

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 01-0454	Issue Date: MAY - 4 2001	CBL: 351 A029001
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Location of Construction: 110 Shepherd Ln	Owner Name: Burton Arthur M Iii	Owner Address: 110 Shepherd Ln Portland, ME 04103	Phone: 878-8186
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Business Name: N/A	Contractor Name: O'Brien Brothers	Contractor Address: P.O. Box 321 Gorham	Phone: 2078393266
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Lessee/Buyer's Name: N/A	Phone:	Permit Type: Additions - Dwellings	Zone: R-2
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Past Use: single family	Proposed Use: single family Call Arthur @ 878-8186	Permit Fee: \$60.00	Cost of Work: \$5,400.00	CEO District: 2
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FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Code PERMIT ISSUED WITH REQUIREMENTS 53 05/01/2001
Signature:	Signature:

Proposed Project Description:
22' x 22' garage **FOUNDATION ONLY**

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: jodinea	Date Applied For: 05/01/2001	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 <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>05/23/01</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: _____
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PERMIT ISSUED WITH REQUIREMENTS

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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

All Purpose 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: 112 Shepherd Lane Portland, Maine

Total Square Footage of Proposed Structure 22x22	Square Footage of Lot
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Tax Assessor's Chart, Block & Lot Number Chart# 351 Block# A Lot# 029	Owner: ARTHUR W. BURTON III	Telephone#: 878-8186
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Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address: 112 Shepherd Lane Portland	Cost Of Work: \$ 5,400 Fec: \$ 60.00
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Current use: Driveway
If the location is currently vacant, what was prior use:
Approximately how long has it been vacant:
Proposed use: 2 CAR GARAGE
Project description: 22 x 22 foundation for garage - garage to be pinned to house foundation

Contractor's Name, Address & Telephone: O'Brien Brothers Inc.
P.O. Box 321 Gorham Me

Applicants Name, Address & Telephone: ARTHUR BURTON
112 Shepherd Lane Portland, me 04103

Who should we contact when the permit is ready: ^{Call} ARTHUR BURTON
Telephone: 878-8186

If you would like the permit mailed, what mailing address should we use:

Rec'd By: *Call*

DEPT. OF BUILDING INSPECTION
MAY - 1 2001

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PLOT PLAN INCLUDES THE FOLLOWING:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches; a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDES THE FOLLOWING:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
 - Floor Plans & Elevations
 - Window and door schedules
 - Foundation plans with required drainage and damp proofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

SEPARATE PERMITS ARE REQUIRED FOR INTERNAL & EXTERNAL PLUMBING, HVAC AND ELECTRICAL INSTALLATIONS

- All construction must be conducted in compliance with the 1999 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1999 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

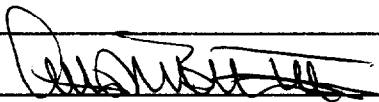
Minor/Minor Site Review Fee for New Single Family homes: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED

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/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 of applicant:



Date:

5/1/01

BUILDING PERMIT REPORT

DATE: 3 MAY 2001 ADDRESS: 110 Shepherd Ln CBL: 351-A-029

REASON FOR PERMIT: Frost wall only for attached garage.

BUILDING OWNER: A. M. Barton

PERMIT APPLICANT: _____ CONTRACTOR O'Brien Brothers

USE GROUP: U/A3 CONSTRUCTION TYPE: _____ CONSTRUCTION COST: \$5,400.00 PERMIT FEES: \$60.00

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: K1 K2 K4 K8

- K1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- K2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) "ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- X4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- A8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42". In occupancies in Use Group A, B.H-4, I-1, I-2, M, R, public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. Handrails shall be a minimum of 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
16. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
17. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

THIS IS NOT A BOUNDARY SURVEY

INSPECTION OF PREMISES

112 SHEPARD LA
PORTLAND, MAINE

Job Number: 259-78

Inspection Date: 09-18-95

Scale: 1"=30'

I HEREBY CERTIFY TO GRANITE STATE
TITLE CO, GHAC AND ITS TITLE
INSURER

The monumentation is in harmony with
current deed description.

The building setbacks are in conformity
with town zoning requirements.

The dwelling does not appear to fall within the
special flood hazard zone as delineated by the
Federal Emergency Management Agency.

