

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

PERMIT ISSUED

Permit Number: 080592

JUL - 9 2008

CITY OF PORTLAND

This is to certify that C.G.B. Properties, LLC/Dw Bracket

has permission to Single Family Home - New 32' (2) ry cap 3 bedroom home

AT 0 BEVERLY ST 335 B004001

provided that the person or persons, firm or corporation accepting 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 placed or occupied. **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

7/9/08 *Christy A. Nelson*
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

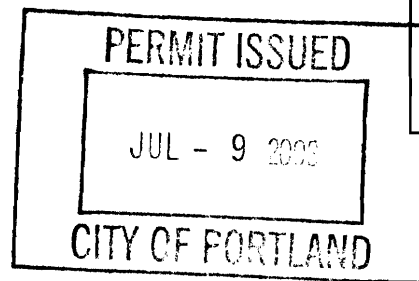
Permit No: 08-0592	Issue Date: 4/9/09	CBL: 335 B004001
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Location of Construction: 0 BEVERLY ST <i>lot #6</i>	Owner Name: C.G.B. Properties, LLC	Owner Address: 84 Country Lane	Phone:
Business Name:	Contractor Name: Dwight Brackett	Contractor Address: 84 Country Lane Portland	Phone: 2077728629
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R-2

Past Use: Vacant Land	Proposed Use: Single Family Home - New ^{35'} 32' x ^{35'} 32' (2) story cape w/ 3 bedroom home	Permit Fee:	Cost of Work: \$0.00	CEO District: 5
Proposed Project Description: Single Family Home - New ^{35'} 32' x ^{35'} 32' (2) story cape w/ 3 bedroom home		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB IRC-2003	
		Signature:	Signature: 7/13/08 <i>CR</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: 06/02/2008 5/28/08	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 1 - zone</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2008-0070</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>OK w/conditions</i> Date: 6/14/08 <i>ABN</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>ABN</i> Date: _____
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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

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.

 X **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

 X **Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space**

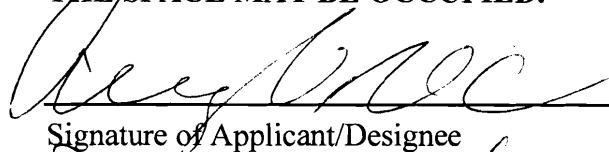
 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

 X **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.

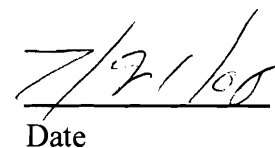
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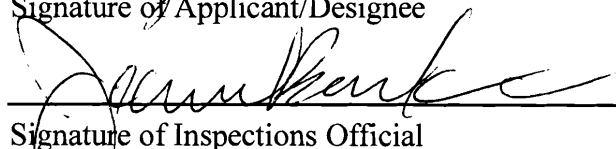
CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



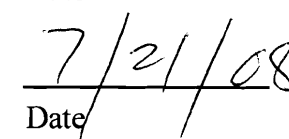
Signature of Applicant/Designee



Date



Signature of Inspections Official



Date

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0592	Date Applied For: 05/28/2008	CBL: 335 B004001
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Location of Construction: 0 BEVERLY ST Lot#1	Owner Name: C.G.B. Properties, LLC	Owner Address: 84 Country Lane	Phone: 207 -772-8629
Business Name:	Contractor Name: Dwight Brackett	Contractor Address: 84 Country Lane Portland	Phone: (207) 772-8629
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family Home - New 35' x 35' (2) story cape w/ 3 bedroom home	Proposed Project Description: Single Family Home - New 35' x 35' (2) story cape w/ 3 bedroom home
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 06/04/2008

Note:**Ok to Issue:**

- 1) This permit is being issued with the condition that the front entry porch and steps can't extend more than 6' from the building.
- 2) With the issuance of this permit and the certificate of occupancy, this property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) 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:** Chris Hanson **Approval Date:** 06/09/2008

Note:**Ok to Issue:**

- 1) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 2) Fastener schedule per the IRC 2003
- 3) The attic scuttle opening must be 22" x 30".
- 4) As discussed during the review process, ballusters must be spaced with less than a 4" opening between each.
- 5) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 6) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 7) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 8) 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.

Dept: DRC **Status:** Pending **Reviewer:** **Approval Date:**

Note:**Ok to Issue:** **Comments:**

6/3/2008-amachado: Left message for Dwight. Need to know size of house, need one more parking space, front entry including steps can't come off building more than 6'.

6/4/2008-amachado: Met with Dwight. He changed the project description to a 35' x 35' house, & he added one parking space passed the 25' setback.

