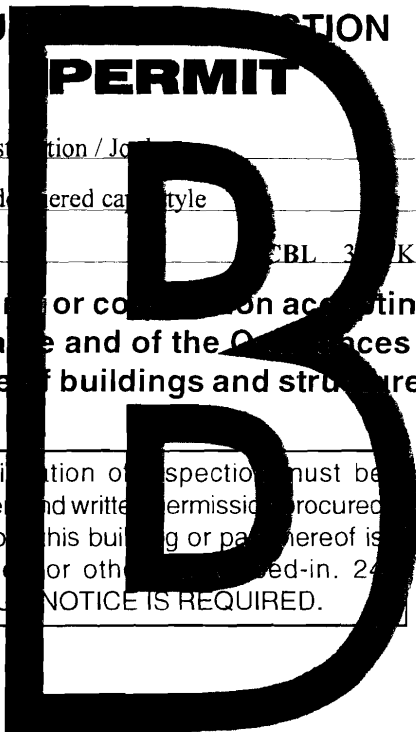


DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT



Please Read Application And Notes, If Any, Attached

Permit Number: 090418

PERMIT ISSUED

This is to certify that SCHURMAN BETH L / Poirer Construction / Job
has permission to Addition to Garage 20.5' x 30' Full detached car garage

105 BEVERLY ST

ECL 3000001001

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 lathed or otherwise enclosed-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

Thomas N. Mackley 5/7/09
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: 09-0418	Issue Date:	CBL: 333 K001001
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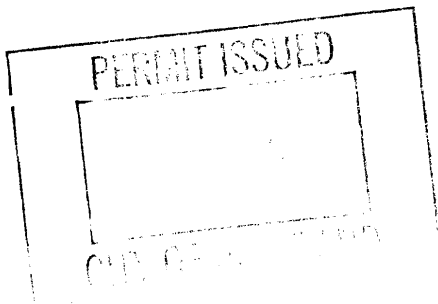
Location of Construction: 105 BEVERLY ST	Owner Name: SCHURMAN BETH L	Owner Address: 105 BEVERLY ST	Phone:
Business Name:	Contractor Name: Poirer Construction / Joel	Contractor Address: 88 Tapley Road Buxton	Phone 2077124946
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R2

Past Use: Single Family Home	Proposed Use: Single Family Home - Addition to Garage 20.5' x 30' Full dormered cape style	Permit Fee: \$420.00	Cost of Work: \$40,000.00	CEO District: 5
Proposed Project Description: Addition to Garage 20.5' x 30' Full dormered cape style		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	
		Signature: <i>Jm</i> 5/7/09		
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: 05/07/2009	Zoning Approval
-----------------------------	---------------------------------	------------------------

- 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"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input checked="" type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone <i>OK</i>	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>Jm</i> 5/7/09	Date: _____	Date: <i>Jm</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





Permitting By Appointment

As part of Portland's city-wide effort to improve customer service and help streamline doing business within the City, the Inspections Division has developed a new permitting system for qualified properties and for specific construction projects. Under this new program, you may be eligible to receive a building permit on the day you have a scheduled appointment with Inspection staff.

This permitting program applies only to existing one and two family homes not located within a historic district or shore land zone.

Eligible Projects

Please submit a complete application with the required plans

- Interior renovations, gut rehabs including structural changes
- Attached and detached garages
- Additions, decks, sheds, pools, dormers (two family addition must be less than 500 s.f.)
- Rebuild of any exterior structure listed above

Inspections are still required per City Code of Ordinance.

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 this project meets the above criteria and that the work performed will not go beyond these parameters.

