



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life



Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 10/21/14

Jeff Levine, AICP, Director
Director of Planning and Urban Development

Tammy Munson
Director, Inspections Division

Electronic Signature and Fee Payment Confirmation

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no permit application can be reviewed until payment of appropriate permit fees are **paid in full** to the Inspections Office, City of Portland Maine by method noted below:

Within 24-48 hours, upon receipt of an e-mailed invoice from Building Inspections, which signifies that my electronic permit application and corresponding paperwork have been received, determined complete, entered by an administrative representative, and assigned a permit number, I then have the following four (4) payment options:

- to provide an on-line electronic check or credit/debit card (we now accept American Express, Discover, VISA, and MasterCard) payment (along with applicable fees beginning July 1, 2014),
- call the Inspections Office at (207) 874-8703 and speak to an administrative representative to provide a credit/debit card payment over the phone,
- hand-deliver a payment method to the Inspections Office, Room 315, Portland City Hall,
- or deliver a payment method through the U.S. Postal Service, at the following address:

City of Portland
Inspections Division
389 Congress Street, Room 315
Portland, Maine 04101

Once my payment has been received, this then starts the review process of my permit. **After all approvals have been met and completed, I will then be issued my permit via e-mail.** No work shall be started until I have received my permit.

Applicant Signature: *Lisa Berry* Date: 9/25/2014

I have provided digital copies and sent them on: FRIDAY 9/25/2014 Date: 9/25/2014

NOTE: All electronic paperwork must be delivered to buildinginspections@portlandmaine.gov or by physical means ie; a thumb drive or CD to the office.

Room 315 - 389 Congress Street- Portland, Maine 04101 (207) 874-8703 - Fax: 874-8716 - TTY: 874-8936



Jeff Levine, AICP, Director
Planning & Urban Development Department

Tammy Mun:
Inspector



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Residential Additions/Alteration Permit Application Checklist

Date: 10/21/14

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at www.portlandmaine.gov, in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

One (1) complete set of construction drawings must include:

- Cross sections w/framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2009
- N/A Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Electronic files in pdf format are also required
- N/A Proof of ownership is required if it is inconsistent with the assessors records

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

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- N/A A change of use may require a site plan exemption application to be filed.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

Permit Fee: \$25.00 for the first \$1000.00 construction cost, \$11.00 per additional \$1000.00 cost
This is not a Permit; you may not commence any work until the Permit is issued.

389 Congress Street * Portland Maine 04101-3509 * Phone: (207) 874-8703 * Fax: (207) 874-8716
<http://www.portlandmaine.gov/planning/buildinsp.asp> * E-Mail: buildinginspections@portlandmaine.gov



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user c within the City, payment arrangements must be made before permits of any

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Address/Location of Construction: <u>23 SHEPHERD STREET</u>			Date: <u>10/21/14</u>
Total Square Footage of Proposed Structure: <u>FOOTPRINT 780 FT²</u>			
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Applicant Name: <u>LISA BERRY</u> Address <u>23 SHEPHERD STREET</u> City, State & Zip <u>PORTLAND ME 04103</u>	Telephone: <u>450-0353</u> Email: <u>elleberry73@hotmail.com</u>	
Lessee/Owner Name : (if different than applicant) <u>N/A</u> Address: City, State & Zip: Telephone E-mail:	Contractor Name: <u>PRO GARAGE MAINE</u> (if different from Applicant) <u>RICK EASTMAN</u> Address: <u>1059 PRESOTT STREET</u> City, State & Zip: <u>MANCHESTER ME</u> Telephone <u>207.319.4590</u> E-mail: <u>PROPARGEMAINE.COM</u>	Cost Of Work: \$ <u>29,200</u> C of O Fee: \$ _____ Historic Rev \$ <u>0</u> Total Fees : \$ _____	
Current use (i.e. single family) <u>SINGLE FAMILY</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>SINGLE FAMILY</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>GARAGE ADDITION WITH MUDROOM AND BONUS ROOM OVER GARAGE</u>			
Who should we contact when the permit is ready: <u>LISA BERRY</u>			
Address: <u>23 SHEPHERD STREET</u>			
City, State & Zip: <u>PORTLAND ME 04103</u>			
E-mail Address: <u>elleberry73@hotmail.com</u>			
Telephone: <u>450-0353</u>			

Please submit all of the information outlined on the applicable checklist. Failure to do so causes an automatic permit denial.

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 <http://www.portlandmaine.gov/754/Applications-Fees> 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: Lisa Berry Date: 9/25/2014