City of Portland, Maine - Building or Use Permit

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

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General Building Permit Application

Location/Address of Construction: <u>LOT #1 BEVERLY ST</u>		
Total Square Footage of Proposed Structure/Area <u>1600</u>		Square Footage of Lot <u>12,101 S.F.</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Applicant * must be owner, Lessee or Buyer* Name <u>C.G. B PROPERTIES LLC</u> Address <u>84 COUNTRY LANE</u> City, State & Zip <u>PORTLAND ME 04102</u>	Telephone: <u>772-8629</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>120,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> If vacant, what was the previous use? <u>VACANT LAND</u> Proposed Specific use: _____ Is property part of a subdivision? <u>YES</u> If yes, please name <u>LOT #1 BEVERLY ST</u> Project description: <u>35 X 38 2 STORY CAVE - 3 BED ROOMS</u>		
Contractor's name: <u>DA BRACKETT & CO INC.</u> Address: <u>84 COUNTRY LANE PORTLAND ME 04103</u> City, State & Zip _____ Telephone: <u>772-8629</u> Who should we contact when the permit is ready: _____ Telephone: <u>756-0687</u> Mailing address: _____		

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: [Signature]

Date: 5/15/08

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

MAY 28 2008



Staff Review Checklist

335-B-004
 O Beverly
 Dwight Brackley

One & Two Family	Plan Review	Checklist
Soil type/Presumptive Load Value (Table R401.4.1)		
Component	Submitted Plan	Findings/Revisions/Dates
Structural		
Footing Dimensions/Depth (Table R403.1 & R403.1(1), Section R403.1 & R403.1.4.1)	16x10" @ 4" min. as grade allows	
Foundation Drainage, Fabric, Damp Proofing (Section R405 & R406)	✓	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A windows	
Anchor Bolts/Straps, Spacing (Section R403.1.6)	✓	
Lally Column Type (Section R407) Girder & Header Spans (Table R 502.5(2))	per plan	
Built-Up Wood Center Girder Dimension/Type	3 / 2x12 w/ ledger	
Sill/Band Joist Type & Dimensions	2x10	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 160.c.	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 160.c.	
Attic or Additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) & R802.4(2))	N/A	

<p>Means of Egress (Sec R311 & R312)</p> <p>Basement 1</p> <p>Number of Stairways 2</p> <p><u>Interior</u></p> <p>Interior</p> <p>Treads and Risers 7 3/4 10 (Section R311.5.3)</p> <p>Width (Section R311.5.1)</p> <p>Headroom (Section R311.5.2)</p> <p>Guardrails and Handrails (Section R312 & R311.5.6 – R311.5.6.3)</p>	<p>✓</p> <p>✓</p> <p>36" min</p> <p>6-8</p> <p>36"</p>	
<p>Smoke Detectors (Section R313)</p> <p>Location and Type/Interconnected</p>	<p>✓</p>	
<p>Dwelling Unit Separation (Section R317) and IBC – 2003 (Section 1207)</p>	<p>5/8" = 1 hr. Garage / House</p>	<p>walls + ceiling</p>
<p>Deck Construction (Section R502.2.1)</p>	<p>2x10 Joists ✓</p> <p>48" Piers ✓</p>	

R802.4(2))	✓	
Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	4/12 ✓ ✓	16. o. c.
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	1/2", 3/4" ✓	
Fastener Schedule (Table R602.3(1) & (2))	✓	
Private Garage (Section R309) Living Space? (Above or beside)	✓ 5/8 walls + ceiling	1 hr fire door
Fire separation (Section R309.2) Opening Protection (Section R309.1)	✓	
Emergency Escape and Rescue Openings (Section R310)	Egress window ✓	
Roof Covering (Chapter 9)	✓	
Safety Glazing (Section R308)	✓	
Attic Access (Section R807)	✓	
Chimney Clearances/Fire Blocking (Chap. 10)	N/A Mech.	-Direct Need Specs
Header Schedule (Section 502.5(1) & (2))	✓	
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-	R-38 R-19.	

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

Zoning Copy

Marge Schmuckal

2008-0070

Application I. D. Number

5/28/2008

Application Date

Single Family Home Lot#1

Project Name/Description

Dwight Brackett

Applicant

84 Country Lane, Portland, ME 04103

Applicant's Mailing Address

Dwight Brackett

Consultant/Agent

Applicant Ph: (207) 772-8629 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Beverly St, Portland, Maine

Address of Proposed Site

335 B004001

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 Apt 0 Condo 0 Other (specify)

0

Proposed Building square Feet or # of Units Acreage of Site Proposed Total Disturbed Area of the 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 5/28/2008

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

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issue | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | _____ |
| | date | | expiration date |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

