

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 03-0257	Issue Date: <b>MAR 31 2003</b>	CBL: 413 B014001
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Location of Construction: 57 Copley Woods Circle	Owner Name: Britton Douglas F &	Owner Address: 57 Copley Woods Cir <i>CITY OF PORTLAND</i>	Phone: 878-0338
Business Name:	Contractor Name: Eric Drew	Contractor Address: 1533 Washington Avenue Portland	Phone: 2077499690
Lessee/Buyer's Name:	Phone:	Permit Type: Additions - Dwellings	Zone: <b>R3</b>

Past Use: Single Family	Proposed Use: Single Family	Permit Fee:	Cost of Work: \$0.00	CEO District: 2	<b>PRUD</b>
Proposed Project Description: New 22' x 12' attached one story garage w/4'x5' breezeway		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <b>R3</b> Type: <b>SB</b> <b>BOCA 1999</b> Signature: <b>JMB 3/31/03</b>		

Signature:		Signature: <b>JMB 3/31/03</b>	
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: jmb	Date Applied For: 03/31/2003	<b>Zoning Approval</b>	
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <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"/> Date: <b>3/31/03 JMB</b>	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <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 Date: <b>3/31/03</b>
	<i>PRUD</i> <i>Must be min. 16' from all adjacent buildings</i> <i>25' from External Property Lines</i>	<i>approved</i> <i>subject to</i> <i>lot</i> <i>lines</i> <i>survey</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

413 B014001

# All Purpose 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.

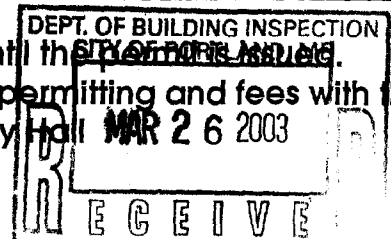
Location/Address of Construction: <u>57 COPLEY WOODS CIRCLE, PORTLAND, MAINE</u>		
Total Square Footage of Proposed Structure <u>280 sq. Ft.</u>	Square Footage of Lot <u>8128 sq. ft.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>413</u> Block# <u>B</u> Lot# <u>14</u>	Owner: <u>DOUGLAS F. BRITTON &amp; JANET L. BRITTON</u>	Telephone: <u>878-0338</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>DOUGLAS F. BRITTON #878-0338</u> <u>57 COPLEY WOODS CIR</u> <u>PORTLAND, ME 04103</u>	Cost Of Work: \$ <u>16,000.00</u> Fee: \$ <u>135.00</u>
Current use: <u>single family</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>-single family building addition - one car garage</u> Project description: <u>ONE-CAR GARAGE</u> <u>22' x 12 attached</u>		
Contractor's name, address & telephone: <u>ERIC DREW, 1533 WASHINGTON AVE.</u> <u>PORTLAND ME 04103</u>		
Who should we contact when the permit is ready: <u>Douglas F. Britton</u> <u>#749-9690</u>		
Mailing address: <u>57 Copley Woods Circle, Portland, Maine 04103</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>878-0338</u> <u>Doug Britton</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 of applicant: <u>Douglas F. Britton</u>	Date: <u>March 25, 2003</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



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Permit No: 03-0257	Date Applied For: 03/31/2003	CBL: 413 B014001
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Location of Construction: 57 Copley Woods Circle	Owner Name: Britton Douglas F &	Owner Address: 57 Copley Woods Cir	Phone: ( ) 878-0338
Business Name:	Contractor Name: Eric Drew	Contractor Address: 1533 Washington Avenue Portland	Phone: (207) 749-9690
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family	Proposed Project Description: New 22' x 12' attached one story garage
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Dept: Zoning      Status: Approved      Reviewer: Jeanine Bourke      Approval Date: 03/31/2003  
 Note:      Ok to Issue:

Dept: Building      Status: Approved with Conditions      Reviewer: Jeanine Bourke      Approval Date: 03/31/2003  
 Note:      Ok to Issue:

- 1) Guard/handrail to be determined on site based on grade change. Over 15-1/2" or more than 2 risers requires rail.
- 2) Garage header must be a minimum of 3-2x12, the ceiling joists must lap over beam by 3" or use joist hangers on beam.
- 3) Separate permits are required for any electrical or plumbing work.
- 4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

THIS IS NOT A BOUNDARY SURVEY

**INSPECTION OF PREMISES**

I HEREBY CERTIFY TO Drummond & Drummond Homeowners Assistance and its Title Insurer

# 14 Copley Woods  
Portland Maine

Job Number: 335-56

Inspection Date: 3-15-00

Scale: 1" = 20'

The monumentation is not in harmony with current deed description. \* Permanent Monumentation not set.

The building setbacks are not in conformity with town zoning requirements.

The dwelling does not appear to fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.

The land does not appear to fall within the special flood hazard zone as indicated on community-panel # 23005L0007 B.

