

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

DEPARTMENT OF BUILDING INSPECTION

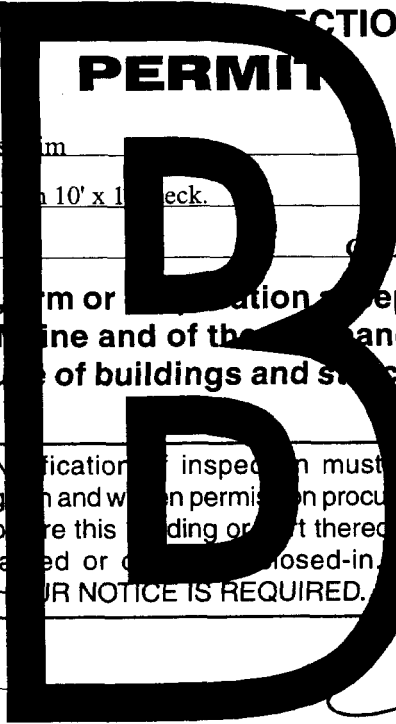
## PERMIT

Permit Number: 050-750

PERMIT ISSUED

AUG - 5 2005

CITY OF PORTLAND



Please Read Application And Notes, If Any, Attached

This is to certify that Higgins builders Inc./Higgins Inc  
has permission to New 32' x 40' Single Family with 10' x 10' deck.  
AT 61-65 Hobart St lot #1 City of Portland 196 B013001

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 loaded 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 \_\_\_\_\_  
DepartmentName

*[Signature]* 8/4/05  
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: 05-0756	Issue Date: 05-11-05	CBL: 196 B013001
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Location of Construction: 61-65 Hobart St <i>Sub # 1</i>	Owner Name: Higgins builders Inc.	Owner Address: 242 veranda St	Phone: 207-888-5870
Business Name: n/a	Contractor Name: Higgins, Tim	Contractor Address: 242 Veranda Street Portland	Phone: 2078385870
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Single Family	Zone: <i>R-3</i>

Past Use: Vacant	Proposed Use: New 32' x 40' Single Family with 10' x 12' deck.
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Permit Fee: \$1,191.00	Cost of Work: \$130,000.00	CEO District: 3
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FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>IRC 2003</i>
Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>

Proposed Project Description:  
New 32' x 40' Single Family with 10' x 12' deck.

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: gg	Date Applied For: 06/13/2005
------------------------	---------------------------------

Zoning Approval		
<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>within ~ 168' from Hwy</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 13 zone C</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i># 2005-0124</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>ok with conditions</i> Date: <i>6/21/05</i>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <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: _____

**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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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**City of Portland, Maine - Building or Use Permit**

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

Permit No: 05-0756	Date Applied For: 06/13/2005	CBL: 196 B013001
-----------------------	---------------------------------	---------------------

Location of Construction: 61-65 Hobart St	Owner Name: Higgins builders Inc.	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 10' x 12' deck.		Proposed Project Description: New 32' x 40' Single Family with 10' x 12' deck.	

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 06/21/2005**Note:** this is a division of parcels of land into *two* lots for single family dwellings on each - this lot consits of 196-B-013-14-part of 15      **Ok to Issue:** 

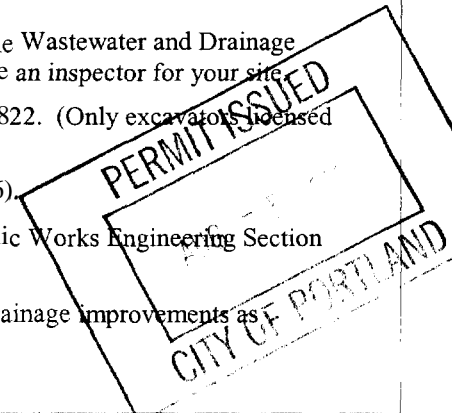
- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages. Currently one 10'x12' rear deck is being shown and approved under this permit.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and 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:** 06/30/2005**Note:**      **Ok to Issue:** 

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 2) Separate permits are required for any electrical, plumbing, or heating.
- 3) As discussed, hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, on every level, and in a common area.
- 4) The design load spec sheets for any engineered beam(s) must be submitted to this office.