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

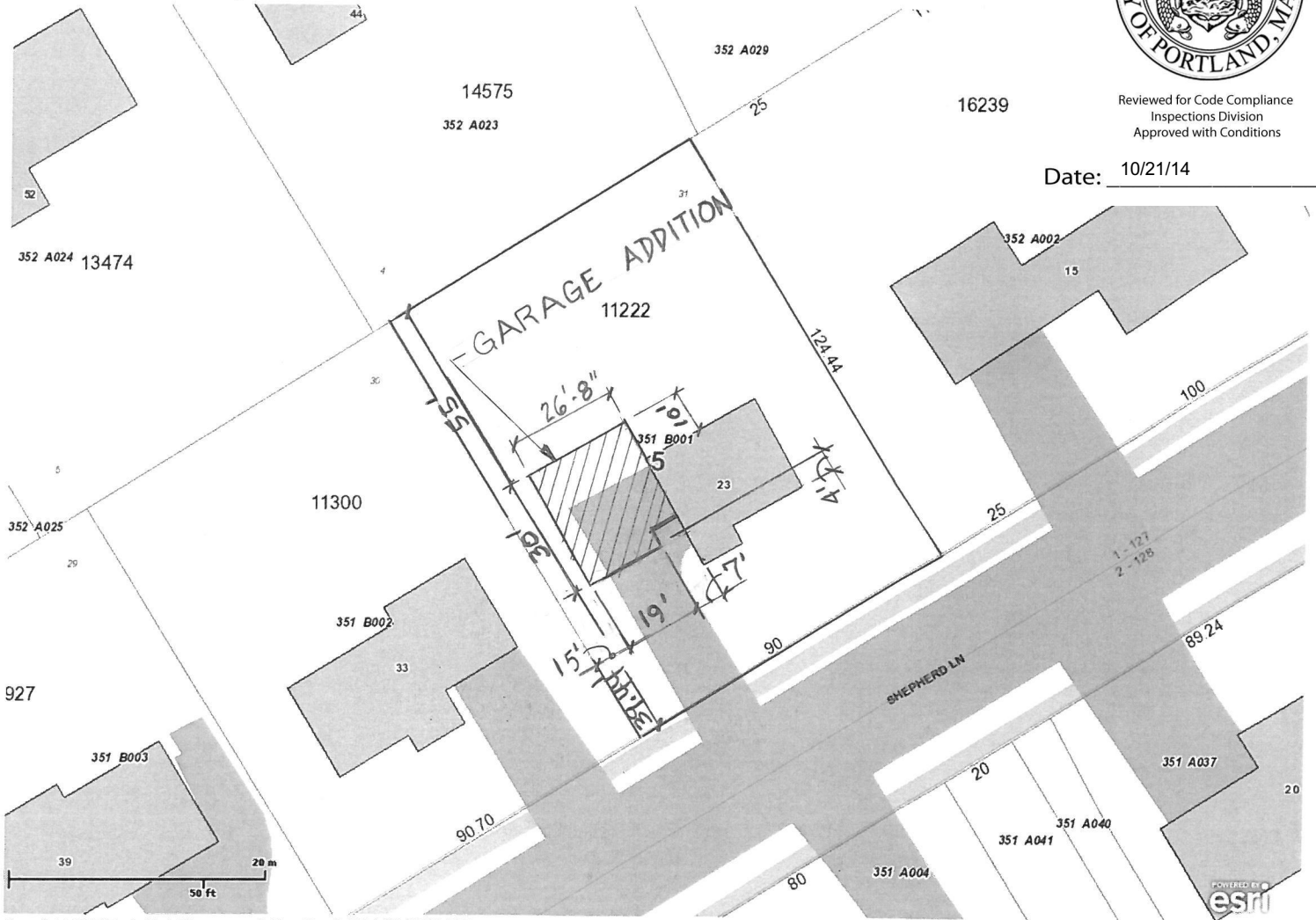
My Map

BERRY- 23 Shepherd St.



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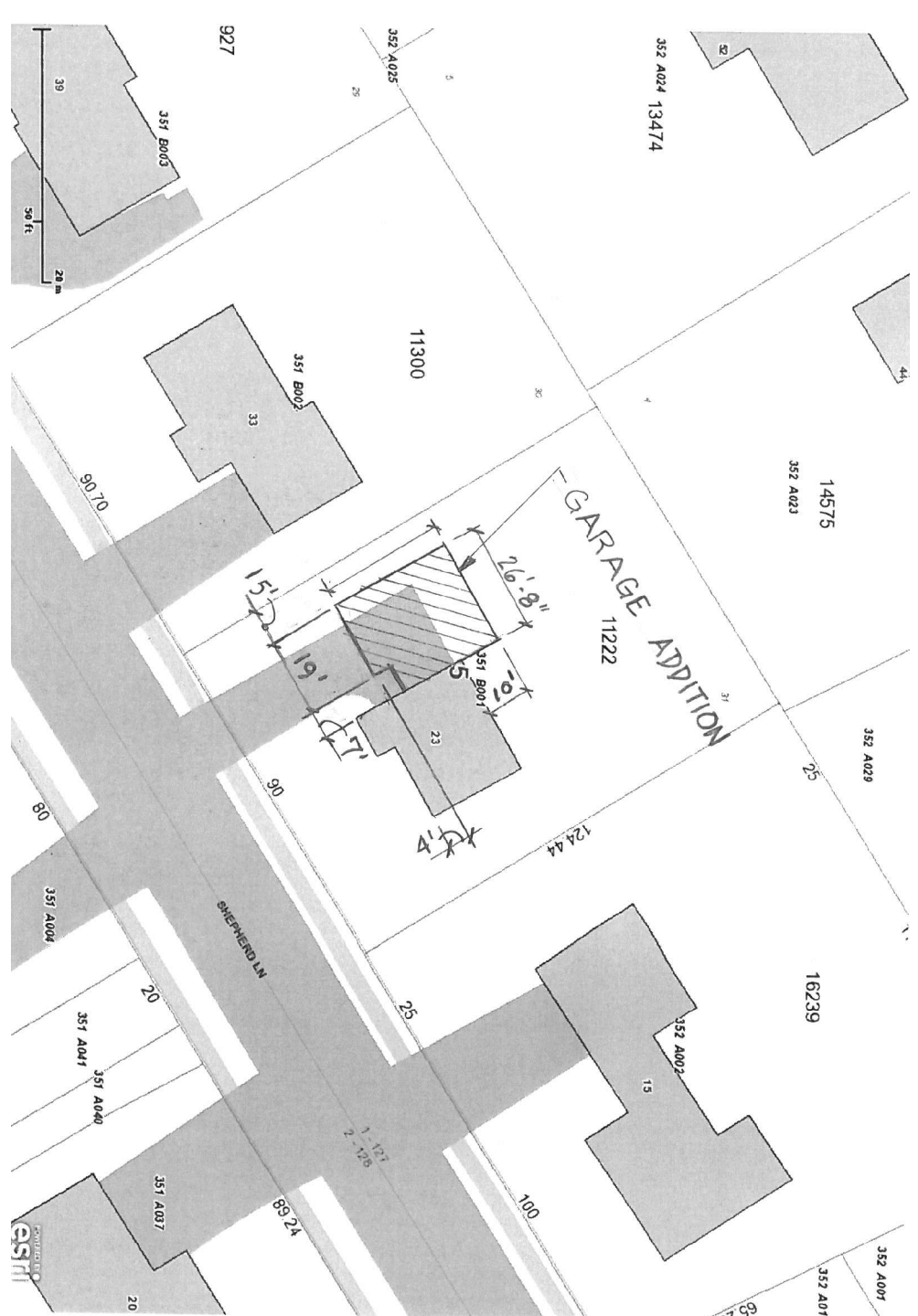
Date: 10/21/14