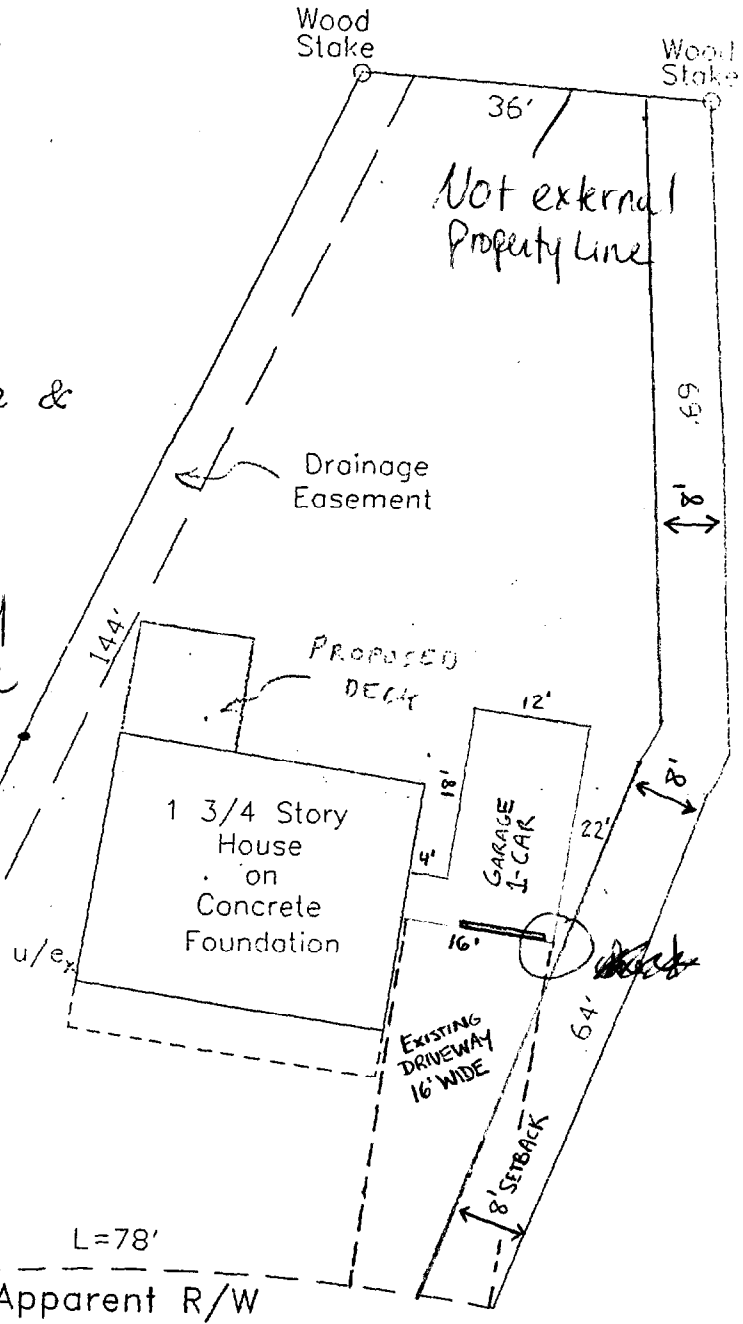
Buyer: Douglas F. Britton & Janet Britton

Seller: KTO Builders, Inc.

**FRUD**  
R-3 zone  
North 144' Min. 16' from any adjacent structure  
25' to external Property line

~~8' Setback~~  
~~8' Setback~~  
~~8' Setback~~  
~~8' Setback~~

Lot coverage  $8/28 \times 25\% = 2,037 \#$   
Existing = 1,136 #  
Adding 284 #  
**1,400 #**  
**OK**



Copley Woods Circle

(bituminous)

To Ray St. →

THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD. THOSE THAT ARE EVIDENT ARE SHOWN. THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ABUTTING DEEDS.

BRUCE R. BOWMAN, INC.  
P.O. Box 12 A  
Cumberland, Maine 04021  
Phone: (207) 829-3959  
Fax: (207) 829-3522

PLAN BOOK 199 PAGE 541 LOT 14  
DEED BOOK PAGE COUNTY Cumberland

THIS PLAN IS NOT FOR RECORDING Drawn by: *[Signature]*

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 B014001  
**Location** 57 COPLEY WOODS CIRCLE  
**Land Use** SINGLE FAMILY  
  
**Owner Address** BRITTON DOUGLAS F & JANET L JTS  
 57 COPLEY WOODS CIR  
 PORTLAND ME 04103  
  
**Book/Page** 15415/215  
**Legal** 413-B-14  
 COPLEY WOODS CIRCLE 57  
  
 6128 SF

R3 Zone

Valuation Information

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$31,190	\$109,930	\$141,120

Property Information

<b>Year Built</b> 2000	<b>Style</b> Cape	<b>Story Height</b> 1.5	<b>Sq. Ft.</b> 1456	<b>Total Acres</b> 0.187		
<b>Bedrooms</b> 3	<b>Full Baths</b> 2	<b>Half Baths</b>	<b>Total Rooms</b> 6	<b>Attic</b> None	<b>Basement</b> Full	

Outbuildings

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
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Sales Information

<b>Date</b> 04/13/2000	<b>Type</b> LAND + BLDING	<b>Price</b> \$150,161	<b>Book/Page</b> 15415-215
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Picture and Sketch

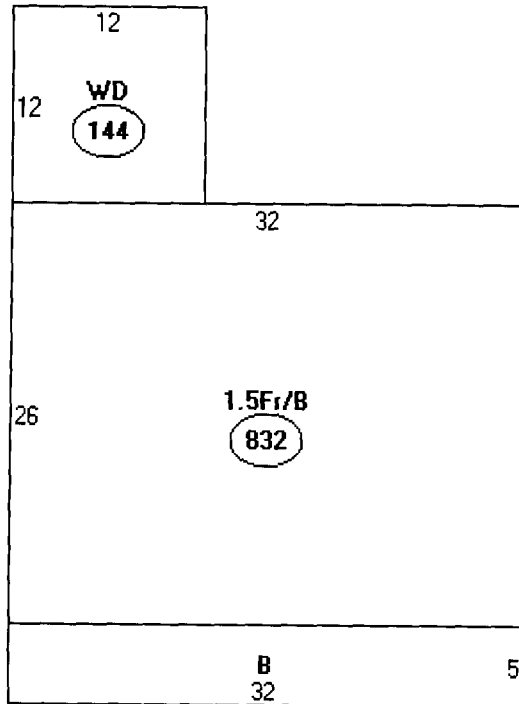
<u>Picture</u>	<u>Sketch</u>
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[Click here](#) to view Tax Roll Information.

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

B: OFP  
160 sqft

C: WD  
144 sqft

# Proposal

Date	Proposal #
6/10/02	

To: Doug and Janet Britton

885-2571

## Project

Description	Quantity	Price Each	Total
12' x 22' garage with 4' x 4' breezeway			

We propose hereby to furnish material and labor — complete in accordance with the above specifications for the sum of:

\$ Sixteen Thousand \_\_\_\_\_ Dollars

with payments to be made as follows: \_\_\_\_\_

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted Eric Drew

Note — this proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days.

