

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

Please Read Application And Notes, if Any, Attached

BUILDING DEPARTMENT

## PERMIT

Permit Number: 100801

This is to certify that HIGHT MICHAEL P & COMPANY TA A J Brackett  
has permission to Build 28' x 36' w/garage on first floor for Living space above w/ 2 bedrooms 1 bath on second floor w/ deck

### PERMIT ISSUED

AT 114 FROST ST CE 195 C005901 AUG - 6 2010

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 lathed or otherwise finished-in. 2 HOUSING 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

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) 874-8716

Permit No: 10-0801	Issue Date:	CBL: 195 C005001 1006
-----------------------	-------------	--------------------------

Location of Construction: 114 FROST ST	Owner Name: HIGHT MICHAEL P & CONCETT	Owner Address: 114 FROST ST	Phone:
Business Name:	Contractor Name: Dwight Brackett	Contractor Address: 84 Country Lane Portland	Phone: 2077728629
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R-3

Past Use: Single Family Home - Lot split from 114 Frost Street	Proposed Use: Single Family Home - Lot split from 114 Frost Street/ Build 28' x 36' w/garage on first floor Living space above w/ 2 bedrooms 1 bath on second floor w/ deck	Permit Fee: \$1,345.00	Cost of Work: \$125,000.00	CEO District: 3
---	--	---------------------------	-------------------------------	--------------------

Proposed Project Description: Build 28' x 36' w/garage on first floor Living space above w/ 2 bedrooms 1 bath on second floor w/ deck	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R-3 Type: SB Signature: <i>N/A</i> Signature: <i>TRC 1003</i> 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: Idobson	Date Applied For: 07/02/2010	<b>Zoning Approval</b>
-----------------------------	---------------------------------	------------------------

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"/> Date: 7/8/10 <i>ARA</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 <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: <i>Asm</i>
	PERMIT ISSUED  AUG - 6 2010  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

## **BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY )  
or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

  **X**   **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

  **X**   **Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space**

  **X**   **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

  **X**   **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.**

**The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.**

# City of Portland, Maine - Building or Use Permit

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

<b>Permit No:</b> 10-0801	<b>Date Applied For:</b> 07/02/2010	<b>CBL:</b> 195 C005001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 114 FROST ST	<b>Owner Name:</b> HIGHT MICHAEL P & CONCETT	<b>Owner Address:</b> 114 FROST ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Dwight Brackett	<b>Contractor Address:</b> 84 Country Lane Portland	<b>Phone:</b> (207) 772-8629
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	

<b>Proposed Use:</b> Single Family Home - Lot split from 114 Frost Street/ Build 28' x 36' w/garage on first floor Living space above w/ 2 bedrooms 1 bath on second floor w/ deck	<b>Proposed Project Description:</b> Build 28' x 36' w/garage on first floor Living space above w/ 2 bedrooms 1 bath on second floor w/ deck
---	---

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 07/08/2010  
**Note:** **Ok to Issue:** ✓

- 1) This permit is being issued with the condition that before the certificate of occupancy is issued, the deed for the new lot must be recorded at the Cumberland County Registry of Deeds.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) 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:** Tammy Munson      **Approval Date:** 08/06/2010  
**Note:** **Ok to Issue:** ✓

- 1) As discussed, the Utility Room door must be rated as well.
- 2) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 5) 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.

**Dept:** DRC      **Status:** Approved with Conditions      **Reviewer:** Philip DiPietro      **Approval Date:** 07/16/2010  
**Note:** **Ok to Issue:** ✓

- 1) Erosion and Sedimentation control shall be established along the north, west, and south boundaries where ground disturbance occurs, 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.
- 2) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 3) 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.)
- 4) 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.
- 5) 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.

<b>Location of Construction:</b> 114 FROST ST	<b>Owner Name:</b> HIGHT MICHAEL P & CONCETT	<b>Owner Address:</b> 114 FROST ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Dwight Brackett	<b>Contractor Address:</b> 84 Country Lane Portland	<b>Phone:</b> (207) 772-8629
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	

- 6) The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
- 7) 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.
- 8) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

10-0801

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)		
Component	Submitted Plan	Findings/Revisions/Dates
<b>STRUCTURAL</b> Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	8" x 16" Footing	4' Frost wall - OK
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	N/A	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	
Anchor Bolts/Straps, spacing (Section R403.1.6)	OK see 2/5	
Lally Column Type (Section R407)		
Girder & Header Spans (Table R 502.5(2))	Steel Beam -	Need specs
Built-Up Wood Center Girder Dimension/Type	" "	
Sill/Band Joist Type & Dimensions	2x6 PT	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10' - 5 - 16" oc	OK
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10's - 16" oc	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and	N/A	

10-0801

Structural  
Ridge -  
Posted down?

