

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that D.A. BRACKETT & CO. INC

Located At 45 PLYMOUTH ST

Job ID: 2012-02-3279-SF

CBL: 343- B-011-001

has permission to Build a new 24x32 Single Family Residence.

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

04/04/2012

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

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. Footings/Setbacks prior to pouring concrete
 2. Foundation wall prior to backfill
 3. Close In Elec/Plmb/Frame prior to insulate or gypsum
 4. Insulation prior to Close-In
 5. Final Inspection/ Certificate of Occupancy

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

Acting Director of Planning and Urban Development
Gregory Mitchell

Conditions of Approval:

Job ID: 2012-02-3279-SF

Located At: 45 PLYMOUTH ST

CBL: 343- B-011-001

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 structure, 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.
4. Separate permits shall be required for future decks, sheds, pools, and/or garages.

Fire

1. All construction shall comply with City Code Chapter 10.
2. A sprinkler system shall be installed.
3. A separate no fee One- or Two-family Fire Sprinkler Permit is required.
4. All smoke detectors and smoke alarms shall be photoelectric.
5. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.
- 6. Sprinkler requirements**
7. The sprinkler system shall be installed in accordance with NFPA 13D. A compliance letter is required.
8. All control valves shall be supervised in accordance with NFPA 13D. Pad locks shall only be installed on valves designed to be secured in the open position by pad lock.
9. Application requires State Fire Marshal approval.
10. Install an NFPA 13D automatic sprinkler system.

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. Ventilation of this space is required per ASRAE 62.2 , 2007 edition; Contractor agreed that the "building envelope" insulation will comply with the IECC, 2009 (Maine State Energy Codes).**
3. A Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.

4. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.
5. A code compliant emergency escape shall be provided in each bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2 Operation for emergency escape.
6. R807.1 Attic access. Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that exceed 30 square feet and have a vertical height of 30 inches or greater. The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members. The rough-framed opening shall not be less than 22 inches by 30 inches and shall be located in a hallway or other readily accessible location.
7. Fastener scheduled shall comply with Table R602.3(1) of MUBEC.

DRC

1. The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
2. The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent monumentation/pins identifying property corners.
3. A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
4. 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.
5. The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
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. A performance guarantee will be required to cover the cost of site work not completed due to seasonal conditions ie., finish grading, loaming, seeding, mulching, installation of street trees, etc. The performance guarantee must be reviewed, approved, and accepted by the Planning Authority prior to the release of a Temporary Certificate of Occupancy.
8. 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.
9. A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-02-3279-SF	Date Applied: 2/14/2012	CBL: 343- B-011-001	
Location of Construction: 45 PLYMOUTH ST	Owner Name: D.A. BRACKETT & COMPANY INC	Owner Address: 84 COUNTRY LANE PORTLAND, ME, 04103	Phone: (207) 756-0687
Business Name:	Contractor Name: Dwight Brackett	Contractor Address: 84 Country LN PORTLAND MAINE 04103	Phone: (207) 756-0687
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-3
Past Use: Vacant Land split from 55 Plymouth Street	Proposed Use: New Single family- build a new 32' x 24' single family cape with full dormer, deck and bulkhead.	Cost of Work: 100000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <i>w/condition</i> <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R3 Type: 50 MVOEC
Proposed Project Description: SFH 24x32 Cape; 3 bedroom, 1.5 bath; no garage		Pedestrian Activities District (P.A.D.)	
Permit Taken By:	Zoning Approval		

	Special Zone or Reviews	Zoning Appeal	Historic Preservation
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building Permits do not include plumbing, septic or electrical work. 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.	<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: <i>OK w/condition 3/13/12 ABU</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>ABU</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 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

11-9-12 GF PINS IN PLACE - WILL SEND SURVEY
NO FORMS IN PLACE

11-19-12 GF FF
DT } OK - PASS
WP

12-21-12 DWM/BPKF close-in OK

2-19-13 DWM/BKL/capt. Prome Elec Fail, Support Stair to
basement, Laundry trap to fall, Handrail to be continuous to
2nd floor, Handrail at deck required, Fire fail, DRC approval
Rec'd survey.

