Town of Lamoine

Project Inspection Checklist

(Code Enforcement Officer to initial each box if inspection passes, enter date inspected)

Permit Number	Issuance Date	Name	Map	Lot	Issuedby
15-40	October 14, 2015	Broughman Builders,	9	9A	M Billings

Project Description

Residence-Mfg Home

Application Review

Owner Approval	Payment	Plot Plan & Sketch	Applicant Signature	Subdivision Check

Related Permits Obtained

Shoreland	Floodplain	Sswd	Internal Plumbing		Road Opening
		1782			

Plumbing Inspection History

Initial SSWD	Final SSWD	Initial Internal	Final Internal

Building Inspection History

Foundation Setback	Final Inspection	Certficate of Occupancy

Address Assignment
Douglas Hwy

Town of Lamoine
Construction Application

This section to be completed by Code Enforcement Officer

Map 9 Lot 9A Zone RAZ Shoreland Zone _____ Flood Zone _____

Fee Calculation 187.20 Date Received 10/14/15 Permit Number 15-40

[X] **Building Permit** [ ] **Shoreland Permit** [ ] **Floodplain Hazard Permit**

The undersigned applies for a construction permit for the uses indicated below. Said permit is to be considered on the basis of the information contained within this application. Any Federal, State or Local statutes, or regulations shall be applicable and their compliance necessary to obtain a permit. The permit will be issued to the owner of record or properly designated agent. Incomplete applications will NOT be processed.

Section I – Owner, Applicant & Contractor Information

Owner		Applicant	Contractor
Name	Brayhmer Builders	Same	Same
Mailing Address	6 Acadia Way		
City, St. Zip	Ellsworth ME		
Home Phone	460-3133		
Work Phone	667-7870		
Cell Phone	266-4351		
Email	Mike@BrayhmerBuilders.com		

Section II – Lot information

Existing Property Use NPS Lot Size (acres or square feet) _____

Physical Address of property (road name & number) Douglas Highway Lamoine

Please Answer all questions below	Yes*	No
Are Current Uses non-conforming?		X
Are State or Federal Permits Required?		X
Is State or Federal Funding provided?		X
Is lot created by division from another Lot in the past 5 years?		X

*If yes, attach explanation to application

Facilities Info (check all that apply)	
Well	✓
Cold Spring Water Co Customer?	
Septic System Permit #	✓
Subdivision name & Lot # N/A	

Section III – Proposed Construction Activity

(Check All That Apply, fill in dimensional information) *Provide RV, Mobile Home Information requested on Page 3

	Residential Uses	#Stories	Sq. Ft.	Total Sq. Ft.
	New Dwelling Unit			
X	Manufactured Home	1	936	1872
	Mobile Home*			
	Change of Use			
	Expansion			
	Recreational Vehicle*			

w/Basement

SSWD # _____

Int Plumb # ✓

Accessory Uses	Sq Ft
Garage/Shed/Barn	
Deck	NA
Shore Access	

Other Activity: (Please describe in space below)

Section VIII – Additional Information or Attachments Required

- If property is not currently assessed to listed owner, please attach record of ownership
- If applicant is signing, please attached signed permission from owner to make application
- Attach any state or federal permits required
- If a dwelling unit, attach 3 copies of HHE200 form and applicable internal plumbing permit applications
- If driveway opens on public road, attach Lamoine Road Opening Permit Application, or MDOT approved road opening permit
- For Shoreland Zone applications with less than 125' setback, attach certification from registered surveyor that markers are placed to establish the 100-foot setback & elevation from the normal high water mark.
- Please supply all information requested on pages 5 and 6 or attach plans with required information.

Section IX – Signature

Signature by the applicant indicates an awareness of the requirements of the Lamoine Building and Land Use Codes, the Lamoine Shoreland Zoning Ordinance, and the Floodplain Hazard Development Ordinance for the Town of Lamoine. Submission of this application constitutes an application for a Certificate of Occupancy. **A Certificate of Occupancy must be obtained before the structure hereby permitted is used!. BUILDING PROJECTS MUST MAKE SUBSTANTIAL START WITHIN ONE YEAR OF APPROVAL AND SUBSTANTIAL COMPLETION WITHIN TWO YEARS. SHORELAND PERMITS EXPIRE IN ONE YEAR.**

For those lands which fall within the Lamoine Shoreland Zoning area, a signature on this application indicates that the applicant has read the current Shoreland Zoning Ordinance and agrees to comply with all its requirements if a permit is issued.