R802.4(2))		
① Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	2x12's - 16" OC	
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	5/8" Roof / 7/16" walls / 3/4" floors - OK	
Fastener Schedule (Table R602.3(1) & (2))	Per IRC	
<b>Private Garage</b> (Section R309) Living Space? <b>yes</b> (Above or beside)		
② Fire separation (Section R309.2)	- Shows 5/8" - need to wrap beam	
Opening Protection (Section R309.1)	OK	
Emergency Escape and Rescue Openings (Section R310)	OK	
Roof Covering (Chapter 9)	Asphalt	
③ Safety Glazing (Section R308)	Need in stair	
Attic Access (Section R807)	N/A	
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	
Header Schedule (Section 502.5(1) & (2))	OK	
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-	OK	

10-0801

Factor Fenestration		
⑥ Type of Heating System	Not shown	
Means of Egress (Sec R311 & R312) Basement Number of Stairways 2 Interior 2 Exterior		
⑥ Treads and Risers (Section R311.5.3) - need spec's on spiral stair Width (Section R311.5.1) - 3' Headroom (Section R311.5.2) 6'8" Guardrails and Handrails - OK (Section R312 & R311.5.6 - R311.5.6.3)		
Smoke Detectors (Section R313) Location and type/Interconnected	OK	
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	N/A	
Deck Construction (Section R502.2.1)	OK	





# General 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>114 Frost St. Portland, ME</u> <i>new lot is being split from this</i>		
Total Square Footage of Proposed Structure/Area <u>2268 sq ft</u>		Square Footage of Lot <u>12,052 sq ft</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>195 - C - 5-6</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Michael P. Hight, Sr</u> Address <u>114 Frost St.</u> City, State & Zip <u>Portland, ME 04102</u>	Telephone: Home: <u>774-9081</u> Cell: <u>233-8118</u>
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name <u>N/A</u> Address <u>N/A</u> City, State & Zip <u>N/A</u>	Cost Of Work: \$ <u>125,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Single family home with vacant lot</u> If vacant, what was the previous use? <u>The vacant lot has remained as such &amp; has been used as per of my yard</u> Proposed Specific use: <u>A 2 car garage with an apartment above</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>To construct a 38 x 36 2 car garage with a 2 bedroom apartment above including a loft either for storage or an additional bedroom.</u>		
Contractor's name: <u>Dwight Brackett</u>		
Address: <u>84 Country Lane</u>		
City, State & Zip: <u>Portland ME 04103</u>		Telephone: <u>772-8629</u>
Who should we contact when the permit is ready: <u>Michael P. Hight Sr</u>		Telephone: <u>774-9081 home</u>
Mailing address: <u>114 Frost St. Portland, ME 04102</u>		<u>233-8118 cell</u>

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

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 contact the Inspections Division office, room 315 City Hall or call 874-8703. JUL - 2 2010 Dept. of Building Inspections City of Portland Maine

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: Michael P. Hight Date: 7/1/10

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



# New Residential Single Family Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at [www.portlandmaine.gov](http://www.portlandmaine.gov), in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

All new two-family residential developments will be required to go through the minor site plan review process.

## One (1) complete set of construction drawings must include:

- Cross sections w/framing details
- Floor plans and elevations to scale
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IEBC 2003
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Reduced plans or electronic files in pdf format are required if originals are larger than 11" x 17"
- Proof of ownership is required if it is inconsistent with the assessors records

*Exempt to  
Ann Machado  
7/1/10*

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

## Four (4) copies of the boundary survey/site plan are required and must include:

- A stamped boundary survey to scale showing north arrow, zoning district & setbacks to a scale of  $\geq 1" = 20'$ . The boundary survey should include the following:
  - The footprint of the proposed structure and the distance from the actual property lines. Structures include decks, porches, steps, bow windows, cantilever sections and roof overhangs, sheds, pools, garages, and any other accessory structures and must be shown to scale. Photocopies of the plat or hand drawn footprints not to scale will not be accepted. The footprint should be consistent with the building plan.
  - Location and dimensions of parking areas and driveways
  - Finish floor or sill elevation (based on mean sea level datum)
  - Location of proposed utilities
  - Existing and proposed grades/contours
  - Silt fence (erosion control) locations
  - Location of two required street trees
  - Separate requirements may apply for lots on unimproved streets
- A reduced boundary survey/site plan is required if original is larger than 11' x 17"

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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 visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost  
Site plan review fee: \$300.00

**This is not a Permit; you may not commence any work until the Permit is issued.**

\* Existing house lot

Applicant: Michael Hest

Date: 7/8/10

Address: 114 Frost St.

