

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

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED  
DEC 10 2007  
CITY OF PORTLAND

## BUILDING DEPARTMENT PERMIT

Permit Number: 071474

This is to certify that MILES DANA W & JUNE Builders  
has permission to 20' x 22' addition for Bathroom & Bedroom  
AT 25 ABBY LN L 388A A018001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine 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 written permission procured before this building or part thereof is occupied or enclosed-in. HEAR 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

12/6/07 [Signature]  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

# BUILDING PERMIT INSPECTION PROCEDURES

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 initializing at each inspection time, 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.

\_\_\_\_\_ **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

\_\_\_\_\_ **Footing/Building Location Inspection:** Prior to pouring concrete

\_\_\_\_\_ **Re-Bar Schedule Inspection:** Prior to pouring concrete

\_\_\_\_\_ **Foundation Inspection:** Prior to placing ANY backfill

\_\_\_\_\_ **Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling

\_\_\_\_\_ **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 of Applicant/Designee

10 Dec 07

Date

  
\_\_\_\_\_  
Signature of Inspections Official

12/10/07

Date

CBL: 388A A018

Building Permit #: 071475

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

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

Permit No: 07-1474	Issue Date: 12/4/07	CBL: 388A A018001
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Location of Construction: 25 ABBY LN	Owner Name: MILES DANA W & JUNE M JTS	Owner Address: 25 ABBY LN	Phone:
Business Name:	Contractor Name: Androscoggin Builders	Contractor Address: 330 Pond Road Lewiston	Phone: 2072400975
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-2

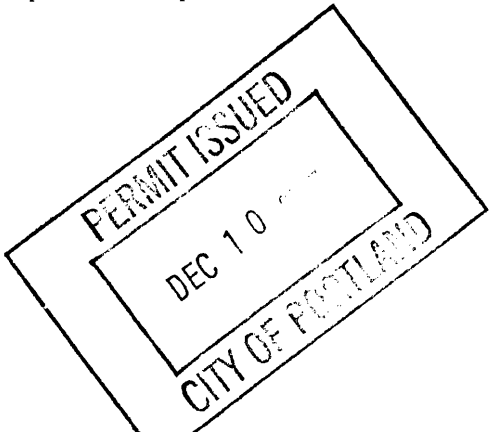
Past Use: Single Family Home	Proposed Use: Single Family Home - 20' x 22' addition for Bathroom & Bedroom	Permit Fee: \$290.00	Cost of Work: \$27,000.00	CEO District: 5
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: 5b IRC-2003	

Proposed Project Description: 20' x 22' addition for Bathroom & Bedroom	Signature:	Signature: <i>Chris M 12/4/07</i>
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: 12/05/2007	<b>Zoning Approval</b>
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- 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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>12/4/07 cm</i>	Date:	Date: <i>12/4/07 cm</i>



**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

12/11/07 - checked st Hsecks + walls for Backfill  
Spoke to contractor about starting earlier - everything  
OK for Backfill  
JmM

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9/9/08 Close-in Porch Roof only  
OK a

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

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

<b>Permit No:</b> 07-1474	<b>Date Applied For:</b> 12/05/2007	<b>CBL:</b> 388A A018001
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<b>Location of Construction:</b> 25 ABBY LN	<b>Owner Name:</b> MILES DANA W & JUNE M JTS	<b>Owner Address:</b> 25 ABBY LN	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Androscoggin Builders	<b>Contractor Address:</b> 330 Pond Road Lewiston	<b>Phone</b> (207) 240-0975
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family Home - 20' x 22' addition for Bathroom & Bedroom	<b>Proposed Project Description:</b> 20' x 22' addition for Bathroom & Bedroom
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Chris Hanson      **Approval Date:** 12/06/2007

**Note:** **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) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
- 3) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 4) 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:** Chris Hanson      **Approval Date:** 12/06/2007

**Note:** **Ok to Issue:**

- 1) Fastener schedule per the IRC 2003
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 3) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 4) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 5) 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.
- 6) Frost protection must be installed per the enclosed detail as discussed w/owner/contractor.
- 7) As discussed during the review process, ballusters must be spaced with less than a 4" opening between each.

Applicant:

Date: 12/6

Address: 25 Abby Ln.

C-B-L: 88A -A-018

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-2/R-3

Interior or corner lot -

Proposed Use/Work - Addition

Sevage Disposal - ✓

Lot Street Frontage - 109' shown.

Front Yard - 25 min 30' shown

Rear Yard - 25 min 45' shown

Side Yard - 1-1/2 - 12' 2 1/2 - 16' 18' shown.