2-20-13 DWM/BKL DWKSHO elec + Bldg pass
TCO Pending Fire approval/Draft attached.

Applicant: Dwight Brackett

Date: 2/15/12

Address: 45 Plymouth St.

C-B-L: 343-B-11
permit # 2012-02-327

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

revised site plan 3/6/12

final site plan 3/22/12 (OK)

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - build single family Cape w/ full dormer - 24' x 32' w/ 12' x 12' deck

Sewage Disposal - City

Lot Street Frontage - 50' min - 70' given

Front Yard - 25' min - 25' scaled to front steps, 29' to front left corner (OK)

Rear Yard - 25' min - 62' scaled to left rear corner; 52' to deck (OK)

Side Yard - 14' min - 8' scaled on left (OK) need total of 28' has 37'
2 screens - 29' scaled on left (OK)
Projections - (26' to side steps)

Width of Lot - 65' min - scaled to 69' (OK)

Height - 35' max - 21' scaled (OK)

Lot Area - 6500 ϕ - 8360 ϕ (OK)

* Lot Coverage/ Impervious Surface - 35% = 2919 ϕ

32x22
bulkhead = 5.33x6 =
deck = 10x10 = 100
32x24 = 768
side entry 3'x5' = 15 ϕ
front " 3'x5' = 15 ϕ

Area per Family - 6500 ϕ - 8360 ϕ (OK)

Off-street Parking - 2 spaces required - 18' x 18' shown
OK.

Loading Bays - N/A

Site Plan - Level I Minor Residential

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 7 - zone X

Existing House Lot

Owner
Applicant: Richard Robinson

Date: 2/15/12

Address: 55 Plymouth St.

C-B-L: 343-B-9310.

Permit # 2012-02-3279

CHECK-LIST AGAINST ZONING ORDINANCE

Date - house built 2001

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - existing house - vacant land split from it

Sevage Disposal - public.

Lot Street Frontage - 50' min - 84' shown (OK)

Front Yard - N/A

Rear Yard - N/A

Side Yard - 2' long - 14' - 21' to steps (OK)
- 23' on left (OK)

Projections - front steps 5x6 - 4.5x9.5 side steps -

Width of Lot - 65' min - ~~80~~ 81' scaled (OK)

Height - N/A

Lot Area - 6500 ϕ - 8663 ϕ (OK)

Lot Coverage/Impervious Surface - 35% = 3032.05 ϕ

$$\text{house } 32 \times 24 = 768$$

$$\text{steps } 5 \times 6 = 30$$

Area per Family - 6500 ϕ (OK)

$$\text{" } 4.5 \times 9.5 = 42.75$$

Off-street Parking - 2 spaces required

$$\text{shed } 11.5 \times 12 = \frac{138}{978.75} \text{ (OK)}$$

Loading Bays - N/A

Site Plan - Level I Minor Residential

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 7 - zone X

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

browse city services a-z

browse facts and links a-z

CBL 343 B009001
Land Use Type SINGLE FAMILY
Property Location 55 PLYMOUTH ST
Owner Information ROBINSON RICHARD A
 5 CHESTER WOOD RD
 CAPE ELIZABETH ME 04107

Book and Page
Legal Description 343-B-9-10
 PLYMOUTH ST 49-55

Acres 11065 SF
 0.254

Current Assessed Valuation:

TAX ACCT NO. 36308 **OWNER OF RECORD AS OF APRIL 2011**
 ROBINSON RICHARD A

LAND VALUE \$72,400.00
BUILDING VALUE \$126,600.00
NET TAXABLE - REAL ESTATE \$199,000.00

TAX AMOUNT \$3,637.72

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).



