

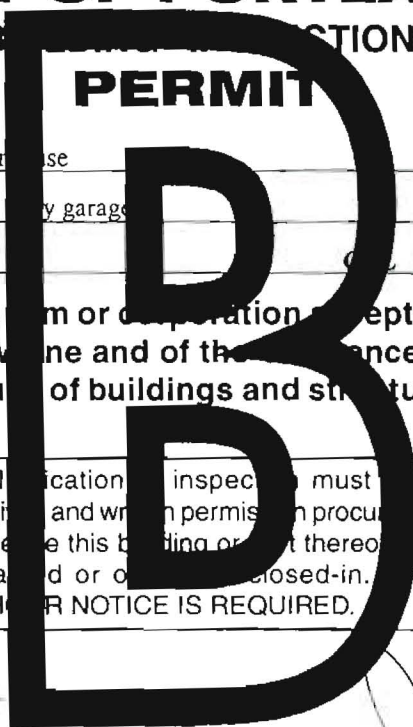
DISPLAY THIS CARD ON PRINCIPAL FRONTAGE CITY OF PORTLAND

**OF WORK
PERMIT ISSUED**

JUN 01 2004
Permit Number: 040493
CITY OF PORTLAND

BUILDING INSPECTION

PERMIT



Please Read
Application And
Notes, If Any,
Attached

This is to certify that Bell Gregory B & /Brian Dar use
has permission to Build 24' x 32' detached one garage
AT 44 Granite St (house on Deane St.) 051 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 given and when permission procured before this building or part thereof laid or closed-in.
HEAR 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

Marie Banke 6/1/04
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: 04-0493	Issue Date: JUN 01 2004	CBL: 051 B006001
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Location of Construction: 44 Granite St (house on Deane St.)	Owner Name: Bell Gregory B &	Owner Address: 21 Deane St	Phone: 607-5112
Business Name:	Contractor Name: Brian Dancause	Contractor Address: 12 Lawrence St. Old Orchard Bea	Phone: 2072296447
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Detached	Zone: RS

Past Use: Garage/accessory - previous owner demolished 4/03 - no record of permit	Proposed Use: Garage/accessory	Permit Fee: \$165.00	Cost of Work: \$16,000.00	CEO District: 3	11,796 #
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: accessory SB BoCA 1999		

Proposed Project Description: Build 24' x 32' detached one story garage	Signature: JMB 6/1/04
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: 04/28/2004	Zoning Approval	
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<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 <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>approved</i> <input type="checkbox"/> Flood Zone <i>2 Family Dwelling</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>JMB 6/1/04</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 Date: <i>JMB</i>
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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

7/2/04 - Checked setbacks OK - checked
post holes all 4 ft \pm OK to start. Jan M
7/26/04 Brian D called (contractor) to say they are now doing
The Frost protected slab instead per specs - scheduled
for a pre pour inspection. JB

7/28/04 - checked site for frost protected slab
looks good - OK to pour slab. ^{when rebar in.} Jan M

3/12/04 - Rebar in for slab - ~~not~~ OK to pour

9-8-04
checked framing completed
Need Door installed + glass
in storage door (Front). MMW

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-0493	Date Applied For: 04/28/2004	CBL: 051 B006001
-----------------------	---------------------------------	---------------------

Location of Construction: 44 Granite St (house on Deane St.)	Owner Name: Bell Gregory B &	Owner Address: 21 Deane St	Phone: () 657-5112
Business Name:	Contractor Name: Brian Dancause	Contractor Address: 12 Lawrence St. Old Orchard Bea	Phone: (207) 229-6447
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Detached	

Proposed Use: Garage/accessory	Proposed Project Description: Build 24' x 32' detached one story garage
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Dept: Zoning **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 06/04/2004

Note: **Ok to Issue:**

- 1) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 06/01/2004

Note: **Ok to Issue:**

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.



Residential 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>44 Granite St. (adjacent to 19-21 Deane St.)</u>			Total Square Footage of Proposed Structure <u>768 ft²</u>	Square Footage of Lot <u>44 Granite: 4873</u>		Total <u>11,796</u>
Tax Assessor's Chart, Block & Lot Chart# <u>51</u> Block# <u>B</u> Lot# <u>6</u>		Owner: <u>Gregory Bell</u> <u>Laurie Doyon</u>		Telephone: <u>657-5112</u>		
Lessee/Buyer's Name (If Applicable)			Applicant name, address & telephone: <u>Greg Bell</u> <u>657-5112</u> <u>19 Deane Street</u> <u>Portland, ME 04102</u>		Cost Of Work: \$ <u>16,350</u> Fee: \$ <u>165.00</u>	
Current Specific use: <u>Vacant</u>						
Proposed Specific use: <u>1 story, 2 car garage</u>						
Project description: <u>1 two-car garage (24' x 32') to be build on a concrete slab</u>						
Contractor's name, address & telephone: <u>Brian Doncause, 12 Lawrence Drive, Old Orchard Beach, ME</u> <u>(229-6447)</u> <u>04064</u>						
Who should we contact when the permit is ready: <u>Greg Bell</u>						
Mailing address: <u>19 Deane Street</u> <u>Portland, ME 04102</u>						
Phone: <u>657-5112</u>						

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

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections 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 of applicant: <u>[Signature]</u>	Date: <u>6/1/04</u>
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Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

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.

