

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 071154

Please Read
Application And
Notes, If Any,
Attached

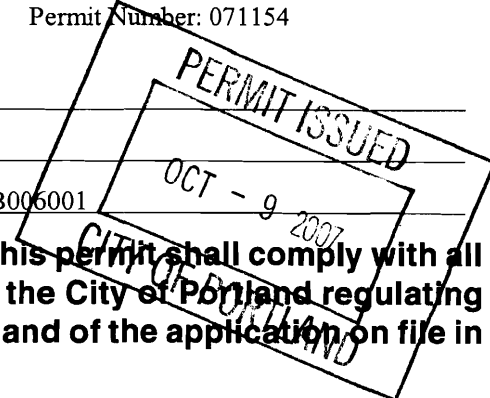
This is to certify that Helen Archer/John Murton

has permission to Build 24' x 24' garage

AT 27 Copley Woods Circle

413 B006001

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 when permission is procured before this building or part thereof is laid or closed-in. **48 HOUR 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. Wable 10/10/07
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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.

- 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.

_____ CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date

CBL: 413 3006

Building Permit #: 071154

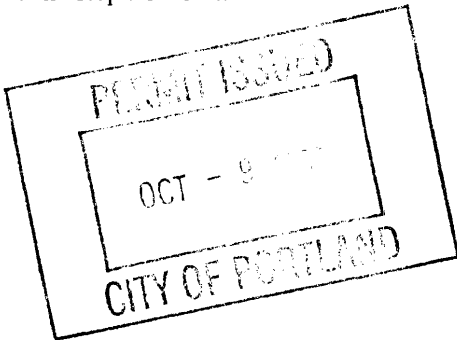
City of Portland, Maine - Building or Use Permit Application

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

Permit No: 07-1154	Issue Date:	CBL: 413 B006001
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Location of Construction: 27 Copley Woods Circle	Owner Name: Helen Archer	Owner Address: 27 COPLEY WOODS CIR	Phone:
Business Name:	Contractor Name: John Murton	Contractor Address: 49 Dartmouth Street, Suite 1 Portland	Phone: 2075532614
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3 (Prod)
Past Use: Single Family Home	Proposed Use: Single Family Home w/ garage - Build 24' x 24' garage <i>-attached</i>	Permit Fee: \$140.00	Cost of Work: \$12,000.00
Proposed Project Description: Build 24' x 24' garage <i>-attached</i>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	CEO District: 4
		INSPECTION: Use Group: <i>R3</i> Type: <i>58</i> <i>IRC 2003</i>	
		Signature:	Signature: <i>Jm 10/10/07</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: 09/18/2007	Zoning Approval		
<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	Zoning Appeal	Historic Preservation
		<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>Ok w/ conditions</i> Date: <i>9/26/07 JSM</i>	<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:	<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>HEU</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: 07-1154	Date Applied For: 09/18/2007	CBL: 413 B006001
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Business Name:	Contractor Name: John Murton	Contractor Address: 49 Dartmouth Street, Suite 1 Portland	Phone (207) 553-2614
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home w/ garage - Build 24' x 24' attached garage	Proposed Project Description: Build 24' x 24' attached garage
--	---

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 09/26/2007

Note: **Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) 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:** Tom Markley **Approval Date:** 10/10/2007

Note: **Ok to Issue:**

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 2) 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.

Comments:

9/25/2007-amachado: Left message for John Merton, the contractor. Need a plot plan that shows the whole property and where the existing structure is located and where the proposed garage is going. I also need to know what the distance is between the proposed garage and the house next door to the left (#31) and what the setback is from the garage to the rear property line.

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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>27 Copley Woods Circle</u> <u>04103</u>		
Total Square Footage of Proposed Structure/Area <u>576 sq ft (24'x24' garage)</u>		Square Footage of Lot <u>7806</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>413</u> <u>B</u> <u>6</u>	Applicant * must be owner, Lessee or Buyer * Name <u>Helen Archer</u> Address <u>27 Copley Woods Circle</u> City, State & Zip <u>Portland 04103</u>	Telephone:
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>12,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>140⁰⁰/₁₀</u>
Current legal use (i.e. single family) <u>Single Family</u> If vacant, what was the previous use? Proposed Specific use: <u>add 2 car garage</u> Is property part of a subdivision? <u>yes</u> If yes, please name <u>Copley Woods</u> Project description: <u>Add 24'x24' garage to 26'x32' existing cape.</u>		
Contractor's name: <u>John Murton</u> Address: <u>53 Sewall St. 2nd Floor</u> City, State & Zip <u>Portland ME 04102</u> Telephone: <u>553-2614</u> Who should we contact when the permit is ready: <u>John Murton</u> Telephone: <u>838-1989</u> Mailing address:		

