

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT

Permit Number 03609

PERMIT ISSUED

AUG - 5 2005

[Signature]

CITY OF PORTLAND

This is to certify that Higgins Builders/Higgins, Tim

has permission to New 30' x 40' Single Family with a 10' x 10' deck.

AT ⁻⁵⁷ 53 Hobart St. Lot #2

City of Portland 196-B01300

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 work on permit on procedure before this building or part thereof is placed 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 _____

[Signature] 8/4/05
Director - Building Inspection Services
Director - Building Inspection Services

PENALTY FOR REMOVING THIS CARD

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-0759 Issue Date: **AUG - 5 2005** CBL: 196-B-1
207838-5870

Location of Construction: 53 Hobart St. Lot #2		Owner Name: Higgins Builders	Owner Address: 242 Veranda St	Phone: 207838-5870
Business Name: n/a		Contractor Name: Higgins, Tim	Contractor Address: 242 Veranda Street Portland 2078385870	
Lessee/Buyer's Name n/a		Phone: n/a	Permit Type: Single Family	
Past Use: Vacant	Proposed Use: New 32' x 40' Single Family with a 10' x 12' deck.	Permit Fee: \$1,266.00	Cost of Work: \$130,000.00	CEO District: 3
Proposed Project Description: New 32' x 40' Single Family with a 10' x 12' deck.		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied Signature: <i>N/A</i>		INSPECTION: Use Group: R-3 Type: SB Signature: <i>IRC 2003</i>
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		Zone: <i>R-5</i>

Permit Taken By: gg	Date Applied For: 06/13/2005	Zoning Approval		
1	<input checked="" type="checkbox"/> Shoreland <i>within 250' but over 75' front</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 13 Zone C</i> <input type="checkbox"/> Subdivision <i>No - just 2 lots</i> <input checked="" type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>OK with conditions</i> Date: <i>6/21/05</i>	<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: _____	<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: _____	
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..			

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: 05-0759	Date Applied For: 06/13/2005	CBL: 196 B001001
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Location of Construction: 53-59 Hobart St	Owner Name: Timothy Higgins	Owner Address: 242 Veranda St	Phone: 207-838-5870
Business Name: n/a	Contractor Name: Higgins, Tim	Contractor Address: 242 Veranda Street Portland	Phone: (207) 838-5870
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Single Family	

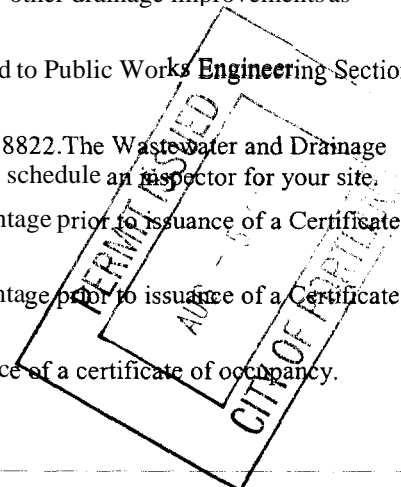
Proposed Use: New 32' x 40' Single Family with a 10' x 12' deck.	Proposed Project Description: New 32' x 40' Single Family with a 10' x 12' deck.
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Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 06/30/2005

- 3) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 4) As discussed, hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, on every level, and in a common area.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 08/04/2005

- 1) 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.
- 2) All Site Work will conform to the City of Portland ordinance on Shoreland Regulations (Division 26).
- 3) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 4) As-built record information for sewer and stormwater service connections must be submitted to Public Works **Engineering** Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 5) A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822. The Waste Water and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 6) 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.
- 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.



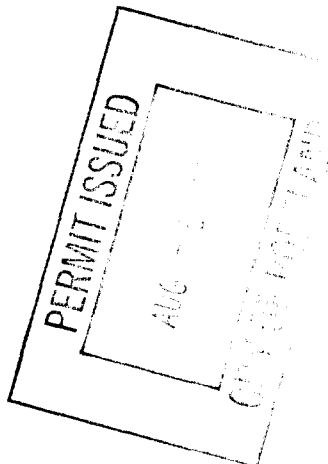
Location of Construction: 53-59 Hobart St	Owner Name: Timothy Higgins	Owner Address: 242 Veranda St	Phone: 207-838-5870
Business Name: n/a	Contractor Name: Higgins, Tim	(Contractor Address: 242 Veranda Street Portland	Phone (207) 838-5870
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Single Family	

9) A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)

Dept: Planning **Status:** Not Applicable **Reviewer:** Jay Reynolds **Approval Date:** 08/04/2005
Note: **Ok to Issue:**

Comments:

6/30/05-tmm: hold for drc sign off - permit in hold bin



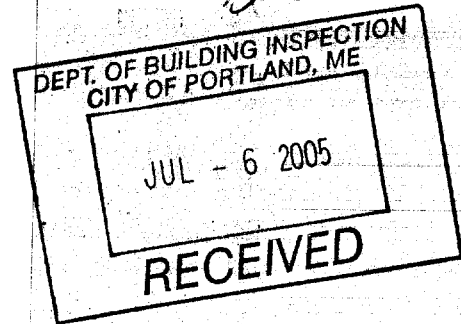


2 - Garage Beams -
W 10 X 26 - 22' ±

Room - W 10 X 19 - 18' ±

Bedroom #4 - W 10 X 19 - 14' 5" ±

m. Hissins
838-5870
#050756



TELEPHONE 207-784-9371

FAX 207-784-9003

1-800-696-7799



TRI-STATE STEEL INC.

