

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 060702

This is to certify that Wilson, Gary & Simonetta/English & Hammer Inc/ Phil Requ
has permission to build a 46' x 55' single story 2 car garage Family Home
AT 539 ATRURN ST 382A D021001

provided that the person or persons who 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, 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 is procured before this building or part thereof is occupied or services are provided. 4 HOUR NOTICE 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

[Signature] 8/3/06
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

PERMIT ISSUED

AUG - 4 2006

CITY OF PORTLAND

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 574-8703, Fax: (207) 874-8716

Location of Construction: 539 AUBURN ST		Owner Name: Wilson, Gary & Simonetta		Permit No: 06-0702	Issue Date:	CBL: 382A D021001	
Business Name:		Contractor Name: Brush & Hammer Inc/ Phil Requia		Owner Address: 19 Christmas Tree Lane		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED AUG - 4 2006 CITY OF PORTLAND </div>	
Lessee/Buyer's Name		Phone:		Contractor Address: 110 Lester Drive Portland			
Past Use: Vacant Land		Proposed Use: Single Family Home/ build a 46' x 55' single story w/ 2 car garage Single Family Home		Permit Type: Single Family			
Proposed Project Description: build a 46' x 55' single story w/ 2 car garage Single Family Home				Permit Fee: \$996.00	Cost of Work: \$100,000.00	CEO District: 5	
				FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>		INSPECTION: Use Group <i>R-3</i> Type <i>5B</i> <i>TRC 2003</i> Signature: <i>[Signature]</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____			
Permit Taken By: Idobson		Date Applied For: 05/11/2006		Zoning Approval			
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 information may invalidate a building permit and stop all work..				Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <i>N/A</i> <input type="checkbox"/> Flood Zone <i>Zone 2 - Zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>n 2006-0087</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>sewage odors</i> Date: <i>6/2/06</i> <i>ABM</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 Denied <i>ABM</i> Date: _____

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.

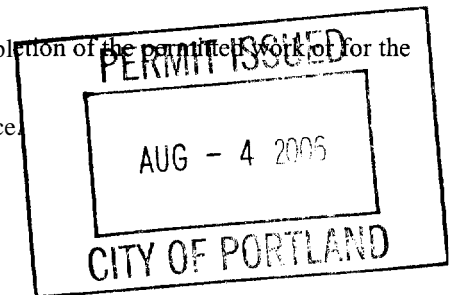
SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0702		Date Applied For: 05/11/2006	CBL: 382A D021001
Location of Construction: 539 AUBURN ST Lot#1	Owner Name: Wilson, Gary & Simonetta	Owner Address: 19 Christmas Tree Lane	Phone:
Business Name:	Contractor Name: Brush & Hammer Inc/ Phil Requia	Contractor Address: 110 Lester Drive Portland	Phone (207) 807-2586
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	
Proposed Use: Single Family Home/ build a 46' x 55' single story w/ 2 car garage Single Family Home		Proposed Project Description: build a 46' x 55' single story w/ 2 car garage Single Family Home	

- 2) Separate permits are required for any electrical, plumbing, or heating.
- 3) A copy of the enclosed chimney disclosure must be submitted to this office upon completion of the permitted work or for the Certificate of Occupancy.
- 4) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 5) The basement is NOT approved as habitable space.
- 6) The attic scuttle opening must be 22" x 30".
- 7) As discussed, the U-value of the windows should be 0.35 or lower.



Dept: DRC **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 06/05/2006

Note: **Ok to Issue:** ☐

- 1) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 2) 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.
- 3) A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 4) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 5) 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.

Dept: Planning **Status:** Not-Applicable **Reviewer:** Jay Reynolds **Approval Date:** 06/05/2006

Note: **Ok to Issue:** ☒

Location of Construction: 539 AUBURN ST Lot#1	Owner Name: Wilson, Gary & Simonetta	Owner Address: 19 Christmas Tree Lane	Phone:
Business Name:	Contractor Name: Brush & Hammer Inc/ Phil Requia	Contractor Address: 110 Lester Drive Portland	Phone (207) 807-2586
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

5/31/06-amachado: Spoke to Phil Requia. Exhibit A of the deed describes lot 3 not lot 1. The site plan is not scalable & the bulkhead needs to be added to the building plans.

6/2/06-amachado: Received Exhibit A for lot 1, and a scalable site plan. Added bulkhead to building plans.

534 Auburn
 382A-D-21
 Phil 807-2586
 #06-0702

555
 Auburn
 St

ONE AND TWO FAMILY		PLAN REVIEW		CHECKLIST	
Soil type/Presumptive Load Value (Table R401.4.1)		Submitted Plan		Findings	Revisions
Component		Date			
STRUCTURAL					
Footings Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)		8' 8"x24"			
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)		4" drain/stave/damp proof		① Need fabric ① Heavy nylon wrapped pipe ② Asphalt cement seal	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY		N/A		② Need 4' frost wall	
Anchor Bolts/Straps, spacing (Section R403.1.6)		1/2"x10" 24" oc - OK		for garage	
Lally Column Type (Section R407)		Lally Beams		Foundation	
Girder & Header Spans (Table R 502.5(2))		9'4" Floor			
Built-Up Wood Center Girder Dimension/Type		2x6 PT			
Sill/Band Joist Type & Dimensions		2x12's - 16" oc			
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))					
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))		N/A			
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))		Trusses ?		Engineered trusses by wood structures - Saco Con file with them	