Building Information:

Building 1

Year Built 2001
Style/Structure Type CAPE
Stories 1
Bedrooms 3
Full Baths 2
Total Rooms 6
Attic FULL FINSH
Basement FULL
Square Feet 1075

[View Sketch](#) [View Map](#) [View Picture](#)



[New Search!](#)

footprint 24x32 = 768 sq ft

Entered 2/14/12

45

Location/Address of Site: PLYMOUTH STREET			2012 40833 02-3279				
Total Square Footage of Proposed Structure/Area: 1400 SQ FT		Area of lot (total square feet): 8,360 SQ. FT.		Number of Stories: 2			
Tax Assessor's Chart, Block & Lot(s)		Fees Paid: (for Office Use Only)		Cost of Work:			
Chart# 343	Block # B	Lot# 11	Site Plan <input checked="" type="checkbox"/>	Work: \$ 160,000	C of O Fee \$ _____		
Current Legal Use: Number of residential Units 1 SINGLE FAMILY		If vacant, previous use? VACANT LOT		Is property part of a subdivision? If yes, please name: NO			
Proposed Use and Project Description: 24x32 CARP 2 STORIES 3 BED ROOM 1.5 Bath NO Garage							
Applicant - must be owner, Lessee or Buyer Name: D.A. BRACKETT & CO INC.			Applicant Contact Information Work # 0 WIGHT BRACKETT				
Business Name, if applicable: Address: 84 COUNTRY LANE			Home#				
City/State: PORTLAND ME Zip Code: 04103			Cell # 756-0687				
			e-mail:				
2010 <u>Associates</u> 775-11772 Brother Ted Reshe			Owner Contact Information				
			Work #			RECEIVED FEB 14 2012 Dept of Building Inspections City of Portland, ME	
			Home#				
Cell #							
			e-mail:				
Billing Information			Agent/Contractor Contact Information				
Name: D.A. BRACKETT & CO INC.			Work #				
Address: 84 COUNTRY LANE			Home#				
City/State: PORTLAND ME Zip Code: 04103			Cell #				
Phone Number: 756-0687			e-mail:				
			Contact when Building Permit is Ready:				
Name:			Name:				
Address:			Address:				
City/State:			City/State:				
Zip Code:			Zip Code:				
Phone Number:			Phone Number:				

75-C-080
\$1,495
300 DRC
100 Site Insp
9'9" x 10' + 30' + 100 Site Insp

General Submittal Requirements – Level I Minor Residential

Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Completed application form and check list.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1	Application fees.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Evidence of right, title and interest.
<input checked="" type="checkbox"/>	<input type="checkbox"/> N/A	3 (1 paper copy as of Dec. 1)	Copies of required state and/or federal permits.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Written Description of existing and proposed easements or other burdens.
<input type="checkbox"/>	<input type="checkbox"/> N/A	3 (1 paper copy as of Dec. 1)	Written requests for waivers from individual site plan and/or technical standards.
<input checked="" type="checkbox"/>	<input type="checkbox"/> N/A	3 (1 paper copy as of Dec. 1)	Evidence of financial and technical capacity.
<input checked="" type="checkbox"/>	<input type="checkbox"/> N/A	3 (1 paper copy as of Dec. 1)	Written summary of fire safety (referencing NFPA fire code and Section 3 of the City of Portland Technical Manual). Refer to Fire Department Checklist on page 6 of this application.

Site Plans and Boundary Survey Requirements – Level I Minor Residential

Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
<input type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Boundary survey meeting the requirements of section 13 of the City of Portland Technical Manual with the site plan information listed below shown on the plan, including a north arrow and a scale greater than or equal to 1"=20'. (Photocopies of the plat or hand drawn building footprints will not be accepted.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ <i>Zoning district, setbacks and dimensional requirements. Show zone lines and overlay zones that apply to the property, including Shoreland Zone &/or Stream Protection Zone.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ <i>Existing and proposed structures (including location of proposed piers, docks or wharves if in Shoreland Zone).</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ <i>Location and dimension of existing and proposed paved areas.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ <i>Proposed ground floor area of building.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ <i>Finish floor elevation (FEE) or sill elevation.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ <i>Exterior building elevations (show all 4 sides).</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ <i>Existing and proposed utilities (or septic system, where applicable)</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ <i>Existing and proposed grading and contours.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ <i>Proposed stormwater management and erosion controls.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ <i>Total area and limits of proposed land disturbance.</i>

Site Plan Standards for Review of Level I: Minor Residential

Level I: Minor Residential site plan applications are subject to the following site plan standards*, as contained in section 14-526 of Article V, Site Plan:

- 14-526 (a) **Transportation Standards:** 2.a.(i) and (ii);
2.c (if the site plan is a two-family or multi-family building);
4.a.(i) and (iv)
- 14-526 (b) **Environmental Quality Standards:** 1
2.a.
2.b.(iii)
3.a., c. and d. and e.
- 14-526 (c) **Public Infrastructure and Community Safety Standards:** 1. and 3.a through e.
- 14-526 (d) **Site Design Standards:** 5. and 9.

