

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that MICHAEL MUTCHIE

Located At 57 CRESTVIEW DR

Job ID: 2012-08-4720-ALTR

CBL: 388- H-019-001

has permission to build a 16' x 27' garage addition (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

09/28/2012

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

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

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-08-4720-ALTR	Date Applied: 8/16/2012	CBL: 388- H-019-001	
Location of Construction: 57 CRESTVIEW DR	Owner Name: MICHAEL & RACHEL MUTCHIE	Owner Address: 57 CRESTVIEW DR PORTLAND, ME 04103	Phone: 402-210-4596
Business Name:	Contractor Name: Chris Goodall & Keith Gautreau	Contractor Address: 9 WHIPPLE ROAD, GORHAM, ME 04103	Phone: (207) 831-1620
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG ADD	Zone: R-2
Past Use: Single Family Dwelling	Proposed Use: Same: Single Family Dwelling - to add an attached single story garage 16'x27' as per plans	Cost of Work: \$12,000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: R3 Type: SB ENG 2009 (MVBCC) Signature:
Proposed Project Description: 16' x 27' garage addition		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle		Zoning Approval	

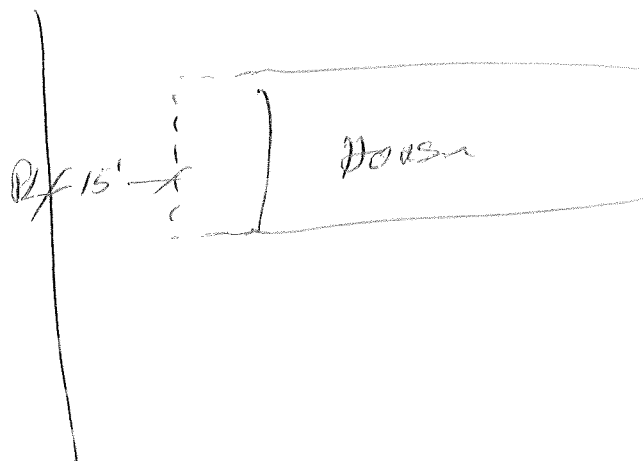
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	Special Zone or Reviews <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: 01/29/12	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 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:
	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

10-5-72 DW/M Mike/Chris F&M OK

776-9161



2012 08 4720 60



General Building Permit Application

R-2

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>57 CRESTVIEW DR.</u>		
Total Square Footage of Proposed Structure/Area <u>432 ft²</u>	Square Footage of Lot <u>15,000</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>388</u> Block# <u>H</u> Lot# <u>19</u>	Applicant *must be owner, Lessee or Buyer* Name <u>MICHAEL C. MUTCHIE</u> Address <u>57 CRESTVIEW DR.</u> City, State & Zip <u>PORTLAND, ME 04103</u>	Telephone: <u>402-210-4596</u>
RECEIVED AUG 16 2012 Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: <u>\$18,000</u> C of O Fee: \$ Total Fee: <u>\$18,000</u>
	Current legal use (i.e. single family) <u>SINGLE FAMILY</u> Number of Residential Units <u>N/A</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>GARAGE</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: _____	
Contractor's name: <u>CHRIS GOODALL / KEITH GAUTREAU</u>		
Address: <u>9 WHIPPLE RD.</u>		
City, State & Zip <u>GORHAM, ME 04038</u>		Telephone: <u>831-1620</u>
Who should we contact when the permit is ready: <u>MIKE MUTCHIE</u>		Telephone: <u>402-210-4596</u>
Mailing address: <u>57 CRESTVIEW DR. PORTLAND, ME 04103</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

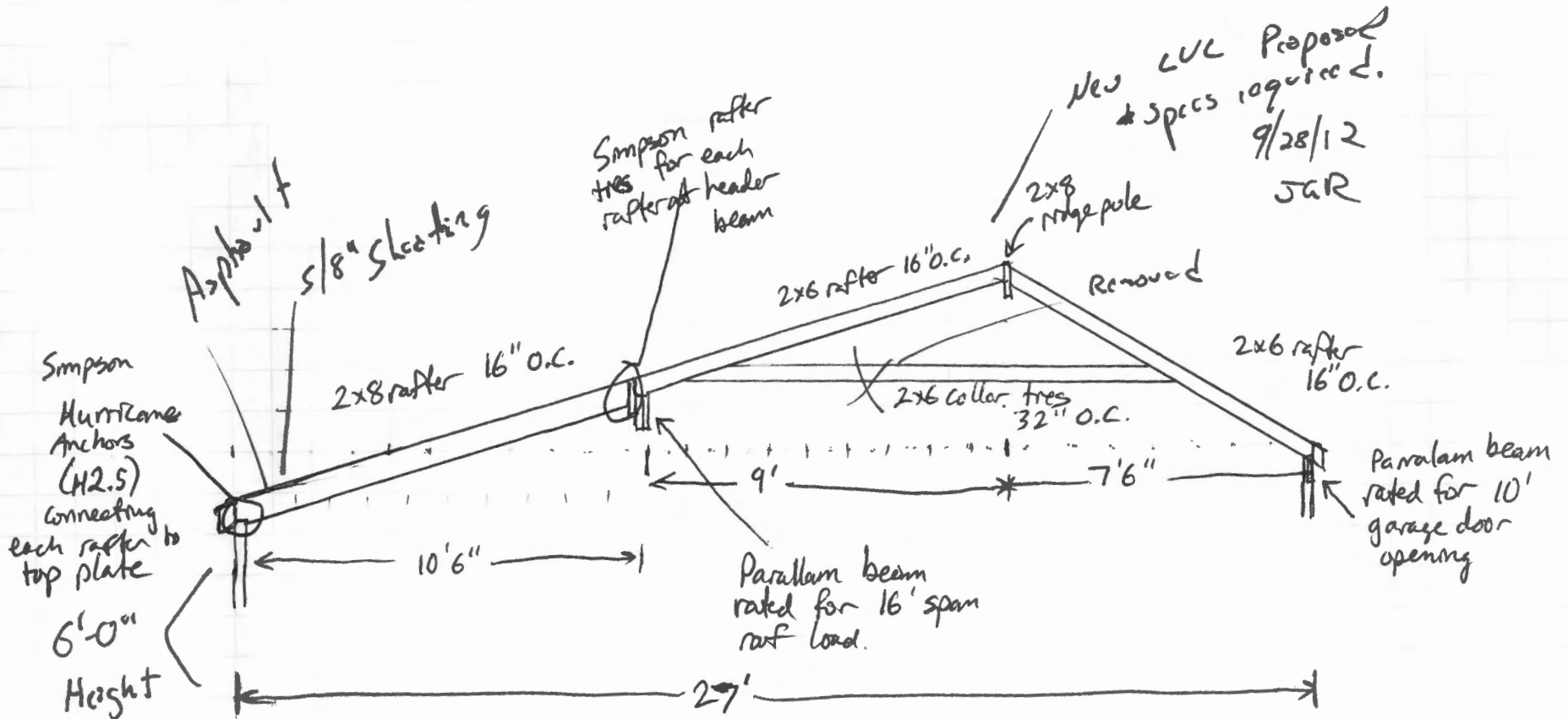
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, 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: [Signature] Date: ISAUG12