Engineered trusses by wood structures - Saco
 Con file with them

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8))			
Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)			
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	1/2, 1/2"	3/4 x 7/16 OSB - 5/8 CB	✓
Fastener Schedule (Table R602.3(1) & (2))	CAB		
Private Garage (Section R309) Living Space? (Above or beside)			
Fire separation (Section R309.2)	5/8" house wall	5/8 Fire wall	✓
Opening Protection (Section R309.1)	NOT SHOWN	2 hr steel fire rated	✓
Emergency Escape and Rescue Openings (Section R310)	1 Egress per bedroom	1 ea core in all bedrooms	✓
Roof Covering (Chapter 9)	Asphalt?		✓
Safety Glazing (Section R308)	Used in shower if glass block is not used.	(using glass block)	✓
Attic Access (Section R807)	Condition - 22' x 30"	16" x 20" scuttle hole	✓
Chimney Clearances/Fire Blocking (Chap. 10)	N/A		
Header Schedule (Section 502.5(1) & (2))	2-2x10		✓
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	R-38 Ceiling R-21 walls	R-25 floors or American Craftsmans	✓

U-Value of windows

Condition with U value of 0.5
Need 0.35 or better

Type of Heating System			
Means of Egress (Sec R311 & R312) Basement			
Number of Stairways	Not drawn on floor plan - location?		✓
Interior			
Exterior			
Treads and Risers (Section R311.5.3)	9" T + 8" Rise - Doesn't meet code on plan - OK		10T x 7 1/4 R ✓
Width (Section R311.5.1)	36" +		40" ✓
Headroom (Section R311.5.2)	Not shown	OK	6' 10" ✓
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	None meet OK		34" ✓
Smoke Detectors (Section R313) Location and type/Interconnected	OK		✓
Draftstopping (Section R502.12) and Fireblocking (Section R602.8)	N/A		✓
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)			no decks ✓
Deck Construction (Section R502.2.1)	Front & rear decks / porches		Front = 1 concrete step Rear = ground level concrete pad

NO framing details.

13) Root beam on covered patio is not large enough. 3 2x10 header

539 Auburn

382A-D-21

#06-0702

Ph. 1 807-2586

ONE AND TWO FAMILY		PLAN REVIEW		CHECKLIST	
Soil type/Presumptive Load Value (Table R401.4.1)					
Component	Submitted Plan	Findings	Revisions	Date	
STRUCTURAL	Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	8' 8"x24"			
	Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	4" drain/stave/damp proof	Need fabric		
	Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	Need 4' first wall		
	Anchor Bolts/Straps, spacing (Section R403.1.6)	1/2"x10" - 2" oc - OK	for garage		
	Lally Column Type (Section R407)	Lally Beams	Foundation		
Girder & Header Spans (Table R 502.5(2))					
Built-Up Wood Center Girder	9"x9" Floor				
Dimension/Type					
Sill/Band Joist Type & Dimensions	2x6 PT				
First Floor Joist Species					
Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x12's - 16" oc				
Second Floor Joist Species					
Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	N/A				
Attic or additional Floor Joist Species					
Dimensions and Spacing (Table R802.4(1) and R802.4(2))	Trusses?				

R802.5.1(1) - R 802.5.1(8) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)		
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	$\frac{1}{2}$ $\frac{1}{2}$ "	
Fastener Schedule (Table R602.3(1) & (2))	CHN	
Private Garage (Section R309) Living Space? (Above or beside)		
Fire separation (Section R309.2)	$\frac{5}{8}$ " house wall	
Opening Protection (Section R309.1) Emergency Escape and Rescue Openings (Section R310)	not shown 1 Egress for below 6040	
Roof Covering (Chapter 9)	Asphalt?	
Safety Glazing (Section R308)	Used in shower if glass block is not used.	
Attic Access (Section R807)	not shown	
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	R-38 Ceiling R-21 walls R-25 Floors	

U-Value of windows

Type of Heating System			
Means of Egress (Sec R311 & R312)			
Basement	Not shown on floor plan - location?		
Number of Stairways			
Interior			
Exterior			
Treads and Risers (Section R311.5.3)	9" T + 8" Rise - Doesn't meet code		
Width (Section R311.5.1)	36" +		
Headroom (Section R311.5.2)	Not shown		
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	None		
Smoke Detectors (Section R313)	OK		
Location and type/Interconnected			
Draftstopping (Section R502.12) and Fireblocking (Section (R602.8)			
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	N/A		
Deck Construction (Section R502.2.1)	Front & rear decks/porches -		

(12) Roof beam on covered
 (13) Partitions is not large enough.
 NO framing details.