**Except as provided in Article III of the City Code, or to conditions imposed under Section 14-526(e) only, or to those submission requirements set forth in section 14-527 as relate solely thereto.*



PORTLAND FIRE DEPARTMENT SITE REVIEW FIRE DEPARTMENT CHECKLIST



A separate drawing[s] shall be provided to the Portland Fire Department for all site plan reviews.

1. Name, address, telephone number of applicant.
2. Name address, telephone number of architect
3. Proposed uses of any structures [NFPA and IBC classification]
4. Square footage of all structures [total and per story]
5. Elevation of all structures
6. Proposed fire protection of all structures
 - **As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)**
7. Hydrant locations

DEVELOPMENT REVIEW FEES:

Check all reviews that apply. Payment may be made in cash or check to the City of Portland.

Level I Minor Residential Site Plan <input checked="" type="checkbox"/> Application Fee (\$300.00 flat fee) The City invoices separately for the following: <ul style="list-style-type: none">• Notices (\$.75 each)	Fees Paid (office use) —
Inspection Fee: Inspection fee due after approval (for site plan inspection by the Planning Division)	\$100 (flat fee)
Performance Guarantee	Exempt except for those projects that complete construction in the winter and the site work is incomplete.
Building Permit Fee	\$30 for the first \$1,000 construction cost, \$10 per additional \$1,000 cost.

Application Check List:

As of December 1, 2010, all site plans and written application materials must be uploaded to a website for review. At the time of application, instructions for uploading the plans will be provided to the applicant. One paper set of the plans, written materials and application fee must be submitted to the Planning Division Office to start the review process.

Refer to the application checklist for a detailed list of submittal requirements.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: www.portlandmaine.gov Copies of the ordinances may be purchased through the Planning Division. All of the information on the checklist must be submitted for review. The applicant must check off the items contained in the application package to ensure the application is complete.

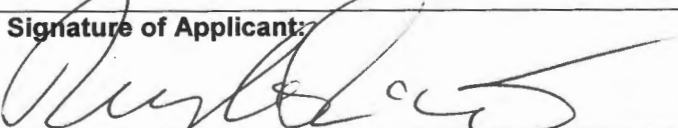
Property Taxes:

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 a permit of any kind is accepted.

Separate Permits:

Separate permits are required for internal and external plumbing, HVAC, and electrical installations.

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 Planning Authority and Code Enforcement'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 of Applicant: 	Date: 2/13/12
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This is not a permit; you may not commence any work until the permit is issued.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	▪ <i>Proposed protections to or alterations of watercourses.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	▪ <i>Proposed wetland protections or impacts.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	▪ <i>Existing vegetation to be preserved and proposed site landscaping and street trees (2 trees per unit for a single or two-family house).</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	▪ <i>Existing and proposed curb and sidewalk, except for a single family home.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	▪ <i>Existing and proposed easements or public or private rights of way.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	▪ <i>Show foundation/perimeter drain and outlet.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	▪ <i>Additional requirements may apply for lots on unimproved streets.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)
		<i>Three sets of the reduced boundary survey/site plan is required if original is larger than 11'x17'</i>