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

- 1) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 2) 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.
- 3) 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.
- 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 Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 5) 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.)
- 6) All Site Work will conform to the City of Portland ordinance on Shoreland Regulations (Division 26)
- 7) 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.
- 8) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.



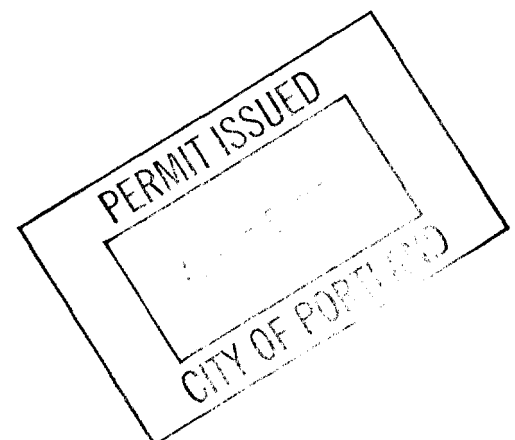
<b>Location of Construction:</b> 61-65 Hobart St	<b>Owner Name:</b> Higgins builders Inc.	<b>Owner Address:</b> 242 veranda St.	<b>Phone:</b> 207-838-5870
<b>Business Name:</b> n/a	<b>Contractor Name:</b> Higgins, Tim	<b>Contractor Address:</b> 242 Veranda Street Portland	<b>Phone</b> (207) 838-5870
<b>Lessee/Buyer's Name</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Single Family	

**Reviewer:** Jay Reynolds

**Approval Date:** 08/04/2005

**Comments:**

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

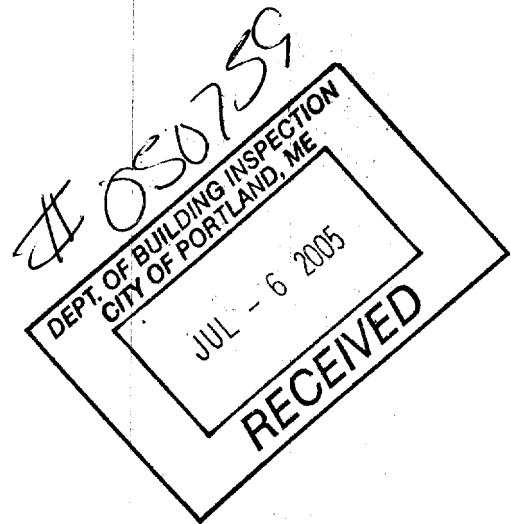




2 - Garage Beams -  
W 10 X 26 - 22' ±

Family Room W 10 X 19 18' ±

Bedroom #4 - W 10 X 19 - 14' 5" ±





# 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

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RUFUS DEERING CO.  
 P.O. BOX 880  
 PORTLAND, ME 04104  
 C/O GREG DOUCETTE

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RE: TIM HIGGINS  
 HOBART STREET

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ERMS: 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 <sup>M</sup>		
		22' SPAN			
		$\frac{10-8 + 10-8}{2} \times 22' \times 60'' = 14,084'' \sim 22'$			
		USE: W10 X 26 = 20K - 22'			
		$F_y = 36 \text{ KSI} \quad S_x = 27.9 \text{ IN.}^3$			
		18' SPAN			
		$\frac{10-8 + 10-8}{2} \times 18' \times 60'' = 11,524''$			
		USE: W10 X 19 = 17K - 18'			
		$F_y = 36 \text{ KSI} \quad S_x = 18.8 \text{ IN.}^3$			

\* Weight subject to correction.