Projections -

Width of Lot - 109

Height -

Lot Area - 16,934 @ 20% = 3,386

Lot Coverage/ Impervious Surface - Min. 10,000 20%

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

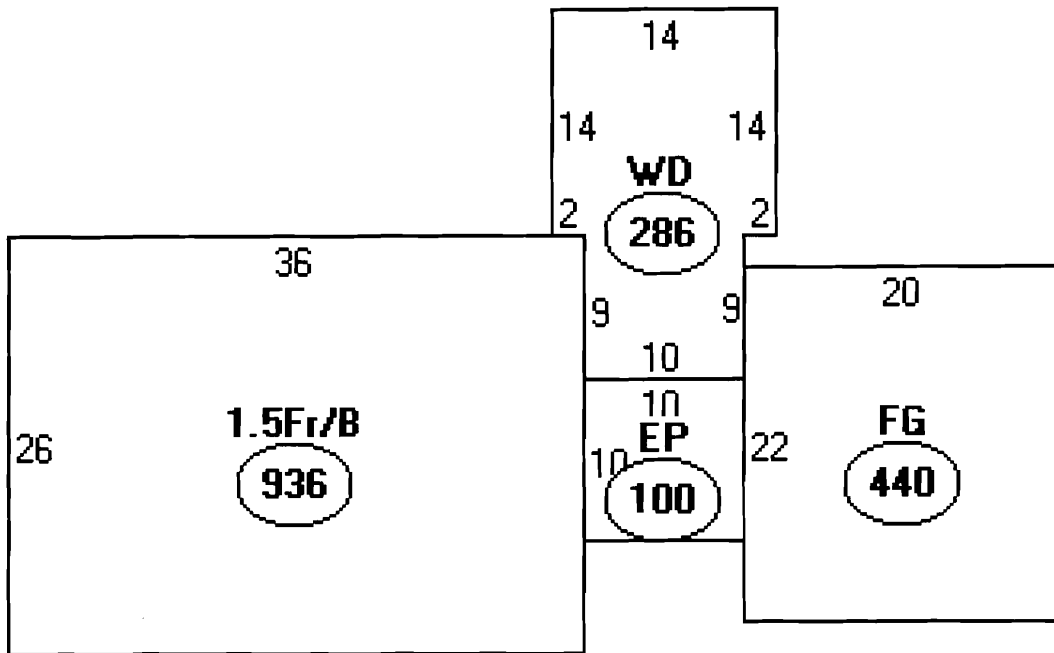
Shoreland Zoning/ Stream Protection -

Flood Plains -

12/6/02

O.K.

Zoning  
Ch



Descriptor/Area

A: 1.5Fr/B  
936 sqft

B: WD  
286 sqft

C: EP  
100 sqft

D: FG  
440 sqft

1762  
 90 - Storage Shed  
 -----  
 1842  
 440 Addition  
 -----  
 2282  
 O.K.  
 Lot cov.







# 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>25 ABBY LANE</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>388A      A      18</u>	Applicant * <b>must be owner, Lessee or Buyer</b> * Name <u>DANA MILES</u> Address <u>25 ABBY LANE</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>233-5411</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>27,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>290</u>
Current legal use (i.e. single family) <u>single family</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>owner needs BR + BDRM on 1st floor Health issues</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>20'x22' Addition Bathroom &amp; Bedroom.</u>		
Contractor's name: <u>Andre Koggin Builders</u> Address: <u>330 Pond Rd</u> City, State & Zip <u>Lewiston, ME 04240</u> Telephone: <u>240-0975</u> Who should we contact when the permit is ready: <u>Mike Schade</u> Telephone: <u>240-0975</u> Mailing address: <u>330 Pond Rd Lewiston, ME 04240</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](http://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: \_\_\_\_\_

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

OK



# Residential Additions/Alterations Permit Application Checklist

1  
A

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](http://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 IEEC 2003
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Reduced plans or electronic files in pdf format are required if originals are larger than 11" x 17"
- 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:

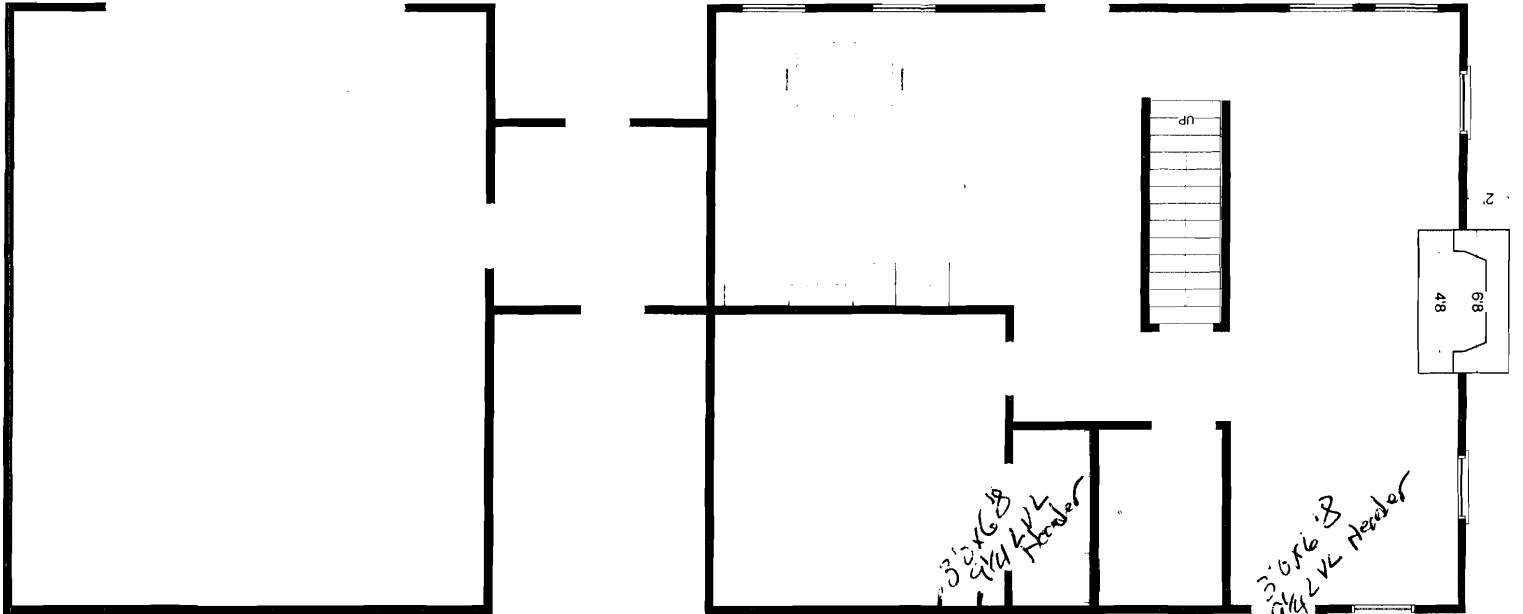
- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions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

*Plot Plan*

**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](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost  
**This is not a Permit; you may not commence any work until the Permit is issued.**