Building Permit Submittal Requirements –Level I: Minor Residential Development

Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
		1	One (1) complete set of construction drawings must include:
<input type="checkbox"/>	<input type="checkbox"/>		▪ <i>Cross section with framing details</i>
<input type="checkbox"/>	<input type="checkbox"/>		▪ <i>Floor plans and elevations to scale</i>
<input type="checkbox"/>	<input type="checkbox"/>		▪ <i>Stair details including dimensions of : rise/run, head room, guards/handrails, baluster space</i>
<input type="checkbox"/>	<input type="checkbox"/>		▪ <i>Window and door schedules</i>
<input type="checkbox"/>	<input type="checkbox"/>		▪ <i>Foundation plans w/required drainage and damp proofing , if applicable</i>
<input type="checkbox"/>	<input type="checkbox"/>		▪ <i>Detail egress requirements and fire separation, if applicable</i>
<input type="checkbox"/>	<input type="checkbox"/>		▪ <i>Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2003</i>
<input type="checkbox"/>	<input type="checkbox"/>		▪ <i>Deck construction including: pier layout, framing, fastenings, guards, stair dimensions</i>
<input type="checkbox"/>	<input type="checkbox"/>		▪ <i>As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)</i>
<input type="checkbox"/>	<input type="checkbox"/>		▪ <i>Reduced plans or electronic files in pdf format are also required if original plans are larger than 11X17"</i>

Reminder: Separate permits are required for internal and external plumbing, HVAC, and electrical installations. Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused. The Planning and Urban Development Department may request additional information prior to the issuance of a permit.

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **RICHARD A. ROBINSON** of Cape Elizabeth, Maine, for consideration paid, grants to **D. A. BRACKETT & COMPANY, INC.**, a Maine Corporation whose mailing address is 84 Country Lane, Portland, ME 04103, with **WARRANTY COVENANTS**, the premises situated on or about 45 Plymouth Street, County of Cumberland and State of Maine, more particularly bounded and described below:

A certain lot or parcel of land located on the northeasterly sideline of *Plymouth Street* in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at, or near, a 1" iron located on the northeasterly sideline of *Plymouth Street* marking the southerly corner of lot 94 as depicted on plan of 'Deering Villa' by C.A. Thayer, CE dated June 1907 and recorded in Cumberland County Registry of Deeds (CCRD) in Plan Book 11, Page 71 also being the westerly corner of land now or formerly Hilton as described in deed Book 24582, Page 114 CCRD; thence N 35°-42'-17" W along the northeasterly sideline of *Plymouth Street*, 70.00 feet to a 5/8" rebar; thence N 50°-25'-07" E across lot 93 of said plan and land of Grantor herein, 114.11 feet to a 5/8" rebar at lot 112 of said plan being land now or formerly Arlington Investment, Inc. as described in deed Book 10475, Page 144 CCRD; thence S 45°-06'-25" E along lot 112 and lot 111 of said plan being land now or formerly Hilton as previously described, 70.00 feet to a 5/8" rebar at lot 95 of said plan; thence S 50°-20'-36" W along lot 95 and land of Hilton, 125.58 feet to the point of beginning. Parcel described is all of lot 94 and the southeasterly portion of lot 93 as depicted on said plan of 'Deering Villa'.

Parcel is conveyed subject to a 5-foot drainage easement running 5-feet northwesterly of, and perpendicular to, the entire length of the southeasterly boundary line of the above described parcel.

Parcel is conveyed subject to a 5-foot drainage easement running 5-feet southeasterly of, and perpendicular to, the entire length of the northwesterly boundary line of the above described parcel.

Parcel is also conveyed with a 5-foot drainage easement running 5-feet northwesterly of, and perpendicular to, the entire length of the northwesterly boundary line of the above described parcel.

Parcel is also conveyed with a 10-foot grading and drainage easement described as follows:

Beginning at a 5/8" rebar marking the northerly corner of the above described parcel; thence S 50°-25'-07" W along the northwesterly boundary of the above described parcel, 10.05 feet; thence N 45°-06'-25" W

MAINE REAL ESTATE TAX PAID

V-9-6
10-9

across land of Grantor herein being lots 93 and 92 of said 'Deering Villa', 78.39 feet; thence N 54°-03'-30" E, 10.13 feet to a 5/8" rebar; thence S 45°-06'-25" E, 77.75 feet to the point of beginning.

Parcel contains 8,360 sq.ft. and is a portion of land described in deed Book 6668, Page 57 and all land described in deed Book 9236, Page 240 CCRD . Bearings herein are based on True North.

IN WITNESS WHEREOF, the said Richard A. Robinson has set his hand this 25 day of January, 2012.

Cynthia J. Milne
Witness

Richard A. Robinson
Richard A. Robinson

STATE OF Massachusetts
COUNTY OF Middlesex

January 25, 2012

Then personally appeared Richard A. Robinson and acknowledged the foregoing instrument to be his free act and deed.