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

NA **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

6/1/04
Date

[Signature]
Signature of Inspections Official

6/1/04
Date

CBL: 51-B-6

Building Permit #:

04-0493



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.

4/28 10 AM

Current Owner Information

Card Number 1 of 1
 Parcel ID 051 B006001
 Location 44 GRANITE ST
 Land Use GARAGES, SHEDS, AUX, ETC.

1st story Garage
R-5

Owner Address BELL GREGORY B & LAURIE E DOYON JTS
 21 DEANE ST
 PORTLAND ME 04102

Book/Page 20378/288
 Legal 51-8-6
 GRANITE ST 44-46
 4873 SF
 6923 > 11,796 SF

04-0493
6/1 930

Valuation Information

Land	Building	Total
\$3,360	\$4,100	\$7,460

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
				0.112	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB	1	1950	32X20	C	P

Demolished (new owner thinks April 2003)

Sales Information

Date	Type	Price	Book/Page
10/01/2003	LAND + BLDING	\$256,800	20378-288

Picture and Sketch

[Picture](#) [Sketch](#)

[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!

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	051 8007001
Location	21 DEANE ST
Land Use	TWO FAMILY <i>micro</i>
Owner Address	BELL GREGORY B & LAURIE E DOYON JTS 21 DEANE ST PORTLAND ME 04102
Book/Page	20378/288
Legal	51-B-7 DEANE ST 19-21 GRANITE ST 48-54 6923 SF

Valuation Information

Land	Building	Total
\$31,500	\$100,490	\$131,990

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1910	Old Style	2	2280	0.159	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
5	3		11	None	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-UD/CB	1	1950	22X22	C	A

Sales Information

Date	Type	Price	Book/Page
10/01/2003	LAND + BLDING	\$258,800	20378-288

Picture and Sketch

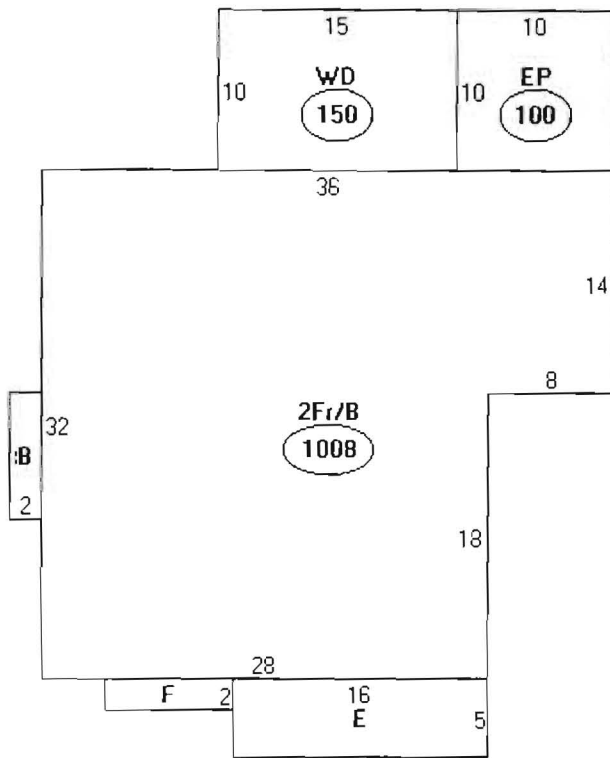
[Picture](#)

[Sketch](#)

[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: 2Fr/B
1008 sqft
- B: 2FBAY/B
16 sqft
- C: WD
150 sqft
- D: EP
100 sqft
- E: OFP
80 sqft
- F: 2FBAY/B
16 sqft

1,370
484 garage

1,854 SF
768 New Garage

2,622

2 lots Adjacent
11,796
x 40%

4,718 SF

OK

WARRANTY DEED
Joint Tenancy
Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS, That

Alan B. Grosso

of Portland, County of Cumberland, State of Maine,

for consideration paid, grant to **Gregory B. Bell and Laurie E Doyon**

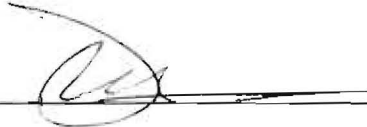
of Portland, County of Cumberland, State of Maine,

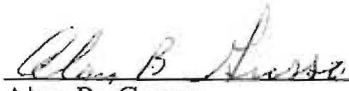
whose mailing address is 158 Weymouth Road. Gray, Maine 04039

with **warranty covenants**, as joint tenants the land in Portland, County of Cumberland, and State of Maine, described on the attached **EXHIBIT A**.