WHOLESALE DISTRIBUTORS OF STEEL PRODUCTS

REMIT TO: P.O. BOX 1207 - Auburn, Maine 04211-1207
 CHASSE ST. & WASHINGTON ST., AUBURN, MAINE 04211-1207

QUOTATION ONLY

SOLD TO RUFUS DEERING CO. P.O. BOX 880 PORTLAND, ME 04104 C/O GREG DOUCETTE	SHIP TO RE: TIM HIGGINS HOBART STREET
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TERMS: 1/2 of 1% 10 days. Net 30 days. No Retainage Allowed. FAX 879-9551


Customer Order No.	Date Received	Sold By	Cash	C.O.D.	Chg.	Date Shipped	Invoice Date	Shipped Via:
	6-29-05							O.T.

Quantity Ordered	Quantity Shipped	Description	Weight*	Unit Price	Amount
		GIVEN: 1 RES FLOOR LOAD, NO ROOF LOAD			
		LIVE LOAD	40		
		DEAD LOAD	20		
		TOTAL	60"		
		22' SPAN			
		$\frac{10 \cdot 8 + 10 \cdot 8}{2} \times 22' \times 60" = 14,084" \sim 22'$			
		USE: W10 X 26 = 20K - 22'			
		$F_y = 36 \text{ KSI} \quad S_x = 27.9 \text{ IN.}^3$			
		18' SPAN			
		$\frac{10 \cdot 8 + 10 \cdot 8}{2} \times 18' \times 60" = 11,524" \sim 18'$			
		USE: W10 X 19 = 17K - 18'			
		$F_y = 36 \text{ KSI} \quad S_x = 18.8 \text{ IN.}^3$			

* Weight subject to correction.

F_y = 36 ksi

BEAMS
W Shapes
Allowable uniform loads in kips
for beams laterally supported



For Beams laterally unsupported, see page 2-146

Designation	W 10			W 10			W 10			Deflection in.						
	Wt./ft	Flange Width	L _x	Wt./ft	Flange Width	L _x	Wt./ft	Flange Width	L _x							
W 10	45	8	8.50	30	5 3/4	6.10	26	5 3/4	6.10	19	4	4	4	4	4	0.2
	39	8	8.40	26	6.10	4.20	22	6.10	4.20	17	4.20	4.20	4.20	3.90		
	33	8	8.40	22	6.10	4.20	19	6.10	4.20	15	4.20	4.20	4.20	4.30		
	30	8	8.40	19	6.10	4.20	17	6.10	4.20	15	4.20	4.20	4.20	4.30		
	26	8	8.40	17	6.10	4.20	15	6.10	4.20	12	4.20	4.20	4.20	4.30		
	22	8	8.40	15	6.10	4.20	12	6.10	4.20	10	4.20	4.20	4.20	4.30		
	20	8	8.40	14	6.10	4.20	11	6.10	4.20	10	4.20	4.20	4.20	4.30		
	18	8	8.40	13	6.10	4.20	11	6.10	4.20	10	4.20	4.20	4.20	4.30		
	16	8	8.40	12	6.10	4.20	11	6.10	4.20	10	4.20	4.20	4.20	4.30		
	14	8	8.40	11	6.10	4.20	11	6.10	4.20	10	4.20	4.20	4.20	4.30		
	12	8	8.40	10	6.10	4.20	11	6.10	4.20	10	4.20	4.20	4.20	4.30		
	11	8	8.40	10	6.10	4.20	11	6.10	4.20	10	4.20	4.20	4.20	4.30		
	9	8	8.40	9	6.10	4.20	11	6.10	4.20	10	4.20	4.20	4.20	4.30		
	8	8	8.40	8	6.10	4.20	11	6.10	4.20	10	4.20	4.20	4.20	4.30		
	7	8	8.40	7	6.10	4.20	11	6.10	4.20	10	4.20	4.20	4.20	4.30		
	6	8	8.40	6	6.10	4.20	11	6.10	4.20	10	4.20	4.20	4.20	4.30		
	5	8	8.40	5	6.10	4.20	11	6.10	4.20	10	4.20	4.20	4.20	4.30		
	4	8	8.40	4	6.10	4.20	11	6.10	4.20	10	4.20	4.20	4.20	4.30		
	3	8	8.40	3	6.10	4.20	11	6.10	4.20	10	4.20	4.20	4.20	4.30		

F_y = 36 ksi
Span in Feet


Properties and Reaction Values

S, in. ³	49.1	42.1	35.0	32.4	27.9	23.2	18.8	16.2	13.8	10.9	
V, kips	51	45	41	45	39	35	37	35	33	27	
R ₁ kips	26.0	21.0	18.3	16.7	13.5	10.7	12.1	10.7	9.39	7.05	For application of deflection, see page 2-32
R ₂ kips	8.32	7.48	6.89	7.13	6.16	5.70	5.94	5.70	5.48	4.51	
R ₃ kips	33.3	26.3	21.0	23.9	17.9	14.4	16.0	13.8	11.7	7.74	
R ₄ kips/in.	4.19	3.64	3.53	3.09	2.37	2.31	2.36	2.54	2.76	2.03	
R ₅ kips	48	39	33	35	28	22	24	23	21	15	

Load above heavy line is limited by maximum allowable web shear.