Before me,

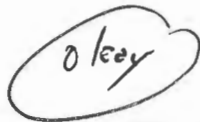
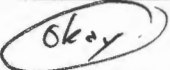
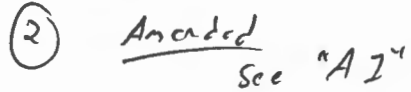
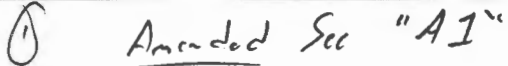
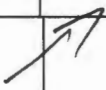
Cynthia J. Milne
Notary Public

Cynthia J. Milne
Print Name of Person Taking Acknowledgement

My commission expires 6-13-14



Received
Recorded Register of Deeds
Jan 30, 2012 01:44:27P
Cumberland County
Pamela E. Lovley

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)	4" slab w/ Fiber Mesh 16x16" w/ 2-#4 Rebar 4-0" min. depth	
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	Damp proofing / Drainage	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	
Anchor Bolts/Straps, spacing (Section R403.1.6)	5/8" DIA @ 12" long 3-0" o.c. 2 @ corners	
Lally Column Type (Section R407)	3 1/2" DIA 7-10' long	
Girder & Header Spans (Table R 502.5(2))	(3) 2x12" Beam	
Built-Up Wood Center Girder Dimension/Type		
Sill/Band Joist Type & Dimensions	2x6" P.T. w/ Hooped "A307"	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10" @ 2x8" Spacing 2x8" 13-0 Max @ 90 PSF 12-3" Max allotted	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))		
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and 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 $\frac{12}{12}$ & 12 $\frac{12}{12}$ 2x8" & 2x10" @ 16" O.C.	① Trusses @ 7/16" called on 2 nd page? 2x10" @ 16" O.C. w/ 5/8
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	Roof: 5/8 / wall: 7/16 / Floor: 3/4	okay
Fastener Schedule (Table R602.3(1) & (2))		④
Private Garage (Section R309) Living Space ? (Above or beside)	N/A	
Fire separation (Section R309.2)		
Opening Protection (Section R309.1)	N/A	
Emergency Escape and Rescue Openings (Section R310)	"Egress shown"	okay
Roof Covering (Chapter 9)	25 yr Asphalt	okay
Safety Glazing (Section R308)	"Temp" shown in Bathroom	okay
Attic Access (Section R807)		
Chimney Clearances/Fire Blocking (Chap. 10)	16x16" 4/2" space	→ NFPA all Disclosure Required
Header Schedule (Section 502.5(1) & (2))	"See A2"	
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration		③

<p>Type of Heating System</p>		
<p>Means of Egress (Sec R311 & R312) Basement Number of Stairways Interior Exterior Treads and Risers (Section R311.5.3) Width (Section R311.5.1) Headroom (Section R311.5.2) Guardrails and Handrails (Section R312 & R311.5.6 – R311.5.6.3)</p>	<p>Bulkhead 10" x 7 3/4" 3'-6" 6'-8" 34" Rail</p>	<p>okay okay</p>
<p>Smoke Detectors (Section R313) Location and type/Interconnected</p>	<p>" Gen. Notes #17"</p>	<p>5 = CO Det. Required</p>
<p>Dwelling Unit Separation (Section R317) and IBC – 2009 (Section 1207)</p>	<p>N/A</p>	
<p>Deck Construction (Section R502.2.1)</p>	<p>2x10" RT. @ 16" O.C. 13) 2x10" Beam 4'-7" Max</p>	<p>okay</p>



11168

PLUMBING PERMIT APPLICATION

PROPERTY ADDRESS

Street: 45 Plymouth St.

CBL: 343 3011

PROPERTY OWNER(S) NAME

NAME: DA Bradnatt

Applicant Name: Tim Davis Plumbing & Heating Inc

Mailing Address of Owner/Applicant (if Different): P.O. Box 355
Lynn, ME 04002

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector(s) to deny a permit.

Signature of Owner/Applicant: [Signature] Date: 12/13/12

Town/City: PORTLAND Permit #: 201265628

Date Permit Issued: 12/14/12 Fee: \$ 130 Double Fee Charged []

Local Plumbing Inspector Signature: [Signature] L.P.I. # 360

The Internal Plumbing Fixtures and Piping shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the plumbing system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules Application.

