



Jeff Levine, AICP, Director
Planning & Urban Development Department

Tammy Munson, Director
Inspections Division

Electronic Signature and Fee Payment Confirmation

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no permit application can be reviewed until payment of appropriate permit fees are **paid in full** to the Inspections Office, City of Portland Maine by method noted below:

✓ Within 24-48 hours, once my complete permit application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.

Within 24-48 hours, once my permit application and corresponding paperwork has been electronically delivered, I intend to **hand deliver** a payment method to the Inspections Office, Room 315, Portland City Hall.

I intend to deliver a payment method through the U.S. Postal Service mail once my permit paperwork has been electronically delivered.

Applicant Signature: *Leslie Kaynor*

Date: *11/7/14*

I have provided digital copies and sent them on:

Date: *11/7/14*

NOTE: All electronic paperwork must be delivered to buildinginspections@portlandmaine.gov or by physical means ie; a thumb drive or CD to the office.



Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 03/06/15

General Building Permit Application

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

Address/Location of Construction: 315 Capisic St.		
Total Square Footage of Proposed Structure: garage 840 sq ft addition 676 sq ft		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 224 B 007	Applicant Name: Leslie Kaynor Address 315 Capisic St. City, State & Zip Portland ME 04102	Telephone: 207-415-9348 Email: TLKaynor@msb.com
Lessee/Owner Name : (if different than applicant) Address: City, State & Zip: Telephone E-mail:	Contractor Name: Napolitano Excavating Inc. (if different from Applicant) Address: 18 Mill Ridge Rd. City, State & Zip: N. Yarmouth, ME 04097 Telephone 207-829-3750 E-mail: raqqedrider1@maine.rr.com	Cost Of Work: \$ 18120 C of O Fee: \$ _____ Historic Rev \$ _____ Total Fees : \$ _____
Current use (i.e. single family) single family		
If vacant, what was the previous use? _____		
Proposed Specific use: _____		
Is property part of a subdivision? ___ If yes, please name _____		
Project description: Phase 1 Foundation for garage & addition		
Who should we contact when the permit is ready: Leslie Kaynor		
Address: 315 Capisic St.		
City, State & Zip: Portland, ME 04102		
E-mail Address: TLKaynor@msb.com		
Telephone: 207-415-9348		

Please submit all of the information outlined on the applicable checklist. Failure to do so causes an automatic permit denial.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at <http://www.portlandmaine.gov/754/Applications-Fees> or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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: Leslie Kaynor Date: 11/6/14

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



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Residential Additions/Alterations Permit Application Checklist

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

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

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

- Cross sections w/framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2009
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Electronic files in pdf format are also required
- Proof of ownership is required if it is inconsistent with the assessors records

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

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed.

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

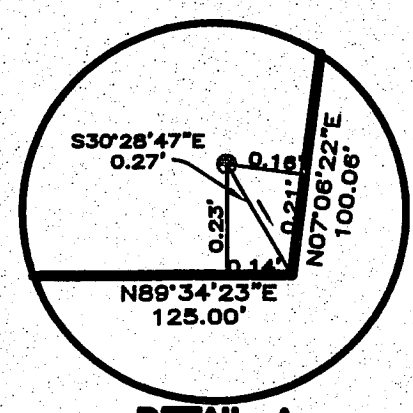
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

**Permit Fee: \$25.00 for the first \$1000.00 construction cost, \$11.00 per additional \$1000.00 cost
 This is not a Permit; you may not commence any work until the Permit is issued.**

389 Congress Street * Portland Maine 04101-3509 * Phone: (207) 874-8703 * Fax: (207) 874-8716
<http://www.portlandmaine.gov/planning/buildinsp.asp> * E-Mail: buildinginspections@portlandmaine.gov

HELD CITY BUILDING TIES TO PIPE FROM #338 FOUNDATION AND #336 CORNER OF BRICK. MAGNETIC LOCATOR SIGNAL UNDER PAVEMENT.

SANDY TERRACE

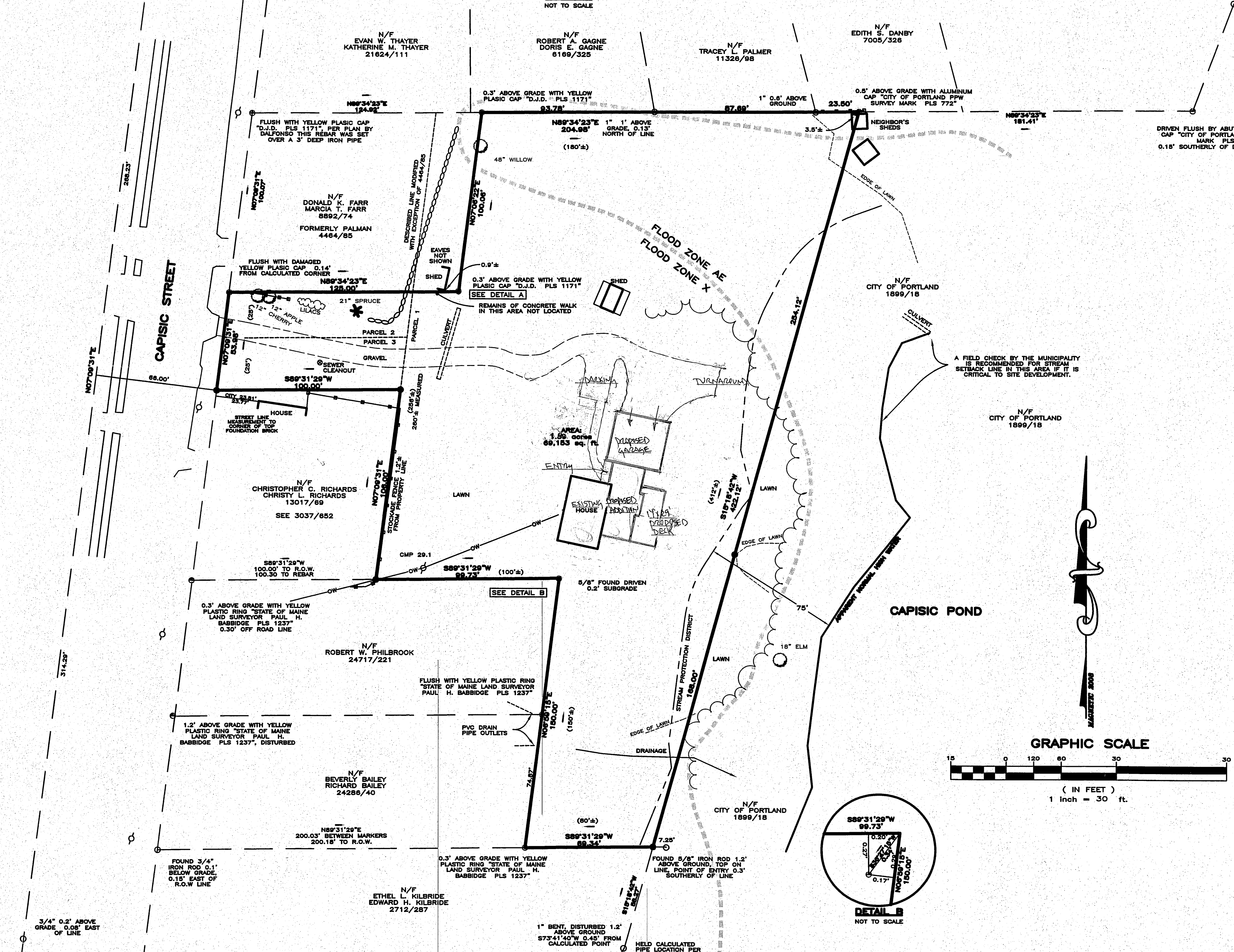
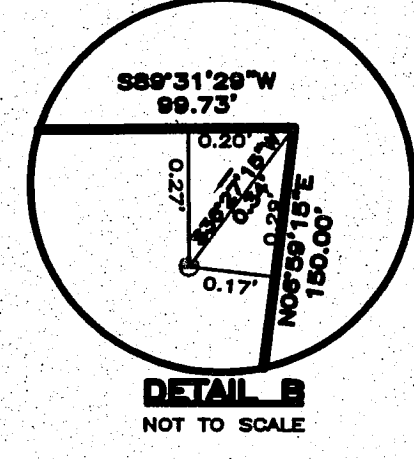
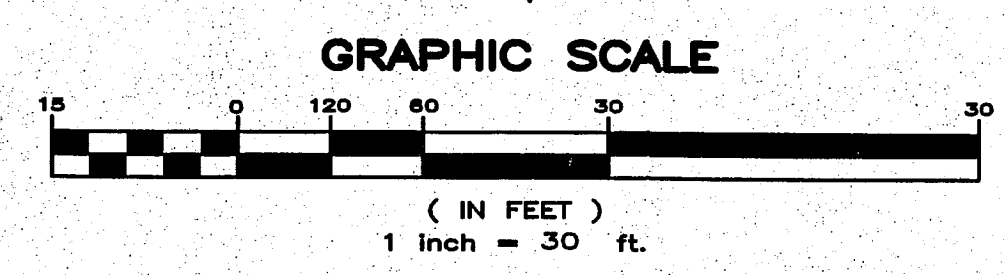


