

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 040543

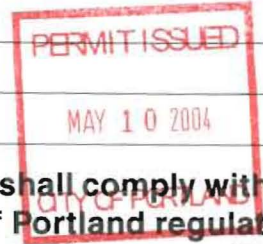
Please Read
Application And
Notes, If Any,
Attached

This is to certify that Watters Hilary M & Gary R Inc Fox Co

has permission to build 12' x 20' detached garage

AT 62 Commonwealth Dr

CBI 298 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 written permission procured before this building or part thereof is lashed or otherwise 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 _____

Department Name

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: 04-0543	Issue Date: PERMIT ISSUED MAY 10 2004	CBD: 298 B013001
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Location of Construction: 62 Commonwealth Dr	Owner Name: Watters Hilary M & Gary R Jts	Owner Address: 62 Commonwealth Dr	Phone:
Business Name:	Contractor Name: Fox Co	Contractor Address: 12 Valley Avenue Falmouth	Phone: 2078316287
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Detached	Zone: R-3

Past Use: single family	Proposed Use: single family - build 12' x 20' detached garage	Permit Fee: \$156.00	Cost of Work: \$15,000.00	CEO District: 5
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FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>OV</i> Type: <i>SB</i> <i>BOLA 1999</i>
Signature:	Signature:

Proposed Project Description:
build 12' x 20' detached garage

PERMIT ISSUED WITH REQUIREMENTS

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: Approved Approved w/Conditions Denied
Signature: _____ Date: _____

Permit Taken By: tmm	Date Applied For: 05/05/2004	Zoning Approval
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- 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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>5/7/04</i>	<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: _____	<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>5/7/04</i>

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: 04-0543	Date Applied For: 05/05/2004	CBL: 298 B013001
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Location of Construction: 62 Commonwealth Dr	Owner Name: Watters Hilary M & Gary R Jts	Owner Address: 62 Commonwealth Dr	Phone:
Business Name:	Contractor Name: Fox Co	Contractor Address: 12 Valley Avenue Falmouth	Phone (207) 831-6287
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Detached	

Proposed Use: single family - build 12' x 20' detached garage	Proposed Project Description: build 12' x 20' detached garage
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Dept: Zoning **Status:** Approved **Reviewer:** Tammy Munson **Approval Date:** 05/07/2004
Note: **Ok to Issue:**

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 05/07/2004
Note: **Ok to Issue:**

1) As discussed during the review process, if any part of the garage is located within 5' of the house it must be fire-rated.

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>62 E Commonwealth DR. Post.</u>		
Total Square Footage of Proposed Structure <u>2400</u>	Square Footage of Lot <u>7680</u> +/-	
Tax Assessor's Chart, Block & Lot Chart# <u>298</u> Block# <u>B</u> Lot# <u>13</u>	Owner: <u>Hillary Waters</u>	Telephone: <u>207 797-0831</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Fox Co. General Contractors & Excavation LLC.</u>	Cost Of Work: \$ <u>15000</u> Fee: \$
Current use: <u>Single Family Dwelling</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: _____		
Project description: _____		
Contractor's name, address & telephone: <u>see Attached</u>		
Who should we contact when the permit is ready: <u>Dana / cell # 831-6287</u>		
Mailing address: _____		
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:		

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: [Signature]

Date: 5/9/04

**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**

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 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.

JB **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

Footing/Building Location Inspection: *after the fact* Prior to pouring concrete

NH **Re-Bar Schedule Inspection:** Prior to pouring concrete

NA **Foundation Inspection:** Prior to placing ANY backfill

NA **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.

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

David Jay
Signature of Applicant/Designee

Date

Carrie Banke
Signature of Inspections Official

5/11/04
Date

CBL: *298 B 13*

Building Permit #: *04-0543*

Fox Co.

General Contractor

----Excavation----

LLC

TO: Portland City Hall

JOB: Waters

CO: Rm 315 3rd FLR.

