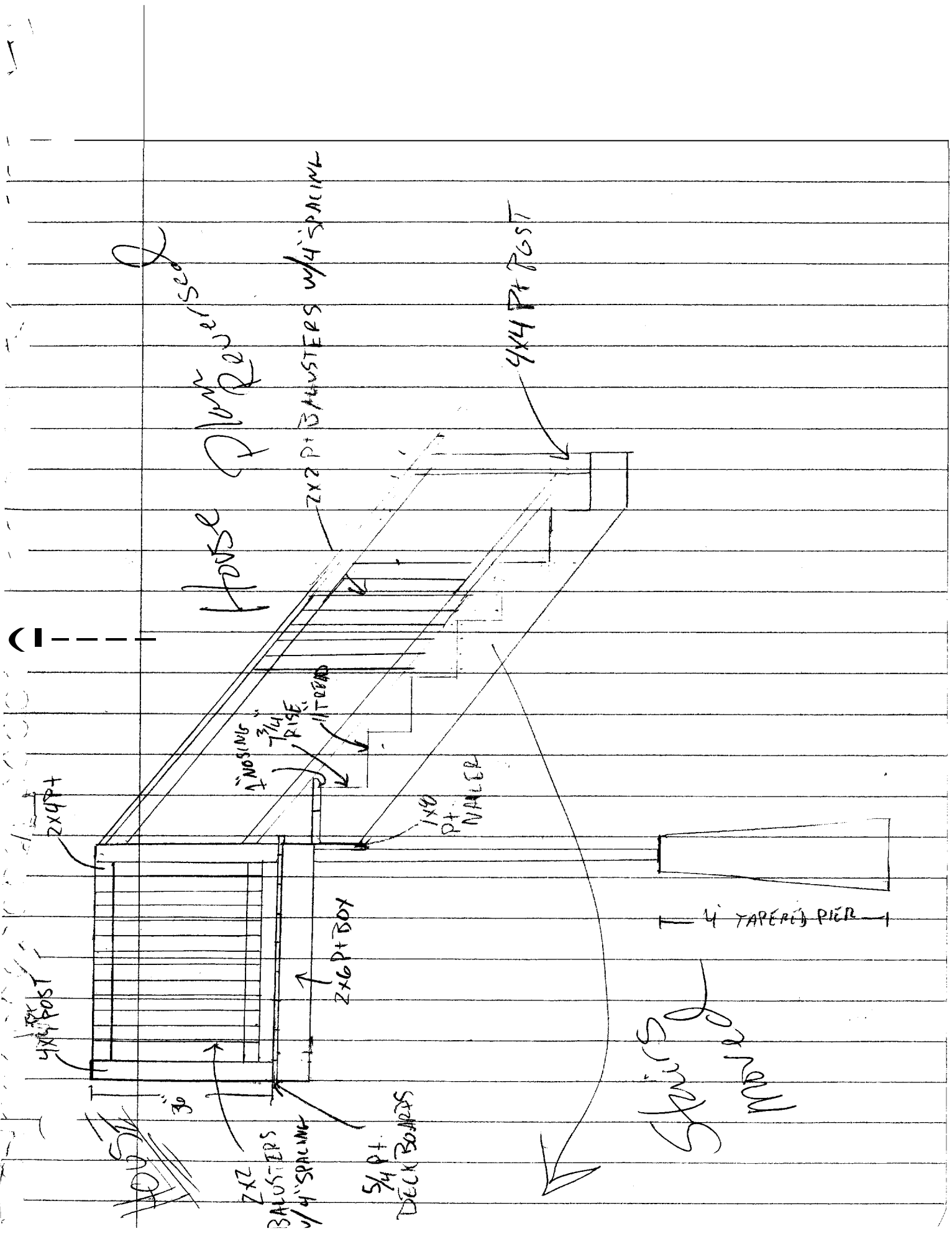
68 Frost  
68 Capisic

R-3  
lot cov.  
OK

N/F  
ROBERT A & ANTHONY FRATES  
17176/193



REVISED 04-21-2004~ ADDED TREE NOTE, SILT FENCE AND MOVED SHED PER CITY.