C-B-L: 195-6.005

permit # B-069

CHECK-LIST AGAINST ZONING ORDINANCE

Date - house built 1962

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work -

Sevage Disposal -

Lot Street Frontage - 50' min - 81.5 ±' 5 min (OK)

Front Yard - N/A

Rear Yard - 25' min - 27' ± (OK)

Side Yard - 8' min (single story) - 8.5 ±' min (OK)

Projections -

Width of Lot - 65' min - 81' 5" actual

Height -

Lot Area - 6,500 ± min - 14,001

Lot Coverage Impervious Surface - 35% of 14,001 = 4,900.35 ± - house is 2,050 ± (OK)

Area per Family - 6,500 ±

Off-street Parking - 2 spaces required

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

\*New Single Family

Applicant: Michael Hight

Date: 7/8/10

Address: ~~114 Frost St~~ <sup>new lot</sup> 1/2 right of 114 Frost St.

C-B-L: existing is 195-C-005  
(\* new CBL will be 195-C-006)

CHECK-LIST AGAINST ZONING ORDINANCE

permit # 10-0601

Date - new

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - build new 28' x 36' single family - 2 story - 1st floor 2 car garage dwelling on second floor w/ deck 2nd floor deck off rear.

Sevage Disposal - public

Lot Street Frontage - 50' min - 63.86' given (ok)

Front Yard - 25' min - 96.5' scaled (ok)

Rear Yard - 25' min - 32.5' scaled (ok)

Side Yard - 2 stories - 14' min - right side - 17' scaled (ok)  
- left side - 25' scaled (ok)

Projections - deck - 28' x 10', stairs landing 4' x 20'

Width of Lot - 65' min - 75' scaled (ok)

Height - 35' max - 26.5' scaled

Lot Area - 6,500 sq ft min - 12052

Lot Coverage Impervious Surface - 35% = 4218.2 sq ft

28 x 36 = 1008

28 x 10 = 280

4' x 20 = 80

1368 (ok)

Area per Family - 6,500 sq ft

Off-street Parking - 2 spaces req'd - ok - 2 car single (ok)

Loading Bays - N/A

Site Plan - minor/minor 2010 - ~~0016~~ 0017

Shoreland Zoning/Stream Protection - N/A

Flood Plains - para 13 - zone C

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information:**

**Services**

<b>CSL</b>	195 C005001
<b>Land Use Type</b>	SINGLE FAMILY
<b>Property Location</b>	114 FROST ST
<b>Applications</b>	<b>Owner Information</b>
	HIGHT MICHAEL P & CONCETTA A JTS
	114 FROST ST
	PORTLAND ME 04103
<b>Doing Business</b>	<b>Book and Page</b>
	12175/127
<b>Maps</b>	<b>Legal Description</b>
	195-C-5-6
	FROST ST 114
<b>Tax Relief</b>	
	26140 SF
<b>Tax Roll</b>	<b>Acres</b>
	0.599

**Current Assessed Valuation:**

**Q & A**

<b>TAX ACCT NO.</b>	28552	<b>OWNER OF RECORD AS OF APRIL 2009</b>
		HIGHT MICHAEL P &
		CONCETTA A JTS
		114 FROST ST
		PORTLAND ME 04103
<b>LAND VALUE</b>	\$73,800.00	
<b>BUILDING VALUE</b>	\$141,200.00	
<b>HOMESTEAD EXEMPTION</b>	(\$12,350.00)	
<b>NET TAXABLE - REAL ESTATE</b>	\$202,650.00	
<b>TAX AMOUNT</b>	\$3,595.02	

[browse city services a-z](#)

[browse facts and links a-z](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.



**Building Information:**

Card 1 of 1

<b>Year Built</b>	1962
<b>Style/Structure Type</b>	RANCH
<b># Stories</b>	1
<b>Bedrooms</b>	3
<b>Full Baths</b>	2
<b>Total Rooms</b>	6
<b>Attic</b>	NONE
<b>Basement</b>	FULL
<b>Square Feet</b>	1440
<a href="#">View Sketch</a>	<a href="#">View Map</a> <a href="#">View Picture</a>

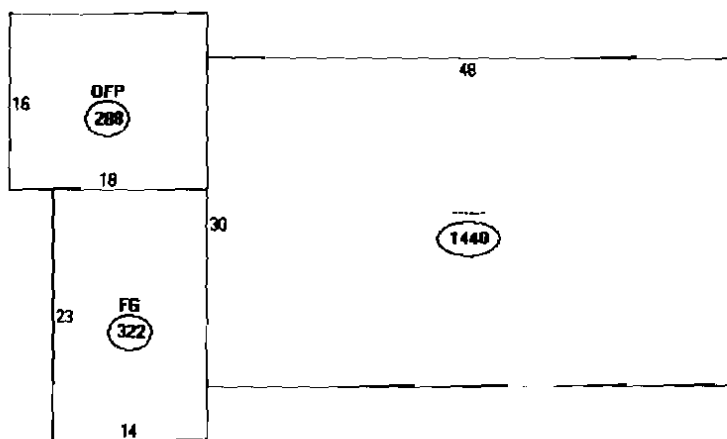


Best viewed at 800x600, with Internet Explorer

**Sales Information:**

<b>Sale Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
10/13/1995	LAND + BUILDING	\$124,400.00	12175/127
5/1/1995	LAND + BUILDING	\$0.00	11958/21
2/1/1995	LAND + BUILDING	\$0.00	11824/211