Signature of applicant:

Date: 5/7/09

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



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>105 BEVERLY ST. PORTLAND, ME</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>333 K 1</u>	Applicant * must be owner, Lessee or Buyer * Name <u>BETH SCHURMAN</u> Address <u>105 BEVERLY ST</u> City, State & Zip <u>PORTLAND, ME</u>	Telephone: <u>318-7169</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>App 40K</u> C of O Fee: \$ _____ Total Fee: \$ <u>420</u>
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> If vacant, what was the previous use? <u>—</u> Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>EXISTING CAPE, ADDITIONS to be GARAGE 20.5' x 30' FULL DORMERS CAPE Style</u>		
Contractor's name: <u>POIRIER CONSTRUCTION INC</u> Address: <u>88 TAPLEY RD</u> City, State & Zip <u>Buxton, ME 04093</u> Telephone: <u>929-6507</u> Who should we contact when the permit is ready: <u>JOEL POIRIER</u> Telephone: <u>712-4946</u> Mailing address: <u>SAME AS ABOVE</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, 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: <u><i>Joel Poirier</i></u>	Date: _____
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This is not a permit; you may not commence ANY work until the permit is issued

MAY - 7 2009

City of Portland, Maine - Building or Use Permit

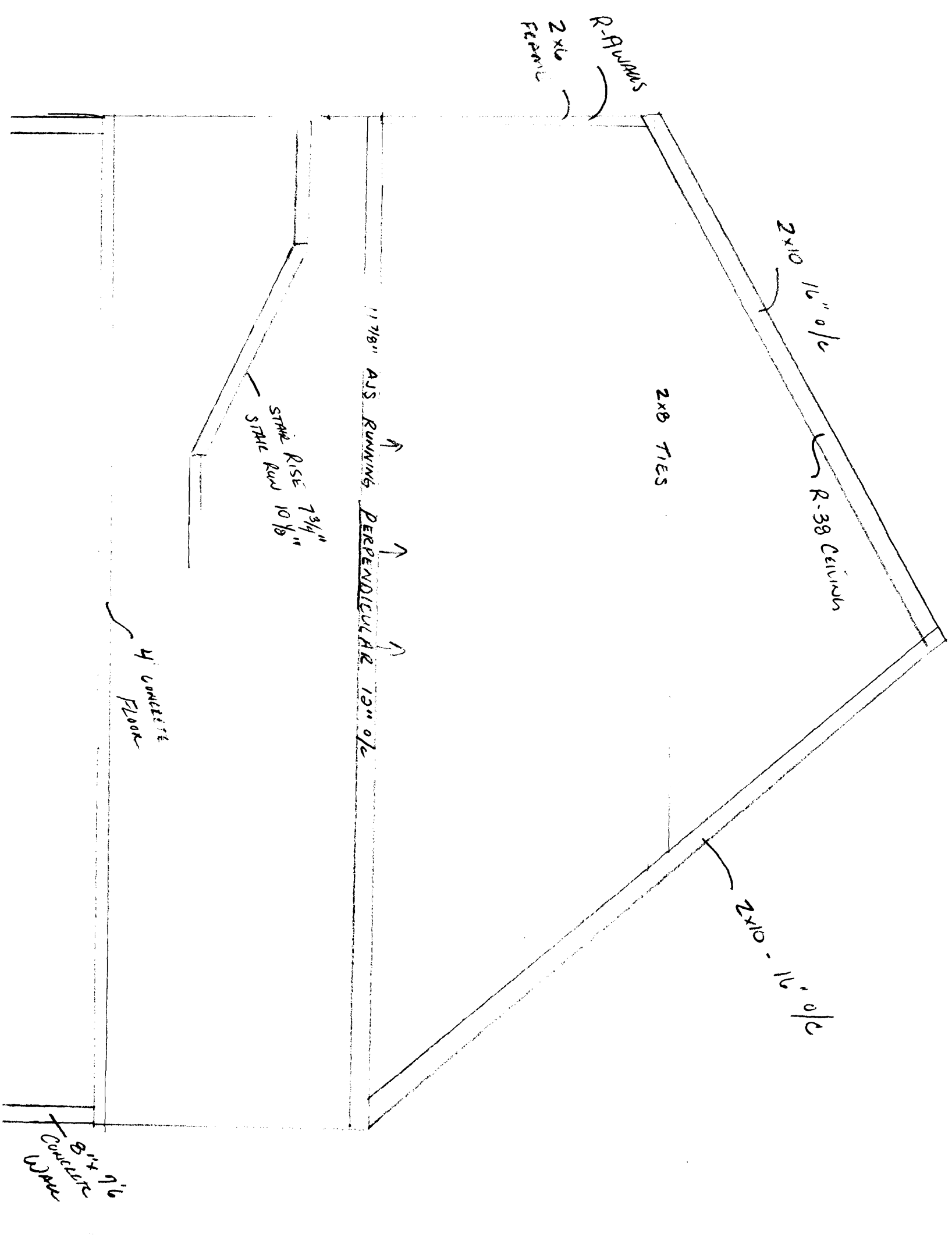
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-0418	Date Applied For: 05/07/2009	CBL: 333 K001001
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Location of Construction: 105 BEVERLY ST	Owner Name: SCHURMAN BETH L	Owner Address: 105 BEVERLY ST	Phone:
Business Name:	Contractor Name: Poirer Construction / Joel	Contractor Address: 88 Tapley Road Buxton	Phone (207) 712-4946
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - Addition to Garage 20.5' x 30' Full dormered cape style	Proposed Project Description: Addition to Garage 20.5' x 30' Full dormered cape style
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Tom Markley	Approval Date: 05/07/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.			
2) 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: Tom Markley	Approval Date: 05/07/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.			
2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			