House Plan reversed

2x2 PT BALUSTERS w/ 1/4\" SPACING

4x4 PT POST

1\" NOSING  
3/4\" RISE  
11\" DEEP

1x6  
PT  
VALER

2x6 PT BOY

4\" TAPERED PIER

Stairs  
normal

2x4 PT

4x4 PT POST

36

2x2  
BALUSTERS  
1/4\" SPACING

5/4 PT  
DECK BOUNDS

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

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

## PERMIT

Permit Number: 050408

This is to certify that Bryan Dean D & /Corey Fort  
has permission to add 4' x 4' entry porch on front of house  
AT 68 Capisic St 195 B073001

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 when permission is procured before this building or part thereof is occupied 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

PERMIT ISSUED

APR 15 2005

Department Name  
CITY OF PORTLAND

Fire Dept.  
Health Dept.  
Appeal Board  
Other

*[Signature]* 4/15/05  
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

CITY OF PORTLAND  
 APPROVED SITE PLAN  
 Subject to Dept. Conditions  
 Date of Approval:           

**GENERAL NOTES:**

1. RECORD OWNER OF PARCEL: DEAN D. BRYAN BOOK 17935 PAGE 200 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS
2. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY.
3. AREA OF PROPOSED PARCEL: 8895.0 SQ. FT. 0.20 ACRES
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
  - a.) PLAN OF PROPERTY 68 CAPISIC ST, PORTLAND, MAINE FOR THELMER ASSELYN DATED 11/04/1986 BY R.P. THICOMB ASSOC. RECOVERED FROM PORTLAND PUBLIC WORKS DEPARTMENT.
  - b.) CITY OF PORTLAND TAX MAP 195 ORIGINAL LOT SHOWN AS BLOCK U, LOT 73.
  - c.) CITY OF PORTLAND STREETLINE SHEETS FOR FROST AND CAPISIC STREETS
5. ZONING: R 3 ZONE  
 MINIMUM LOT SIZE: 6500 SQUARE FEET/UNIT = 13000 SQ FT  
 MINIMUM FRONT YARD: 25 FEET  
 MINIMUM REAR YARD: 25 FEET  
 MINIMUM SIDE YARD: 1 STORY - 8 FEET, 2 STORY = 14 FEET.  
 MINIMUM LOT WIDTH: 75 FEET

6. MAXIMUM LOT RATIO: 25%  
 OF LOT 2167.63 Sq. Ft.  
 PROPOSED = 1991.5 Sq. Ft.

7. TWO STREET TREES TO REMAIN  
 OR BE PLANTED, MIN. SIZE  
 2-1/2" CALIPER

8. SILT BLOCK OR FROSION MIX  
 TO BE INSTALLED PRIOR TO  
 CONSTRUCTION.

9. EXISTING DRIVEWAY TO BE  
 RELOCATED AS SHOWN, 20 FEET FROM  
 NEW DRIVEWAY.

**LEGEND**

- Capped 5/8" Rebar To Be Set With Registration Number 2303
- Iron Pipe or Solid Pin Found
- Capped 5/8" Rebar Found
- Abutter Line
- Property Line
- Street Line
- {50.00'} Distance from reference plan or deed.
- N/F Now Or Formerly
- u— Overhead Utility
- u— Utility Pole
- Edge of traveled way
- Set Back Line
- - - Contour Line
- Minimum of two trees to remain in excess of 2-1/2" to remain.

**SURVEYORS STATEMENT:**

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSING OF PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2011 WITH THE FOLLOWING EXCEPTIONS:

- a) NO WRITTEN REPORT
- b) NO NEW DESCRIPTION

ROBERT T. GREENLAW P.L.S.  
 PERMIT NO. 2003 HC-96

DATE: 04-27-2014



RFMSFD 04-21-2011... ADDED TREE NOTE, SILT BLOCK AND MOVED SHED PER CITY.