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

57 Crestview Drive
Roof framing plan

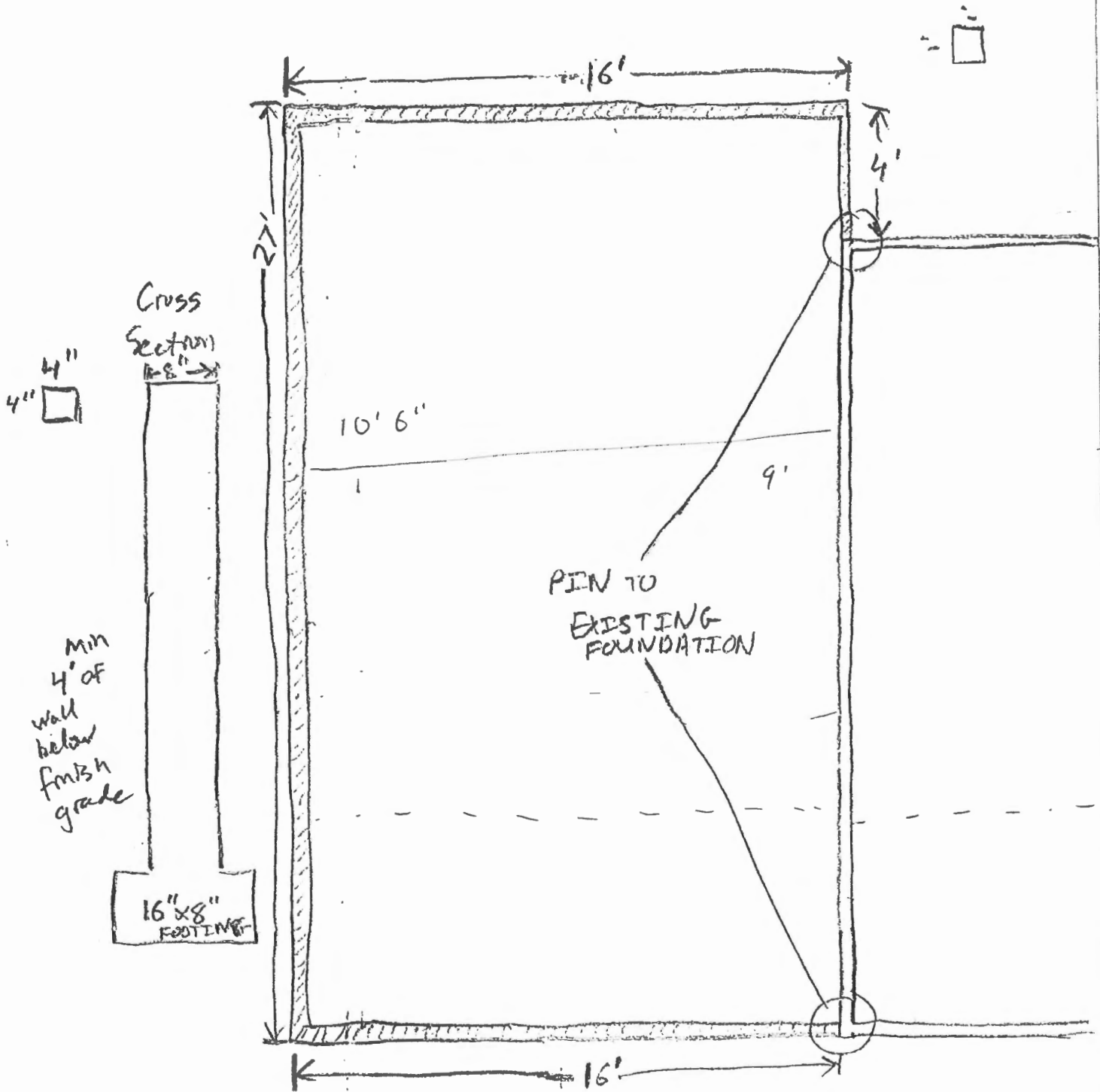


RECEIVED

SEP 28 2012

Dept. of Building Inspections
City of Portland Maine

57 CRESTVIEW ADDITION
FOUNDATION PLAN

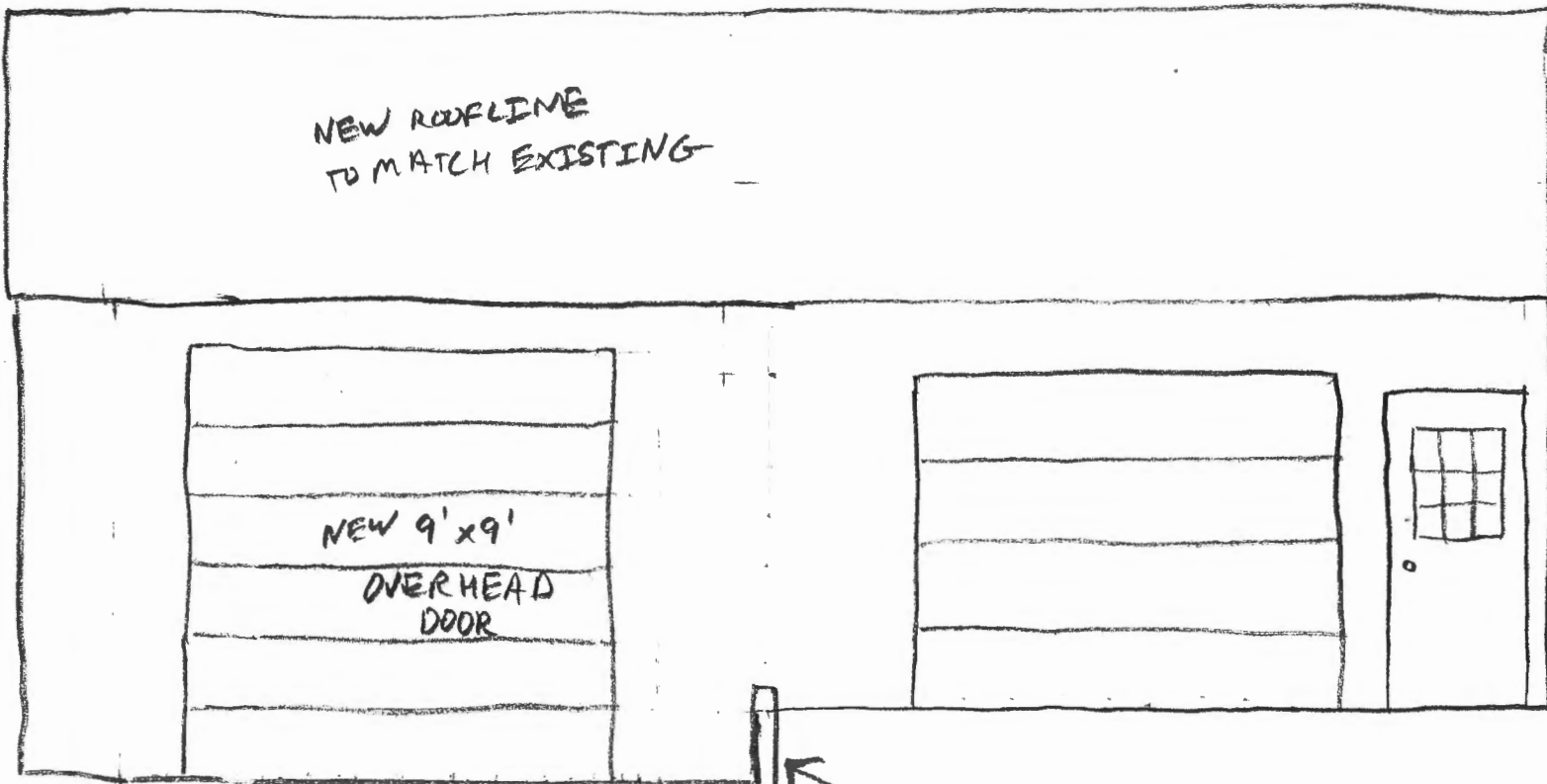


4" Thick Slab

4 1/2 DIA 1-0" e corners & 6-0" O.C.