$F_y = 36 \text{ ksi}$

BEAMS  
W Shapes

W 10

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	8	8	30	26	22	19	17	15	
Flange Width	8	8	8	5 3/4	5 3/4	5 3/4	4	4	4	4
$L_c$	8.50	8.40	8.40	6.10	6.10	6.10	4.20	4.20	4.20	3.50
$L_u$	22.8	19.8	16.5	13.1	11.4	9.40	7.20	6.10	5.00	4.30
3										
4				90	77	70	74	70	66	54
5				86	74	61	80	64	55	43
6				81	79	64	50	43	36	29
7	102	90	81	73	63	52	43	37	31	25
8	97	83	69	64	55	46	37	32	27	22
9	88	74	62	57	49	41	33	29	24	19
10	78	67	55	51	44	37	30	26	22	17
11	71	61	50	47	40	33	27	23	20	16
12	65	56	46	43	37	31	25	21	18	14
13	60	51	43	39	34	28	23	20	17	13
14	56	48	40	37	32	26	21	18	16	12
16	49	42	35	32	28	23	19	16	14	11
18	43	37	31	29	25	20	17	14	12	10
22	39	33	28	26	22	18	15	13	11	10
25	30	30	25	23	20	17	14	12	10	10
28	28	28	23	21	18	15	12	11	9.1	7.2
24	32	28	23	21	18	15	12	11	9.1	7.2

$F_y = 36 \text{ ksi}$   
Span in Feet

Properties and Reaction Values

$S_x$ in. <sup>3</sup>	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
$R_2$ kips/in.	8.32	7.48	6.89	7.13	6.18	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	18.0	13.8	11.7	7.74
$R_4$ kips/in.	4.19	3.64	3.53	3.08	2.37	2.31	2.38	2.54	2.76	2.03
R kips	48	39	33	35	28	22	24	23	21	15

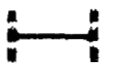
Load above heavy line is limited by maximum allowable web shear.

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	8 1/2	8 1/2	40	35	31	35	31	27	
Flange Width	8 1/2	8 1/2	8 1/2	8 1/2	8 1/2	8 1/2	8 1/2	8 1/2	8 1/2	8 1/2
$L_c$	8.70	8.70	8.60	8.50	8.50	8.40	8.50	8.50	8.50	8.40
$L_u$	39.9	35.3	30.3	25.3	22.6	20.1	25.3	22.6	20.1	20.1
16										
17	148	129	98	86	72	66	137	118	98	82
18	137	118	88	80	71	62	120	103	86	70
19	120	103	92	76	62	54	106	92	76	62
20	106	92	82	69	56	48	92	76	62	48
21	96	82	69	56	49	44	87	75	62	44
22	87	75	62	51	45	40	80	69	57	40
23	80	69	57	47	41	36	74	63	53	38
24	74	63	53	43	38	34	68	59	49	35
25	68	59	49	40	35	31	64	55	46	33
26	64	55	46	37	33	29	60	51	43	31
27	60	51	43	35	31	27	56	48	40	29
28	56	48	40	33	29	26	52	46	38	28
29	53	46	38	31	27	24	50	43	36	26
30	50	43	36	30	26	23	48	41	34	25
31	48	41	34	28	25	22	46	40	33	24

$F_y = 36 \text{ ksi}$   
Span in Feet

Properties and Reaction Values

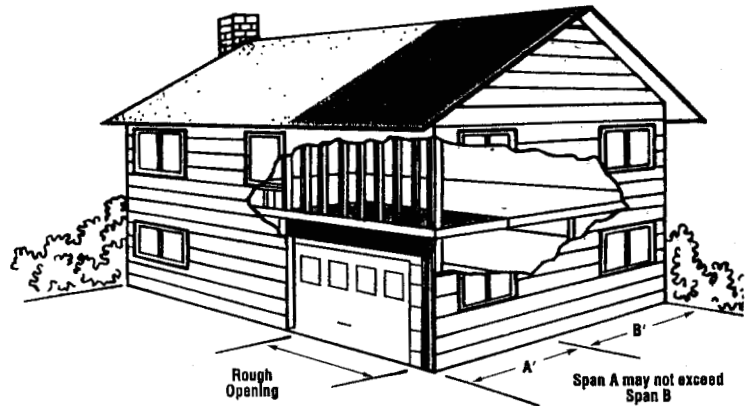
$S_x$ in. <sup>3</sup>	60.4	52.0	43.3	35.5	31.2	27.5
V kips	74	64	49	43	38	33
$R_1$ kips	48.7	39.8	29.2	22.7	18.4	15.9
$R_2$ kips/in.	13.5	12.1	9.50	8.55	7.37	6.77
$R_3$ kips	84.9	66.9	42.7	33.0	24.8	20.5
$R_4$ kips/in.	13.5	11.5	8.73	6.18	4.54	4.07
R kips	96	82	61	53	41	35

