Location of Construction: 8 Garrison St. Ext.	Owner:	a Robbins		28 – 7913	Permit No: 9 8 0 4 5 9
Owner Address:	Lessee/Buyer's Name:	Phone:	BusinessN	lame:	PERMIT ISSUED
Contractor Name:	Address:	Pho		ETTE CONTROL C	Permit Issued:
Past Use:	Proposed Use:	COST OF WOL		PERMIT FEE:	MAY - 7 1998
			Denied	NSPECTION: Use Group: Type:	Zone: CBL: 213 7 10
Proposed Project Description:		Signature: PEDESTRIAN Action:		DISTRICT (P.A.D.)	Zoning Approval: Special Zone or Reviews:
repair existing barn			Approved wit Denied	h Conditions: [☐ Shoreland ☐ Wetland ☐ Flood Zone
Permit Taken By: Judy Laplante	Date Applied For:	Signature:		Date:	□ Subdivision □ Site Plan maj □minor □mm [
 Building permits do not include plumbi Building permits are void if work is not tion may invalidate a building permit are 	started within six (6) months of the date of	of issuance. False informa			☐ Conditional Use ☐ Interpretation ☐ Approved ☐ Denied Historic Preservation ☐ Not in District or Landmark ☐ Does Not Require Review ☐ Requires Review
I hereby certify that I am the owner of record authorized by the owner to make this applica if a permit for work described in the applicat areas covered by such permit at any reasonal	ation as his authorized agent and I agree ion is issued, I certify that the code office ble hour to enforce the provisions of the	sed work is authorized by to to conform to all applicabial's authorized representa	ole laws of this ative shall have	jurisdiction. In addition	₁ , │ □ Denied
SIGNATURE OF APPLICANT	ADDRESS:	DATE:	F	PHONE:	
SIGNALORE OF ALLEICANT					

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2/3/04 - word has been Conditions of The period. Jo	Completed & applie	I to meet the
Conditions of The permit - Jo	and o	
1) 1/2 - A CR	L# 98-0459	
(Solaw)	1#69 31650	
JOIM JOIM	A -045 9	
	Inspection R	
	Type Foundation:	Date
	Foundation: Framing:	
	Plumbing:	
	Final:	
	Other:	

BUILDING PERMIT REPORT	
DATE: 6 MAY 98 ADDRESS: 8 Garrison ST, EXT, 213-F-10	
REASON FOR PERMIT: Repair Barn U use	
BUILDING OWNER: Robbins	
CONTRACTOR: OWNEY	
PERMIT APPLICANT:	
USE GROUP U. BOCA 1996 CONSTRUCTION TYPE 5B	
CONDITION(S) OF APPROVAL	
This Permit is being issued with the understanding that the following conditions are met:	
Approved with the following conditions: $\frac{\sqrt{1}}{2}$	
Approved with the following conditions: \(\frac{\lambda}{\psi} \rightarrow \)	
1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.	
2. Before concrete for foundation is placed, approvale from the Development Review Coordinator and Inspection Services must	be
obtained. (A 24 hour notice is required prior to inspection)	
3. Precaution must be taken to protect concrete from freezing.	
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done	to
verify that the proper setbacks are maintained. 5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from	
5. Private garages located <u>beneath habitable rooms</u> in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resist.	
rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior	пg
spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum	
board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)	
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Code)	nal
Mechanical Code/1993).	
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's	
building code. 8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walki	
8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minim	
height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and	
public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a	
diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effe	ct.
(Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38"	'.)
Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2".	
 Headroom in habitable space is a minimum of 7'6". Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 	<u>.</u>
11" tread. 7" maximum rise.	ш
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")	
12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or	
exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special	
knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more	
than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear	
opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508m	m),
and a minimum net clear opening of 5.7 sq. ft. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when	ir
exits directly from the apartment to the building exterior with no communications to other apartment units.	16
All vertical openings shall be enclosed with construction having a fire rating of at lest one (1)hour, including fire doors with se	lf
closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.)	

16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the

15.

automatic extinguishment.

The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing

provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101
Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

• In the immediate vicinity of bedrooms
• In all bedrooms

• In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

- 17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
- 18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 19. The Sprinkler System shall maintained to NFPA #13 Standard.
- 20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
- 21. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
- 23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code.
- 24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- 25. All requirements must be met before a final Certificate of Occupancy is issued.
- All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).
 - 27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).