BoTS

"Un heated"

57 CRESTVIEW ADDITION
FRONT ELEVATION



NEW ROOFLINE
TO MATCH EXISTING

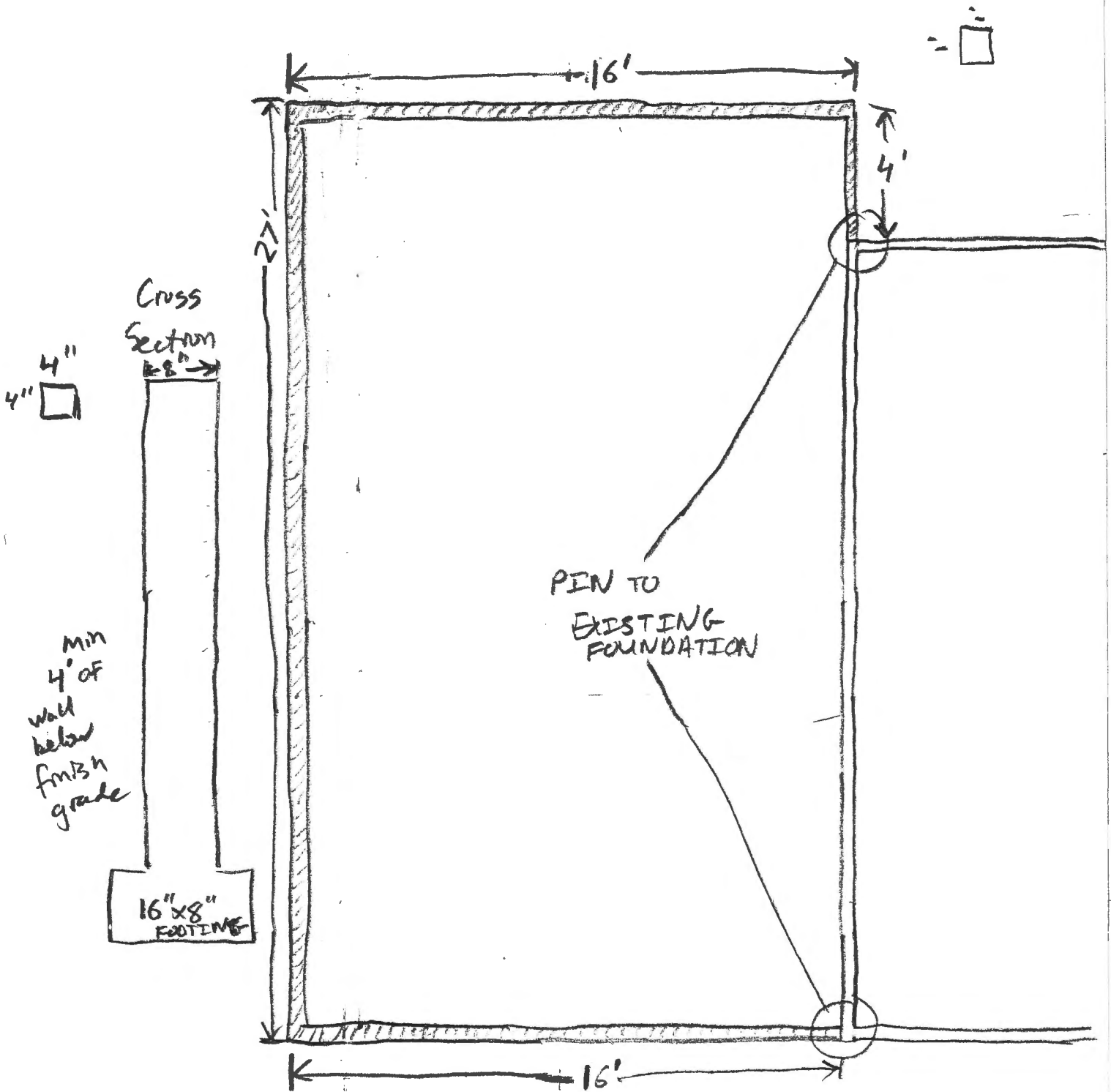
NEW 9' x 9'
OVERHEAD
DOOR

RETAINING
WALL

TO EXISTING
HOUSE

11'
□

57 CRESTVIEW ADDITION
FOUNDATION PLAN



4" Thick Slab

4 1/2 DIA 1-0" e corners & 6-0" o.c.
Bols

"On heated"