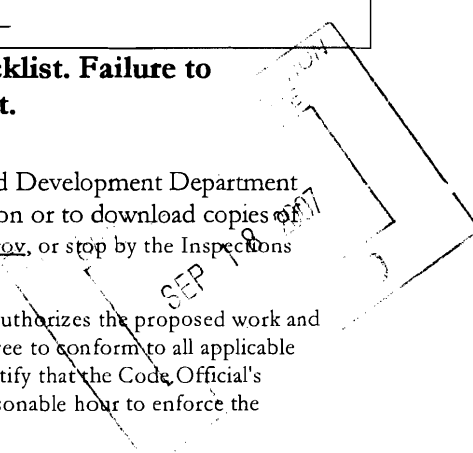
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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: John Murton Date: 9/18/07

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



Applicant/Owner: Helen Archer,

Date: 9/25/07

Address: 27 Copley Woods Circle

C-B-L: 413-B-006

CHECK-LIST FOR ZONING COMPLIANCE - PRUDS

Permit Application Number: # 07 -

New or Existing Development: Existing

Zone Location: R-3

Proposed Work/Use add a 24'x24' garage (attached) to a 26'x32' cape.

Interior or corner lot:

Sewage Disposal:

Street Frontage:

Max. Height:

Max. Length of Bldg - with/without attached garage(s): w/garage 140' max - 56' given.

Min. Setbacks from External Subdivision Property Lines: 25' min, - 26' given.

Min. Distance Between Detached PRUD Buildings: 16' min - 18' 2" given

Required Recreation Open Space:

Lot Area Required:

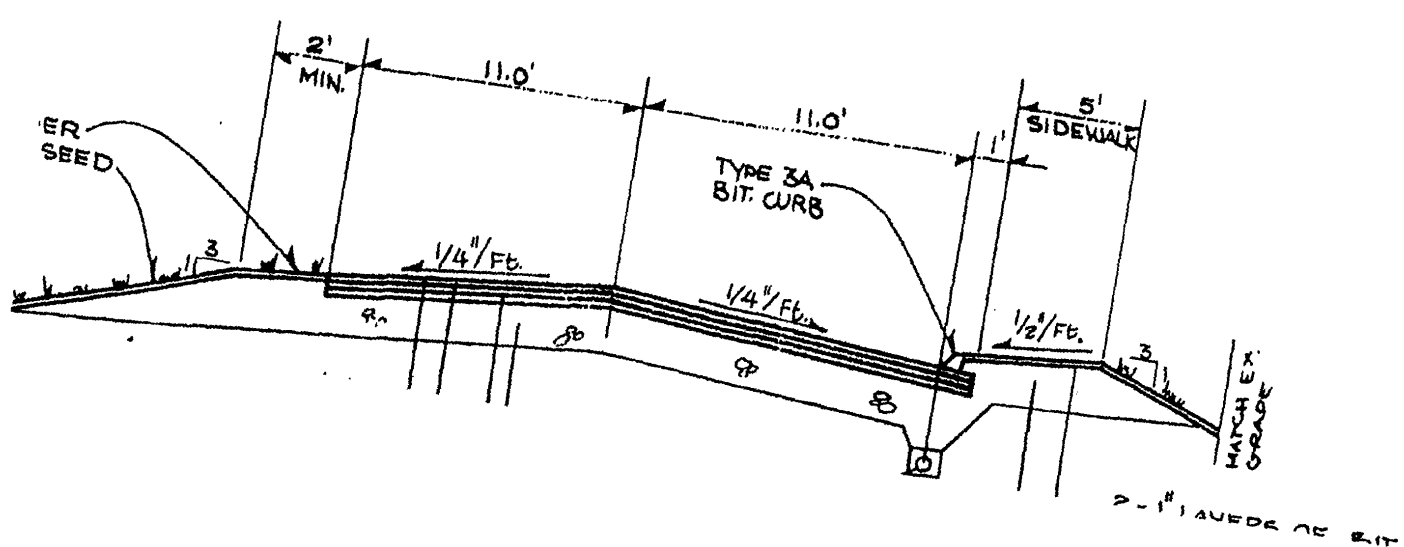
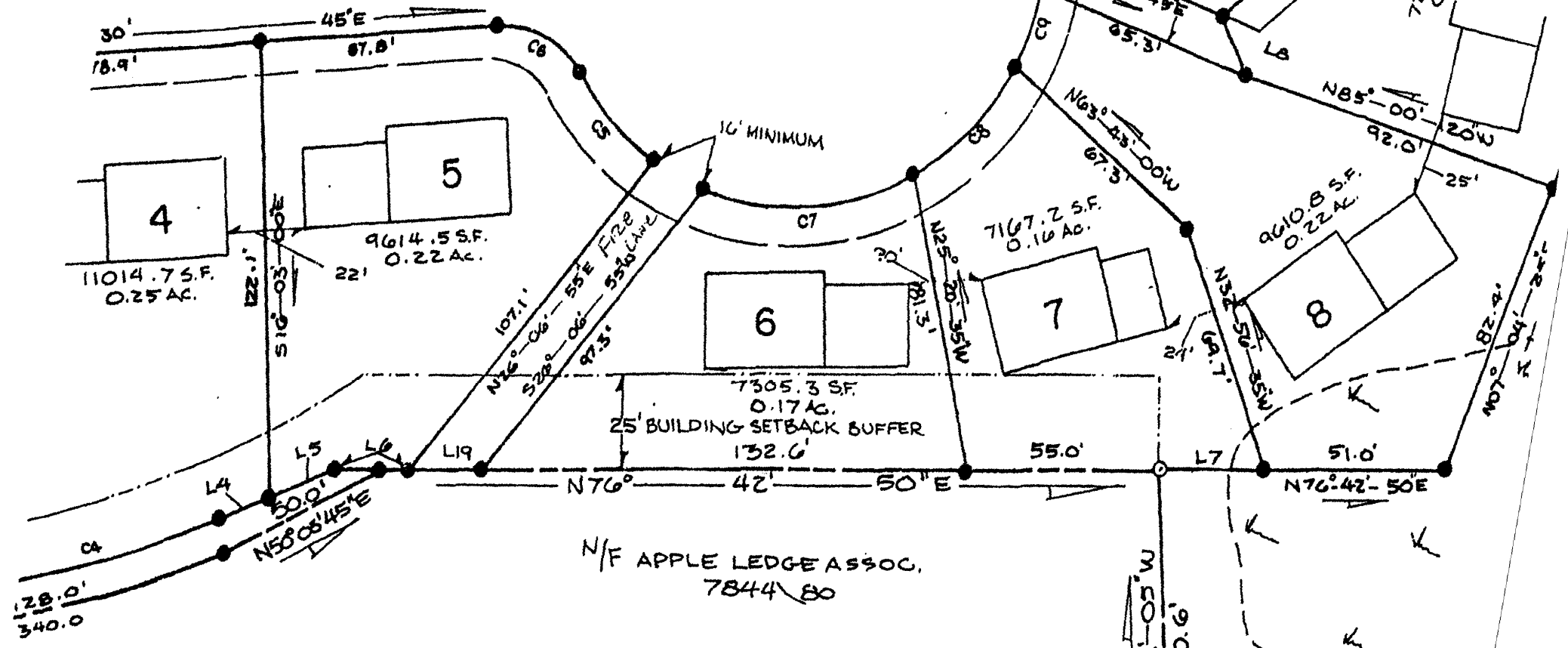
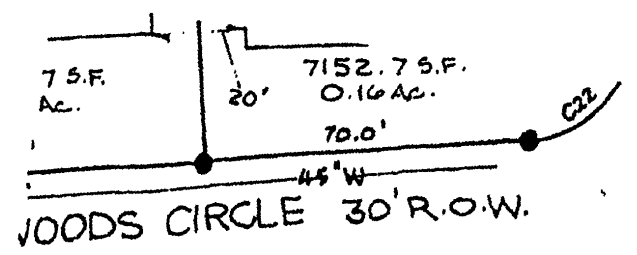
Net Land Area Per Dwelling Unit:

Off-street Parking:

Site Plan:

Shoreland/Stream Protection:

Flood Plain:



STATE OF MAINE
CUMBERLAND COUNTY
RECEIVED _____
AT _____ h _____
AND DEPOSED IN _____

September 26, 2007

Ann Machado
City of Portland

Re: 27 Copley Woods Circle

Plot Plan drawing showing PRUD setbacks
and actual distances from proposed garage
to rear property line & to neighboring house.