R-RAWDAS
2x10
FLOOR

2x10 16" o/c

R-38 Ceiling

2x8 TIES

11 7/8" AIS RUNNING PERPENDICULAR 13" o/c

STAIR RISE 7 3/4"
STAIR RUN 10 1/8"

4 CONCRETE FLOOR

2x10 - 16" o/c

CONCRETE WALL



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 2003
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Reduced plans or electronic files in pdf format are required if originals are larger than 11" x 17"
- 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: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost
This is not a Permit; you may not commence any work until the Permit is issued.



James D. Nadeau, LLC
Professional / Land Surveyors

PAYMENT DUE FOR SERVICES RENDERED

INVOICE DATE: 3/30/2009

JOB NUMBER: 2091080

CLIENTS NAME: Beth Schurman

MAILING ADDRESS: 105 Beverly Street, Portland, Maine, 04103

JOB LOCATION: 105 Beverly Street, Portland

JOB TITLE: Lot 142, Beverly Street, Portland

CONTRACT AMOUNT:

JOB DESCRIPTION: Provide client with services in accordance to "Letter of Agreement" dated February 23, 2009. Sketch plan enclosed. Services complete

TOTAL COST: \$382.50

AMOUNT RECEIVED TO DATE: \$0.00

DEDUCTIONS: \$82.50

AMOUNT DUE TO DATE: \$300.00

Thank You

APPENDIX A

DESCRIPTION OF WORK

- 1. **CONTRACTOR:** Is to be responsible for the following; Oversee entire project, from the framing to the interior finish; To ensure all subcontractors (elec./ Plumb) start and finish within the guidelines of the given schedule; To communicate with homeowner on a daily basis when project is in the construction phase; To complete entire project according to specifications from the interior to the exterior; To ensure that all framing, electrical and plumbing meet all Boca codes.
- 2. **CONSTRUCTION:** The Contractor (Poirier Construction Inc.) will construct 20.5'x30 Full Dormered Cape style addition/garage according to plans submitted by homeowner. All framing will be performed to Boca, State, and Town codes.

The addition will be constructed on the left side of the existing house, set back 4-5' from the front left corner. The addition will consist of an 18' 2 car garage door(with operator), 2 windows on the first floor,6 windows on the 2nd floor.

The layout of the addition will be determined when project is framed(between contractor and home owner. All descriptions are below.

In addition, the existing windows will be removed from the house, and a new set of dbl hung Certainteed windows will be installed. All windows are to be Low E with grilles inside the panes of glass. The sides of windows will be insulated with fiberglass.

Once all windows are installed, the existing siding will be removed and have new vinyl siding. (Color to be determined). There is a \$500.00 allowance for interior trim(if needed).

3. **General Requirements:**

3a. Contractors Responsibilities: To provide all materials, labor, and necessary equipment to complete the projects stated above to Homeowners approval.

3b. Temporary Power: Contractor will be responsible for all expenses due to electrical use from existing service. Any upgrades or necessary precautions needed to provide this service will be at the expense of the home owner.

3c. Site Appearance: The interior and exterior of the site will be cleaned on a daily basis. A dumpster will be maintained until project is complete. The interior will be professionally cleaned at the end of the project prior to homeowner closing. A Porta Potty will be on site as well throughout the entire construction phase.