57 CRESTVIEW FRAMING DETAILS

2x6 PT sill plate secured by foundation bolts

2x4 wall studs 16" OC

2 5/8 Sheathing

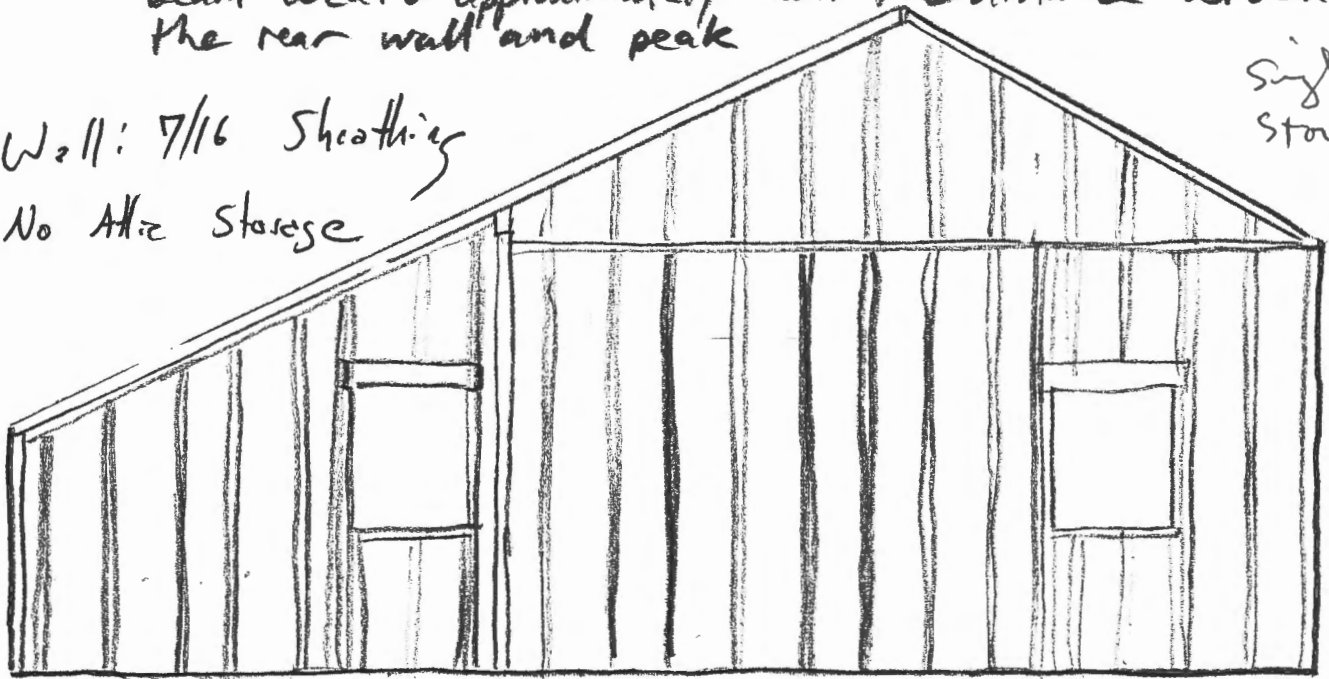
2x6 Rafters 16" OC

2x6" Collar Ties @ 16" O.C.

Rafters on long back roof span will be supported by beam located approximately half the distance between the rear wall and peak

- * Wall: 7/16 Sheathing
- * No Attic Storage

Single
Story

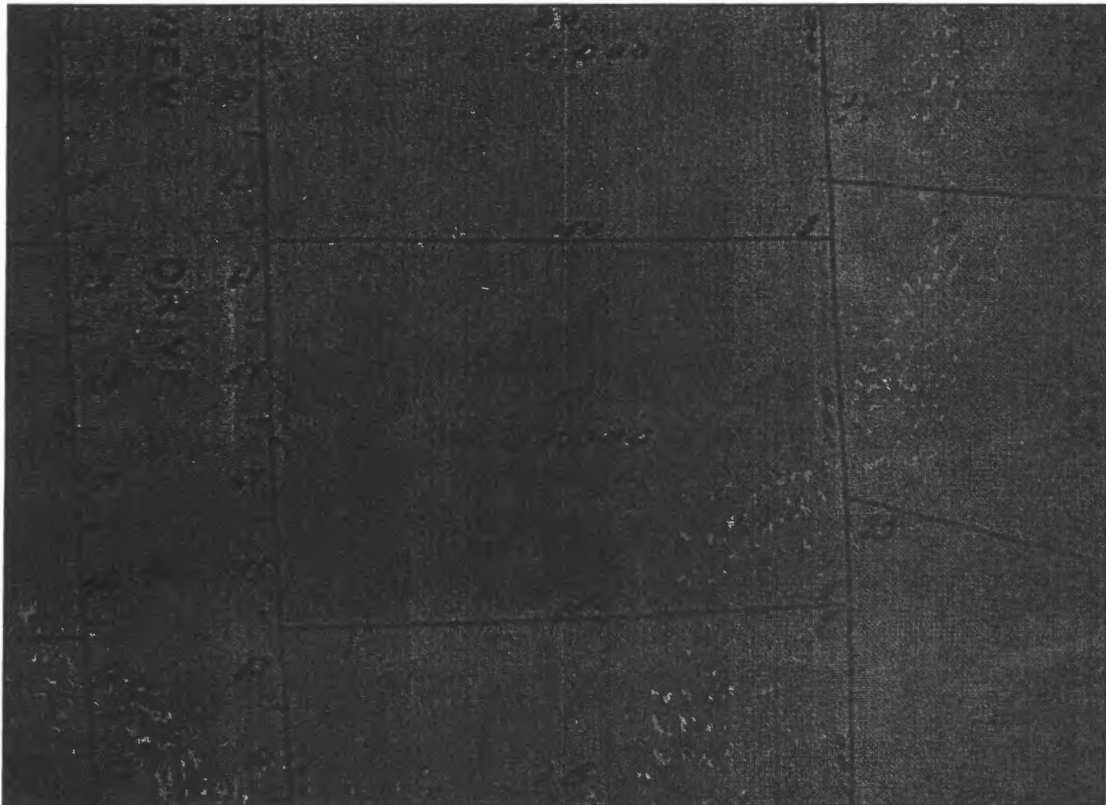


1/2" Gypsum on outside side.