FAX: _____

FR: Fox General Contractors & Excavation, LLC

PH: 207-781-8474 MOBILE: 207-831-6287 FAX: 207-797-0831

Pages 1 of 3

MESSAGE:

Job location:

62 East Commonwealth Dr.
Portland, ME 04101

Best regards,



Dana Fox
President

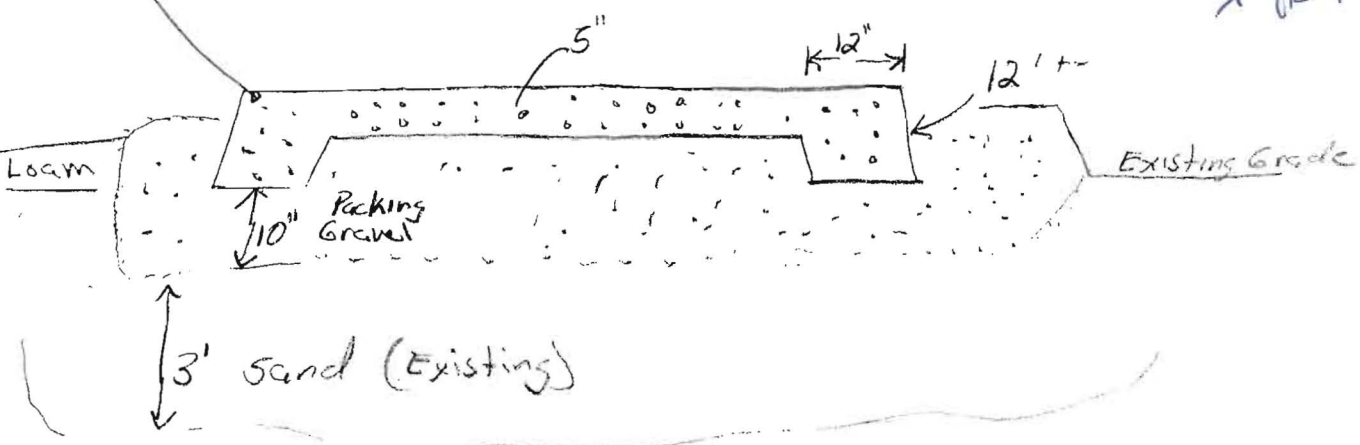
12 Valley Ave., Falmouth, Maine 04105
Office (207) 781-8474 / Mobile (207) 831-6287 / Fax (207) 797-0831

Custom Built Homes • Additions • Blueprints • Foundations • Septic Systems • Driveways • Drainage • Trucking
Snow Plowing • Snow Removal