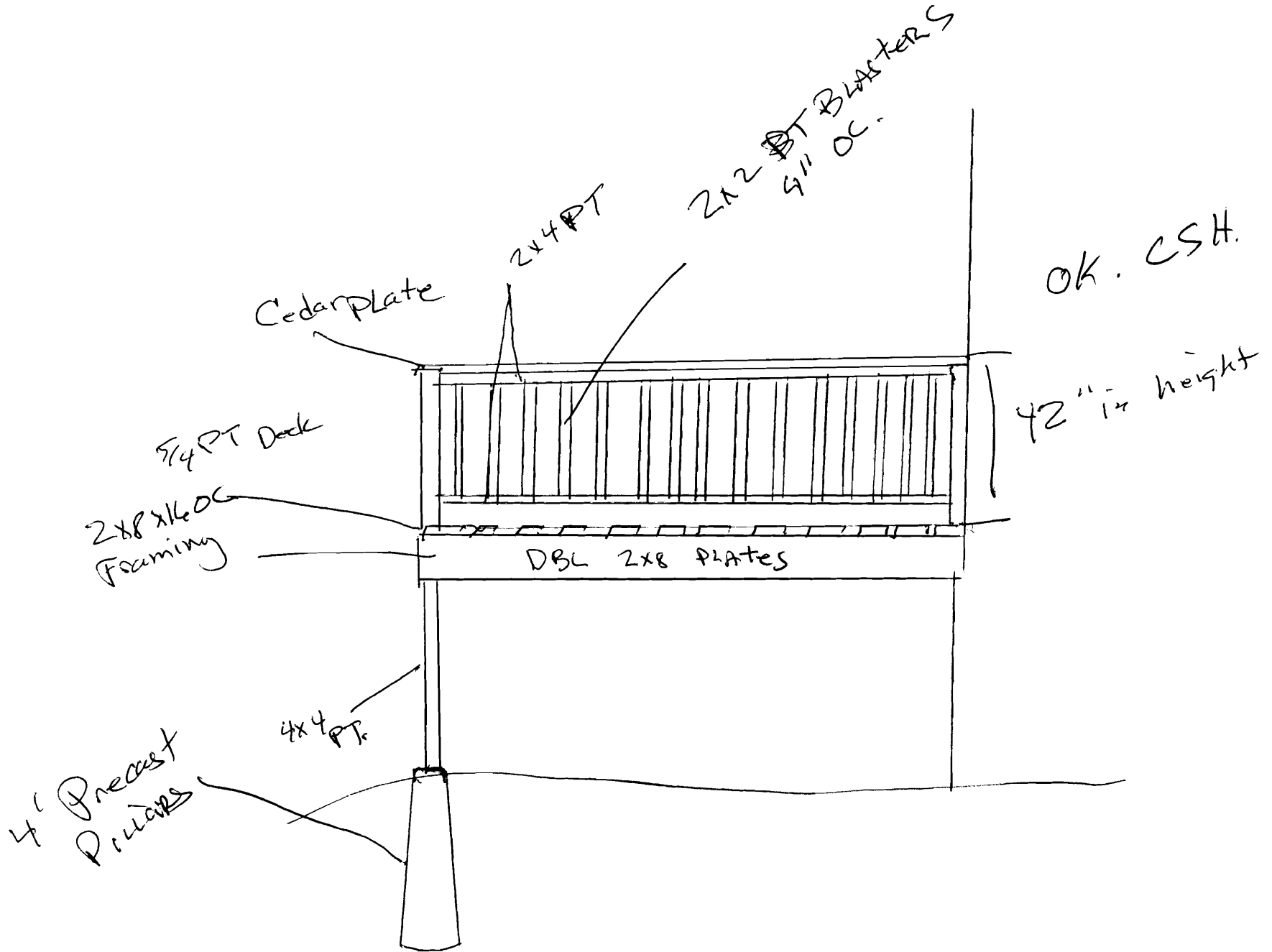


3'0" x 6'8" GVL Header  
3'0" x 6'8" GVL Header  
3'0" x 6'8"  
6'0" x 6'8" French Door  
22'

4' Pre Cast  
Pierces  
below grade

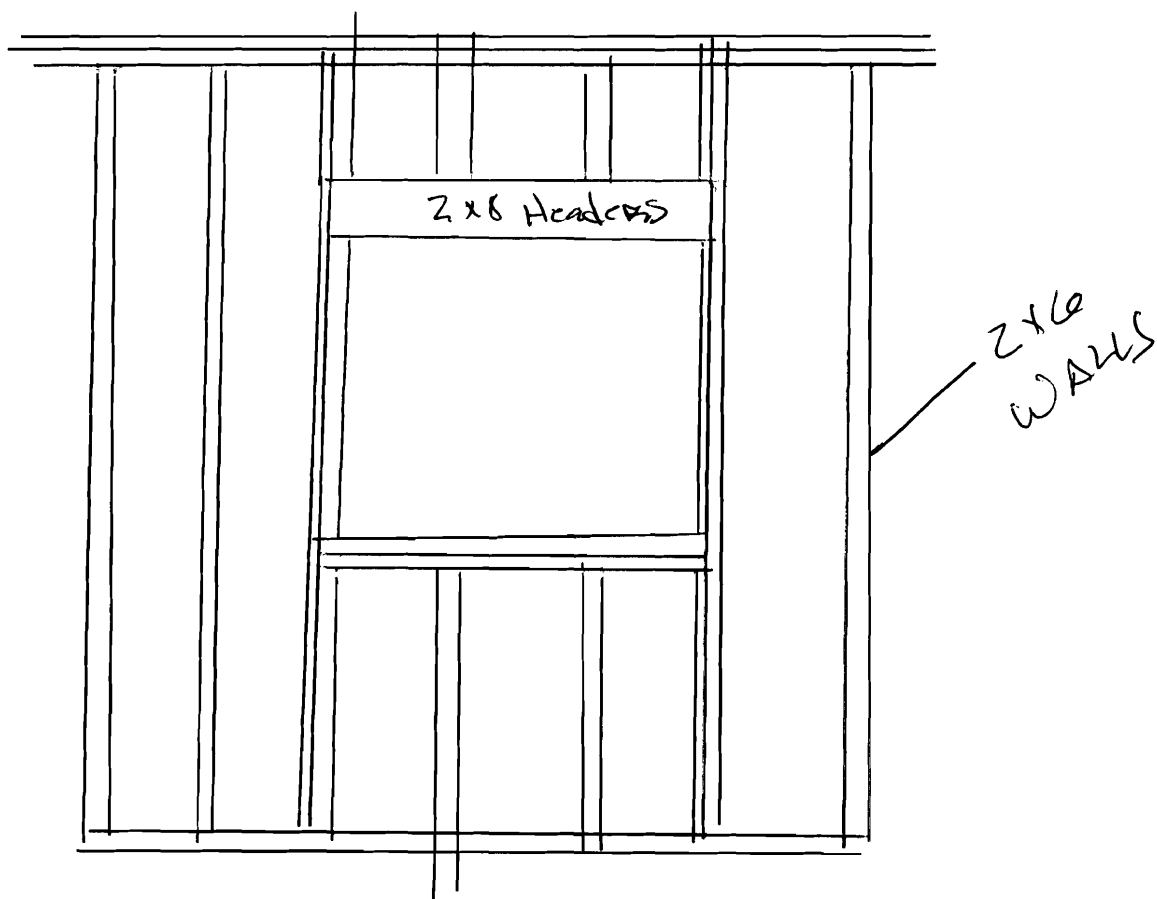
20'