3d. Permits: All necessary permits are to be at the homeowners expense. Home owner will be responsible for pulling permits.

4. **Material specifications:**

Concrete/columns

A. **Footings** The footings will be framed 8"thick x 16" wide. All footings are to be 3000psi.

Customer Initials _____ Date _____

Contractor Initials _____ Date _____

B. **Foundation walls:** All exterior walls on the house will be 8" x 7'10"(pending step downs), with anchor bolts spaced app. 6'.

C. **House/ Garage slabs** Garage slab will be a 4" reinforced concrete floor.

D. **Floor supports:** Addition floor will be a structural wood member to carry upstairs load. There will be no columns in the garage bay areas..

Exterior/Interior framing

A. **Sill Plates:** All sill plates are to be 2x6 pressure treated, over laying 6" sill seal. All plates are to be fastened with 9/16 lug nuts and washers.

B. **Floor framing:** All floors will be constructed with 12' all joists(AJS) spaced 12" o/c. All stairways , supporting wall will have each floor joist double or tripled if necessary. All floor joists are to be supported by joist hangers, and fastened by n-10 nails. The floor will be braced with metal bridging.

C. **Exterior Walls:** The exterior walls will be framed with 2x6 studs spaced 16" o/c. All headers will be 2x10/2x12 spaced with 1/2" cdx. The exterior walls will be sheathed with 7/16" zipboard, and nailed every 6-8". The exterior walls will be top plated and nailed accordingly.

D. **Roof framing:** The roof will consist of rafters. All rafters will be a 2x10. All rafters will placed 16" o/c and nailed accordingly. All blocking(if needed) will be of 2x4,6 or 8.

E. **Roof sheathing:** The roof sheathing will be 5/8" osb. The sheathing will be offset 4' each row, and nailed accordingly. The sheathing will support 5/8" plywood clips between trusses and blocking. All hips will be neat and complete with an air spaced at the ridge for ventilation.

F. **Interior framing:** The interior will be framed with 2x4 studs, spaced 16" o/c. All supporting walls will be top plated and have adequate headers. The remaining walls will have a 2x4/2x6 header to catch sheetrock and trim.

G. **Blocking/Bridging** The kitchen will have 3 rows of blocking to support upper and lower cabinets. The lines are 84, 56, and 36 inches from the floor. The bathrooms will be blocked for towel racks, toilet paper and medicine cabinets. All closets will have 1 row of blocking, height to be determined. All stairways are to be blocked for railings and stringers.

Exterior Coverings

A. **Exterior walls:** All exterior walls are to be covered by tyvar, overlapped and stapled accordingly. Each overlap will be 6-12". When windows are installed, each will be wrapped in Vycor Wrap, each seam lying over top to bottom. If zipboard is installed on the exterior walls, the tyvar house wrap will not be used.

B. **Roof:** The roof covering will be a 30 year Asphalt Architectural Shingle. All eves will be covered with 8" drip edge, then covered with 6' of ice and water shield. All valleys will have a double layer of ice and water shield, covering 6' from the center of the valley. The remainder of the roof will have a 15lb felt paper applied before shingle cover begins. The existing roof of the cape will have all shingles removed and cleaned to sheathing, then the entire rood will have Arch. Shingles installed of the same color.

Customer Initials _____ Date _____

Contractor Initials _____ Date _____

- C. **Siding:** The exterior siding will be vinyl Premium Grade(color to be decided).. The exterior trim will be covered with an aluminum coil, drilled and nailed accordingly. Siding and windows will be installed with 2” roofing nails fastened to each exterior stud.
- D. **Foundation:** The foundation will have the ties snapped, plugged and sealed with tar to grade(which will be determined on site)

Exterior windows/Doors

- A. **Windows:** The windows are a vinyl double hung product. All windows are low E insulated, with internal grids for easy maintenance. Each window comes with a full screen.
- B. **Doors:** All exterior doors are to be fiberglass insulated. The slider will be a vinyl covered product(Therma True), with all necessary hardware. The garage door will be a steel insulated 18’ 200 series by overhead door company. The door will operated by one opener.