W 8

BEAMS
W Shapes
Allowable uniform loads in kips
for beams laterally supported



For Beams laterally unsupported, see page 2-146

Designation	W 8			W 8			W 8			Deflection in.						
	Wt./ft	Flange Width	L _x	Wt./ft	Flange Width	L _x	Wt./ft	Flange Width	L _x							
W 8	67	5 1/2	8.70	48	8 1/2	8.50	40	8 1/2	8.50	35	8	8	8	8	8	0.6
	58	5 1/2	8.70	40	8 1/2	8.50	35	8 1/2	8.50	31	8 1/2	8 1/2	8 1/2	8.50		
	48	5 1/2	8.70	35	8 1/2	8.50	30	8 1/2	8.50	25	8 1/2	8 1/2	8 1/2	8.50		
	40	5 1/2	8.70	30	8 1/2	8.50	25	8 1/2	8.50	22	8 1/2	8 1/2	8 1/2	8.50		
	35	5 1/2	8.70	25	8 1/2	8.50	22	8 1/2	8.50	20	8 1/2	8 1/2	8 1/2	8.50		
	31	5 1/2	8.70	22	8 1/2	8.50	20	8 1/2	8.50	18	8 1/2	8 1/2	8 1/2	8.50		
	28	5 1/2	8.70	20	8 1/2	8.50	18	8 1/2	8.50	17	8 1/2	8 1/2	8 1/2	8.50		
	26	5 1/2	8.70	18	8 1/2	8.50	17	8 1/2	8.50	16	8 1/2	8 1/2	8 1/2	8.50		
	24	5 1/2	8.70	17	8 1/2	8.50	16	8 1/2	8.50	15	8 1/2	8 1/2	8 1/2	8.50		
	23	5 1/2	8.70	16	8 1/2	8.50	15	8 1/2	8.50	14	8 1/2	8 1/2	8 1/2	8.50		
	22	5 1/2	8.70	15	8 1/2	8.50	14	8 1/2	8.50	13	8 1/2	8 1/2	8 1/2	8.50		
	21	5 1/2	8.70	14	8 1/2	8.50	13	8 1/2	8.50	12	8 1/2	8 1/2	8 1/2	8.50		
	20	5 1/2	8.70	13	8 1/2	8.50	12	8 1/2	8.50	11	8 1/2	8 1/2	8 1/2	8.50		
	19	5 1/2	8.70	12	8 1/2	8.50	11	8 1/2	8.50	10	8 1/2	8 1/2	8 1/2	8.50		
	18	5 1/2	8.70	11	8 1/2	8.50	10	8 1/2	8.50	9	8 1/2	8 1/2	8 1/2	8.50		
	17	5 1/2	8.70	10	8 1/2	8.50	9	8 1/2	8.50	8	8 1/2	8 1/2	8 1/2	8.50		
	16	5 1/2	8.70	9	8 1/2	8.50	8	8 1/2	8.50	7	8 1/2	8 1/2	8 1/2	8.50		
	15	5 1/2	8.70	8	8 1/2	8.50	7	8 1/2	8.50	6	8 1/2	8 1/2	8 1/2	8.50		
	14	5 1/2	8.70	7	8 1/2	8.50	6	8 1/2	8.50	5	8 1/2	8 1/2	8 1/2	8.50		
	13	5 1/2	8.70	6	8 1/2	8.50	5	8 1/2	8.50	4	8 1/2	8 1/2	8 1/2	8.50		
	12	5 1/2	8.70	5	8 1/2	8.50	4	8 1/2	8.50	3	8 1/2	8 1/2	8 1/2	8.50		
	11	5 1/2	8.70	4	8 1/2	8.50	3	8 1/2	8.50	2	8 1/2	8 1/2	8 1/2	8.50		
	10	5 1/2	8.70	3	8 1/2	8.50	2	8 1/2	8.50	1	8 1/2	8 1/2	8 1/2	8.50		
	9	5 1/2	8.70	2	8 1/2	8.50	1	8 1/2	8.50							
	8	5 1/2	8.70	1	8 1/2	8.50										
	7	5 1/2	8.70													
	6	5 1/2	8.70													
	5	5 1/2	8.70													
	4	5 1/2	8.70													
	3	5 1/2	8.70													
	2	5 1/2	8.70													
	1	5 1/2	8.70													

F_y = 36 ksi
Span in Feet

Properties and Reaction Values

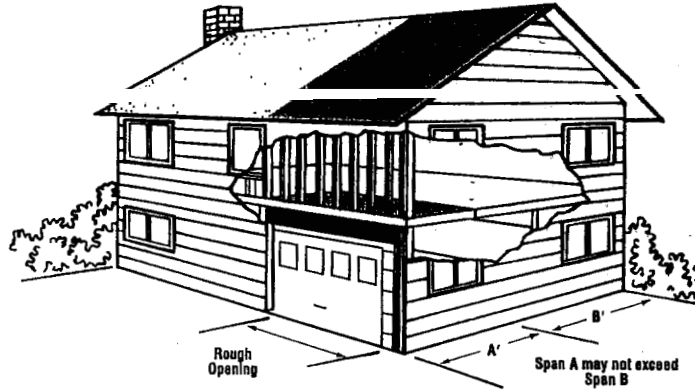
S, in. ³	60.4	52.0	43.3	35.5	31.2	27.5
V, kips	74	64	49	43	36	33
R ₁ kips	48.7	39.8	28.2	22.7	18.4	15.9
R ₂ kips	13.5	12.1	9.50	8.55	7.37	6.77
R ₃ kips	84.9	66.9	42.7	33.0	24.8	20.5
R ₄ kips/in.	13.5	11.5	6.73	6.18	4.54	4.07
R ₅ kips	96	82	61	53	41	35

Load above heavy line is limited by maximum allowable web shear.

