

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that DAVID R SHEDD

Located At 55 ALDWORTH ST

Job ID: 2012-05-3986-ALTR

CBL: 309- F-036-001

has permission to build a one-story 24 by 20 foot detached accessory structures used as tool and storage shed.  
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

06/01/2012


\_\_\_\_\_  
**Fire Prevention Officer**

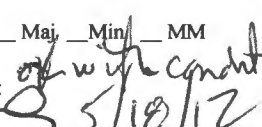

\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD

**City of Portland, Maine - Building or Use Permit Application**

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

Job No: 2012-05-3986-ALTR	Date Applied: 5/11/2012	CBL: 309- F-036-001	
Location of Construction: 55 ALDWORTH ST	Owner Name: DAVID R SHEDD	Owner Address: 55 ALDWORTH ST PORTLAND, ME 04103	Phone: 838-1068
Business Name:	Contractor Name: Tom Williams	Contractor Address: 29 OCEAN AVE, PORTLAND MAINE 04103	Phone: (207) 838-4360
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG ADD	Zone: R-3
Past Use: Single Family Dwelling	Proposed Use: Same: Single Family Dwelling - to add a 20' x 24' addition to detached garage as per plans	Cost of Work: \$8,000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: RS Type: SB IRC 2003 (11/2005) Signature: 
Proposed Project Description: Garage Addition 24' x 20'		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Brad	<b>Zoning Approval</b>		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date:  5/10/12	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in Dist 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: 
	<b>CERTIFICATION</b>		

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 appication 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

## BUILDING PERMIT INSPECTION PROCEDURES

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

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
  - **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
  - **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
1. Footings/Setbacks prior to pouring concrete
  2. Close In Elec/Plmb/Frame prior to insulate or gypsum
  3. Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Acting Director of Planning and Urban Development  
Gregory Mitchell

Job ID: 2012-05-3986-ALTR

Located At: 55 ALDWORTH ST

CBL: 309- F-036-001

## Conditions of Approval:

### **Zoning**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. 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.
3. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. The garage is to only be for accessory uses such as cars, storage of lawn equipment etc. Any workshop area is to be accessory and not for business purposes.
4. The garage addition shall not be higher than 18' measured from the grade to the midway point of the pitched roof of the garage

### **Building**

1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Section R317 Protection of Wood and Wood Based Products against decay. All wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches from the exposed ground.
3. Roof Rafter framing and Connection shall comply with Section R802.3 & R802.3.1 of MUBEC.
4. R401.2 Requirements. Foundation construction shall be capable of accommodating all loads according to Section R301 and of transmitting the resulting loads to the supporting soil. Fill soils that support footings and foundations shall be designed, installed and tested in accordance with accepted engineering practice.
5. Frost Protection Exemption- freestanding accessory structures with an area of 600 square feet or less, of light-frame construction, **with an eave height of 10 feet or less shall not be required.**
  - a. See attached documentation for minimal foundation footing: slab, and fastening schedule.
6. Note: Owner stated the "open access attic will be for light storage only" doors and windows will be on the non-load bearing side. Footings will meet minimal code requirements; Owner will submit specifications prior to construction.



# General Building Permit Application

R-3

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>55 Aldworth St, Portland, ME</u>		
Total Square Footage of Proposed Structure/Area <u>480 sq ft</u>	Square Footage of Lot <u>16,200</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>3-9-F-36</u> Block# Lot# <u>63-65</u> <u>100-102</u>	Applicant *must be owner, Lessee or Buyer* Name <u>David Shedd</u> Address <u>55 Aldworth St</u> City, State & Zip <u>Portland, Me 04103</u>	Telephone: <u>207 838-1068</u>
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name <u>N/A</u> Address City, State & Zip	Cost Of Work: <u>\$8,000.00</u> C of O Fee: \$ Total Fee: \$
Current legal use (i.e. single family) <u>single family</u> Number of Residential Units <u>one</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>home</u> Is property part of a subdivision? <u>no</u> If yes, please name <u>RECEIVED</u> Project description: <u>Garage addition</u> <u>24' X 20'</u> <u>MAY 11 2012</u>		
Contractor's name: <u>Tom Williams</u> Dept. of Building Inspections City of Portland Maine Address: <u>29 Ocean Ave</u> City, State & Zip <u>Portland, ME 04103</u> Telephone: <u>207-838-4360</u> Who should we contact when the permit is ready: <u>David Shedd</u> Telephone: <u>207-838-1068</u> Mailing address: <u>55 Aldworth St Portland, ME 04103</u> <u>DAVIDSHEDD@GMAEL.COM</u>		

