

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that JOHNSON, KATHLEEN A & KATHLEEN A & JOHNSON

Located At 49 EIGHTH

Job ID: 2011-07-1654-ALTR

CBL: 340 - - C - 007 - 001 - - - - -

has permission to Build 12'-6" x 22'-8" detached garage

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

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**

[Handwritten signature and date 7/14/11]

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12-8 x 22'-11

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SCANNED

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-07-1654-ALTR	Date Applied: 7/11/2011	CBL: 340 - - C - 007 - 001 - - - - -	
Location of Construction: 49 EIGHTH ST	Owner Name: KATHLEEN A & ERNEST JOHNSON	Owner Address: 49 EIGHTH ST PORTLAND, ME 04103	Phone: 207-797-5387
Business Name:	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BUILDING	Zone: R-3
Past Use: Single family	Proposed Use: Single family – build 12’6” x 22’ 8” detached garage – connected to demo permit 2011- 07-1654 06-1491	Cost of Work: 12000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: R-3/U Type: SB
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
Proposed Project Description: build 12’6” x 22’8” detached garage		Pedestrian Activities District (P.A.D.)	
Permit Taken By:		Zoning Approval	

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <i>- rebuild same footprint</i> <input type="checkbox"/> Flood Zone <i>sheet as original</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: 7/12/11 <i>Ok w/condition ABM</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 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: <i>ABM</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	PHON

7/18/11 - Met w/Ernie Johnson - Change to slab
ON Grade foundation per plans dated today.
See Revision JMB

8-24-12 GF
Cannot verify property monuments



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-07-1654-ALTR

Located At: 49 EIGHTH

CBL: 340 - - C - 007 - 001 - - - -

Conditions of Approval:

Zoning

1. The old garage was legally nonconforming as to setbacks. You applied to demolish it (#2011-06-1496). Once you demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards. The one (1) year starts at the time of removal. It shall be the owner's responsibility to contact the Code Enforcement Officer and notify them of that specific date.
2. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
3. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Building

1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. 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.

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: 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. Setback inspection required prior to pouring concrete.
2. Close-in inspection prior to insulating or drywalling.
3. Final inspection required upon completion of work.

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.

R3

wed send elections Sale

2011-06-1496 demo

2011-07-1654



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>49 EIGHTH ST.</u>		
Total Square Footage of Proposed Structure/Area <u>287</u>	Square Footage of Lot <u>11,000</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>340 C 007</u>	Applicant * must be owner, Lessee or Buyer * Name <u>ERNEST JOHNSON</u> Address <u>49 EIGHTH ST.</u> City, State & Zip <u>PORTLAND 04103</u>	Telephone: <u>207</u> <u>797-5387</u>
Lessee/DBA (If Applicable) RECEIVED <u>JUL -11 2011</u> Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name _____ Address _____ City, State & Zip _____	Cost Of Work: \$ <u>12,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>140.00</u>
Current legal use (i.e. single family) <u>SF</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>GARAGE detached</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>GARAGE 12.6 x 22.8</u> <u>already had demo</u>		
Contractor's name: <u>T.B.A</u> Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: _____ Telephone: _____ 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: 7-11-11