ALL - NEW



# Window Openings

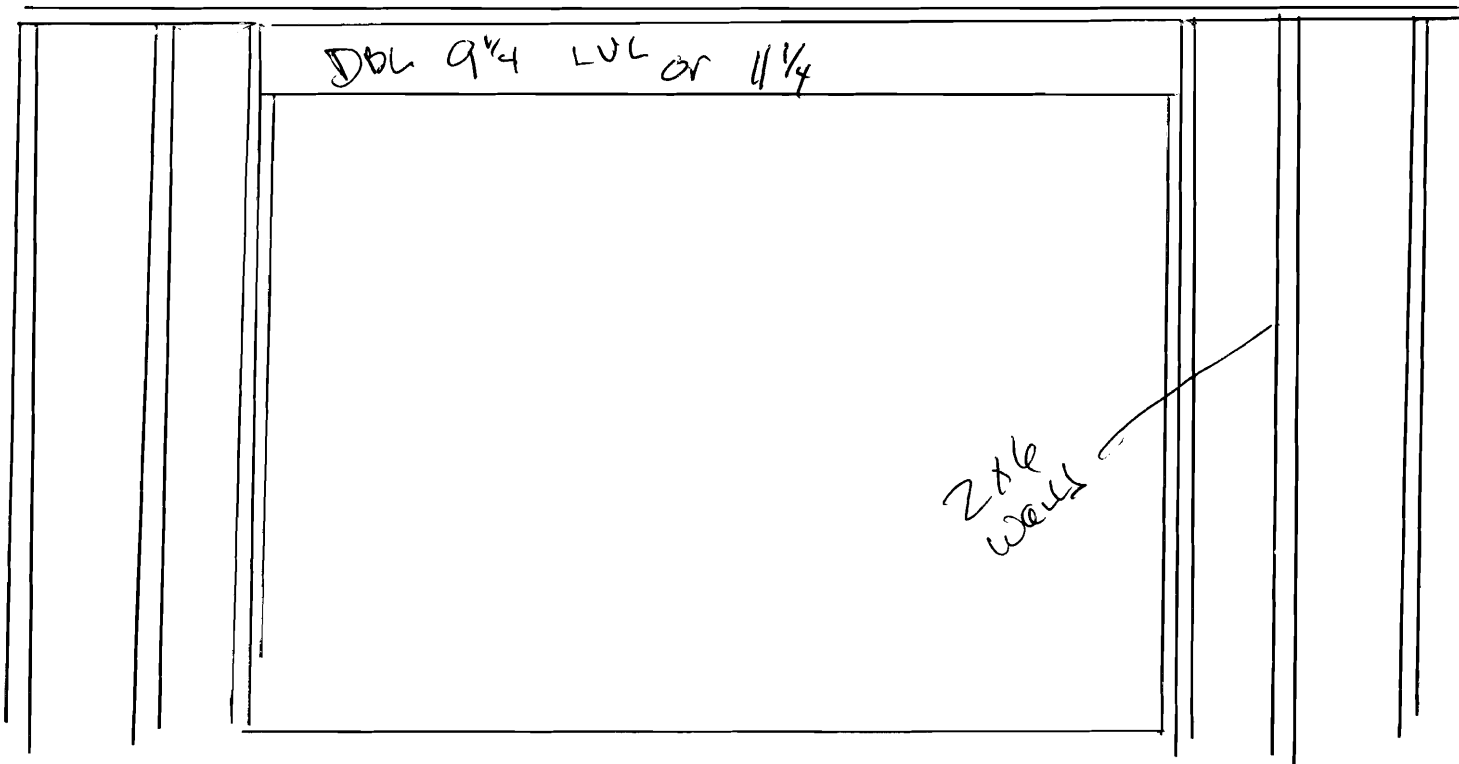
OK.  
CSH



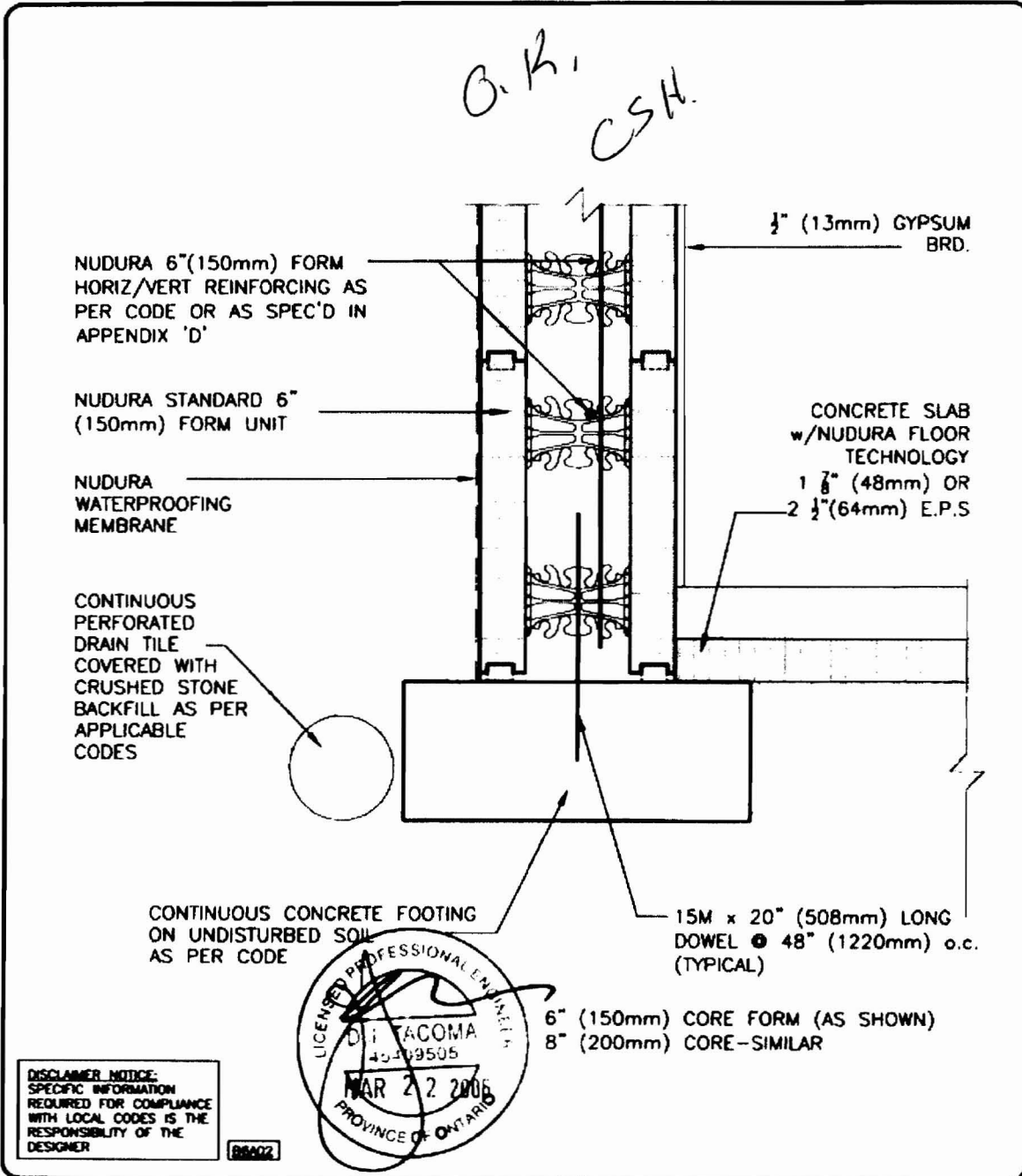
French  
Door Opening

CSH

↙ CLK in field  
get specs



**C TYPICAL DETAILS (C-1)**



STANDARD 6" FORM UNIT  
FOOTING DETAIL  
NUDURA FLOOR TECHNOLOGY  
(BEST OPTION)

REV. NO. 001 IV	DWG. NO. C-1
DATE: JAN 2006	
DRAWN BY: J. NEILON	SCALE: "Not to Scale"

O.K. CSA

Roofing Ice water membrane entire  
Project 7 2' up wall  
Lend mark 30 shingles  
Aluminum Drip Edge.

DBL 11 7/8 LVL  
carry beam

5/8" T&G  
Advantech.