ROOF FRAMING PLAN

100% MONEY BACK GUARANTEE

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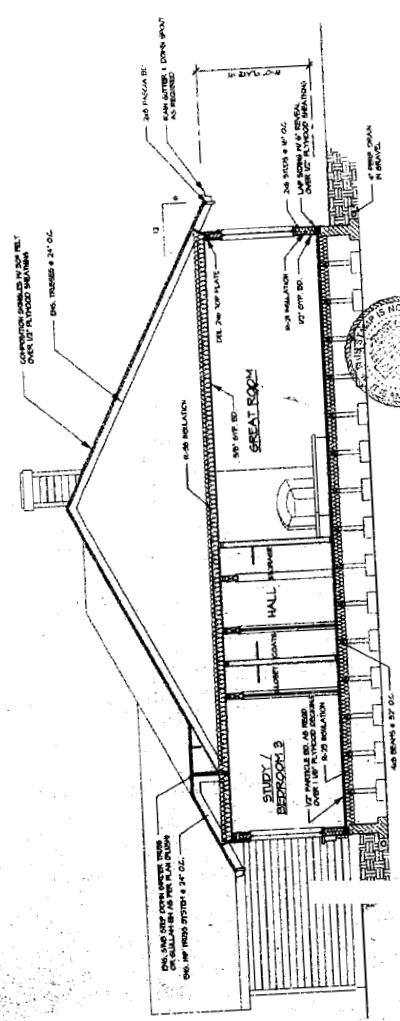
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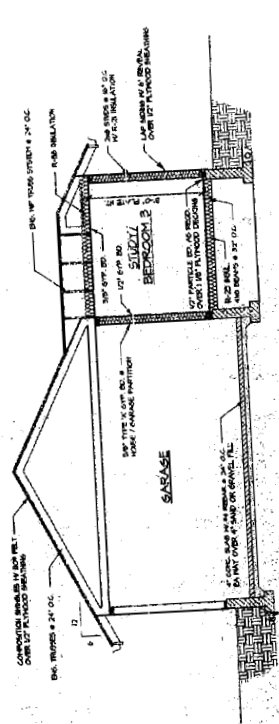
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SECTIONS

DESIGNS
ASSOCIATED
DESIGNS, INC.

PROJECT: 30-319
SHEET: 6
DATE: 03/02/01
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

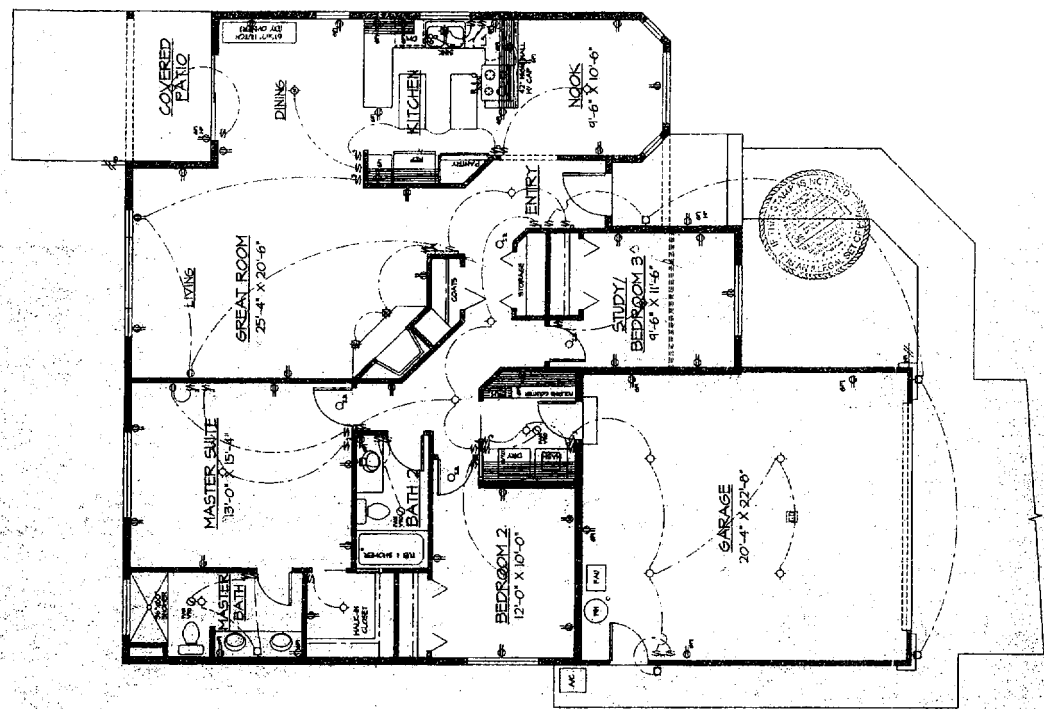


SECTION A-A
SCALE 1/4\"/>



SECTION B-B
SCALE 1/4\"/>

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ELECTRICAL PLAN
 SCALE: 1/4" = 1'-0"

LIGHTING LEGEND

- 24"x46" FLUORESCENT FIXTURE
- INHER CABINET FLUORESCENT
- CEILING LIGHT
- RECESSED CEILING LIGHT
- HANGING CEILING LIGHT
- WALL MOUNTED LIGHT
- SMOKE DETECTOR
- FAN VENT TO OUTSIDE
- WALL MOUNTED SWITCH
- SPLIT WIRE SWITCHED OUTLET
- 3 WAY SWITCH
- TELEVISION CABLE JACK
- TELEPHONE JACK
- GARAGE DOOR OPENER

NOTES

- 1. GROUND FAULT CIRCUIT PROTECTION REQUIRED FOR ALL 120 VOLT SINGLE PHASE 15, 20, AND 30 AMP OUTLETS INSTALLED IN KITCHEN, BATH, AND OUTSIDE AREAS WITHIN 12' OF RITCHLINE OR ANY OTHER LOCATIONS.
- 2. COORDINATE BRONZE FOR STEREO TELEVISION, TELEPHONE, AND SECURITY SYSTEM WITH OWNER.
- 3. MECHANICAL SYSTEMS TO BE PROVIDED BY MECHANICAL CONTRACTOR.
- 4. MEET OWNER'S NEEDS AND COMPLY WITH LOCAL CODES.

