

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION PERMIT

Permit Number: 061209

This is to certify that SMITH DAVID E & JAMES MCCALLUM/Custom Builders

has permission to amend permit #060792 change from Class 1 to Class 2 w/ porch

AT 0 BEAUMONT ST 294 C062001

PERMIT ISSUED
AUG 30 2006
CITY OF PORTLAND

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State 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 occupied or service is rendered. FOUR NOTICES 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

[Handwritten Signature]
8/30/06
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-1209	Issue Date:	CBL: 294 C062001
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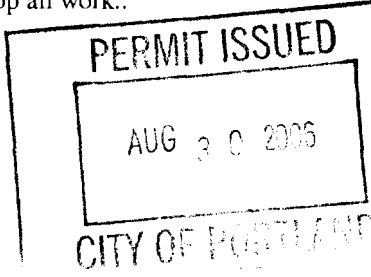
Location of Construction: BEAUMONT ST	Owner Name: SMITH DAVID E & JAMES C MC	Owner Address: 15 BARTLETT ST	Phone:
Business Name:	Contractor Name: Custom Built Homes of Maine, Inc.	Contractor Address: 35 Main Street Windham	Phone: 2073100079
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	Zone: R3

Past Use: Single Family Home	Proposed Use: Amendment to permit #060792- amend permit #060792 change from Cape to Colonial w/ porch	Permit Fee: \$30.00	Cost of Work \$30.00	CEO District: 5
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Proposed Project Description: amend permit #060792 change from Cape to Colonial w/ porch	FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied Signature: <i>[Signature]</i>	INSPECTION: Use Group R-3 Type - IRC 2003 Signature: <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: Idobson	Date Applied For: 08/15/2006	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 <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>Job - 0103</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>ok w/ conditions</i> Date: <i>8/25/06</i> <i>ABM</i>	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 Date: _____	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 Date: <i>ABM</i>
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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: 06-1209	Date Applied For: 08/15/2006	CBL: 294 C062001
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Location of Construction: 26 BEAUMONT ST	Owner Name: SMITH DAVID E & JAMES C MC	Owner Address: 15 BARTLETT ST	Phone:
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Business Name:	Contractor Name: Custom Built Homes of Maine, Inc.	Contractor Address: 35 Main Street Windham	Phone: (207) 310-0079
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Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family
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Proposed Use: Amendment to permit#060792- amend permit #060792 change from Cape to Colonial w/ porch & move bulkhead	Proposed Project Description: amend permit #060792 change from Cape to Colonial w/ porch & move bulkhead
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 08/25/2006

Note: **Ok to Issue:**

- 1) 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.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) 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:** 08/30/2006

Note: **Ok to Issue:**

- 1) A copy of the enclosed chimney disclosure must be submitted to this office upon completion of the permitted work or for the Certificate of Occupancy.
- 2) 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
- 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 4) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 5) The basement is NOT approved as habitable space.
- 6) There must be a 2" clearance maintained between the chimney and any combustible material, with draft stopping per code at each level

Dept: Engineering **Status:** Approved **Reviewer:** Jessica Hanscom **Approval Date:** 08/21/2006

Note: Assigned address 26 Beaumont St based on App. No. 2006-0103. **Ok to Issue:**

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 06/22/2006

Note: Amendment received and approved on 8/21/06. **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) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 3) 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.

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Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)	Submitted Plan	Findings/Revisions/Dates
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1))	8x16 - OK	
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	OK noted sheet 2	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	
Anchor Bolts/Straps, spacing (Section R403.1.6)	1/2" - 6' - OC	
Lally Column Type (Section R407) Girder & Header Spans (Table R 502.5(2))	Girder over span	OK
Built-Up Wood Center Girder Dimension/Type	3-2x10's - 6' Max	
Sill/Band Joist Type & Dimensions First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x6 PT	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x8 - 16" OC	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and	Trusses	

R802.4(2))			
Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8))	Trusses		
Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	5/8" / 3/4" / 5/8"		
Sheathing; Floor, Wall and Roof (Table R503.2.1(1))	Per ITC		
Open Schedule (Table R602.3(1) & (2))			
Private Garage (Section R309) Living Space? (Above or beside)	N/A		
Fire separation (Section R703)			
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		
Attic Access (Section R807)	22" x 34"		
Chimney Clearances/Fire Blocking (Chap. 10)	2" - Condition		
Header Schedule (Section 502.5(1) & (2))	OK - noted Sheet #2		
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-	OK noted Sheet #2		

Factor Presentation

Type of Heating System

Means of Egress (Sec R311 & R312)

Basement

Number of Stairways /

Interior /

Exterior 0

Treads and Risers
(Section R311.5.3)

Width (Section R311.5.1)

Headroom (Section R311.5.2)

Guardrails and Handrails
(Section R312 & R311.5.6 - R311.5.6.3)

Smoke Detectors (Section R313)

Location and type/Interconnected

Dwelling Unit Separation (Section R317) and
IBC - 2003 (Section 1207)

Deck Construction (Section R502.2.1)

Shows deta. 1 Sheet # 1

3' finished

not noted - C's clear - OK

Shows - 34" rail - OK

OK

N/A

1

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

Zoning Copy

2006-0103

Application I. D. Number

5/26/2006

Application Date

Single Family Home

Project Name/Description

Smith David E &

Applicant

15 Bartlett St, Portland, ME 04103

Applicant's Mailing Address

Elise Kiely

Consultant/Agent

Agent Ph: (207)838-1050

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

**Marge Schmuckal
AMENDMENT**

Beaumont St, Portland, Maine

Address of Proposed Site

294 C062001

Assessor's Reference: Chart-Block-Lot

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

Proposed Building square Feet or # of Units _____ 8541 _____
 Acreage of Site _____ Zoning _____