LEGEND

- 5/8 INCH REBAR WITH ALUMINUM CAP STAMPED LEWIS & WASINA PLS 2114. TO BE SET.
- FOUND 5/8" REBAR
- FOUND IRON PIPE UNLESS NOTED OTHERWISE
- UTILITY POLE
- N/F 22069/27
- () NOW OR FORMERLY OWNED BY DEED RECORDED IN BOOK/PAGE
- () CURRENT DEED INFORMATION
- STONE WALL
- BOUNDARY LINE
- BUTTER LINE OR RIGHT OF WAY LINE
- TREE LINE
- DECIDUOUS TREE
- * CONIFEROUS TREE
- STOCKADE OR WOOD FENCE
- OW OVERHEAD WIRES

NOTES

1. THE BASIS OF BEARING IS OBSERVED MAGNETIC NORTH 2008.
2. CURRENT DEED REFERENCE FROM CHRISTOPHER C. BECK TO DIANA S. FRIOU AND GEORGE W. FRIOU DATED NOVEMBER 24, 2004 AND RECORDED IN BOOK 22069, PAGE 27.
3. PLAN REFERENCES:
 - a. PLAN OF CITY PROPERTY AT CAPSIC POND PREPARED BY CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT DATED SEPTEMBER 1993.
 - b. PLAN OF CAPSIC POND IMPROVEMENT PREPARED BY CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS DATED OCTOBER 31, 1947.
 - c. 1973 CITY "BLUE SHEETS" OF THE RIGHT OF WAY LINES OF CAPSIC STREET.
 - d. PLAN OF WILLIAM SEAL ESTATE DATED 1868 AND RECORDED IN PLAN BOOK 8, PAGE 39.
 - e. STANDARD BOUNDARY SURVEY PREPARED FOR NORTH ATLANTIC CUSTOM BUILDERS, INC. PREPARED BY TITCOMB ASSOCIATES DATED NOVEMBER 30, 2005, JOB NO. 200501.
 - f. PLAN OF PROPERTY OF ROBERT LANNIGAN RECORDED IN PLAN BOOK 39, PAGE 73.
 - g. REVISED PLAN OF PROPERTY OF ROBERT LANNIGAN RECORDED IN PLAN BOOK 39, PAGE 33.
 - h. "PLAN OF LAND ACQUIRED IN 1838 BY CITY OF PORTLAND, MAINE AT CAPSIC POND AND VICINITY" RECORDED IN PLAN BOOK 24, PAGE 54.
 - i. PLAN OF A STANDARD BOUNDARY SURVEY PREPARED FOR DONALD AND MARCIA FARR DATED JULY 5, 1992 BY DANIEL J. DALFONSO, DRAWING NO. 208.
4. THE FLOOD ZONE IS SHOWN PER FEMA MAP (COMMUNITY 230051 PANEL 0012C, DECEMBER 8, 1998).
5. TAX MAP REFERENCE: CHART 224, BLOCK 8, LOTS 7,16,24,30.
6. THE PARCEL IS IN THE R3 ZONE AND A PORTION FALLS IN A STREAM PROTECTION DISTRICT.
7. PARCELS 2 AND 3 ARE BOTH DESCRIBED AS 25 FEET ALONG CAPSIC STREET RESULTING IN AN APPARENT GAP. IN 1973 AN ARBITRING CALL ON THE LINE BETWEEN THEM APPEARS IN THE DEED TO ROBERT AND BARBARA GRAVES FOR PARCEL 3 RECORDED IN BOOK 4368, PAGE 312. AT THE TIME, GRAVES OWNED PARCEL 2 BY DEED RECORDED IN BOOK 3486, PAGE 260.



STATE OF MAINE

RECEIVED _____ COUNTY SS REGISTRY OF DEEDS
 AT _____ M. AND RECORDED IN
 PLAN BOOK _____ PAGE _____ REGISTER

BRUCE E. LEWIS 2114
 SEAL

Lewis & Wasina, Inc.
 PROFESSIONAL LAND SURVEYORS

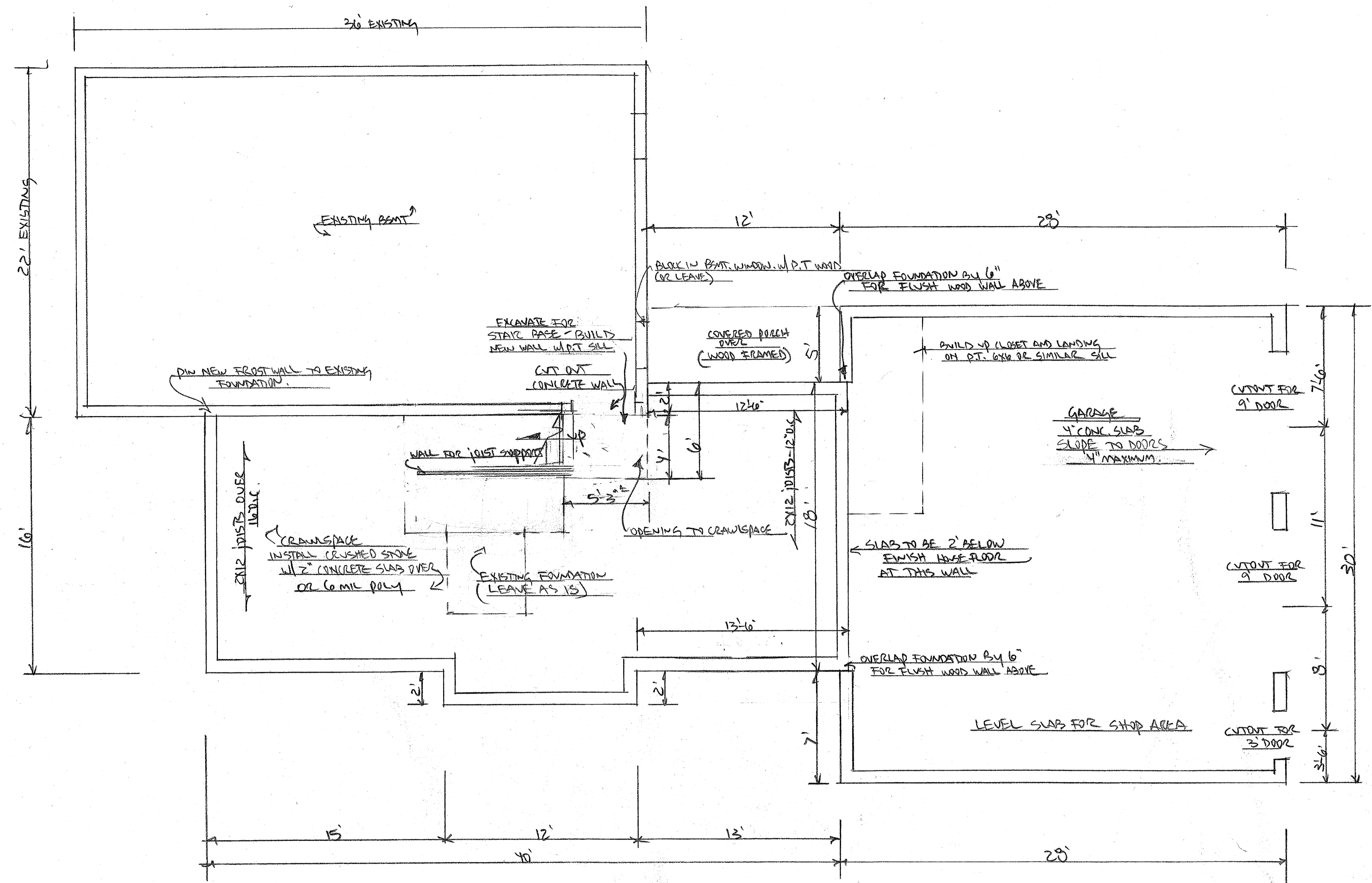
11 Highmeadow Drive
 Gorham, ME 04038
 Tel (207) 892-0959 Fax (207) 892-0956