Tax Assessor's Map

Borrower	Mutchie, Michael & Rachel		
Property Address	57 Crestview Dr		
City	Portland	County Cumberland	State ME Zip Code 04103
Client	CUSO Mortgage		

The subject site is Lot #19.





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Receipts Details:

Tender Information: Check , BusinessName: Michael Mutchie, Check Number: 1643
Tender Amount: 140.00

Receipt Header:

Cashier Id: gguertin
Receipt Date: 8/16/2012
Receipt Number: 47155

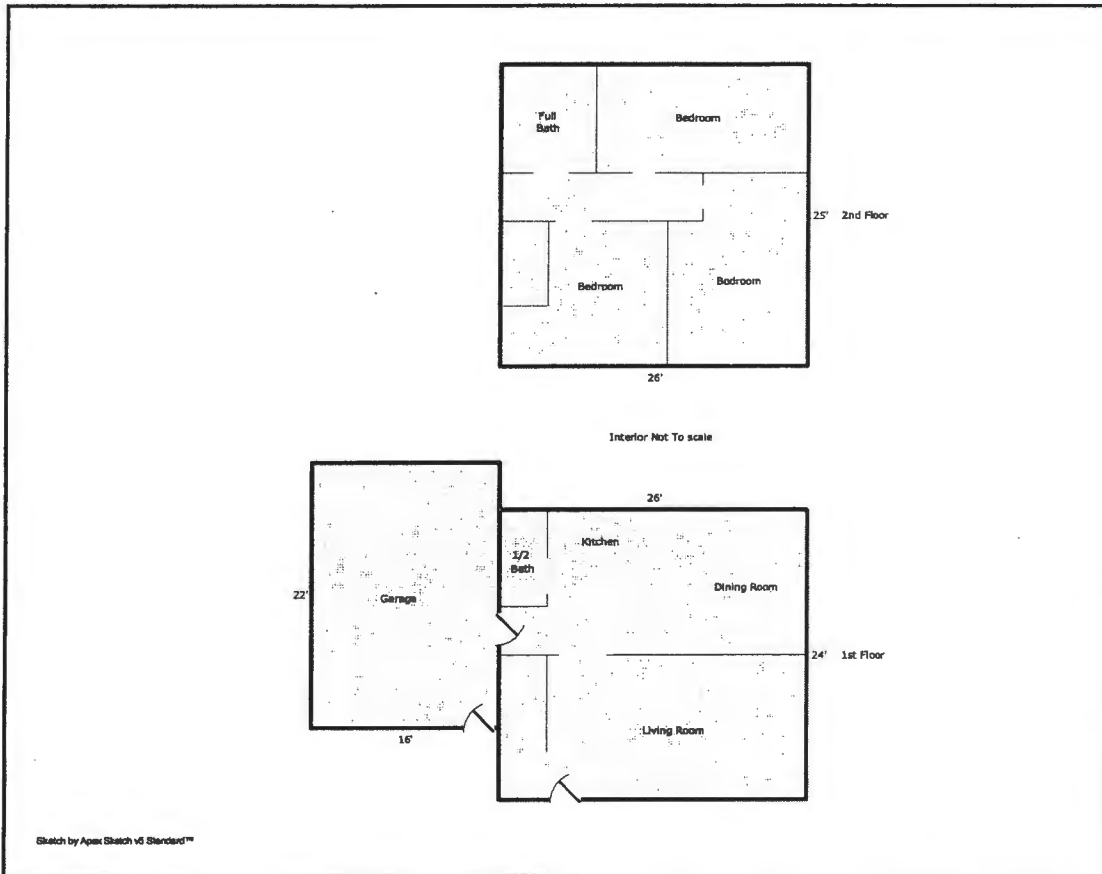
Receipt Details:

Referance ID:	7660	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	140.00	Charge Amount:	140.00
Job ID: Job ID: 2012-08-4720-ALTR - 16' x 27' garage addition			
Additional Comments: Michael Mutchie, 57 Crestview			

Thank You for your Payment!

Building Sketch

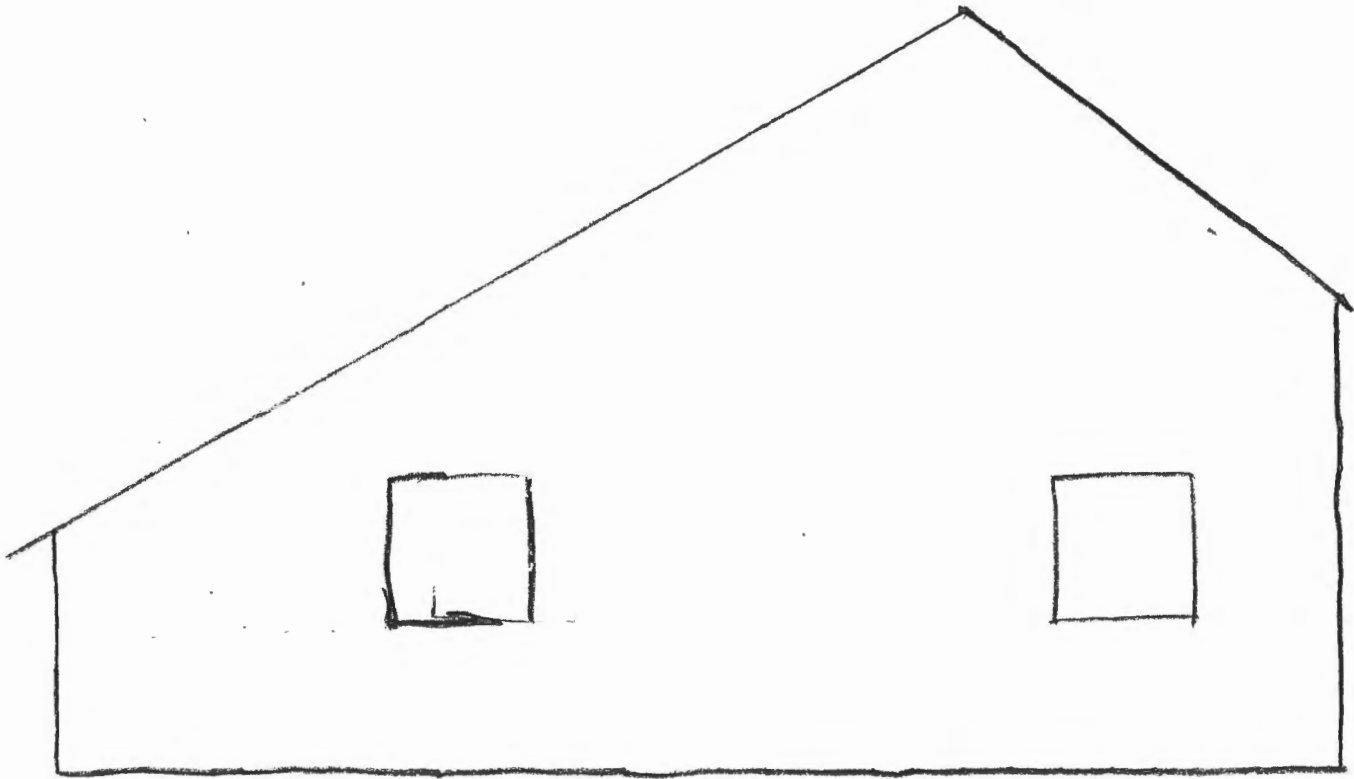
Borrower	Mutchie, Michael & Rachel						
Property Address	57 Crestview Dr						
City	Portland	County	Cumberland	State	ME	Zip Code	04103
Client	CUSO Mortgage						



Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	624.00	624.00
GLA2	Second Floor	650.00	650.00
GAR	Garage	352.00	352.00
Net LIVABLE Area		(rounded)	1274

LIVING AREA BREAKDOWN		
	Breakdown	Subtotals
First Floor		
	26.0 x 24.0	624.00
Second Floor		
	25.0 x 26.0	650.00
2 Items	(rounded)	1274

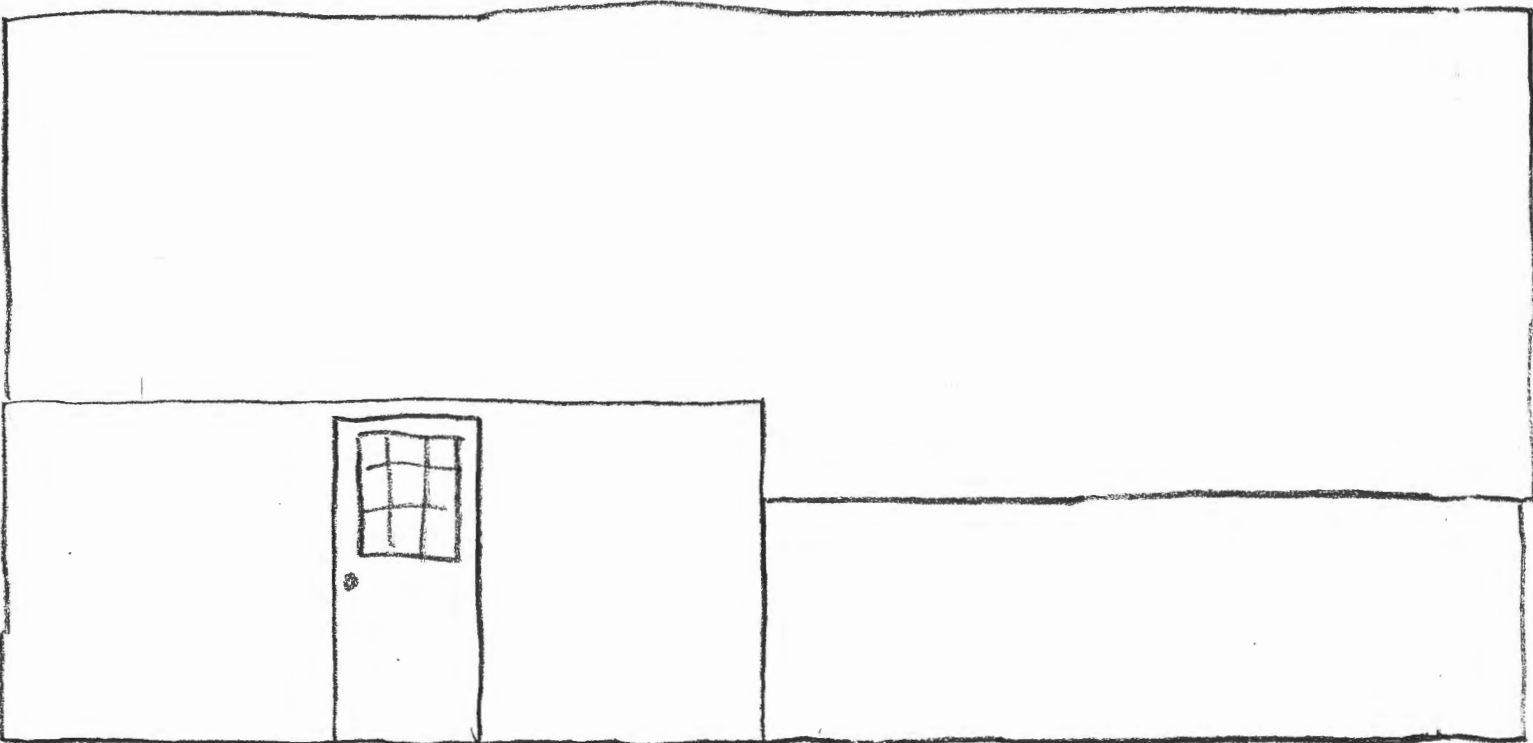


57 WESTVIEW
SIDE ELEVATION



57 CRESTVIEW ADDITION

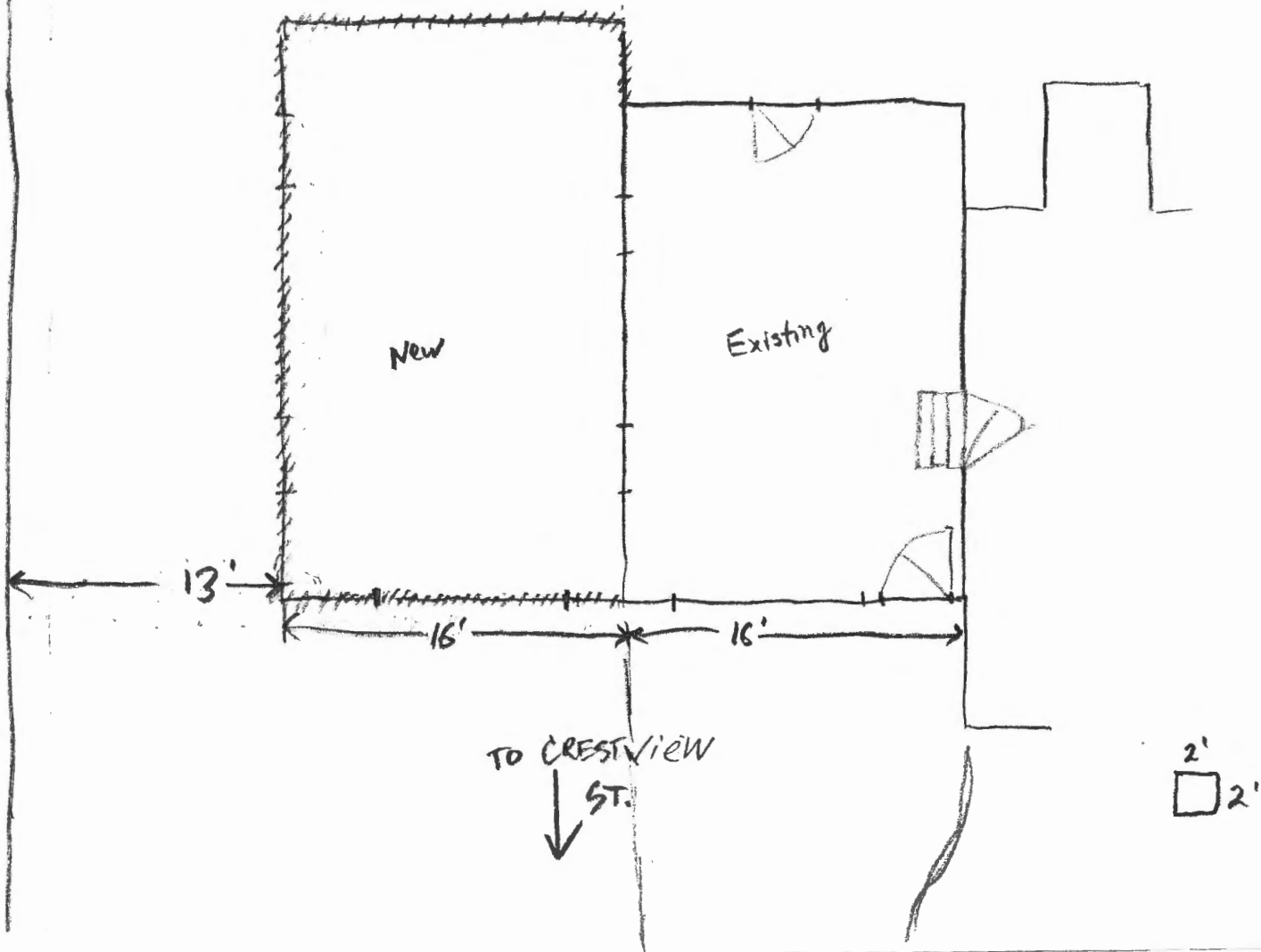
REAR ELEVATION



TO
EXISTING
HOUSE



Proposed Mulchire Addition
57 Crestview

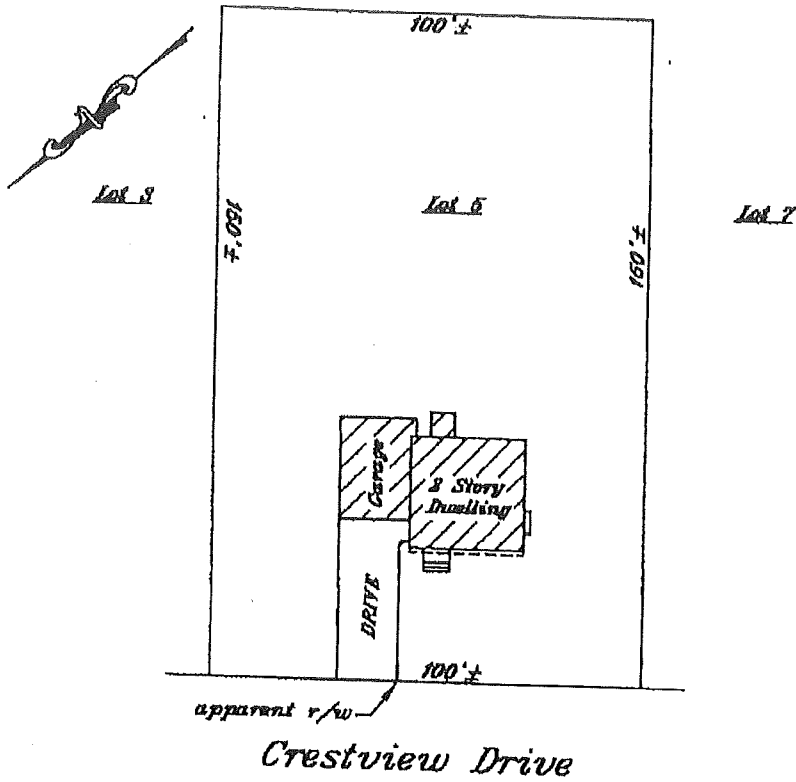


FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES EXCEPT AS NOTED. (2) THE PURPOSE OF THIS INSPECTION IS TO DETERMINE AN OPINION AS FOLLOWS: A) WHETHER THE ALLEGEDLY HYPOTHETICAL COMPLAINT WITH RESPECT TO (3) FROM INSPECTION RESULTS AND (4) FROM THE DISTANCE MEASUREMENTS BY MEANS OF A MEASUREMENT FROM A MAP FOR PREVIOUS LAND ACQUISITION. (5) THIS INSPECTION IS TO BE USED ONLY BY THE LENDER ENTITLED TO THE TITLE AFFIDAVIT & TITLE INSURANCE AND IS NOT TO BE USED BY ANY OTHER PARTY FOR BOUNDARY LINE ADJUSTMENTS OR LAND TITLE OPERATIONS. (6) A BOUNDARY SURVEY SHOULD BE PERFORMED TO ESTABLISH A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE ADJUSTMENTS, EASEMENTS, RIGHTS OF WAY, EMBODIMENTS, AND/OR ENCROACHMENTS.