MINOR SITE PLAN  
 FOR A PROPOSED LOT SPLIT  
 71 FROST STREET, PORTLAND, MAINE

DEAN D. BRYAN

FOR:

DRAWN BY: JMC  
 CHECKED BY: GBS  
 SCALE: 1"=40'  
 DATE: 07/18/03  
 JOB NUMBER: 2003P  
 SHEET 1 OF 1

PREPARED BY:  
 BACK BAY BOUNDARY, INC.  
 PROFESSIONAL LAND SURVEYING

65 NEWBURY STREET  
 PORTLAND, MAINE

207-774-2855 FAX 207-761-2010

DRAWN: 2003 HC-96

CITY OF PORTLAND  
 APPROVED SITE PLAN  
 Subject to Dept. Conditions  
 Date of Approval: 5-1-04

GENERAL NOTES:

1. RECORD OWNER OF PARCEL: DEAN D. BRYAN HOLD 1/935 PACE 200 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
2. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY.
3. AREA OF PROPOSED PARCEL: 8895.0 SQ. FT. 0.20 ACRES
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
  - a.) PLAN OF PROPERTY 65 CAPISIC ST. PORTLAND, MAINE MADE FOR THELMER ASSELYN DATED 11/04/1986 BY R.P. TITCOMB ASSOC. RECOVERED FROM PORTLAND PUBLIC WORKS DEPARTMENT.
  - b.) CITY OF PORTLAND TAX MAP 185 ORIGINAL LOT SHOWN AS BLOCK B, LOT 73.
  - c.) CITY OF PORTLAND STREETLINE SHEETS FOR FROST AND CAPISIC STREETS
5. ZONING: R 3 ZONE  
 MINIMUM LOT SIZE: 6500 SQUARE FEET/UNIT - 13000 SQ FT  
 MINIMUM FRONT YARD: 25 FEET  
 MINIMUM REAR YARD: 25 FEET  
 MINIMUM SIDE YARD: 1 STORY - 8 FEET, 2 STORY = 14 FEET.  
 MINIMUM LOT WIDTH: 75 FEET
6. MAXIMUM LOT RATIO: 25%  
 OF LOT - 2167.63 Sq. Ft.  
 PROPOSED = 1995.5 Sq. Ft.
7. TWO STREET TREES TO REMAIN OR BE PLANTED, MIN. SIZE 2-1/2" CALIPER
8. SILT FENCE OR EROSION MIX TO BE INSTALLED PRIOR TO CONSTRUCTION.
9. EXISTING DRIVEWAY TO BE RELOCATED AS SHOWN, 20 FEET FROM NEW DRIVEWAY.