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P Samuel Hoffses, Code Enforcement

cc: Lt. McDougall, PFD Marge Schmuckal

LAND USE - ZONING REPORT

APPROVED: W. CONDITION(S) OF APPROVAL 1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained. 2. The footprint of the existing	REASC BUILD	ON FOR PERMIT: repair BAN ONG OWNER: James' i. Debia Cob C-B-I.; 213-F-10
During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained. The footprint of the existing		OVED: With Condition DENTED:
maintained. The footprint of the existing		# 4 4 4 5
	2. 3, 4, 6. 7. 8.	maintained. The footprint of the existing shall not be increased during maintenance reconstruction. All the conditions placed on the original, previously approved, permit issued on are still in effect for this amendment. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the Bara in place and in phases you may change of use shall require a for All separate permit application for review and approval. Our records indicate that this property has a legal use of units. Any change in this approved use shall require a separate permit application for review and approval. Separate permits shall be required for future decks and/or garage.





THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

Building or Use Permit Application Detached Single Family Dwelling

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTE**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.

ax Assessor's Chart, Block & Lot Number hart# 213 Block# F Lot#	Owner TAMES AND DEBRA	ROBBINS 207-828-7913
wner's Address; W B GARRISON ST EXT	Lessee/Buyer's Name (If Applicable)	Cost Of Work: \$ 4,000

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation. •All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II. •All plumbing must be conducted in compliance with the State of Maine Plumbing Code.

•All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III. •HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code. You must Include the following with you application:

1) A Copy of Your Deed or Purchase and Sale Agreement

2) A Copy of your Construction Contract, if available

3) A Plot Plan (Sample Attached)

A "minor/minor" site plan review is required prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor (2 copies are required). A complete plot plan (Site Plan)includes:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, Mail to owner fee \$40 pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

4) Building Plans (Sample Attached)

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/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:	anne offins	Date: 4-27-98
Site Review Fee: \$1	50.00/Building Permit Fee: \$25,00 for the 1st \$100	0.cost plus \$5.00 per \$1,000.00 construction cost thereafter.
	James Kabbins	

Warranty Deed

Lewis H. Batty, Temple Hills, County of Prince Georges and State of Maryland, for consideration paid, grants to James B. Robbins and Debra W. Robbins of Portland, County of Cumberland and State of Maine, as Joint Tenants, with Warranty Covenants, a certain lot or parcel of land with the buildings thereon situated in Portland, in Cumberland County and State of Maine, in that part of Portland known as Stroudwater, bounded and further described as follows:

Northerly by Garrison Street, so-called:

Easterly by land now or formerly of Herbert Parker:

Southerly by land now or formerly of the Topcliff heirs; and

Westerly by land now or formerly of Harold Smart and containing twenty-nine and three fourths square rods.

Also another small lot of land near the above-described parcel and bounded northwesterly by the Mill Creek;

Southwesterly by land formerly of James Parker and by the highway;

Both of the above lots being situated in Stroudwater in said Portland, formerly Westbrook.

Being a portion of the property conveyed to Lewis H. Batty and Marjorie G. Batty by deed of Lewis H. Batty dated March 25, 1986 and recorded in the Cumberland County Registry of Deeds in Book 7116, Page 13.

Also another certain lot or parcel of land, with the buildings thereof, situated in Stroudwater Village in said Portland, in that part formerly Deering, lying on the southerly side of Fore River, formerly known as Mill Creek, bounded as follows:

Northerly by the road or passageway now known as Garrison Street, formerly known as the passageway leading to Waterhouse Point;

Easterly by land formerly of Cyprus L. Dill and now or formerly of one Batty;

Westerly by land formerly of Fred H. Libby and now or formerly of one Garey; and

Southerly by land now or formerly of Humphrey Hanscom.

Being a portion of the premises conveyed to Lewis H. Batty and Marjorie G. Batty by deed of Lewis H. Batty dated March 25, 1986 and recorded in the Cumberland County Registry of Deeds in Book 7116, Page 13.

The said Marjorie G. Batty having died April 24, 1988, the Grantor herein conveys as surviving joint tenant.

In Williess Whereof, I, Lewis H. Bauy, have set my hand and seal this day of June. 1997.

Signed, Sealed and Delivered in presence of

Chara

Lewis H. Bally

State of Maryland Prince Georges, ss

June 26, 1997

Then personally appeared the above-named, Lewis H. Batty, and acknowledged the foregoing instrument to be his free act and deed.

Notary Public

NOTARY MALIC STATE OF MARYAND My Commission Expires August 16, 1998

Printed Name

0078co.697

James Robbins 8 Garrison Street Portland, Maine 04102 Wo. 775-5811 on Ho. 828-7713 American Foundations, Inc.

453 Gorham Road Scarborough, Maine 04074 (207) 839-3213

We Also Own Merry Building Movers

Page 86 of Red Book 1/98

April 27, 1998

RE: SUPPORT & STABILIZE "ROBBINS BARN" IN STROUDWATER.