REV.	BY	DATE	STATUS
2	BEL	6/30/08	DETAILS, NOTE 7, MINOR CHANGES
1	BEL	6/19/08	PROGRESS PRINT

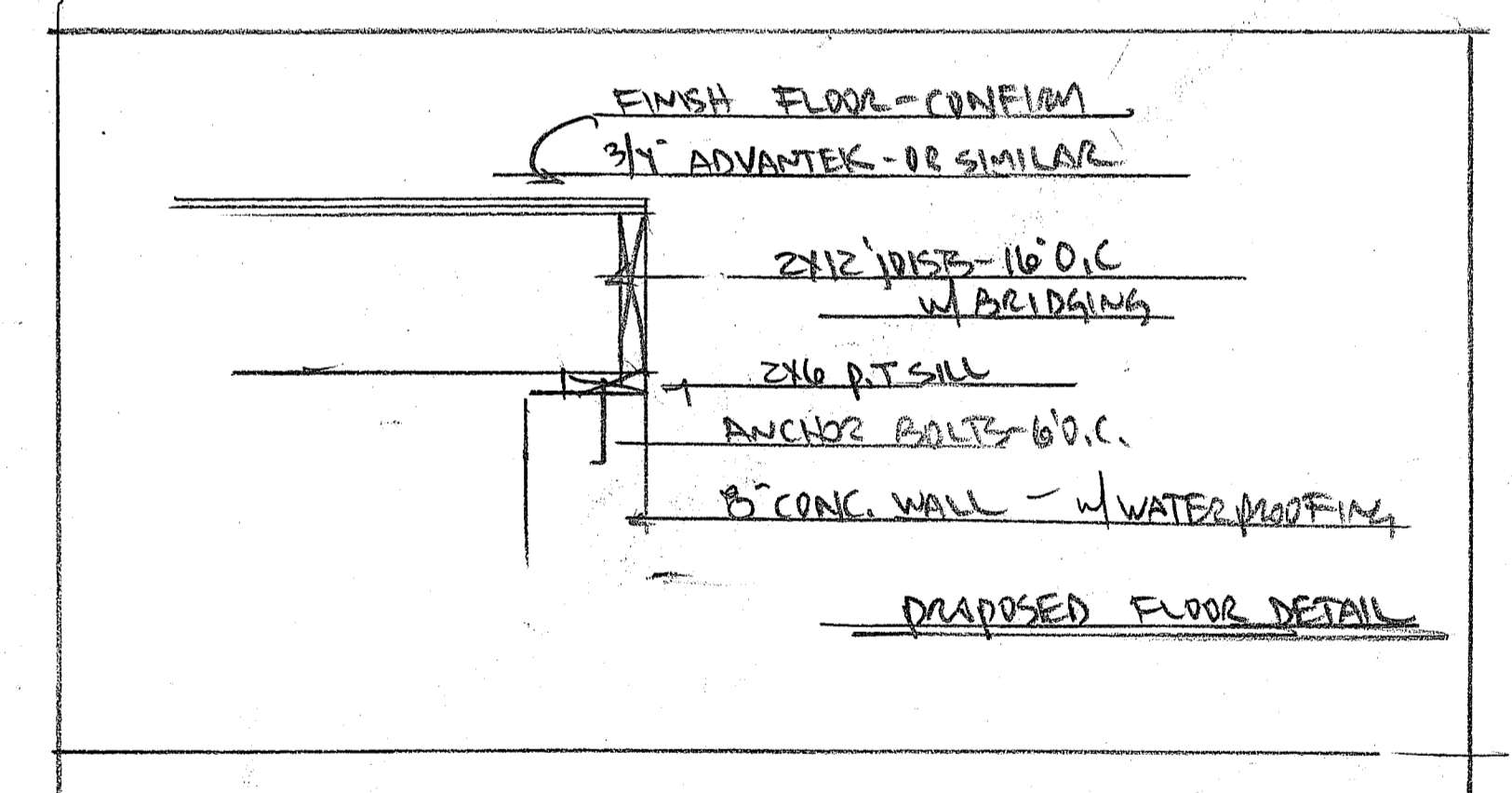
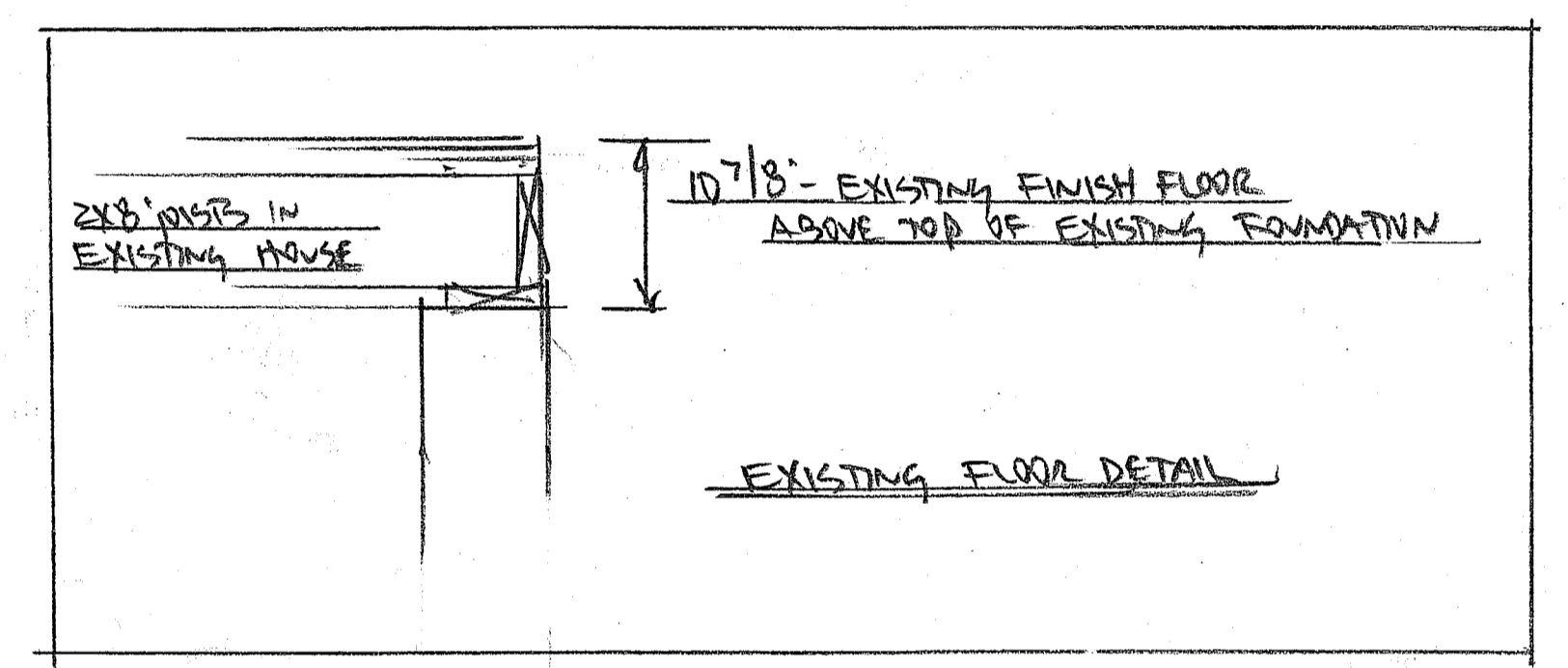
BOUNDARY SURVEY
 313 CAPSIC STREET,
 PORTLAND, CUMBERLAND COUNTY,
 STATE OF MAINE

for record owners:
DIANA S. FRIOU
GEORGE W. FRIOU
 313 Copple Street
 Portland, ME 04102