Load above heavy line is limited by maximum allowable web shear. Values of R in Bold face exceed maximum web shear V.

# G-P LAM<sup>®</sup> LVL GARAGE DOOR HEADERS — 2-STORY

## TWO-STORY APPLICATIONS

This table considers the combined loads from a wall, second story floor (1/4 of total floor joist span) and various roof truss spans with a 2' soffit. Intermediate floor beam assumed. If the soffit exceeds 2', additional engineering will be necessary.



20' G-P LAM<sup>®</sup> 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'	1-11/4"+ 2-9/4"	2-16"+ 3-14"	2-18"+ 3-16"	2-9/4"	2-16"+ 3-14"	2-18"+ 3-16"	2-9/4"	3-14"+ 3-16"+	3-16"+	1-11/4"+ 2-9/4"	2-16"+ 3-14"	2-16"+ 3-14"	1-11/4"+ 2-9/4"	2-16"+ 3-14"	2-16"+ 3-16"	2-9/4"	2-16"+ 3-14"	2-18"+ 3-16"	
	24'	2-9/4"	2-16"+ 3-14"	3-16"+	2-9/4"	3-16"+	3-16"+	2-11/4"+ 3-9/4"	3-16"+	3-18"+	1-11/4"+ 2-9/4"	2-16"+ 3-14"	2-18"+ 3-16"	2-9/4"	2-16"+ 3-14"	3-16"+	2-9/4"	2-16"+ 3-14"	3-16"+	
	28'	2-9/4"	3-16"+	3-18"+	2-11/4"+ 3-9/4"	3-16"+	3-18"+	2-11/4"+ 3-9/4"	3-18"+	3-18"+	2-9/4"	2-16"+ 3-14"	3-16"+	2-9/4"	3-14"+	3-16"+	2-9/4"	3-14"+	3-16"+	3-18"+
	32'	2-11/4"+ 3-9/4"	3-16"+	3-18"+	2-11/4"+ 3-9/4"	3-16"+	3-18"+	2-11/4"+ 3-9/4"	3-16"+	3-18"+	2-9/4"	3-14"+	3-16"+	2-11/4"+ 3-9/4"	3-16"+	3-18"+	2-11/4"+ 3-9/4"	3-16"+	3-18"+	3-18"+
	36'	2-11/4"+ 3-9/4"	3-16"+		2-11/4"+ 3-9/4"	3-16"+		2-11/4"+ 3-9/4"	3-16"+		2-9/4"	3-14"+	3-18"+	2-11/4"+ 3-9/4"	3-16"+	3-18"+	2-11/4"+ 3-9/4"	3-16"+	3-18"+	3-18"+