AMERICAN FOUNDATIONS, INC., (James G. Menry, Pres.) will provide WOODEN & CONCRETE SUPPORT for the "ROBBINS BARN", approximately 18'x 30', Located at 8 Garrison Street, Portland, Maine, under the authority of one James Robbins of that address. CONTRACTOR will HOLD "BARN" to allow DIGGING, CONCRETE SONATUBE-TYPE ROST WORK and some WOODEN REINFORCEMENT, & a CONCRETE FLOOR. OWNER WILL PROVIDE ANY MATERIAL BEYOND THAT MENTIONED. (CRUSHED ROCK.)

DESCRIPTION OF SUPPORT WORK FOR "POBBLAS BARAY"

DIGGER ELEVEN CONCRETE SONATUBE-TYPE POSTS & INSTALLATION CARDENTRY & UPODEN REINFORCEMENT	
CARPENTRY & WOODEN REINFORCEMENT CONCRETE FLOOR 18'x 30'x 5' on 8 cu. yds. (CONCRETE, LABOR, & MESH)	
TOTAL COST OF SUPPORT WORK & CONCRETE WORK FOR "POBBLINS BARN"	

* Payment Plan:

1. Down Payment of \$ 1,933.00, on signing of this Agreement.
2. Second Payment of \$ 1,500.00, when concrete support work & reinforcement work completed.
3. Balance of \$ 333.00, (Plus any Extras added & completed) when "NOBBINS BAN" has been positioned on the newly prepared support Base.

EXTRA: IT APPEARS NECESSARY TO PREPARE THE FLOOR AREA WITH CRUSHED ROCK. (10 yds.) This is an OWNERS' EXTRA.)

AF-PARTICULARS: (26) Limit 5/30/98

NOTE: CONTRACTOR can be substituted for the word OWNER below, if 'subbing'.

1. Any changes in the foundation plan, altering the cost, time, on labor, will be IN WRITING & SIGNED by both OWNERS & AMERICAN FOUNDATIONS, INC. BEFORE the changes

2. This price does not include the moving of the building, or any carpentry work.

3. This price does not include any excavating work, or grading of the cellar floor, unless so stated.

4. CONTACTING of cellar floors, before cellar floor is poured, is the OWNERS' expense.

5. OWNERS may contract their our CONTRETE FLOOR CONTRACTOR, if they so choose.

6. ALL FOOTINGS are approximately 18" to 24" wide, and 8" to 10" thick.
7. An 8 ft. foundation wall will result in a 7'10" high wall. You cannot pour a wall even with the Form top.
8. This price does not include any cement block work, blocks, or masonry, unless specifically stated.
9. If the location of the foundation prevents normal pouring of concrete, the OWNERS must assume added costs of SPECIAL EQUIPMENT, such as PUMPING TRUCK, CONSEYORS, OR "ALL-WHEEL" TRUCKS to pour foundation.
10. Tarring of the exterior foundation wall is the responsibility of OWNERS.

11. Wire, vapor barrier, styrofoam insulation, tile, or drains, unless stated, are not included in this price.
12. Any grading materials, such as crushed rock, gravel, loam, sand, & similar materials, are OWNERS' expense.
13. Where a FIREPLACE or CHINNEY are present, 'bottoming-out' or 'topping-out' of either is an Extra, unless specified. Brick, granite, stone work, or veneer is not included, unless so stated.
14. Optional & Extra: Common Cellar Windows @ \$95.00 each; Vents @ \$55.00 each; Bond-outs @ \$30.00 each; Tabs

on Bolts @ \$1.25 each. Posts on Lally Columns are Extra, unless so stated.

15. Any ledge on underlying obstructions, water on ice creating extra labor on materials in the foundation construction, will be an added cost to the OWNERS. "Step-ups" & "Step-dours" are an additional cost.

will be charged \$80.00 per day. (Pump inc. 20. ALL CONCRETE PRICES ARE APPROXIMATE.) prices will be between \$7.00 & \$10.00 higher \$1.00 MERS are responsible for supplying Her 22. The OWNERS are responsible for all snow 23. AMERICAN FOUNDATIONS, INC. cannot be her vehicle necessary for carrying out the work underground objects. OWNERS are responsible includes trees, fences, rocks, valuable but probable that the CONTRACTOR may be mired of \$24. If Payments are not made according to of completion of work, interest will account necessary, OWNERS/AUTHORITY will reimburse 25. When the job site is near a water source the DEP (Department of Environmental Protect against contamination of water sources. Be between the job site & the water source, see duration of the job. Please check with authority.	ion, left by moving beams, are CMMERS' nesponsibility. Inns will be an added expense to the CMMERS. Incident of the foundation in order to proceed with the work, the CMMERS out of the foundation in order to proceed with the work, the CMMERS luded) On CMMERS may do their our pumping. You will changed only according to ACTUAL CU. YDS. Winter concrete on per yd., because of added heat & chloride. You applying as needed. CMMERS SIPPLY ALL HEAT & FUEL FOR FADN. YOU removal & keeping roads safe in & anound jobs sites. You del desponsible for damage to property caused by the weight of any and delegant of the series of any well of any self responsible for damage to property caused by the weight of any all desponsible for damage to property caused by the weight of any self responsible for damage to property caused by the weight of any all anough the series of plants, outdoor furniture, & similar obstructions. It is not not plants, outdoor furniture, & similar obstructions. It is not not property. We work to keep these things from occurring. Contract on agreement, and/or within thirty days (30) after final date at 12% (one & one-half percent) per month. If collection is any & all costs of collection, including reasonable Attorney's fees. It is not
IGN/nkm	AMERICAN FOUNDATIONS, INC.
Proposal Acceptance	
Date	