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

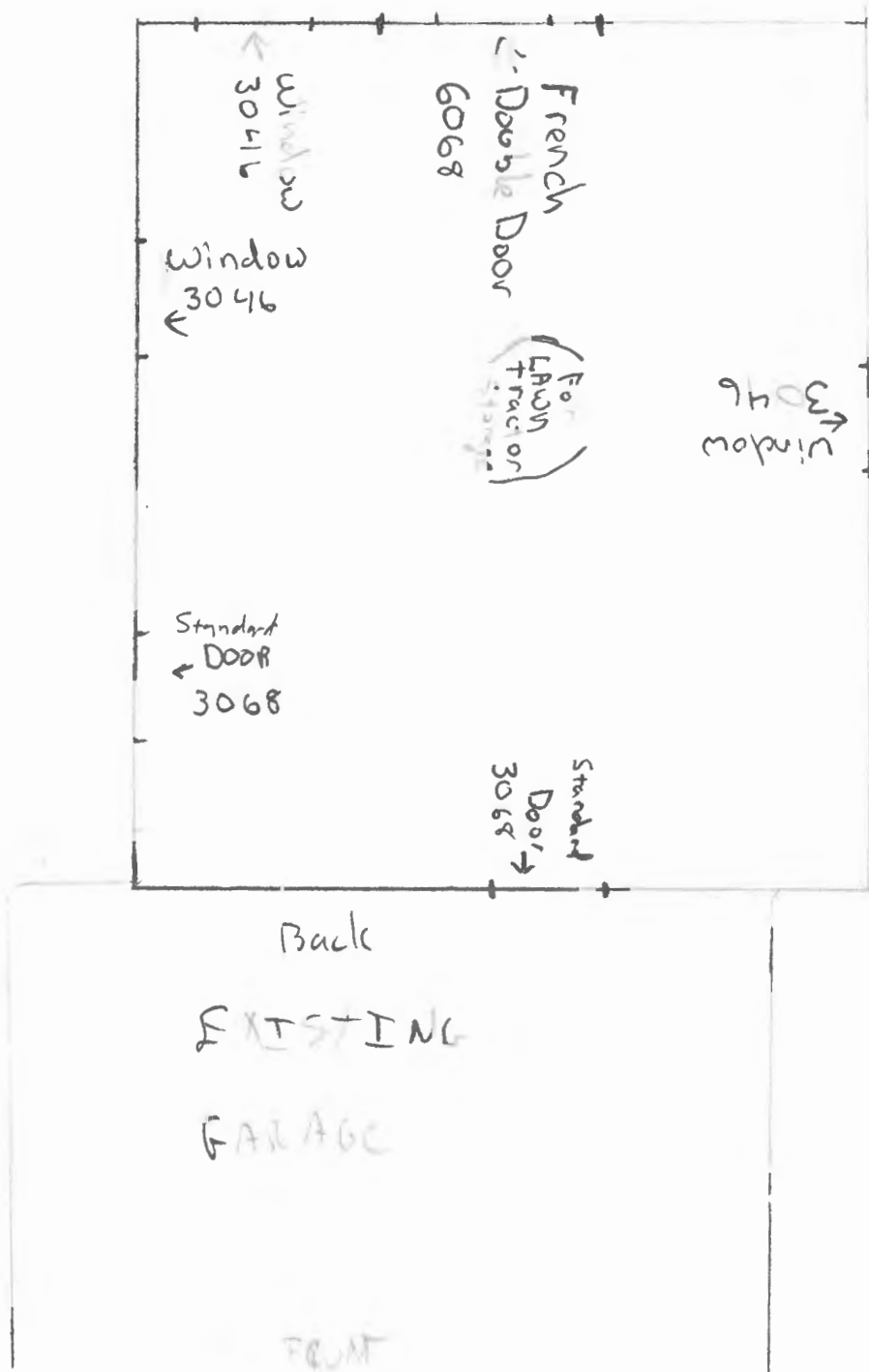
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), 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: [Signature] Date: 5/8/12

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

55 AIDWORTH



THIS IS NOT A BOUNDARY SURVEY

This copyrighted document expires 07-11-12. Reproduction and/or dissemination after this date is unauthorized.