For new structures or substantial improvements within the Flood Hazard Area, an approved permit will allow construction up to the establishment of the lowest floor. At that point, the applicant must provide an elevation certificate establishing actual floor elevation. Upon satisfactory documentation to the community (CEO), the construction may continue. The applicant understands and agrees that:

- ⇒ the permit applied for, if granted, is issued on the representations made herein;
- ⇒ that any permit issued may be revoked because of any breach of representation;
- ⇒ that once a permit is revoked all work shall cease until the permit is reissued or a new permit is issued;
- ⇒ any permit issued on this application will not grant any right or privilege to erect any structure or use any premises described for any purposes or in any manner prohibited by the ordinances, codes, or regulations of the Town of Lamoine
- ⇒ The applicant hereby gives consent to the Code Enforcement Officer or designated Town Official to enter and inspect activity covered under the provisions of the Floodplain Management Ordinance
- ⇒ If issued, the permit will be posted in a conspicuous place on the premises in plain view and;
- ⇒ If issued, the permit will expire if no work is commenced within 90 days of issuance (flood hazard only)

I hereby certify that all the statements in, and the attachments to this application are a true description of the existing property and the proposed development project.

Signature Date 9/11/15

Application Fees:

	Residential Building	Commercial* Building	Shoreland	
Non-roofed	.05/sq. ft.	.10/sq. ft.	Non commercial	.10/sq ft
Roofed	.10/sq. ft./floor	.20/sq. ft/floor	Commercial	.20/sq ft
<100 sq. ft.	No charge	No charge	<100 sq ft	$10.00
Home Occupations: $10.00				

*Included Commercial, Industrial, Multi-Family. See Site Plan Review Ordinance, Subdivision sections for additional fees.

For Use by the Code Enforcement Officer Only

Application Number 15-40 Date Received 10/14/15

Fees Collected: Building Permit $ 187.20
SZO Permit $_____
Flood Hazard $_____
Total $_____ Receipt # _____

Action Taken: Millard Billings _____
Signature Date

- [x] Approved Building Permit — SSWD Permit #_____
- [ ] Approved Shoreland Permit — DEP Permit # _____
- [ ] Approved Flood Hazard Permit — Internal Plumbing Permit # _____
- [ ] Denied Permits (explain below) — Other Permits (List)
- [ ] Routed to Planning Board
- [ ] Routed to Appeals Board

Comments

Planning Board Action	Appeals Board Action
Date Received_____	Date Received_____
Public Hearing Date_____	Public Hearing Date_____
Notices Mailed by:_____	Notices Mailed by:_____
Action Date:_____	Action Date:_____
Action Taken ☐ Approved ☐ Denied	Action Taken ☐ Approved ☐ Denied
Denial Reasons or Conditions	Denial Reasons or Conditions
_____, Chair/Secretary *Signature*	_____, Chair/Secretary *Signature*

SKETCH

(Show description from town line, road intersection or other landmark, including pertinent distances and measurements)

See Attached

To the best of my knowledge, the above application represents a depiction of what the proposed road entrance will look like if completed.

Signature _____ Date Sept. 30/15

This application should be forwarded to the Lamoine Road Commissioner, Lamoine Town Hall, 606 Douglas Highway, Lamoine, ME 04605

Office Use Only

Application Received on:_____

Reviewed by:_____

Address Assigned_____

Permit was: ☐ issued ☐ denied

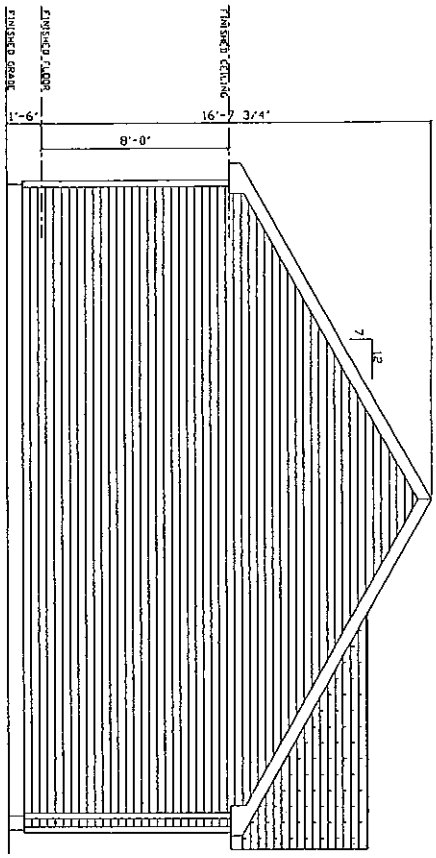
Elevations - Please show a picture of the proposed development and its height and shape above ground. You may attach formal building plans and drawings in lieu of these pages if you wish.