18' G-P LAM<sup>®</sup> LVL

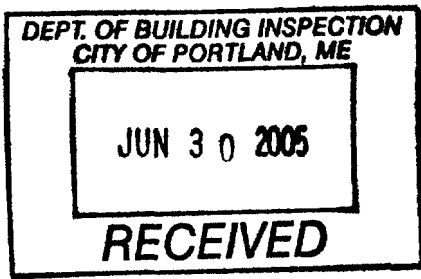
Roof Loading	Snow (115%)									Non-Snow (125%)										
	25 psf LL + 20 psf DL			30 psf LL + 20 psf DL			40 psf LL + 20 psf DL			20 psf LL + 12 psf DL			20 psf LL + 20 psf DL			20 psf LL + 25 psf DL				
Rough Opening	9'3"	16'3"	18'3"	9'3"	16'3"	18'3"	9'3"	16'3"	18'3"	9'3"	16'3"	18'3"	9'3"	16'3"	18'3"	9'3"	16'3"	18'3"		
Roof Truss Span with 2' Soffit Assumed	20'	1-14"+ 2-9/4"	2-18"+ 3-14"	3-16"	2-9/4"	2-18"+ 3-14"	3-16"	2-11/4"+ 3-9/4"	3-16"+	3-18"+	1-11/4"+ 2-9/4"	2-16"+ 3-14"	2-18"+ 3-16"	1-14"+ 2-9/4"	2-16"+ 3-14"	2-18"+ 3-16"	2-9/4"	2-16"+ 3-14"	2-18"+ 3-16"	
	24'	2-11/4"+ 3-9/4"	2-18"+ 3-16"	3-16"+	2-11/4"+ 3-9/4"	3-16"+	3-18"+	2-11/4"+ 3-9/4"	3-16"+	3-18"+	1-14"+ 2-9/4"	2-16"+ 3-14"	2-18"+ 3-16"	2-9/4"	2-16"+ 3-14"	3-16"+	2-9/4"	2-18"+ 3-16"	3-16"+	
	28'	2-11/4"+ 3-9/4"	3-16"+	3-18"+	2-11/4"+ 3-9/4"	3-16"+	3-18"+	2-11/4"+ 3-9/4"	3-18"+		2-9/4"	2-18"+ 3-14"	3-16"+	2-11/4"+ 3-9/4"	3-16"+	3-18"+	2-11/4"+ 3-9/4"	3-16"+	3-18"+	3-18"+
	32'	2-11/4"+ 3-9/4"	3-16"+		2-11/4"+ 3-9/4"	3-18"+		2-14"+ 3-11/4"	3-18"+		2-11/4"+ 3-9/4"	3-16"+	3-18"+	2-11/4"+ 3-9/4"	3-16"+	3-18"+	2-11/4"+ 3-9/4"	3-16"+	3-18"+	3-18"+
	36'	2-11/4"+ 3-9/4"	3-18"+		2-14"+ 3-11/4"	3-18"+		2-14"+ 3-11/4"			2-11/4"+ 3-9/4"	3-16"+	3-18"+	2-11/4"+ 3-9/4"	3-16"+	3-18"+	2-11/4"+ 3-9/4"	3-16"+	3-18"+	3-18"+

+ See note 2.

## NOTES

1. Header sizes are listed as number of pieces 1/4" thick by header depth, e.g. 2-9/4" is two 1/4" pieces 9/4" deep.
2. Required bearing length (based on 565 psi) is 3.0" unless the subscript  $\epsilon$  is shown. In that case, 4.5 is required.
3. Headers require full width bearing. Triple headers require 2 x 6 cripples.
4. Table is based on residential floor loading of 40 psf live load and 12 psf dead load and exterior wall weight of 100 plf.
5. A beam line down the center of the second floor is assumed.
6. Deflection is limited to  $U/360$  at live load and  $L/240$  at total load.
7. Roof live and dead loads shown are applied vertically to the horizontal projection.
8. 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

61-65 Hobart Lot #1

Permit # 65-0756

196-B-13

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)	OK	
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	<del>Filter</del> 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 + LVL'S	
Built-Up Wood Center Girder Dimension/Type	" "	
Sill/Band Joist Type & Dimensions	2x6 PT - OK	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2) )	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	