General:

All construction planning electrical and mechanical will comply with the NEC, OSHA 10 and 30, and all Family Dwellings Code and State, County and Municipal Codes.

Construction shall comply with all Consent, Conditions and Restrictions as recorded against the land.

All electrical and all subcontractors will review plans for accuracy and verify all dimensions and compliance with all codes prior to the start of construction. This submitted will be according to such review.

Specifically, some of additional requirements during construction and compliance with all applicable safety regulations is, one shall be the contractors and subcontractors responsibility.

All trades to be protected from damage of construction process and materials must approved for removal by owner.

Concrete shall be 5-7% air entrained with a minimum compressive strength of: 2500 psi for basement walls and foundations not exposed to weather and for basement slabs and interior slabs on a grade; 3000 psi for basement foundation and exterior walls and other vertical walls exposed to weather; 3500 psi for garage floor slabs for porches and steps exposed to weather. (Table B-202.2)

All reinforcing bars shall conform to ASTM Spec. A605 Deformed Bars with minimum yield stress of 40,000 psi. Minimum wire fabric to be one 10x10.

All reinforcing bars shall conform to ASTM Spec. A605 Deformed Bars with minimum yield stress of 40,000 psi. Minimum wire fabric to be one 10x10.

Formed concrete formwork to be adequately tied together and braced to form a true line, square corners and plumb walls.

Reinforcing steel to be placed on level (less than 1" in 10'-0" slope), distributed wall.

Lead space venting minimum 1.0 sq ft for each 150 sq ft of foundation area.

Exposed plywood to be exterior grade C.C.X. Noff 6' on edge 12' in field.

Provide operable exterior windows at every sleeping room with a minimum net clear opening of 5.7 sq ft. (Ground floor spaces within 5 sq ft. Lesser operable height: 24"; least operable width: 20"; maximum sill height: 44"; [R-202])

Interior bearing wall headers to be 2"x4" with 2" rigid insulation. Exterior bearing wall headers to be 4x6 unless noted.

Window sills to be 2x6. Balustrade framed at 60 1/2" unless noted.

Provide blocking for backing, spacer, rod, bar height. Tensile rod, 42" height. Can rod each side of all windows.

Trusses shall not bear on interior partitions unless so designed.

Use scrap if available.

100

Stone or Brick selected by owner.

Fire damper required except for gas fireplace.

Provide an outside air inlet, at least 3" in diameter. The inlet shall be accessible (climbers) from the building exterior. Duct shall be non-combustible and be continuous from the interior to the exterior of the building. The duct shall be located near, or on the floor within 24 inches of the fireplace or fireplace appliance. (IRC 906.4 - 906.6)

Insulation required as follows:
 Exterior Walls, R-21
 Floors, R-25
 Ceiling, R-30 flat, R-30 sloped (max 50% of floor area)
 Foundation Walls, R-11
 Vents, R-41
 Water Heater, R-11 wrap

- Six millimeter black polyethylene (reinforced if under slabs) ground cover required at foundation.
- Vapor barriers at exterior walls (one dry cup rating or less).
- Doors and windows to be weather-stripped.

all windows, including skylights, to be double glazed insulated glass, or equipped with storm windows. (140 maximum)

100

Plumbing:

Fixtures to be identified by owner. Color to be vinyl unless specified.

Painting: Painting inside lines to be located as follows: The center line of water closet waste line to be 12" from face of wall behind two waste lines to be centered in wall behind controls and 15" face of side wall.

All wallboard joints, cut edges and pipe openings of tub and shower enclosures are to be protected with a seepage tarp.

The maximum amount of water used by non-plumbing fixtures at toilets, 1.6 gal. per flush; at shower heads, 2.5 gpm; at other faucets, 2.5 gpm [p-418].

Plumbing contractor to install plumbing to minimize noise from use and protect structural support members.

Water heaters to be provided with pressure relief valves with provision to drain to exterior or approved drain.

Storm water drains (within 5' of foundation wall) shall be of material as specified for sanitary drainage work. (COP 447-404) Storm water sewers (5' and beyond foundation) shall be of material specified in Sec. 1025. (P-1405)

Finish-

1. All finishes to be identified by owner, including cabinets, doors, and trim, etc.
2. Finish on exterior doors, windows, and horizontal wood trim as required.
3. Counter-tops to be self edged, and solid (or as per owner)

5. The garage shall be completely separated from the residence and its attic, by means of type "X" board, as required, applied to the garage side. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall be protected by type "X" board or design (R-304.2).

6. Egresses shall be of an approved exit, or provide construction, doors and details on glazing to be approved by the Inspector before installation begins. All minimum glazing and egress requirements of R-308.6 shall be met.

6. Provide an approved smoke detector on all floor levels and at all sleeping areas. All detectors in "new construction" shall receive their minimum service life.

12) Recessed light fixtures installed in insulated cavities shall be labeled as suitable for being installed in direct contact with insulation, i.e. IC rated, (300FA15 and NEC-40166).

