

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 070729

PERMIT ISSUED

This is to certify that SLAVINSKI MARY / DA B... & C... Inchas permission to Build new 24'x 32' Cape no g...AT 60 HICKS ST

294 C057001

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 laid or closed-in. FOUR 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

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

8/22/07

City of Portland, Maine - Building or Use Permit Application

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

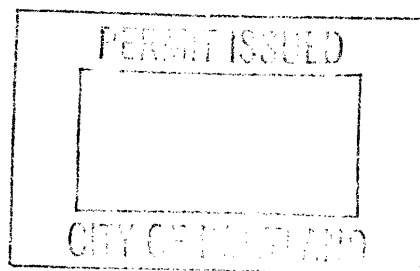
Permit No: 07-0729	Issue Date:	CBL: 294 C057001
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Location of Construction: 80 HICKS ST	Owner Name: SLAVINSKI MARY	Owner Address: 27 DIXON ST	Phone:
Business Name:	Contractor Name: DA Brackett & Company Inc	Contractor Address: 84 Country Lane Portland	Phone 2077560687
Lessee/Buyer's Name WIC, LLC	Phone:	Permit Type: Single Family	Zone: R3

Past Use: Vacant Lot	Proposed Use: Single Family Home - Build new 24'x 32' Cape no garage	Permit Fee: \$1,145.00	Cost of Work: \$105,000.00	CEO District: 5
Proposed Project Description: Build new 24'x 32' Cape no garage		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: R-3 Type: SB IRC 2003 <i>[Signature]</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: ldobson	Date Applied For: 06/18/2007	Zoning Approval		
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <i>N/A</i> <input type="checkbox"/> Flood Zone <i>panel 4 - Zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2007-0108</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>MM</i>
	Date:	Date:	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
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: 07-0729	Date Applied For: 06/18/2007	CBL: 294 C057001
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Location of Construction: 80 HICKS ST	Owner Name: SLAVINSKI MARY	Owner Address: 27 DIXON ST	Phone:
Business Name:	Contractor Name: DA Brackett & Company Inc	Contractor Address: 84 Country Lane Portland	Phone: (207) 756-0687
Lessee/Buyer's Name W & C, LLC	Phone:	Permit Type: Single Family	

Proposed Use: Single Family Home - Build new 24'x 32' Cape no garage	Proposed Project Description: Build new 24'x 32' Cape no garage
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 07/18/2007

Note: Frontage is on Beaumont Street, so front of lot is considered Beaumont Street. **Ok to Issue:**
8/14/2007 Received revised site plan showing drainage easement. The location of the proposed building and driveway remains the same.

- 1) This permit is being issued with the condition that there is no deck on the building.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages. This permit is for the house only. There is no garage as part of this permit.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 4) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
- 5) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 08/22/2007

Note: **Ok to Issue:**

- 1) A copy of the enclosed chimney or fireplace disclosure must be submitted to this office upon completion of the permitted work or for the Certificate of Occupancy.
- 2) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 3) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 4) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 5) The basement is NOT approved as habitable space. A code compliant 2nd means of egress must be installed in order to change the use of this space.
- 6) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Molly Casto **Approval Date:** 08/15/2007

Note: **Ok to Issue:**

- 1) Applicant must submit copies of recorded drainage easement description with book and page number to Planning Division within 30 days of issuance of building permit.
- 2) Once land transaction has occurred, applicant shall submit copies of recorded deed for property.
- 3) Applicant must submit copy of recorded Quitclaime Deed for Nickerson Street.

Location of Construction: 80 HICKS ST	Owner Name: SLAVINSKI MARY	Owner Address: 27 DIXON ST	Phone:
Business Name:	Contractor Name: DA Brackett & Company Inc	Contractor Address: 84 Country Lane Portland	Phone (207) 756-0687
Lessee/Buyer's Name W & C, LLC	Phone:	Permit Type: Single Family	

4)

Applicant must stake limits of development prior to construction. Staked limits must be approved by City of Portland Development Review Coordinator.

5)

Applicant must submit revised boundary survey to Planning Division, recorded with book and page number, within 30 days of issuance of building permit. The following revisions must be included on the final Boundary Survey:

- "proposed drainage easements" shall be re-labeled as CITY OF PORTLAND DRIANAGE EASEMENT with reference to book and page number of recorded drainage easement description.

Comments:

6/21/2007-amachado: Spoke to Steve Bradstreet at Jacobs, Edwards & Kelcey. Need scalable site plan.