Interior Specs

- A. **Insulation:** All exterior walls will be r-19 unfaced fiberglass with poly covering. The ceilings will be r-30-38. The interior walls will be r-11 (upon request) with the exception of the kitchen and bathroom walls.
- B. **Stairway:** The stairway leading to the 2nd floor will be on the right side of the garage. The landing that leads to the existing house door on the side will continue to a 2nd landing, then reach the back of the addition. The framing of the stairs will be determined by both the contractor and homeowner.
- C. **Doors:** The interior doors will be a 6 panel masonry door with brass Schlage opener.
- D. **Sheetrock:** The interior will be sheetrocked with ½ gypsum board, taped with three coats and sanded to finish. The ceilings will be taped three coats, sanded , then knocked down to a finish product.
- E. **Interior trim:** All interior trims will be comparable to existing.
- F. **Shelving:** All shelving will be white metal, unless otherwise stated by homeowner. The closets will have 1 row of shelving at set height. Any linens, pantry, or walk –in closets will have 2-3 rows, all based on homeowner decision.
- G. **Kitchen Cabinets/vanities:** N/A
- H. **Flooring:** The flooring schedule will go as follows; There is an allowance for the flooring in appendix B. Any items going over the allowance will be the responsibility of the homeowner.
- j. **Hardware:** All interior door knobs will be a Schlage product. All to be brass, along with the door stops, any hangers, and the stairway railing supports.

Customer Initials _____ Date _____

Contractor Initials _____ Date _____

- k. **Painting/Staining:** The interior painting will consist of a primer coat and two finish coats. A Sherwin Williams product will be applied (colors to be decided).

5. Plumbing/heating: Plumbing will meet all State and Local codes. All fixtures to be supplied by the Plumbing Company (see attached list). .

- A. **Heating :** The entire structure will have forced hot water heating (2 zones upstairs).
- B. **Plumbing:** The addition will have a full bath on the second floor. The bathroom will have a toilet, sink(to be determined), and a full bath shower unit. All drains will lead to the basement of the existing house, then to the town septic.

6. Electrical: All electrical will meet or exceed state and local codes The electrical package will include outlets to code, 2 phone and cable jacks throughout.

- A. **Light fixtures:** All light fixtures will be the responsibility of the home owner, with the electrician performing the installations.
- B. **Recessed Lights:** All recessed lights (6 allotted) will be from Lightolier # 11041c. Additional recessed light will cost \$85.00, which includes trim package
- C. **Smoke detectors:** All detectors will be hot wired with battery backup. Installation will be performed to code.
- D. **Outlets/Switches:** Outlets and switches will be Leviton, color to be decided by home owner.
- E. **Bath fans/lights:** Fixtures by Nutone, all vented.

7. Excavation: Excavation will be performed to all state and local codes. The Land will be graded smooth and the foundation hole will be dug. Foundation hole will be at frost protection depth. Any misc. material not suitable for backfill will be taken off site and fill will be returned for drainage. Interior of foundation will be supplied with ¾" stone up to footing, then slab poured. The foundation will have a separation wall @ 24'. This wall will act as the end of the garage. The area behind this wall will have access from the outside.

- A. **Subsurface Drainage:** At the footing level, a 4" perforated plastic pipe will be installed on each side of the foundation in ¾" crushed stone. The drainage will be to positive flow side of lot, or to sump pit.
- B. **Driveway:** The existing driveway will be graded when finished. The areas that were disturbed will be packed and have a layer of pavement applied to tie into the garage lip.
- C. **Landscaping:** tbd

Customer Initials _____ Date _____

Contractor Initials _____ Date _____

30'4" Asphalt

15lb FELT

5/8" OSB

RAFTERS

2x10 16" o/c

2x6 EXTERIOR

7/16" ZIP WALL

R-19

Vent Sinks

11 7/8" ADS - SPAN 12" OK



2 VALLEY Roof

DBL 2x10 VALLEY RAFTERS

2x10 RAFTERS

9x18 Granite Door

20.5'

20.5'

32'