**Total** \$ 16,000—



# Proposal

Date \_\_\_\_\_ Proposal # \_\_\_\_\_

To:

Project \_\_\_\_\_

Included in aforementioned price:

Description	Quantity	Price Each	Total
Building permit			
Foundation + excavation			
electrical outlets (4)			
2' x 3' windows (3)			
Insulated exterior door (1)			
Second 8' garage door with auto control			
Vinyl siding, trim to match house			
25 year asphalt roofing shingles			
drywall with finetape coat			

We propose hereby to furnish material and labor — complete in accordance with the above specifications for the sum of:  
\$ \_\_\_\_\_ Dollars  
with payments to be made as follows: \_\_\_\_\_

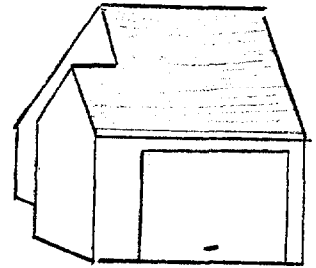
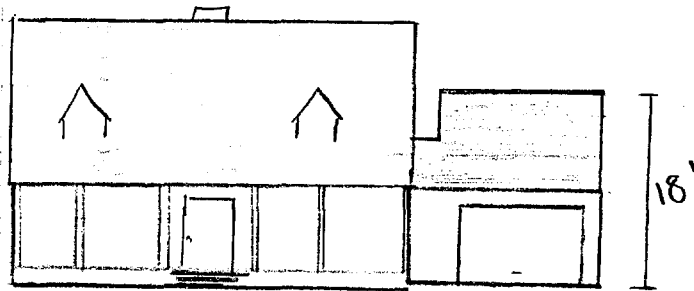
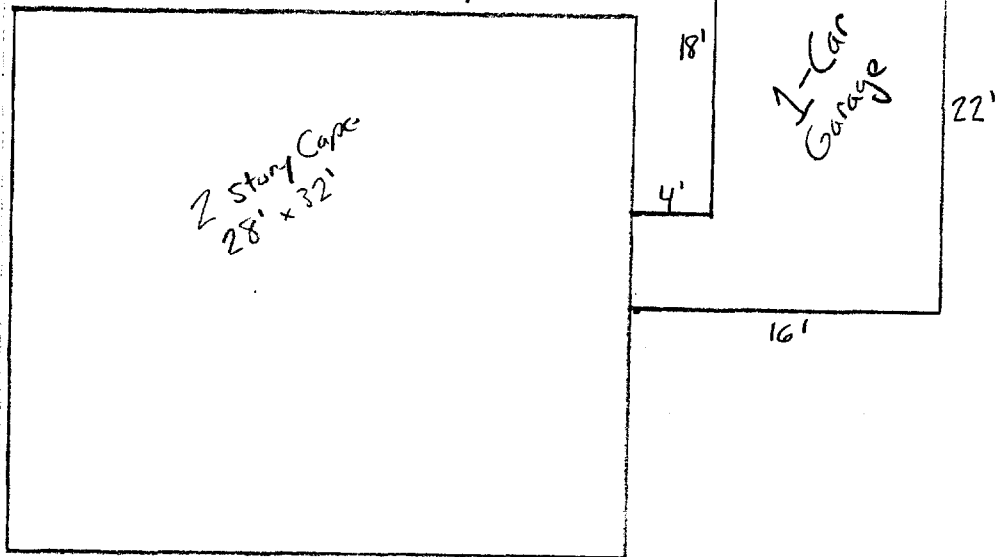
Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted \_\_\_\_\_  
Note — this proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days.

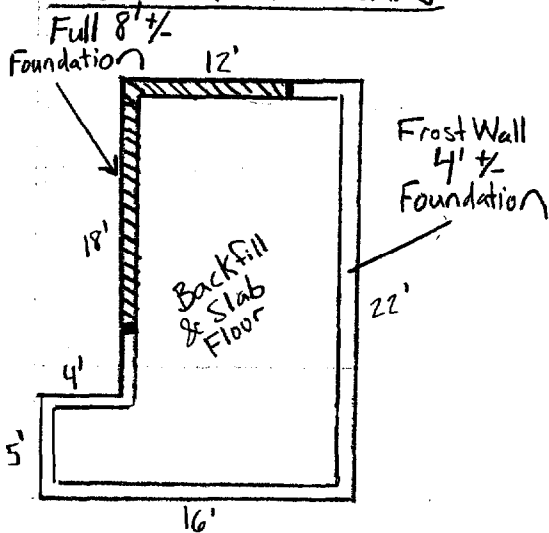
**Total**

# 57 COPLEY WOODS CIRCLE, PORTLAND, MAINE

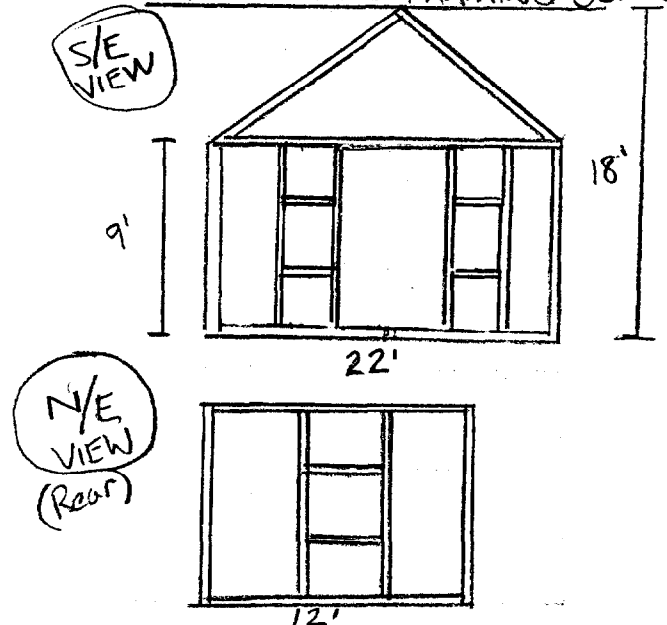
12' x 22' GARAGE (1-car)  
1 Story / Gable Roof  
With 4' x 4' Entry to Home