LEGEND

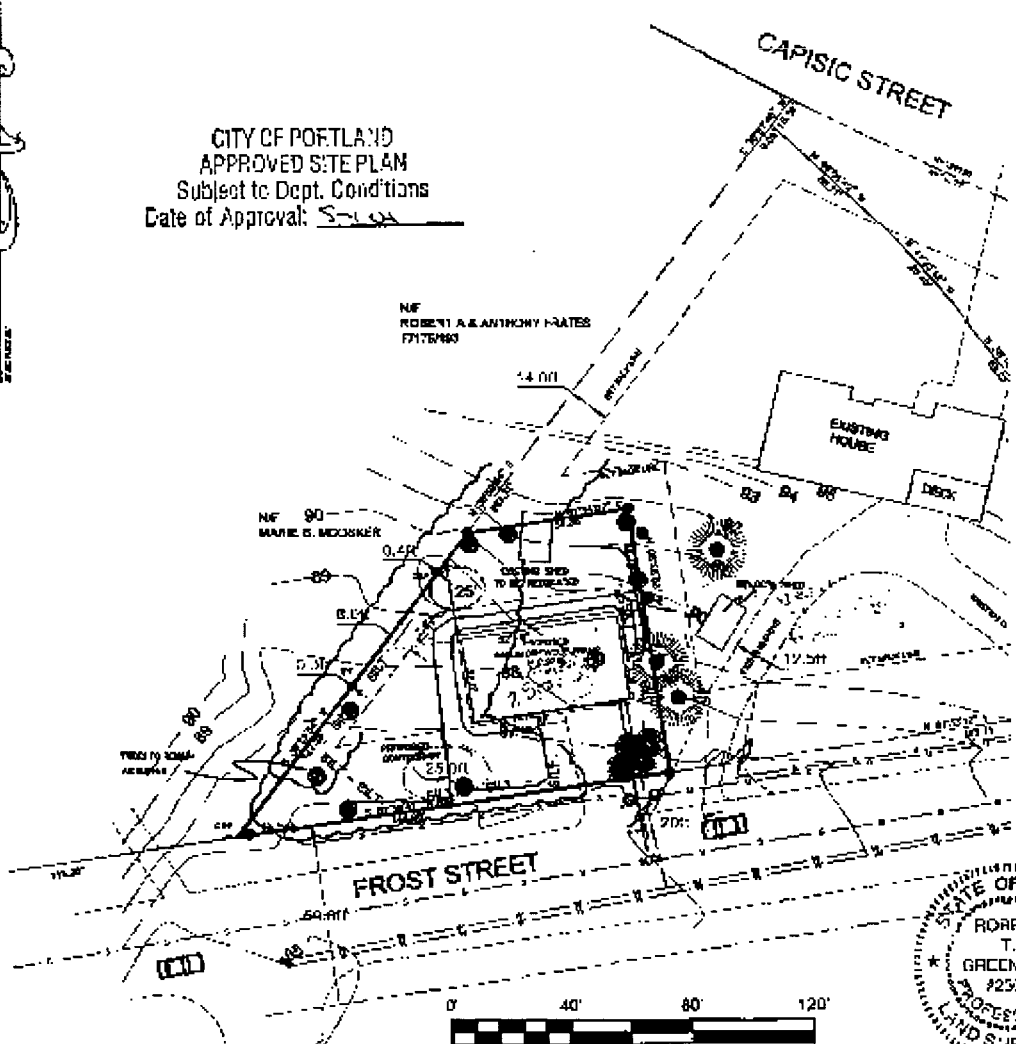
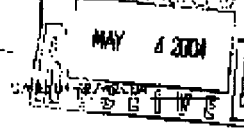
- Capped 5/8" Rebar To Be Set With Registration Number 2303
- Iron Pipe or Solid Pin Found
- Capped 5/8" Rebar Found
- Abutment Line
- Property Line
- Street Line
- (50.00') Distance from reference plan or deed
- N/F Now Or Formerly
- Overhead Utility
- Utility Pole
- Edge of traveled way
- Set Back Line
- Contour Line
- Minimum of Two Trees to be in excess of 2 1/2" to Remain.

SURVEYORS STATEMENT:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- a) NO WRITTEN REPORT
- b) NO SET DESCRIPTION

ROBERT T. GREENLAW P.L.S.  
 PRESIDENT BACK BAY BOUNDARY, INC.



MINOR SITE PLAN  
 For A PROPOSED LOT SPLIT  
 71 FROST STREET PORTLAND, MAINE  
 FOR: DEAN D. BRYAN

DRAWN BY: DMW  
 CHECKED BY: GMS  
 SCALE: 1"=40'  
 DATE: 02/18/03  
 JOB NUMBER: 200306  
 SHEET OF 3

PREPARED BY:  
 BACK BAY BOUNDARY, INC.  
 PROFESSIONAL LAND SURVEYING  
 66 NEWBURY STREET  
 PORTLAND, MAINE  
 TEL: 207-774-2955 FAX: 207-761-2070  
 DRAWER: 2203 P2:05

REVISION 04-2-2004-- ADDED TREE NOTE, SET POINTS AND RELOCATED SHED PER CITY.