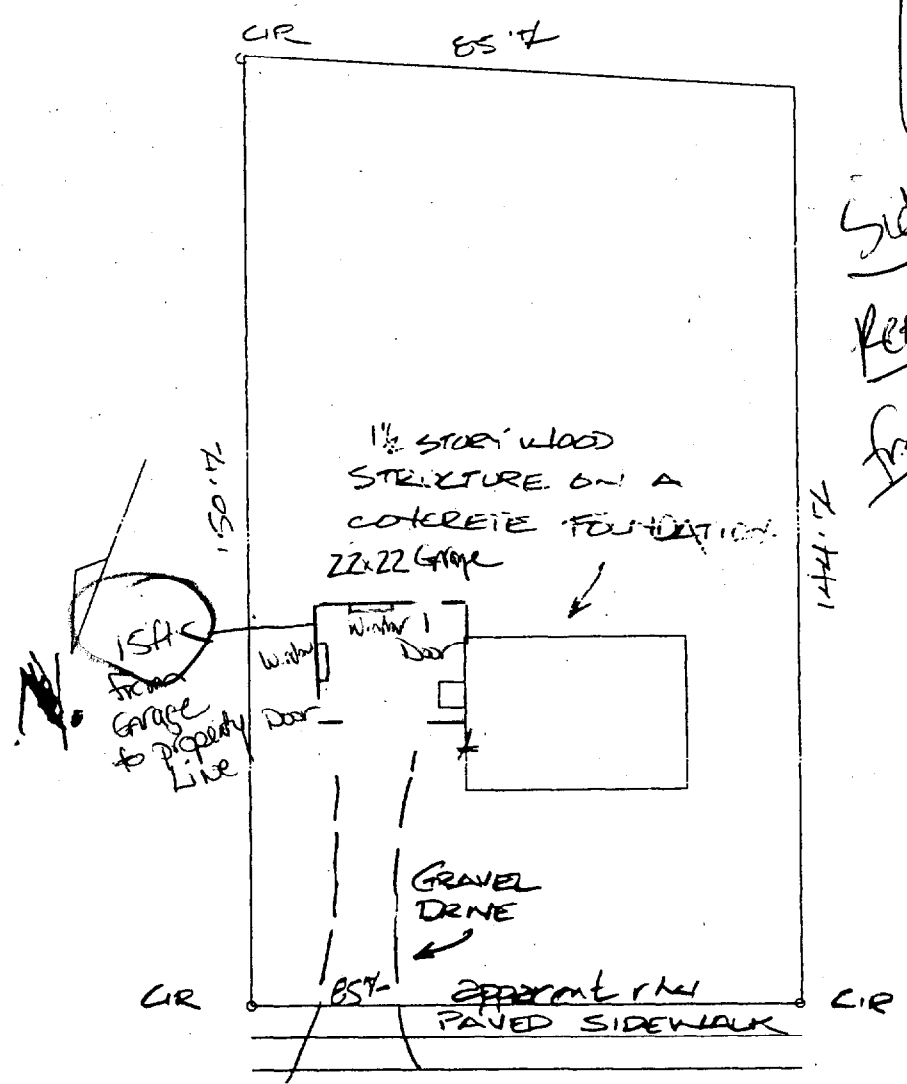
The land does not appear to fall within the
special flood hazard zone as indicated on
community-panel # 230051002B.

BUYER: ARTHUR BURTON

SELLER: KASPRZAK, INC

R-2

Side Yeg: 14' Reg - 15' Show
Rear: 25' Reg - 25' Show
Front: 25' Reg - 25' Show



SHEPARD LANE (BUTTING) TO PALMER AVE ->

[Handwritten signature]

THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD. THOSE THAT ARE EVIDENT ARE SHOWN. THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ABUTTING DEEDS.

BRUCE R. BOWMAN, INC.
176 Gray Road
Cumberland, Maine 04021
Phone: (207)829-3959
Fax: (207)829-3522



PLAN BOOK 193 PAGE 223 LOT 14
DEED BOOK _____ PAGE _____ COUNTY WISSEBAND

THIS PLAN IS NOT FOR RECORDING Drawn by: JMT

O'BRIEN BROTHERS, INC.

EXCAVATING CONTRACTOR
P.O. BOX 321 GORHAM, MAINE 04038
(207) 839-3266 FAX (207) 839-5379

AUTHER BURTON
112 SHEPARD LAND
PORTLAND, ME. 04103

PROPOSAL:

EXCAVATING & POURING 22X22 FROSTWALL.
PRICE DOES NOT INCLUDE CONCRETE SLAB, ANY PAVING OR LOAMING & SEEDING.

TOTAL \$5400.00

John:

To confirm our conversation, this bid does include the following:

- backfill once foundation poured
- Cut Asphalt + remove debris
- 22x22 Frostwall pinned to base
- foundation packed + filled with sand

Based on this additional information, I accept this proposal as outlined and at a cost of

\$ 5,400.00

Signed: Auther Burton