Date Approved (Rough-in): _____
LPI Signature: _____ Date Approved (Final): _____

PERMIT INFORMATION

This Application is for

- 1. NEW PLUMBING
- 2. RELOCATED PLUMBING

Type of Structure to be Served

- 1. SINGLE FAMILY RESIDENCE
- 2. MODULAR OR MOBILE HOME
- 3. MULTIPLE FAMILY DWELLING
- 4. OTHER-SPECIFY _____

Plumbing to be Installed by:

NAME: Tim Davis

- 1. MASTER PLUMBER
- 2. OIL BURNERMAN
- 3. MFG'D HOUSING DEALER / MECHANIC
- 4. PUBLIC UTILITY EMPLOYEE
- 5. PROPERTY OWNER

LICENSE # 60007700

RECEIVED
DEC 14 2012
Dept. of Building Inspections
City of Portland Maine

SCANNED

Please call 874-8703 with your permit # to schedule inspections!

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
<input type="checkbox"/> HOOK-UP: to public sewer by those cases where the connection is not regulated and inspected by the local sanitary district. <input type="checkbox"/> HOOK-UP: to an existing subsurface wastewater disposal system <input type="checkbox"/> PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures. OR <input type="checkbox"/> TRANSFER FEE [\$10.00]	<input checked="" type="checkbox"/> 2	Hosebib / Sillcock	<input checked="" type="checkbox"/> 1	Bathtub (and Shower)
	<input type="checkbox"/>	Floor Drain	<input type="checkbox"/>	Shower (separate)
	<input type="checkbox"/>	Urinal	<input checked="" type="checkbox"/> 1	Sink
	<input type="checkbox"/>	Drinking Fountain	<input checked="" type="checkbox"/> 2	Wash Basin
	<input type="checkbox"/>	Indirect Waste	<input checked="" type="checkbox"/> 2	Water Closet (Toilet)
	<input type="checkbox"/>	Water Treatment Softener, Filter, Etc.	<input checked="" type="checkbox"/> 1	Clothes Washer
	<input type="checkbox"/>	Grease / Oil Separator	<input checked="" type="checkbox"/> 1	Dish Washer
	<input type="checkbox"/>	Roof Drain	<input checked="" type="checkbox"/> 1	Garbage Disposal
	<input type="checkbox"/>	Bidet	<input type="checkbox"/>	Laundry Tub
	<input type="checkbox"/>	Other: _____	<input checked="" type="checkbox"/> 1	Water Heater
	<input checked="" type="checkbox"/> 2	Fixtures (Subtotal) Column 2	<input checked="" type="checkbox"/> 12	Fixtures (Subtotal) Column 1
			<input checked="" type="checkbox"/> 12	TOTAL FIXTURES
			<input type="checkbox"/>	Fixture Fee
			<input type="checkbox"/>	Transfer Fee
			<input type="checkbox"/>	Hook-Up & Relocation Fee
Fees by fixture: First 4 fixtures = \$40 Over 4 = \$10/fixture + \$10 Surcharge			<u>130.00</u>	PERMIT FEE (TOTAL)

Please call 874-8703 with your permit # to schedule inspections!

ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of Portland Electrical Ordinance, National Electrical Code and the following specifications:

Date 12/17/12
 Permit # 2012 65638
 CBL# 343 3011

LOCATION: 45 PLYMOUTH ST METER MAKE & # _____
 CMP ACCOUNT # 301-058-492 OWNER D.A. BRACKLEY
 TENANT _____ PHONE # _____

							TOTAL EACH FEE	
OUTLETS	30	Receptacles	20	Switches	5	Smoke Detector		.20
FIXTURES	15	Incandescent		Fluorescent		Strips		.20
SERVICES	/	Overhead		Underground		TTL AMPS <800		15.00
		Overhead		Underground		>800		25.00
Temporary Service		Overhead		Underground		TTL AMPS		25.00
								25.00
METERS	/	(number of)						1.00
MOTORS		(number of)						2.00
RESID/COM		Electric units						1.00
HEATING		oil/gas units	Interior			Exterior		5.00
APPLIANCES	/	Ranges		Cook Tops		Wall Ovens		2.00
		Insta-Hot		Water heaters		Fans		2.00
		Dryers	/	Disposals	/	Dishwasher		2.00
		Compactors		Spa	/	Washing Machine		2.00
		Others (denote)						2.00
MISC. (number of)		Air Cond/win						3.00
		Air Cond/cent				Pools		10.00
		HVAC		EMS		Thermostat		5.00
		Signs						10.00
		Alarms/res						5.00
		Alarms/com						15.00
		Heavy Duty(CRKT)						2.00
		Circus/Carnv						25.00
		Alterations						5.00
		Fire Repairs						15.00
E Lights						1.00		
E Generators						20.00		
PANELS		Service	Remote		Main			4.00
								5.00
								8.00
TRANSFORMER		0-25 Kva						5.00
		25-200 Kva						8.00
		Over 200 Kva						10.00
							TOTAL AMOUNT DUE	
							MINIMUM FEE/COMMERCIAL 55.00	
							MINIMUM FEE	45.00

343 B 011

RECEIVED

DEC 17 2012

Dept. of Building Inspections
 City of Portland Maine

CONTRACTORS NAME DARLINGS ELECTRIC SERVICE MASTER LIC. # MS60010638
 ADDRESS 52 PIPE KNOLL RD. DURHAM ME 04222 LIMITED LIC. # _____
 TELEPHONE 212-1295

SIGNATURE OF CONTRACTOR [Signature]

Survey, Inc.

P.O. Box 210
Windham, Maine 04062
(207) 892-2556 (207) 892-2557 Fax
INFO@SurveyIncorporated.com

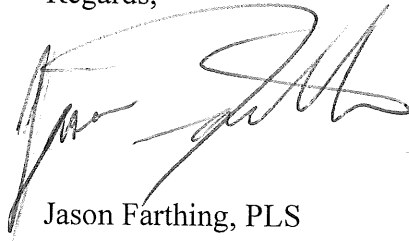
Planning Division
City of Portland
389 Congress Street, 4th Floor
Portland, ME 04101

Re: 45 Plymouth Street

To whom it concerns:

The proposed foundation location was staked within the excavated hole at 45 Plymouth Street on November 7, 2012 by Survey, Inc. The proposed building is being constructed per Site Plan prepared for Dwight Brackett, dated January 5, 2012, last revised 3/08/12 by Survey, Inc. The building meets the required setbacks per City of Portland zoning as detailed on said plan. The horizontal location and the proposed top of foundation wall bench mark have been checked and verified as matching the data presented on said site plan. Please call me directly with any questions or concerns regarding this project.

Regards,



Jason Farthing, PLS

Survey, Inc.



Certificate of Occupancy

CITY OF PORTLAND, MAINE

Department of Planning and Urban Development
Building Inspections Division



Location: 45 PLYMOUTH ST

CBL: 343 B011001

Issued To: Da Brackett & Company Inc

Issued Date: 02/21/2013

~~This is to certify~~ that the building, premises, or part thereof, at the above location, built-altered-changed as to use under Building Permit No. 201240833 has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

ENTIRE

APPROVED OCCUPANCY

USE GROUP R-3
TYPE 5-B
SINGLE FAMILY DWELLING
IBC 2009 (MUBEC)

LIMITING CONDITIONS: THIS IS A TEMPORARY CERTIFICATE OF OCCUPANCY AND IT EXPIRES ON JUNE 1, 2013,
PENDING DEVELOPMENT REVIEW APPROVAL.

Approved:

Inspector

Inspection Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.



CITY OF PORTLAND, MAINE

Department of Building Inspections

*Need
Envelope*

Original Receipt

2/14 2012

Received from Budget

Location of Work Plymouth (split from 45)

Cost of Construction \$ 100,000 Building Fee: 129.00

Permit Fee \$ _____ Site Fee: 100

^{DRC}
Certificate of Occupancy Fee: 300

Total: 1,495

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

Other _____

CBL: 343 B011

Check #: 11863 Total Collected \$ 1,495

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

Taken by: BS

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