THIS SKETCH IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

ADDRESS: 57 Crestview Drive INSPECTION DATE: 9-21-04
Portland Maine SCALE: 1" = 30'



SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APURTENANCES, IF ANY. INSP. BY HSL

APPLICANT: JOSEPH R. SPIGNARDI REQ. PARTY: LEITE & LEMIRUX
 OWNER: WESLEY SHEPPIUK ATTORNEY: JAMES R. LEMIRUX
 LENDER: _____ FILE No. 80416395

TITLE REFERENCES:
 DEED BOOK 8077 PAGE 27
 PLAN BOOK 51 PAGE 25 LOT: 5
 COUNTY: Cumberland

YOUR FILE #: 0808-04

NADEAU & LODGE, INC.
 PROFESSIONAL LAND SURVEYORS
 600 BROADWAY AVENUE
 PORTLAND, ME 04108
 (207) 878-1120
 100 CLARK WOODS ROAD
 LYMAN, ME 04048
 (207) 458-1823

MUNICIPAL REFERENCE:
 MAP: 388 BLOCK: H LOT: 19

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA COMMUNITY MAP No. 23004A PANEL: 0002C ZONE: X DATE: December 8, 1998

THE DWELLING WAS IN COMPLIANCE WITH MUNICIPAL ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.

COMMENTS:

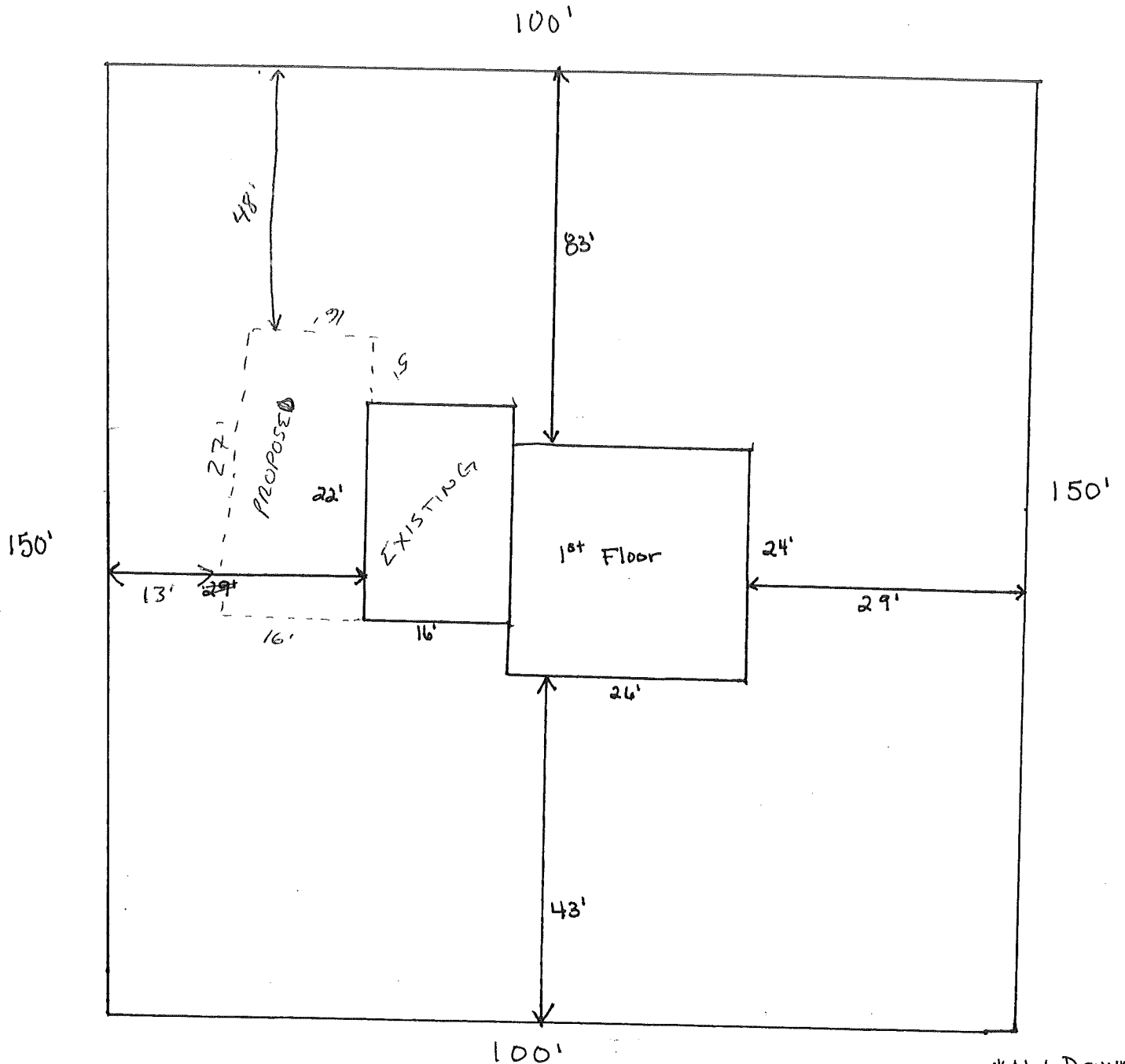
James R. Lemirux
 9-24-04

THIS INSPECTION IS VALID ONLY WITH AN EMBOSSED SEAL AND IS NULL & VOID 90 DAYS AFTER INSPECTION DATE

THIS IS NOT A BOUNDARY SURVEY - NOT FOR RECORDING

Plot Plan for 57 Crestview Drive

R-2



There are 29 feet of space on either side of the house. We found the location of the house from multiple sources including; information from the tax assessor's website, property stakes, neighbor's fencing and by utilizing a metal detector.

* Not Drawn to scale

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.**

Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

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

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Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-08-4720-ALTR

Located At: 57 CRESTVIEW DR

CBL: 388- H-019-001

Conditions of Approval:

Building

1. Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.
2. Section R317 Protection of Wood and Wood Based Products against decay. All wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches from the exposed ground.
3. 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.

TABLE R302.6
DWELLING/GARAGE SEPARATION

SEPARATION	MATERIAL
From the residence and attics	Not less than 1/2 inch gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage	Not less than 5/8-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than 1/2 inch gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

2009 INTERNATIONAL RESIDENTIAL CODE®