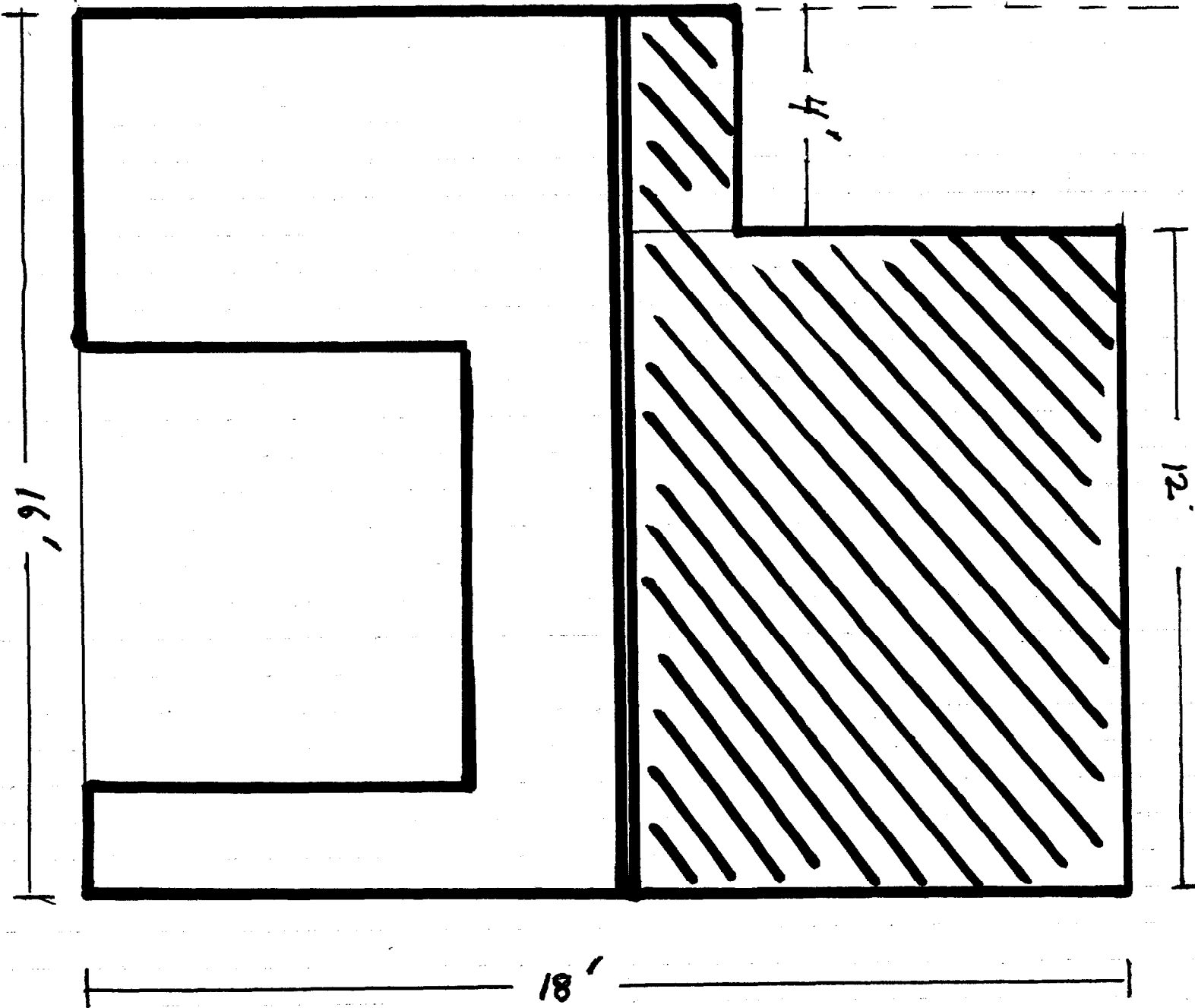
## FOUNDATION PLAN



## CROSS SECTION - FRAMING DETAIL



EXISTING STRUCTURE (HOUSE)



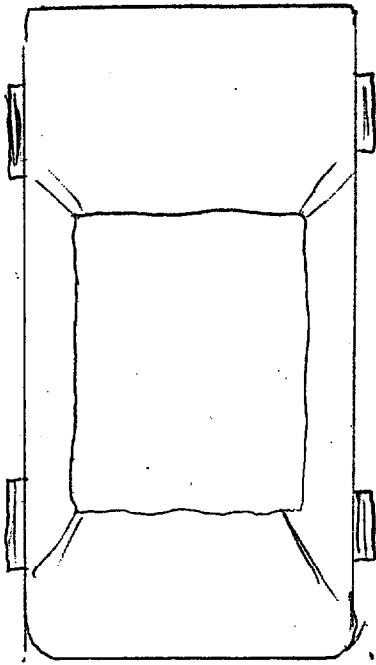
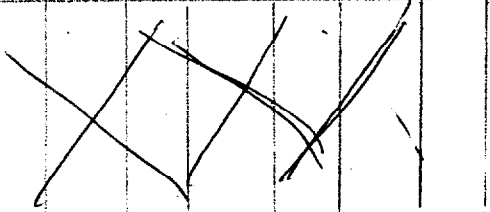
BRITTON GARAGE

NORTHEAST ELEVATION

**BRITTON GARAGE**

possible  
1-0 or 2  
steps

12'



22'