Please let me know if this is sufficient
information for your review or something
else.

Thanks very much.

John Murton
553-2614 (o)
838-1989 (m)



Rear Property Line

26' Rear Setback

24'-2"

side Property Line

Proposed
24' x 24'
Garage

Existing
26' x 32'
Cape

18'-2"
garage to
neighboring
house
side Setback

Existing
12'
Asphalt
Driveway

58'-1"
not to scale

House to
neighboring
house

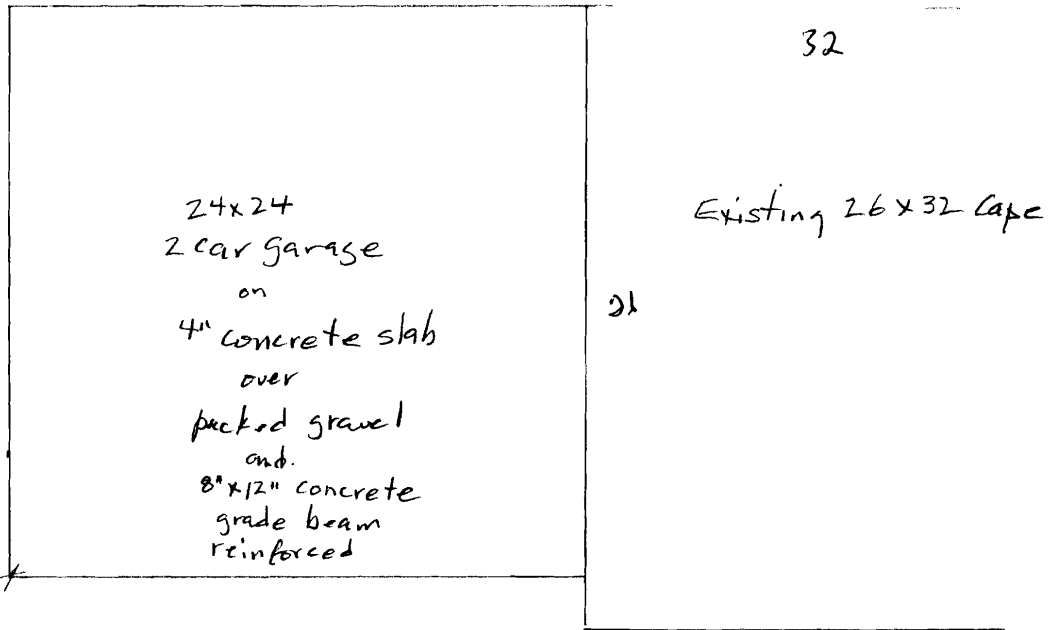
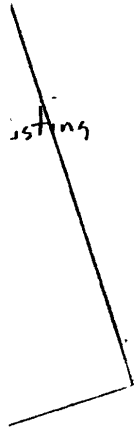
Scale $\frac{3}{32}'' = 1'$
91-1-12 1cm

PRUD Setbacks @ 27 Copley Woods Circle
Side: 16' — Proposed Garage @ 18'-2"
Rear: 25' — Proposed garage @ 26'

Archer Garage 27 Copley Woods Circle

② 24' x 24' attached to existing Cape

③ Row 5'
④ arborvitae



Minimum side setbacks in R3 zone:
8' at sides

Refer to Plot plan attached,
lot 6

8'-3" at left, 16'± at right.

Archer Garage 27 Copley Woods Circle

5/12 Engineered trusses 24" o.c w/ 1/2" OSB sheathing + Asphalt shingles to match house ✓