<b>R802.4(2))</b>		
Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1( 8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	Trusses - OK	
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	5/8 Roof 1/2" <del>Board</del> wall 3/4" Floor - OK	
Fastener Schedule (Table R602.3(1) & (2) )	OK	
<b>Private Garage</b> (Section R309) Living Space ? <i>YES</i> (Above or beside)		
② Fire separation (Section R309.2) →	Not shown	
Opening Protection (Section R309.1)	1 hour door - OK	
③ Emergency Escape and Rescue Openings (Section R310)	<del>Not shown</del> OK	
Roof Covering (Chapter 9)	asphalt shingles - OK	
Safety Glazing (Section R308)	N/A	
③ Attic Access (Section R807)	Not shown	
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	
④ Header Schedule (Section 502.5(1) & (2)) <i>2-2x10's</i>	Not shown	
⑤ Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-	Not shown	

<del>Factor Penetration</del>		
Type of Heating System	<i>Direct vent? Vc:</i>	
<b>Means of Egress</b> (Sec R311 & R312) Basement <i>0 &amp; ----</i> Number of Stairways <i>1</i> Interior <i>1</i> Exterior <i>0</i> Treads and Risers (Section R311.5.3) <i>10" T, 7 3/4" Rise</i> Width (Section R311.5.1) <i>OK</i> Headroom (Section R311.5.2) <i>6'8" - OK</i> Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3) <i>OK</i>		
Smoke Detectors (Section R313) Location and type/Interconnected	<i>Need smoke in Bsmnt bedroom</i>	<i>OK</i>
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	<i>N/A</i>	
Deck Construction (Section R502.2.1)	<i>@ K</i>	

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**

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	196 B013001
<b>Location</b>	53 HOBART ST
<b>Land Use</b>	VACANT LAND
 <b>Owner Address</b>	 LAPOMARDA GAYE B 83 BAY ST PORTLAND ME 04103

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

*split this  
this lot*

**Current Valuation Information**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$2,840	\$0	\$2,840

**New Estimated Valuation Information**

<b>Land</b>	<b>Building</b>	<b>Total</b>	<b>Phase-In Value</b>
\$15,300	\$0	\$15,300	\$9,070

**Property Information**

<b>Year Built</b>	<b>Style</b>	<b>Story Height</b>	<b>Sq. Ft.</b>	<b>Total Acres</b>	
				0.474	
<b>Bedrooms</b>	<b>Full Baths</b>	<b>Half Baths</b>	<b>Total Rooms</b>	<b>Attic</b>	<b>Basement</b>

**Outbuildings**

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>

**Sales Information**

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>

**Picture and Sketch**

<a href="#">Picture</a>	<a href="#">Sketch</a>	<a href="#">Tax Map</a>
-------------------------	------------------------	-------------------------

**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 CORP 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**

<a href="#">Picture</a>	<a href="#">Sketch</a>	<a href="#">Tax Map</a>
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**[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](#)**

Applicant: Tim Higgins

Date: 6/21/05

Address: 61-65 Hobart Street (lot #1)

C-B-L: 196-B-013-14  
part of 15

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New Dev

#05-0756

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - to construct 32' x 40' single family home with attached garage & 10' x 12' rear deck

Sevage Disposal - City

Lot Street Frontage - 50' min req - 76' given

Front Yard - 20' min - 20' exactly shown

Rear Yard - 20' min - 38' scaled

Side Yard - 12' min - 14' & 22' scaled & shown  
2 stairs

Projections - rear deck 10' x 12' (no front steps shown)

Width of Lot - 60' min req - 76' shown

Height - 35' MAX - 21.25' scaled

Lot Area - 6,000<sup>sq</sup> min - 7,600<sup>sq</sup> given

Lot Coverage / Impervious Surface - 40% MAX or 3040<sup>sq</sup> MAX

Area per Family - 3,000<sup>sq</sup> per DU.