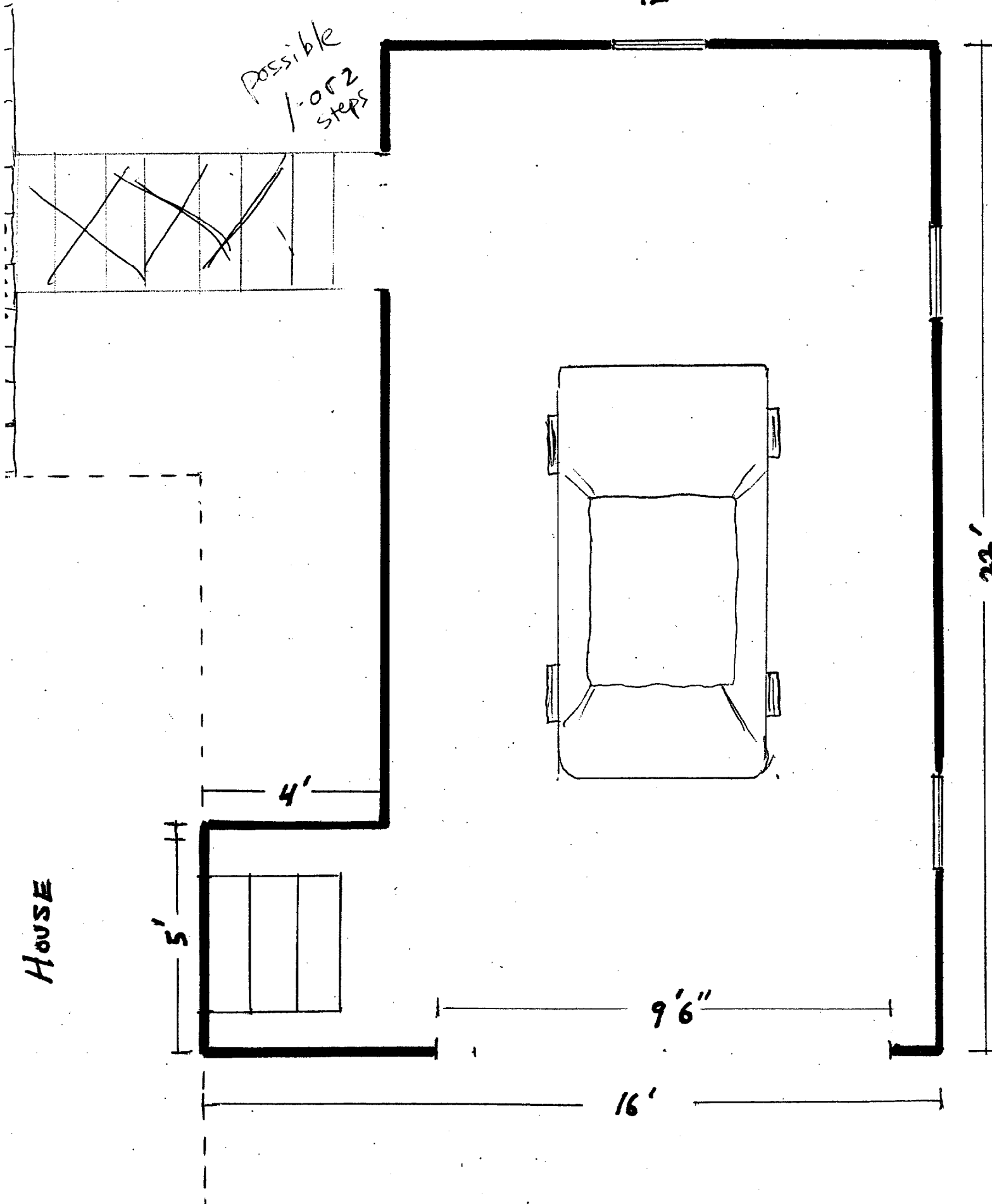
4'

5'

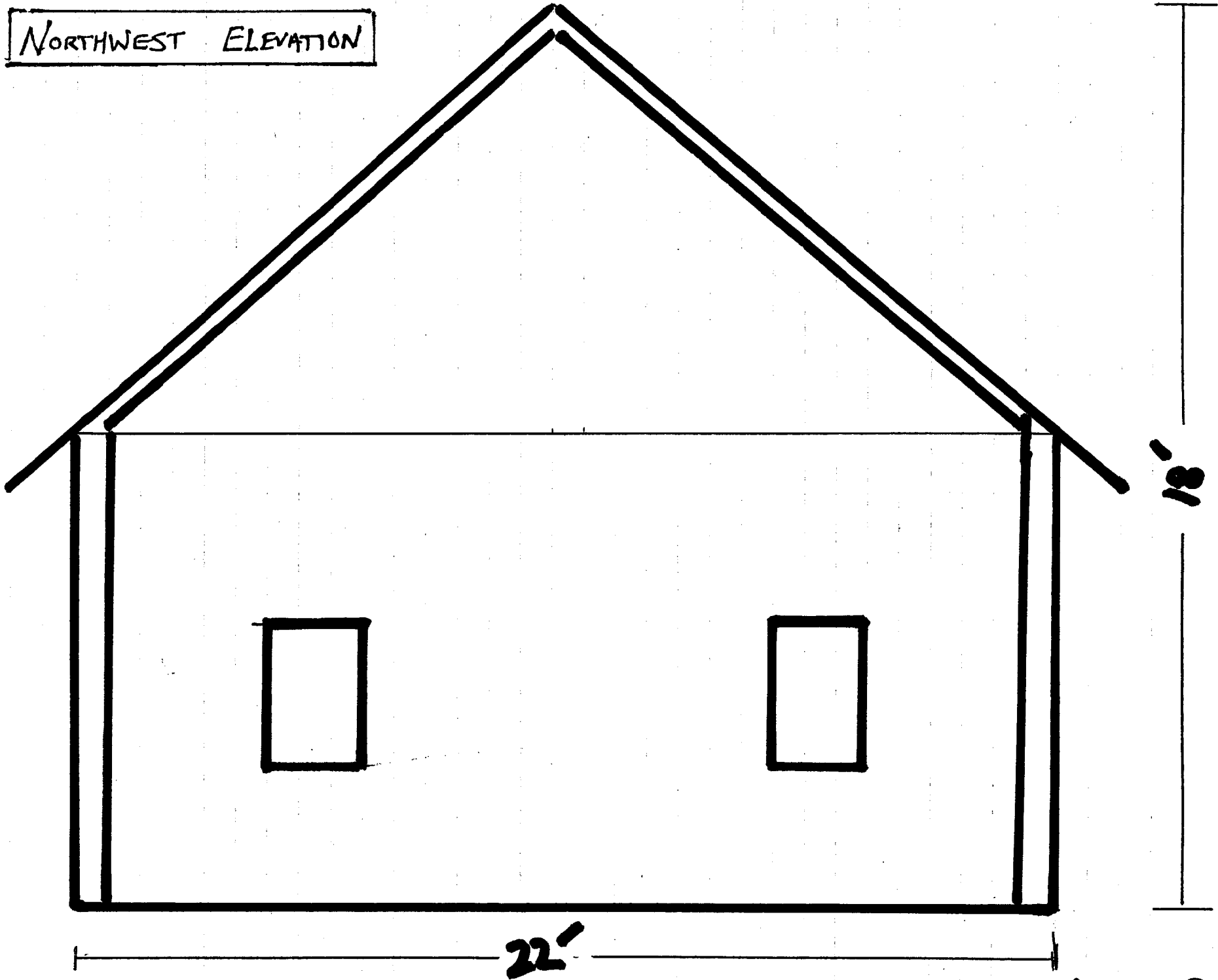
9'6"