Front or Rear View	Side View

Floor Plan

See Attached

Scale _____ =_____feet



THESE PLANS HAVE BEEN EXTRACTED FROM APPROVED BUILDING SYSTEMS FILED WITH THE STATE.

NOTE: ACTUAL HOUSE MAY VARY FROM ELEVATION

QN-16053/ME

APEX HOMES of PA, LLC.
THE PEAK OF PERFECTION
7172 ROUTE 522
MIDDLEBURG, PA 17842
PHONE: (570) 837-2333

STAGE	DATE	DRAWN BY
PRELIM.	7/14/15	KLN
FINAL.	8/14/15	KND
REV. FINAL.		
REV. FINAL.		
PURCHASING		
PRODUCTION		

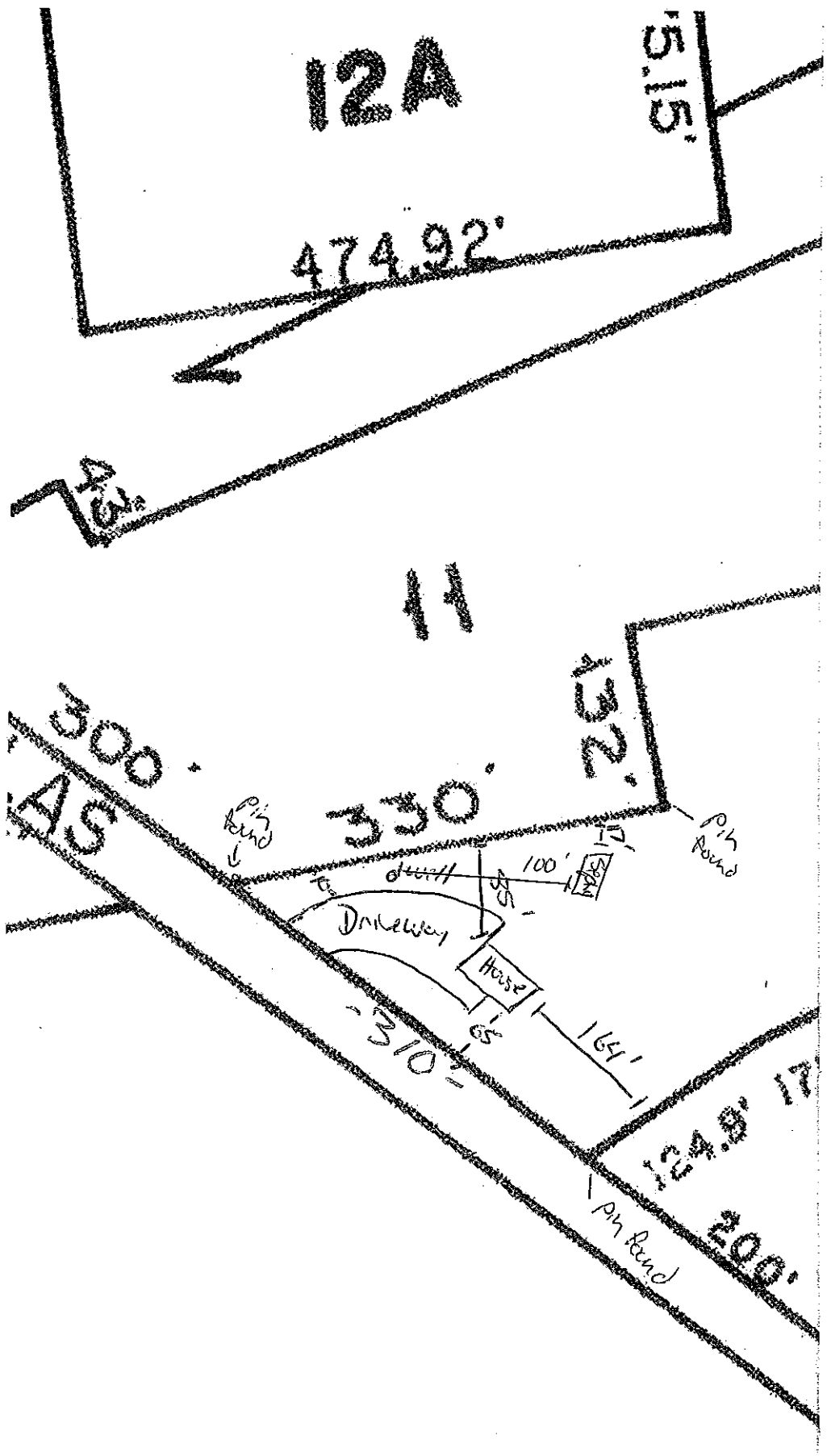
BROUGHMAN BUILDERS/WOOD

BUILDING LOCATION:
NEED STREET ADDRESS
LAMOINE, ME 04605
HANCOCK COUNTY

SEISMIC DESIGN CATEGORY: B

2636 SHENANDOAH
LEFT SIDE ELEVATION

SNOW ZONE:	WIND ZONE:	WIND LOAD:	SCALE:	LAYER:	FILE NO:
50 PSF	99 MPH (3 SEC)	25 PSF	1/8"=1'-0"	LEFT	A16053(02)


12A
5.15'
474.92'
43'
11
132'
300'
330'
AS
Pin Found
Pin Found
100'
Driveway
House
65'
164'
310'
124.9'
17'
200'
Pin Found

QN-16053/ME

THESE PLANS HAVE BEEN EXTRACTED FROM APPROVED BUILDING SYSTEMS FILED WITH THE STATE.

ME. CERTIFICATION FOR MODULARS
YES X NO ___

THE FOLLOWING ELEMENTS OF CERTIFICATION REQUIRED BY THE MANUFACTURER TO EXCLUDE EACH HOME ARE AS FOLLOWS:
1) DESIGNATED ONLY FOR ERECTION ON A SITE-BUILT PERMANENT FOUNDATION
2) NOT DESIGNED TO BE MOVED ONCE INSTALLED
