

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BU  IATION

PERMIT

PERMIT ISSUED
Permit Number 091320

Please Read Application And Notes, If Any, Attached

This is to certify that BECK JOHN W & BONNIE S CK ITS with Construct
has permission to Construct a New 24' x 24' detached garage
AT 132 ABBY LN CP 388A B007001 City of Portland

NOV 19 2009

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 lath or other used-in. 2 HOURLY 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

Thomas M. ... 11/19/09
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: 09-1320	Issue Date:	CBL: 388A B007001
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Location of Construction: 132 ABBY LN	Owner Name: BECK JOHN W & BONNIE S BEC	Owner Address: 132 ABBY LN	Phone:
Business Name:	Contractor Name: Mike Mith Construction	Contractor Address: P.O. Box 2742 South Portland	Phone: 2078992054
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Detached	Zone: R2

Past Use: Single Family Home	Proposed Use: Single Family Home - Construct a New 24' x 24' detached garage	Permit Fee: \$170.00	Cost of Work: \$15,000.00	CEO District: 5
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB JRC 203	

Proposed Project Description: Construct a New 24' x 24' detached garage	Signature:	Signature: <i>Jm 11/19/09</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: Ldobson	Date Applied For: 11/18/2009	Zoning Approval	
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<ol style="list-style-type: none"> 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 <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>OK</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>Jm</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 checked="" 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:
	<p>PERMIT ISSUED</p> <p>NOV 19 2009</p> <p>City of Portland</p>		

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



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>132 ABBY LANE PORTLAND</u>		
Total Square Footage of Proposed Structure/Area <u>576</u>	Square Footage of Lot <u>+/- 10,000</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>388A</u> Block# <u>N/A</u> Lot# <u>7B</u> <u>388</u> <u>AB</u> <u>7</u>	Applicant * must be owner, Lessee or Buyer* Name <u>JOHN Beck</u> Address <u>132 ABBY LANE</u> City, State & Zip <u>PORTLAND, ME</u>	Telephone: <u>797-3577</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>15000</u> ⁰⁰ C of O Fee: \$ _____ Total Fee: \$ <u>170</u>
Current legal use (i.e. single family) <u>S.F.</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>SAME</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>CONSTRUCT NEW 24'x24' DETACHED GARAGE</u>		
Contractor's name: <u>MIKE MITCHELL ME MITCHELL CONSTRUCTORS LLC</u> Address: <u>PO BOX 2742</u> City, State & Zip: <u>SOUTH PORTLAND, ME 04116</u> Telephone: <u>849 2054</u> Who should we contact when the permit is ready: <u>MIKE MITCHELL</u> Telephone: <u>232 1959</u> Mailing address: <u>Same as above</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: 11/18/09

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-1320	Date Applied For: 11/18/2009	CBL: 388A B007001
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Location of Construction: 132 ABBY LN	Owner Name: BECK JOHN W & BONNIE S BEC	Owner Address: 132 ABBY LN	Phone:
Business Name:	Contractor Name: Mike Mith Construction	Contractor Address: P.O. Box 2742 South Portland	Phone (207) 899-2054
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Detached	

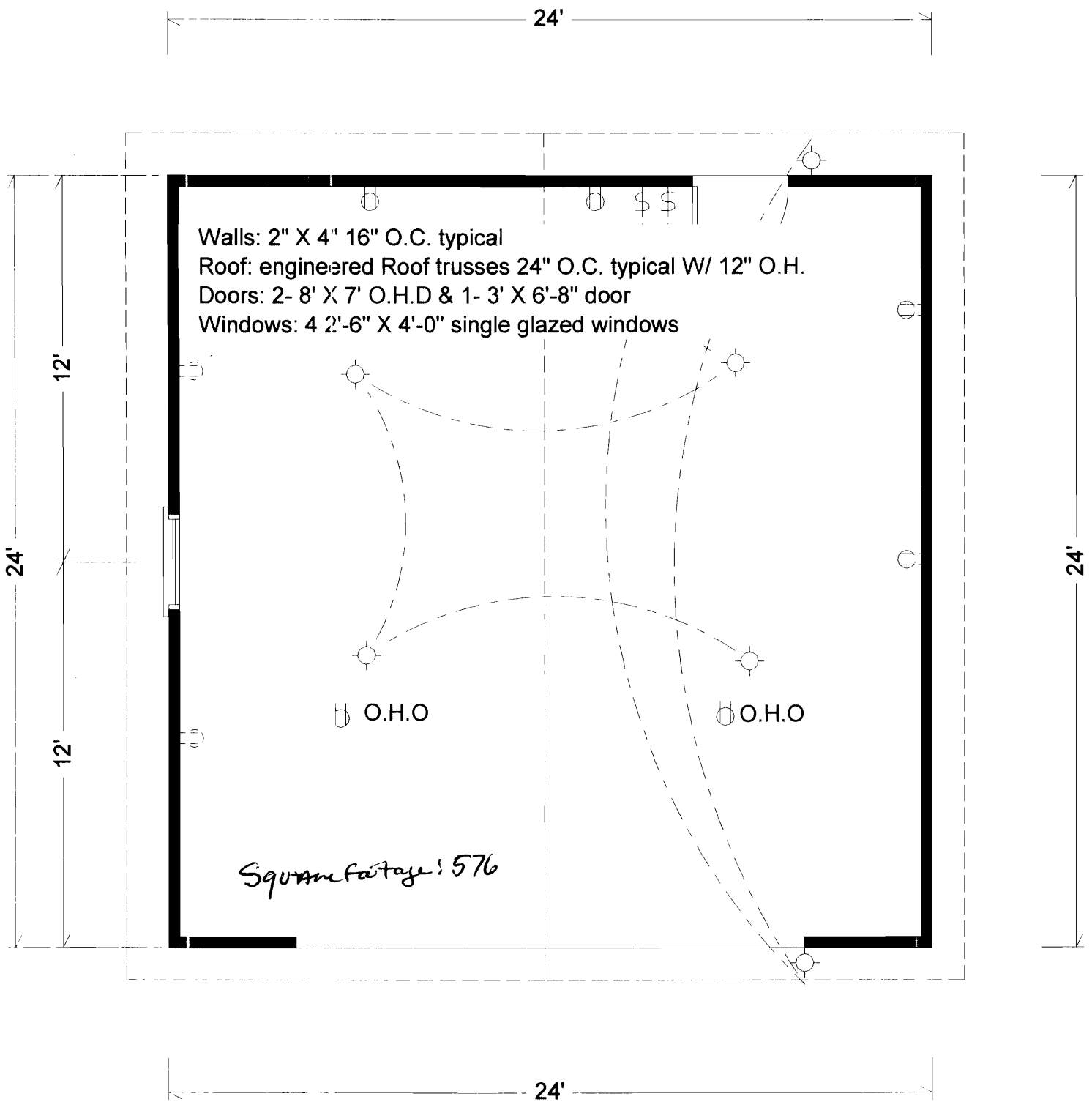
Proposed Use: Single Family Home - Construct a New 24' x 24' detached garage	Proposed Project Description: Construct a New 24' x 24' detached garage
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 11/19/2009**Note:** Penny Littel gave permission to allow up to 600sq ft slab which is permitted in IRC 2006.**Ok to Issue:**

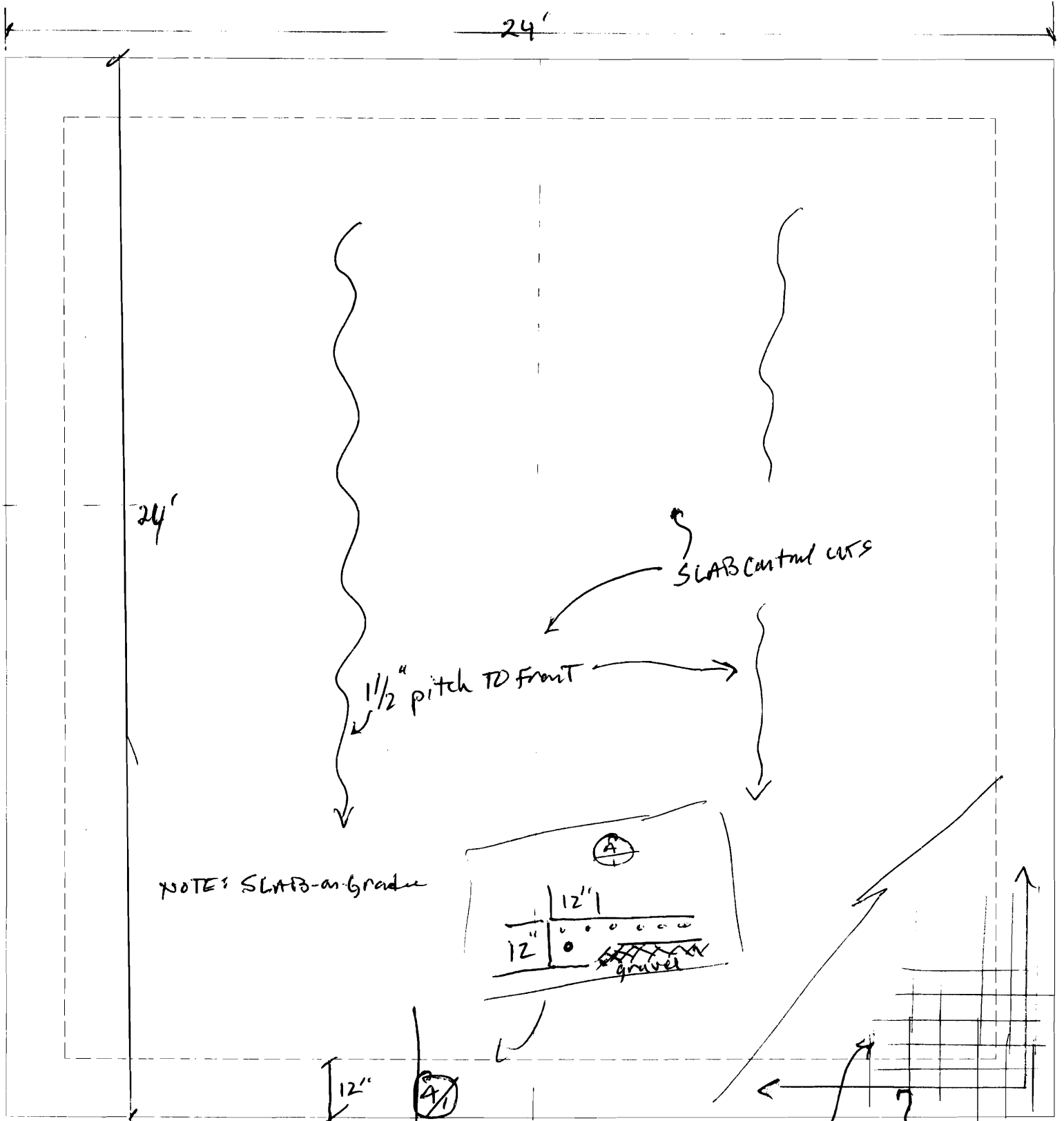
- 1) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) 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:** Tom Markley **Approval Date:** 11/19/2009**Note:****Ok to Issue:**