G-P LAM® LVL GARAGE DOOR HEADERS — 2-STORY

TWO-STORY APPLICATIONS

This table considers the combined loads from a wall, second story floor (1/2 of total floorjoist span) and various roof truss spans with a 2' soffit. Intermediate floor beam assumed. If the soffit exceeds 2', additional engineering will be necessary.



2.0E G-P LAM® LVL

Roof Loading	Snow (115%)									Non-Snow (125%)										
	25 psf LL + 20 psf DL			30 psf LL + 20 psf DL			40 psf LL + 20 psf DL			20 psf LL + 12 psf DL			20 psf LL + 20 psf DL			20 psf LL + 25 psf DL				
Rough Opening	9'3"	16'3"	18'3"	9'3"	16'3"	18'3"	9'3"	16'3"	18'3"	9'3"	16'3"	18'3"	9'3"	16'3"	18'3"	9'3"	16'3"	18'3"		
Roof Truss Span with 2' Soffit Assumed	20'	1-11/16"+ 2-9/16"	2-16"+ 3-14"	2-18"+ 3-16"	2-9/16"	2-16"+ 3-14"	2-18"+ 3-16"	2-9/16"	3-14"+ 3-16"	3-16"+	1-11/16"+ 2-9/16"	2-16"+ 3-14"	2-16"+ 3-14"	1-11/16"+ 2-9/16"	2-16"+ 3-14"	2-16"+ 3-16"	1-11/16"+ 2-9/16"	2-16"+ 3-14"	2-18"+ 3-16"	
	24'	2-9/16"	2-16"+ 3-14"	3-16"+	2-9/16"	3-16"+	3-16"+	2-11/16"+ 3-9/16"	3-16"+	3-18"+	1-11/16"+ 2-9/16"	2-16"+ 3-14"	2-18"+ 3-16"	2-9/16"	2-16"+ 3-14"	3-16"+	2-9/16"	2-16"+ 3-14"	3-16"+	
	28'	2-9/16" 3-9/16"	3-16"+	3-18"+	2-11/16"+ 3-9/16"	3-16"+	3-18"+	2-11/16"+ 3-9/16"	3-16"+	3-18"+	2-9/16"	2-16"+ 3-14"	3-16"+	2-9/16"	3-14"+	3-16"+	2-11/16"+ 3-9/16"	3-16"+	3-18"+	2-16"+ 3-14"
	32'	2-11/16"+ 3-9/16"	3-16"+	3-18"+	2-11/16"+ 3-9/16"	3-16"+	3-18"+	2-11/16"+ 3-9/16"	3-16"+	3-18"+	2-9/16"	3-14"+	3-16"+	2-11/16"+ 3-9/16"	3-16"+	3-18"+	2-11/16"+ 3-9/16"	3-16"+	3-18"+	2-11/16"+ 3-9/16"
	36'	2-11/16"+ 3-9/16"	3-16"+		2-11/16"+ 3-9/16"	3-16"+		2-11/16"+ 3-9/16"	3-16"+	9/16"		2-11/16"+ 3-9/16"	3-16"+	3-18"+	2-11/16"+ 3-9/16"	3-16"+	3-18"+	2-11/16"+ 3-9/16"	3-16"+	3-18"+