Check Review Required:

- Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
- Flood Hazard Shoreland Historic Preservation DEP Local Certification
- Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Pla \$50.00 Subdivision _____ Engineer Review \$250.00 Date 5/26/2006

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 _____

From: Jay Reynolds
To: Single Family Signoff
Date: 8/21/2006 3:10:33 PM
Subject: Beaumont Street, amendment to single family

CBL 294C062

amended plan has been reviewed and is hereby approved with the previous conditions.
Jay

Jay Reynolds
Development Review Coordinator
City of Portland Planning Division
(207) 874-8632
jayjr@portlandmaine.gov

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-1209	Issue Date:	CBL: 294 C062001
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Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	Zone:

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amend permit #060792 change from Cape to Colonial w/ porch		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:
		Signature:		Signature:
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: Idobson	Date Applied For: 08/15/2006	Zoning Approval
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COPY

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



arrangements

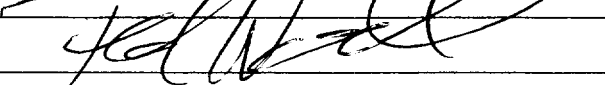
db

Total Square Footage of Proposed Structure 1536		Square Footage of Lot 8 - 1	
Tax Assessor's Chart, Block & Lot Chart# 994 Block# C Lot# 62		Owner: Blue Horse Ent. Inc.	Telephone: 310 0079 Ted
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: Custom Built Homes Inc 35 Main St. Windham ME 04062		Cost Of Work: \$ 130,000. Fee: \$ _____ C of O Fee: \$ _____
Current Specific use: <u>change from Cape to Colonial porch</u> If vacant, what was the previous use? _____ Proposed Specific use: _____			
Project description: Amend current permit			
Contractor's name, address & telephone:			
Who should we contact when the permit is ready: Ted		Phone: 310 0079	
Mailing address:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> CITY OF BUILDING INSPECTION CITY OF PORTLAND, ME <div style="border: 1px solid black; padding: 5px; display: inline-block;"> AUG 15 2006 </div> RECEIVED </div>	

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:  Date: **8/15/06**

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

Form # P04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION PERMIT

Permit Number: 060792

This is to certify that Blue Horse Properties, LLC Blue Horse Enterprises, LLC

has permission to build a new 24' x 32' Single Family Home

AT 0 BEAUMONT ST

062 294 C062001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the rules and regulations of this department.

PERMIT ISSUED
MAY 24 2006
CITY OF PORTLAND

Apply to Public Works for street line and grade if nature of work requires such information.

Inspection must be obtained and when permit on project before this building or part thereof is occupied or enclosed-in. YOUR NO. IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature]
1/24/06
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

[Handwritten initials]
8/10/06

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 06-0792	Issue Date:	CBL: 294 C062001
-----------------------	-------------	---------------------

Location of Construction: 0 BEAUMONT ST	Owner Name: Blue Horse Properties, LLC	Owner Address: PO Box 6668	Phone: PERMIT ISSUED
Business Name:	Contractor Name: Blue Horse Enterprises, LLC	Contractor Address: P.O. Box 66687 Falmouth	Phone: 2078881050
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R3

Past Use: Vacant Land	Proposed Use: Single Family Home/ build a new 24' x 32' Single Family Home	Permit Fee: \$1,176.00	CITY OF PORTLAND \$120,000.00
		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB

Proposed Project Description: build a new 24' x 32' Single Family Home	Signature: <i>[Signature]</i>	Signature: <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: Idobson	Date Applied For: 05/26/2006	Zoning Approval
-----------------------------	---------------------------------	------------------------

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	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 <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2006-0103</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>07 w/conditions</i> Date: <i>6/19/06 ABM</i>	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 Date:	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>ABM</i> Date:
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

8/10/06
[Signature]

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		Signature:	Signature:
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		Signature: Date:	

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 SIGNATURE OF APPLICANT ADDRESS DATE PHONE

 RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

(Handwritten signature/initials)

Applicant: Blue Horse Properties LLC

Date: 6/19/06

Address: 26 Beavmont Ave.
(one lot Northeast of corner of
Beavmont & Nickerson)

C-B-L: 294-C-62
perm. # - 06-0792 amendment.
06-1209

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R3

Interior or corner lot -

Proposed Use/Work - build new single family - 32' x 24' - 2 story

Sewage Disposal - City

Lot Street Frontage - 50' min. - 50' scaled

* Front Yard - 25' min. - 50.5' scaled. 47' scaled to steps off pool
24.5' from rear entry - ok section 14-425

Rear Yard - 25' min. 27' to house - 22' to bulkhead - ok section 14-425

→ Side Yard - 1 1/2 story 8' min. - 24' scaled to side entry on right.
2 " 14' min. - 17.75' to house on left - 14.5' on left to edge of pool

Projections - bulkhead 5' x 6', rear entry 6' x 6', front entry 3' x 6', 3' x 5' side entry

Width of Lot - 65' min. - 76.5' scaled

→ Height - 35' max. - 21' scaled. same

Lot Area - 6,500 sq ft min. - 8541 sq ft given

→ Lot Coverage Impervious Surface - 35% = 2989.35 sq ft

Area per Family - 6,500 sq ft

Off-street Parking - 2 spaces required - 2 spaces shown

Loading Bays - N/A

Site Plan - minor/minor 2006-0103

Shoreland Zoning/Stream Protection -

Flood Plains - panel 7 - zone X.

no daylight basement.

no rear deck @ this time either stairs or rail in across slides

4.5 x 3 = 14.25
6 x 20 = 120
32 x 24 = 768
5 x 6 = 30
6 x 6 = 36
3 x 6 = 18
12 x 5 = 15

867

1001.25