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

MORTGAGE LOAN INSPECTION PLAN

4-9 EIGHTH STREET

No. 502-41

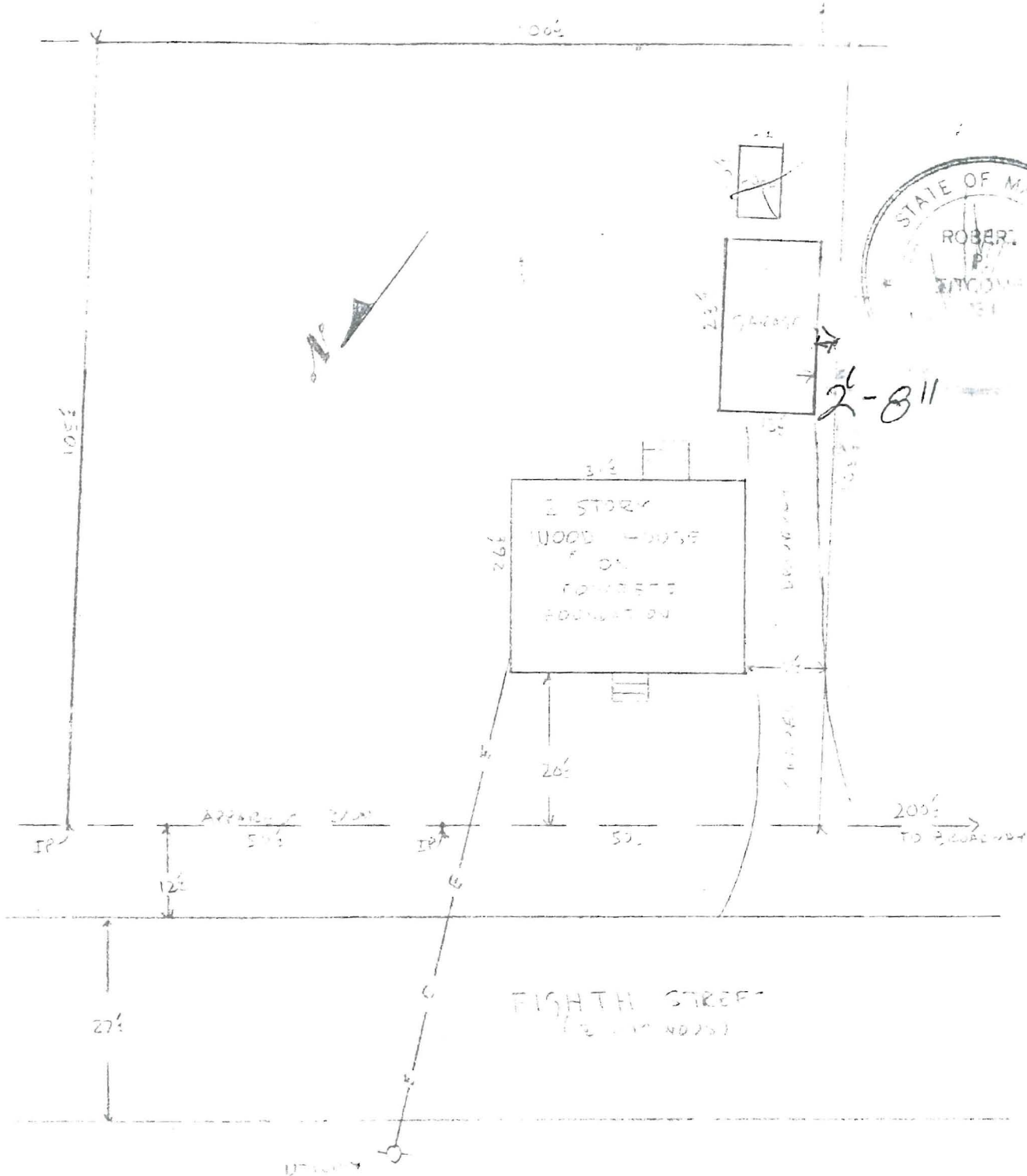
PB 12, PB 2, LOTS 52-53
 "HALLS" BLOCK THOMAS ST
 PORTLAND, MAINE

TO THE LENDING INSTITUTION AND ITS TITLE INSURER
 I hereby certify that the location of the dwelling shown on this plan does ~~not~~ conform with the local zoning laws in effect at the time of construction. The property does not fall within a special flood hazard zone.