1.8E G-P LAM® LVL

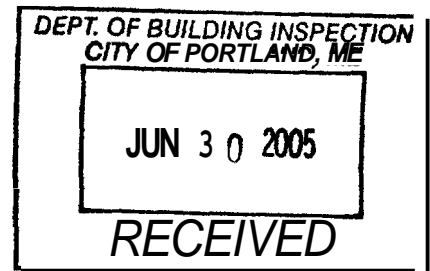
Roof Loading	Snow (115%)									Non-Snow (125%)										
	25 psf LL + 20 psf DL			30 psf LL + 20 psf DL			40 psf LL + 20 psf DL			20 psf LL + 12 psf DL			20 psf LL + 20 psf DL			20 psf LL + 25 psf DL				
Rough Opening	9'3"	16'3"	18'3"	9'3"	16'3"	18'3"	9'3"	16'3"	18'3"	9'3"	16'3"	18'3"	9'3"	16'3"	18'3"	9'3"	16'3"	18'3"		
Roof Truss Span with 2' Soffit Assumed	20'	1-14"+ 2-9/16"	2-18"+ 3-14"	3-16"	2-9/16"	2-18"+ 3-14"	3-16"	2-11/16"+ 3-9/16"	3-16"+	3-18"+	1-11/16"+ 2-9/16"	2-16"+ 3-14"	2-18"+ 3-16"	1-14"+ 2-9/16"	2-16"+ 3-14"	2-18"+ 3-16"	1-11/16"+ 2-9/16"	2-16"+ 3-14"	2-18"+ 3-16"	
	24'	2-11/16"+ 3-9/16"	2-18"+ 3-16"	3-16"+	2-11/16"+ 3-9/16"	3-16"+	3-18"+	2-11/16"+ 3-9/16"	3-16"+	3-18"+	1-14"+ 2-9/16"	2-16"+ 3-14"	2-18"+ 3-16"	2-9/16"	2-18"+ 3-14"	3-16"+	2-9/16"	2-18"+ 3-16"	3-16"+	
	28'	2-11/16"+ 3-9/16"	3-16"+	3-18"+	2-11/16"+ 3-9/16"	3-16"+	3-18"+	2-11/16"+ 3-9/16"	3-16"+	3-18"+	2-9/16"	2-18"+ 3-14"	3-16"+	2-11/16"+ 3-9/16"	3-16"+	3-18"+	2-11/16"+ 3-9/16"	3-16"+	3-18"+	2-16"+ 3-14"
	32'	2-11/16"+ 3-9/16"	3-16"+		2-11/16"+ 3-9/16"	3-18"+		2-14"+ 3-11/16"	3-18"+			2-11/16"+ 3-9/16"	3-16"+	3-18"+	2-11/16"+ 3-9/16"	3-16"+	3-18"+	2-11/16"+ 3-9/16"	3-16"+	3-18"+
	36'	2-11/16"+ 3-9/16"	3-18"+		2-14"+ 3-11/16"	3-18"+		2-14"+ 3-11/16"				2-11/16"+ 3-9/16"	3-16"+	3-18"+	2-11/16"+ 3-9/16"	3-16"+	3-18"+	2-11/16"+ 3-9/16"	3-16"+	3-18"+

+ See note 2.

NOTES

- Header sizes are listed as number of pieces 1 1/2" thick by header depth, e.g. 2-9/16" is two 1 1/2" pieces 9/16" deep.
- Required bearing length (based on 565 psi) is 3.0' unless the subscript + is shown. In that case, 4.5" is required.
- Headers require full width bearing. Triple headers require 2 x 6 cripples.
- Table is based on residential floor loading of 40 psf live load and 12 psf dead load and exterior wall weight of 100 plf.
- A beam line down the center of the second floor is assumed.
- Deflection is limited to L/360 at live load and L/240 at total load.
- Roof live and dead loads shown are applied vertically to the horizontal projection.
- For other loading conditions refer to page 45.

HIGGINS BUILDERS, INC.
242 VERANDA ST. #2
PORTLAND, MAINE 04103
(207) 838-5870



JUNE 30,2005

To: City of Portland Building Inspections
Tammy Munson

From: Higgins Builders, Inc.
Tim Higgins

Re: Amendment of Hobart Street Homes
Both Lot A and Lot B

FIRE SEPARATION: Garage walls abutting living space to have Type X 5/8 inch Drywall.
All other garage walls to have 1/2 inch drywall.
Steel beams to be wrapped in Type X 5/8 inch drywall.
Garage ceiling to have Type X 5/8 inch drywall.

ATTIC ACCESS: Minimum 22 X 30 attic access to be installed

WINDOW-DOOR HEADERS: All window and doors to have minimum (2) 2x10 headers

INSULATION: All exterior walls (including garage and basement) to have R-19.
Basement ceiling R-19. Attic Ceiling R-38.

WINDOWS: U-factor not to exceed .35



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

Mr. Timothy Higgins
1244 Veranda Street
Portland, ME 04103

June 27, 2005

Dear Mr. Higgins:

RE: Applications for Single Family Houses, Hobart Street, ID # 2005-0124 and #2005-0125,

Upon review of the site plan, the City's Planning Division has the following comments:

1. It appears that this application will require full NRPA (Natural Resources Protection Act) permitting through the Maine Department of Environmental Protection. Copies of their approval will need to be submitted prior to issuance of building permit.
2. The Site plans do not meet the guidelines set forth by the City's Shoreland Zoning. In particular, the following is non-compliant:
 - a. Soil disturbance within 75' of the upland edge of the water body.
 - b. Tree cutting within 75'.
 - c. Cleared opening greater than 250 square feet.
 - d. Full erosion control plan required in the shore land zone.
 - e. Show 250' zone limits.
3. Two parking spaces, 9'x19' each, are required per unit. I will defer to the zoning administrator regarding this item.
4. Lot 2 building appears to be situated over a portion of the filled wetland. I will defer to the building inspections department regarding this item.
5. The silt fence will need to be relocated per item #2.
6. Please show all wetlands, to be preserved and to be filled, on the site plan.
7. Indicate who identified these wetlands.
8. Please show foundation drains that are noted as proposed.
9. The total wetland fill note does not coincide with the notes on the plan, please revise.
10. Sanitary Sewer: More information will be needed to review this. Please provide the following:
 - a. Locate/identify the existing vs. the proposed sewer.
 - b. Note size and type of each pipe.
 - c. Provide a plan and profile of the proposed sewer extension and connection.

Please submit 4 copies of revised plans to my attention.