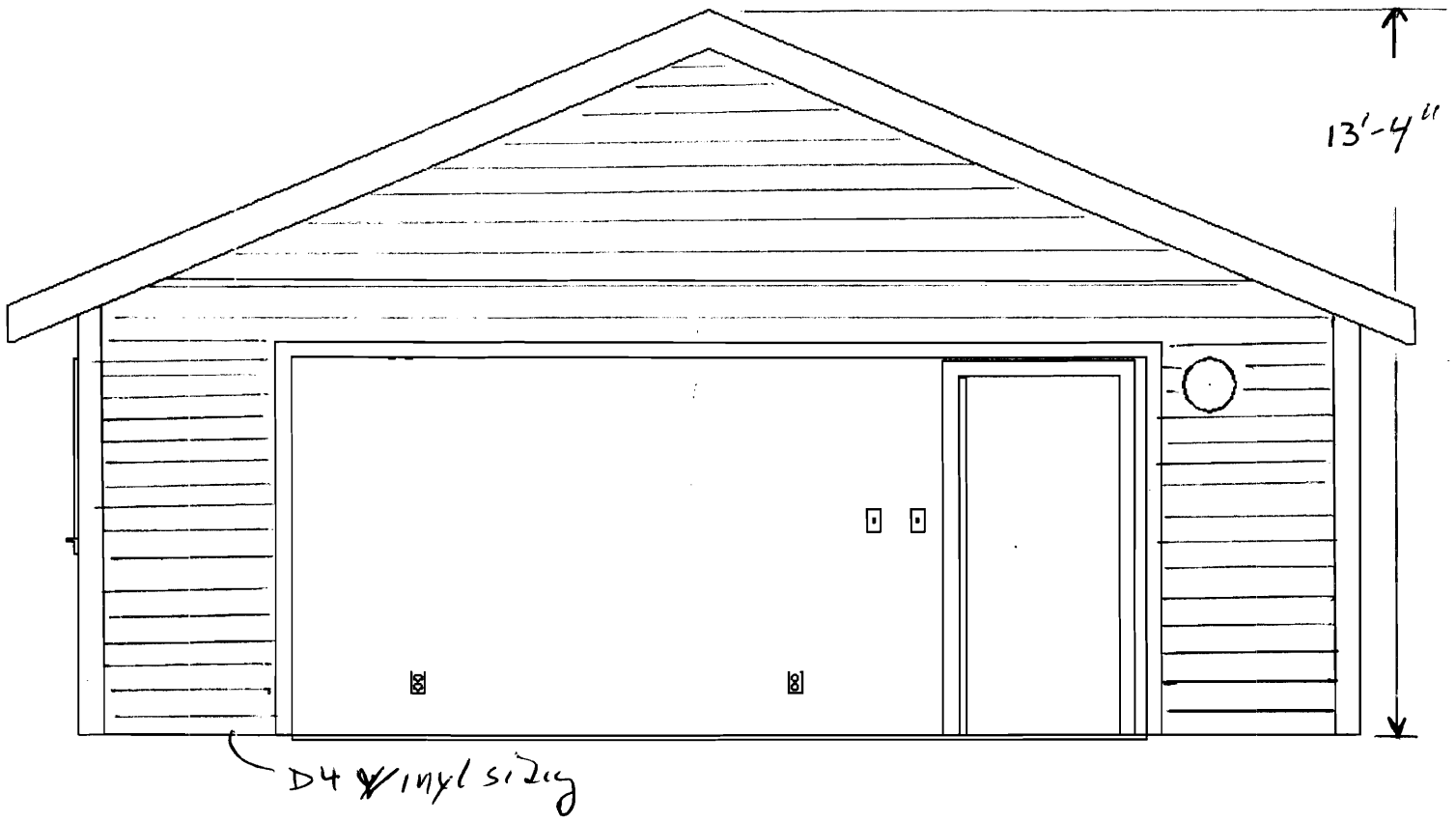
- 1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.



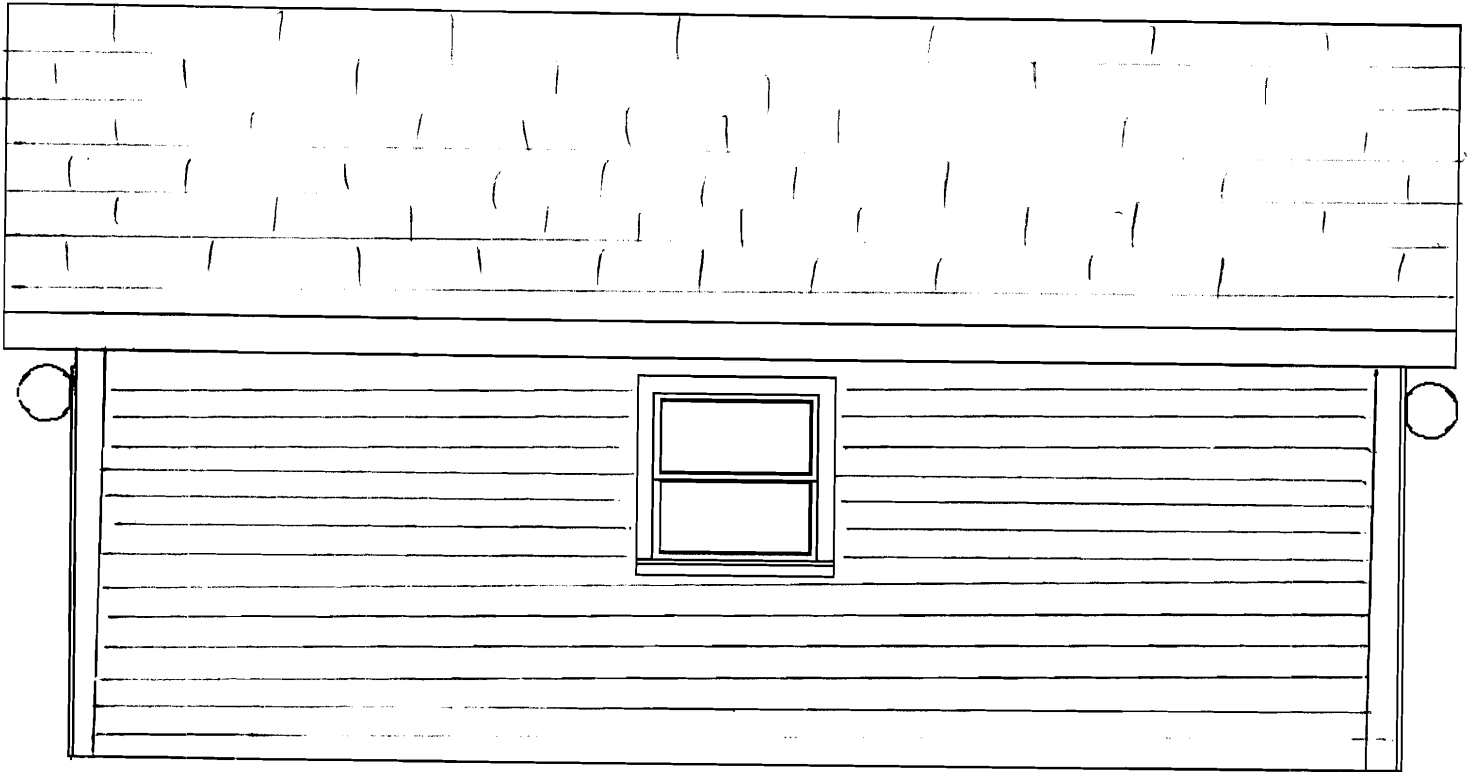
11/18/09 Floor Plan
 Project: 132 ATBY LAKE FORTLAND
 Detached Garage 24' x 24'
 Drawn By: MIKE MITCHELL 232 1455
 Builder: M.F. MITCHELL CONSTRUCTION LLC
 899 2054
 Scale: NOT TO SCALE