MORTGAGE INSPECTION OF: DEED BOOK 25920 PAGE 347 COUNTY Cumberland  
 PLAN BOOK 12 PAGE 6 LOT 63-65, 100-102

ADDRESS: 55 Aldworth Street, Portland, Maine

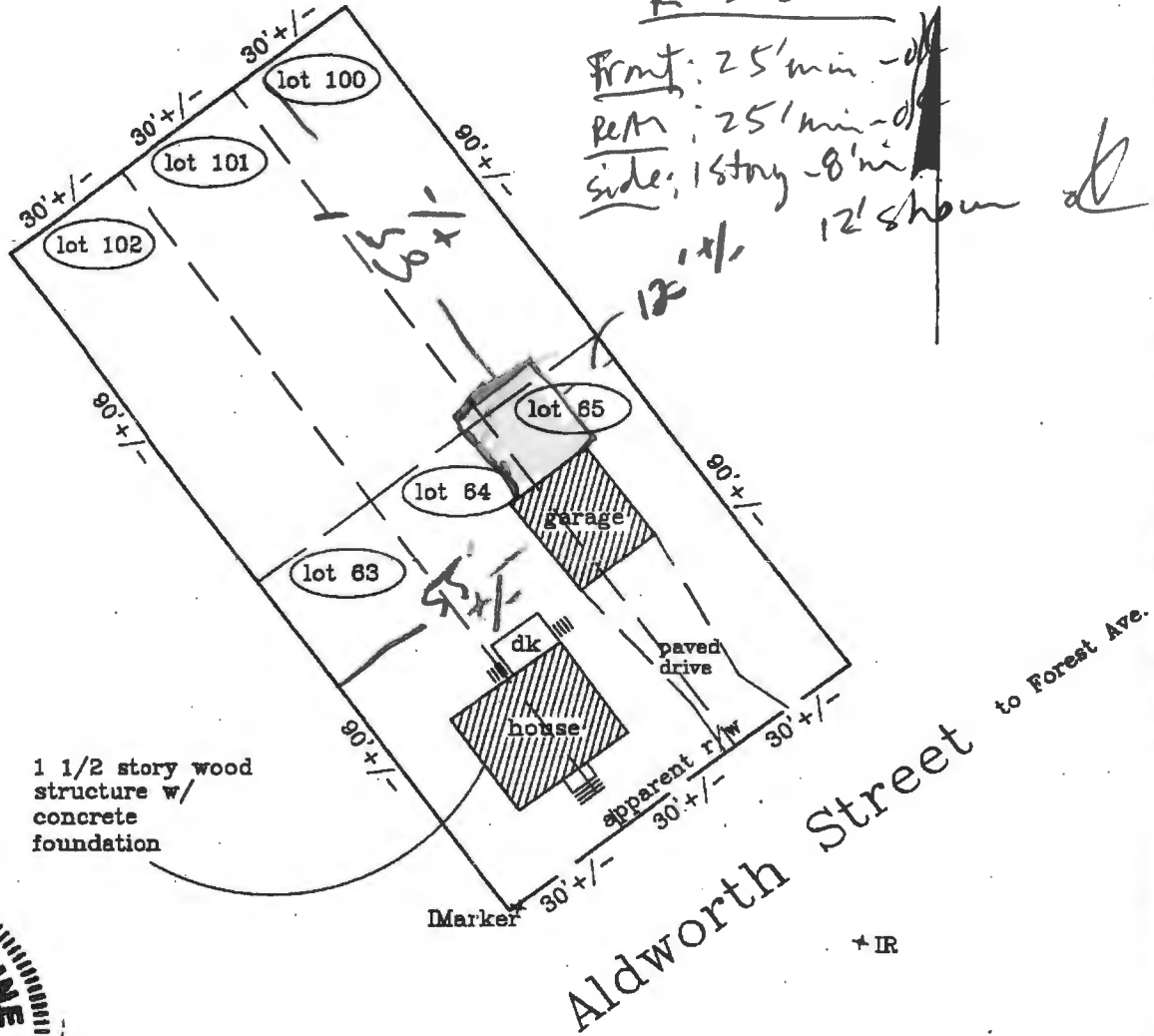
Job Number: 745-36

Inspection Date: 4-11-12

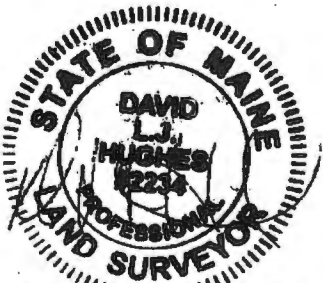
Scale: 1" = 40'

Client File #: 0212-00322

Owner: David Shedd



1 1/2 story wood structure w/ concrete foundation

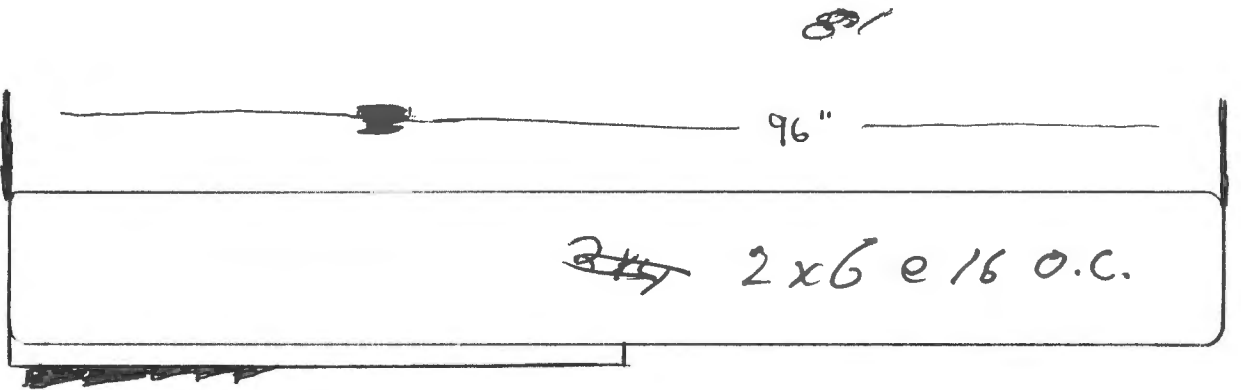


I HEREBY CERTIFY TO: Market Street Settlement Group, LLC;  
David Shedd and the title insurer.  
 Monuments found did not conflict with the deed description.  
 The dwelling setbacks do not violate town zoning requirements.  
 As delineated on the Federal Emergency Management Agency Community Panel 230051-0008 C:  
 The structure does not fall within the special flood hazard zone.  
 The land does not fall within the special flood hazard zone.  
 A wetlands study has not been performed.

\* CIR  
 APPARENT BASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

Livingston-Hughes  
 Professional Land Surveyors  
 88 Guinea Road  
 Kennebunkport, Maine 04048  
 207-967-9761 phone 207-967-4831 fax  
 www.livingstonhughes.com

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY



EXTERIOR WALLS  
16" ON CENTER

HEADERS OVER DOORS & WINDOWS  
USE 2 - 2x6 ON CENTER.

← SHEATHED WITH  
1/2 PLY

← Vinyl  
Siding  
Matching  
House

from grade 1/2 way up The Rock, The  
Structure Can not be higher  
than  
18'



**David Shedd  
P. O. Box 11375  
Portland, ME 04104  
(207) 253-3141  
Davidshedd1@gmail.com**

May 10, 2012

City of Portland  
RE: 55 Aldworth Street

To Whom It May Concern:

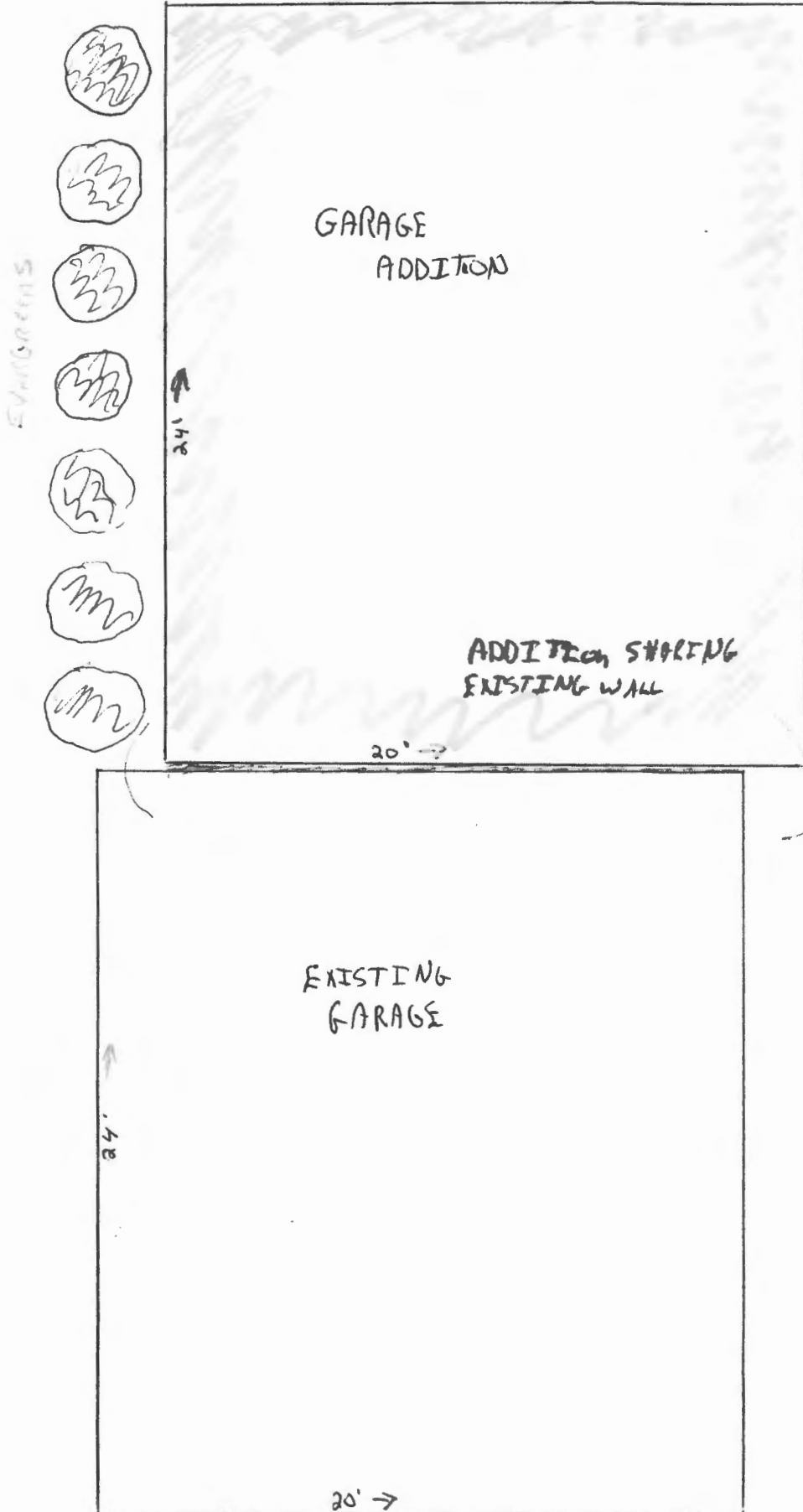
I authorize Williams Construction of Ocean Avenue, Portland to build a workshop extension on my garage at 55 Aldworth Street. Any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'David Shedd', with a long horizontal flourish extending to the right.

David Shedd

# 55 Aldworth St



Built on Slab 6"  
FRAMED 16" ON  
center

Slab is 3'-4"  
ABOVE GRADE  
with natural  
Run Off

Joined to  
EXISTING GARAGE  
with 24" OFFSET

→  
BOUNDARY 14'±

6-6-12 DWM Dave 838-1068 Footing OK