3) DESIGNED AND MANUFACTURED TO COMPLY WITH NATIONALLY RECOGNIZED MODEL BUILDING CODE OR EQUIVALENT TO BUILDING CODES FOR ON-SITE HOUSING, OR WITH MINIMUM PROPERTY STANDARDS ADAPTED BY THE SECRETARY PURSUANT TO TITLE II OF THE NATIONAL HOUSING ACT, AND
4) TO THE MANUFACTURER'S KNOWLEDGE IS NOT INTENDED TO BE USED OTHER THAN ON A SITE-BUILT PERMANENT FOUNDATION.

NOTE: ACTUAL HOUSE MAY VARY FROM ELEVATION

BROUGHMAN BUILDERS/WOOD

BUILDING LOCATION:
NEED STREET ADDRESS
LAMOINE, ME 04605
HANCOCK COUNTY

SEISMIC DESIGN CATEGORY: B

WIND LOAD: 25 PSF

SNOW ZONE: 50 PSF

WIND ZONE: 99 MPH (3 SEC)

2636 SHENANDOAH
FRONT ELEVATION

SCALE: 1/8"=1'-0"

LAYER: FRONT

FILE NO: A16053(2)

STAGE	DATE	DRAWN BY
PRELIM.	7/14/15	KLH
FINAL	8/14/15	KHD
REV. FINAL		
REV. FINAL		
PURCHASING		
PRODUCTION		

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THE PEAK OF PERFECTION
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MIDDLEBURG, PA 17842
PHONE: (570) 837-2333

QN-16053/ME

MAINE CODES
2009 INTERNATIONAL RESIDENTIAL CODE WITH ME AMENDMENTS
2011 NFPA 31 STANDARD FOR INSTALLATION OF OIL BURNING EQUIPMENT
2009 NFPA 54 NATIONAL FUEL GAS CODE
2011 NATIONAL ELECTRICAL CODE W/ AMENDMENTS
2010 NFPA 211 STANDARD FOR CHIMNEYS, FIREPLACES, VENTS AND SOLID FUEL BURNING APPLIANCES
2009 UNIFORM PLUMBING CODE W/ AMENDMENTS
2011 STATE OF MAINE OIL AND SOLID FUEL BOARD LAWS AND RULES

THESE PLANS HAVE BEEN EXTRACTED FROM APPROVED BUILDING SYSTEMS FILED WITH THE STATE.

FOR THE STATE OF MAINE, FOR BASEMENT HEIGHTS FROM 7'-3" TO 8'-0" BASEMENT STAIRS ARE A COMPONENT OF THIS DESIGN WITH A MAXIMUM RISER HEIGHT OF 8 1/4", A MINIMUM TREAD DEPTH OF 9" AND A 1" NOSING WILL BE PROVIDED ON ALL TREADS WITH LESS THAN 10"

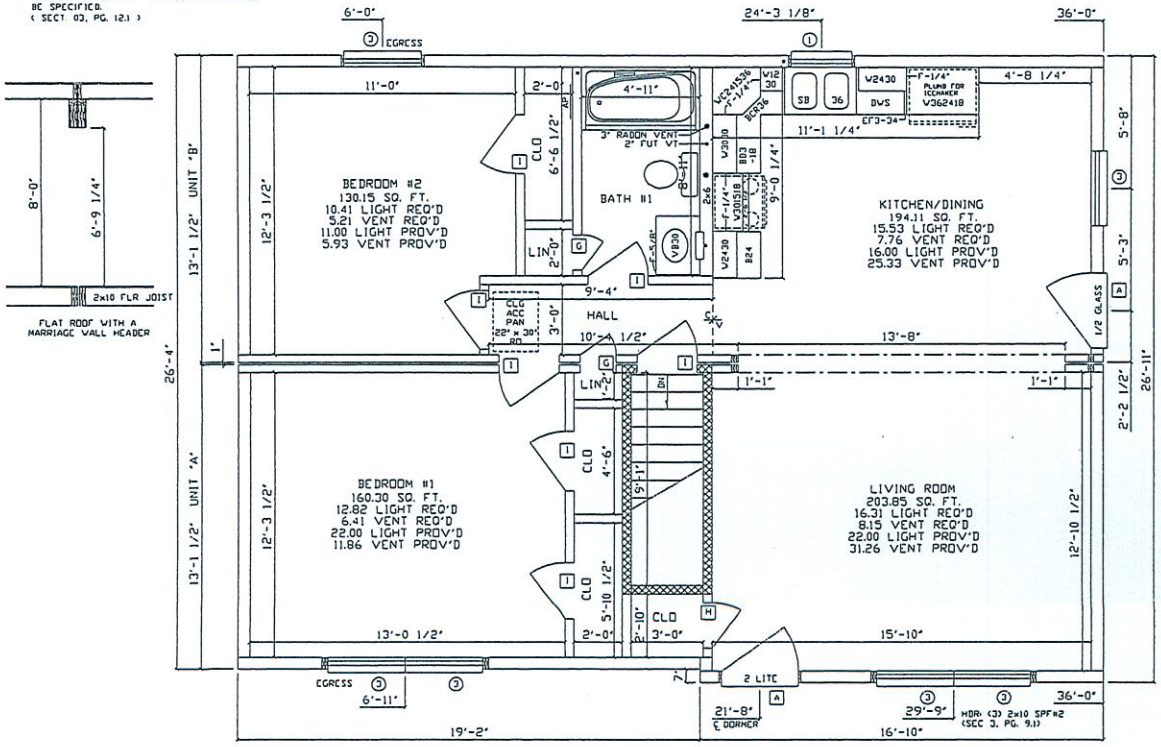
R-13 INSULATION INSTALLED IN BASEMENT STAIR WALLS

R-13 INSULATION INSTALLED IN UNDERSIDE OF STAIRS.