[New Search](#)



Describe/Area  
A: 1440 sqft  
B: FG 322 sqft  
C: OFF 288 sqft

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

**Zoning Copy**

**2010-0017**

Application I. D. Number

**Marge Schmuckal**

**7/2/2010**

Application Date

**Hight Michale P &**

Applicant

**114 Frost St , Portland, ME 04103**

Applicant's Mailing Address

**Dwight Brackett**

Consultant/Agent

**Agent Ph: (207)772-8629**

**Agent Fax:**

Applicant or Agent Daytime Telephone, Fax

**114 - 114 Frost St, Portland, Maine**

Address of Proposed Site

**195 C005001**

Assessor's Reference: Chart-Block-Lot

**Single Family Home split lot**

Project Name/Description

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) \_\_\_\_\_

Proposed Building square Feet or # of Units \_\_\_\_\_ Acreage of Site \_\_\_\_\_ Proposed Total Disturbed Area of the Site 0 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"/> Historic Preservation       | <input type="checkbox"/> Site Location           |
| <input type="checkbox"/> After the Fact - Major           |   | <input type="checkbox"/> Zoning Variance             | <input type="checkbox"/> Flood Hazard            |
| <input type="checkbox"/> After the Fact - Minor           |   | <input type="checkbox"/> Stormwater                  | <input type="checkbox"/> Traffic Movement        |
|   |   | <input type="checkbox"/> PAD Review                  | <input type="checkbox"/> 14-403 Streets Review   |
|   |   |  | <input type="checkbox"/> Housing Replacement     |
|   |   |  | <input type="checkbox"/> Other _____             |

Fees Paid: Site Plan \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$250.00 Date 7/2/2010

**Zoning 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  |                 |

**Daniel J. Dalfonso, LLC**  
Professional Land Surveyor  
87 A Ocean Street, Suite 202  
South Portland, Maine 04106

**Proposed Description for a Deed**  
High to \_\_\_\_\_

A certain lot or parcel of land on the southerly side of Frost Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at an iron rod with cap #1172 on the southerly sideline of Frost Street and located S 80° 12' 00" W as measured along said Frost Street - 81.52 feet from a drill hole found marking the northwesterly corner of first described parcel in the deed of Scott Brown to Michael P. and Concetta A. Hight dated October 20, 1995, and recorded in Cumberland County Registry of Deeds in Book 12175, Page 127;

Thence S 16° 03' 35" E along remaining land of the Grantees herein - 95.33 feet to an iron rod with cap #1172;

Thence N 79° 53' 25" E along remaining land of the Grantees herein - 7.32 feet to an iron rod with cap #1172;

Thence S 09° 48' 00" E along remaining land of the Grantees herein - 24.70 feet to an iron rod with survey cap #1172 on the northerly line of Lot #22 on Plan of Frost Street Subdivision Phase IV as revised 12-21-1992 and recorded in said Registry of Deeds in Plan Book 193, Page 179;

Thence S 80° 12' 00" W along the northerly line of said Lot #22 a distance of 70.00 feet to an iron rod with cap #2042;

Thence N 09° 48' 00" W along an easterly line of said Lot #22 a distance of 65.00 feet to a 1/2 inch iron pipe;

Thence N 11° 35' 10" W along land now or formerly of Djordjo Basic, recorded in Book 14418, Page 74, a distance of 77.99 feet to an iron rod with cap #1172;

Thence N 08° 29' 20" W continuing along said land now or formerly of Basic - 37.00 feet to an iron rod with cap #1172 on the southerly sideline of Frost Street;

Thence N 80° 12' 00" E along the said southerly sideline of Frost Street - 63.86 feet to the point of beginning. Containing 12,058 square feet, more or less.



Being a portion of the premises described in the deed of Scott Brown to Michael P. and Coretta A. Night dated October 20, 1995, and recorded in Cumberland County Registry of Deeds as Book 12175, Page 127.