40/60

40/60

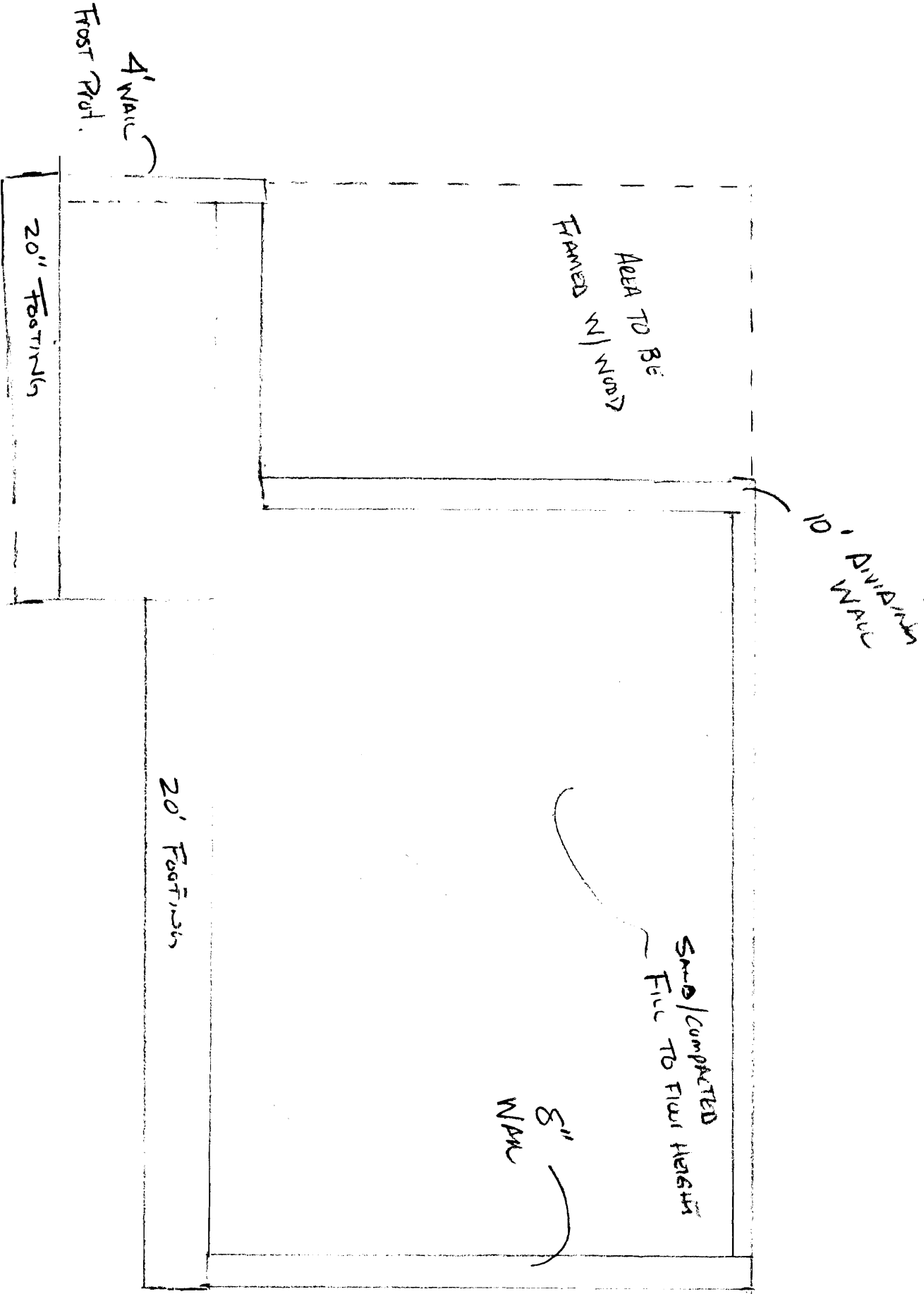
40/60

40/60

40/60

40/60





10' DIVIDING WALL

AREA TO BE FRAMED w/ WOOD

SAND/COMPLETED FILL TO FILL HEIGHTS

5" WALL

4' WALL

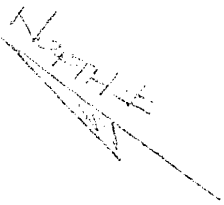
FROST PROT.