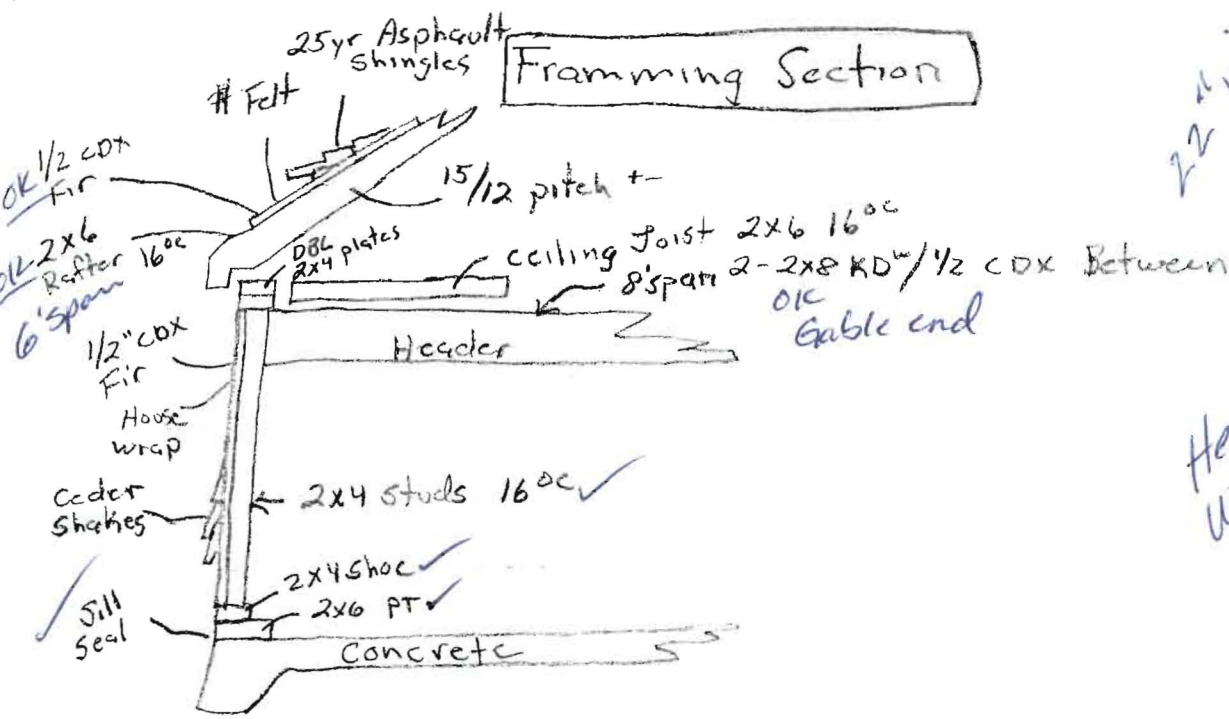
Concrete Plan

12'x20'x5" Reinforced Concrete slab.