16'

HOUSE

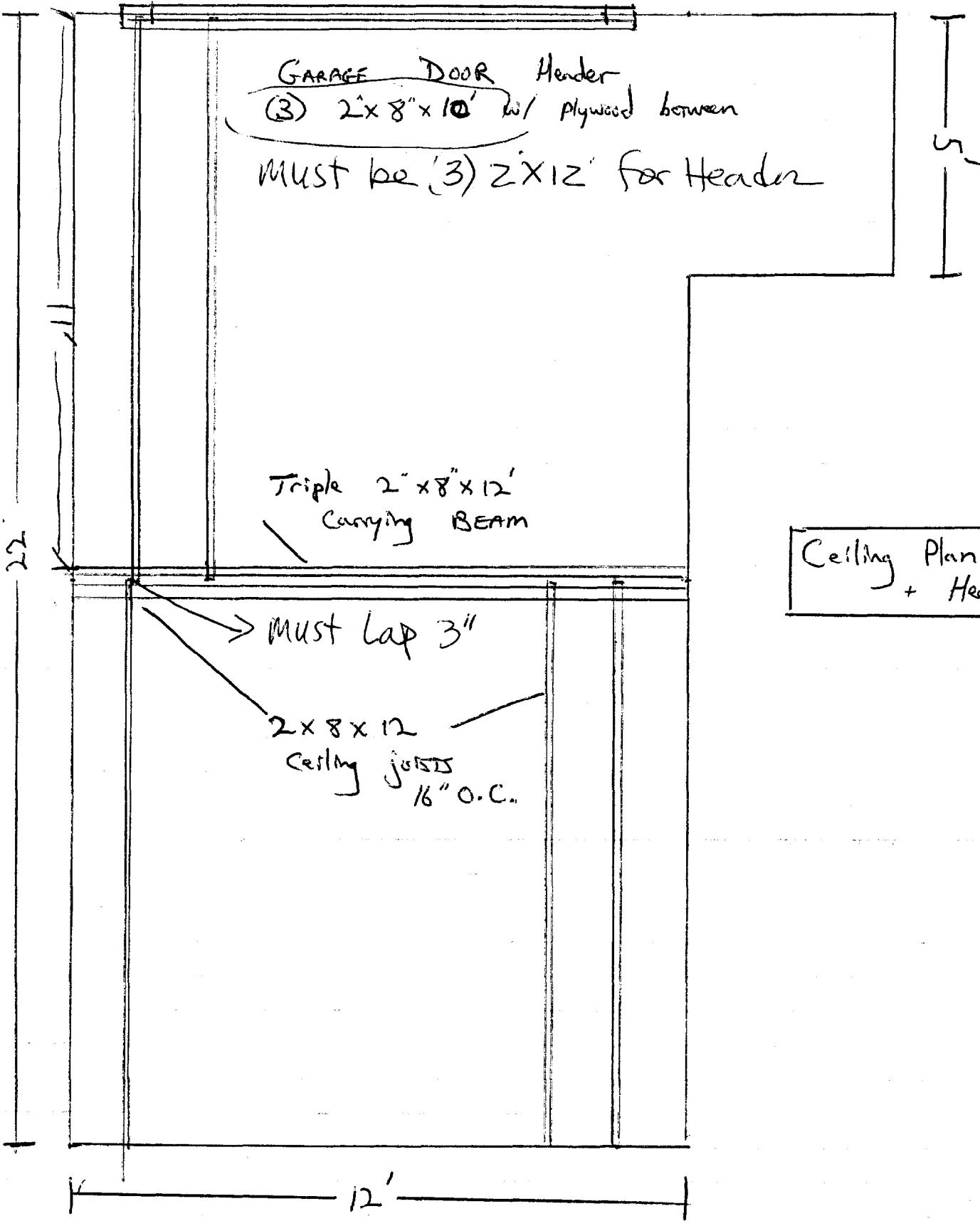


NORTHWEST ELEVATION



BRITTON GARAGE

9'



GARAGE DOOR Header  
 (3) 2x8x12 w/ plywood between  
 MUST be (3) 2x12' for Header

Triple 2x8x12  
 Carrying BEAM

→ Must Lap 3"

2x8x12  
 Ceiling JOISTS  
 16" O.C.

Ceiling Plan  
 + Headers

22

5'

12'

GABLE END CROSS SECTION

10-10 slope

2" x 10" rafters 16" O.C.