Doc#: 19341 Bk:25975 Pg: 177

STATUTORY WARRANTY DEED

Diversified Properties, Inc., a Maine corporation with a principal place of business at 449 Forest Avenue, in the City of Portland, County of Cumberland and State of Maine,

For Consideration Paid, GRANT with WARRANTY COVENANTS TO:

C.G.B. Properties, LLC, a Maine limited liability company with a principal place of business and address of 84 Country Lane, in the City of Portland, County of Cumberland and State of Maine,

Two certain lots or parcels of land situated on Beverly Street, in the City of Portland, County of Cumberland and State of Maine, and being Parcel A (Lot 2) and Parcel B (Lot 1) as shown on Plan entitled "Plan of Amended Boundary Survey, Beverly Street, Portland, Maine, made for Diversified Properties", prepared by Titcomb Associates, dated June 18, 2004, as revised through October 24, 2007, and recorded at the Cumberland County Registry of Deeds in Plan Book 208, Page 132, to which plan reference is hereby made for a more particular description.

For Grantors source of title, reference can be made to the following deeds recorded at the Cumberland County Registry of Deeds: Book 11967, Page 11; and Book 11842, Page 315, to which the above premises is a portion of.

Grantee by acceptance of this deed is hereby responsible to pay real estate taxes for the period of July 1, 2008 and thereafter.

Grantor and Grantee covenant and agree the parcels herein described shall not be further divided without the written recorded consent of Grantor herein, its successors and assigns.

IN WITNESS WHEREOF, the said Diversified Properties, Inc. has caused this instrument to be signed in its corporate name and sealed with its corporate seal by James M. Wolf, its President, thereunto duly authorized this 15th day of April, 2008.

Diversified Properties, Inc.

Walter J. Neelke

By: James M. Wolf
James M. Wolf, its President

MAINE REAL ESTATE TAX PAID

Applicant: Dwight Badatt

Date: 6/3/08

Address: Beverly St (p the right of 65) (lot 1)

C-B-L: 335-B-004
permit # 08-0592

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R-2

Interior or corner lot -

Proposed Use/Work - build new 35' x 35' cape w/ 1 car garage almost full down on rear

Sevage Disposal - public

Lot Street Frontage - 50' min - 69' scaled

Front Yard - 25' min - 21.5' to front entry porch - OK section 14-425 - 34.63' into setback
- 5.5' off building

Rear Yard - 25' min - 81' scaled

Side Yard - 1 1/2' story - 12' min - right 21' scaled

- ~~section~~ min allowed is 12' on one side
total must be min 32' (this total 36')

Projections - 2' by - 14' - left 15' scaled
2 1/2' by - 16' - front entry 60.63'

Width of Lot - 80' min - 80' scaled

Height - 35' max

Lot Area - 10,000 sq ft min - ~~12,000~~ 12,101 sq ft

Lot Coverage Impervious Surface - 30% = 3400.2

Area per Family - 10,000 sq ft

35 x 35 = 1225
12 x 10 = 120
60.63

OK

1405.63

* Off-street Parking - 2 spaces required - 1 car garage

12.2 x 21.5 - 1 space per ~~garage~~ on side
10' x 20'

Loading Bays - N/A

Site Plan - minor/minor 2008-0070

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 1 - zone C

* partial day light basement - ^{assuming} more than half is above grade.

SPACE AND BULK REQUIREMENTS - R-2 ZONE

MINIMUM LOT SIZE:	10,000 S.F.
MINIMUM FRONTAGE:	50 FT.
MINIMUM SETBACKS:	
FRONT YARD	25 FT.
REAR YARD	25 FT.
SIDE YARD*	
1 STORY	12 FT.
1 1/2 STORY	12 FT.
2 STORY	14 FT.
2 1/2 STORY	16 FT.
MINIMUM LOT WIDTH:	80 FT.

* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN TWELVE (12) FEET IN WIDTH.

THE SIDE YARDS SHOWN ON THE FOLLOWING FIGURES ARE BASED UPON A 2 STORY STRUCTURE AND MAY BE INCREASED OR DECREASED DEPENDING UPON THE NUMBER OF STORIES.

Design: DER	Date: SEPT 04
Draft: CAH	Job No.: 1081
Checked: AMP	Scale: MTS
File Name: 1081-SPACE AND BULK - LOTS	

GP <i>Traffic and Civil Engineering Services</i>
PO Box 1237, 15 Shaker Road Gray, ME 04039 207-657-6910

Drawing Name: Space & Bulk Requirements
Project: BEVERLY STREET, PORTLAND

Figure No. 1

BUILDING PERMIT INSPECTION PROCEDURES

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CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee



Date

Signature of Inspections Official

Date