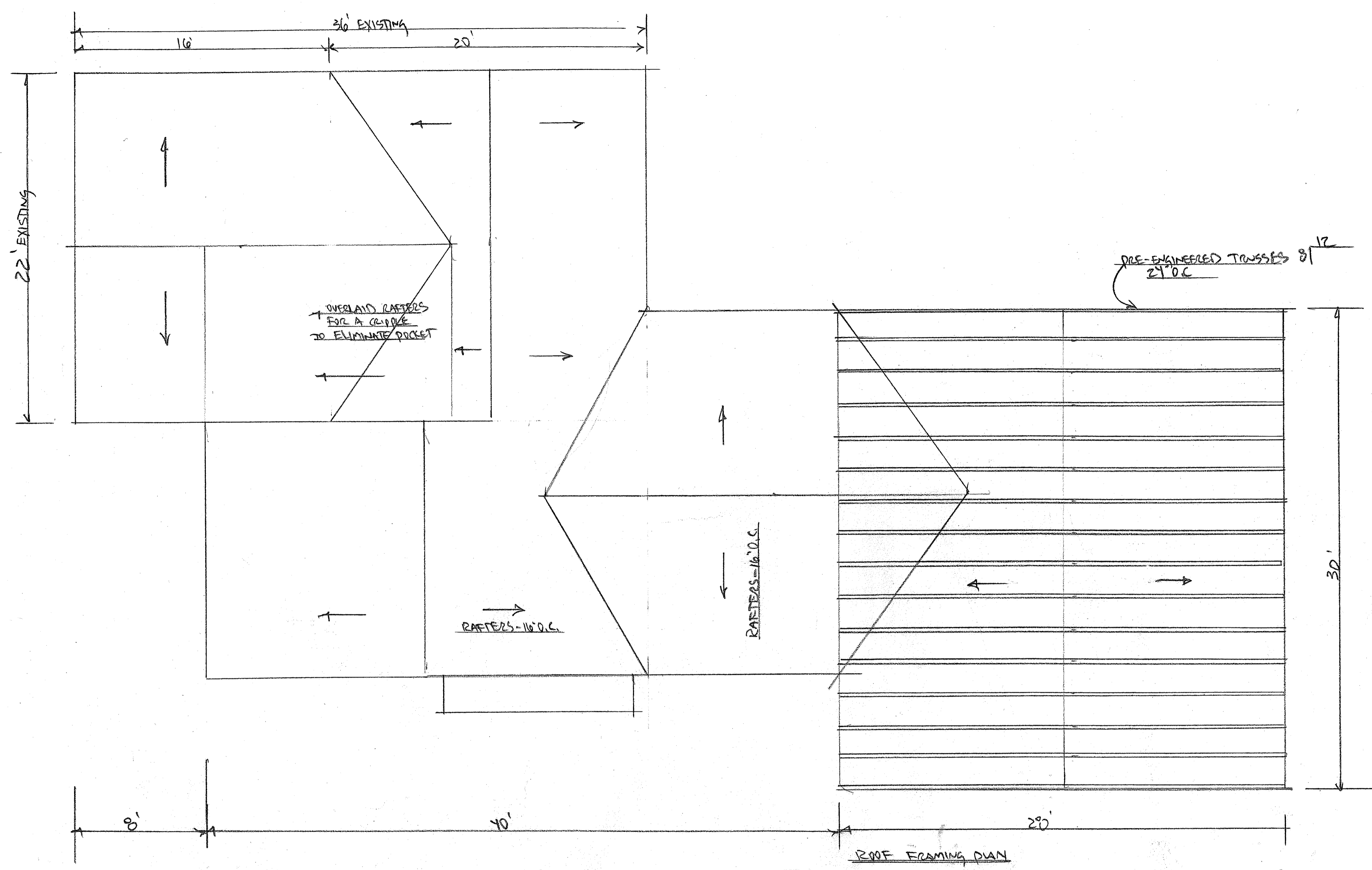
SHEET 1 OF 1



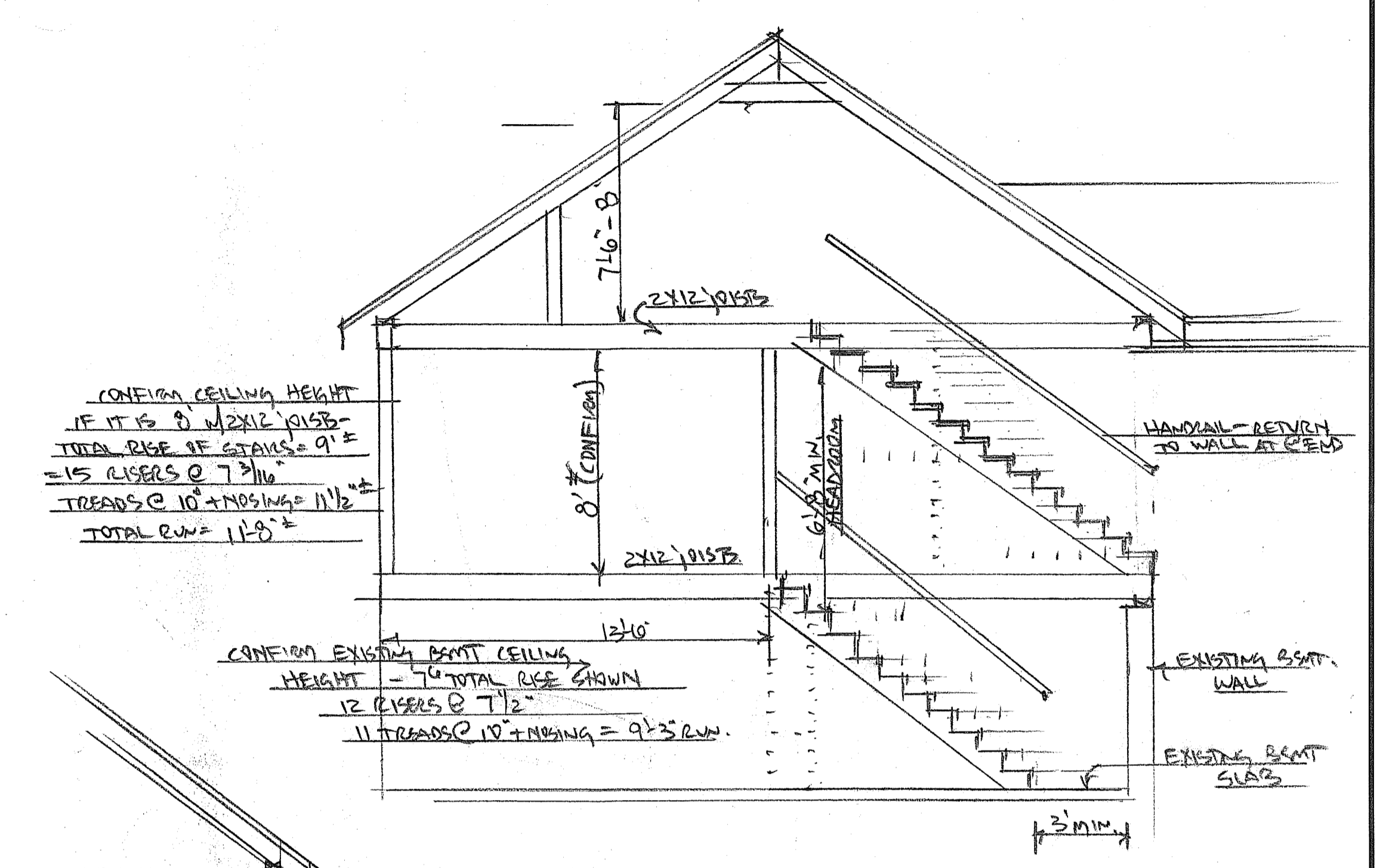
- FOUNDATION PLAN**
1. DIG NEW WALL TO EXISTING FOUNDATION
 2. ALL 8" WALLS ON 8" X 16" CONTINUOUS FOOTING
 3. INSULATE INTERIOR OF HOME WALLS
 4. INSTALL DRAIN TILE INTERIOR AND EXTERIOR



PLANS - TED + LESLIE KAYNOR		
SCALE: 1/4" = 1'	APPROVED BY: 315 CAPSIC ST.	DRAWN BY: W. Stanley
DATE: 11/16/14		REVISED
Phase 1 - Foundation Plan		DRAWING NUMBER: 4/6