**GENERAL NOTES:**

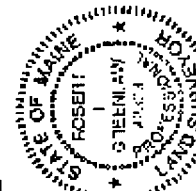
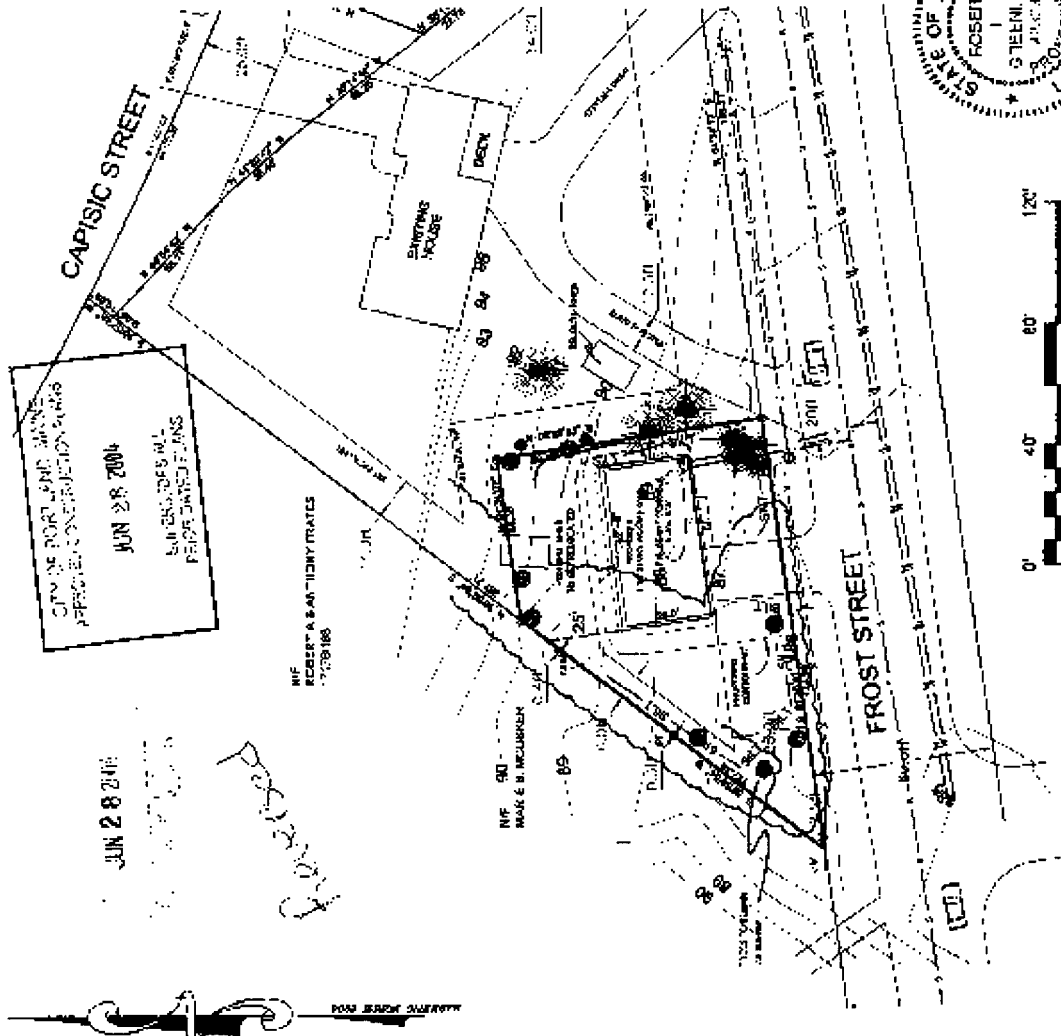
1. RECORD OWNER OF PARCEL: DEAN D. BRYAN BOOK 17935 PAGE 203 AS RECORDED IN THE CUMBERLAND COUNTY DEPARTMENT OF DEEDS
2. REFERENCE ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY.
3. AREA OF PROPOSED PARCEL: 8955.0 SQ. FT. 0.20 ACRES
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:  
 a.) PLAN OF PROPERTY 68 CAPSIC ST., PORTLAND, MAINE MADE FOR THE JAMES ASSOCIATES DATED 11/04/1986 BY R.D. HIGGINS ASSOC. RECOVERED FROM PORTLAND PUBLIC WORKS DEPARTMENT.
- b.) CITY OF PORTLAND TAX MAP 19E ORIGINAL LOT SHOWN AS BLOCK 3, LOT 73.
- c.) CITY OF PORTLAND STREETLINE SHEET 13R FROST AND CAPSIC STRIP LOTS

5. ZONING: R-3 ZONE
6. MINIMUM LOT SIZE: 6500 SQUARE FEET/LIN T - 14000 SQ. FT.
7. MINIMUM FRONT YARD: 25 FEET
8. MINIMUM REAR YARD: 25 FEET
9. MINIMUM SIDE YARD: 1 STORY - 8 FEET, 2 STORY = 14 FEET.
10. MINIMUM LOT WIDTH: 75 FEET

11. MAXIMUM LOT RATIO: 25% OF LOT = 2116 / 63 Sq. Ft.
12. PROPOSED - 1995.5 Sq. Ft.

13. TWO STREET TREES TO REMAIN OR BE PLANTED, MIN. SIZE 2-1/2" CALIPER
14. SILT FENCE OR EROSION MIX TO BE INSTALLED PRIOR TO CONSTRUCTION.
15. EXISTING DRIVEWAY TO BE RECLAIMED AS SHOWN, 20 FEET FROM NEW DRIVEWAY.