11/18/09 Foundation Plan
 Project: 132 Abby Lane Potters
 Detached garage 24x24'
 Drawn By: MIKE MITTNER 23 217 899
 Builder: MF Mittner Construction LLC
 Scale: NOT TO SCALE



11/18/09 FRONT ELEVATION
Project 132 Abby Lane Portland
Detached 2 car garage 24'x24'
Drawn By: MIKE MITCHELL
232 1905
Builder: MF MITCHELL CONSTRUCTION LLC
S. PORTLAND ME 04116
899 2054
SCALE: NOT TO SCALE

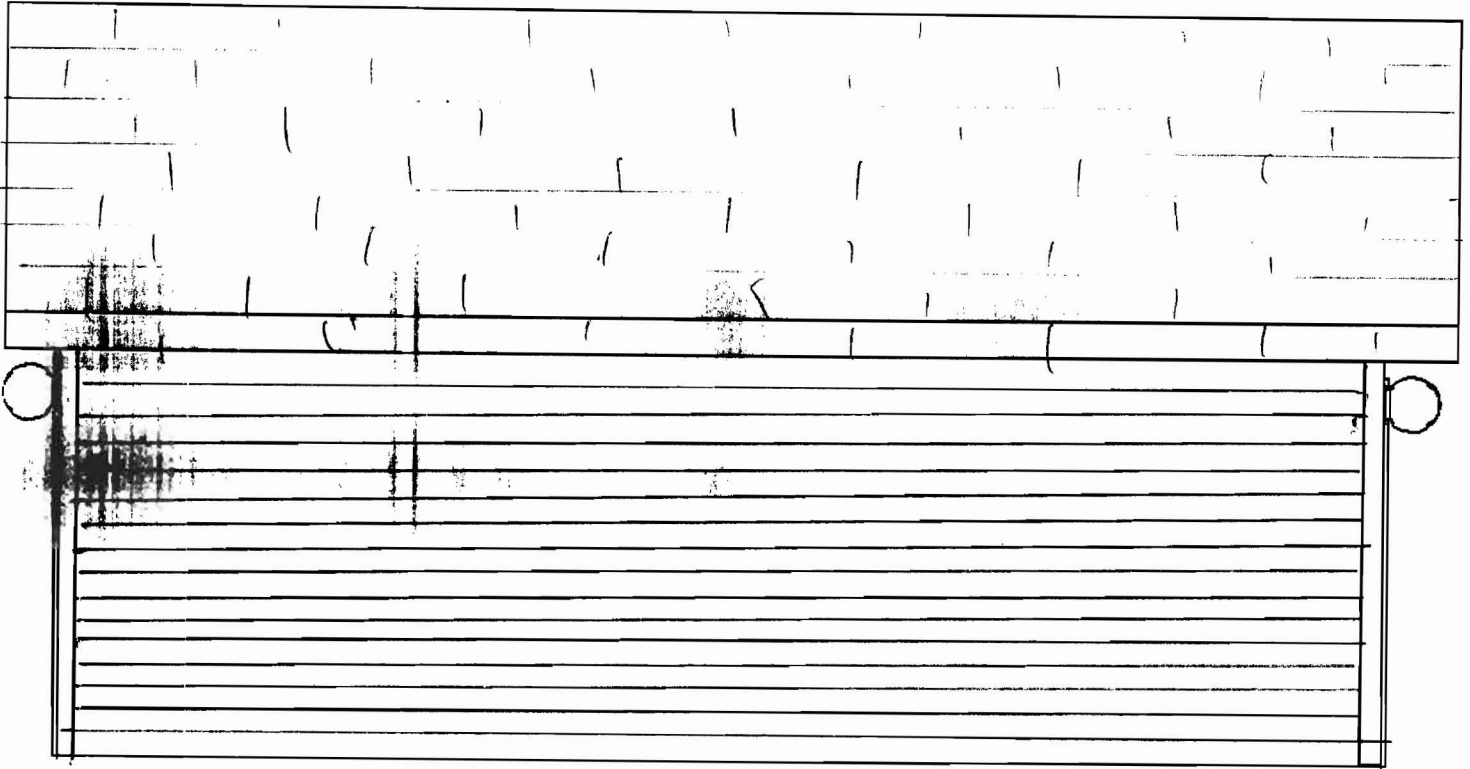


11/18/09 LEFT SIDE ELEVATION
Project: 132 ABBY LANE PORTLAND, ME
Detached garage 24'x24'

Drawn By MIKE MITTA
232 1959

Builder: M F MITTA CONSTRUCTION LLC
S. PORTLAND ME 04106
899-2054

Scale: NOT TO SCALE



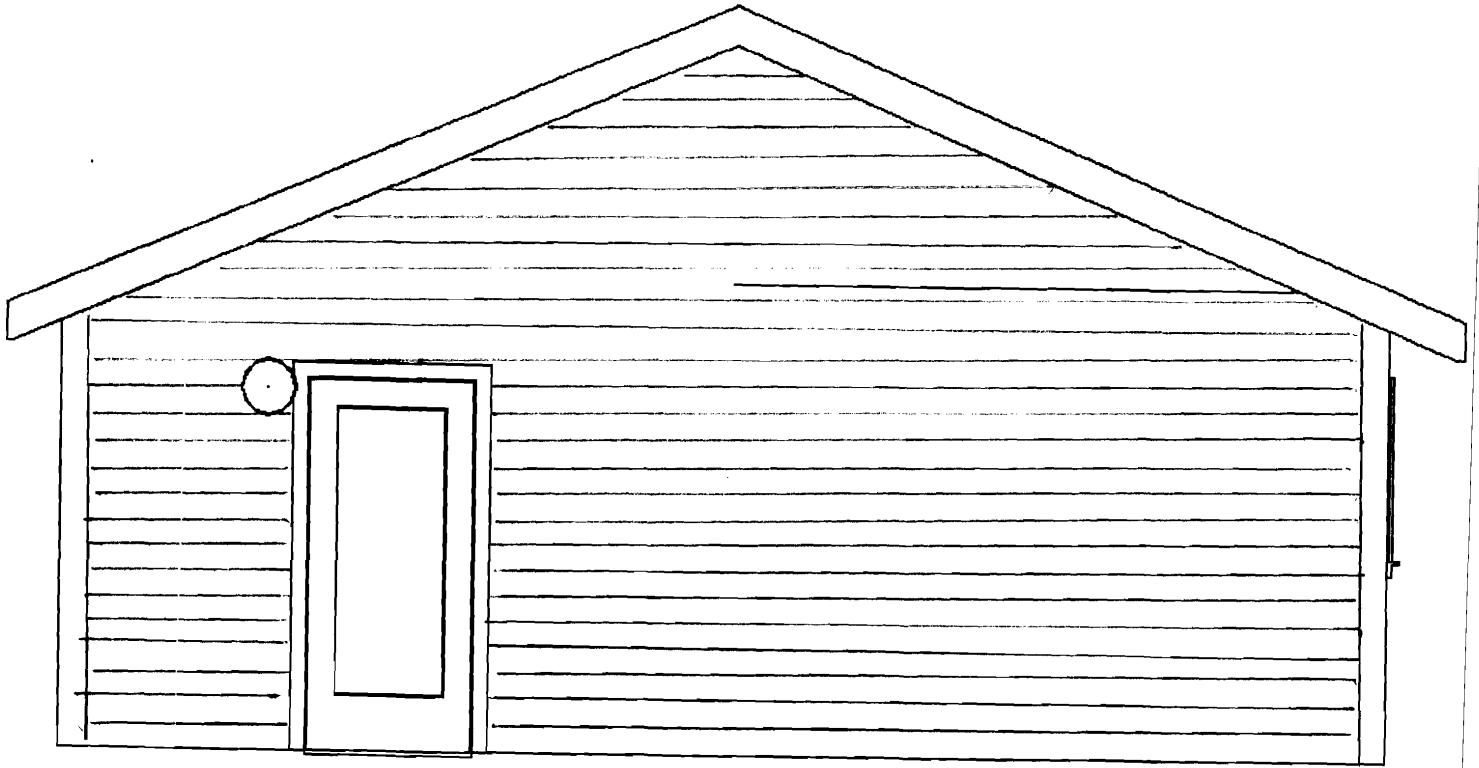
11/18/09 Right side Elevation

Project: 132 Abby Lane Portland, ME
Detached Garage 24x24'

Drawn By: MIKE MITER
232 1959

Builder: M. Miter Construction LLC
S. PORTLAND, ME
899-2054

Scale: NOT TO SCALE



11/18/09 REAR ELEVATION

Project: 132 ATSBY LANE PORTLAND, ME

Detached garage 24' x 24'

Drawn by: MIKE MITER

232-1959

Builder: MF MITER CONSTRUCTION LLC

5. PORTLAND ME

899 2007

Scale: NOT TO SCALE

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

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.