ROOF FRAMING PLAN

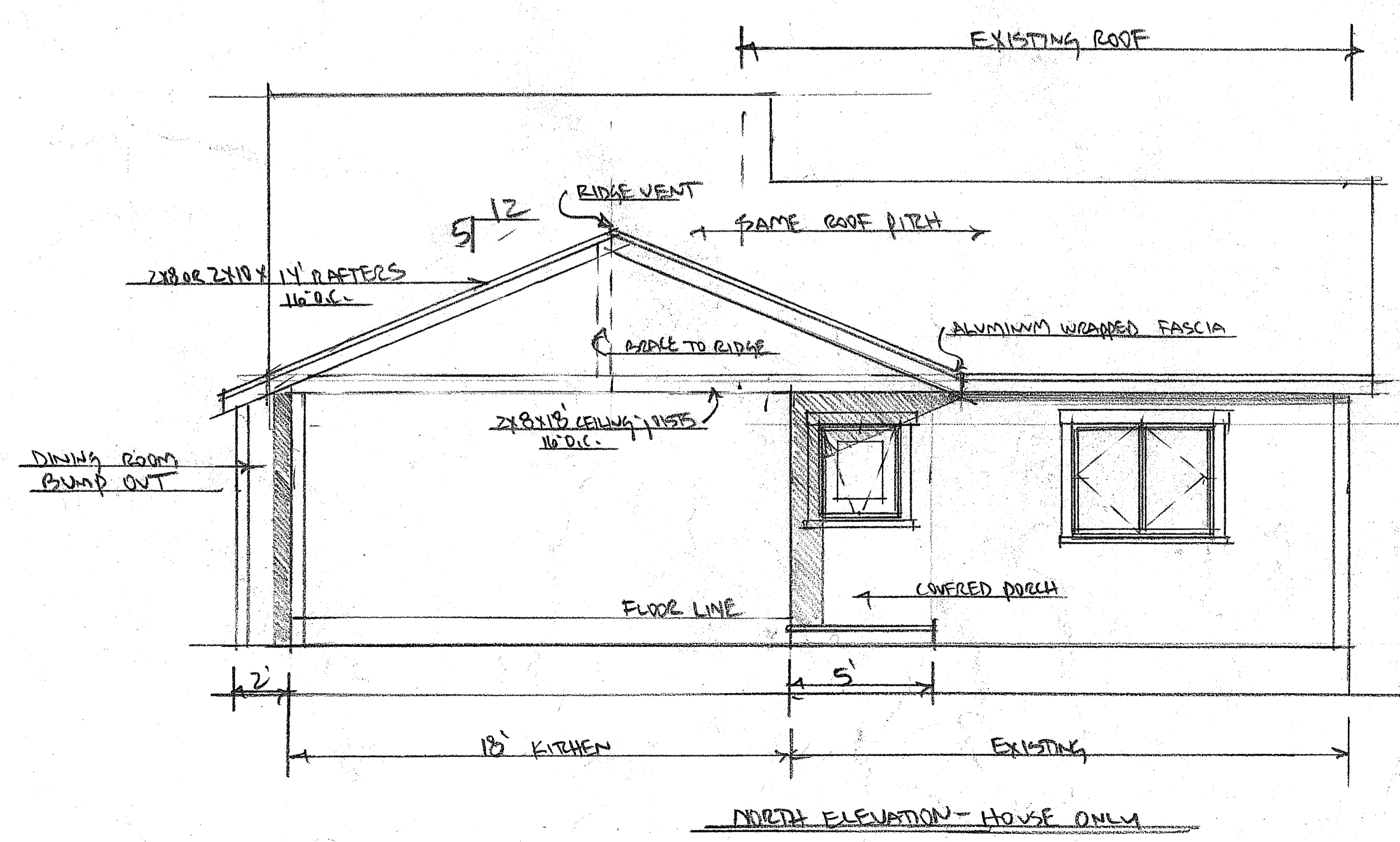


CONFIRM CEILING HEIGHT
IF IT IS 8' 1/2" 2X12 JOIST
TYPICAL RISE OF STAIRS = 9" ±
= 15 RISERS @ 7 3/16"
TREADS @ 10" + nosing = 11 1/2" ±
TOTAL RUN = 118" ±

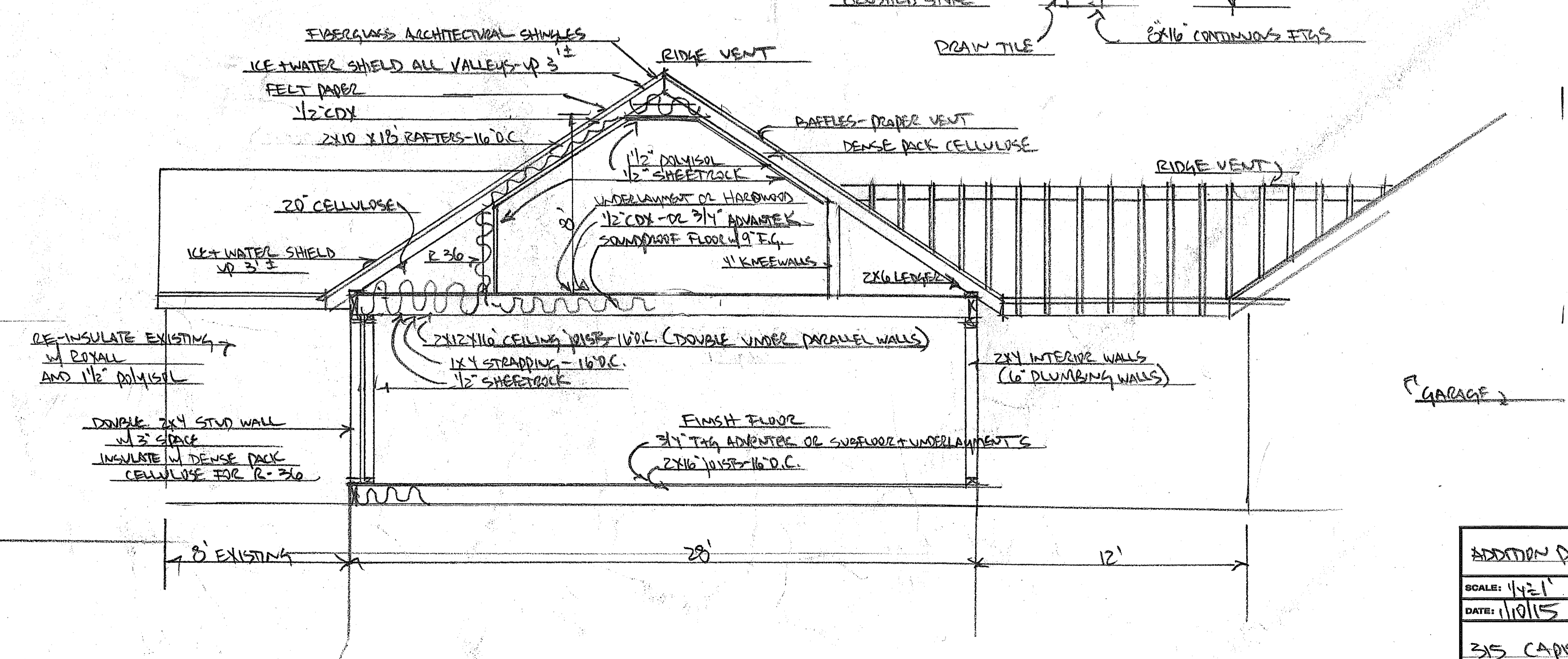
CONFIRM EXISTING BEAM CEILING
HEIGHT = 7' TOTAL RISE SHOWN
12 RISERS @ 7 1/2"
11 TREADS @ 10" + nosing = 9' 3" RUN.

FINISH FLOOR
SUBFLOOR + UNDERLAMENT
OR 3/4" TYP.
2X12 POSTS 16" O.C.
ANCHOR BOLTS
6" O.C.
2" CONCRETE SLAB OR
6 MIL POLY
CRUSHED STONE

WALL CONSTRUCTION DIFFERS
DOUBLE 2X4 WALL - HOUSE ADDITION
2X10 WALL - GARAGE
RE-INSULATED EXISTING WALLS
1/2" CDX
TYNER OR SIMILAR
DVC SHIMMERS
2X6 P.T. SILL
GRADE
8" CONC WALL
ASPHALT WATERPROOFING
DRAW TILE
1/4" MIN.
2X10 CONTINUOUS FIBS



