

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: 080589

JUL - 9 2008

CITY OF PORTLAND

This is to certify that C.G.B. Properties, LLC/Dw Brackethas permission to new 24' x 32' cape 3 bedroom bath hoAT 64 BEVERLY ST Lot #2335 C074001

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 work in progress must be reported before this building or part thereof is closed or closed-in. 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 *CR*
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

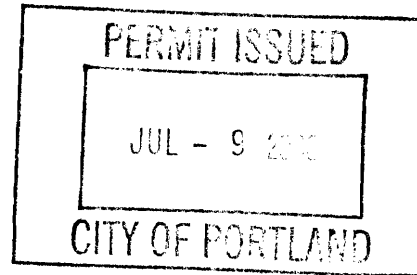
Permit No: 08-0589	Issue Date: 7/9/08	CBL: 335 C074001
-----------------------	-----------------------	---------------------

Location of Construction: 64 BEVERLY ST Lot #2	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: 2077728629
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R-2

Past Use: Single Family Home	Proposed Use: Single Family Home - new 24' x 32' cape 3 bedroom 2 bath home	Permit Fee: \$1,195.00	Cost of Work: \$110,000.00	CEO District: 5
Proposed Project Description: new 24' x 32' cape 3 bedroom 2 bath home		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB IRC-2003	
		Signature: _____		Signature: <i>CR</i> - 7/9/08
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: 05/28/2008	Zoning Approval		
-----------------------------	---------------------------------	------------------------	--	--

<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 - once</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2008-0067</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> Date: <i>6/4/08 ARM</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>7/9/08 CR</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

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.

- Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers
- Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space
- 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.

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0589	Date Applied For: 05/28/2008	CBL: 335 C074001
------------------------------	--	----------------------------

Location of Construction: 64 BEVERLY ST Lot #2	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 24' x 32' cape 3 bedroom 2 bath home	Proposed Project Description: new 24' x 32' cape 3 bedroom 2 bath home
---	--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 06/04/2008

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) 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:** 07/09/2008

Note: **Ok to Issue:**

- 1) Open risers are permitted, provided that the opening between treads does not permit the passage of a 4" diameter sphere.
- 2) Maintain proper setback(s) from property lines/buildings and proper clearances from verticle openings when direct venting.
- 3) Prior to installing the solid fuel appliance, the product information which includes the UL listing shall be submitted. The heating unit shall be installed per the Listing, NFPA 211, IMC 2003 and the manufacturers instructions.
- 4) The heating appliance/stove shall be installed, maintained and operated in accordance with the terms of the listing.
- 5) Fastener schedule per the IRC 2003
- 6) The attic scuttle opening must be 22" x 30".
- 7) The basement is NOT approved as habitable space. A code compliant 2nd means of egress must be installed in order to change the use of this space.
- 8) As discussed during the review process, ballusters must be spaced with less than a 4" opening between each.
- 9) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 10) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 11) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 12) 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:** Approved with Conditions **Reviewer:** Philip DiPierro **Approval Date:** 07/03/2008

Note: **Ok to Issue:**

Location of Construction: 64 BEVERLY ST Lot #2	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	

- 1) Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily.
- 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 street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 4) 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.
- 5) All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a certificate of occupancy.
- 6) Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 7) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

Comments:

6/3/2008-amachado: Left message for Dwight. Siteplan shows that there is a 6' x 12' porch on the front that does not show up on the building plans. Also we need to have a siteplan that shows the whole lot. The rear of this lot is cut off.

6/4/2008-amachado: Met with Dwight. He confirmed that there is no 6' x 12' front porch. There will be just a 5' x 5' set of entry steps. Dwight amended the siteplan accordingly. He will bring in a siteplan that shows the whole lot.

6/20/2008-amachado: Received siteplan that shows the whole lot.