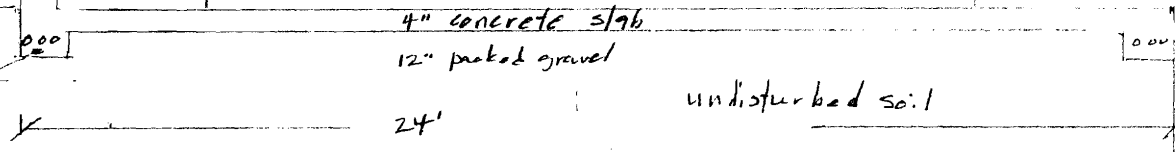
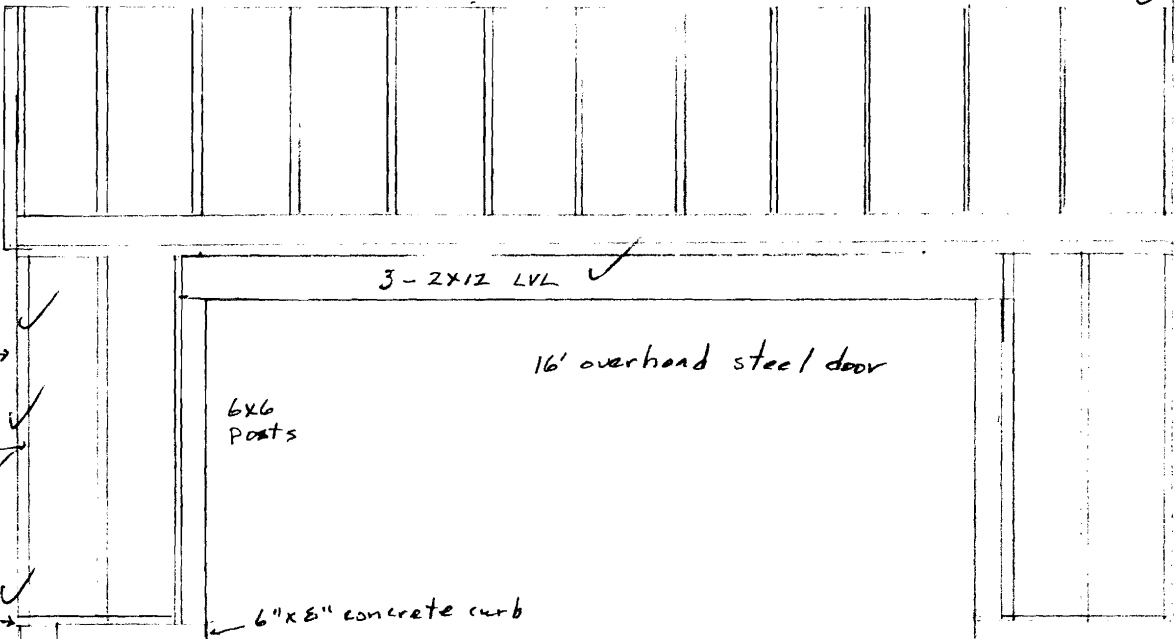
8" deep flashing ✓

Existing 26x32 cape ✓

5/8" FC ✓
Drywall over existing plywood sheathing at adjoining wall ✓

Painted pine
1x8 fascia
1x6 rake
OSB sheathing
Vinyl siding ✓
Frame walls
2x6 spruce
24" o.c ✓