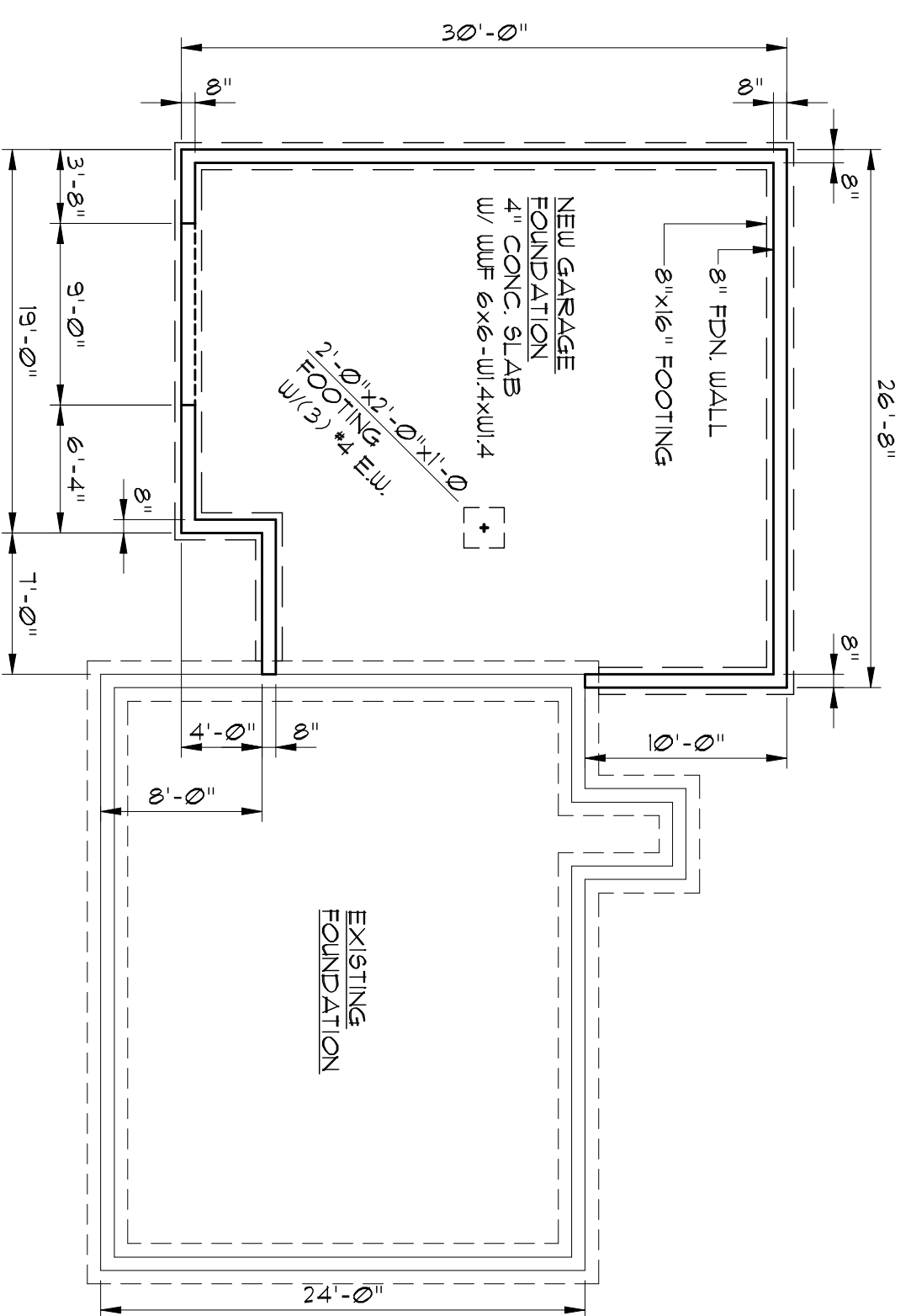
Copyright 2011 Esri. All rights reserved. Mon Sep 8 2014 02:09:57 PM.

PLOT PLAN

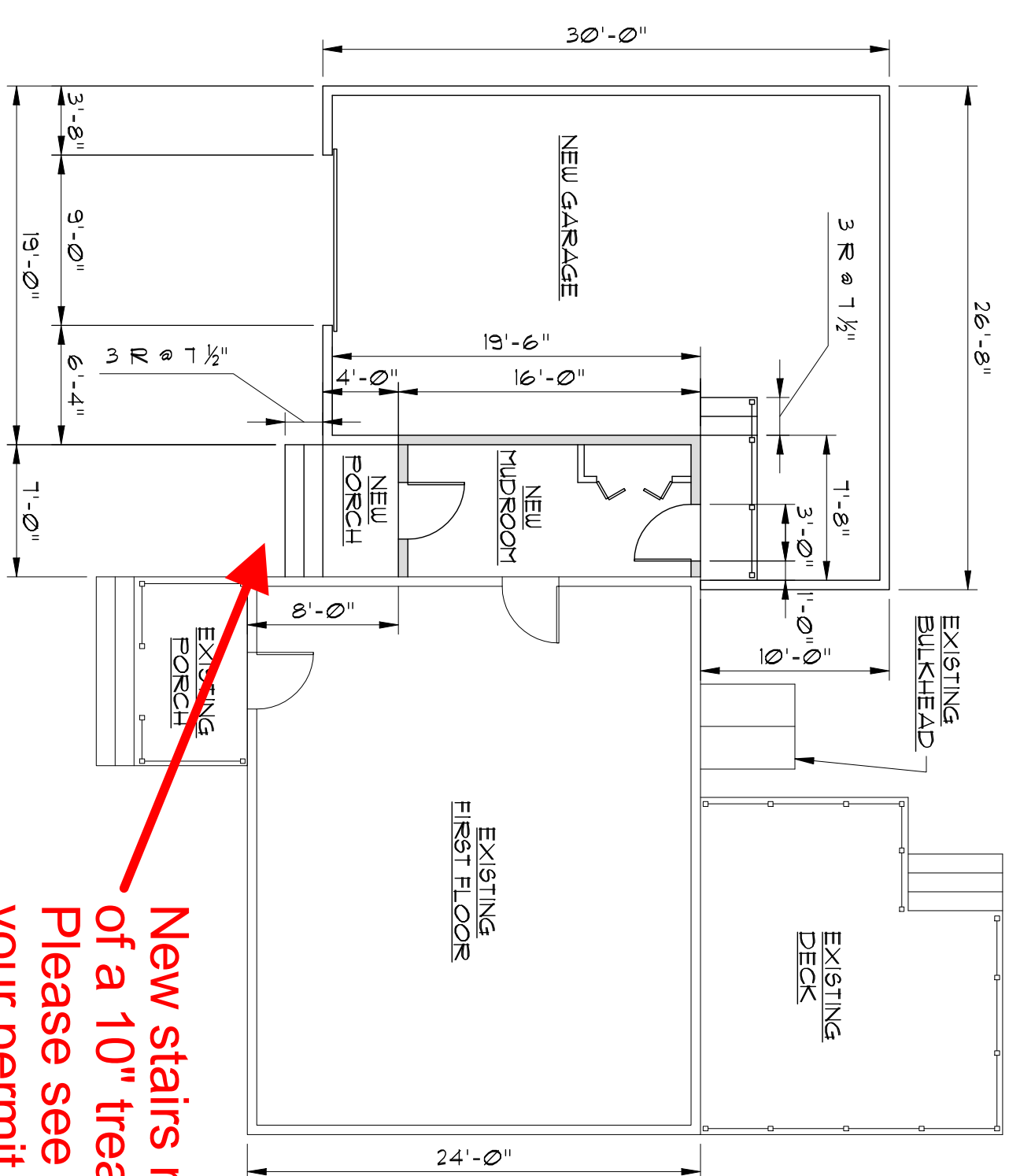
23 SHEPHERD LANE
PORTLAND, MAINE



1/8" = 1'-0"
**PLOT PLAN
FOR 23 SHEPHERD LANE**



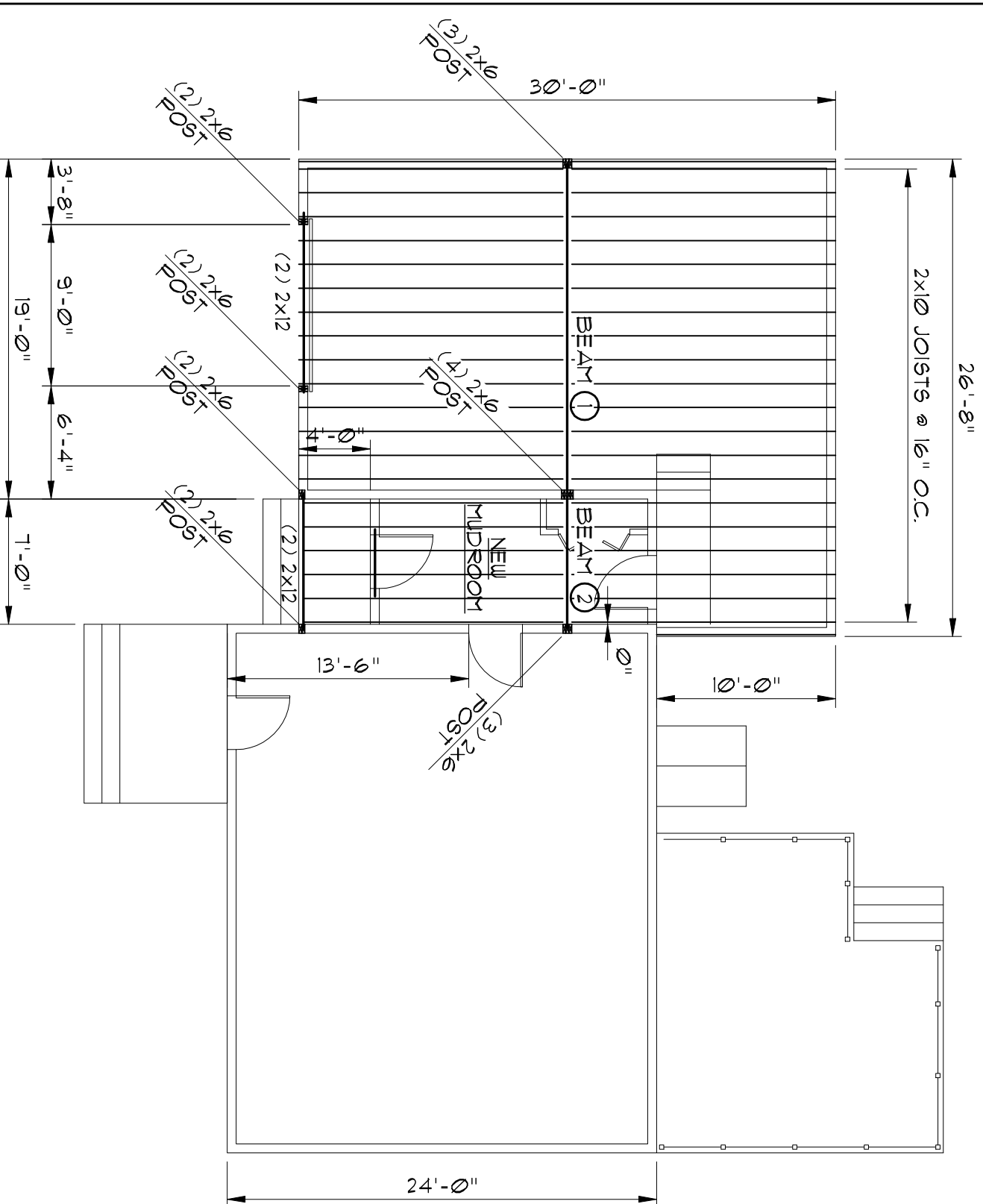
1/8" = 1'-0"
FOUNDATION PLAN



New stairs must have a minimum of a 10" tread and 7-3/4" rise. Please see your conditions of your permit.

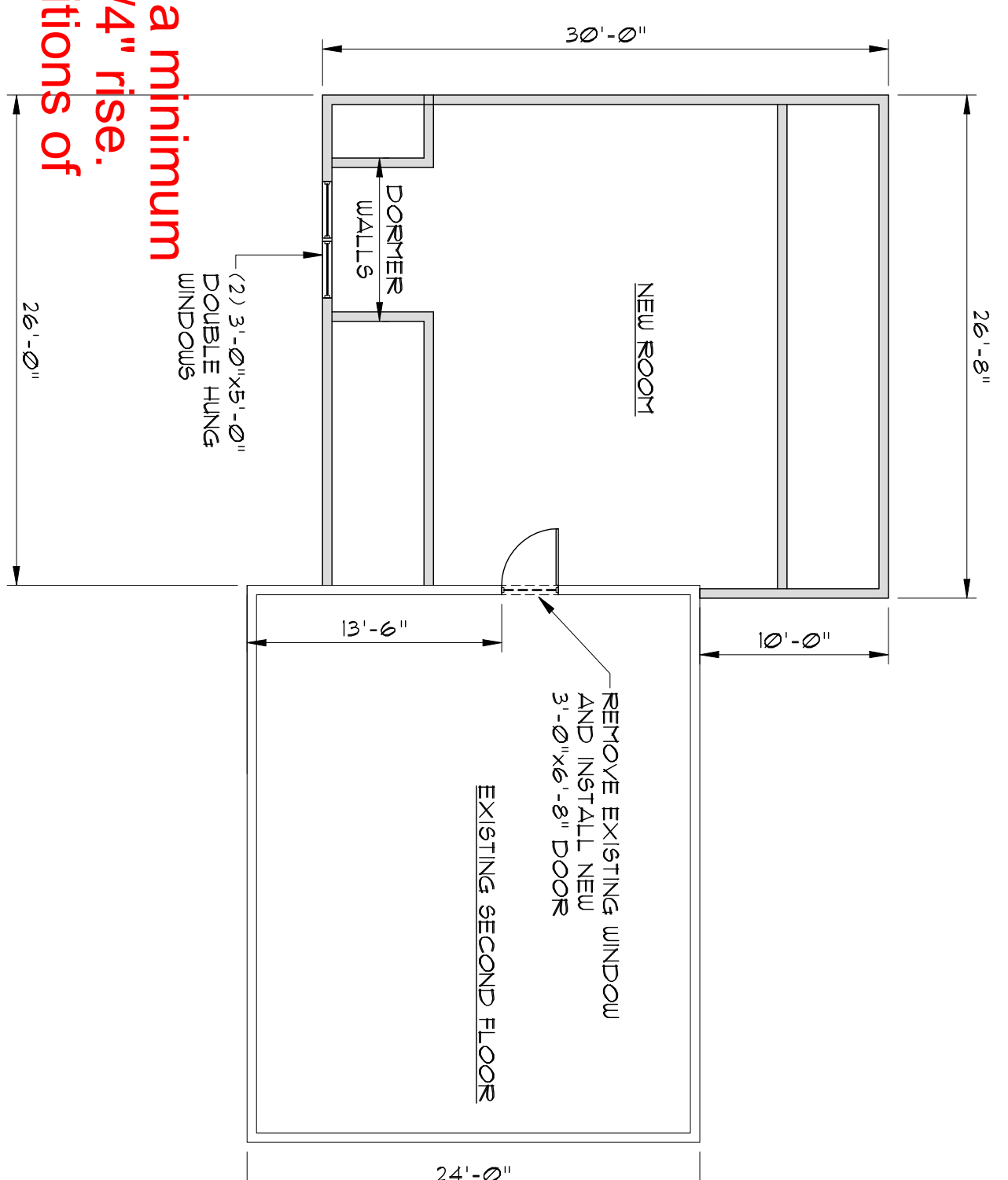
1/8" = 1'-0"
FIRST FLOOR PLAN

NOTE:
ALL WALLS AND CEILINGS SEPARATING LIVING SPACES FROM GARAGE SHALL BE COVERED WITH 1/2" TYPE X DRYWALL



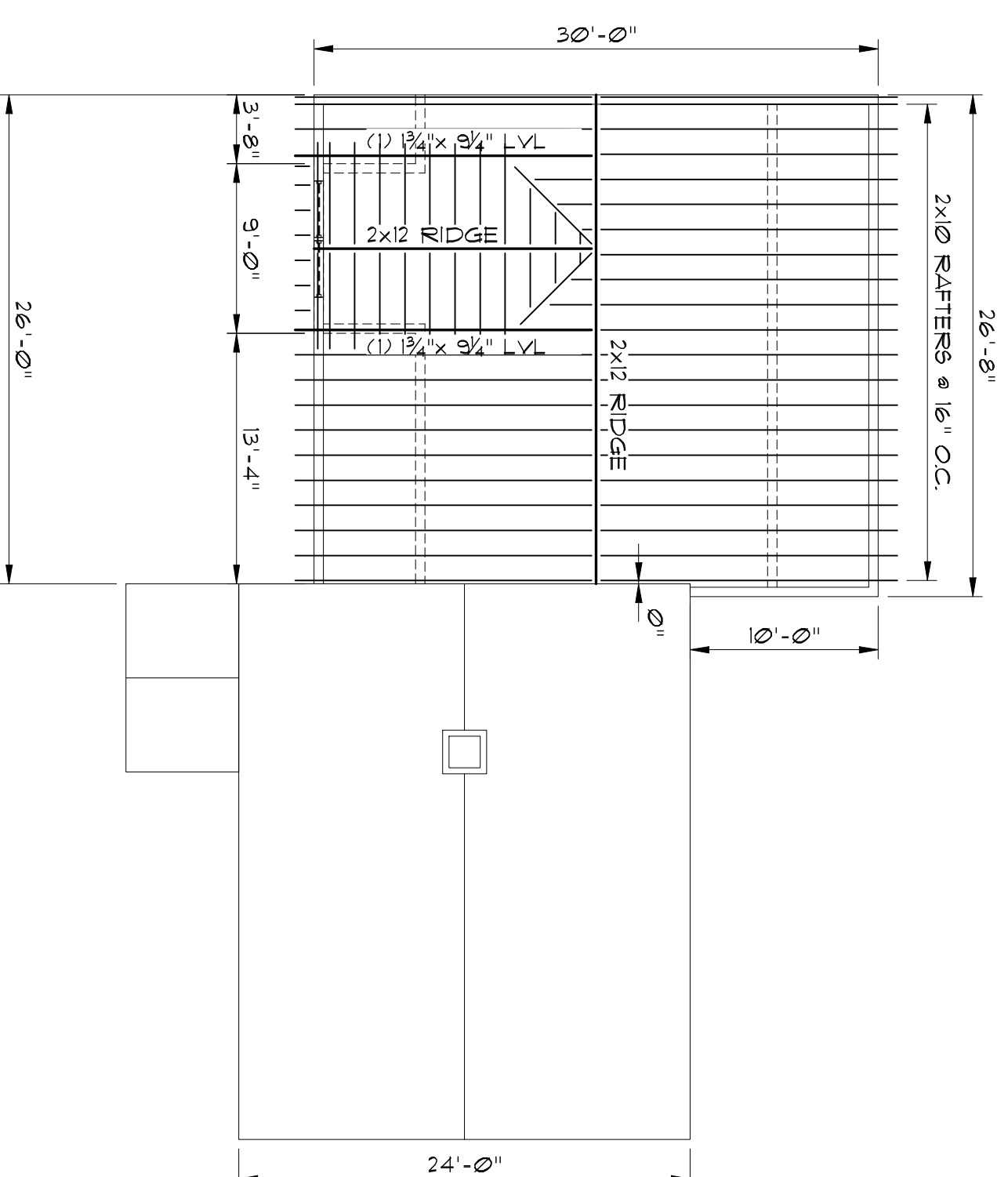
1/8" = 1'-0"
SECOND FLOOR FRAMING PLAN

BEAM 1 : (3) 1 3/4" x 14" LVL
BEAM 2 : (3) 2x10



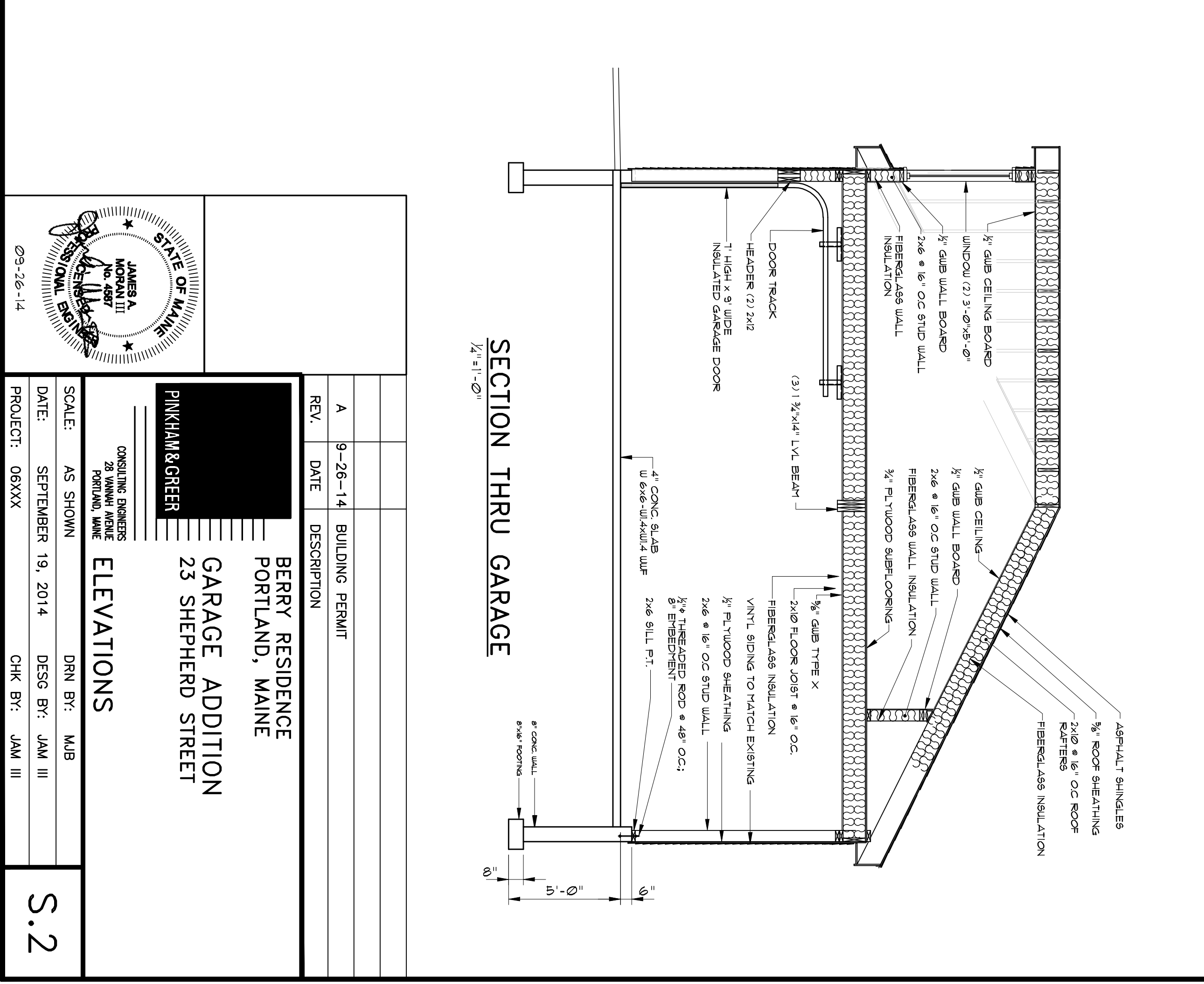
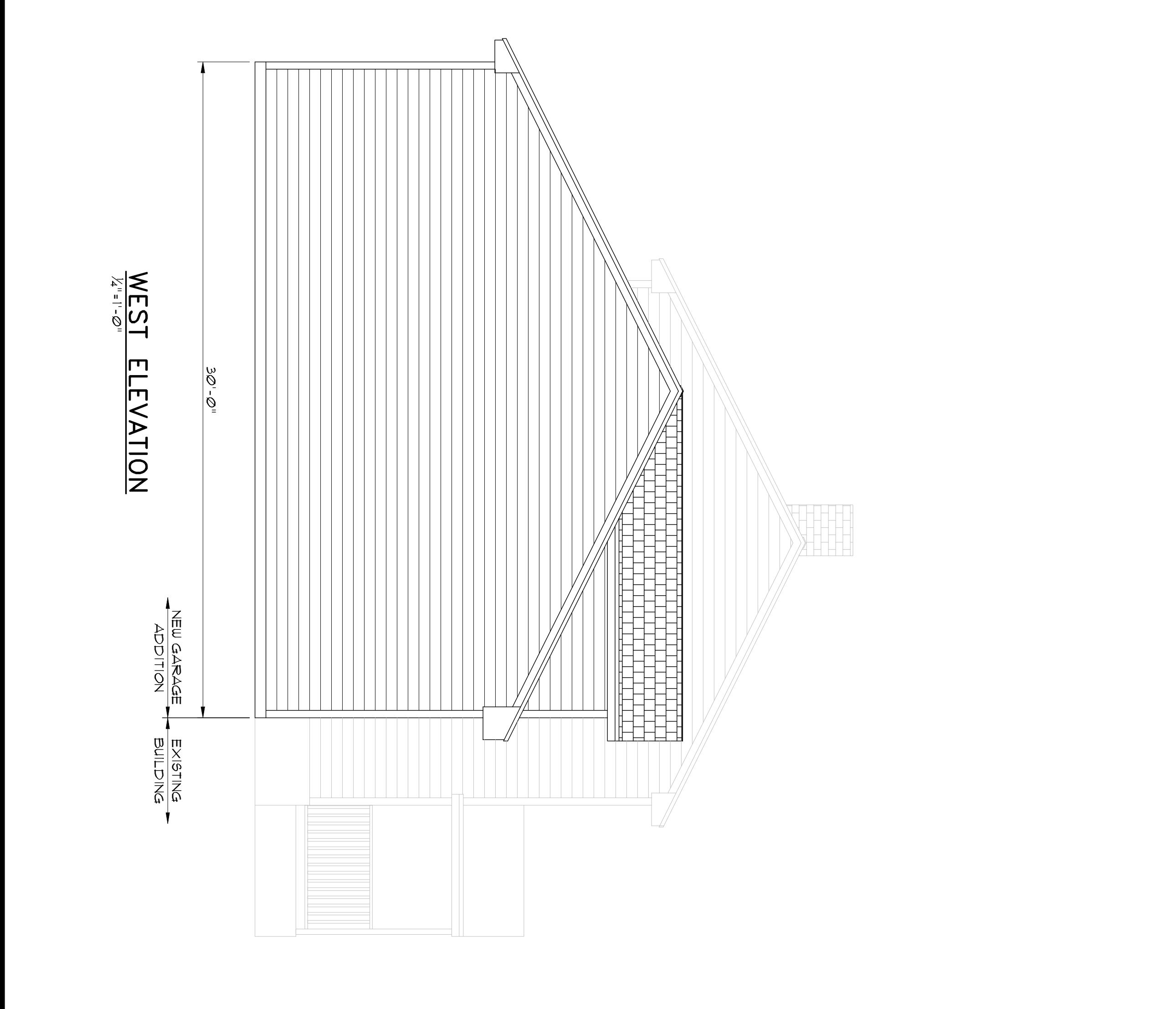
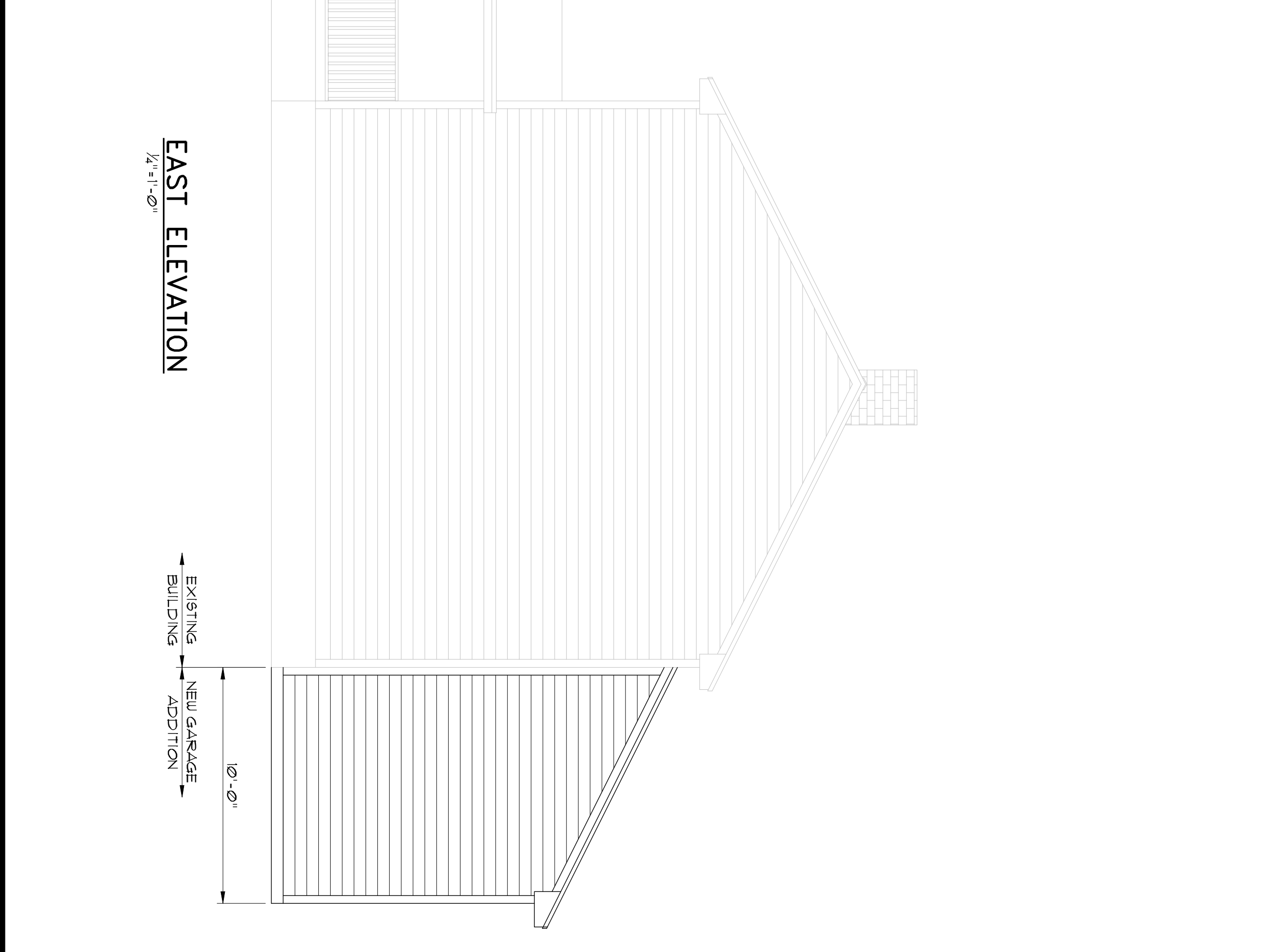
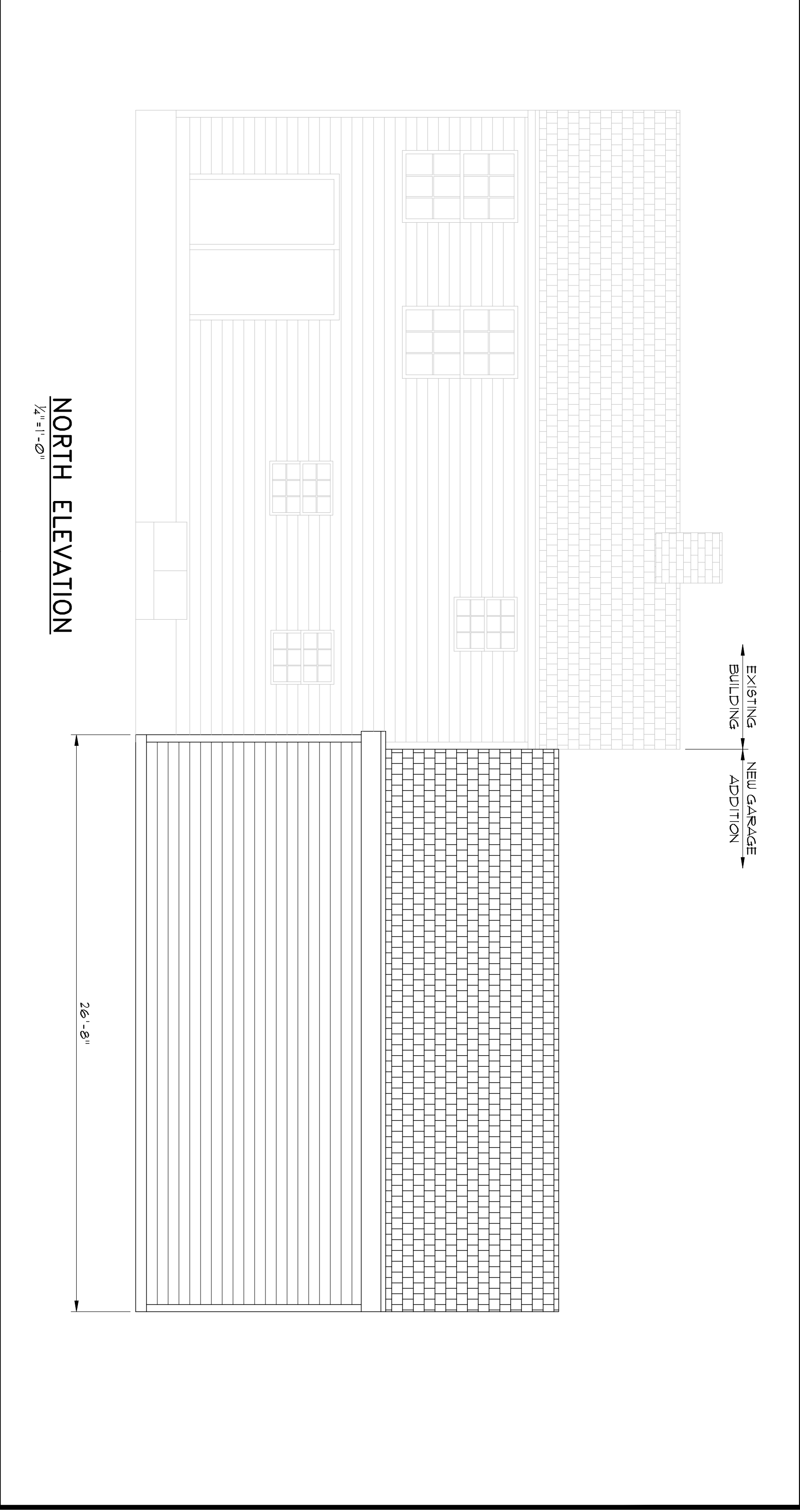
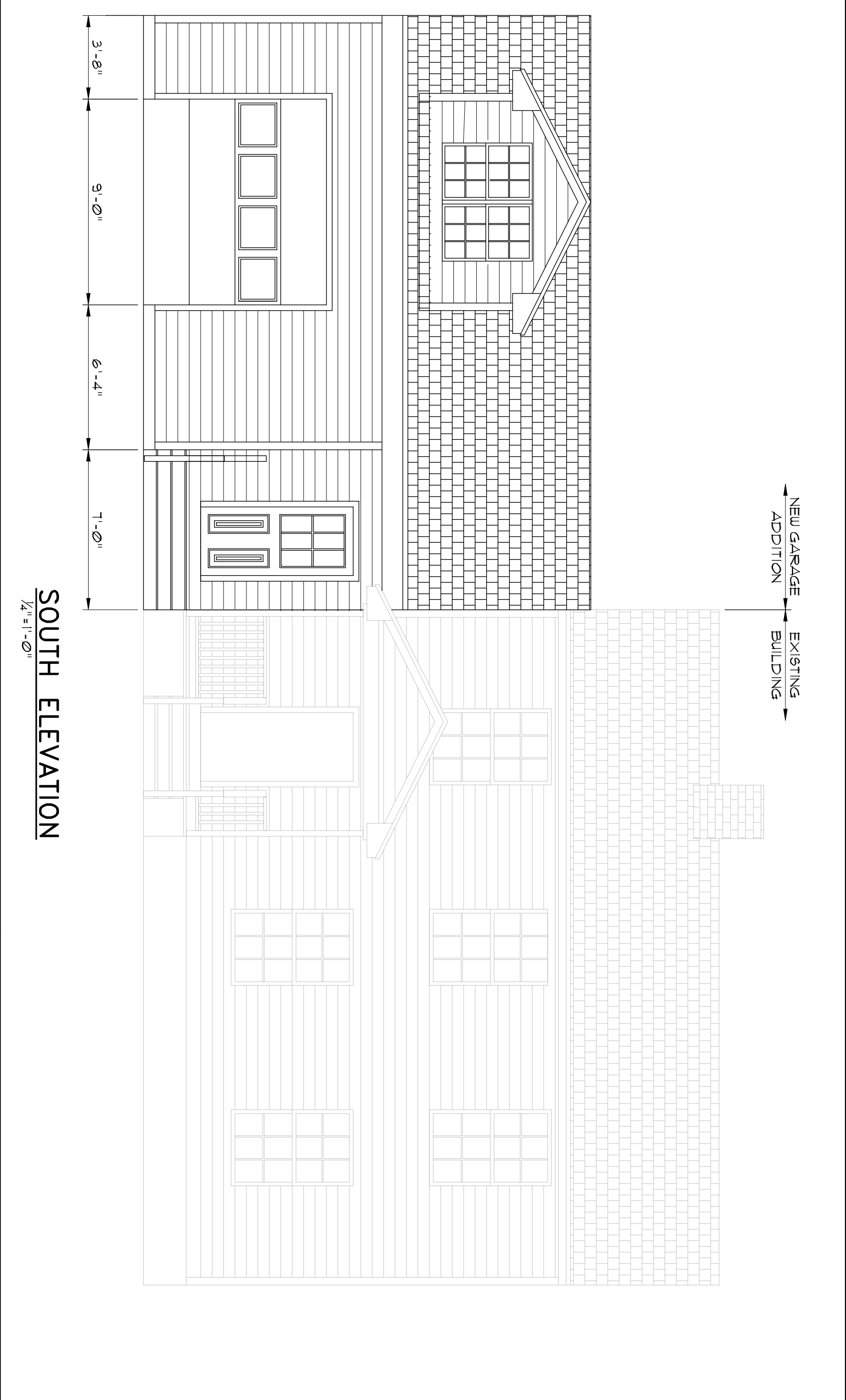
1/8" = 1'-0"
SECOND FLOOR PLAN

INDICATES WALLS TO BE INSULATED



1/8" = 1'-0"
ROOF FRAMING PLAN

<p>PINKHAM & GREER CONSULTING ENGINEERS 28 WILLOW AVENUE PORTLAND, ME</p>							
<p>PLANS BERRY RESIDENCE GARAGE ADDITION 23 SHEPHERD STREET PORTLAND, MAINE</p>							
SCALE: AS SHOWN	DRN BY: MJB						
DATE: SEPTEMBER 19, 2014	DESG BY: JAM III						
PROJECT: 06XXX	CHK BY: JAM III						
<table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>BUILDING PERMIT DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>9-26-14</td> <td></td> </tr> </tbody> </table>		REV.	DATE	BUILDING PERMIT DESCRIPTION	A	9-26-14	
REV.	DATE	BUILDING PERMIT DESCRIPTION					
A	9-26-14						
<p>S.1</p>							



REV.	DATE	DESCRIPTION
A	9-26-14	BUILDING PERMIT

STATE OF MAINE
 JAMES A. MORAN III
 No. 487
 PROFESSIONAL ENGINEER
 09-26-14

PINKHAM & GREER
 CONSULTING ENGINEERS
 28 WINDY AVENUE
 PORTLAND, ME

**BERRY RESIDENCE
 GARAGE ADDITION
 23 SHEPHERD STREET
 ELEVATIONS**

SCALE: AS SHOWN DRN BY: MJB
 DATE: SEPTEMBER 19, 2014 DESG BY: JAM III
 PROJECT: 08XXX CHK BY: JAM III