52-57
 Hobart Lot #2
 Permit # ~~05-0759~~

196-B-13

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)	Submitted Plan	Findings/Revisions/Dates
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1)), (Section R403.1 & R403.1.4.1)	OK	
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	OK Filter fabric - OK notes	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	
Anchor Bolts/Straps, spacing (Section R403.1.6)	OK	
Lally Column Type (Section R407) Girder & Header Spans (Table R 502.5(2))	Need steel sizing + LV's	
Built-Up Wood Center Girder Dimension/Type	" "	
Sill/Band Joist Type & Dimensions First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x6 BT - 612 2x8's 10' 11" span - OK	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	N/A	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and	Trusses - OK	

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8))	Trusses - OK		
Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	OK		
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	5/8" Roof 3/4" Floor - OK		
Fastener Schedule (Table R602.3(1) & (2))	OK		
Private Garage (Section R309)			
Living Space? (Above or beside)	Yes		
Fire separation (Section R309.2)	→ Not shown		
Opening Protection (Section R309.1)	1 hour door - OK		
Emergency Escape and Rescue Openings (Section R310)	OK OK		
Roof Covering (Chapter 9)	asphalt shingles - OK		
Safety Glazing (Section R308)	N/A		
Attic Access (Section R807)	Not shown		
Chimney Clearances/Fire Blocking (Chap. 10)	N/A		
Header Schedule (Section 502.5(1) & (2))	Not shown		
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-	Not shown		



③
④

⑤

⑥

⑦

~~Factor Fenestration~~

Type of Heating System			
Means of Egress (Sec R311 & R312)			
Basement	OK		
Number of Stairways	1		
Interior	1		
Exterior	0		
Treads and Risers (Section R311.5.3)	10" T 7 3/4" Rise		
Width (Section R311.5.1)	OK		
Headroom (Section R311.5.2)	6'-8" - OK		
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	OK		
Smoke Detectors (Section R313) Location and type/Interconnected	Need Smoke in Bsmnt bedroom		
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	N/A		
Deck Construction (Section R502.2.1)	OK		

10

1

#

050759

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.

53-65

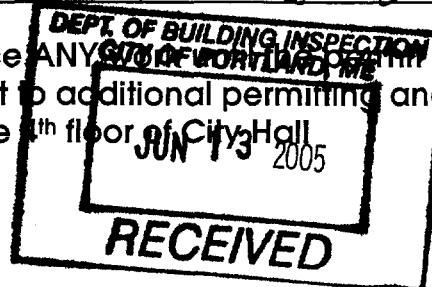
Location/Address of Construction: <u>Hobart St. Port. Lot # 2</u>		
Total Square Footage of Proposed Structure <u>2560</u>	Square Footage of Lot <u>23360</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>196</u> Block# <u>B013</u> Lot# <u>019</u>	Owner: <u>Higgins Builders</u>	Telephone: <u>838-5870</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>Higgins Builders Inc. 242 VERANDA ST PORTHAM, ME 04103</u>	cost Of Work: \$ <u>130,000.</u> Fee: \$
Current use: <u>Vacant</u>	<u>Blg Fee 1191.00</u>	
If the location is currently vacant, what was prior use: <u>Always Vacant</u>	<u>COLO 75.00</u>	
Approximately how long has it been vacant: <u>Forever</u>	<u>Site 300.00</u>	
Proposed use: <u>Single Family Res.</u>		
Project description: <u>30' x 40' 10x12 deck</u>	<u># 1566.00</u>	
Contractor's name, address & telephone: <u>Same AS Below</u>		<u>838 5870</u>
Who should we contact when the permit is ready: <u>Tim Higgins</u>		<u>XX</u>
Mailing address: <u>242 VERANDA ST. PORT ME 04103</u>		<u>Call Tim</u>
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>838-5870</u> <u>call # 838-5870</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>[Signature]</u>	Date: <u>6-13-05</u>
--	----------------------

This is NOT a permit, you may not commence ANY work until a 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



Applicant: Tim Higgins

Date: 6/21/05

Address: 53-59 Hobart St (lot #2) C-B-L: 196-B - part of 15 & 16 → 19 and 1, 2 & 3

CHECK-LIST AGAINST ZONING ORDINANCE

(lot # 1 is on # 05-0765)

Date - New Dev.

#05-0759

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - to construct a New single family dwelling w/ attached garage and 10'x12 rear deck

Sewage Disposal - City Sewer

Lot Street Frontage - 50' min - 120' given

Front Yard - 20' min - 20' shown

Rear Yard - 20' min - 38' scaled

Side Yard - 12' min - 19' & ~88' shown

Projections - 2 story rear deck 10'x12 - no front steps shown

Width of Lot - 60' min - ~147' at close of

Height - 35' max ~21' scaled

Lot Area - 6,000 sq ft min - 23,360 sq ft given on application

Lot Coverage/ Impervious Surface - 40% max of 9,344 sq ft max

Area per Family - 3,000 sq ft per D.U.

Off-street Parking - 2 req - 2 car garages

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning/ Stream Protection - within 250' - ~88' from HWM

Flood Plains - Panel B Zone C

32' x 40' = 1280
10 x 12 = 120
1400 sq ft

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

Card Number	1 of 1
Parcel ID	196 BO13001
Location	53 HOBART ST
Land Use	VACANT LAND

Owner Address	LAPOMARDA GAYE B 83 BAY ST PORTLAND ME 04103
---------------	--

Book/Page	196-B-13 TO 19
Legal	HOBART ST 53-65 20645 SF

Splitting this lot

Current Valuation Information

Land	Building	Total
\$2,840	\$0	\$2,840

New Estimated Valuation Information

Land	Building	Total	Phase-In Value
\$15,300	\$0	\$15,300	\$9,070

Property Information

Year Built	Style	story aeight	Sq. Ft.	Total Acres	
				0.474	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
------	----------	------------	------	-------	-----------

Sales Information

Date	Type	Price	Book/Page
------	------	-------	-----------

Picture and Sketch

Picture	Sketch	Tax Map
-------------------------	------------------------	-------------------------

[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at **874-8490** or [e-mailed](#).