- LEGEND**
- Capped 3/4" Rebar To Be Set With Registration Number 2303 From Pipe or Soil 3" In Hand
  - Capped 5/8" Rebar Found
  - Abutted Line
  - Property Line
  - Street Line
  - (S.M.) Distance from reference plan or N/T
  - New Or Formerly
  - Overhead Utility
  - Utility Pole
  - Edge of traveled way
  - Set Back Line
  - Contact Line
  - Minimum of 1" to 1/2" to in excess of 2-1/2" to Remain.

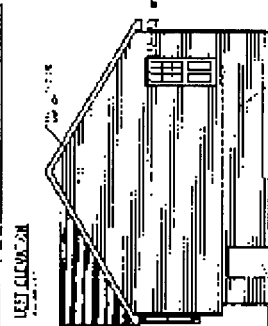
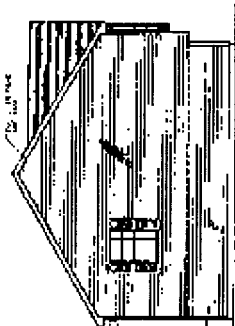
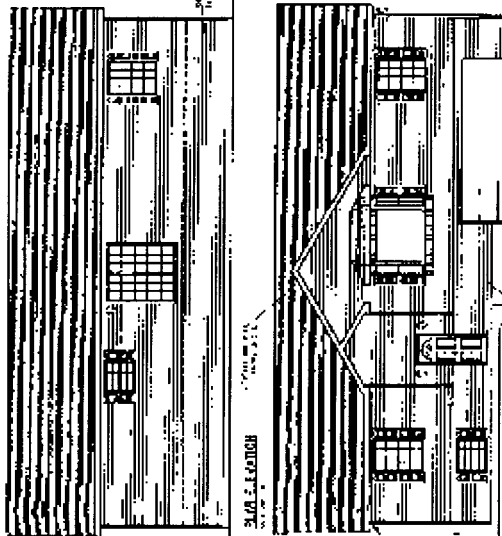
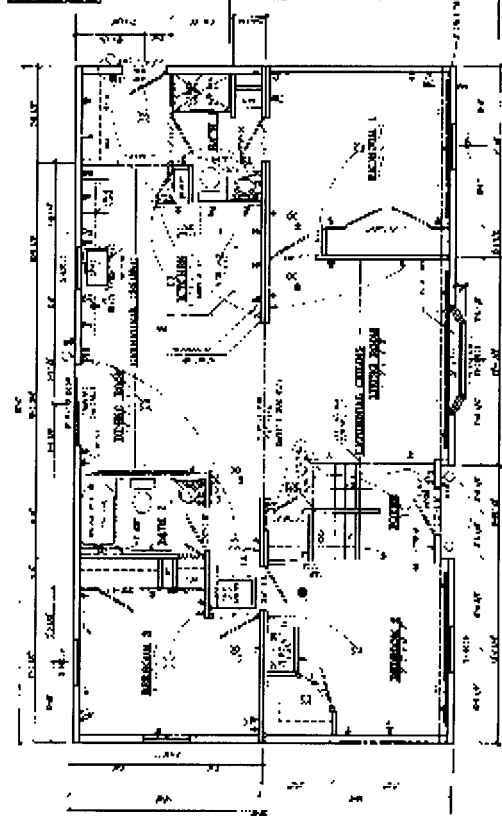


**SURVEYORS STATEMENT:**  
 I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSEE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:  
 a) NO ANTI-BLIND REPORT  
 b) NO NEW DESCRIPTION  
 Robert J. Greenlaw  
 PRESIDENT BACK BAY BOUNDARY, INC.  
 DATE: 08-22-2004

REVISED 05-22-2004, CHANGED BLDG ORIENTATION, RELOCATED DRIVEWAY, REMOVED 24'-21"-2004" ADDED 100' HO. SIL' FENCE AND MOVED SHED PER 13-Y.

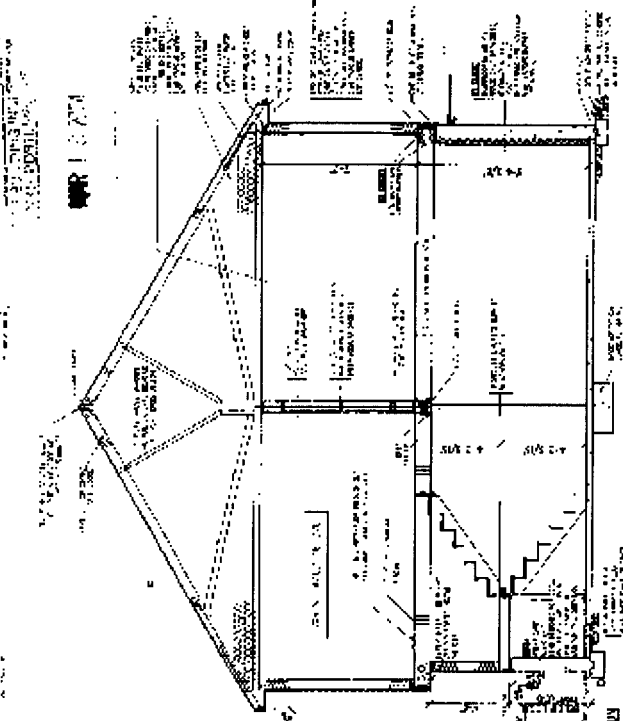
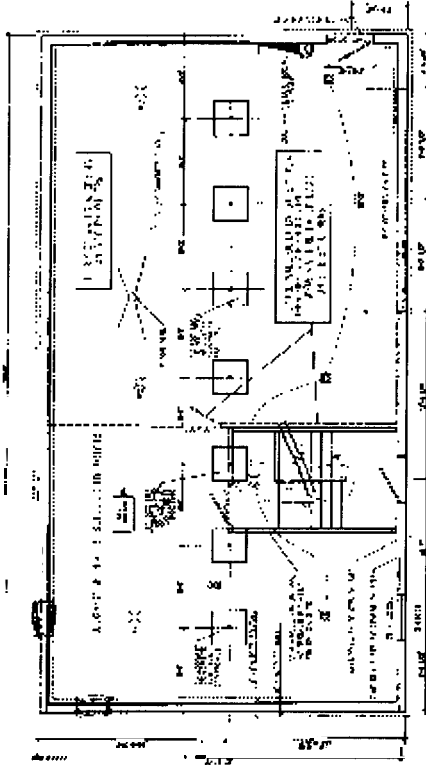
DEAN D. BRYAN  
 For a PROPOSED LOT SPLIT  
 71 POST STREET PORTLAND, MAINE  
 MMINOR SITE PLAN

PREPARED BY  
 BACK BAY BOUNDARY, INC.  
 PROFESSIONAL LAND SURVEYING  
 65 MEMORY STREET  
 PORTLAND, MAINE  
 207-774-2850 FAX 207-781-2019  
 SHEET 1 OF 1



**SECTION ELEVATION**  
12'0" x 14'0"

SECTION ELEVATION  
10'0" x 12'0"



**NOTES:**

1. CONSULT ARCHITECT FOR ALL DIMENSIONS AND MATERIALS.
2. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND ALL APPLICABLE LOCAL ORDINANCES.
3. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND ALL APPLICABLE LOCAL ORDINANCES.
4. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND ALL APPLICABLE LOCAL ORDINANCES.

**Kent Homes**  
12345 Main Street  
Springfield, MA 01104  
Tel: (413) 555-1234

**SALES PLAN**

DATE: 10/15/2023  
PROJECT: 12345  
DRAWN BY: J. SMITH  
CHECKED BY: M. JONES

155 B 13

**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
- 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]* 4/15/05  
 Signature of Applicant/Designee Date  
*[Signature]* 4/15/05  
 Signature of Inspections Official Date  
 CBL: 195-8-73 Building Permit #: 05-0408