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<http://jmi.sagepub.com>



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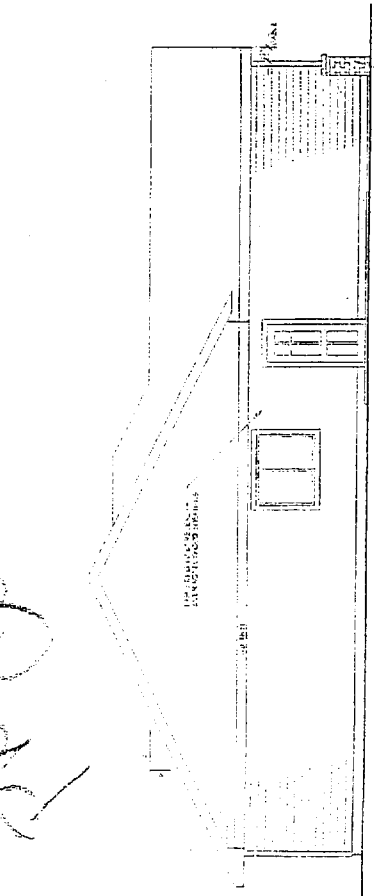
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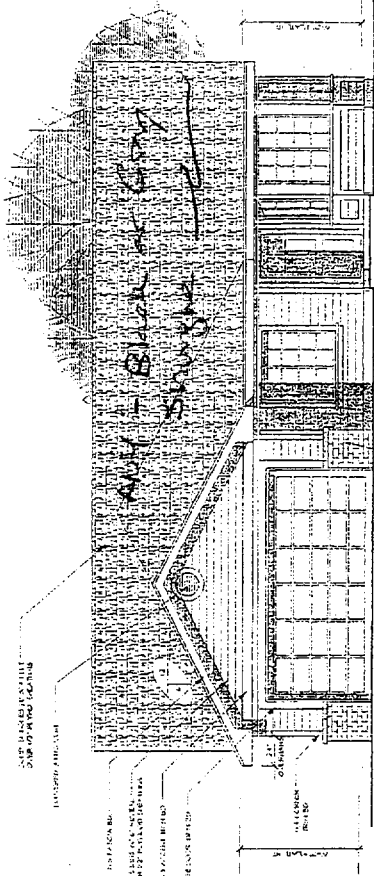
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GRAY/MILSHUTTERS / FIXED GRAY ✓
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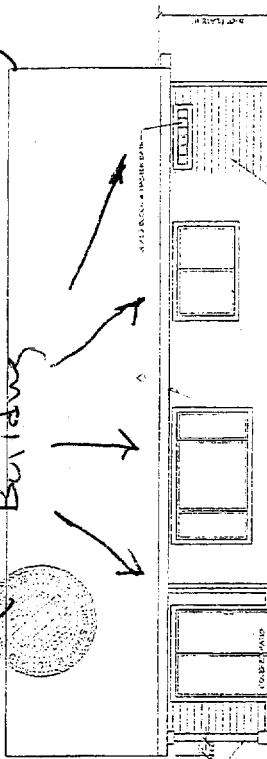
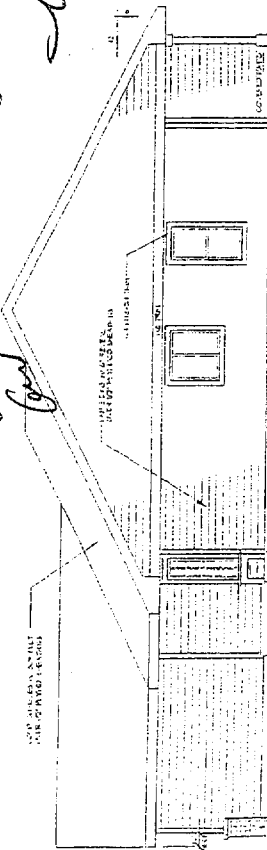


INFLATION



FRONT ELEVATION

Typical - Crown welding over all Doors & windows (with Stoppers).
3 1/2" Trim AT HEAD OF WINDOW AND AROUND ALL DOORS
including over head doors. (NOT REQUIRED AT REAR OF
S.W.)