11 7/8 I-joists

R-19 in walls

R-38 in attic

Cedar  
Shake  
Siding

1/2 SIP  
walls  
&  
ceilings

1/2 Advantech  
sheathing

3/4 T&G Advantech

11 7/8 I-joists WS 40

DBL 9 1/4 LVL x 3 1/2  
Carrying to  
prevent deflection

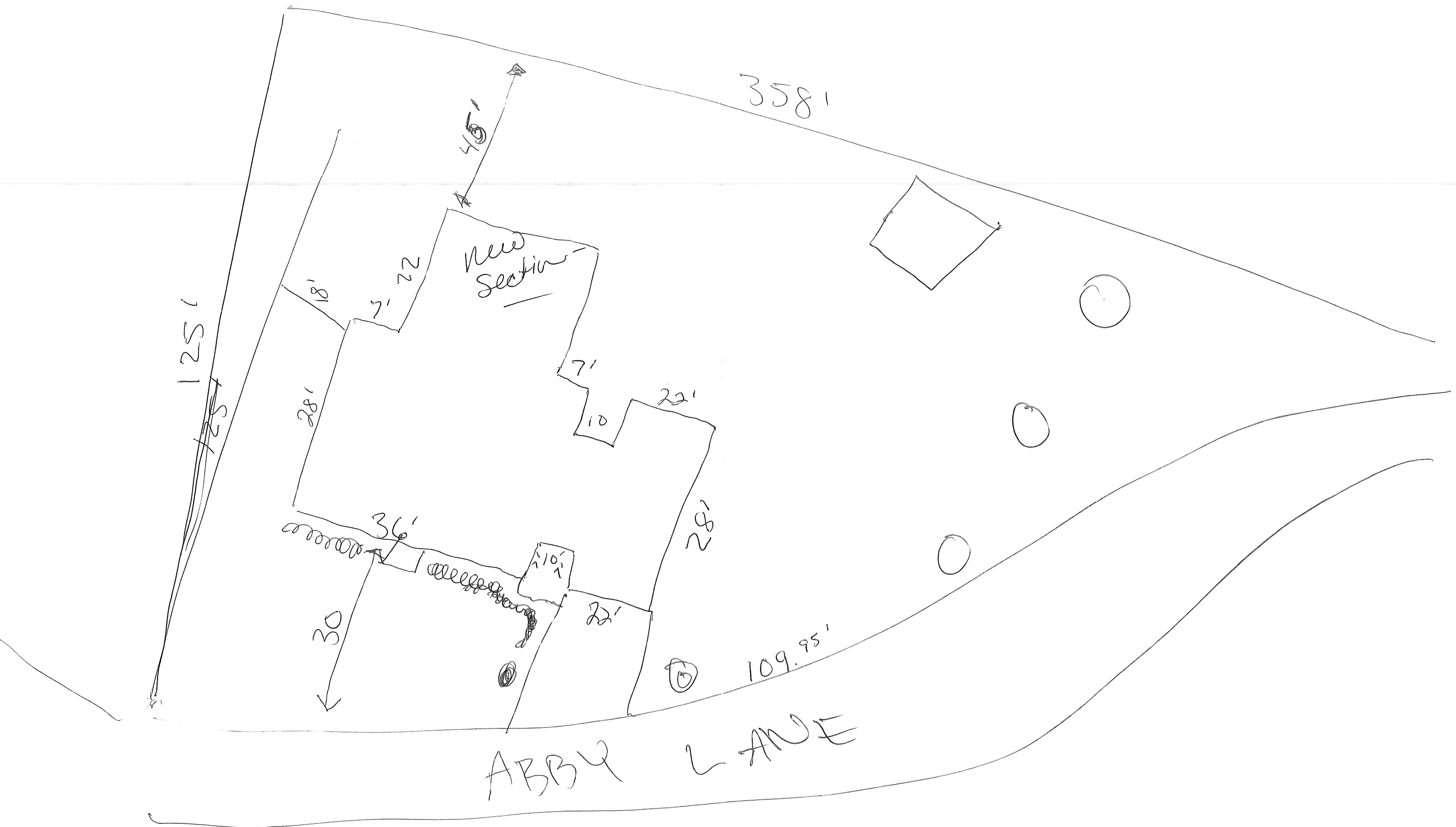
Attached to concrete ea. side

54"

4" Floor 3000 PSI

8x16  
footing





1251'

3581'

New Section

ABBY LANE

36'

30'

18'

28'

7'

22'

45'

7'

10'

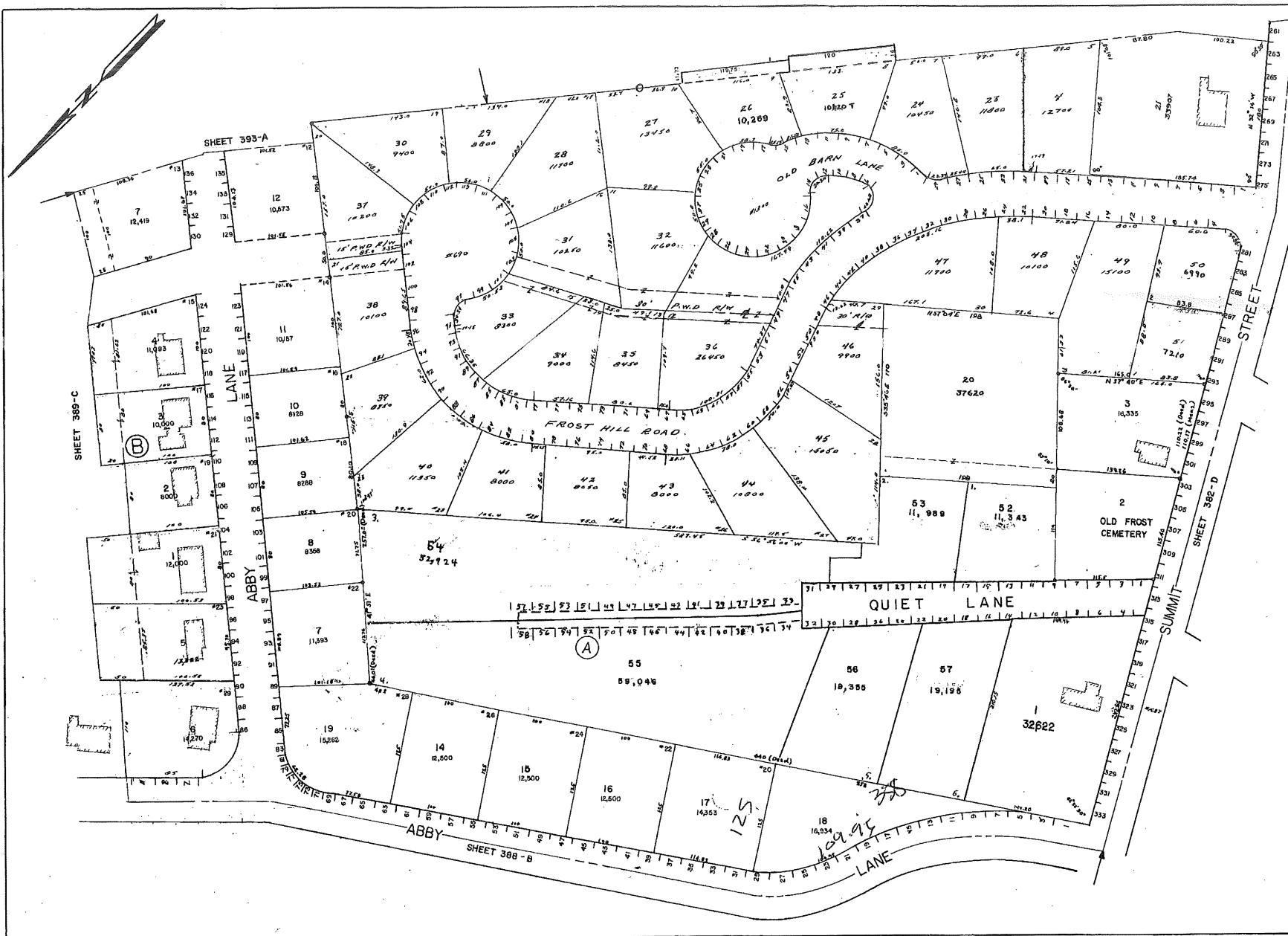
22'

28'

22'

10'

109.95'



# ACORD™ INSURANCE BINDER

DATE  
10/12/07

THIS BINDER IS A TEMPORARY INSURANCE CONTRACT, SUBJECT TO THE CONDITIONS SHOWN ON THE REVERSE SIDE OF THIS FORM.

PRODUCER  
PHONE (A/C, No, Ext): 207-783-2211

COMPANY  
BINDER #

HRH Northern New England

Peerless Insurance Compa

BA6328503

31 Court Street

EFFECTIVE DATE: 08/22/07 12:01 PM  
EXPIRATION DATE: 11/22/08 12:01 AM  
TIME: X AM  
TIME: X AM  
NOON

P.O. Box 40

Auburn, ME 04212-0040

CODE: 82-10-275

SUB CODE:

THIS BINDER IS ISSUED TO EXTEND COVERAGE IN THE ABOVE NAMED COMPANY PER EXPIRING POLICY #

AGENCY CUSTOMER ID: 35709

DESCRIPTION OF OPERATIONS/VEHICLES/PROPERTY (Including Location)

INSURED  
Michael Schade dba Androscoggin  
Builder  
330 Pond Road  
Lewiston, ME 04240

Veh#1: 1998 Chevrolet 3/4 Pickup  
Pickup 1GCA29RXWE194375 ME  
Loc#1: 330 Pond Road, Lewiston, ME  
04240

## COVERAGES

## LIMITS

TYPE OF INSURANCE	COVERAGE/FORMS	DEDUCTIBLE	COINS %	AMOUNT
PROPERTY CAUSES OF LOSS BASIC BROAD SPEC				
GENERAL LIABILITY COMMERCIAL GENERAL LIABILITY CLAIMS MADE OCCUR	RETRO DATE FOR CLAIMS MADE:	EACH OCCURRENCE DAMAGE TO RENTED PREMISES MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG		\$ \$ \$ \$ \$ \$
AUTOMOBILE LIABILITY X ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS HIRED AUTOS NON-OWNED AUTOS		COMBINED SINGLE LIMIT BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE MEDICAL PAYMENTS PERSONAL INJURY PROT UNINSURED MOTORIST		\$ 1,000,000 \$ \$ \$ \$ 5,000 \$ \$ 1,000,000 \$
AUTO PHYSICAL DAMAGE DEDUCTIBLE X COLLISION: 500 X OTHER THAN COL: 500	ALL VEHICLES X SCHEDULED VEHICLES	X ACTUAL CASH VALUE STATED AMOUNT OTHER		\$ \$ \$
Garage Liability ANY AUTO		AUTO ONLY - EA ACCIDENT OTHER THAN AUTO ONLY: EACH ACCIDENT AGGREGATE		\$ \$ \$ \$
EXCESS LIABILITY UMBRELLA FORM OTHER THAN UMBRELLA FORM	RETRO DATE FOR CLAIMS MADE:	EACH OCCURRENCE AGGREGATE SELF-INSURED RETENTION		\$ \$ \$
WORKER'S COMPENSATION AND EMPLOYER'S LIABILITY		WC STATUTORY LIMITS E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT		\$ \$ \$ \$
SPECIAL CONDITIONS/OTHER COVERAGES		FEES TAXES ESTIMATED TOTAL PREMIUM		\$ \$ \$

## NAME & ADDRESS

MORTGAGEE  
LOSS PAYEE  
ADDITIONAL INSURED  
LOAN #

AUTHORIZED REPRESENTATIVE

*Michael J. Walker*