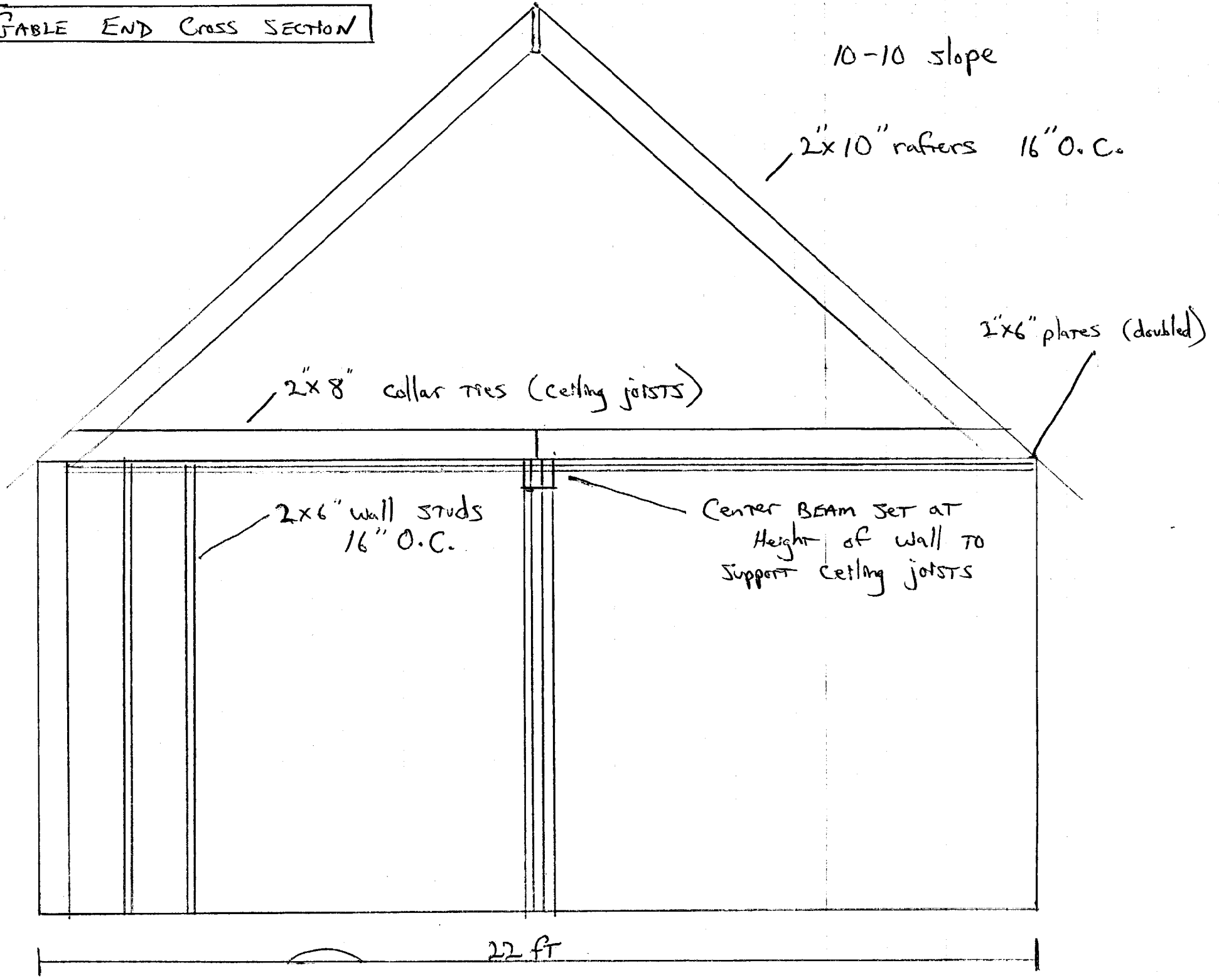
2" x 8" collar ties (ceiling joists)

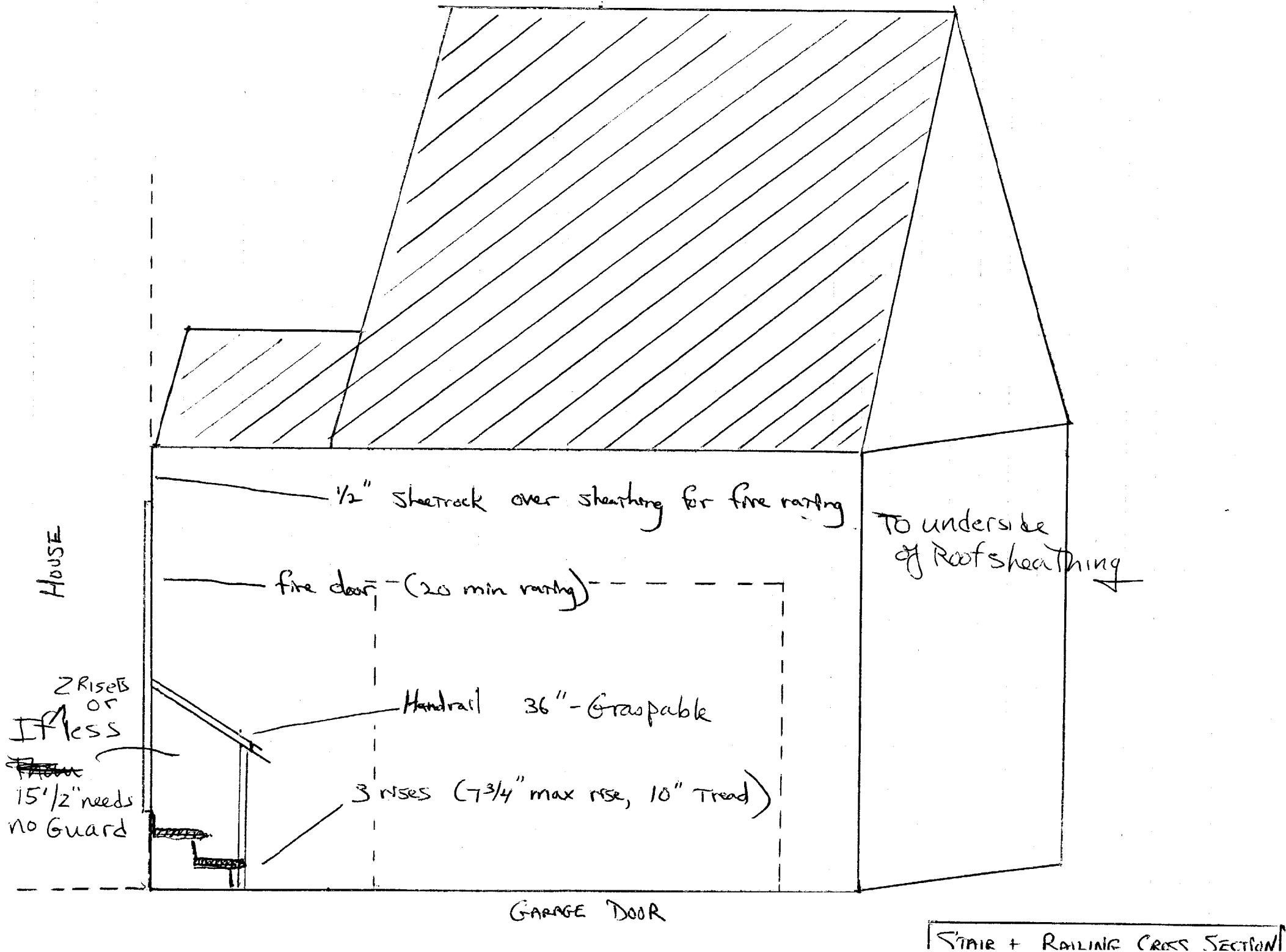
2" x 6" plates (doubled)

2" x 6" wall studs  
16" O.C.