RIGHT ELEVATION

REAR ELEVATION

~~NOTE~~ ANY WINDOWS WITH OUT SHUTTERS
MUST HAVE 3 1/2 TIMING ON SIDES
AND HEAD. REAR IS EXEMPT

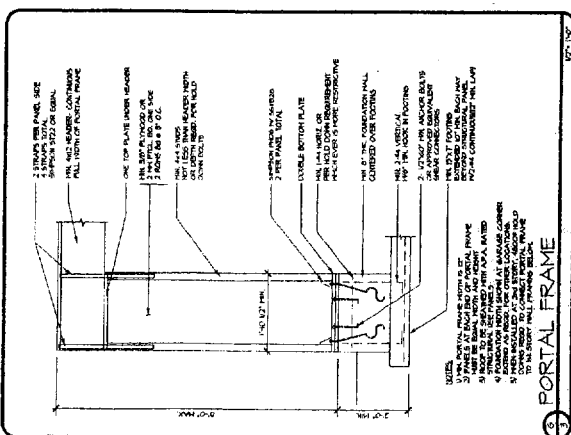
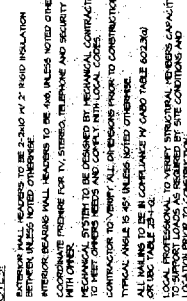
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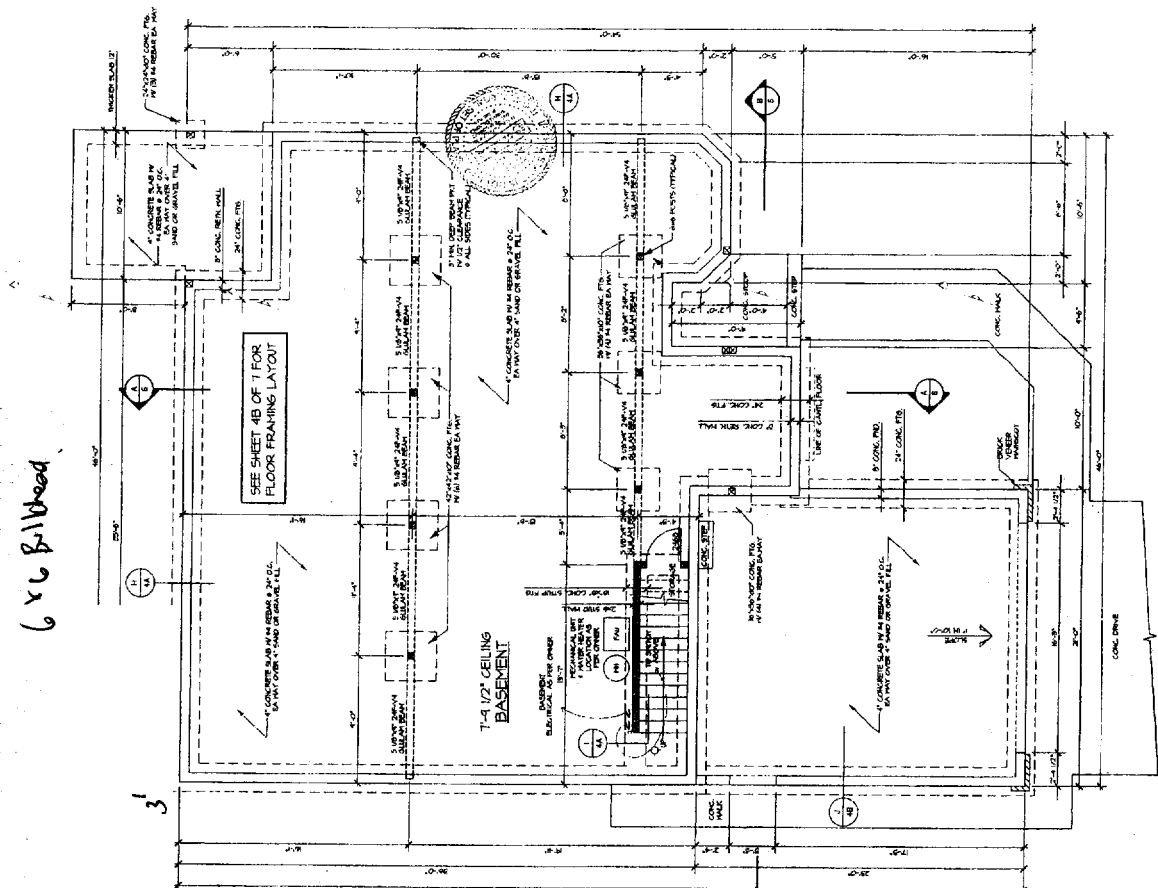
ASSUMED DESIGN LOADS ^a	
WIND LOAD ON FLOORS	= 40 PSF
DEAD LOAD + FLOOR	= 10 PSF
LIVE LOAD + ROOF	= 45 PSF
DEAD LOAD + ROOF	= 7 PSF
LIVE LOAD + FLOOR	= 60 PSF
CRAVING + FLOOR	= 10 PSF

^aSEE BRIDGE DESIGNER'S MANUAL FOR FLOOR FINISHES.

UNLESS I CHOOSE TO REVEAL MY AFFILIATION AND
 ACCURATELY PRIOR TO COLLECTING MY IDENTITY ASSOCIATED RECORDS, I
 OF ANY OTHERS OR OTHERWISE PRIOR TO THE START OF COLLECTION.

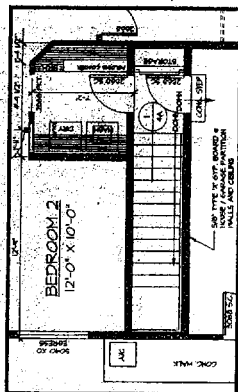
THESE RESULTS SHOW THAT THE PROPOSED METHOD CAN BE USED TO ESTIMATE THE COEFFICIENTS OF THE POLYNOMIAL FUNCTION OF THE ORDER OF THE POLYNOMIAL.