2x6 PT shoe bolted to curb ✓
1/12" rebar continuous on perimeter ✓



Existing 26x32 cape ✓
w/ full dormer rear

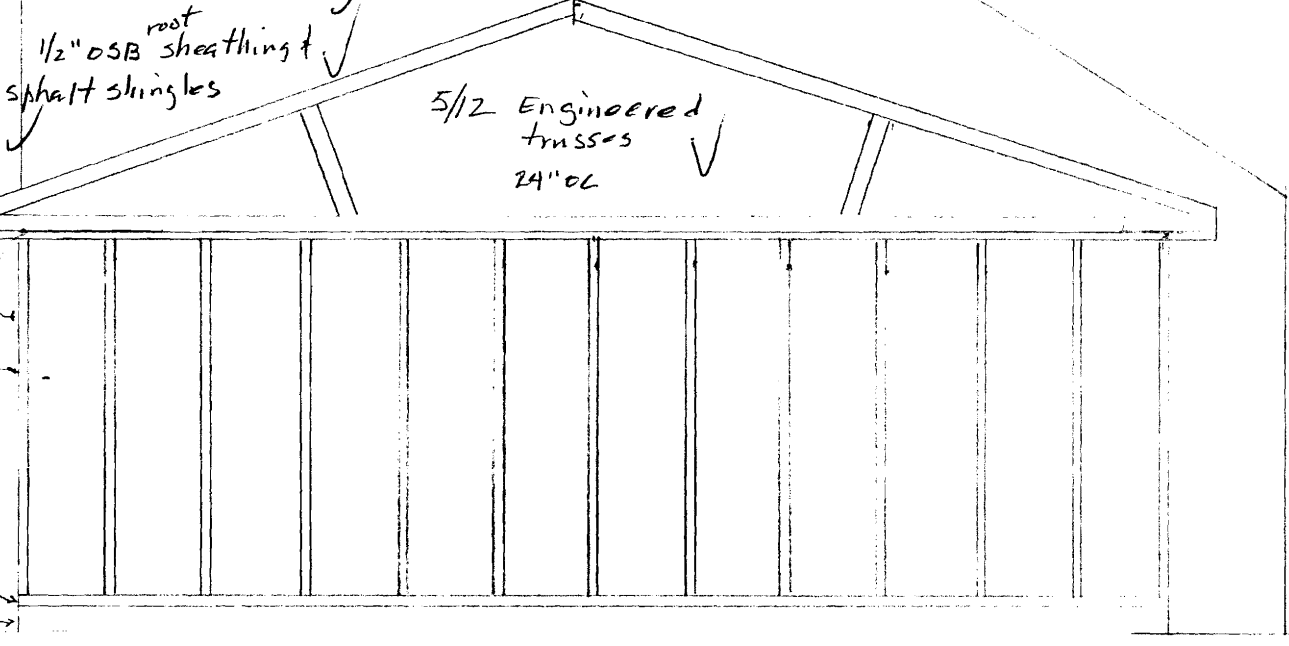
1/2" OSB sheathing + asphalt shingles ✓

5/12 Engineered trusses 24" o.c ✓

2" wall sheathing vinyl siding to match house ✓
1x6 spruce plate ✓
2x6 spruce frame walls 24" o.c ✓

2x6 PT shoe bolted to curb ✓

6x8" concrete curb ✓



4" slab on packed gravel 24"

September 17, 2007

Specifications for 2 car attached garage at 27 Copley Woods Dr., Portland (Map 413/B/6)
for Helen Archer

Submitted by John Murton (553-2614)

Foundation: 8" x 12" continuous perimeter concrete and steel reinforced beam cast in place over 12" packed gravel. Reinforcement to be 3- 1/2 " rebar ✓

Floor: 4" concrete over 6" packed gravel

Walls: 2 x 6 pressure treated shoe bolted 3' o.c. to 8" x 6" concrete curb; 2 x 6 spruce/fir 24" o.c.: 2 x 6 spruce/fir top plate. ✓

Door Header: 3- 2 x 12 LVL on 6 x 6 jack posts and 2 x 6 stud framed for 16' x 7'-6" steel overhead door. ✓