BUYER: ERNEST W. JY. & HILTON A. DUC-ARMS
 ROMEO & GERTRUDE M. TAYLOR

SELLER: MELVIN H. MOY

Book _____ Page _____ County CUMBERLAND

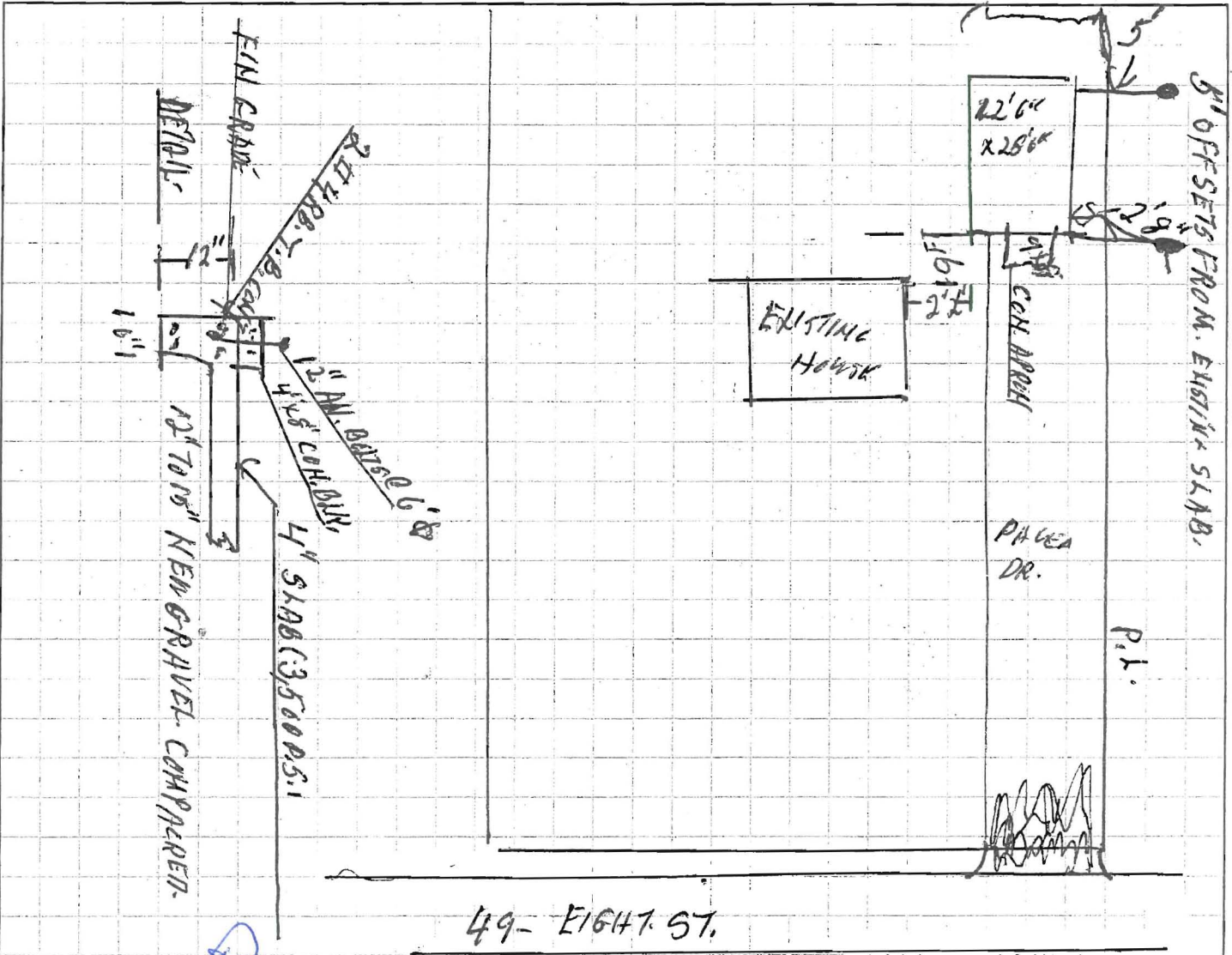


This plan was not made from an instrument survey. The certifications are for mortgage purposes only. This plan applies only to conditions existing as of the date shown hereon. This plan is not for recording.

Date 8-28-84 Scale 1"=20'

R.P. TITCOMB ASSOCIATES, INC. Falmouth, Maine

Drawn By BRE



Revision
RECEIVED
 JUL 18 2011

Dept. of Building Inspections
 City of Portland Maine

OWNER TEL. 799-5389
 LHM TEL. 799-7089

OWNER ERNEST JOHNSON
 49 EIGHT ST. PORTLAND, ME
 CONCTOR LHM BLDG INC. FAL. ME
 GARAGE SLAB 12'6\" x 28'6\"
 DATE 7-13-11
 BY LHM BLDG INC

Proposal

FROM: L & M BUILDERS, INC.

151 GRAY ROAD, FALMOUTH, MAINE

04105 Tel: 207-797-7089 CELL (207) 831-3099

Proposal No.

Sheet No.

Date 7-14-11

Proposal Submitted To	Work To Be Performed At
Name: <u>ERNEST JOHNSON</u>	Street: <u>SAME</u>
Street: <u>EIGHT STREET</u>	City: <u>SAME</u> State: _____
City: <u>PORTLAND</u>	Date of Plans: _____
State: <u>ME</u>	Architect: _____
Telephone Number: <u>207-797-5387</u>	<u>CELL 717-5387</u>

We hereby propose to furnish all the materials and perform all the labor necessary for the completion of
REPLACE EXISTING GARAGE SLAB ON GRADE (12'6" WIDE 22'8" LONG) IN
SAME LOCATION. SEE PLOT PLAN. SLAB WILL HAVE A 12" HUNCH 6" WIDE AT
BOTTOM WITH TWO #4 REBAR CONTINUOUS TO B & BOTTOM. FLOOR AREA 4" THICK
WITH FIBER. CONCRETE WILL BE 3,500 PSI. ALSO CONCRET APRON TO MATCH EXISTING
A 4" X 8" CONCRET BLOCK TOP OF FLOOR TO SET WALLS ON ANCOR BOLTS. 2 @ 6" ON C.
DIG OUT PLACE 12" TO 15" SAND GRAVEL UNDER FLOOR.

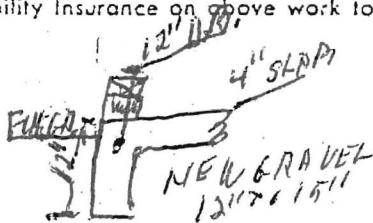
ALT 1 ADD - 6,600 4" PROST WALL NO PER DRAIN

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of Dollars (\$ 5,400.00).

with payments to be made as follows:

1/2 DOWN - 2,700 READY BACKFILL BALAY. COMPLETION

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Workmen's Compensation and Public Liability Insurance on above work to be taken out by L & M BLD'S INC.



Respectfully submitted L & M BLD'S INC.

Per: John De Blaw

Note — This proposal may be withdrawn by us if not accepted within 9 days

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Accepted ERNEST

Signature [Signature] 7-16-11

Date _____

Signature _____

RECEIVED

JUL 18 2011
 Dept. of Building Inspections
 City of Portland Maine



CITY OF PORTLAND, MAINE
 Department of Building Inspections

Original Receipt

June 11 20 11

Received from Ernest Jackson

Location of Work 49 Eighth St

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: _____

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

Other _____

CBL: 340 600

Check #: 1402 **Total Collected \$** 140.00

**No work is to be started until permit issued.
 Please keep original receipt for your records.**

Taken by: [Signature]

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