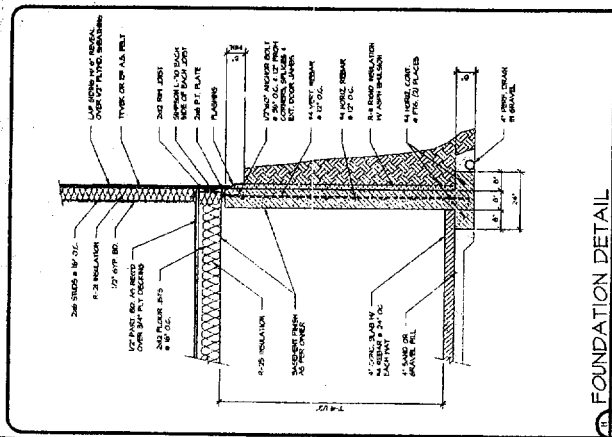
ALTERNATE BASEMENT FOUNDATION PLAN

SCALE 1/4"=1'-0"

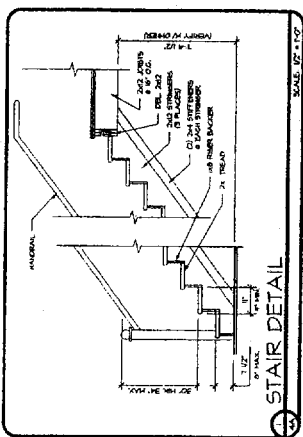


ALT. BSMT. STAIRS

SCALE: 1/4" = 1'-0"



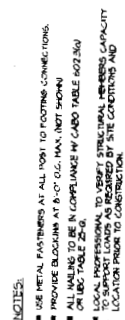
FOUNDATION DETAIL



STAIR DETAIL

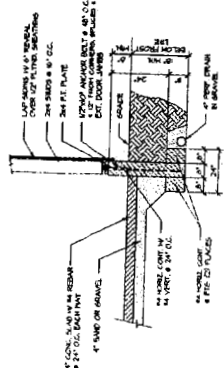
SCALE 1/2" = 1'-0"

- NOTES:**
- USE METAL FASTENERS AT ALL POST TO FOOTING CONNECTIONS.
 - ALL RAILING TO BE IN COMPLIANCE W/ CARO TABLE B02.2(a) OR USC TABLE 25-6.
 - LOCAL PROFESSIONAL TO VERIFY STRUCTURAL MEMBER CAPACITY TO SUPPORT LOADS AS REQUIRED BY SITE CONDITIONS AND LOCATION PRIOR TO CONSTRUCTION.

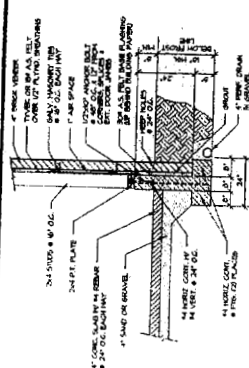


FLOOR FRAMING PLAN

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GARAGE FOUNDATION DETAIL



GARAGE FOUNDATION DETAIL

Applicant: Gary Simanetta Wilson

Date: 5/30/06

Address: 539 Auburn St. (lot 1 - Auburn Estates)

C-B-L: 382A - D-021

permit # 06-0702

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R3

Interior or corner lot -

Proposed Use/Work - build a new single family - single story w/ attached 2 car garage.

Sewage Disposal - city

Lot Street Frontage - 50' min - 78.22 (dred)

Front Yard - 25' min - 32.5' scaled to garage

Rear Yard - 25' min - 32' scaled back of patio

Side Yard - 1 1/2 - 8' min. right side - 20' scaled
2 - 14' min. left side - 12' scaled

Projections - 6x6 bulkhead

Width of Lot - 65' min - 78' scaled

Height - 35' max - 14.5' scaled

Lot Area - 6,500 \pm min - 10,148 \pm given

Lot Coverage Impervious Surface - 35% 3551.8

same as lot 3 = 2405.5

OK.

Area per Family - 1/2 500 \pm

Off-street Parking - 2 spaces required - 2 car garage

Loading Bays - N/A

Site Plan - minor/minor 2006 - 0087

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 2 - zone X



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>Lot # 1, Auburn Estates, Auburn Street</u>		
Total Square Footage of Proposed Structure <u>1,592 s/f Structure</u> <u>477 s/f 2 car attached garage</u>		Square Footage of Lot <u>10,148</u>
Tax Assessor's Chart, Block & Lot Chart# <u>B-1</u> Block# <u>382A</u> Lot# <u>D-21</u>	Owner: <u>Simonetta Wilson</u> <u>Gary Wilson</u>	Telephone: <u>615-5000</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Phil Reguia</u> <u>Brush & Hammer Inc.</u>	Cost Of Work: \$ <u>100,000</u> Fee: \$ _____ C of O Fee: \$ _____
Current Specific use: <u>Vacant Bldg Lot - Part of Subdivision</u> If vacant, what was the previous use? <u>Same</u> Proposed Specific use: <u>Single story, single family residence</u> Project description: <u>46x55' single story, single family residence</u> <u>3 bedrooms, 2 bath, 2 car attached garage</u> <u>no back</u>		
Contractor's name, address & telephone: <u>Brush & Hammer Inc Phil Reguia</u>		
Who should we contact when the permit is ready: <u>Phil Reguia</u> Mailing address: <u>Phil Reguia</u> <u>110 Lester Dr.</u> <u>Port. Me. 04103</u> Phone: <u>807-2586</u> <u>Bldg Fee 901</u> <u>Site 303</u> <u>copy 15</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, stop by the Building Inspections 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 of applicant: [Signature]

Date: 5-10-06

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

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

Zoning Copy

2006-0087

Application I. D. Number

51112006

Application Date

single Family Home

Project Name/Description

539 - 539 Auburn St , Portland, Maine (Lot 1 Auburn Estates)

