

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, if Any, Attached

INSPECTION PERMIT

Permit Number: 060369

This is to certify that DIXON JOHN L & ROBYN DIXON ITS/Chris Holt

has permission to 41 x 60 Colonial w/ attached car garage

AT 121 HOPE AVE

390 B026001

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
MAY 12 2006
RECEIVED

provided that the person or persons who accept 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 regulations of this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission proceeds
ed or used-i
before this building or structure is
ed or used-i
YOUR 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

[Signature]
5/11/06
Director Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-0369	Issue Date:	CBL: 390 B026001
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Location of Construction: 121 HOPE AVE	Owner Name: DIXON JOHN L & ROBYN B DIX	Owner Address: 12 MEADOW LN	Phone: DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME
Business Name:	Contractor Name: Chris Holt	Contractor Address: Portland	Phone: 2073182542
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R2
Current Use: Vacant Land	Proposed Use: Vacant Land 41 x 60 Colonial w/ attached 2 car garage	Permit Fee: \$3,765.00	Cost of Work: \$416,000.00
Proposed Project Description: 41 x 60 Colonial w/ attached 2 car garage		FIREDEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>TRC 2006</i>
		Signature:	Signature:
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: dmartin	Date Applied For: 0312112006	Zoning Approval	
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<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 information may invalidate a building permit and stop all work..</p>	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>panel 19 - 2006</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2006-0051</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>OK w/ conditions</i> Date: <i>3/31/06</i> <i>AM</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 <input type="checkbox"/> Denied <i>ASB</i> Date:
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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: 06-0369	Date Applied For: 03/20/2006	CBL: 390 B026001
Location of Construction: 121 HOPE AVE	Owner Name: DIXON JOHN L & ROBYN B DIX	Owner Address: 12 MEADOW LN
Business Name:	Contractor Name: Chris Holt	Contractor Address: Portland
Lessee/Buyer's Name	Phone:	Permit Type: Single Family
Proposed Use: Vacant Land 41 x 60 Colonial w/ attached 2 car garage		Proposed Project Description: 41 x 60 Colonial w/ attached 2 car garage

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 03/13/2006**Note:** **Ok to Issue:**

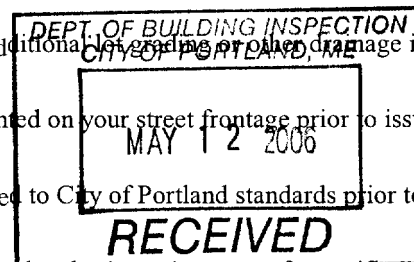
- As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
- This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 05/11/2006**Note:** **Ok to Issue:**

- 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.
- Separate permits are required for any electrical, plumbing, or heating.
- Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- As discussed, hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- The basement is NOT approved as habitable space.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 03/24/2006**Note:** **Ok to Issue:**

- The Development Review Coordinator reserves the right to require additional site grading or other drainage improvements as necessary due to field conditions.
- 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.
- 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.
- All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 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.

**Dept:** Planning **Status:** Not Applicable **Reviewer:** Jay Reynolds **Approval Date:** 03/24/2006**Note:** **Ok to Issue:**

Location of Construction: 121 HOPE AVE	Owner Name: DIXON JOHN L & ROBYN B DIX	Owner Address: 12 MEADOW LN	Phone:
Business Name:	Contractor Name: Chris Holt	Contractor Address: Portland	Phone (207) 318-2542
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

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

Zoning Copy

2006-0056

Application I. D. Number

Dixon John L & Robyn B

Applicant

121 Hope Ave, Portland, ME 04103

Applicant's Mailing Address

John Dixon

Consultant/Agent

Agent Ph: (207)797-6958

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Marge Schmuckal

3/20/2006

Application Date

Dixon Residence

Project Name/Description

121 - 121 Hope Ave, Portland, Maine

Address of Proposed Site

390 BO26001

Assessor's Reference: Chart-Block-Lot

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

4013 sf

Proposed Building square Feet or # of Units

40255 sf

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|---|---|--|--|
| <input 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 3/20/2006

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 | _____ date | <input type="checkbox"/> Conditions (See Attached) | _____ 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: 3/24/2006 8:52:11 AM
Subject: 121 Hope Ave., CBL 390 B026

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

From: Jay Reynolds
To: Single Family Signoff
Date: 4/3/2006 3:39:04 PM
Subject: 121 Hope Ave., CBL 390B026

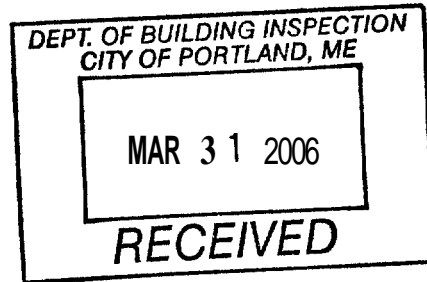
Revised site plan has been approved.

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

Zoning

SPACE AND BULK REQUIREMENTS - R-2 ZONE

MINIMUM LOT SIZE:	10,000 S.F.
MINIMUM FRONTAGE:	50 FT.
MINIMUM SETBACKS:	
FRONT YARD	25 FT.
REAR YARD	25 FT.
SIDE YARD*	
1 STORY	12 FT.
1 1/2 STORY	12 FT.
2 STORY	14 FT.
2 1/2 STORY	16 FT.
MINIMUM LOT WIDTH:	
OTHER USES:	80 FT.



* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN TWELVE (12) FEET IN WIDTH.

THE SIDE YARDS SHOWN ON THE FOLLOWING FIGURES ARE BASED UPON A (1) ONE STORY STRUCTURE AND MAY BE INCREASED OR DECREASED DEPENDING UPON THE NUMBER OF STORIES.

S:_prod_projects\050000_1\dwg\050000_LOTS\45_07.dwg-SPACE BULK-2/20/2006 11:41:20 AM_buanderson_Corroll Delmer Consulting Engineers, Inc.

Design: DER	Date: APR 03
Draft: SGB	Job No.: 759
Checked: AMP	Scale: NTS
File Name: 759-sp.dwg	

GP Traffic and Civil Engineering Services
PO Box 1237, 15 Shaker Road
Gray, ME 04039
207-657-6910

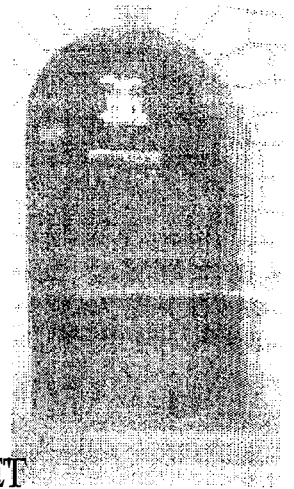
Drawing Name: Space & Bulk Requirements
Project PRESUMPCOT RIVER PLACE

Figure No. 1

City of Portland INSPECTION SERVICES

Room 315
389 Congress Street
Portland, Maine 04101

Telephone: 207-874-8703 or 207-874-8693
Facsimile: 207-874-8716



FACSIMILE TRANSMISSION COVER SHEET

TO: <u>OWIS</u>	FROM: <u>Tammy - 874-8706</u>
FAX NUMBER: <u>761-2977</u>	NUMBER OF PAGES, WITH COVER: <u>4</u>
TELEPHONE: _____	RE: _____
DATE: _____	_____

Comments:

06-0369

121 Hope

390-B-23

Chris Holt -
Fax # - 761-2977

Home # -
761-2977

ONE AND TWO FAMILY	DIAN REVIEW	CHECKLIST
Component	Submitted Plan	Findings Revisions Date
Soil type/Presumptive Load Value (Table R401.4.1)		
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section D403.1 & D403.1(1))	12x20" - 8' deep - OK	
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	OK	
Ventilation/Access (Section R408.1 & R408.3) Crawlspace Only	N/A	
Anchor Bolts/Straps, spacing (Section R403.1.6)	1/2" 6" oc OK	
Lally Column Type (Section R407)	OK	
Girder & Header Spans (Table R 502.5(2))		
Built-Up Wood Center Girder Dimension/Type	Steel - Need specs - OK	
Sill/Band Joist Type & Dimensions	2x6 PT	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	11 7/8" I Joists - 16" oc	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	11 7/8" I Joists - 16" oc	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	OK	

06-0369

<p>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</p>	<p>1/2" Deck / 7/8" wood / 3/4" Clear</p>
<p>Fastener Schedule (Table R602.3(1) & (2))</p>	<p>Per IRC</p>
<p>Private Garage (Section R309) Living Space? <i>yes</i> (Above or beside)</p>	<p>OK - 5/8 walls & ceiling</p>
<p>Fire separation (Section R309.2)</p>	<p>Need rated door on bsmt - OK</p>
<p>Opening Protection (Section R309.1) - Emergency Escape and Rescue Openings (Section R310)</p>	<p>Not shown - OK</p>
<p>Roof Covering (Chapter 9)</p>	<p>Asphalt</p>
<p>Safety Glazing (Section R308)</p>	<p>Used in master bath & sunroom within 2' of door - OK</p>
<p>Attic Access (Section R807)</p>	<p>OK</p>
<p>Chimney Clearances/Fire Blocking (Chap. 10)</p>	<p>OK</p>
<p>Header Schedule (Section 502.5(1) & (2)) Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U- Factor Fenestration</p>	<p>Want all headers & Lam beams specify on plans - OK Roof = R-38s U = 0.31 Floor = R-21 Walls = R-19</p>

06-0369

Type of Heating System		
Means of Egress (Sec R311 & R312) Basement 2	Will stairs in garage meet headroom in 5'-7" opening.	meet headroom in - OK
Number of Stairways 3		
Interior 2		
Exterior 1		
Treads and Risers (Section R311.5.3) T = 10 R = 7 5/16"	Need T & R on b. mt stairs	OK
Width (Section R311.5.1) 3'-8"		OK
Headroom (Section R311.5.2) 6'-8"		OK
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)		OK
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)		
Deck Construction (Section R502.2.1)	Need rear deck framing details	OK

Section thru front porch - OK