10-0801

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)		
Component	Submitted Plan	Findings/Revisions/Dates
<b>STRUCTURAL</b>		
Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	8" x 16" Footing	4' Frost wall - OK
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	N/A	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	
Anchor Bolts/Straps, spacing (Section R403.1.6)	OK see 2/5	
Lally Column Type (Section R407)		
Girder & Header Spans (Table R 502.5(2))	Steel Beam -	Need specs ✓ Attached
Built-Up Wood Center Girder Dimension/Type	cc	cc
Sill/Band Joist Type & Dimensions	2x6 FT	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10's - 16" oc	7 OK
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10's - 16" oc	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and	N/A	

MICHEL

65558  
7/12/10  
1

HAMMOND LUMBER COMPANY  
RT. 27, PO BOX 500  
BELGRADE, ME 04917

HAMMOND LUMBER COMPANY  
\*\*JOBSITE DELIVERY  
YARMOUTH, ME 04103

Tel 207 553-4821

Fax 207 771-8882

3374 NET 30 DAYS HIGHT DAN FLATHE MICHEL SALEK

1 1 EAW 16 X 67  
25' weight: 1675  
sawcut to 1 pc x 24'-0"  
PUNCH 9/16" HOLES 2' ON CENTER STAGGERED  
W/2 HOLES EACH END IN TOP FLANGE.

2 1 EALABOR CHARGE weight: 0  
Isaacson Steel is not responsible or liable for  
any design work. Please consult with a professional  
engineer to verify that this material is  
appropriate for its intended use.  
LOAD CAPACITY: 700#/ft total uniform single floor  
residential load + a partial roof point load of 17,640 lb  
located 14' from the end of steel beam at the front  
overhead gable end wall.

Total weight 1675

SALES OFFICE NOTE: STEEL ORDERS  
ARE USUALLY JOBSITE DELIVERIES  
VERIFY W/ HAMMOND SALESPERSON

deliv

10-0801

Structural  
Ridge -  
Posted down?

R802.4(2))		
① Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	2x12's - 16" OC	
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	5/8" Roof / 7/16" walls / 3/4 floors - OK	
Fastener Schedule (Table R602.3(1) & (2))	Per IRC	
<b>Private Garage</b> (Section R309) Living Space? <b>Yes</b> (Above or beside)		
② Fire separation (Section R309.2) Opening Protection (Section R309.1)	- Shows 5/8 - need to wrap beam (Will do this)	PKL 8/15/10
Emergency Escape and Rescue Openings (Section R310)	OK	
Roof Covering (Chapter 9)	Asphalt	
③ Safety Glazing (Section R308)	Need in stair	Window <input checked="" type="checkbox"/> on the plan + schedule is <sup>per 3/6/5 on plan</sup> improved
Attic Access (Section R807)	N/A	
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	
Header Schedule (Section 502.5(1) & (2))	OK	
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-	OK	

10-0801

Factor Fenestration		
② Type of Heating System	Not shown	Attached
<b>Means of Egress</b> (Sec R311 & R312) Basement Number of Stairways 2 Interior 2 Exterior		Attached
⑥ Treads and Risers - need spec's on spiral stair (Section R311.5.3) Width (Section R311.5.1) - 3' Headroom (Section R311.5.2) 6'8" Guardrails and Handrails - OK (Section R312 & R311.5.6 - R311.5.6.3)		Attached
Smoke Detectors (Section R313) Location and type/Interconnected	OK	
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	N/A	
Deck Construction (Section R502.2.1)	OK	

# Proposal

July 30, 2010

Michael Hight  
114 Frost Street  
Portland Me

The following is a proposal for the installation of the heating system in your building being built on Frost Street.

The heating system would consist of one zone of baseboard heat with the assistance of a Turbonics Toester 16/19 toe space heater for the second floor. One zone of concrete embedded radiant heat in the garage and utility areas. No additional heat would be required for the loft area. Both zones would be controlled with Breaburn 1000 digital thermostats. The system circulators would be Grundfoss UPC 15-58 3-speed circulators with internal flow check valves. Both sides of the circulators would have isolation ball valves installed as well as all the boiler supply and return lines, domestic water lines, and boiler feed valve so as to make any future service as easy as possible.

The boiler would be a Buderus GB142 wall mounted condensing gas boiler which operates at 95% efficiency. The boiler would be direct vented through the side wall of the building using the Buderus PVC concentric vent kit. The boiler would be controlled with the Buderus AM10 outside reset control which would modulate the boiler temperature based on a predetermined heating curve. The domestic hot water would be produced through a Trin-Stor 35 gallon stainless steel indirect fired hot water heater which would be piped to the boiler as a separate heating zone.

The closed cell foil faced insulation blanket required under the concrete slab would be provided and installed however the reinforcing wire screen that is needed to attach the pex tubing to is not included in this proposal.

A gas line would be provided from the boiler to the outside of the building where the propane tanks would be located.

All the proposed work would comply with all state and local codes in effect at the time of the installation.

All workmanship and supplied materials would be warranted to be free of defects for a period of one year from the date of the completion of the installation.

The total cost of the proposed work would be \$16,250.00. Payment terms would be 1/3<sup>rd</sup> due upon the installation of the radiant, 1/3<sup>rd</sup> due upon the delivery of the boiler and indirect to the job site, and the final 1/3<sup>rd</sup> would be due upon the completion of the proposed work.