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>LOT #2 BEVERLY ST</u>		
Total Square Footage of Proposed Structure/Area <u>1,400</u>		Square Footage of Lot <u>23,767 SF</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Applicant * must be owner, Lessee or Buyer * Name <u>OGB PIERIES LLC</u> Address <u>84 COUNTRY LANE</u> City, State & Zip <u>PORTLAND ME 04103</u>	Telephone: <u>772-8629</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>110,000⁰⁰</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 #2 BEVERLY ST</u> Project description: <u>24X32 CAPE 3 BED ROOM 2 BATH</u>		
Contractor's name: <u>D.A. BRACKETT & CO INC</u> Address: <u>84 COUNTRY LANE P</u> City, State & Zip <u>PORTLAND ME 04103</u> Telephone: <u>772-8629</u> Who should we contact when the permit is ready: <u>DWIGHT BRACKETT</u> 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 issued

MAY 28 2008

Applicant: Dwight Brackett

Date: 6/3/08

Address: 64 Beverly St (Lot #2)

C-B-L: 335-C-074

Permit # - 05-0589

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R-2

Interior or corner lot -

Proposed Use/Work - build new single family - fully dormered cape 24x32

Sevage Disposal - public

Lot Street Frontage - 50' min. - 61' scaled

Front Yard - 25' min. - 27.5' to home.

Rear Yard - 25' min. - ~~27.5'~~ 155' scaled.

Side Yard - $1\frac{1}{2}$ story 12' - 22' on right (scaled)
2 " 14' - 32' on left (scaled)

Projections - ~~8x10~~ deck 5x5 stairs.
8x12

Width of Lot - 80' min. - 86' scaled

Height - 35' max - 32' scaled from lowest grade.

Lot Area - 10,200 ϕ min. - 23,767 sqm

Lot Coverage Impervious Surface - 20% - 4753.4

Area per Family - 10,200 ϕ

Off-street Parking - 2 sp as required. - 40x12' parked 25' setback.

Loading Bays - N/A

Site Plan - minor/minor 2008-0069

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 1 - zone C

* partial daylight basement. - appears that less than half above grade.

$$\begin{array}{r} 24 \times 32 = 768 \\ 8 \times 10 = 80 \\ 5 \times 5 = 25 \\ \hline 849 \end{array}$$

010

849

889

64 Bev.
Drought Bracket.

ONE AND 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)	12x16x9	
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	Note 2 #4 rebar footing	walls 2 #4 Bars Top + Bottom.
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	
Anchor Bolts/Straps, spacing (Section R403.1.6)	12" from corners 4' o.c.	
Lally Column Type (Section R407)	3 1/2" 7-# max	
Girder & Header Spans (Table R 502.5(2))	3/2x10 off set.	
Built-Up Wood Center Girder Dimension/Type	3/2x10	
Sill/Band Joist Type & Dimensions	2x10	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 16 o.c.	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and	N/A	

Factor Fenestration		
Type of Heating System		
Means of Egress (Sec R311 & R312) Basement \		
Number of Stairways 2		
Interior		
Exterior		
Treads and Risers (Section R311.5.3) 7 3/4 10		
Width (Section R311.5.1) 36		
Headroom (Section R311.5.2) 6-8		
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3) 30	34 - 38	
Smoke Detectors (Section R313) Location and type/Interconnected	Bedrooms	Hardwired.
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)		
Deck Construction (Section R502.2.1)	O.K.	8x12

R802.4(2))	Ridge - 2x12	
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 - 2x8 12/12 - 2x10	
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	7/16" APA -	
Fastener Schedule (Table R602.3(1) & (2))	IRC - 2003	
Private Garage (Section R309) Living Space ? (Above or beside)	N/A	
Fire separation (Section R309.2)		
Opening Protection (Section R309.1)		
Emergency Escape and Rescue Openings (Section R310)	Windows egress	
Roof Covering (Chapter 9)	Asphalt 25 yr.	
Safety Glazing (Section R308)	Patio door -	
Attic Access (Section R807)	22x30	
Chimney Clearances/Fire Blocking (Chap. 10)		
Header Schedule (Section 502.5(1) & (2))	See Header Sch.	
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-	R-19 - walls R-38 - ceilings	Floor R-19/21

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

2008-0069

Application I. D. Number

Marge Schmuckal

5/28/2008

Application Date

C G B Properties Llc

Applicant

84 Country Ln , Portland , ME 04103

Applicant's Mailing Address

Dwight Brackett

Consultant/Agent

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

Applicant or Agent Daytime Telephone, Fax

64 - 64 Beverly St, Portland, Maine

Address of Proposed Site

335 C074001

Assessor's Reference: Chart-Block-Lot

Single Family Home Lot#2

Project Name/Description

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 | |