Roof trusses: 5/12 pitch engineered roof trusses 24" o.c. ✓

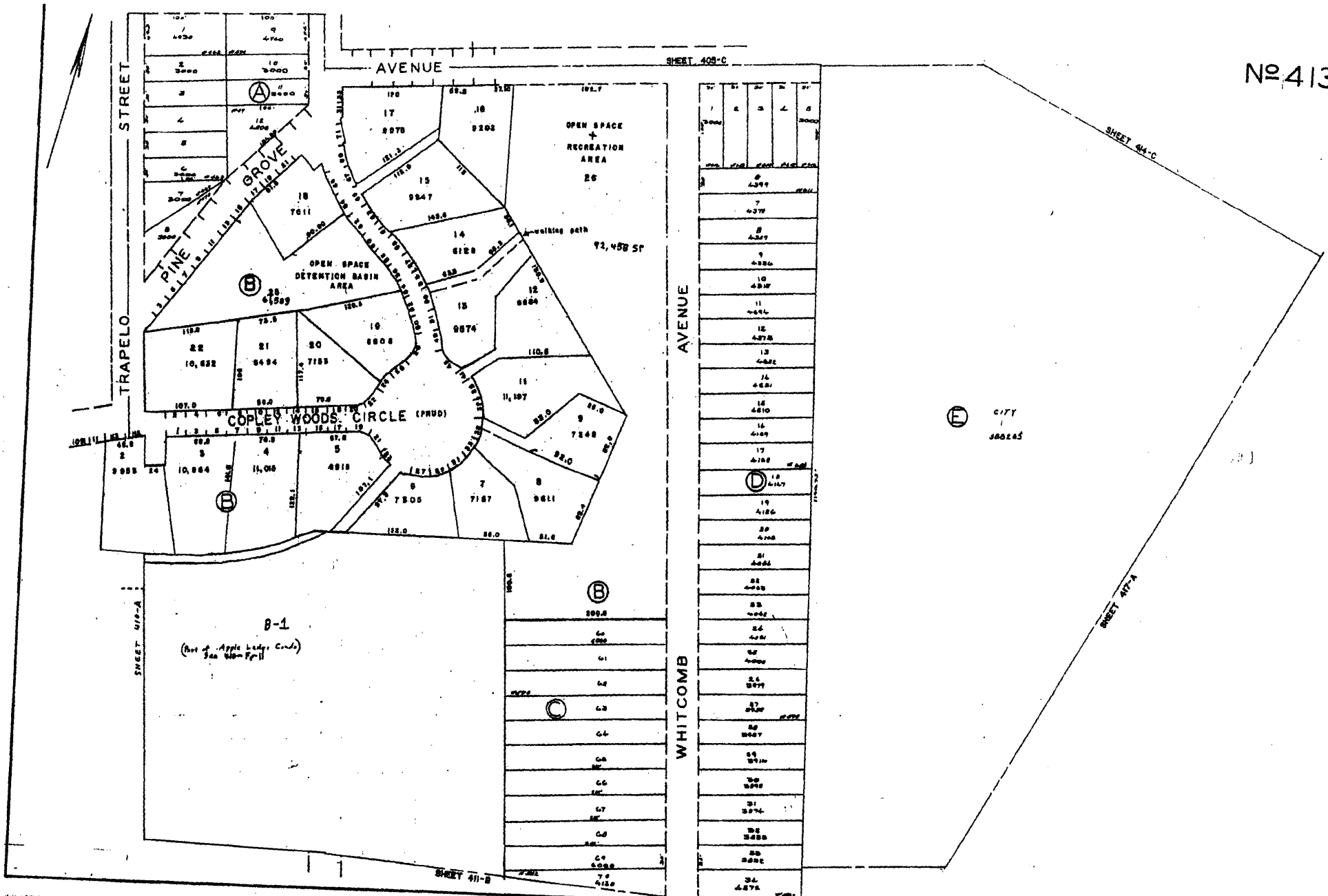
Roof & Wall sheathing: 1/2 OSB nailed every 8", open roof spans supported by Simpson Clips ✓

Asphalt shingles to match existing house roofing. Ice and Water Shield and 8" step flashing at roof to house connection ✓

5/8" Fire Code drywall over existing house sheathing ✓

Vinyl siding to match exiting house ✓

Exterior trim to match existing house. ✓



(E) CITY 1 J66245

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	413 B006001
Location	27 COPLEY WOODS CIRCLE
Land Use	SINGLE FAMILY
 Owner Address	 WESTON HELEN A & CHARLES W ARCHER 27 COPLEY WOODS CIR PORTLAND ME 04103
 Book/Page	 23724/093
Legal	413-B-6 COPLEY WOODS CIRCLE 27 7305 SF

Current Assessed Valuation

Land	Building	Total
\$66,800	\$140,100	\$206,900

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
2000	Cape	1.5	1731	0.168	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
3	2		6	None	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
03/02/2006	LAND + BLDING	\$139,000	23724-093
12/27/2004	LAND + BLDING	\$131,150	22162-091
08/23/2000	LAND + BLDING	\$153,207	15677-338

Picture and Sketch

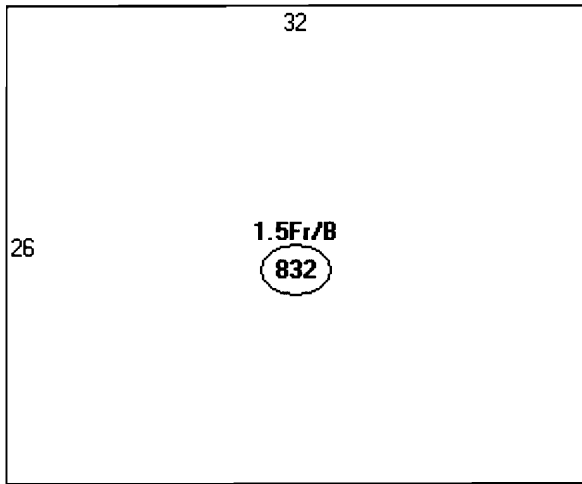
Picture	Sketch	Tax Map
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[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

New Search!





Descriptor/Area

A: 1.5Fr/B
832 sqft