[Click here](#) to view comparable sales or below to view by:
Map

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

Card Number	1 of 1
Parcel ID	196 B001001
Location	CARIBOU ST
Land use	VACANT LAND
Owner Address	CAYUGA COUP PO BOX 10194 PORTLAND ME 04104
Book/Page	13885/84
Legal	196-B-1 TO 3 CARIBOU ST
	8000 SF

Current Valuation Information

Land	Building	Total
\$530	\$0	\$530

New Estimated Valuation Information

Land	Building	Total	Phase-In Value
\$3,000	\$0	\$3,000	\$1,765

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres
				0.184
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic
				Basement

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
-------------	-----------------	-------------------	-------------	--------------	------------------

Sales Information

Date	Type	Price	Book/Page
-------------	-------------	--------------	------------------

Picture and Sketch

<u>Picture</u>	<u>Sketch</u>	<u>Tax Map</u>
--------------------------------	-------------------------------	--------------------------------

[Click here](#) to view Tax Roll Information.

Any information concerning **tax** payments should be directed to the Treasury office at **874-8490** or [e-mailed](#).

[Click here](#) to view comparable sales or below to view by:

Map

WARRANTY DEED
Corporate Grantor

Know All Persons by these Presents,

That *Cayuga Corp.*, a Corporation organized and existing under the laws of the State of Maine and having a place of business at Portland, in the County of Cumberland, and State of Maine, in consideration of one dollar (\$1.00) and other valuable consideration **paid by Timothy A. Higgins** whose mailing address is 242 Veranda Street, Portland, ME 04,103 the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey unto the said *Timothy A. Higgins*, his heirs and assigns forever, a certain lot or parcel of land described in Schedule A which is attached hereto and incorporated herein by reference.

To have and to hold the aforegranted **and** bargained premises, with all the privileges and appurtenances thereof, to the said *Timothy A. Higgins*, his heirs and assigns, to him and their use and behoof forever.

And the said Grantor Corporation does hereby covenant with the said Grantee, his heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances except as aforesaid, that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it ~~and~~ its successors, shall **and** will warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims **and** demands of all persons.

IN WITNESS WHEREOF, the said *Cayuga Corp.*, has caused this instrument to be sealed with its corporate seal and signed in its corporate name by John W. Swan, its President, thereunto duly authorized, this 28th day of the month of May, 2003.

Signed, Sealed and Delivered
in presence of

Cayuga Corp.

Wana M. Turner
Witness

By: John W. Swan
John W. Swan
Its President

STATE OF MAINE
Cumberland, ss.

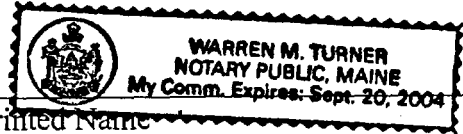
May 28, 2003

Then personally appeared the above named John W. Swan, President of the said Grantor Corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Corporation.

Before me,

Warren M. Turner

Notary Public/~~Attorney at Law~~



Printed Name

Schedule A

Cayuga Corp. to Higgins

Those certain lots or parcels of land shown as Lots No. 76 through 84; Lot 108; and Lots 163 through 164 as shown on Plan of Congress Terrace Subdivision recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 61. Being the same premises conveyed to the Grantor by deed recorded in the Cumberland County Registry of Deeds in Book 13885, Page 84. These lots are conveyed with all appurtenant easements.

Received
Recorded Register of Deeds
Jun 08, 2005 03:16:23P
Cumberland County
John E O'Brien

WARRANTY DEED
Corporate Grantee

Know All Persons by these Presents,

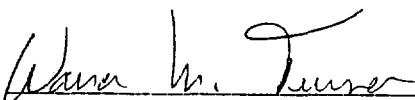
That I, *Timothy A, Higgins* of Portland, County of Cumberland, and State of Maine, in consideration of one dollar (\$1.00) and other valuable consideration paid by *Higgins Builders, Inc.*, a Corporation organized and existing under the laws of die State of Maine, and having a place of business at Portland, in the County of Cumberland **and** State of Maine and whose mailing address is 242 Veranda Street, Portland, ME 04103, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said *Higgins Builders, Inc.*, its successors aid assigns forever, a certain lot or parcel of land described in Schedule A which is attached hereto and incorporated herein by reference.

To have and to hold die aforegranted and bargained premises, with **all** the privileges and appurtenances thereof, to the said *Higgins Builders, Inc.*, its successors and assigns, to them and their use and behoof forever.

And I do hereby covenant with the said Grantee, its successors and assigns, that I **am** lawfully seized **in** fee of the premises, that they are free of **all** encunibrances except **as** aforesaid, that I have good right to sell and convey the same to the said Grantee to hold **as** aforesaid; and that I and my heirs shall and will warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said *Timothy A. Higgins* have hereunto set my hand and seal this 8th day of die month of June, 2005.