Off-street Parking - 2 required - 2 car garage shown

32 x 40 = 1280<sup>sq</sup>  
10 x 12 = 120<sup>sq</sup>  
1400<sup>sq</sup>

Loading Bays - N/A

Site Plan - mmor/mmor  
#2005-0124

Shoreland Zoning / Stream Protection - within 250' but over 168' from HWM

Flood Plains - MAP 13 - Zone C

note NOT a subdivision - 2 lots only with single families on each

050758

# All Purpose Building Permit Application

If YOU or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

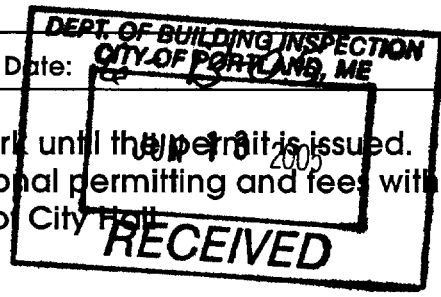
Location/Address of Construction' <u>3-1-19 Hobart St. Job #1</u>		
Total Square Footage of Proposed Structure <del>2580</del> <u>2560</u>	Square Footage of Lot <u>7600 S.F.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>196</u> Block# <u>B</u> Lot# <u>013-019</u>	Owner: <u>Higgins Builders Inc.</u>	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. PORTLAND ME</u>	Cost Of Work: \$ <u>130,000.-</u> Fee: \$ <u>Bldg. Fee</u>
Current use: <u>Vacant</u>	1191.00	
If the location is currently vacant, what was prior use: <u>Always Vacant</u>	copy 75.00	
Approximately how long has it been vacant: <u>Forever</u>	site 300.00	
Proposed use: <u>Single Family Res</u>	<del>1566.00</del>	
Project description: <u>32' x 40' home w/ 10' x 12' deck</u>		
Contractor's name, address & telephone: <u>SAME AS BELOW 87 8385870</u>		
Who should we contact when the permit is ready: <u>Tim Higgins</u>		
Mailing address: <u>242 VERANDA ST. PORTLAND ME 04103</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>		

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>6/20/05</u>
--	----------------------

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





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 04103 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 28<sup>th</sup> day of the month of May, 2003.

Signed, Sealed and Delivered  
in presence of

Cayuga Corp.

Wanda M. Turner

Witness

By:

John W. Swan

John W. Swan  
Its President

STATE OF MAINE  
Cumberland, ss.

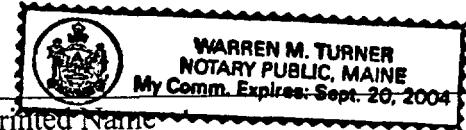
May 28, 2003

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 Rook 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,

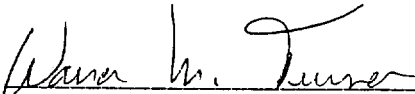
That I, *Timothy A. Higgins* of Portland, County of Cumberland, and State of Maine, in consideration of one dollar (\$1.00) and other valuable consideration paid by *Higgins Builders, Inc.*, a Corporation organized and existing under the laws of the State of Maine, and having a place of business at Portland, 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 die said *Higgins Builders, Inc.*, its successors 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 preuses, with all the privileges and appurtenances thereof, to the said *Higgins Budders, 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 die premises, that they are free of all encumbrances 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 8<sup>th</sup> day of the month of June, 2005.

Signed, Scaled and Delivered  
in presence of

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Timothy A. Higgins

STATE OF MAINE  
Cumberland, 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 E O'Brien

STATEWIDE SURVEYS, INC.  
SOIL SCIENTISTS LAND SURVEYORS  
35 Eastman Road, Cape Elizabeth, ME 04107  
Phone/Fax 767-4200

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 cinnamornea*), purple loosestrife (*Lythrum salicaria*), spotted tough me not (*Impatiens capensis*), fi-inged 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.

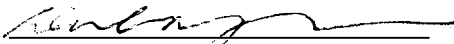
The westerly side of the sewer line is dominated by species common to estuarine wetlands including salt meadows along tidal rivers and marshes. Typical “high” and “low” marsh emergent species were present including the black grass (*Juncus gerardi*), saltwater cord grass (*Spartina alterniflora*), salt-meadow 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 Wetland*.

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 from these findings.

Sincerely,

STATEWIDE SURVEYS, INC.

  
**Dale A. Brewer**  
By: it's President