OK under
403.1.4.1
exception 1
FRC 2003
OK per



Framming Section



22" window
w/ 2-2x6
2'-8" door
2-2x6

Headers
Wall height

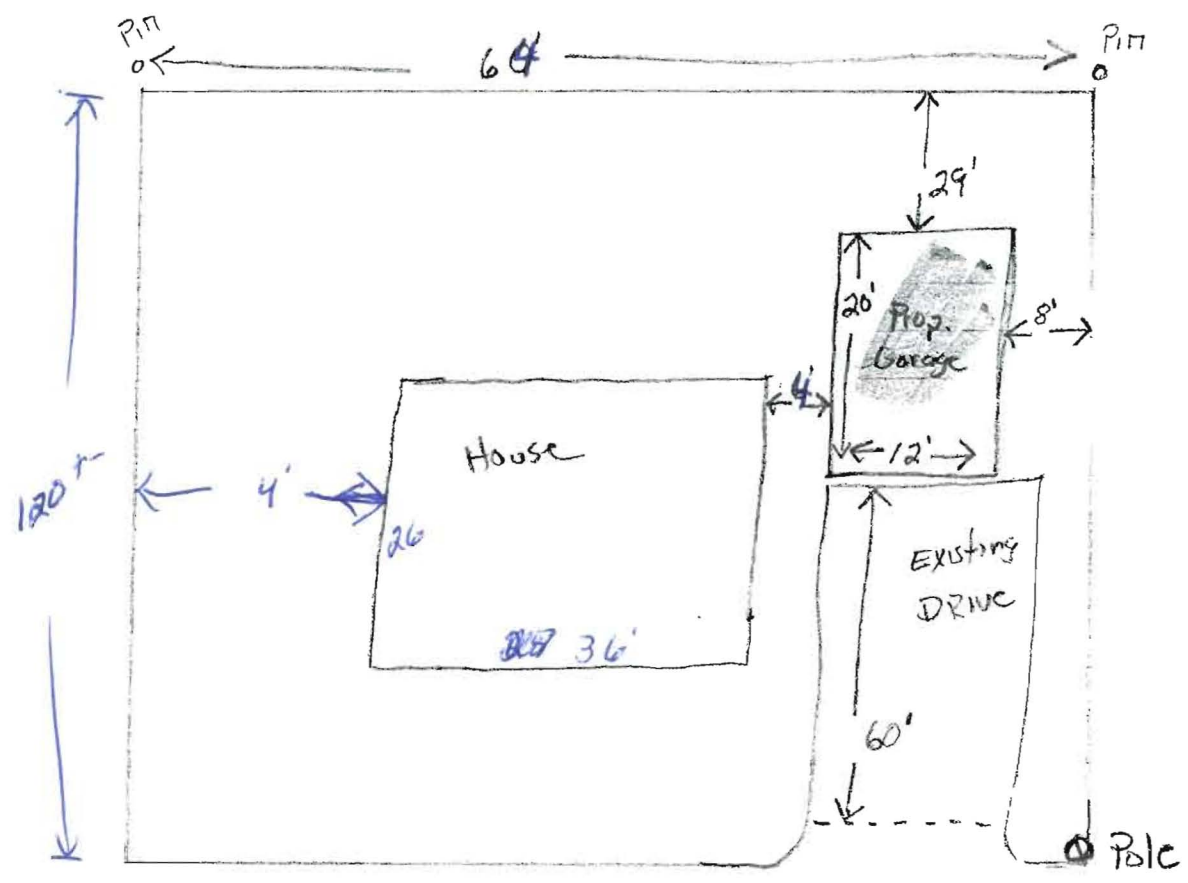


Hillary Waters,
62 East Commonwealth DR,
Portland, ME,

Job: 22013
12'x20' Garage

Plot Plan

R-3
Sides - 8'
Rear - 25'
Front - 25'
Lot cov - 25%
OK



Commonwealth DR

CBL:297-B-013

Zoning Administrator
Marge Schmuckal



Department of Urban Development

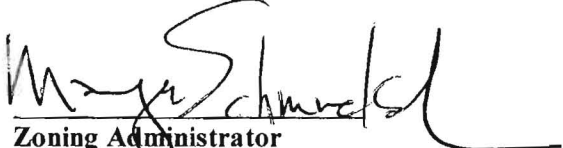
CITY OF PORTLAND

CERTIFICATE OF SETBACK REDUCTION

I, *Marge Schmuckal*, Zoning Administrator for the City of Portland, Cumberland County, State of Maine, Hereby certify that on the *15th* day of *March*, 2002, the following setback reduction was granted pursuant to the provisions of section 14-437 of the City of Portland's Land Use Code.


1. Property Owner: *Allan W. Foster*
2. Chart-Block-Lot: *297-B-013 - 60 BIASE Street - PORTLAND, ME*
3. Property: *Cumberland County Registry Book 17171, Page 159. Last recorded in a Chain of Title*
4. Setback reduction granted: *This is to allow an approximate eighteen (18) foot side yard setback adjacent to Dorothy Street instead of the twenty (20) foot required; and to allow an approximate sixteen (16) foot rear yard setback instead of the twenty-five (25) foot required under section 14- 90 of the R-3 residential zone.*

In Witness Whereof, I have hereto set my hand and seal this 15 day of March, 2002.


Zoning Administrator

STATE OF MAINE
Cumberland, ss

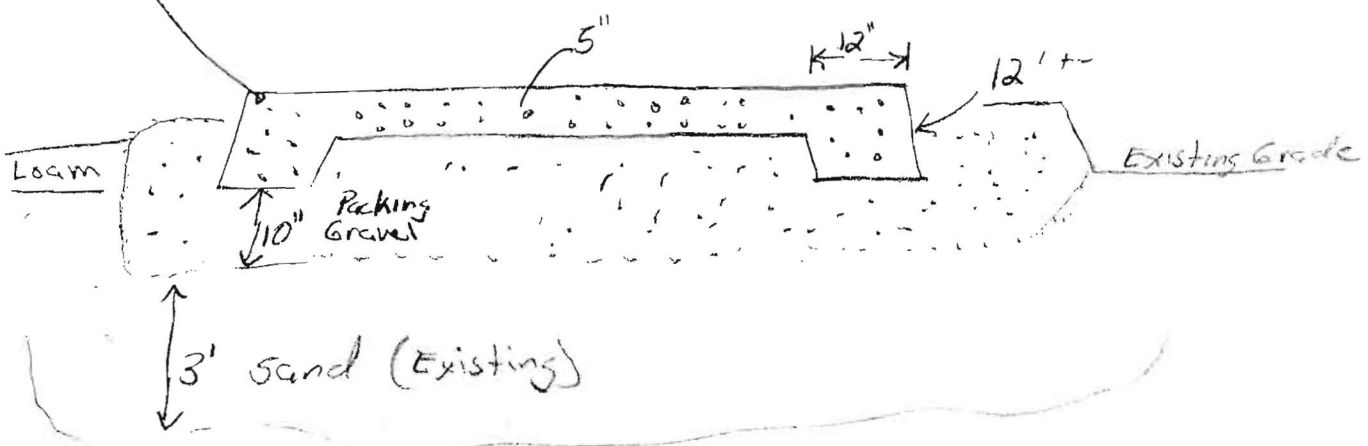
Then personally appeared the above-named MARGE Schmuckal and acknowledged the above certificate to be his/her free act and deed in his/her capacity as Zoning Administrator for the City of Portland.


