

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

## INSPECTION PERMIT

Permit Number: 061365

This is to certify that PIKE DAVID A & DIANE WETS /David Pike

has permission to build a 24' x 24' Garage

AT 92 DOLE DR

L 352 A019001

PERMIT ISSUED  
OCT 10 2006  
CITY OF PORTLAND

provided that the person or persons who apply for or accept this permit shall comply with all of the provisions of the Statutes of the State 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 when permission proceeds before this building or part thereof is started or enclosed-in-4 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

*Jamie Burke* 10/16/06  
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: 06-1365	Issue Date:	CBL: 352 A019001
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Location of Construction: 92 DOLE DR	Owner Name: PIKE DAVID A & DIANE M JTS	Owner Address: 92 DOLE DR	Phone:
Business Name:	Contractor Name: David Pike	Contractor Address: 92 Dole Portland	Phone 2077978296
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Detached	Zone: R2

Past Use: Single Family Home	Proposed Use: Single Family Home/ build a 24' x 24' Garage	Permit Fee: \$200.00	Cost of Work: \$18,000.00	CEO District: 5
Proposed Project Description: build a 24' x 24' Garage		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB Signature: JMB 10/6/06	
		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: 09/15/2006	<b>Zoning Approval</b>		
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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.</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone Subdivision <input type="checkbox"/> Site Plan Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 9/26/06 JMB	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <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:
	<div style="border: 2px solid black; padding: 5px; width: fit-content; margin: auto;"> <p style="text-align: center; font-weight: bold; font-size: 1.2em;">PERMIT ISSUED</p> <p style="text-align: center; font-size: 1.5em;">OCT 10 2006</p> <p style="text-align: center; font-weight: bold; font-size: 1.2em;">CITY OF PORTLAND</p> </div>		

## 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

**City of Portland, Maine - Building or Use Permit Application**

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

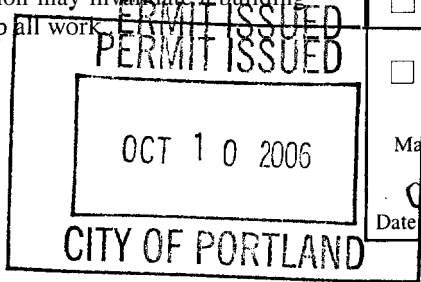
Permit No: 06-1365	Issue Date:	CBL: 352 A019001
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Business Name:	Contractor Name: David Pike	Contractor Address: 92 Dole Portland	Phone 2077978296
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Past Use: Single Family Home	Proposed Use: Single Family Home/ build a 24' x 24' Garage	Permit Fee: \$200.00	Cost of Work: \$18,000.00	CEO District: 5
build a 24' x 24' Garage		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group R3 Type IRC-2003 Signature: AMB 10/6/06	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
		Signature: _____ Date: _____		

Permit Taken By: Idobson	Date Applied For: 09/15/2006	<b>Zoning Approval</b>		
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rides.
- 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.



<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>Side setback OK per section 14-433</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>9/26/06 AMB</i>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmar <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>AMB</i>
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SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit SO:</b> 06-1365	<b>Date Applied For:</b> 09/15/2006	<b>CBL:</b> 352 A019001
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<b>Location of Construction:</b> 92 DOLE DR	<b>Owner Name:</b> PIKE DAVID A & DIANE M JTS	<b>Owner Address:</b> 92 DOLE DR	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> David Pike	<b>Contractor Address:</b> 92 Dole Portland	<b>Phone</b> (207) 797-8296
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Garages - Detached	
<b>Proposed Use:</b> Single Family Home/ build a 24' x 24' Garage		<b>Proposed Project Description:</b> build a 24' x 24' Garage	

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 09/26/2006**Note:** Side setback reduced from 12' to 10' under section 14-433**Ok to Issue:** ✓

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval
- 2) 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:** Jeanine Bourke      **Approval Date:** 10/06/2006**Note:****Ok to Issue:** ✓

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans
- 2) 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

**Comments:**

9/26/2006-amachado: Spoke to Diane Pike. We need more information on why they need to have the garage where it is and the size it is to get the reduced side setback under section 14-433.

# City of Portland, Maine - Building or Use Permit Application

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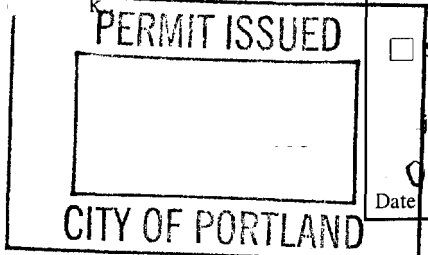
FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group R3 Type SB IRC-2003 Signature: JMB 10/6/06
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Proposed Project Description:  
build a 24' x 24' Garage

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)  
Action  Approved  Approved w/Conditions  Denied  
Signature: Date:

Permit Taken By: Idobson	Date Applied For: 09/15/2006	<b>Zoning Approval</b>
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	Side setback OK per Sec 14-433 OK w/ conditions 9/26/06 JMB		



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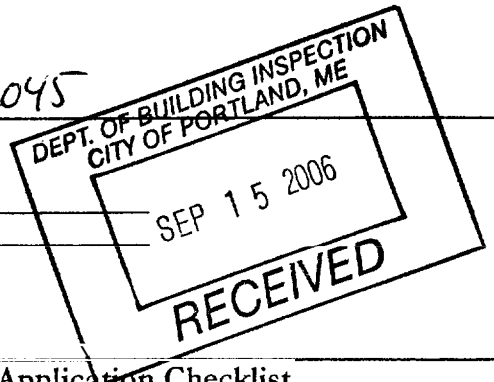
SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK. TITLE		DATE	PHONE



# 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>92 Dole</u>		
Total Square Footage of Proposed Structure <u>24'x24' GARAGE DETACHED</u>		Square Footage of Lot <u>14,217</u>
Tax Assessor's Chart, Block & Lot Chart# <u>352</u> Block# <u>A</u> Lot# <u>19</u>	Owner: <u>DAVID + DIANE PIKE</u>	Telephone: <u>797-8296</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>DAVID A. PIKE</u> <u>92 DOLE DR.</u> <u>PORTLAND, ME 04103</u>	cost Of Work: \$ <u>8,000</u> Fee: \$ <u>200<sup>00</sup>/00</u> C of O Fee: \$ _____
Current Specific use: <u>Existing SINGLE FAMILY HOME</u> If vacant, what was the previous use? _____ Proposed Specific use: _____		
Project description: <u>34'x24' GARAGE TO PARK 2 CARS SAFELY AND TO BE ABLE TO WALK</u>		
Contractor's name, address & telephone: <u>Glen DAVIS - 774-2045</u>		
Contractor's name, address & telephone: _____		
Who should we contact when the permit is ready: <u>DAVID PIKE</u> Mailing address: <u>92 DOLE DR.</u> <u>PORTLAND, ME 04103</u> Phone: <u>797-8296</u>		



**Please submit all of the information outlined in the Commercial Application 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 visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov) stop by the Building Inspections office, room 315 City Hall or call 874-8703.

Signature of applicant: <u>David Pike</u>	Date: _____
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**This is not a permit; you may not commence ANY work until the permit is issued.**

# PLOT PLAN

14,217 sq. ft. lot

106.9'

(Trees in far back (city owned) prevent sunlight from melting any ice) see photo;

Note: Elevation is approx 10' higher from back yard to end of driveway (front of street) causing water to flow onto the driveway which builds up w/ice. Proposed garage & grade will elevate ice problems.

The extra 2 feet will give us the needed space between Garage and entrance to house, and to provide more safety.

84.8'

139.40'

24'

17.11'

32'

POOL

16'

WE NEED 5.6' IN ORDER TO GET THRU TO MAIN ENTRANCE PROPERLY

BULKHEAD

23'

EXISTING SPLIT PAYER HOUSE

11'

10' DECK

CHIMNEY

3'10"

5.6'

SHED 14'

24.7'

PROPER GRADE

145.62'

PROPOSED GARAGE

24'

10.4'

50'

R2 14217d

front 25' - 36.5' max

rear 25' - 24'

side 1 12' ok

side 2 14' 14-435

interior 2 1/2 - 24' 3/4

shower 18' - height of ridge is 14'

106.21'

24'

39.10'

PAVED DRIVEWAY

36.6'

CITY OF PORTLAND  
BUILDING PERMIT

DAVID AND DIANE PIKE  
92 DOLE DRIVE  
PORTLAND, MAINE 04103  
(207) 797-8296

**REF TO SEC.14-433 SEE ATTACHED**

**TO WHOM IT MAY CONCERN**

WE WOULD LIKE TO ASK FOR A HARDSHIP RECONSIDERATION OF THE REQUIRED ZONING R2 SETBACKS FROM 12 FEET TO 10 FEET ON OUR PROPERTY WHICH WILL ALLOW US TO BUILD A 24 BY 24 GARAGE AND ELIMINATE ICE BUILD UP WHICH HAS CAUSED A CONTINUOUS HAZARDOUS SITUATION OVER THE YEARS.

REASON FOR THIS REQUEST. WE HAVE ENDURED EXTREME HARDSHIP DURING THE WINTER MONTHS SINCE WE PURCHASED OUR HOME IN 1979 WHICH WAS BUILT IN 1975. WHEN THE HOUSE WAS BUILT THE EXCAVATING WAS **DONE** IMPROPERLY ALL AROUND OUR PROPERTY.

AT THE TIME WE PURCHASED OUR HOME WE DID NOT KNOW THE SERIOUSNESS OF THIS ISSUE. THE DRIVEWAY FROM TOP TO BOTTOM IS APPROXIMATELY 8 TO 10 FEET DIFFERENCE IN HEIGHT. THE DRIVEWAY IS SLOPED LOWER THEN BOTH SIDES ACTING LIKE A CATCH BASIN AND CAUSING EXTREME ICE BUILD UP THROUGHOUT THE WINTER. THE HUGE PINE TREES ON THE BACK PROPERTY LINE (OWNED BY THE CITY) RESTRICTS ANY SUNLIGHT FROM HELPING IN MELTING OF ICE THAT BUILDS UP IN OUR DRIVEWAY.

ONE YEAR WE FOUND ONE OF OUR <sup>CARS</sup> ~~CAR~~ HAD SLID BACK OUT OF THE DRIVEWAY AND ENDED UP IN THE STREET. ALSO A FEW YEARS BACK I SLID SIDEWAYS AND KNOCKED OVER THE CMP LIGHT POLE AT THE END OF DRIVEWAY. I HAVE TO SNOWBLOW THE STREET TO THE CITY DRAIN. FOR SOME REASON THE PERSON WHO PLOWS FOR THE CITY LEAVES ABOUT FOUR FEET OF SNOW FROM THE CURB ON OUR SIDE OF THE STREET ONLY. WHICH CAUSES A BUILD UP ICE. ALSO WHERE WE PARK THE CARS, AT TIMES WE HAVE TO SLIDE TO GET ACROSS THE DRIVEWAY TO GET INTO OUR HOME. (SEE PICTURE PROVIDED TO SHOW ICE BUILT UP IN DRIVERWAY.) WE CAN'T COUNT HOW MANY TIMES WE HAVE FALLEN OVER THE YEARS. I HAVE LOST MY BALANCE AND FALLEN A FEW TIMES WHILE SNOWBLOWING BECAUSE OF THIS ICE ISSUE.