MAINE ENERGY SPECIFICATIONS TABLE					
MIN. INSULATION R-VALUE REQUIRED	INSULATION R-VALUE PROVIDED	MAX. FENESTRATION FOR EXT. DOORS U-FACTOR REQUIRED		MAX. FENESTRATION FOR EXT. DOORS U-FACTOR PROVIDED	
CEILINGS - R-38	R-38	ENTRANCE	SPECIALTY	ENTRANCE	SPECIALTY
ROOF CEILINGS - R-38	R-38 ON-SITE BY BUILDER	.35	.45	A DOOR =.19	D DOOR =.32
WALLS - R-19	R-21			A DOOR =.25	
FLOORS - R-19	R-19 ON-SITE BY BUILDER	MAX. FENESTRATION FOR WINDOWS U-FACTOR REQUIRED		MAX. FENESTRATION FOR WINDOWS U-FACTOR PROVIDED	
BSMT STAIRWELL MIN. INSULATION R-VALUE REQUIRED (UNCONDITIONED BSMT)	BSMT STAIRWELL INSULATION R-VALUE PROVIDED	.35		.29	
CEILINGS - R-19	R-19	MAX. FENESTRATION FOR SKYLITES U-FACTOR REQUIRED		MAX. FENESTRATION FOR SKYLITES U-FACTOR PROVIDED	
WALLS - R-11	R-13	.6		N/A	

ALL EXT LOAD BEARING HDR'S WITH SPAN OF 4'-1" OR LESS WILL BE (3) 2x6 SPF #2 ALL OTHERS WILL BE SPECIFIED. ALL REQUIRED JACK STUDS SHOWN ARE 2x6 SPF #2.
(SECT. 03, PG. 9.1)

ALL M/W HDR'S WITH SPAN OF 5'-10" OR LESS WILL BE (4) 2x6 SPF #2 ALL OTHERS WILL BE SPECIFIED.
(SECT. 03, PG. 12.1)



FLAT ROOF WITH A MARRIAGE WALL HEADER

* NOTE :
ALL WINDOWS WITH OPENINGS WHICH OPEN 4 INCHES OR GREATER, ARE 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW AND THE LOWEST PART OF THE CLEAR OPENING IS LESS THAN 24 INCHES ABOVE THE FINISHED FLOOR, WILL REQUIRE WINDOW GUARDS PER 2009 IRC SECTIONS R612.2 THRU R612.4. THE WINDOW GUARDS WILL BE PROVIDED AND INSTALLED ON-SITE BY OTHERS.

* NOTE :
GASKET OR WEATHERSTRIPPING AND INSULATION, EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES, IS TO BE INSTALLED UPON COMPLETION OF THE SET-UP OF THE HOME AT CEILING ACCESS PANELS AND / OR PULL DOWN STAIRS ON SITE BY OTHERS.

* NOTE :
THE BASEMENT AND / OR ATTIC DOOR MUST HAVE WEATHERSTRIPPING AND A SWEEP PROVIDED AND INSTALLED ON-SITE BY OTHERS.

NOTES:
1. BUILDER IS RESPONSIBLE FOR PROVIDING A PROPERLY SIZED HEATING SYSTEM TO COVER A 27,000 BTU LOSS
2. HEAT LOSS WAS CALCULATED WITH R-19 FLOOR INSULATION
3. MW CLASSIC V WS BY PLYGEM
4. 7/12 NON STOR... RAFTER ROOF SYSTEM @ 16" O.C.
5. 1ST FLOOR SQUARE FOOTAGE = 948 SQ/FT
6. MW BEAM @ LIVING/KITCHEN TO BE (4) 1 1/2"x18" M.L. (SEC 3, PG. 12.2)
7.
8.
9.

BROUGHMAN BUILDERS/WOOD

2636 SHENANDOAH
1ST STORY FLOOR PLAN

BUILDING LOCATION:
NEED STREET ADDRESS
LAMOINE, ME 04605
HANCOCK COUNTY

SEISMIC DESIGN CATEGORY: B
WIND LOAD: 25 PSF
SCALE: 1/8"=1'-0"
LAYER: SHT/FP1
FILE NO: A16053(02)
SNOW ZONE: 50 PSF
WIND ZONE: 99 MPH (3 SEC)