TAMARA L. CARROLL
Printed or Typed Name of Notary Public

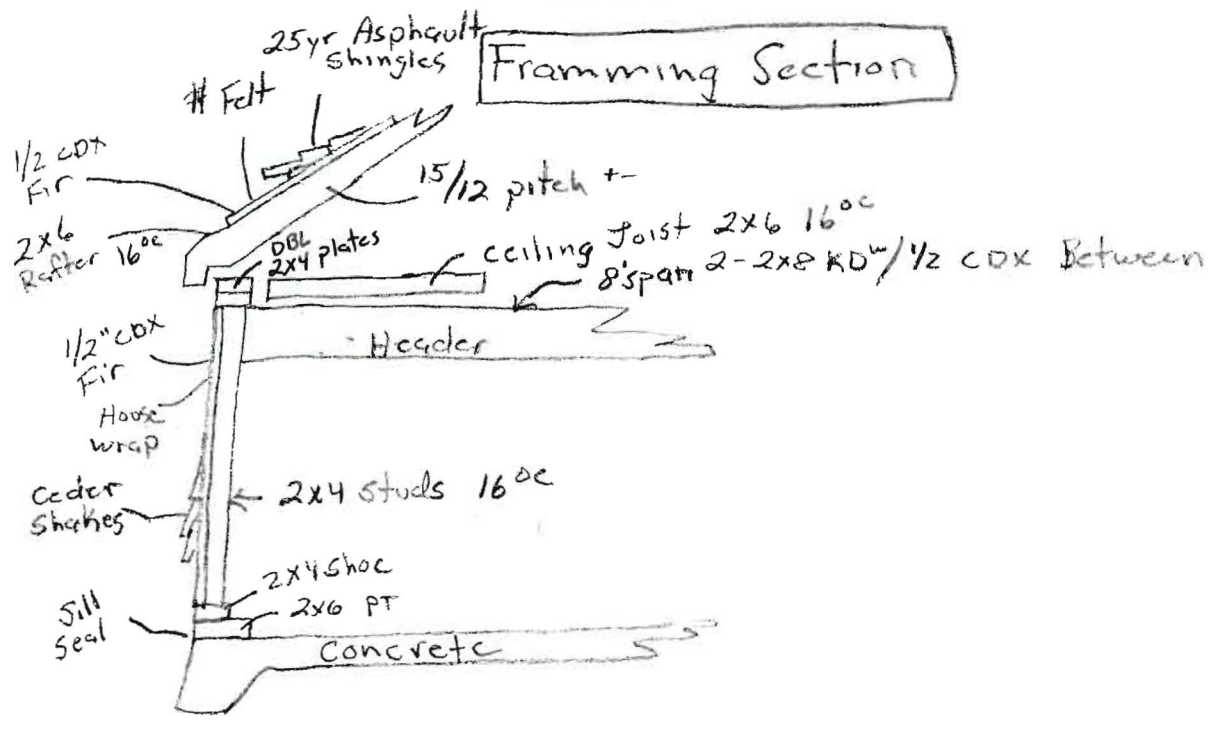
THIS CERTIFICATE MUST BE RECORDED BY THE PROPERTY OWNER IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS FOR THE SETBACK REDUCTION TO BE VALID.