DURING WINTER, OUR FRIENDS WILL CALL FIRST OR NOT COME OVER AND VISIT BECAUSE THEY ARE AFRAID OF FALLING. MY WIFE AND I ARE OLDER NOW WITH PHYSICAL DISABILITIES WHICH MAKES IT MORE DIFFICULT TO COPE WITH THE HAZARD OF ICE BUILD UP IN OUR DRIVEWAY. MY WIFE HAS ARTHRITIS WITH FIBROMYALGIA (ACHING JOINTS) AND I'M NOW A DISABLED VETERAN. SEE ATTACHED TO VERIFY THAT I AM A DISABLED VET

OVER THE YEARS THIS HAS BEEN A MAJOR STRUGGLE DEALING WITH THIS PROBLEM AND NOT BEING ABLE TO FIX IT. WE NOW HAVE SOME MONEY SAVED UP AND A SOLUTION THAT WILL ENABLE US TO FINALLY AND SAFELY CORRECT **THE** SITUATION.

OTHER THAN THE ICE ISSUE WE ENJOY LIVING IN OUR NEIGHBORHOOD AND WE WOULD LIKE TO HAVE THE OPPORTUNITY TO CREATE A SAFE PLACE FOR US AND THOSE WHO COME TO VISIT.

BY ACCEPTING THE CONSIDERATION OF 10 FEET SETBEACK WILL ENABLE US TO

1. BUILD A 24 BY 24 GARAGE
2. PARK OUR CARS SAFELY
3. HAVE ENOUGH SPACE TO WALK INSIDE SAFELY TO **THE** BACK OF THE GARAGE SIDE DOOR AND DIRECTLY TO THE BACK STEPS OF OUR HOME WHICH IS APPROX 4 FEET IN DISTANCE
4. ELIMINATES ANY SLIDING ON ICE
5. PEOPLE WHO COME TO VISIT WILL BE ABLE TO HAVE THE **SAME** SAFETY.
6. ELIMINATE ICE BUILD UP WITH PROPER GRADE TO A JOINING PROPERTY
7. DECREASE PROPERTY LIABILITY
8. ASSET OF PROPERTY VALUE NOT A DETOUATE FOR THE **HAZARDS** THAT ARE NOW PRESENT

IF NEEDED PLEASE CONTACT US FOR A SITE REVIEW PRIOR TO YOUR DECISION ( 207) 329-8469

**THANK YOU FOR YOUR TIME AND WE HOPE YOU CAN HELP US RESOLVE OUR LONG TIME PROBLEM**

  
DAVID PIKE

DATE: 9-15-06

  
DIANE PIKE

DATE: 9-15-06



**Sec. 14-433. Lots of record and accessory structure setbacks for existing buildings.**

Any lot of record as of June 5, 1957, and held under separate and distinct ownership from adjacent lots and having a street frontage of **forty (40)** feet, or to which a means of access has **been** previously approved by the city council as provided elsewhere in this article, may be considered a buildable lot in any residential zone except as provided below for island residential zones, with a minimum lot size of five thousand **(5,000)** square feet, except that a lot in the R-6 zone **may** have a minimum lot size **of** three thousand (3,000) square feet, provided that the applicable yard dimensions can **be** met.

A lot in the R-1, R-2, R-3, R-4, R-5, R-5A or R-6 zones that **was** described in a subdivision plat approved by **the** planning board after June 5, 1981, or a lot of record that **conformed** to **the** applicable lot size requirement, lot width **and** street frontage as of June 5, 1984, shall be considered a buildable lot, provided that the applicable yard dimensions can be met.

Where **such** a lot has a principal structure which existed as of July 19, 1988, an accessory structure or building addition may be located within the following side **and** rear yards, provided that the normal applicable yard requirements cannot **be** met:

a. R-1, R-2:

Rear yard: Ten (10) feet.

Side yard: Five **(5) feet.**

b. R-3, R-4, R-5, R-SA, R-6:

Rear yard: Five (5) feet.

Side yard: Five (5) feet.

Any lot of record as of July 15, 1985, and held under separate and distinct ownership from adjacent lots and meeting the applicable street frontage requirements of that time may **be** considered a buildable lot in the IR-1 and IR-2 zones, provided that the applicable yard dimensions can **be** met and provided further that a lot in the IR-1 zone shall have a minimum area of **ten**

9/21/06

# STRUCT

Per tel con w/ Davis 10/6/06  
Headers will be 3-2x1w min.

2x10 Ridge Board

25 YEAR  
Roof Sheathing

2x8 RAFTERS  
16" OC

5/8" Plywood  
1/2" OSB

2x6  
headers

PINE TRIM

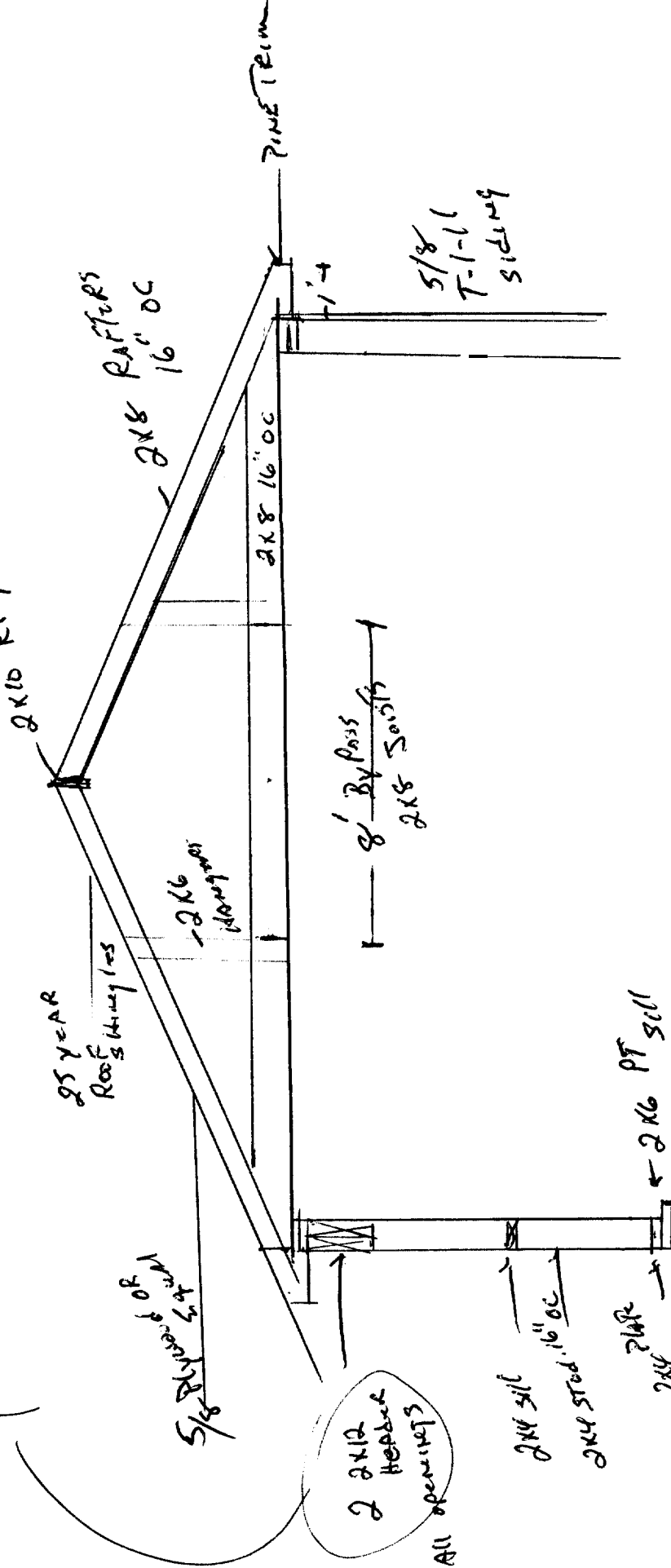
8' Bypass  
2x8 Siding

5/8"  
T-1-1  
Siding

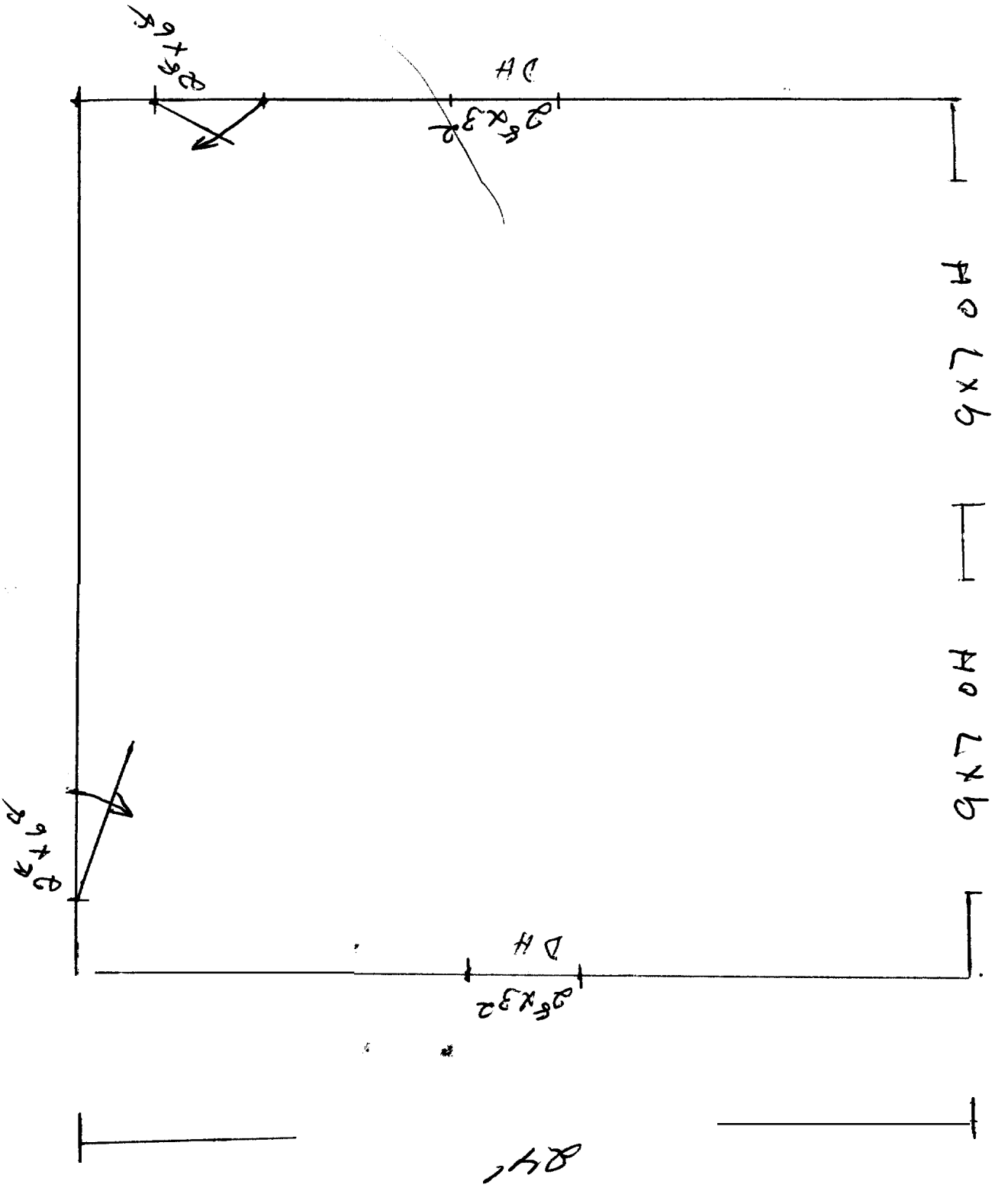
2x12  
Header  
CLUSTER  
All openings

2x4 sill  
2x4 Stud 16" OC  
2x4 Plate

2x6 PT Sill

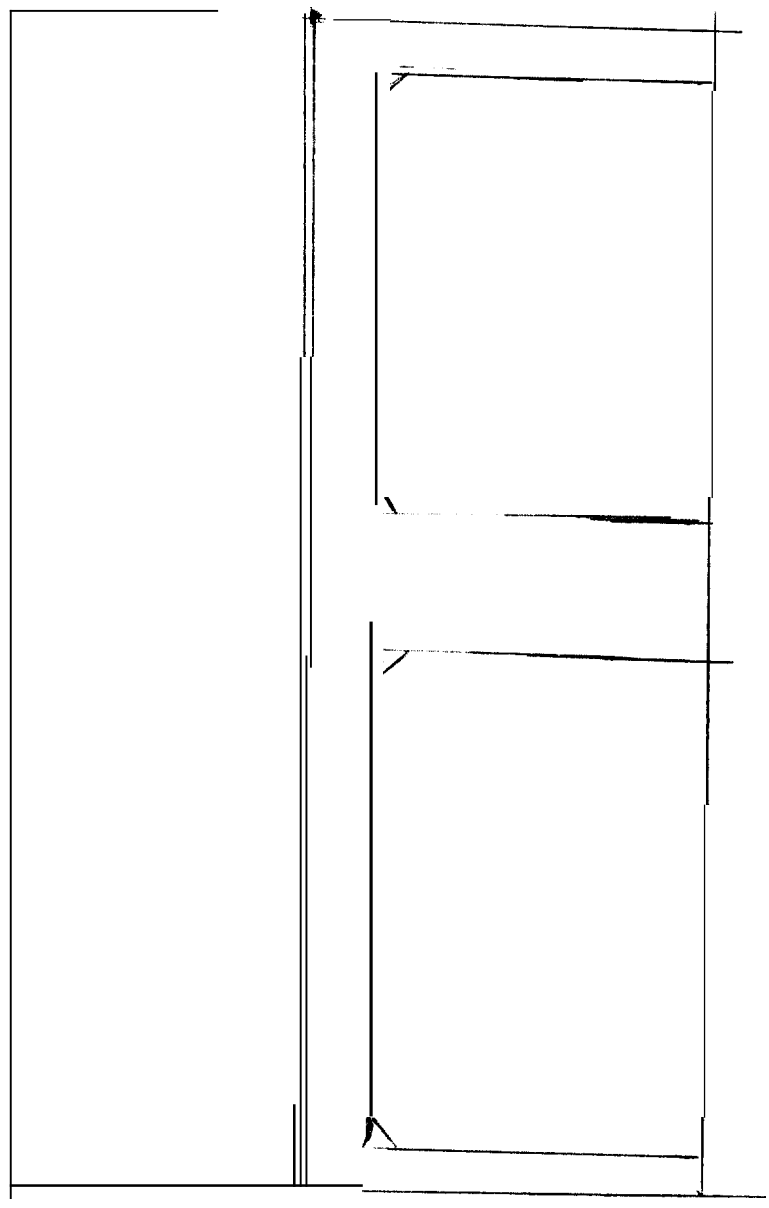


Handwritten note at the top left corner.



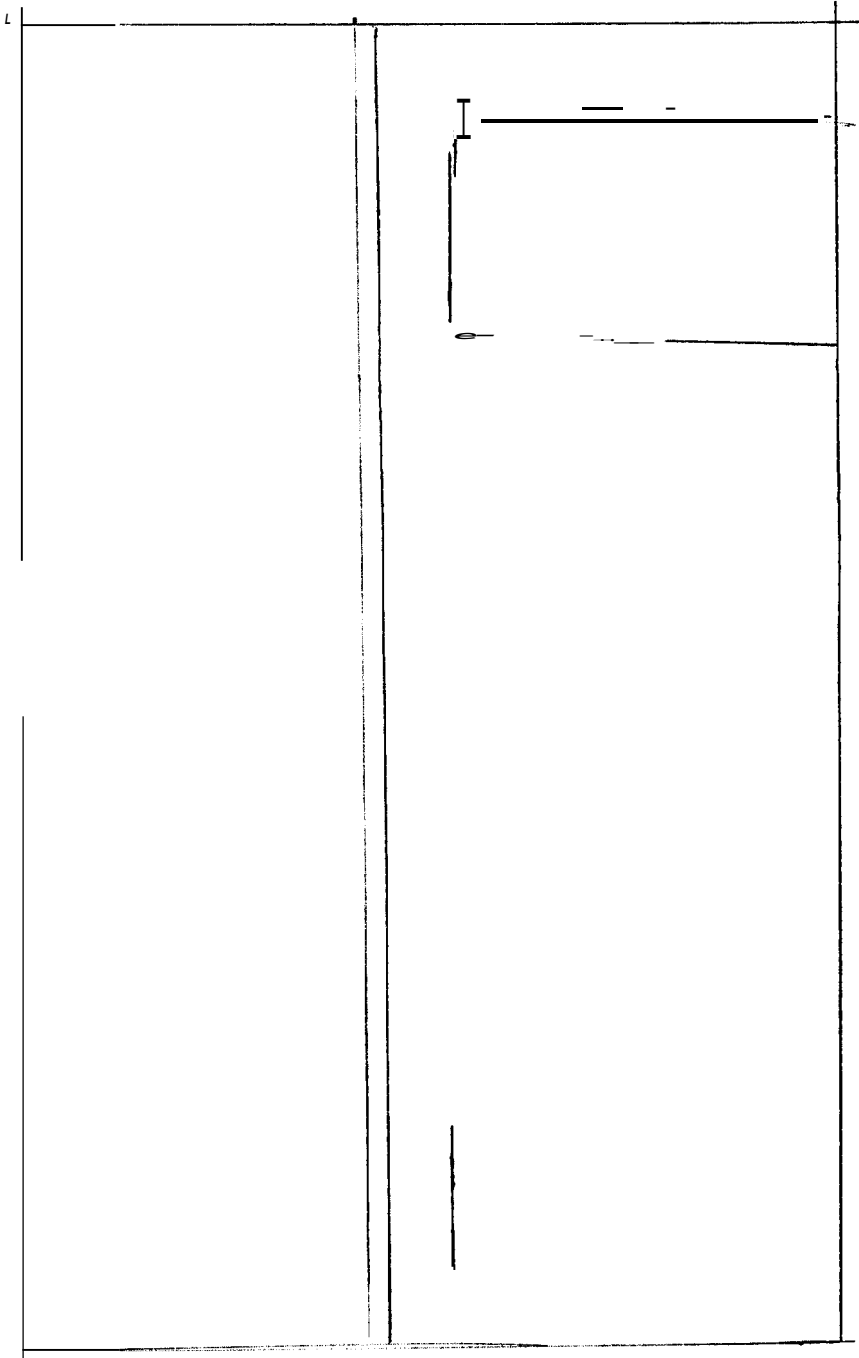
24' 24' Floor Plan

Page 3 of 4



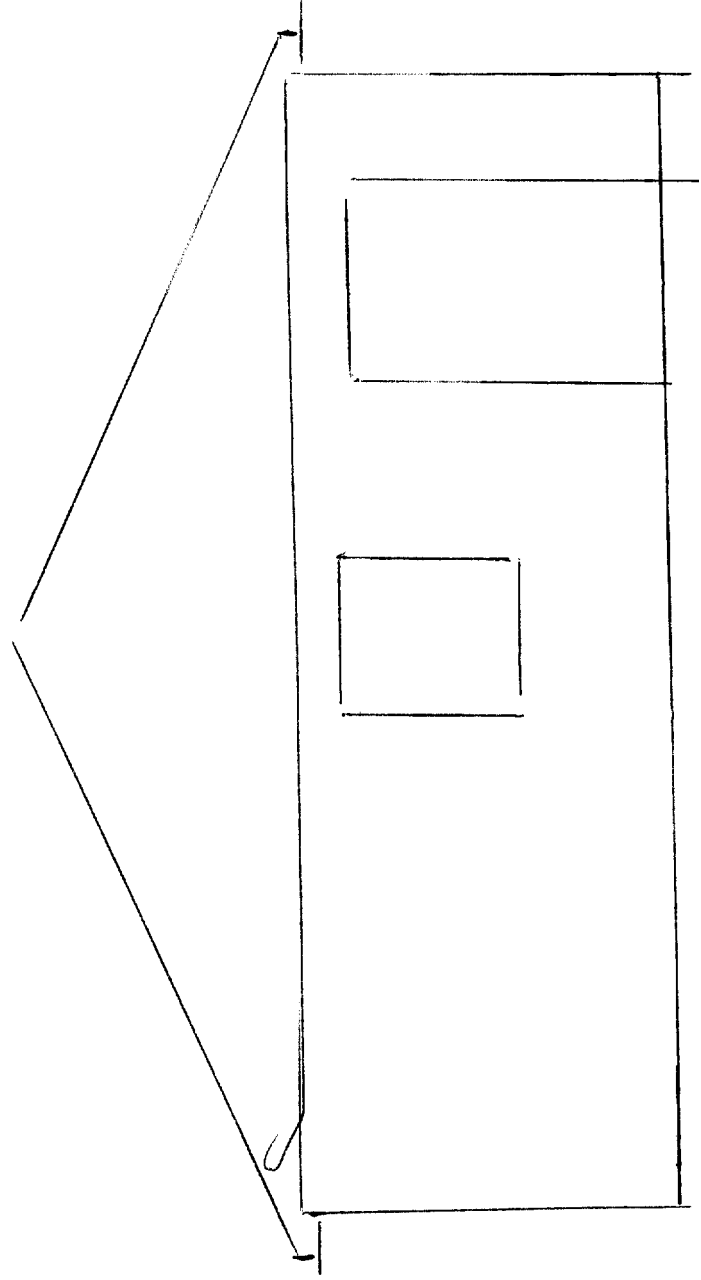
Front

9/10/18  
Back



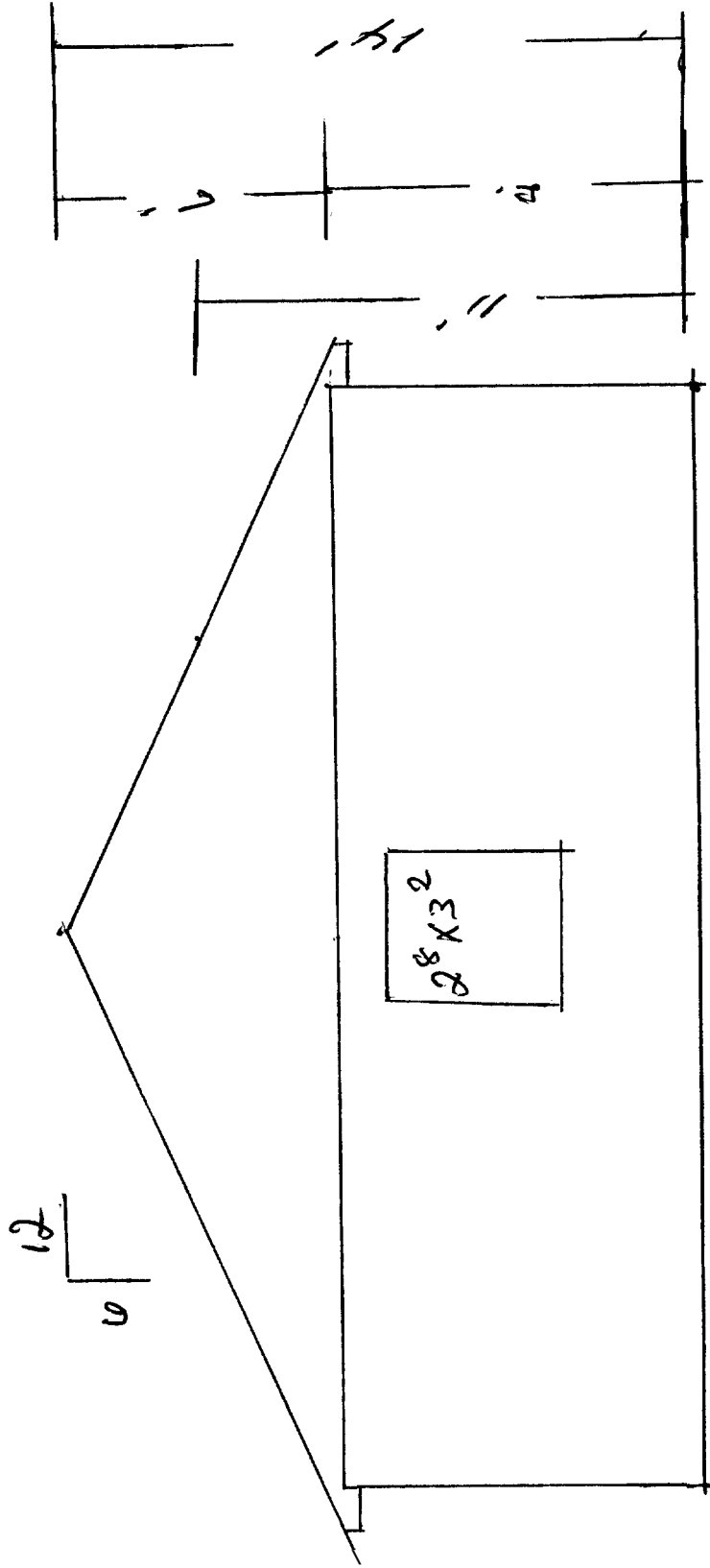
Back

09/05/2019

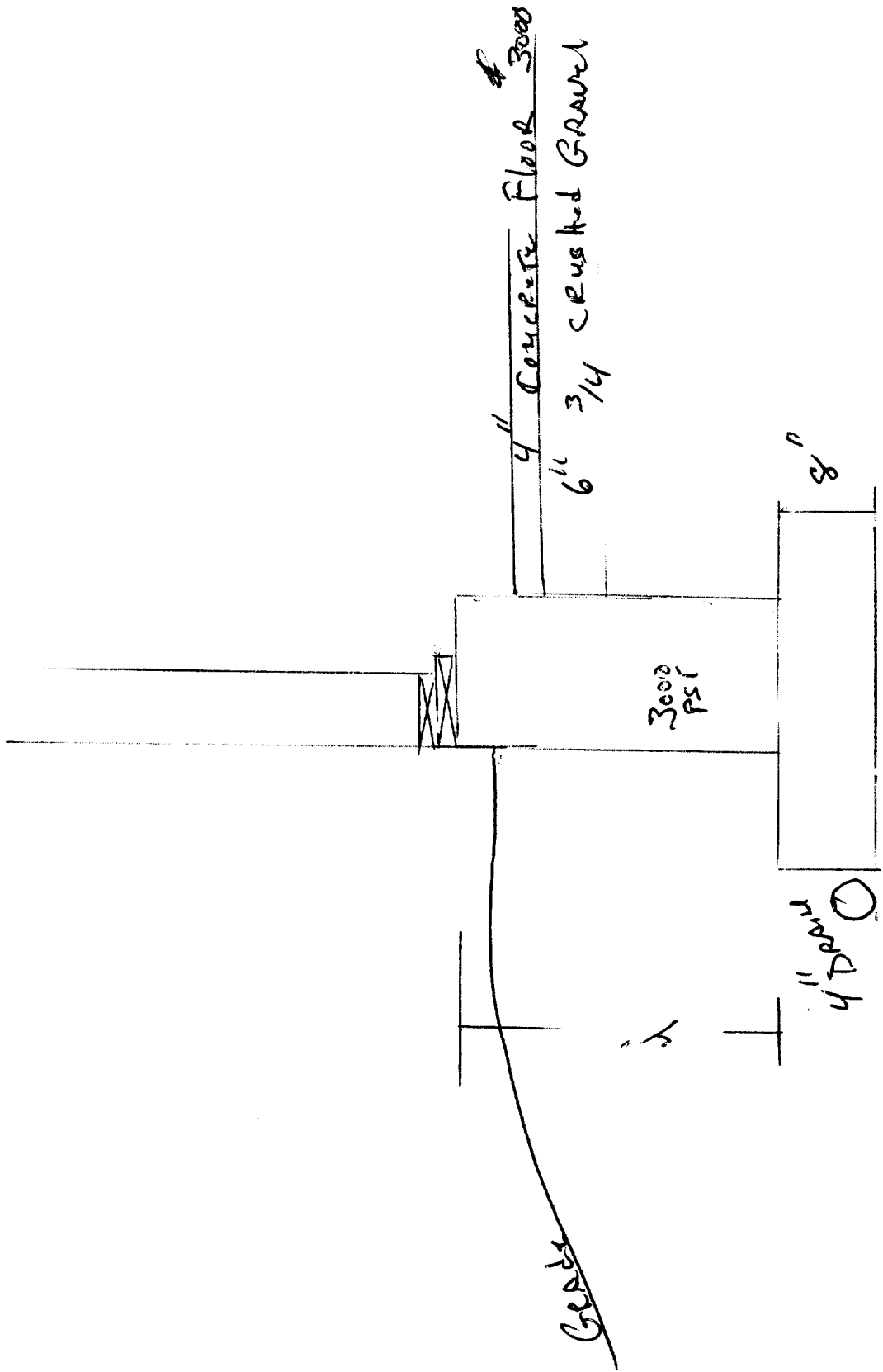


RIGHT SIDE ELEVATION

Page 1 of 10



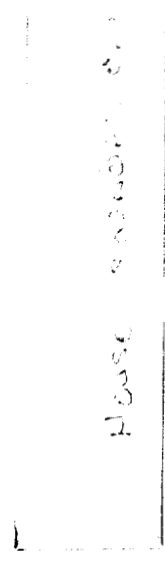
Left Side



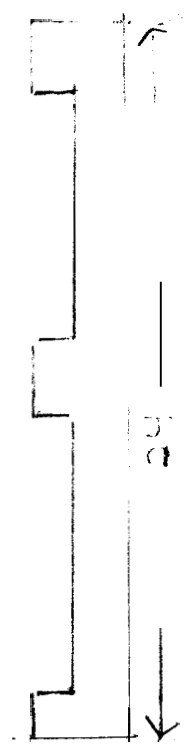
2' x 24"



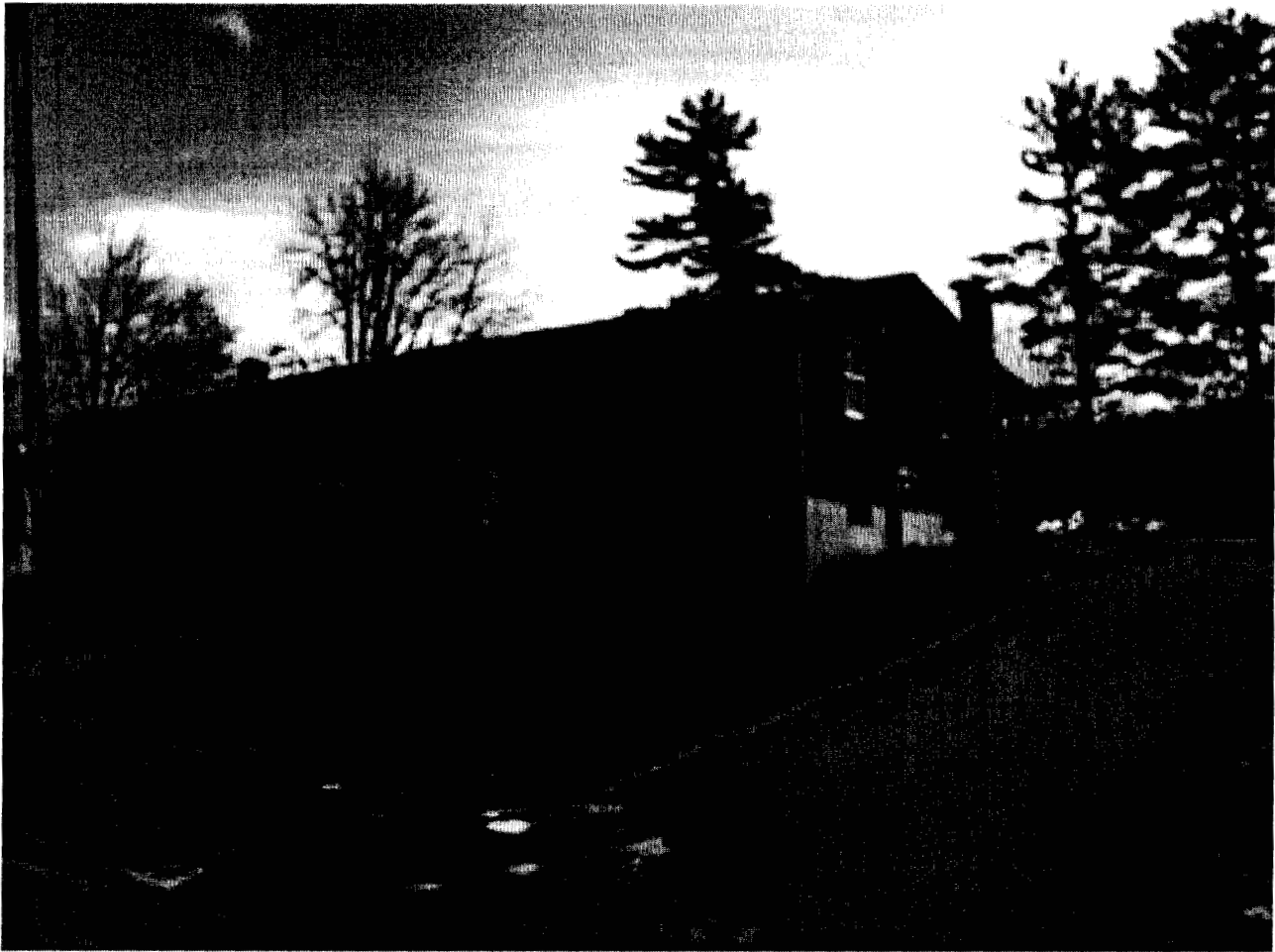
TRING PIKE  
12000  
304-6069  
888-999-9990 FAX



Excavated Foundation



FOUNDATION - BEARING WALL  
14" x 24" - 8" x 4" steel reinforcement  
1/4" CEMENT FLOOR & 3" SLAB



**COMP RES DISABLE VET LIC.**  
**Fishing,Hunting**

**MOSES ID # 1905449**

**David A. Pike**

**92 Dole Dr**

**Portland; ME 04 103-1606**

**DOB: 10/09/1950 Sex: M**

**Issue Date: July 12,2004 Eyes: BRN**

**Lic# 1357704 Doc# 1735489**



**Please call 874-8703 or 874-8693 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 initialzing at each inspection the, 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.

- Call Footing/Building Location Inspection: Prior to pouring concrete
- Call Re-Bar Schedule Inspection: Prior to pouring concrete
- Call Foundation Inspection: Prior to placing ANY backfill
- Call Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Call 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]  
Signature of Applicant/Designee

10-10-08  
Date

[Signature]  
Signature of Inspections Official

10/10/08  
Date

CBL: 352 A019

Building Permit #: 061385