Address of Proposed Site

382A D021001

Assessor's Reference: Chart-Block-Lot

Brush & Hammer Inc/Phil Requia

Applicant

110 Lester Drive, Portland, ME 04103

Applicant's Mailing Address

Phil Requia

Consultant/Agent

Applicant Ph: (207) 807-2586 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): ☐ New Building ☐ Building Addition ☐ Change Of Use ☒ Residential ☐ Office ☐ Retail
☐ Manufacturing ☐ Warehouse/Distribution ☐ Parking Lot ☐ Other (specify) _____

Proposed Building square Feet or # of Units 10148

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|----------------------------------------------------------------|---------------------------------------------------------|------------------------------------------------|--------------------------------------------------|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Pla \$50.00 Subdivision _____ Engineer Review \$250.00 Date 51112006

Zoning Approval Status:

Reviewer _____

- ☐ Approved ☐ Approved w/Conditions
See Attached ☐ Denied

Approval Date _____ Approval Expiration _____ Extension to _____ ☐ Additional Sheets
Attached

☐ Condition Compliance _____
signature date

Performance Guarantee ☐ Required* ☐ Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|-------------------------------------------------------------|----------------|----------------------------------------------------|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issue | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | _____ |
| | date | | expiration date |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

From: Jay Reynolds
To: Single Family Signoff
Date: 6/5/2006 1:25:50 PM
Subject: 539 Auburn Street, lot 1 Auburn Estates Sub.

Approvals with conditions have been entered in urban insight for this application.

Jay Reynolds
Development Review Coordinator
City of Portland Planning Division
(207) 874-8632
jayjr@portlandmaine.gov

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **NIAL CONSTRUCTION, INC.**, a Massachusetts corporation with a place of business at 191 State Road, #2, Kittery, Maine, for consideration paid grants to **SIMONETTA WILSON** and **GARY WILSON**, of 19 Christmas Tree Lane, Wayne, ME 04284 with WARRANTY COVENANTS, and *as joint tenants*, the premises in the City of Portland, County of Cumberland and State of Maine, being more particularly described in Exhibit A attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said **NIAL CONSTRUCTION, INC.** has caused this instrument to be signed in its corporate name by David A. Sullivan, its President thereunto duly authorized this 28 day of April, 2006.

Witness

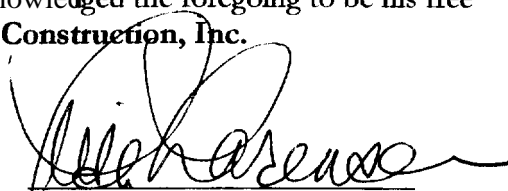


NIAL CONSTRUCTION, INC.

By David A. Sullivan
Its President

State of MAINE
County of CUMBERLAND

On April 28, 2006, personally appeared the above-named David A. Sullivan, President of said **Nial Construction, Inc.** and acknowledged the foregoing to be his free act and deed and the free act and deed of said **Nial Construction, Inc.**



Notary Public/Attorney

Name:

LISA L. LARENSEN NOTARY PUBLIC - MAINE MY COMMISSION EXPIRES 4/18/2009

EXHIBIT A

A certain lot or parcel of land situated **on** the easterly side of Auburn Street in the City of **Portland**, County of Cumberland and State of Maine as shown **on** a plan entitled "Subdivision Plan of Auburn Estates for Nial Construction" by Sebago Technics, Inc., dated March 4, 2004 and revised July 22, 2004 recorded at the Cumberland County Registry of Deeds in Plan **Book** 204, Page 665, being further bounded and described as follows:

Commencing at a 1 inch **iron** pipe at the northerly sideline of Summit Street and the southwesterly corner of land now **or** formerly of Stephen J. and Karole L. Malenfant **as** described in a deed recorded at the Cumberland County **Registry** of Deeds in **Book** 11376, Page 122;

Thence N 08°-42'-15" E, by and along said land of Malenfant, a distance of 89.79 feet **to** a 5/8 inch **iron** rebar to be set and the point of beginning;

Thence S 77°-33'-57" W, by and along Lot Nine as shown on said plan, a distance of 117.97 feet to a 5/8 inch **iron** rebar to be set at the easterly sideline of Auburn Street;

Thence N 08°-06'-46" **W**, by and along Auburn Street, a distance of 78.22 feet to a 5/8 inch **iron** rebar to be set at the southwesterly corner of Lot Two as shown of said plan;

Thence N 77°-33'-57" E, by and along Lot Two **as shown on** said plan, a distance of 142.23 feet to a 5/8 inch **iron** rebar to be set at the **westerly** sideline of said Malenfant land;

Thence S 08°-42'-15" W, by and **along** said land of Malenfant, a distance of 83.63 feet to the point of beginning.

Meaning and intending to convey **all of Lot #1** containing approximately 10,148 square feet as shown on said plan.

Bearings are based **on** grid north.

The premises are conveyed subject to a Declaration of Covenants, Common Easements and Restrictions for **Nial** Construction, Inc., dated September 15, 2004 and recorded in **Book** 21789, Page 271.

Meaning and intending to convey a portion of the premises described in a deed **from** Louise M. Woodbury to the Grantor herein, recorded in **Book** 20825, Page 249.