Concrete Plan

12'x20'x5" Reinforced Concrete slab.



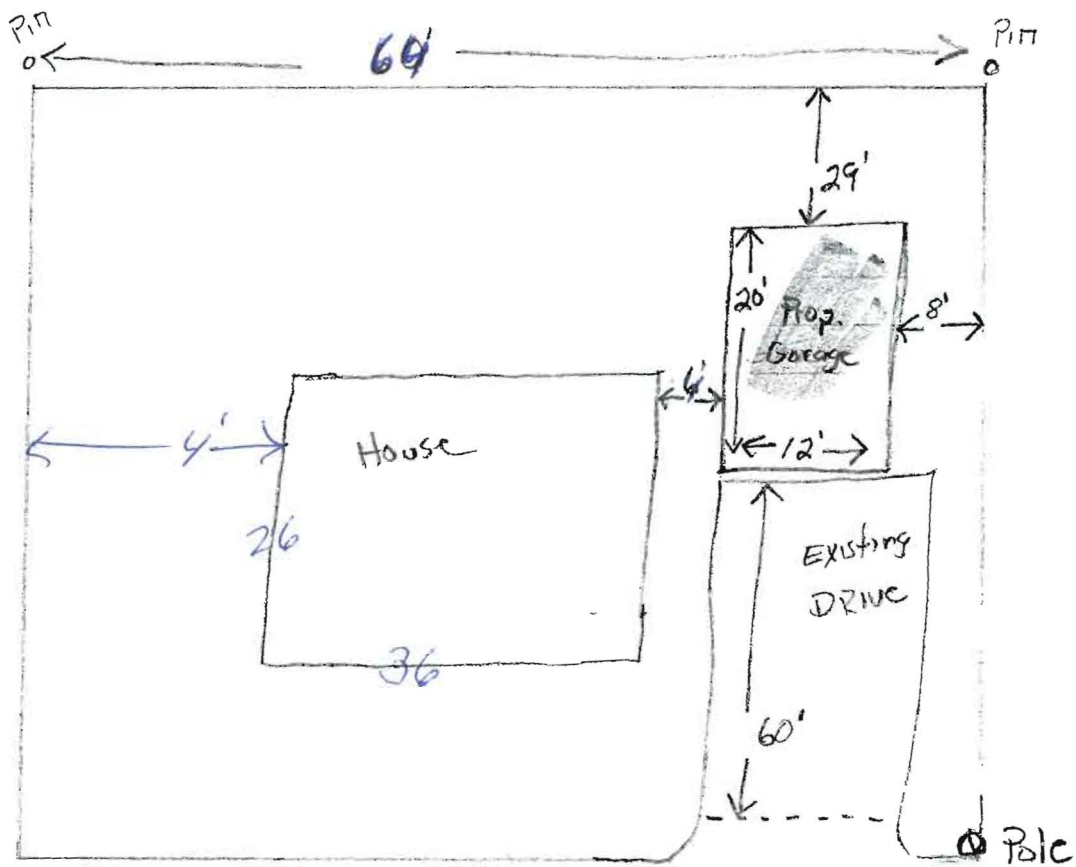
Framming Section



Hillary Waters.
62 East Commonwealth DR.
Portland, ME.

Job: 22013
12'x20' Garage

Plot Plan



Commonwealth DR.



CITY OF PORTLAND, MAINE
Department of Building Inspections

_____ 54 2004 _____

Received from Fox CO

Location of Work 62 E Commonwealth

Cost of Construction \$ 15000

Permit Fee \$ 200 late fee + 1500

Building (IL) Plumbing (I5) Electrical (I2) Site Plan (U2)

Other _____

CBL: 298 B 013

Check #: 1056

Total Collected \$ 45600

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy