

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 02-0990 Issue Date: SEP 18 2002 CBL# 402 C006001

Location of Construction: 19 Loring Ave	Owner Name: Merrill Daniel L &	Owner Address: 19 Loring Ave CITY OF PORTLAND ME 04103	Phone: 797-8250
Business Name: Heritage Fine Homes	Contractor Name: Heritage Fine Homes	Contractor Address: P. O. Box 3662 Auburn	Phone: 2077830650
Lessee/Buyer's Name:	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Single Family	Proposed Use: Single Family	Permit Fee: \$338.00	Cost of Work: \$44,393.00	CEO District: 2
Proposed Project Description: Construct an 18' x 22' Addition		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB BOA 95	

Permit Taken By: gad	Date Applied For: 08/09/2002	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:	

Zoning Approval

2. Building permits do not include plumbing, septic or electrical work. <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input checked="" 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: 9/18/02	<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 Date: 9/18/02
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PERMIT ISSUED
SEP 18 2002
CITY OF PORTLAND

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 _____

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, if Any, Attached

This is to certify that Merrill Daniel L &/Heritage has permission to Construct an 18' x 22' Addition At 19 Loring Ave

Permit Number: 020900
PERMIT ISSUED
SEP 1 8 2002

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

Notification and written inspection must be provided or this building or structure is closed-in. NO NOTICE IS REQUIRED.

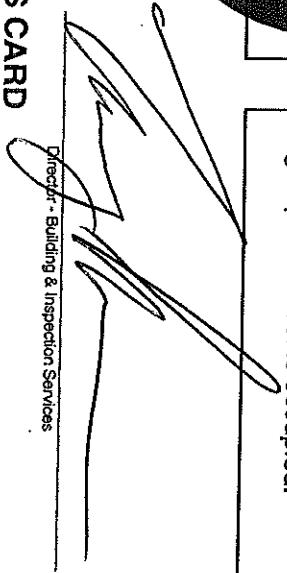
A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

provided that the person or persons, of the provisions of the Statutes of the construction, maintenance and use of this department.

OTHER REQUIRED APPROVALS

Fire Dept _____
Health Dept _____
Appeal Board _____
Other _____

PERMIT ISSUED
SEP 1 8 2002
CITY OF PORTLAND


Director - Building & Inspection Services

CITY OF PORTLAND FOR REMOVING THIS CARD

Application ID Number: 2-0900

Delete Save Close

Department: Zoning

Status: Approved with Conditions

Reviewer: Tammy Munson

Approval Date: 09/17/2002

Comments:

Given On Date: 08/12/2002

OK to Issue Permit

Name: Tammy Munson

Date: 09/17/2002

Date 2: []

Conditions Section:

Add New Condition Date/Condition

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.

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.

As we discussed during this process, you are using 2 separate lots as one in order to meet the lot coverage requirement. You stated you are fully aware that you are jeopardizing the possibility of using these lots in the future to build on. Separate permits will be required for any future work.

Create Date: 08/09/2002

By: gad

Update Date: 09/17/2002

By: hnm

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 initialzing 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.

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

Signature of applicant/designee 9/18/02
Date
Signature of Inspections Official 9/18/02
Date

CBI: 402-C-004 Building Permit #: 02-6900

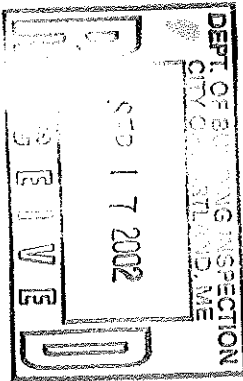
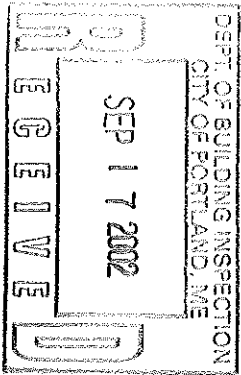
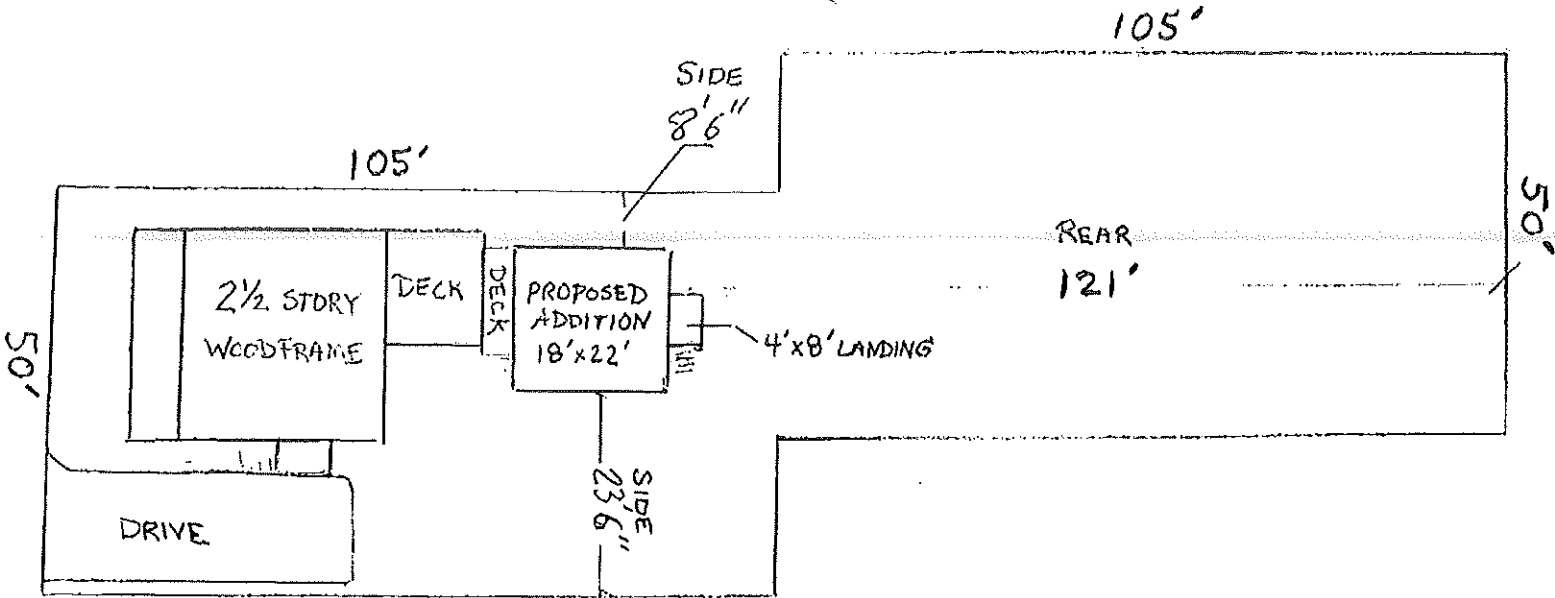
Comment Date	Comment	Name	Follow Up Date	Completed
08/13/2002	Proposed building shown 6' from line - 8' min. With proposed building over (about 200+ sq) on max lot coverage. Questions about use of the building. Called owner.	lmm		<input type="checkbox"/>
08/14/2002	Spoke w/owner regarding zoning issues. After discussing if he started he'd get back to me next week.	lmm		<input type="checkbox"/>
09/13/2002	Rec'd more info - need proper plot plan before we can issue. Spoke w/owner regarding this.	lmm		<input type="checkbox"/>
09/17/2002	Rec'd info requested - ok to issue.	lmm		<input type="checkbox"/>

Delete Schedule Add End Images Print Permit Print C of O Print Insp Taxes Due Close
 Prmt: Tex193 41322
 Constr Type: New Numl: 20900
 Permit Nbr: 02-0900 Location of Construction: 19 Loting Ave
 Status: Open Permit Type: Additions - Dwellings
 CBL: 402 C006001 Territory Nbr: 2 Estimated Cost: \$44,393.00
 Appl. Date: 08/09/2002 Issue Date: Date Closed:

LORING ST.

MERRILL RESIDENCE
- HERITAGE FINE HOMES, INC.

R-3
8'-0" Side
25' front+rear
lot cov-OK



HERITAGE FINE HOMES, INC.

Second Generation of Fine Home Builders

Fax

To: City of Portland Attn: Tammy M. From: Josh LaFrance

Fax: 207-874-8716 Phone: (207) 783-0650

Phone: (207) 786-2266

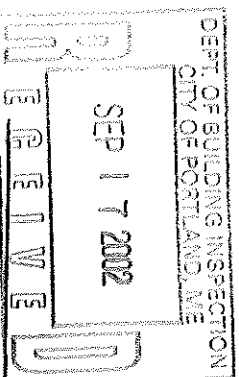
Pages: Date: September 17, 2002

Re: Revised plot plan for Merrill project

● **Comments:**

Tammy,

Dan Merrill informed me that you needed a new plot plan for his project. Please find the plot plan enclosed, with revised setbacks, for the addition at 19 Loring Ave. in Portland. Please contact me if you need any further information in order to process the building permit. Thank you.

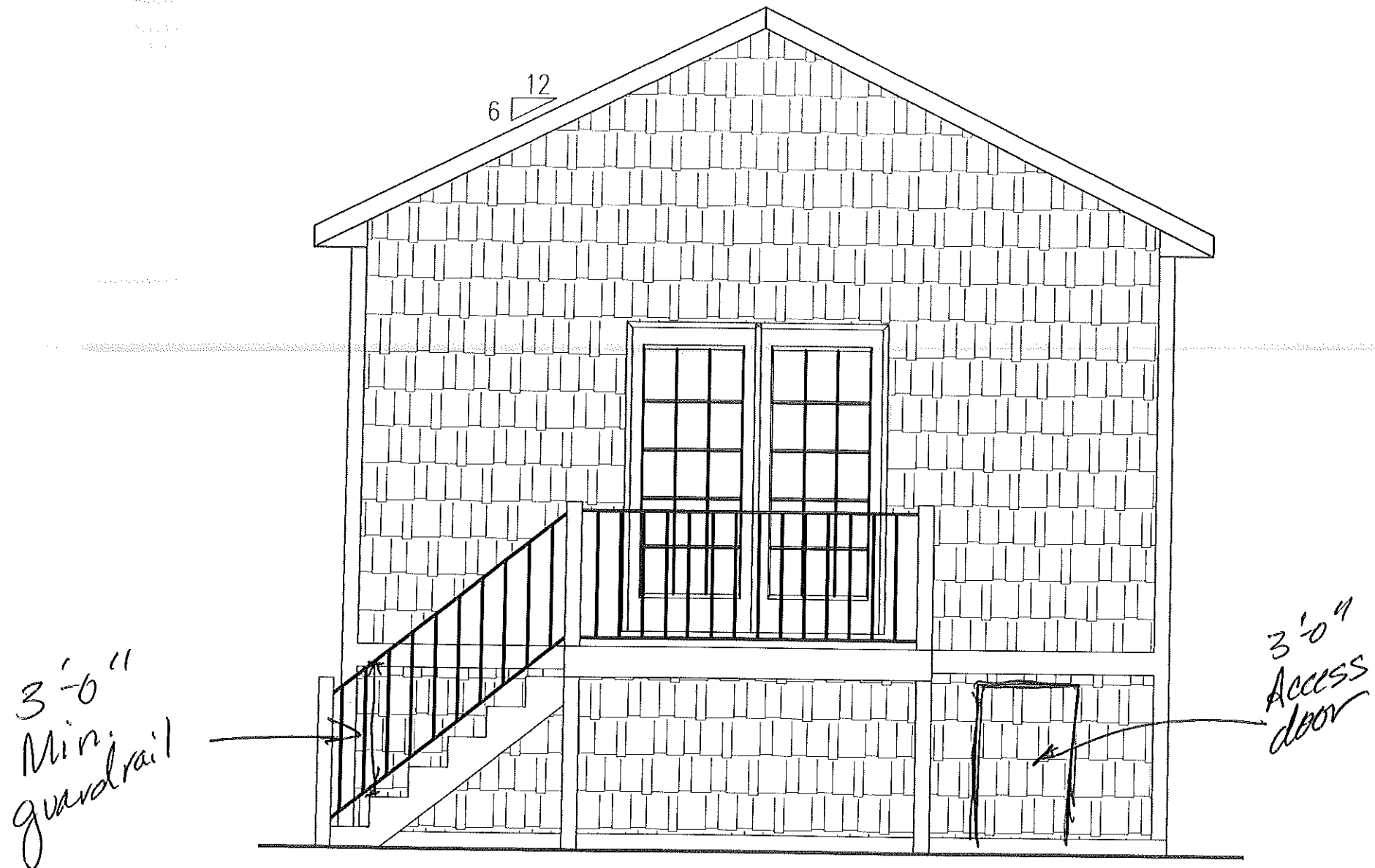


Josh LaFrance
Heritage Fine Homes, Inc.

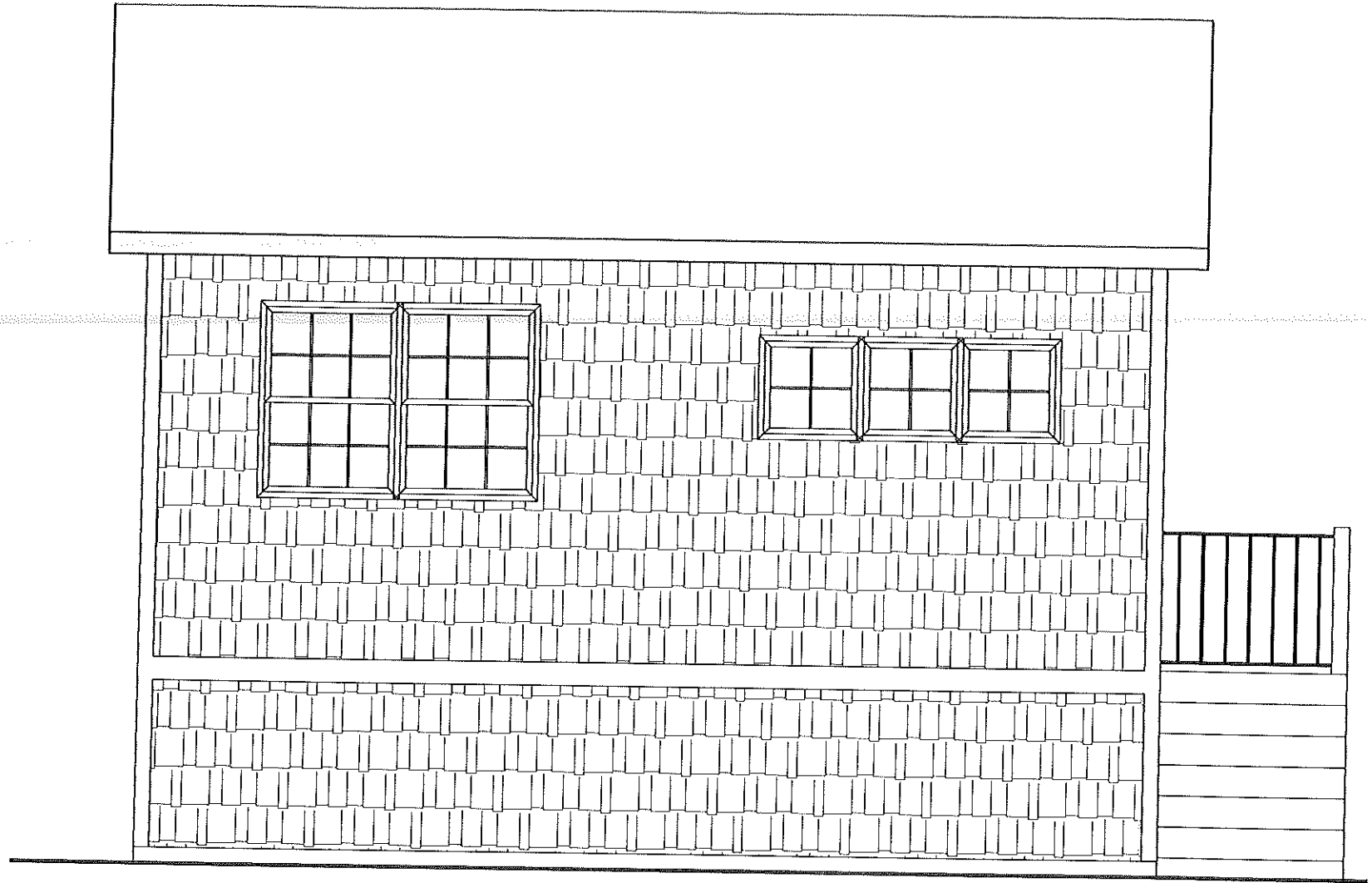
P. O. Box 3662 Auburn, Maine 04210
Phone (207) 783-0650 Fax (207) 786-2266



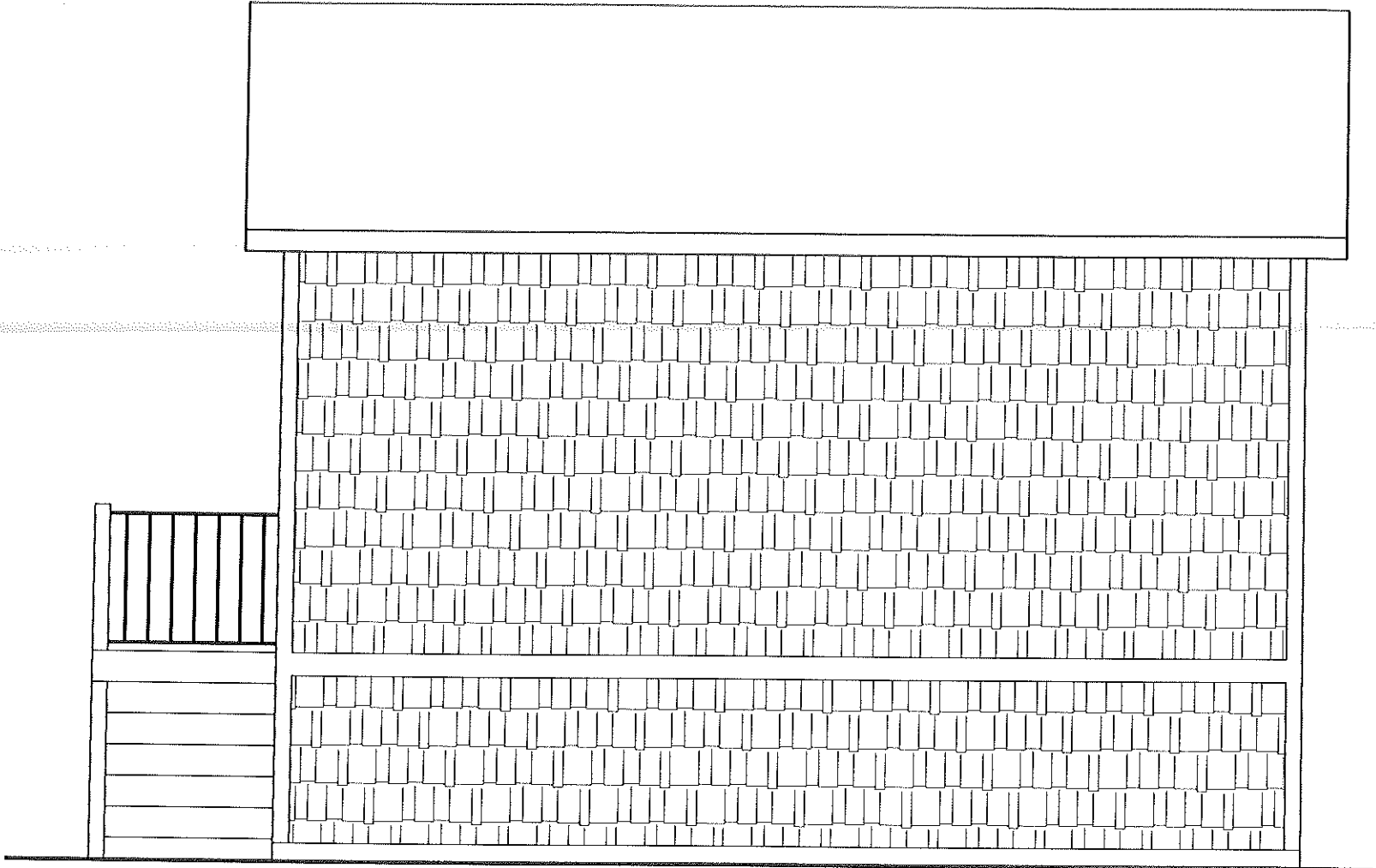
FRONT ELEVATION



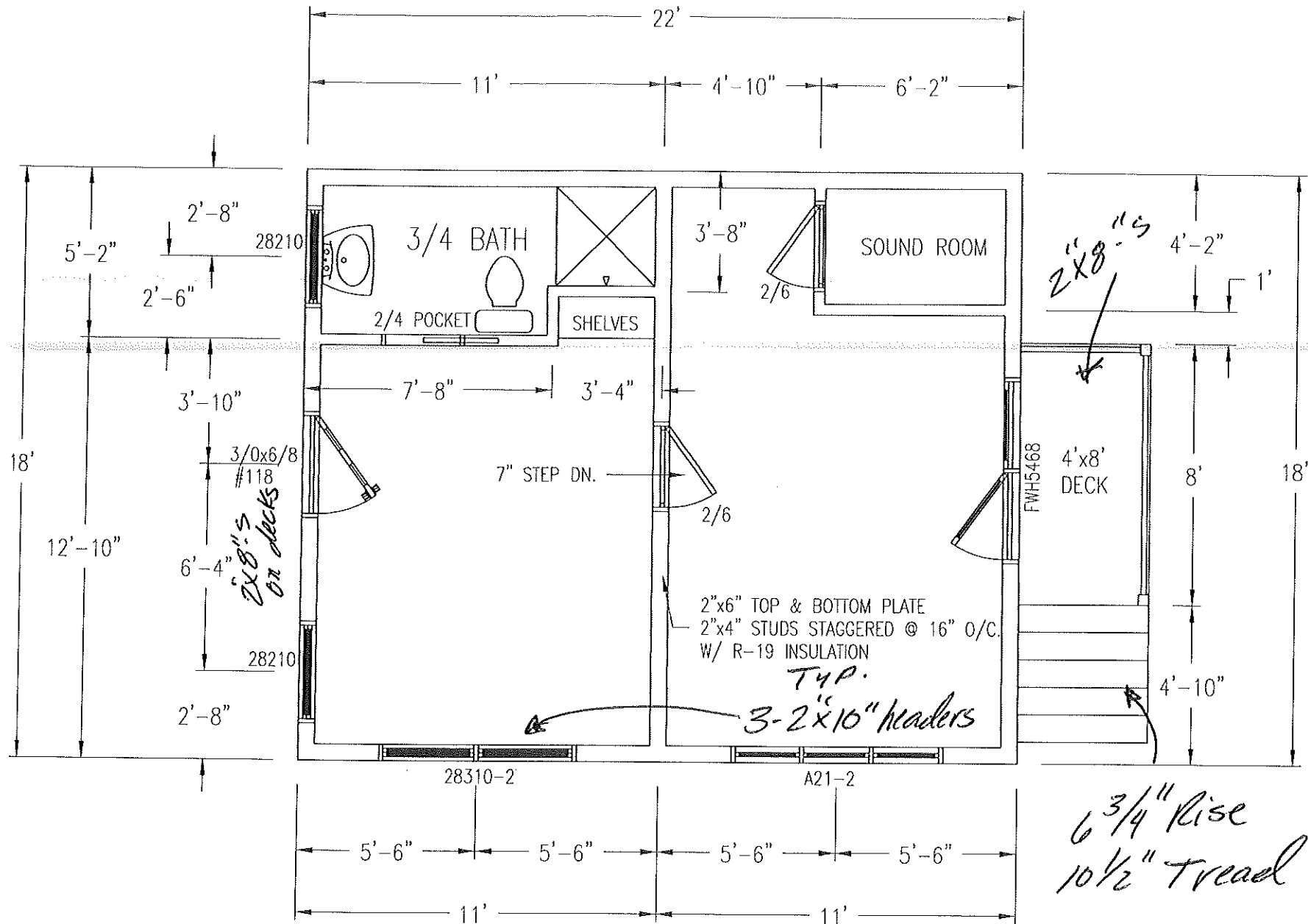
REAR ELEVATION



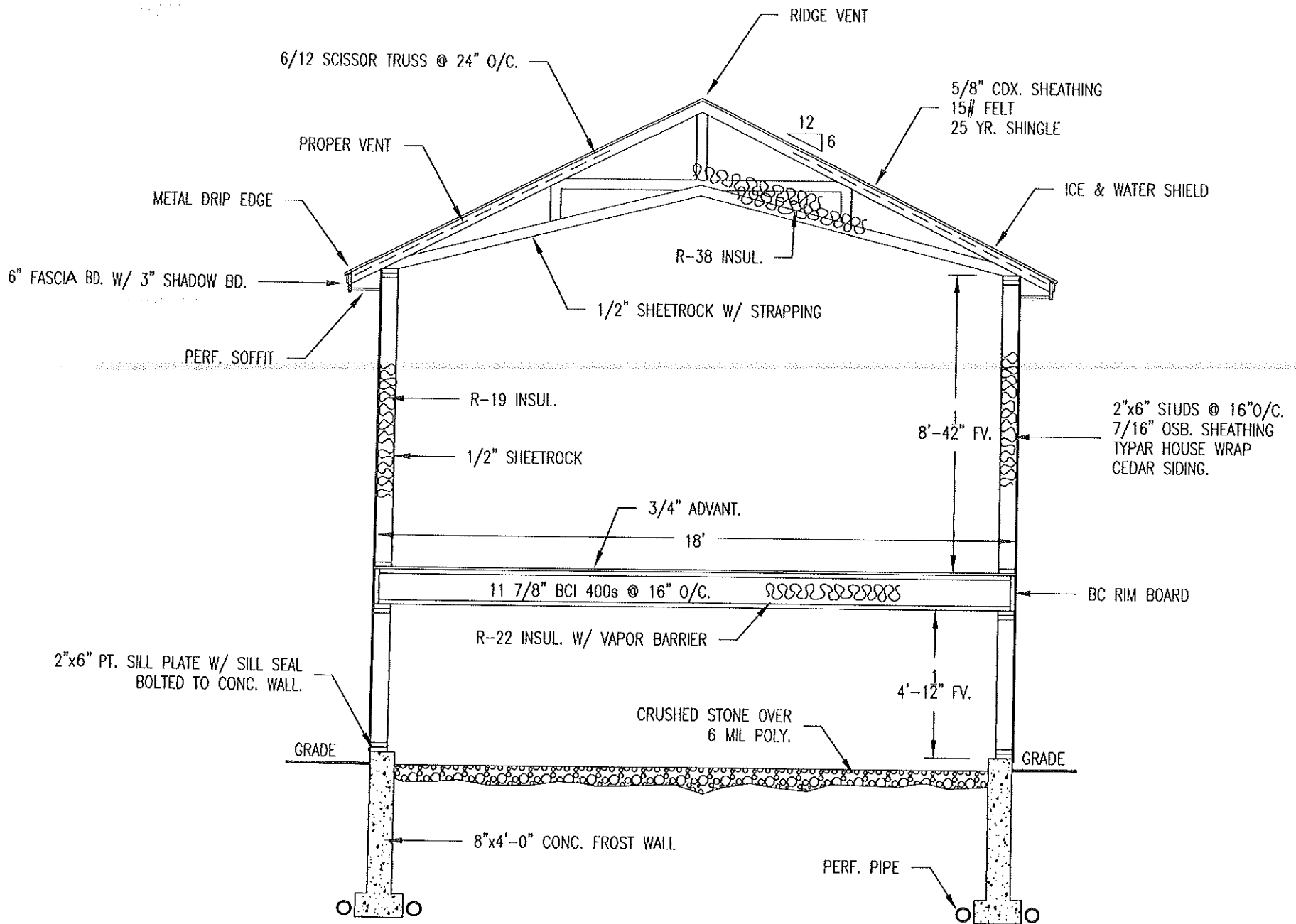
RIGHT ELEVATION



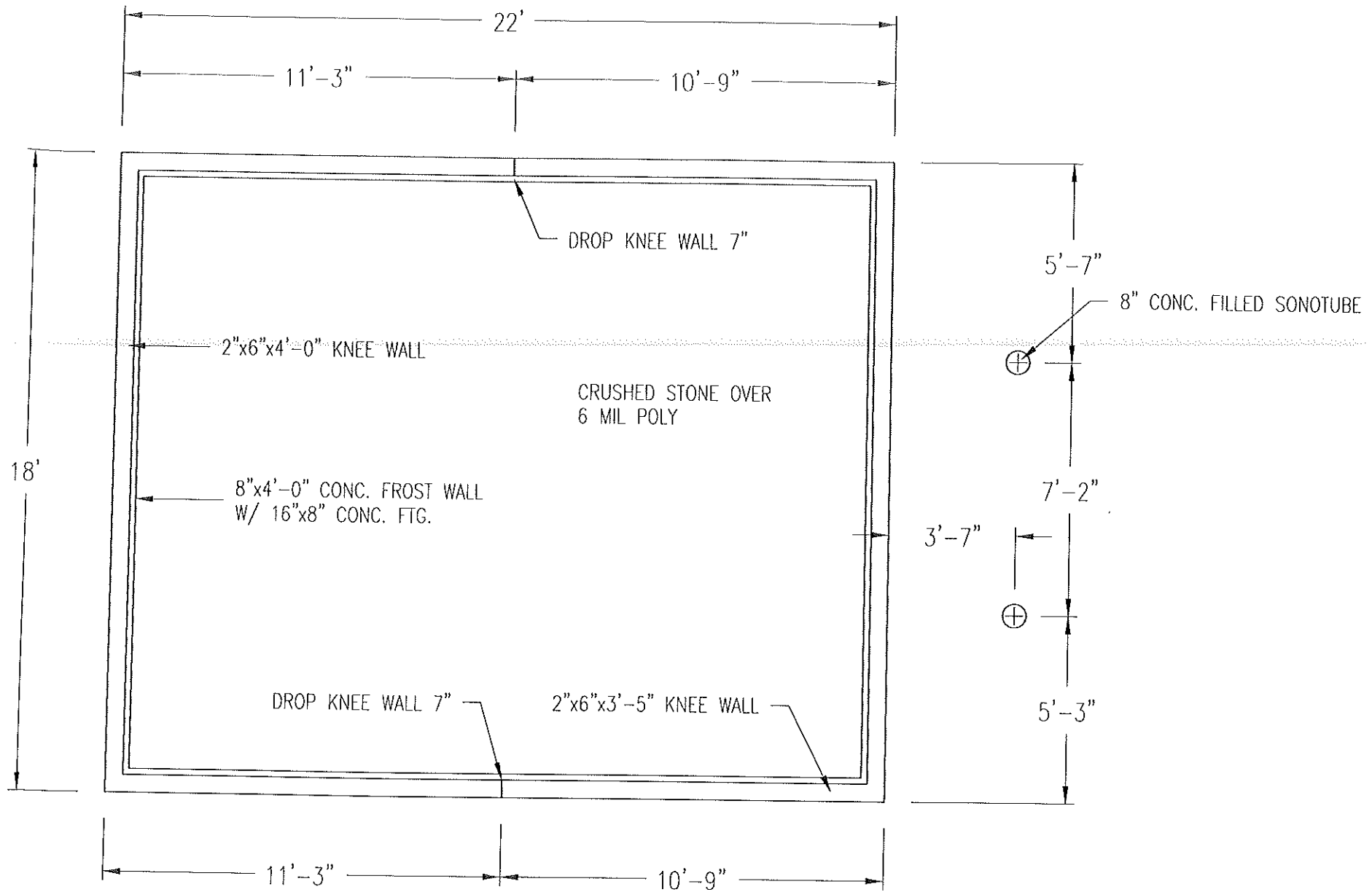
LEFT ELEVATION



FLOOR PLAN



CROSS SECTION



FOUNDATION PLAN

August 21, 2002

Tammy Munson
City Of Portland
Building Permissions office

Ms. Munson,

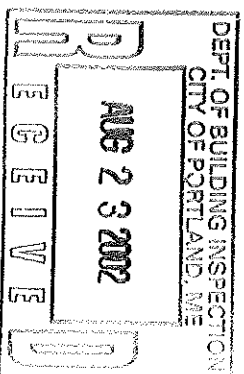
This letter is a letter of intention concerning the use of a proposed addition to my property at 19 Loring Ave.

This addition will add a full bathroom, a TV/ computer/ family room and a music room to our existing primary residence. The music room will used for composing and desktop recording and editing of my own music.

Please advise me if you need any further information concerning this from me.

Thank You.

~~Dean Merrill~~
797-8250



August 21, 2002

Tammy Munson
City Of Portland
Building Permissions office

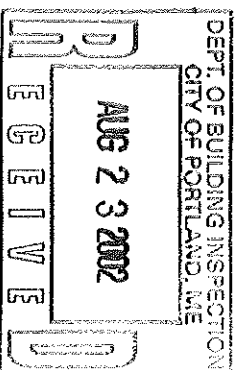
Ms. Munson,

This letter is a letter of intention concerning a proposed addition to my property at 19 Loring Ave. (lot 402-C-6) As we have discussed on the phone, I am now aware that this addition will cause me to go beyond the 25% developed sq ft. regulation for this lot. I do have two house lots which about my land on Loring Avenue on the paper road, RYE ROAD. The lots #'s are 402-C-16 and 402-C-15. I would like to consider using one as a SQ footage buffer to allow this addition to continue on my current property. I also understand this could cause the rye road lot to be exempt from being a buildable lot in the future.

Please advise me if you need any further information concerning this from me.

Thank You.


Dan Merrill



02-0900

All Purpose Building Permit Application

If you or the property owner owns 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.

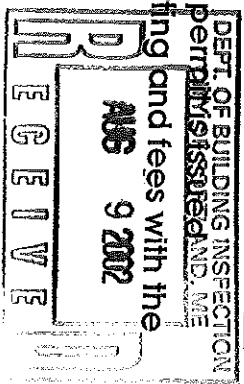
Location/Address of Construction: <u>19 Loring Ave. Portland</u>		Square Footage of Lot: <u>5750 sq ft.</u>	
Total Square Footage of Proposed Structure: <u>400 sq ft.</u>		Square Footage of Lot: <u>5750 sq ft.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>402</u> Block# <u>C</u> Lot# <u>6</u>	Owner: <u>Dan Merrill</u>	Telephone: <u>797-8250</u>	
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>Heritage Fine Homes, Inc. PO Box 3652 Auburn Me. 783-0650 04210</u>		Cost Of Work: \$ <u>44,393.00</u>
Current use: <u>S/P</u>			Fee: \$ <u>338.00</u>
If the location is currently vacant, what was prior use: <u>Lawn</u>			
Approximately how long has it been vacant: _____			
Proposed use: <u>18' x 21' addition</u>			
Project description: _____			
Contractor's name, address & telephone: <u>Heritage Fine Homes PO Box 3652 Auburn Me. 04210 783 0650</u>			
Who should we contact when the permit is ready: <u>Heritage Fine Homes, Inc.</u>			
Mailing address: _____			
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>783 0650</u> <u>PL</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: [Signature] Date: Aug. 9, 02

This is NOT a permit, you may not commence ANY work until the permit is issued and fees with the Planning Department on the 4th floor of City Hall



HERITAGE FINE HOMES, INC.