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PLAN BOOK PAGE=_ LOT=	MORTGAGE INSPECTION	OF: DEED PLAN	BOOK BOOK	_ PAGE13 _ PAGE=	COUNTYCumberland_
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ADDRESS: 8 Garrison Street Ext., Portland, Maine

Job Number: 161-59

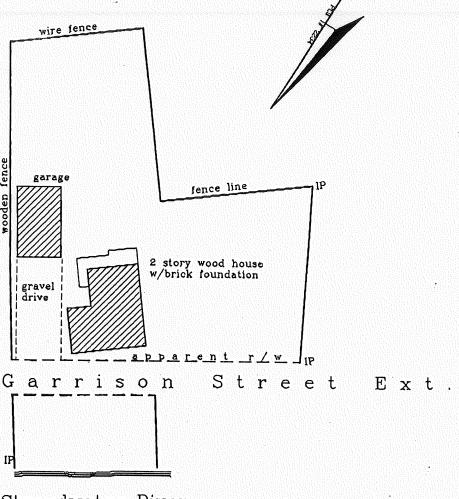
Inspection Date: 7-8-97

Scale: 1" = 40'

Buyers: James & Debra Robbins

Seller: Lewis Batty

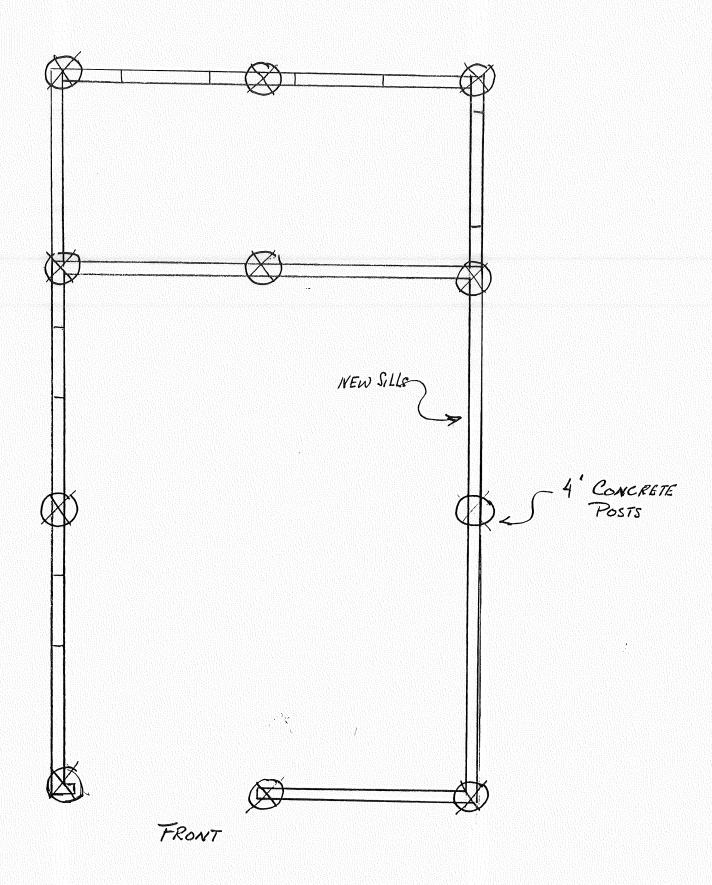
Note: Lines of occpation are shown. No deed distances are given.



Stroudwater River

I HEREBY CERTIFY TO: Guaranty Title Corp., Atlantic Bank.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES. RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING

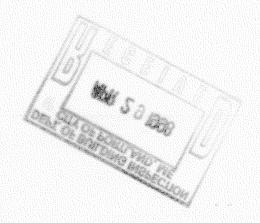


1"= 4'
REPAIR OF BARN AT
8 GARRISON ST EXT.

5" POURED CONCRETE

EDWARD STREET OF THE PROPERTY OF THE PROPERTY

8" CRUSHED ROCK /GRAVEL



1": 4'
REPAIR OF BARN AT
8 GARRISUM ST EXT