A Pre-construction Meeting will take place upon receipt of your building permit.

 X **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

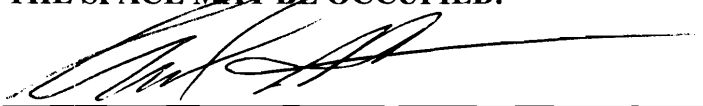
 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

 X **Final inspection required at completion of work.**

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.

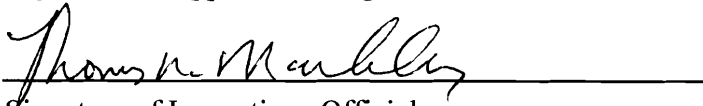
CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

11/20/09

Date



Signature of Inspections Official

11/19/09

Date

PERMIT ISSUED

NOV 19 2009

City of Portland

M.F. Mitton Construction, LLC
Mike Mitton
P.O. Bcx 2742
South Portland, Maine 04116
(207) 232-1959

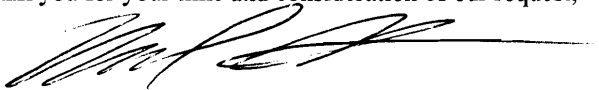
11/16/09

Re: new 24 X 24 detached garage at 132 Abby Lane Portland

City of Portland, Inspection Services

Our company has been contracted to construct a 24' X 24' garage for an older couple living at 132 Abby Lane in Portland. Our plans include the use of a Slab-on-Grade foundation to make this project affordable to our clients. The 2006 IRC allowed the use of a Slab-on-grade foundation for this type and size of structure. However, the current IRC has reduced the allowable size of the foundation to 400sqft from 600sqft. We are requesting permission to go by the 2006 IRC rules. We have explored other options, but the costs associated with them make this project unaffordable to our clients. If you have any questions please don't hesitate to call.

Thank you for your time and consideration of our request,

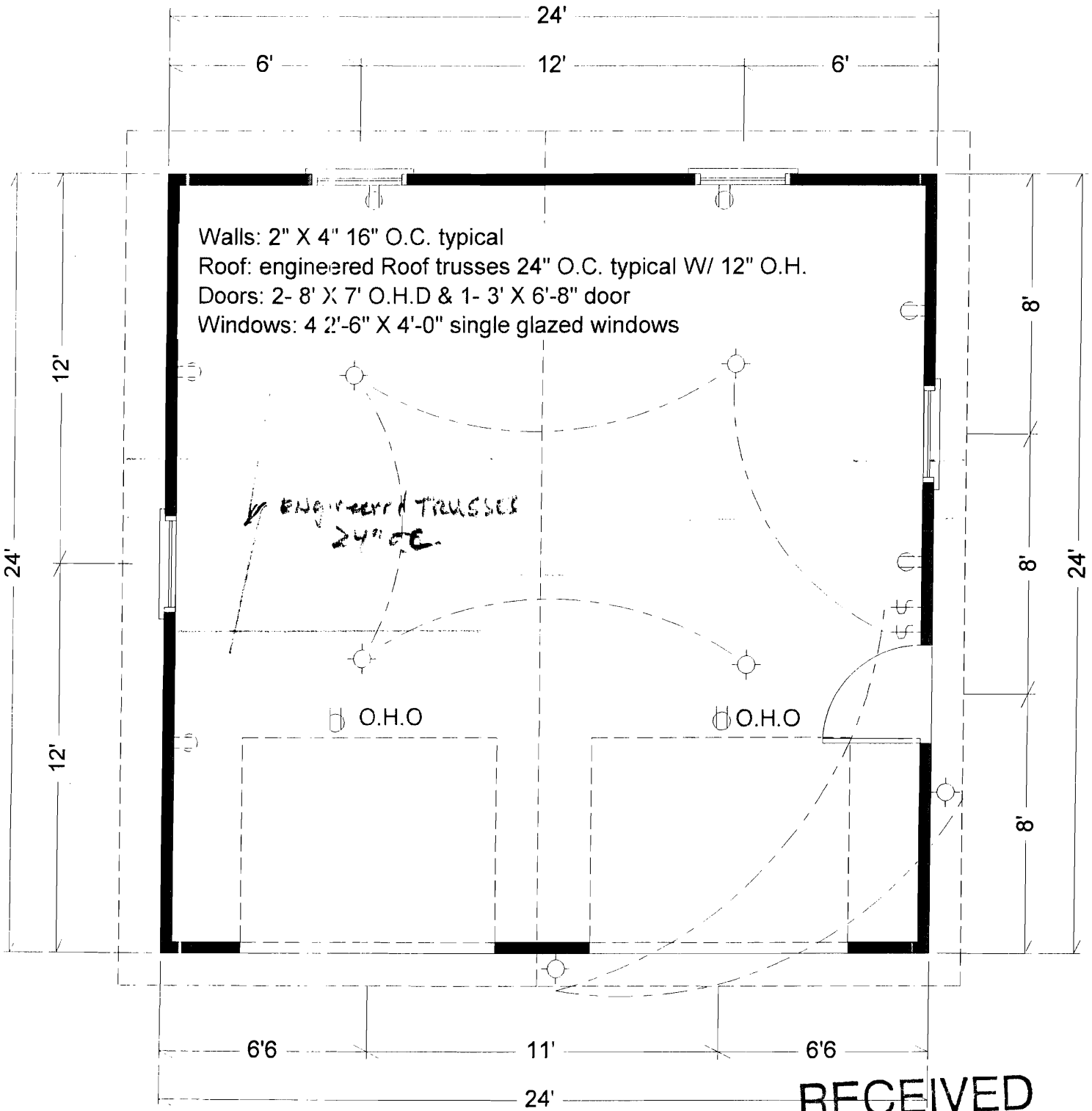


Mike Mitton

RECEIVED

NOV 16 2009

Dept. of Building Inspections
City of Portland Maine



Floor Plan
 132 Abbey Lane
 24' x 24' Garage

11/10/09
 [Illegible handwritten notes]
 Scale - NOT TO SCALE

NOV 16 2009

Dept. of Building Inspections
 City of Portland Maine

[Illegible handwritten signature]

- excavate out topsoil
- replace with 12" 3/4" Compacted gravel

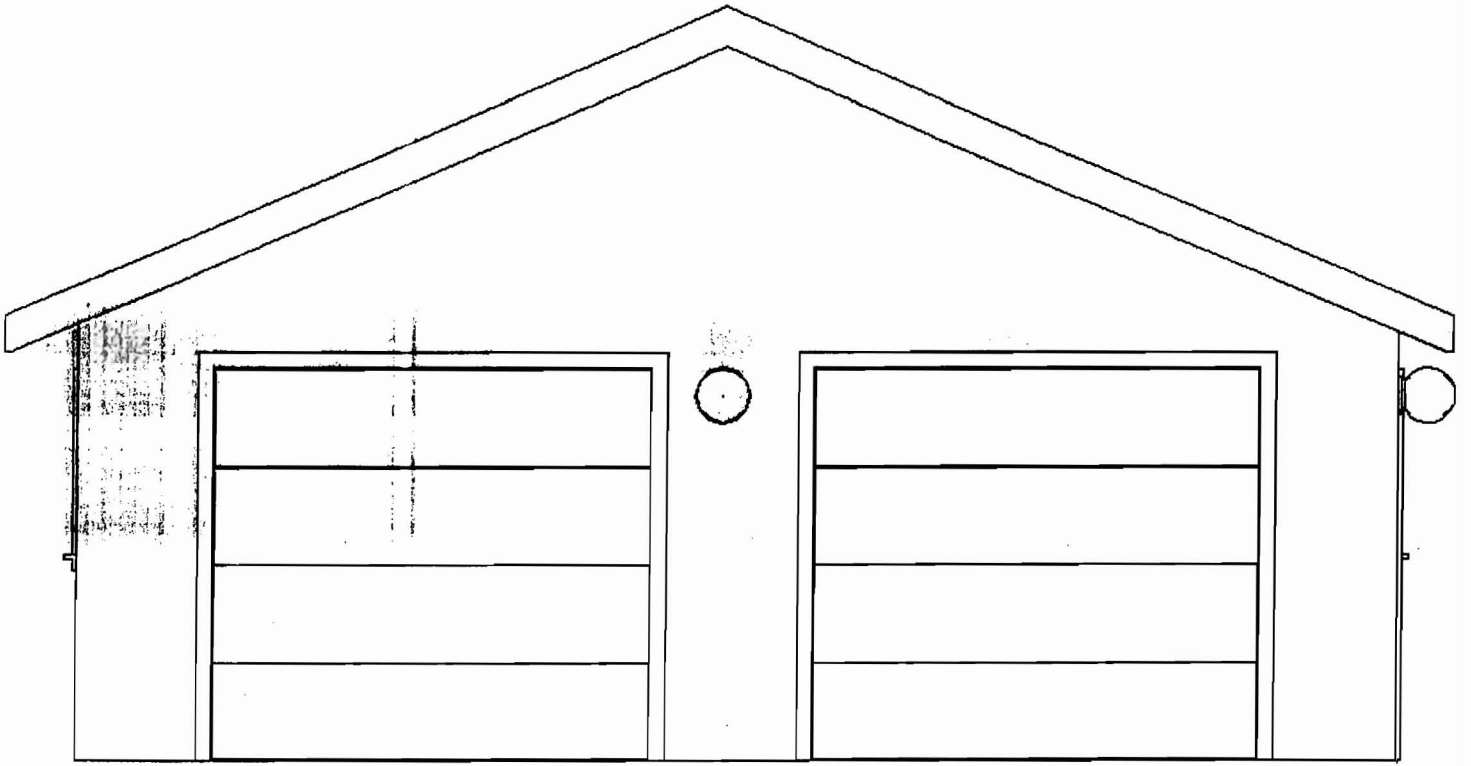
SLAB on grade
5" 3500 PSI concrete slab

Picked
1/2" June 24 '09

1 - #4 Rebar

12" x 12"

Foundation Plan
132 ABBY LANE
24' x 24' GARAGE
11/12/09
drawn By MF Mittleman Construction LLC
Scale: 1/4" = 1'-0"



FRONT ELEVATION

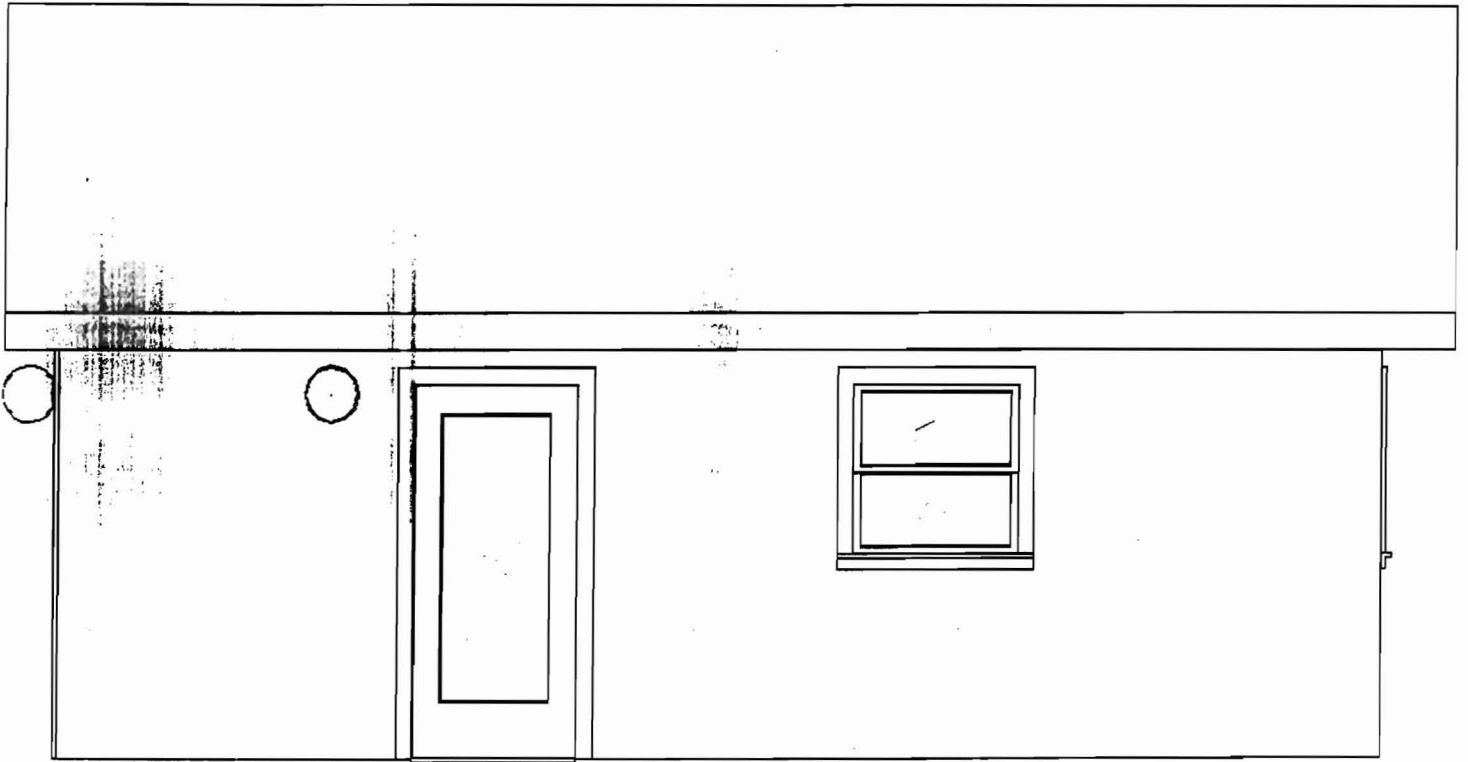
132 ABBY LN

24' x 24' garage

11/2/09

Drawn by Jeff Miller on construction

Scale: Not to scale



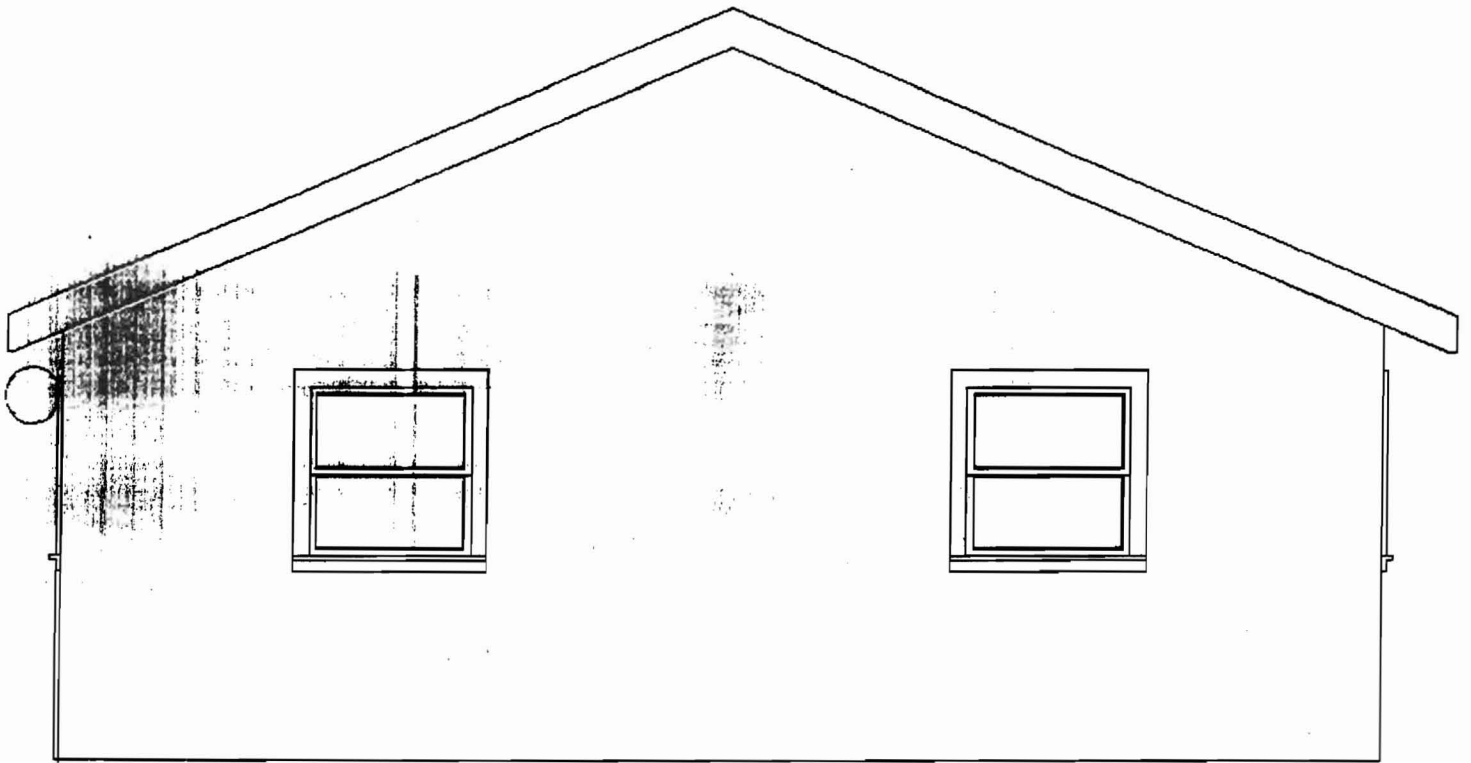
RT Side Elevation

132 ATB BGM

11/12/09

Drawn by [unclear] [unclear] LLC

Scale: NOT TO SCALE



REAR ELEVATION

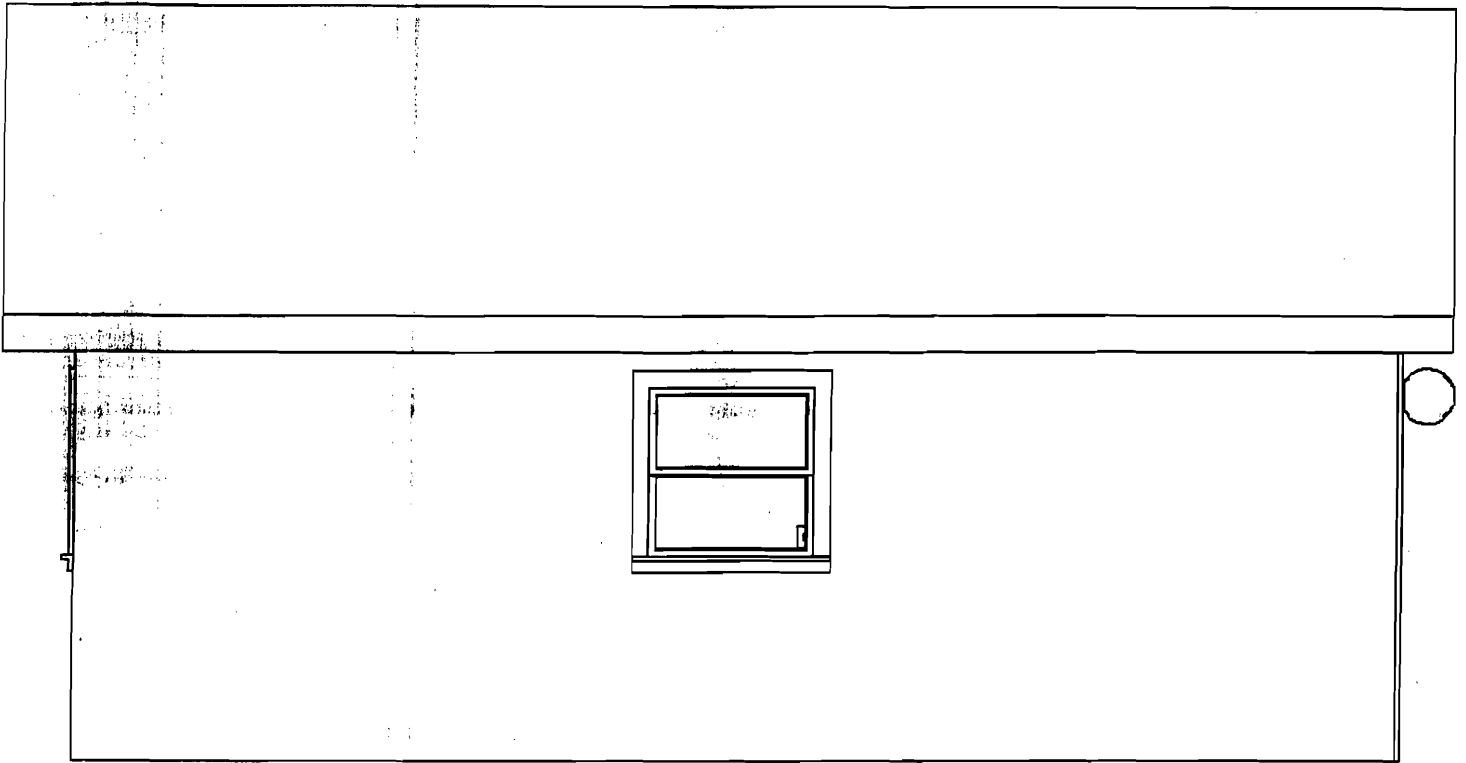
132 ABBEY LN

24' x 24' garage

11/2/09

drawn by M. [unclear] [unclear]

Scale: NOT TO SCALE



LT CILIC ELEVATION

132 ATSBY CLANE

11/12/09

24x24' ganya

drawn by R.F. Vanna on sheet 1.1.1

Scale: NOT TO SCALE



Strengthening a Remarkable City. Building a Community for Life www.portlandmaine.gov

Public Services Department
Michael J. Bobinsky, Director

November 13, 2009

John and Bonnie Beck
132 Abby Lane
Portland, ME 04103

Re: Request for Curb Cut

Dear John and Bonnie:

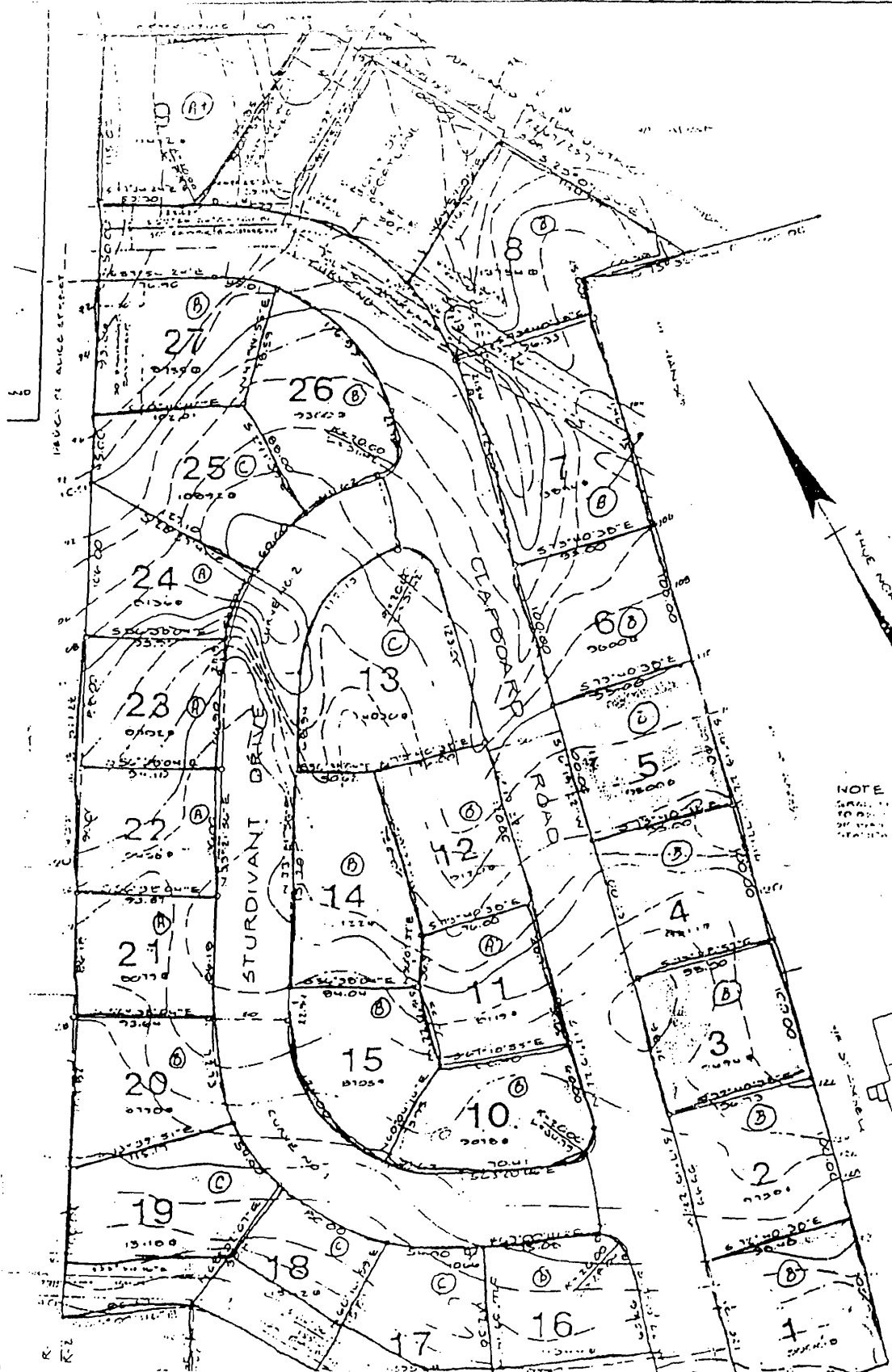
This is to inform you that your request for a curb cut at 132 Abby Lane as presented to Public Service and Planning staff has been granted.

Please be aware that you are required to meet zoning requirements and obtain all necessary permits.

Sincerely,

David Margolis-Pineo
Deputy City Engineer

Cc: Barbara Barhydt – Planning
Todd Merkle – Inspection Services
Mike Mitton
Michael Bobinsky – Director of Public Services



Removed from board to
make room 11-19

NOTE:
SCALE TO BE
USED FOR ALL
DISTANCES

THIS IS NOT A BOUNDARY SURVEY

INSPECTION OF PREMISES

13 CLAPBOARD ROAD
PORTLAND, MAINE

Job number: 104-50

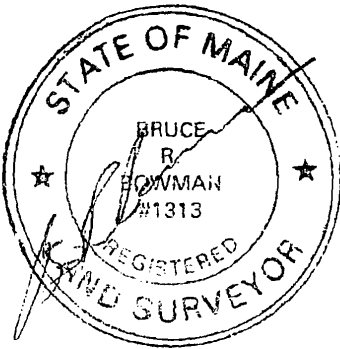
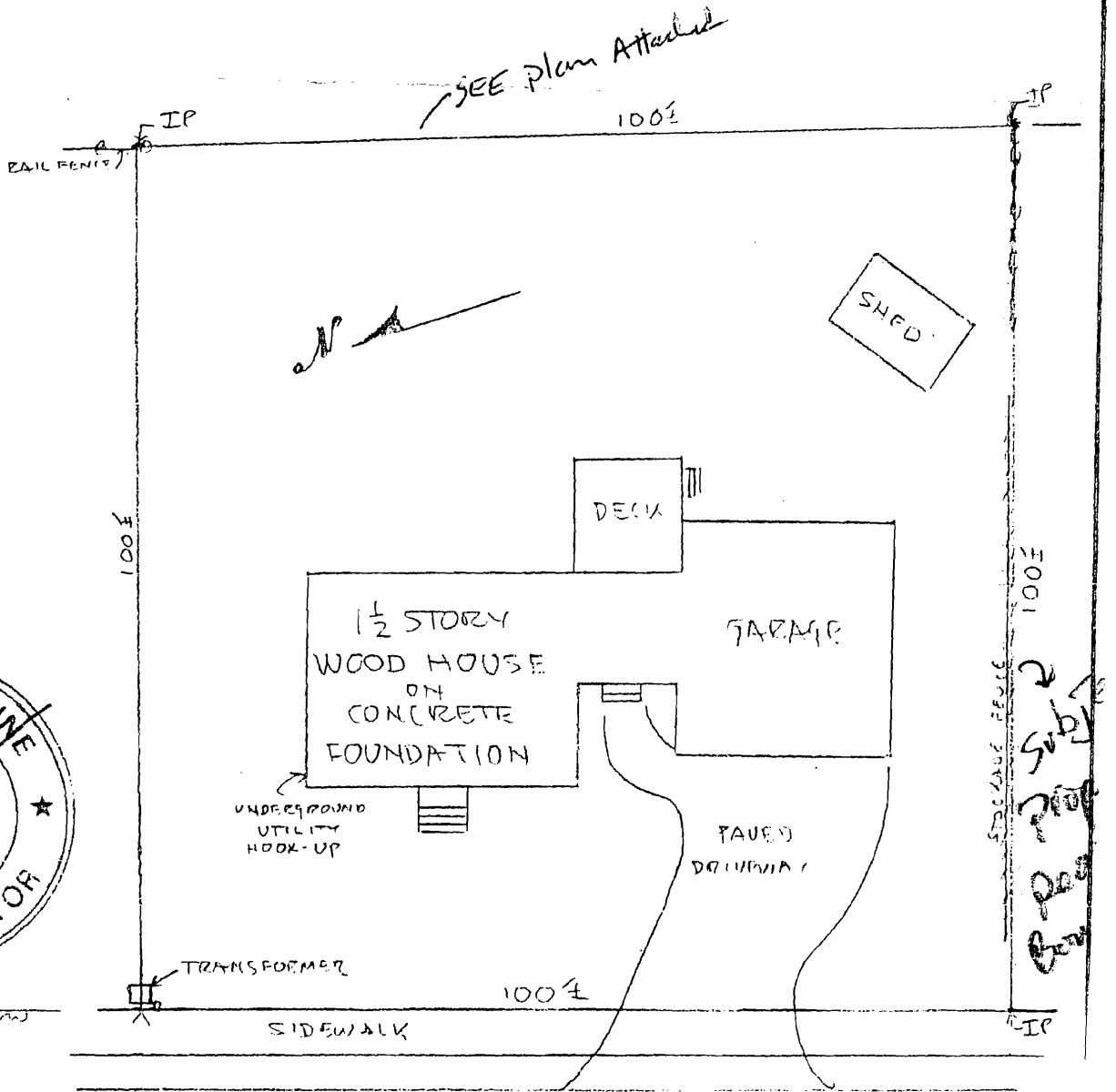
Date of inspection: 12-12-98

Scale: 1" = 20'

I HEREBY CERTIFY TO

The monumentation is in harmony with current deed description.
The building setbacks are in conformity with town zoning requirements.
The land and the dwelling do not appear to fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.

OWNER: ROBERT D. & NANCY W. GREENWALD



CLAPBOARD ROAD
(BITUMINOUS)

ABBEY LANE

This property is subject to all rights and easements of record. Those that are evident are shown. This plan might not reveal conflicts within abutting deeds. THIS PLAN IS NOT FOR RECORDING.

BRUCE R. BOWMAN R.L.S.
10 Forest Avenue
Portland, Maine 04021
(207) 829-3959

PLAN BOOK 139 PAGE 73 LOT 1

DEED BOOK _____ PAGE _____ COUNTY CUMBERLAND Drawn By [Signature]

FLOOD HAZARD INFORMATION

FILE NUMBER: 28655

FLOOD MAP COMMUNITY NO.: 230051 ZONE: X

TORNEY: N/A

PANEL: 0002 C DATED: 12/8/1998

TITLE COMPANY: NEW ENGLAND TITLE COMPANY

TITLE REFERENCE

LENDER: FIRST FINANCIAL MORTGAGE CORP.

DEED BOOK: 3007 PAGE: 368

OWNER: ROBERT G. & MARGARET M. FRASER

PLAN BOOK: 59 PAGE: 22 LOT(S): 13

APPLICANT: JOHN W. & BONNIE S. BECK

PLAN NUMBER: N/A OF N/A

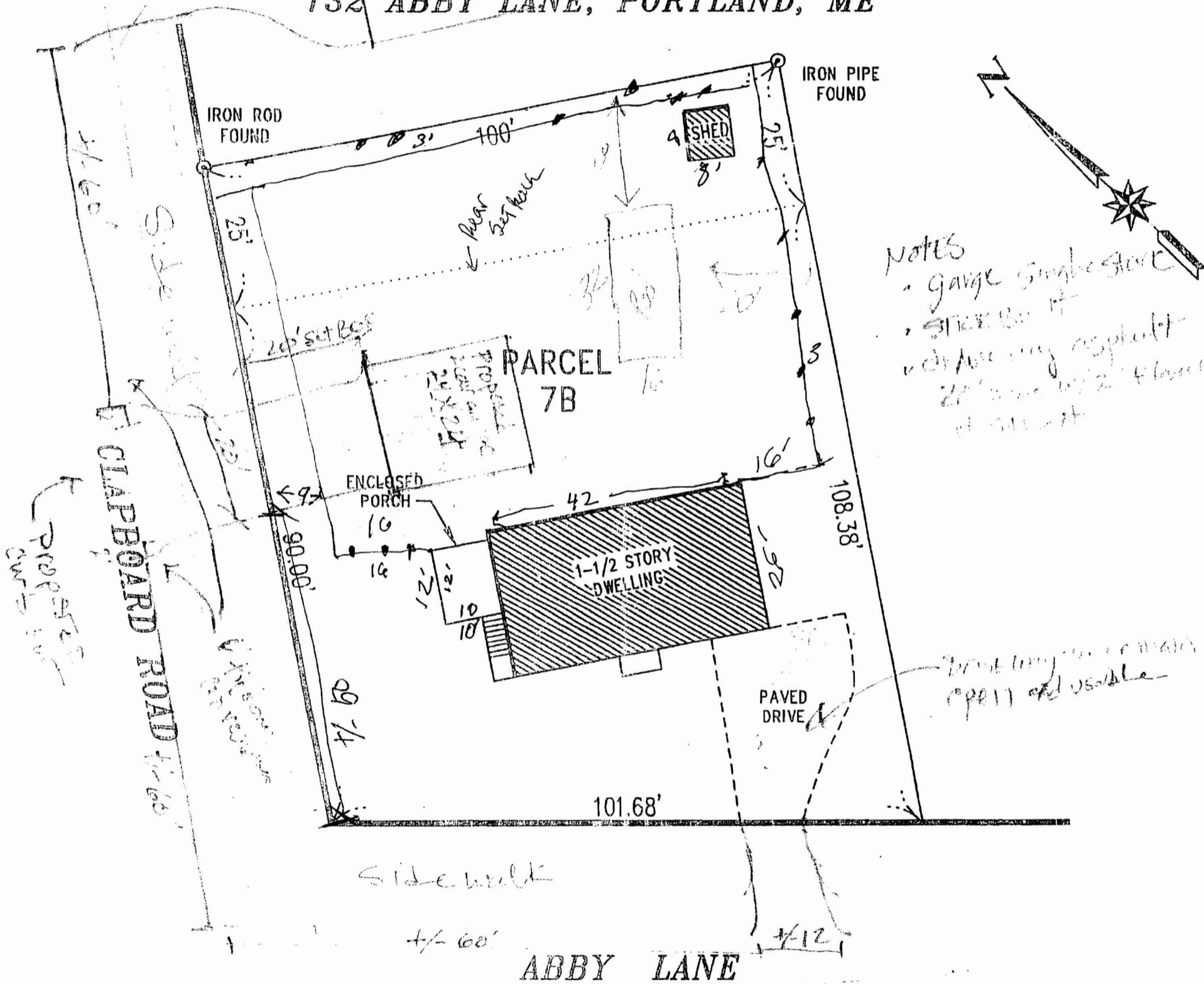
DATE: 1/9/2006 SCALE: 1"=30' 1"=20'

ASSESSORS MAP

MAP: 388A BLOCK: N/A PARCEL: 7B

REVISED: 1/11/2006

MORTGAGE INSPECTION PLAN
132 ABBY LANE, PORTLAND, ME



Plot Plan
 132 ABBY LANE
 24x24 gauge
 11/17/00
 drawn by [unclear]
 Scale 1"=20'

FLOOD HAZARD INFORMATION

FILE NUMBER: 28655

FLOOD MAP COMMUNITY No.: 230051 ZONE: X

TORNEY: N/A

PANEL: 0002 C DATED: 12/8/1998

TITLE COMPANY: NEW ENGLAND TITLE COMPANY

TITLE REFERENCE

UNDER: FIRST FINANCIAL MORTGAGE CORP.