63" DIAMETER

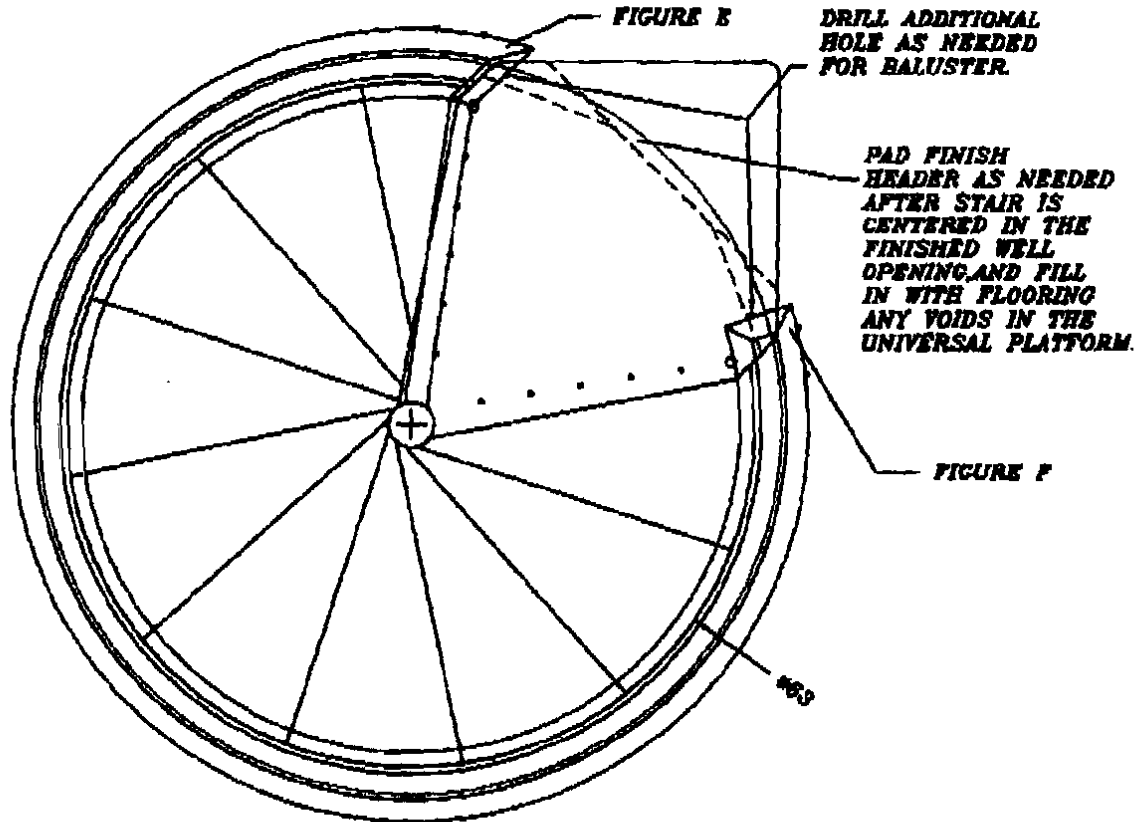
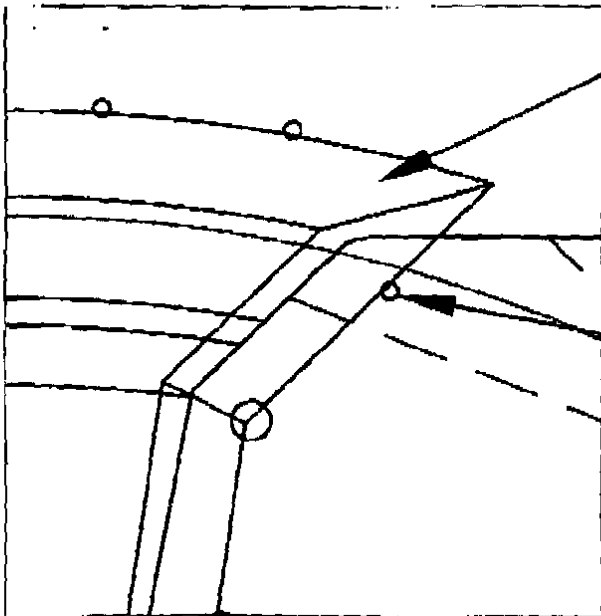


FIGURE C

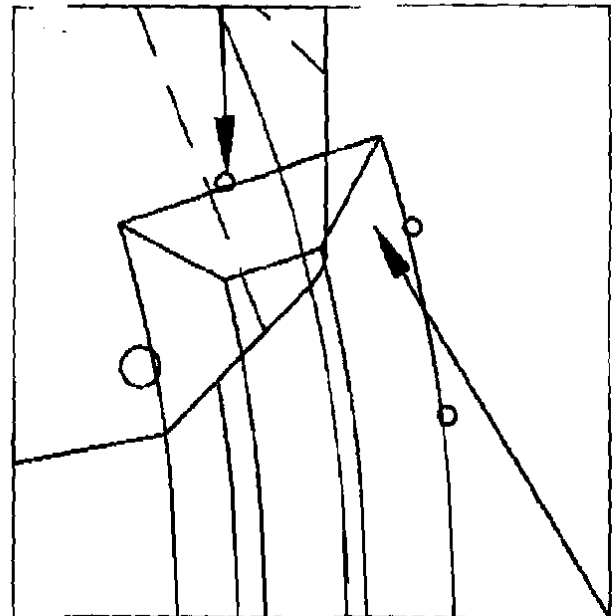
SCALE  $3/4" = 1' - 0"$

FIGURE E



SCALE  $3" = 1' - 0"$

FIGURE F



SCALE  $3" = 1' - 0"$

63" DIAMETER

DRILL ADDITIONAL  
HOLE AS NEEDED  
FOR BALUSTER.

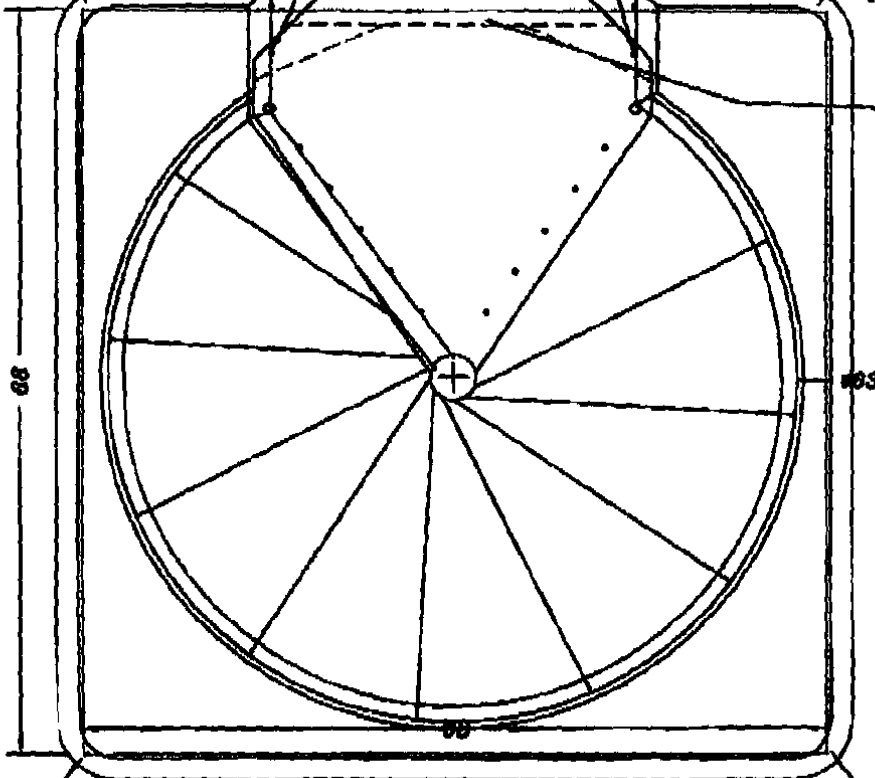
DRILL ADDITIONAL  
HOLE AS NEEDED  
FOR BALUSTER.

HRCON  
FIGURE D

FIGURE E

FIGURE F

HRCON  
FIGURE D



PAD FINISH  
HEADER AS NEEDED  
AFTER STAIR IS  
CENTERED IN THE  
FINISHED WELL  
OPENING, AND FILL  
IN WITH FLOORING  
ANY VOIDS IN THE  
UNIVERSAL PLATFORM.