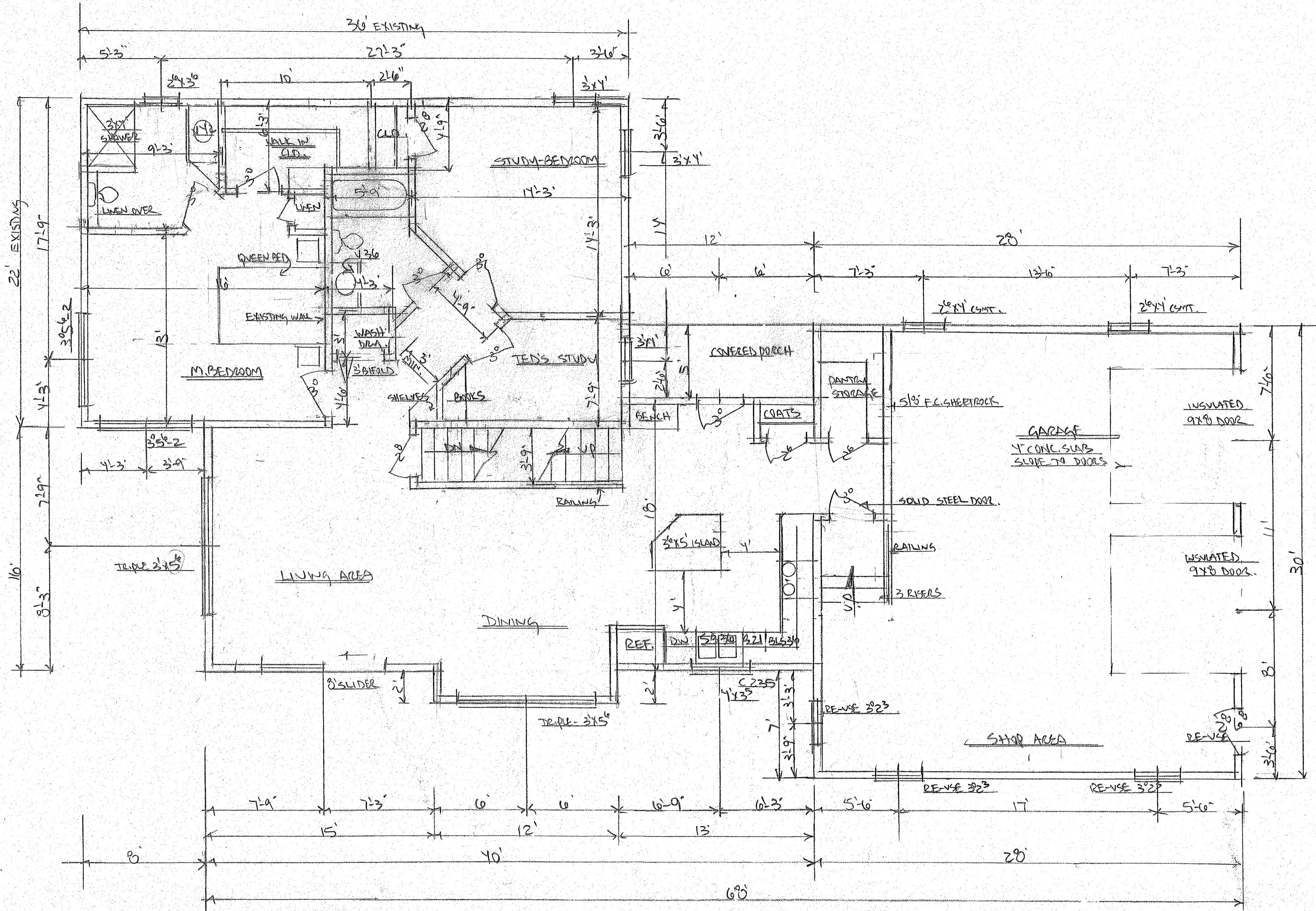
NORTH ELEVATION - HOUSE ONLY



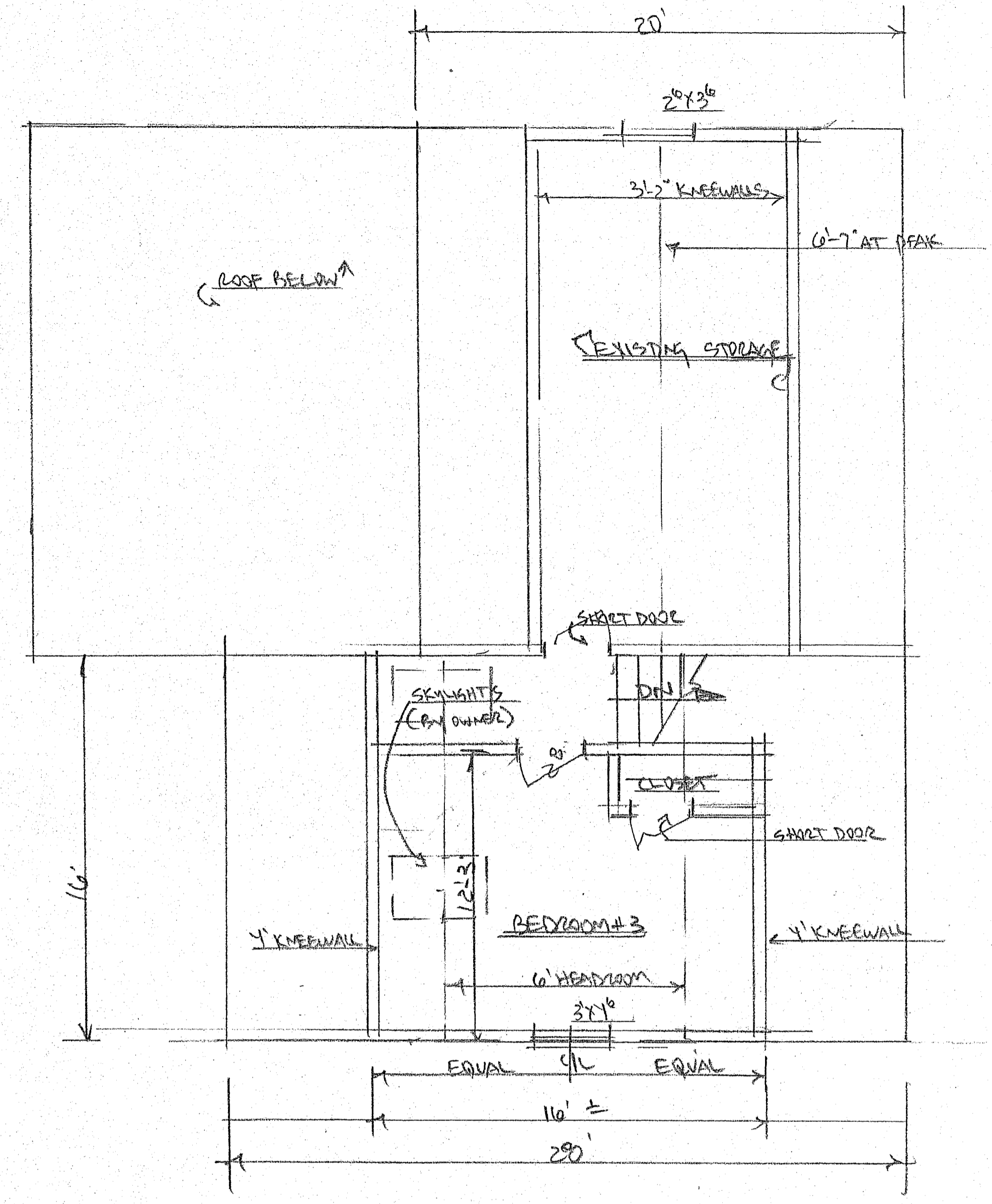
DE-INSULATE EXISTING
W/ ROXULL
AND 1 1/2" POLYISOL

FINISH FLOOR
3/4" TYP. ADVANTAGE OR SUBFLOOR + UNDERLAMENT'S
2X10 POSTS 16" O.C.

ADDITION PLANS - TED + LESLIE KAYNOR		
SCALE: 1/4" = 1'	APPROVED BY:	DRAWN BY: US 512 R
DATE: 11/01/15		REVISED
315 CASPIC ST - PORTLAND		
Phase II - Construction Details		DRAWING NUMBER 3 of 6