DEED BOOK: 3007 PAGE: 368

OWNER: ROBERT G. & MARGARET M. FRASER

PLAN BOOK: 59 PAGE: 22 LOT(S): 13

APPLICANT: JOHN W. & BONNIE S. BECK

PLAN NUMBER: N/A OF N/A

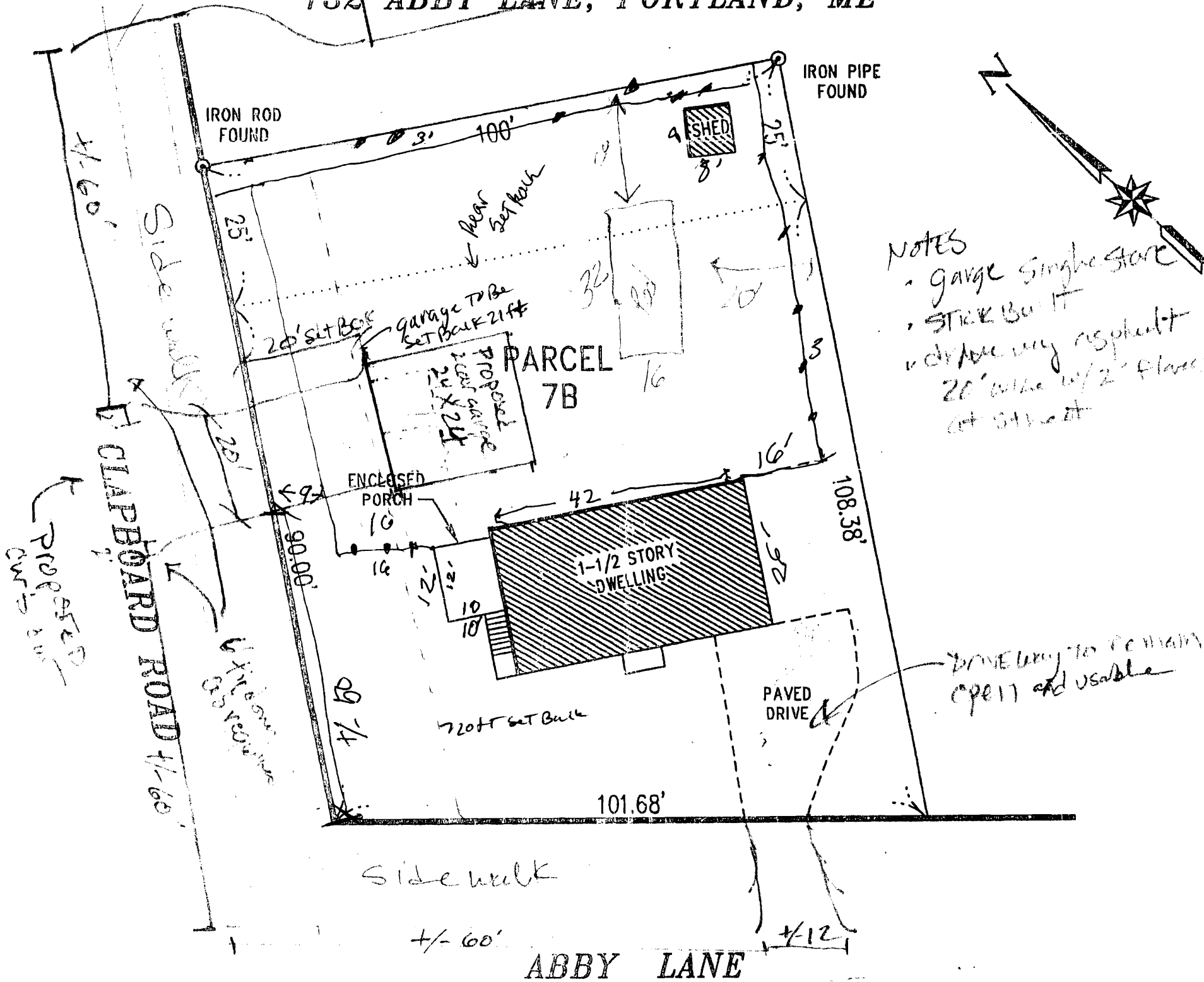
ASSESSORS MAP

DATE: 1/9/2006 SCALE: 1"=30' 1"=20'

MAP: 388A BLOCK: N/A PARCEL: 7B

REVISED: 1/11/2006

**MORTGAGE INSPECTION PLAN
132 ABBY LANE, PORTLAND, ME**



NOTES
 - Garage single store
 - STAIR BUILT
 - driveway asphalt
 20' wide w/ 2" floor
 at street

DRIVEWAY TO REMAIN OPEN and usable

Plot Plan
 132 ABBY LANE
 24x20 garage
 11/12/00
 drawn by [unclear]
 scale 1"=20'

LOT coverage
 Main House: 1212
 Pool: 512
 SHed: 64

 1788

Allowable @ 25%
 +/- 2500 sqft
 -1788

 712 sqft
 NEUGme 576 sqft

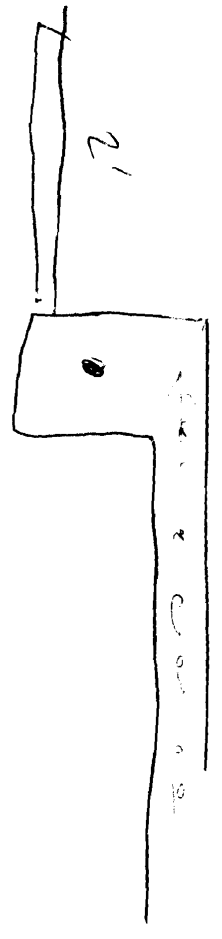
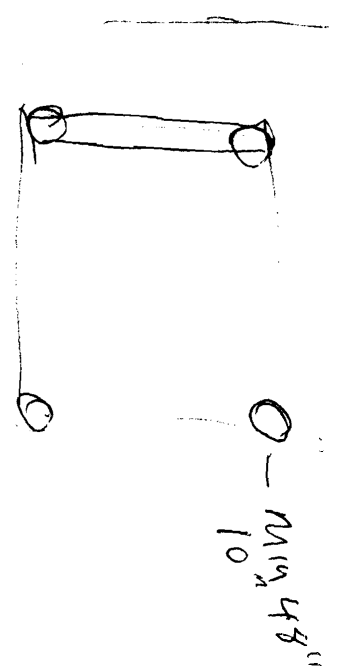
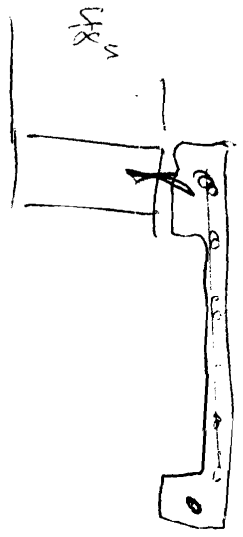
 136

IRC 2006

- Allow GUD east with lot protection
- Permission to go BX old rules
- Cost Burden

6
 010 - 661.51
 10/10/10
 10/10/10
 10/10/10

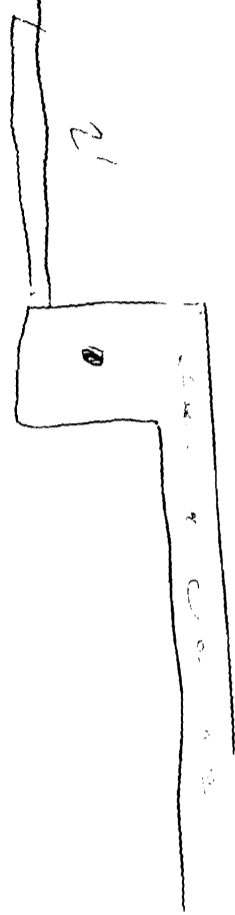
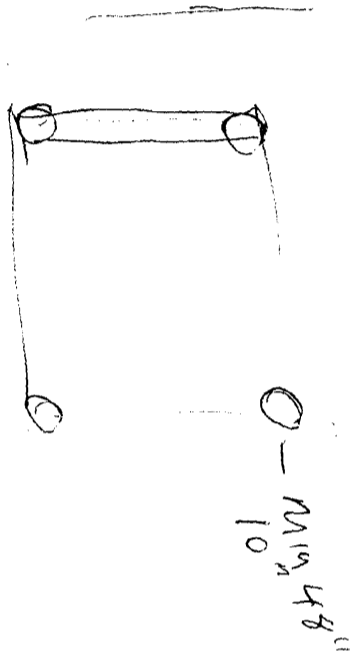
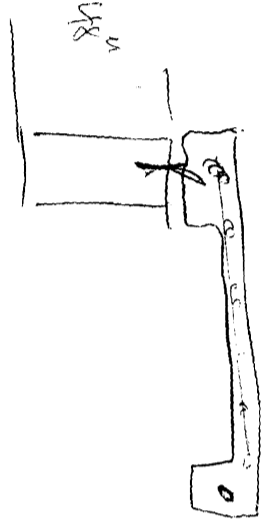
831-7183



Building Permit 170

10 20 X 20 Slab on grade

- IRC 2006
- Allow GCR exist with
w/ protection
- Permission to go by
old rules
- Cost Bunch



Building Permit (170) 1, 20 X 20 Slab on grade