Second Generation of Fine Home Builders

SPECIFICATION & PROPOSAL

CLIENT / OWNER NAME:

Dan & Belinda Merrill

CLIENT / OWNER PHONE NUMBER(S)

(207)797-8250

MAILING ADDRESS:

19 Loring Ave., Portland, Maine 04103

SUBJECT PROPERTY LOCATION:

same as above

DATE:

August 8, 2002

REFERENCED DOCUMENTS:

Digital photo 1-A, sketch 1-B, article 1-C, and Concept sketch by Heritage Fine Homes, Inc., window photo, Hancock Lumber Drawings

JOB SCOPE:

Construction of a 18'x22' addition for guest quarters/studio

SITE PREPARATION

DEMOLISH, REMOVE AND DISPOSE OF THE FOLLOWING ITEMS AND ASSEMBLIES IN AFFECTED AREAS:

1. Existing handrails on deck area directly affected by addition
2. Cut opening in existing house foundation to carry out utilities to addition
3. Owner will be responsible for removal of trees and growth interfering with foundation plan and future lawn

EXCAVATION AND SITE WORK

1. Stump removal
2. Excavate for four foot frost walls for addition
3. Install footing drains
4. Back fill exterior of frost walls after placement and bracing of supports
5. Excavate for three points footing, a minimum of 42" below grade, for support of added decking
6. Dig trench for all utilities from main house to proposed addition
7. Install loam around addition
8. Lawn will be seeded directly around addition
9. Owner is responsible for daily watering of newly seeded area
10. Planting of trees, shrubs or other landscaping is not included
11. Provide and install 2" base of crushed stone in crawl space floor

P.O. BOX 3662 • AUBURN/MAINE • 04212
PHONE: 207-783-0650 • FAX: 207-783-0650

CONCRETE / MASONRY

1. Form and pour 16"x9" reinforced footers for poured 8" frost walls
2. Waterproof walls with asphalt based foundation coating below finished grade prior to backfill
3. Provide and install three sonotube piers to support added decking

FRAMING

Provide and install the following assemblies for new construction:

1. 11 7/8" BCI 400s @ 16OC floor system with 3/4" Advantech sub-floor
2. Exterior 2"x6"x16" OC walls with OSB sheathing
3. Interior 2"x4"x 16" OC walls
4. Scissor Truss Roof System
5. 1"x 3" structural strapping at ceiling
6. Framing step down into studio room
7. Provide and install 6"x14' pressure treated deck added to existing deck
8. Framing exterior 4"x8' PT landing with PT steps
9. Offset 2x4 wall between studio and living area

ROOFING

1. Provide and install 25 Yr. Certainteed three tab asphalt shingles, installed to manufacturer's specifications, including ice & water shield in affected areas

EXTERIOR DOORS AND WINDOWS

1. Provide and install seven new Anderson windows.
2. Provide and install one Thermatru 3'0" 6'8" full view entry door.
3. Provide and install one Peachtree 6' steel patio door

SIDING, SOFFITS AND FASCIA AND EXTERIOR TRIM

1. Provide and install new natural cedar shingles to exterior of addition
2. Provide and install preprimed fascia, soffit and crown molding

THERMAL AND MOISTURE

1. Provide and install R-19 insulation in exterior walls
2. Provide and install R-11 in bathroom walls
3. Provide and install R-38 in ceiling
4. Wrap new addition with air infiltration barrier

HEATING

1. Install one new heating zone off existing boiler

PLUMBING

Provide new rough and finish plumbing for the following fixtures as indicated in drawings:

1. One shower unit
2. One white Toilet
3. One pedestal bathroom sink, drain and faucet
4. Bathroom fixtures are allowed at \$900.00.
5. One exterior water faucet

ELECTRICAL

Provide new rough and finish electrical for the following:

1. Use existing panel space and amperage
2. Connection of underground power from existing panel to subpanel in proposed addition
3. Switches, lights and receptacles to code
4. Cable television & phone hookup in living room & studio
5. Two outdoor light fixtures
6. Two outdoor receptacles
7. Electrical fixtures allowed at \$300.00.

WALL AND CEILING FINISHES

1. Provide and install new drywall on newly framed walls and ceilings in bathroom and living room
2. Finish using the three coat method and sand free of visible defects
3. Provide and install 4' x 8' black painted rigid insulation overlaid with 1"x4" painted wood finished ceiling in studio room (color selection and painting by owner)

INTERIOR DOORS

1. Provide and install two new stain grade pine six panel molded, solid core interior doors
2. Provide and install one pocket door for bathroom
3. Door to vocal booth allowed at \$200.00

STAIRCASES

1. Provide and install two rustic maple or oak treads and risers for steps into studio area faced with hardwood flooring
2. Provide and install pressure treated steps off patio door of studio

INTERIOR TRIM

1. Provide and install window, door and baseboard stain grade trim 1"x4" clear pine casing

FINISHES AND PAINTING

1. Heritage Fine Homes, Inc. will provide and apply latex primer paint to cover all interior wall surfaces as well as ceiling surfaces in bathroom and living room
2. Heritage Fine Homes, Inc. will provide and apply latex primer to wood prior to application on ceiling
3. Owner will provide and apply one coat stain, two coats of polyurethane finish to door, baseboard and window trim to have trim match existing trim in house
4. Owner will provide and apply two coats of polyurethane finish to all interior doors
5. Owner will provide and apply paint to any exposed exterior trim
6. Owner will provide and apply two coats polyurethane finish on stair treads
7. Owner will provide and apply finish coats to bathroom & living room ceilings

FLOORING

1. Flooring contractor will provide and install prefinished, microbeveled, rustic maple or oak hardwood floor in studio area allowed at \$3.99/sq. ft. for hardwood
2. Provide and install ceramic tile in 4'x3' area at entry door and bathroom area. Flooring tile and grout are allowed at \$2.00/sq. ft.
3. Provide and install carpet in living room. Carpet is allowed at \$12/sq. yd. for carpet and pad for materials only.

TOTAL PRICE

Based on above assumptions and allowances \$