STAGE	DATE	DRAWN BY
PRELIM.	7/14/15	KLN
FINAL.	8/14/15	KMD
REV. FINAL.		
REV. FINAL.		
PURCHASING		
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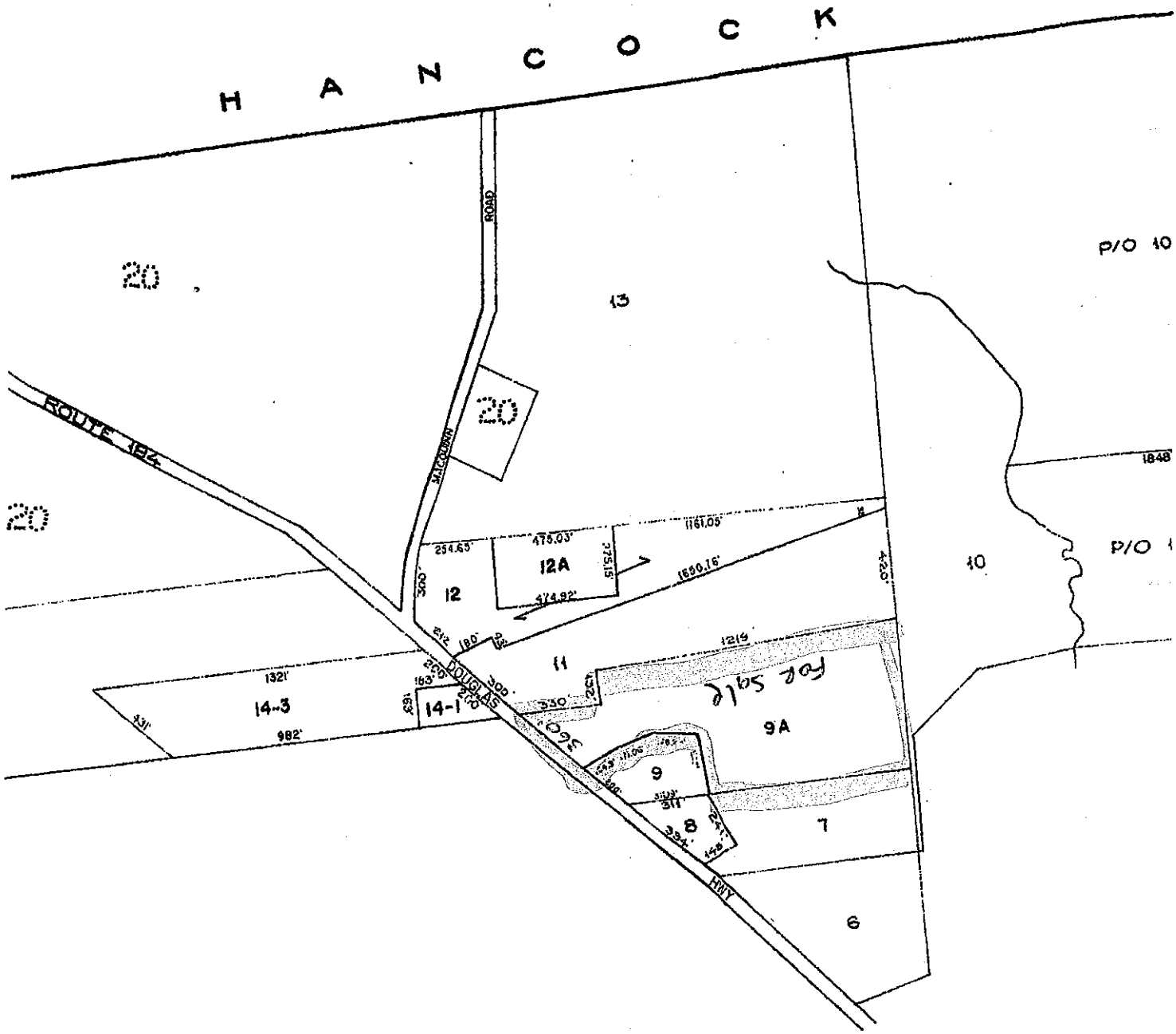

UPDATED BY R.J.D. APPRAISAL

PROPERTY MAP

TOWN OF LAMOINE

HANCOCK COUNTY, MAINE

PREPARED BY

JAMES W. SEWALL COMPANY OLD TOWN, MAINE

SCALE 1 INCH = 400 ± FEET

Town of Lamoine, Maine
Building/Land Use Permit

Date of Issue 10/14/15 Map 9

Name Mike Wright Broughman Builder Lot 9A

Permit Number 15-40 Issued By Millard Billing

Type of Project: 936 sq ft one story with basement single family residence

Foundation Setback Checked	Final Inspection Date	Certificate of Occupancy Date

NO OCCUPANCY WITHOUT PERMIT

This card must be visible from the lot frontage

Building permits expire in two years

Lamoine CEO 667-2242