7/3/2007-amachado: Received revised site plan.

7/5/2007-amachado: Lot width is not met on revised site plan. Talked to Bill Dowd.

6/28/2007-amachado: Left message for Steve Bradstreet. Proposed house does not meet the rear setback. Question about the shape of the house & the driveway near the parking spaces.

7/18/2007-amachado: Received revised site plan.

294-C-57

~~294-C-57~~

07-0729

80 Hicks St. ~~294-C-57~~

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)		
Component	Submitted Plan	Findings Revisions Date
STRUCTURAL		
Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	OK 8'	
① Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	Need fabric -	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	
Anchor Bolts/Straps, spacing (Section R403.1.6)	OK 5/8" - 3' OC	
① Lally Column Type (Section R407)	Shows 3-2x10's -	over span -
Girder & Header Spans (Table R 502.5(2))		Need LVL'S or more lally.
Built-Up Wood Center Girder Dimension/Type		
Sill/Band Joist Type & Dimensions	2x4 PT	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10's - 12' span -	OK
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10's	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	2x8 ties	

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	2x8 Rafters - 12' span OK	
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	5/8" Roof / 7/16" walls / 3/4" floor	
Fastener Schedule (Table R602.3(1) & (2))		
Private Garage (Section R309) Living Space ? (Above or beside) Fire separation (Section R309.2) Opening Protection (Section R309.1)	N/A	
Emergency Escape and Rescue Openings (Section R310)	OK noted	
Roof Covering (Chapter 9)	asphalt	
Safety Glazing (Section R308)	N/A	
2 Attic Access (Section R807)	not shown	
Chimney Clearances/Fire Blocking (Chap. 10)	OK - noted	
Header Schedule (Section 502.5(1) & (2))	OK - A1 + A2	
3 Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	R-38 Roof U=0.35	

Walls - R-17 Bsmnt

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects **DO** require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

X TRAX - W. Abtaya ^{Courier}
Signature of Applicant/Designee

8.22.07
Date

[Signature]
Signature of Inspections Official

8.22.07
Date

CBL: 294-C-57 Building Permit #: 070729

Type of Heating System		
Means of Egress (Sec R311 & R312) Basement / Number of Stairways / Interior / Exterior / Treads and Risers <i>10" Tread</i> (Section R311.5.3) <i>7 3/4" Risers</i> Width (Section R311.5.1) - <i>3'-0" + OK</i> Headroom (Section R311.5.2) <i>6'-8" headroom</i> Guardrails and Handrails - <i>handrail shown</i> (Section R312 & R311.5.6 - R311.5.6.3)		
Smoke Detectors (Section R313) Location and type/Interconnected	<i>noted</i>	
Draftstopping (Section R502.12) and Fireblocking (Section (R602.8)	<i>N/A</i>	
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)		<i>OK</i>
<i>(u)</i> Deck Construction (Section R502.2.1)	<i>not shown</i>	

MEMORANDUM

To: FILE

From: Molly Casto

Dept: DRC

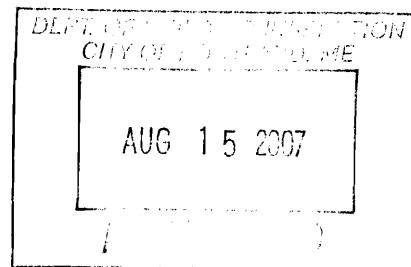
Subject: Application ID: 2007-0108

Date: 8/14/2007

Approved Boundary survey and site plan as submitted. Approved drainage easement language granting easement to the City of Portland. See conditions of approval.

Approval Conditions of DRC

- 1 Applicant must submit copies of recorded drainage easement description with book and page number to Planning Division within 30 days of issuance of building permit.
- 2 Applicant must submit revised boundary survey to Planning Division, recorded with book and page number, within 30 days of issuance of building permit. The following revisions must be included on the final Boundary Survey:
-"proposed drainage easements" shall be re-labeled as CITY OF PORTLAND DRIANAGE EASEMENT with reference to book and page number of recorded drainage easement description.
- 3 Once land transcation has occurred, applicant shall submit copies of recorded deed for property.
- 4 Applicant must submit copy of recorded Quitclaime Deed for Nickerson Street.
- 5 Applicant must stake limits of development prior to construction. Staked limits must be approved by City of Portland Development Review Coordinator.