HRCON  
FIGURE D

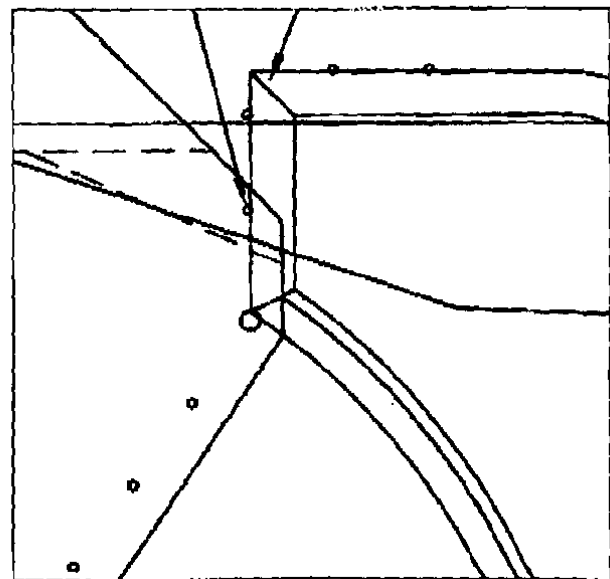
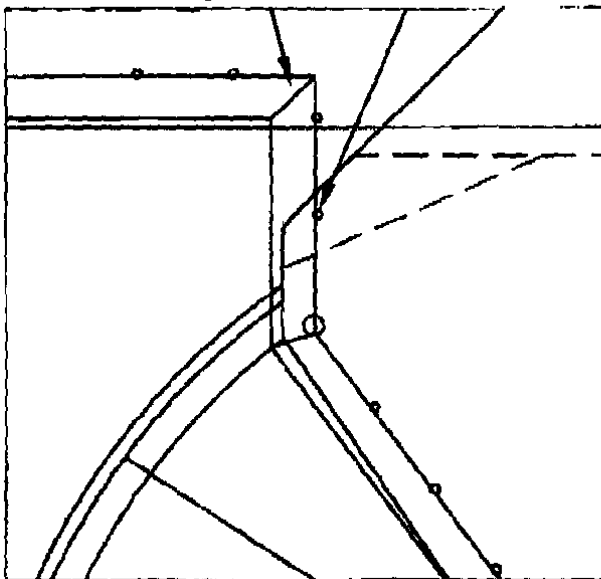
FIGURE B

HRCON  
FIGURE D

SCALE  $3/4" = 1' - 0"$

FIGURE E

FIGURE F



SCALE  $1-1/2" = 1' - 0"$

SCALE  $1-1/2" = 1' - 0"$



63" DIAMETER

HRCON  
FIGURE D

FIGURE E

DRILL ADDITIONAL  
HOLE AS NEEDED  
FOR BALUSTER.

PAD FINISH  
HEADER AS NEEDED  
AFTER STAIR IS  
CENTERED IN THE  
FINISHED WELL  
OPENING, AND FILL  
IN WITH FLOORING  
ANY VOIDS IN THE  
UNIVERSAL PLATFORM.

FIGURE F

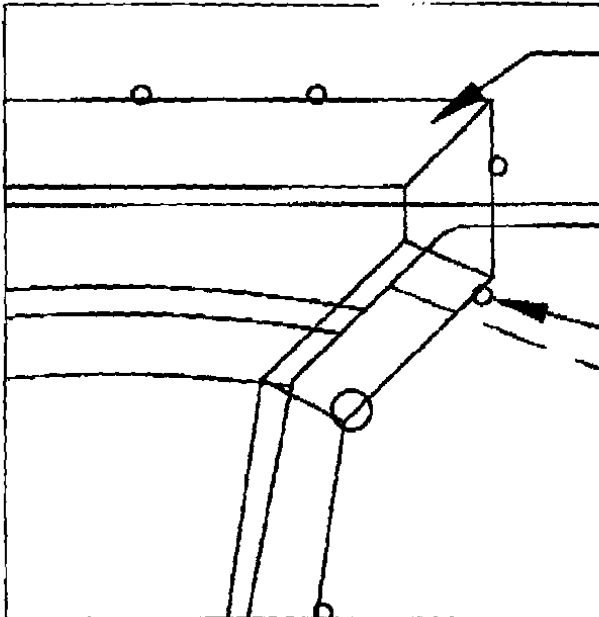
HRCON  
FIGURE D

HRCON  
FIGURE D

FIGURE A

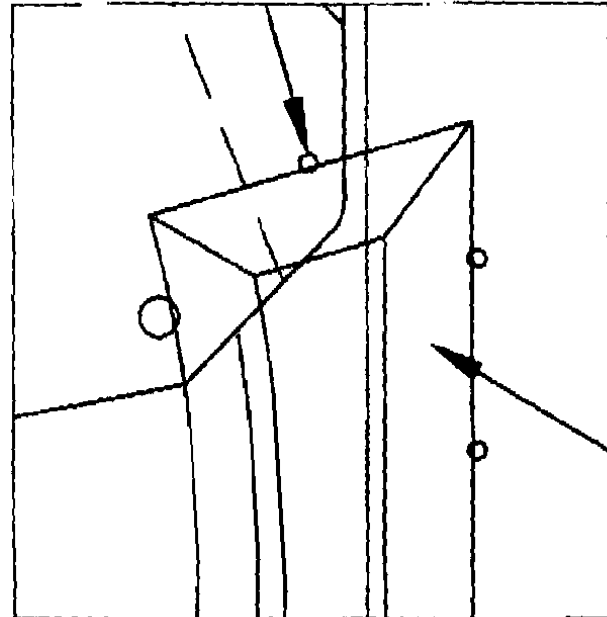
SCALE  $3/4" = 1' - 0"$

FIGURE E



SCALE  $3" = 1' - 0"$

FIGURE F



SCALE  $3" = 1' - 0"$