20' FOOTING

20' FOOTING

SETBACKS

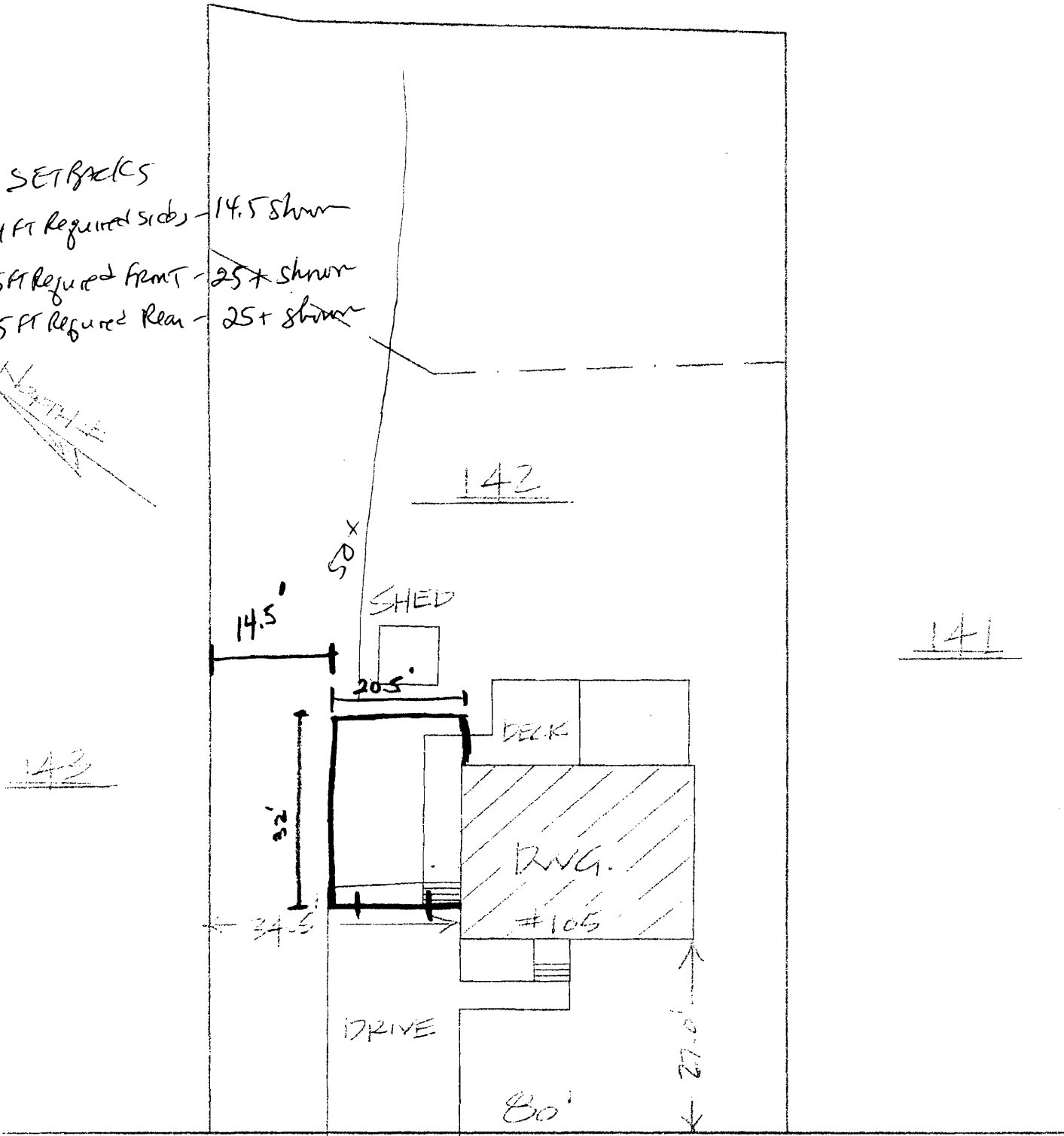
- 14 FT Required sides - 14.5 shown
- 25 FT Required front - 25+ shown
- 25 FT Required Rear - 25+ shown



142

142

141



BEVERLY STREET