General Building Permit Application

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

Location/Address of Construction: <u>82 NICKS STREET</u>		
Total Square Footage of Proposed Structure <u>1344 S.F.</u>		Square Footage of Lot <u>17,527 S.F.</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>294 C 57-61</u>	Owner: <u>MARY SLAWINSKI</u>	Telephone: <u>PORT ISLAND REALTY</u> <u>775-7253</u>
Lessee/Buyer's Name (If Applicable) <u>W4C LLC</u>	Applicant name, address & telephone: <u>W4C LLC</u> <u>17 WESTLAND AVE</u> <u>PORTLAND ME 04107</u>	Cost Of Work: \$ <u>105,000</u> Fee: \$ _____ C of O Fee: \$ _____
Current Specific use: <u>VACANT LAND</u> If vacant, what was the previous use? <u>NONE</u> Proposed Specific use: <u>BUILD A HOUSE</u>		
Project description: <u>BUILD 24' X 32' CAPE</u>		
Contractor's name, address & telephone: Who should we contact when the permit is ready: <u>STEVE BRADSTREET</u> Mailing address: <u>JACOBS, EDWARDS & KELCEY</u> <u>222 ST. JOHN ST, SUITE 314</u> <u>PORTLAND, ME 04107</u> Phone: <u>828-1272 ext 12</u>		

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

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.

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>4/15/07</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

Applicant: W: C LLC

Address: 80 Hicks St.

* revised plan
(reviewed: 6/27/07, 1st revision
Date: 7/18/07 7/15/07)

C-B-L: 294-C-057
permit # 07-0729

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R-3

Interior or corner lot

Proposed Use/Work - build 24x32 single family cape w/ full dormer

Sevage Disposal - city

Lot Street Frontage - 50' - 50' scaled on Beaumont.

Front Yard - 25' min req. - 44' scaled.

Rear Yard - 25' min - 25' scaled (5x6 entryway ok per section 14-425)

Side Yard - 2 story 14' min. - 14.5 scaled on right

Projections - side street 20' min 20' scaled on left (3'x6' entry ok per section 14-425)
bulkhead 5x6, front entry 5x6, side entry 3x6

Width of Lot - 65' min - 66' scaled

Height - 35' max - 21.5 scaled

Lot Area - 6,500 sq ft min - 17,527 sq ft

Lot Coverage Impervious Surface - 35% = 6,134.45

Area per Family - 6,500 sq ft

Off-street Parking - 2 spaces required - 2 shown

Loading Bays - N/A

Site Plan - minor/minor 2007-0108

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 6 - Zone X

* front yard is on Beaumont - Hicks street only have 40' of frontage.

24x32	=	768
5x6	=	30
3x6	=	18
5x6	=	30
		<hr/>
		846

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

2007-0108

Application I. D. Number

6/18/2007

Application Date

W & C Limited Liability Company

Applicant

17 Westland Ave , Portland , Me 04102

Applicant's Mailing Address

Steve Bradstreet

Consultant/Agent

Agent Ph: (207)828-1272

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

80 - 80 Hicks St, Portland, Maine

Address of Proposed Site

294 C057001

Assessor's Reference: Chart-Block-Lot

Single Family Home 24'x 32' Cape

Project Name/Description

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Apt 0 Condo 0 Other (specify) _____

Proposed Building square Feet or # of Units

Acreeage of Site

Zoning

Check Review Required:

- Site Plan (major/minor) Zoning Conditional - PB Subdivision # of lots _____
 Amendment to Plan - Board Review Zoning Conditional - ZBA Shoreland Historic Preservation DEP Local Certification
 Amendment to Plan - Staff Review Zoning Variance Flood Hazard Site Location
 After the Fact - Major Stormwater Traffic Movement Other _____
 After the Fact - Minor PAD Review 14-403 Streets Review

Fees Paid: Site Plan **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date **6/18/2007**

Zoning Approval Status:

Reviewer _____

- Approved Approved w/Conditions See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance

signature

date

Performance Guarantee

Required*

Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- Performance Guarantee Accepted _____
date _____ amount _____ expiration date _____
- Inspection Fee Paid _____
date _____ amount _____
- Building Permit Issue _____
date _____
- Performance Guarantee Reduced _____
date _____ remaining balance _____ signature _____
- Temporary Certificate of Occupancy _____
date _____ Conditions (See Attached) _____ expiration date _____
- Final Inspection _____
date _____ signature _____
- Certificate Of Occupancy _____
date _____
- Performance Guarantee Released _____
date _____ signature _____
- Defect Guarantee Submitted _____
submitted date _____ amount _____ expiration date _____
- Defect Guarantee Released _____
date _____ signature _____