1:30

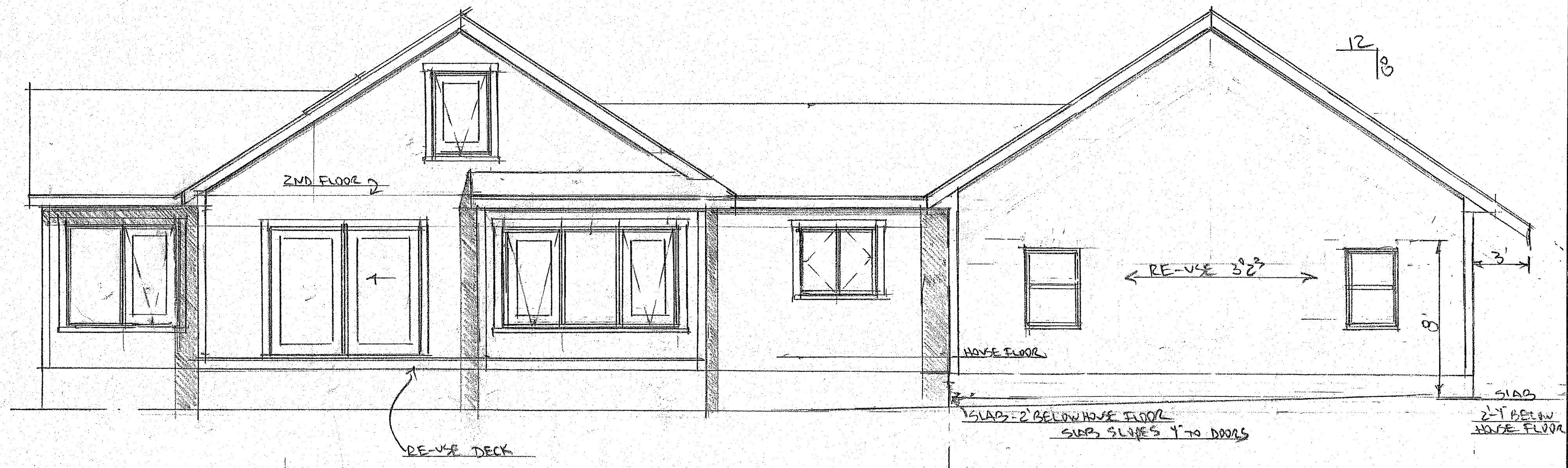
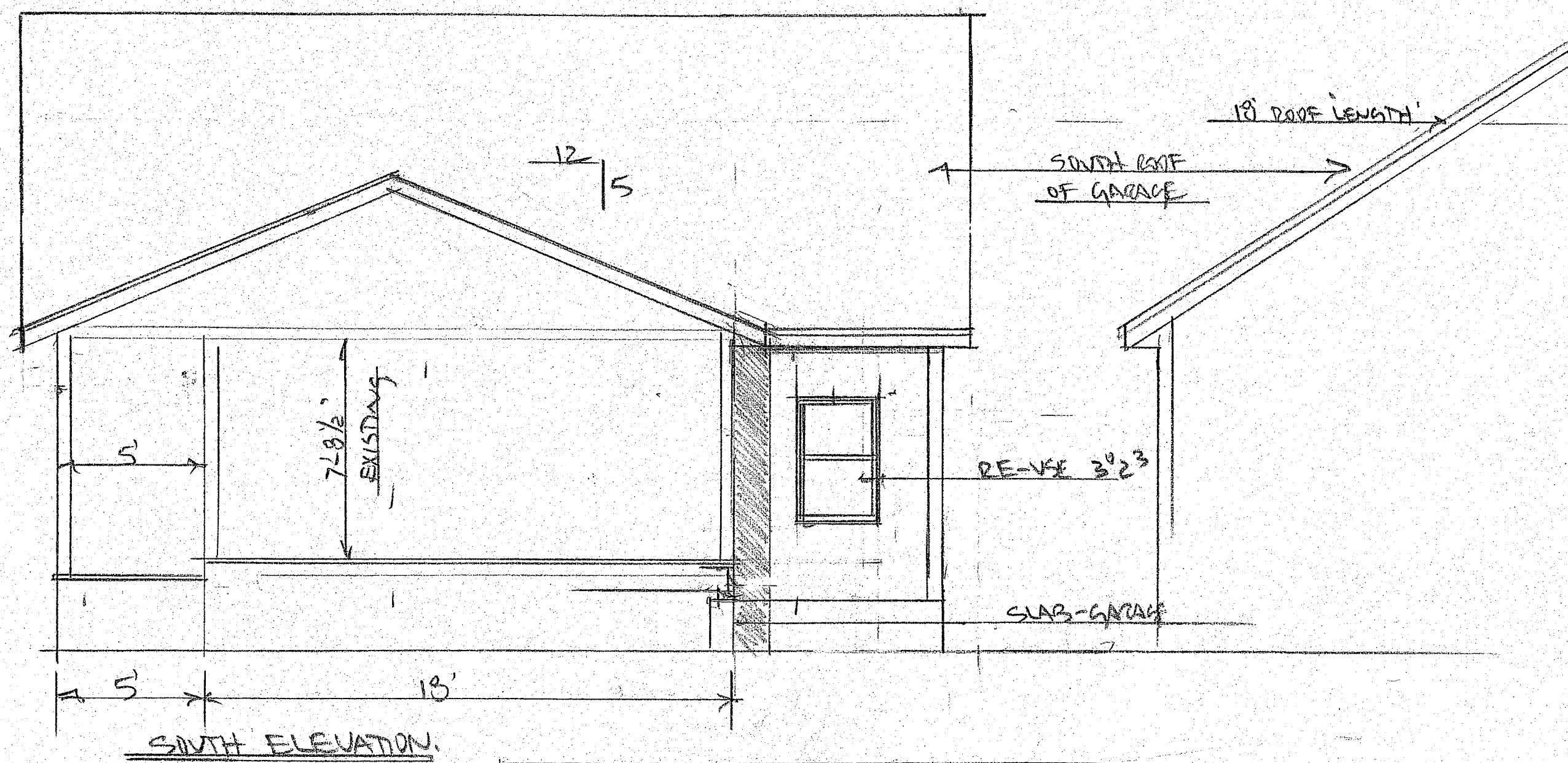


EXCAVATION - PAUL NAPOLITANO
 CAPPED RIDGE @ MAINE.M.COM
 329-4412

SERGEY MIKUNOV
 GEOR BUS, CONTRACTOR
 329-9404
 S.M.C.MIKUNOV@gmail.com

332-2111
 cell 415-9348

PLANS - TED AND LESLIE KAYNOR		
SCALE: 1/4" = 1'	APPROVED BY:	DRAWN BY: SJS
DATE: 11/6/14	315 CARRIC ST.	REVISED
DRAWING NUMBER		141