Signed, Sealed and Delivered
in presence of



Witness


Timothy A. Higgins

STATE OF MAINE
Zumberland, ss.

June 8, 2005

Then personally appeared the above named Timothy A. Higgins, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Warren H. Turner
~~Notary Public~~ Attorney at Law

Warren H. Turner
Printed Name

Schedule A

Timothy A, Higgins to Higgins Builders, Inc.

Those certain lots or parcels of land shown as Lots No. 76 through 84; Lot 108; and Lots 163 through 164 as shown on Plan of Congress Terrace Subdivision recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 61. Being the same premises conveyed to the Grantor by Cayuga Corp. deed dated May 28, 2003 recorded in the Cumberland County Registry of Deeds in Book 22734, Page 182. These lots are conveyed with all appurtenant easements.

Received
Recorded Register of Deeds
Jun 08, 2005 03:27:09P
Cumberland County
John B O'Brien

STATEWIDE SURVEYS, INC.
SOIL SCIENTISTS LAND SURVEYORS
35 Eastman Road, Cape Elizabeth, ME 04107
Phone/Fax 7674200

04015W

March 27, 2005

John W. Swan, PLS
Owen Haskell, Inc.
16 Casco Street
Portland, ME
04101

Classification of wetlands located at #53-#65 Hobart Street, Portland, ME.

John,

As requested, we completed the following summary based on data from last July's field visit regarding the classification of wetlands found at the Hobart Street site. Specifically, the wetlands easterly of the existing sewer line in the northwesterly corner of the land along Hobart Street. We have also reviewed the following resources to support our findings: the *Maine Citizens Guide to Evaluating, Restoring and Managing Tidal Marshes* (Maine Audubon Society), the *National Wetlands Inventory Map (NWI)*, the *Topographical Quadrangle Sheet (USGS)*, the *City of Portland Tax Map (TM#196)* and the *NRCS Soil Map* (formerly the Soil Conservation Service, SCS).

During our site visit, we observed freshwater or palustrine wetlands in the area lying easterly of the sewer line with estuarine inter-tidal wetlands to the west of the line. The area to the east of the sewer line receives "freshwater" runoff from the road ditch along Hobart Street and from a culvert draining into the small wetland area from lands northerly of Hobart Street. Additionally, the berm around the existing buried sewer line appears to effectively block salt water from entering this area. Therefore, the wetland easterly of the sewer line has existing herbaceous and scattered shrubs generally found in freshwater environments. These common wetland species in predominance included the: sensitive fern (*Onoclea sensibilis*), cinnamon fern (*Osmunda cinnamomea*), purple loosestrife (*Lythrum salicaria*), spotted touch me not (*Impatiens capensis*), fringed sedge (*Carex crinita*) with a few speckled alders (*Alnus incana*) and swamp rose (*Rosa palustris*).

A few mixed trees, saplings and shrubs generally indicative of uplands when in predominance inhabit the side slopes and top of the sewer line earthen berm. These species included the: red oak (*Quercus rubra*), black cherry (*Prunus serotina*) trees and saplings and stag-horn sumac (*Rhus hirta*), black berry (*Rubus allegheniensis*) and honeysuckle (*Lonicera sp.*) shrubs with various grasses in the herbaceous layer.

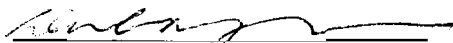
The westerly side of the sewer line is dominated by species common to estuarine wetlands including salt meadows along tidal rivers and marshes. Typical “high and “low” marsh emergent species were present including the black grass (*Juncus gerardi*), saltwater cord grass (*Spartina alterniflora*), salt-meadow cord grass (*Spartina patens*) and seaside goldenrod (*Solidago sempervirens*). These wetlands have been classified as E2EM1P (Estuarine; inter-tidal; emergent; persistent and irregularly flooded) in the *Maine Citizens Guide to Evaluating, Restoring and Managing Tidal Wetlands*.

The soils underlying the site were formerly mapped by the SCS as Tidal Marsh (TM) to the west of the sewer line with the well drained Suffield (SuC2) silt loams in the easterly portion of the site. Although, we did not complete any soil or water analysis, the wetland waters easterly of the sewer line appear to be brackish or where the water has less salinity due to the sewer line blocking salt water from entering the small wetland area.

Therefore, we conclude easterly of the sewer line are freshwater influenced palustrine scrub shrub (PSS) and palustrine emergent (PEM) wetlands. We further suggest reviewing the City of Portland’s adopted ordinances to determine if any restrictions to this site are in effect fi-om these findings.

Sincerely,

STATEWIDE SURVEYS, INC.



Dale A. Brewer

By: it’s President

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

2005-0125
Application I. D. Number

Higgins Timothy A
Applicant
244 Veranda St, Portland, ME 04103
Applicant's Mailing Address

6/13/2005
Application Date

Hobart St. Lot #2
Project Name/Description

Consultant/Agent

53 - 53 Hobart St, Portland, Maine

Address of Proposed Site

Applicant Ph: (207) 838-5870 Agent Fax:

196 BO13001

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

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

2560 sq. Ft.

23360 sq. Ft.

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other |

Fees Paid: Site Pla **\$50.00** Subdivision Engineer Review **\$250.00** Date **6/14/2005**

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 | date | <input type="checkbox"/> Conditions (See Attached) | 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 | |