Center BEAM SET AT  
Height of wall TO  
Support ceiling joists

22 ft







# Foundation Dimensions

Frost Walls 4'6" to 6'6" in rear

Footings 8" x 20"

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING INSPECTION

### PERMIT ISSUED

Please Read Application And Notes, If Any, Attached

Permit Number: 030257

**MAR 31 2003**

This is to certify that Britton Douglas F & /Eric D

has permission to New 22' x 12' attached one story garage **CITY OF PORTLAND**

AT 57 Copley Woods Circle L 413 B014001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State 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.

Classification of inspection must be given and when permission procedure before this building or part thereof is closed or otherwise closed-in. YOUR NOTICE 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

*Janie Bonke* 3/31/03  
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.

JB **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.

- 3/31/03 already poured JB
- Footing/Building Location Inspection:** Prior to pouring concrete
  - NA **Re-Bar Schedule Inspection:** Prior to pouring concrete
  - NA **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.**

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

[Signature]  
Signature of applicant/designee

Date

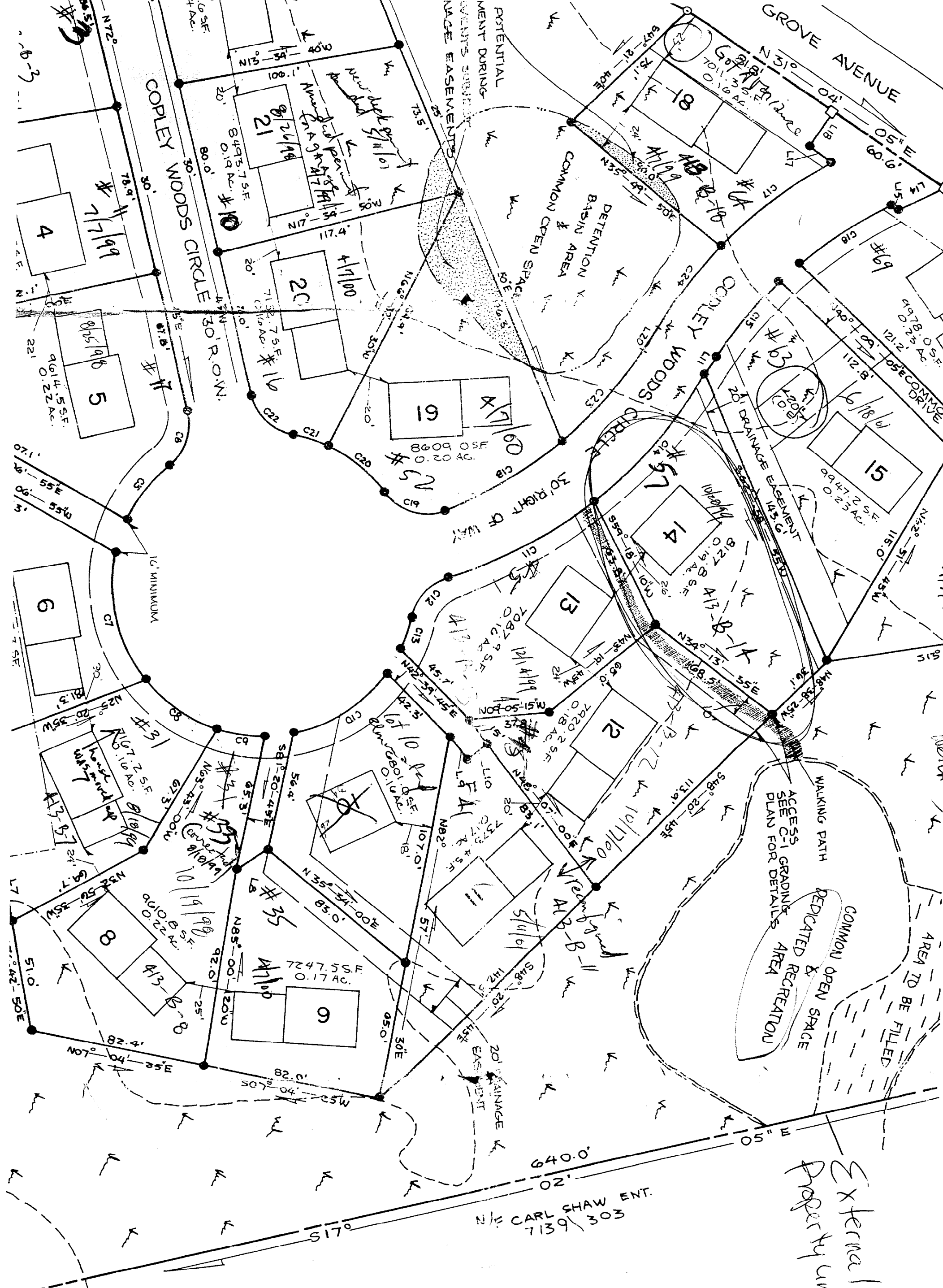
3/31/03

[Signature]  
Signature of Inspections Official

Date

CBL: 413-13-14 Building Permit #:

03-0257 \*



External  
Property line

"I HEREBY STATE UNDER MY DUTY AND OF RECORD IN CONDITION I

ALTERATIONS HAVE BEEN MADE IN COMPLIANCE SUBDIVISION

DIRECTOR OF DATE

N. W. CARL SHAW ENT. 7139 / 303