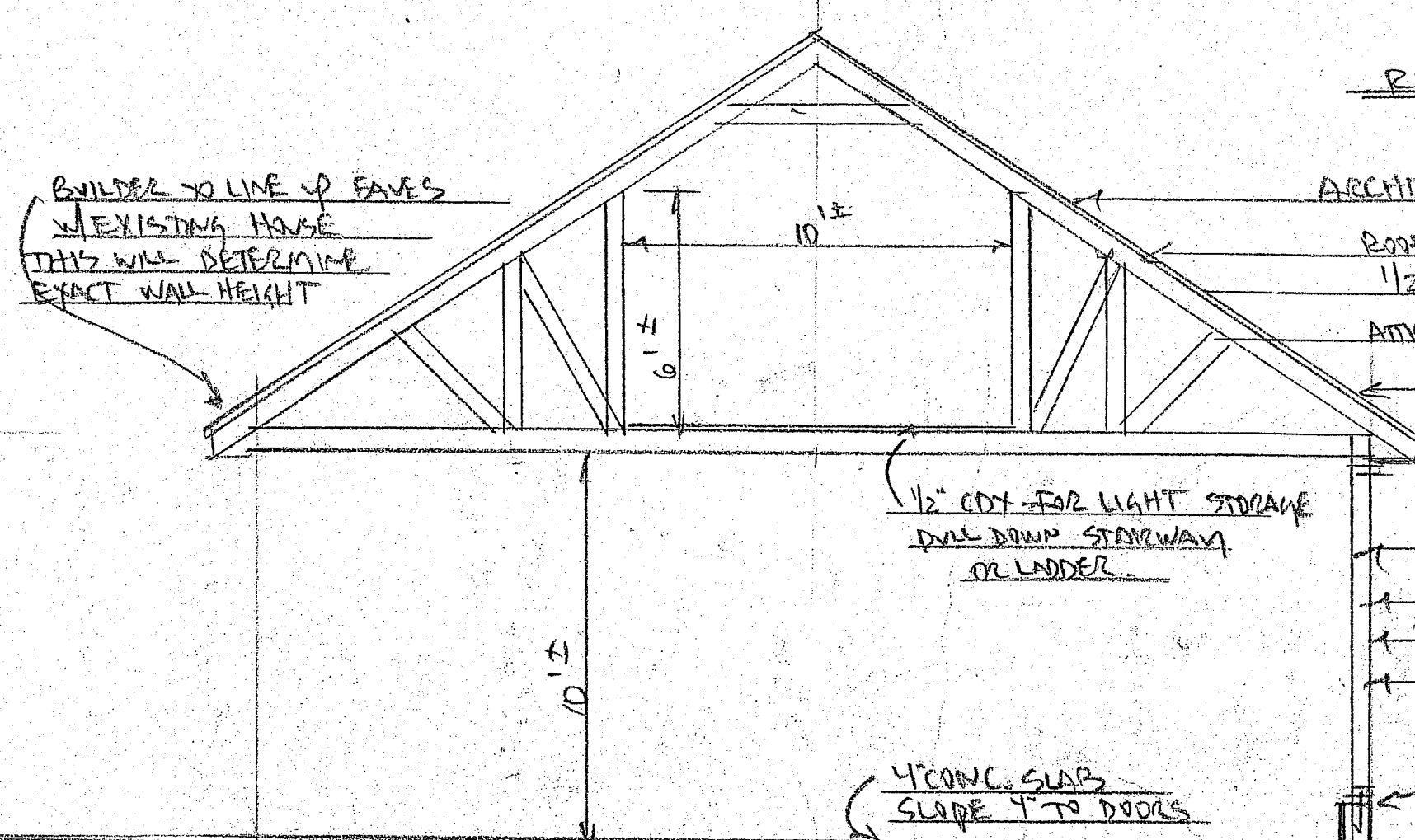


SOUTH ELEVATION

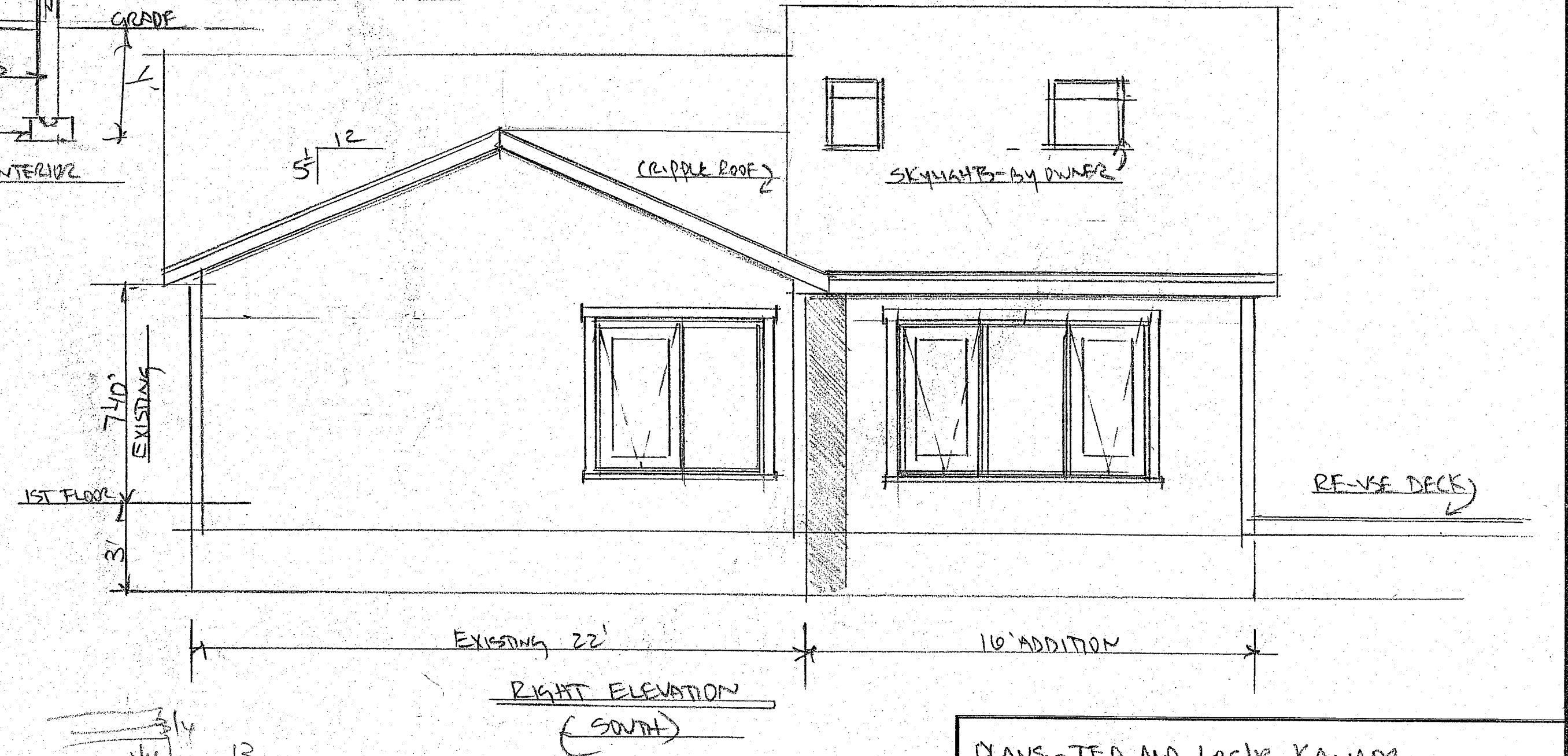
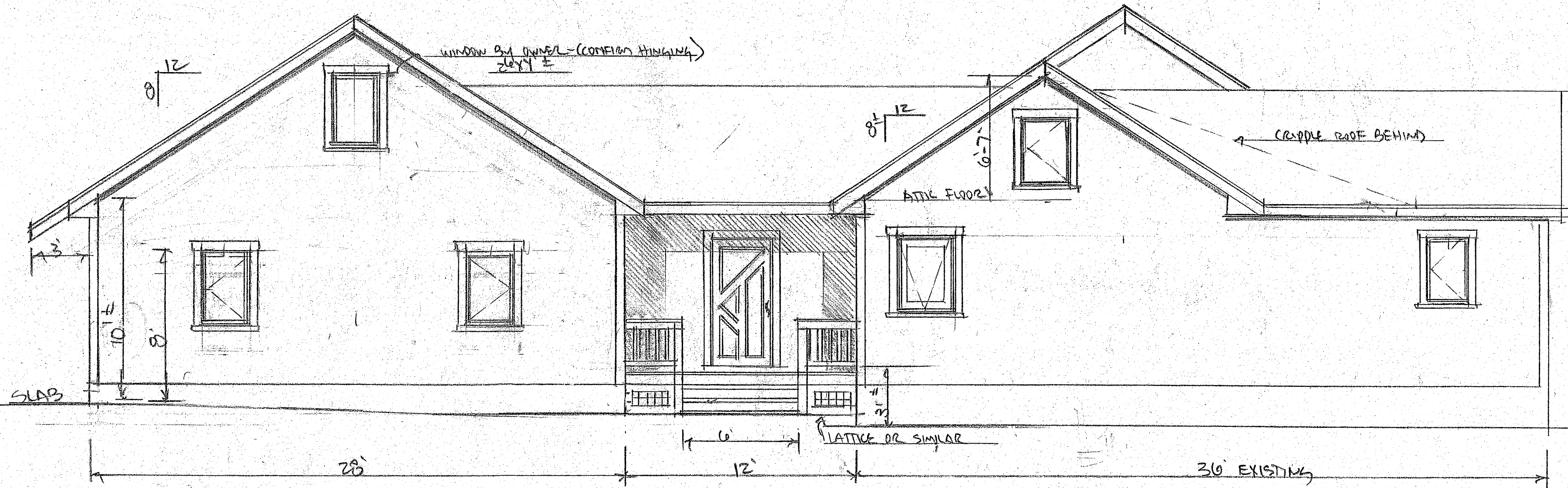
REAR (EAST) ELEVATION



LEFT ELEVATION - GARAGE (NORTH)



- ARCHITECTURAL GRADE ASPHALT SHINGLES
- ROOFING PAPER - USE ICE + WATER SHIELD WHOLE SIDE ADJOINING HOUSE (SOUTH SIDE)
- 1/2" CDX W/ CLIPS OR 5/8" CDX
- ATTIC TRUSSES - 2" O.C. - SPECS BY MANUFACTURER
- 1 ROW ICE + WATER SHIELD UP EAVES - NORTH SIDE
- GALVANIZED 8" DIMENSIONAL TRIM - STAKE BY OWNER/BUILDER
- 2x10 WALLS - STUDS - 16" O.C.
- 1/2" CDX
- TRIM OR SIMILAR
- HARDY BOARD SIDING - INSTALL FLASHING UNDER ALL BUTT JOINTS
- 2x10 RT. SILL ANCHOR BOEF - W.O.C.
- GRADE
- 8" FROST WALLS
- 3" MIN CONTINUOUS FOOTING
- INSTALL DRAIN TILE INTERIOR AND EXTERIOR
- 10 MM PLY COMPACTED GRAVEL



RIGHT ELEVATION (SOUTH)

PLANS - TED AND LESLIE KAYMOR		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY:
DATE: 11/6/14		REVISED:
		DRAWING NUMBER:
		243