WITNESS our/my hand(s) and seal(s) this Sixth day of October, 2003

Signed, Sealed and Delivered in presence of:




Alan B. Grosso

MAINE REAL ESTATE TAX PAID

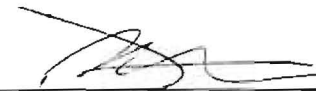
STATE OF MAINE

October 6, 2003

COUNTY OF Cumberland

Then personally appeared the above named Alan B. Grosso and acknowledged the foregoing instrument to be ^{his} ~~their~~ free act and deed.

Before me,



Notary Public
Printed Name: Fred Cornell
My Commission Expires: 5.16.2007

EXHIBIT 'A'

A certain lot or parcel of land, with the buildings thereon, situated in said Portland, on the southerly side of Granite Street, so-called, as extended and laid out on a plan of land of Mary E. Denny, which plan is recorded in Cumberland County Registry of Deeds in Plan Book 12, Page 76, said lot being bounded and described as follows:

Beginning at the northwesterly corner of lot Number 14, as indicated on said plan, said point of beginning being approximately ninety-one (91) feet westerly along the southerly side line of said Granite Street from the corner formed by the intersection of the southerly side line of Granite Street with the westerly side line of Exeter Street; thence southerly along the westerly side line of said lot Number 14 one hundred and seventy-nine hundredths (100.79) feet, more or less, to the northerly side line of Lot Number 16 as indicated on said plan; thence westerly along the northerly line of lot Number 16, forty-nine and two hundredths (49.02) feet, more or less, to the line of the land formerly belonging to the City of Portland; thence northerly along the line of land formerly belonging to the City of Portland one hundred and seven and thirteen hundredths (107.13) feet, to the southerly side line of said Granite Street; thence easterly along the southerly side line of said Granite Street forty-five (45) feet, more or less, to the point of beginning. Meaning and intending hereby to convey lot Number 13 as indicated on said plan.

The premises hereinabove described are conveyed subject to all restrictions of record insofar as they are still in force and applicable.

Another certain lot or parcel of land, with the buildings thereon, situated on Deane Street, in said City of Portland, bounded and described as follows:

Beginning at the intersection of the southerly side line of Granite Street with the easterly side line of Deane Street; thence southerly by the easterly side line of Deane Street a distance of fifty-seven and thirty-three hundredths (57.33) feet to a point; thence easterly at right angles with the easterly side line of Deane Street a distance of one hundred two and four hundredths (102.04) feet to land formerly of Mary E. Denney; thence northerly by land formerly of Mary E. Denney a distance of eighty-three and ninety-eight hundredths (83.98) feet to the southerly side line of Granite Street; thence westerly by the southerly side line of Granite Street a distance of ninety-seven and sixty-three hundredths (97.63) feet to the point of beginning; containing 6923 square feet and being Lot No. 86 on Plan of City Lands recorded in Cumberland County Registry of Deeds in Plan Book 14, Page 59.

Being the same premises conveyed to Alan B. Grosso by virtue of a Quit Claim Deed with Covenant from Seba O. Ritchie to Alan B. Grosso and Seba O. Ritchie dated November 11, 1988 recorded in the Cumberland County Registry of Deeds in Book 8554, Page 68. Seba O. Ritchie died April 26, 1989 leaving Alan B. Grosso as surviving joint tenant.

Received
Recorded Register of Deeds
Oct 10, 2003 11:43:08A
Cumberland County
John B. O'Brien

UNHEATED BUILDINGS

Additional measures are required when using a FPSF on an unheated building. While a drainage layer is only recommended under wing insulation for heated buildings, a 6-inch drainage layer is always required under unheated FPSF designs. Additionally, the horizontal ground insulation extends not only as a wing beyond the perimeter of the building, but continues under the entire unheated portion of the building. This insulation layer can be installed either directly under the slab as shown in Figure 18, or entirely at one level as shown in Figure 19. In either case, the compressive load of the building on the insulation must be determined to compare to the compressive resistance of the foam (see design examples). The horizontal insulation must have a minimum of 10 inches of soil cover.

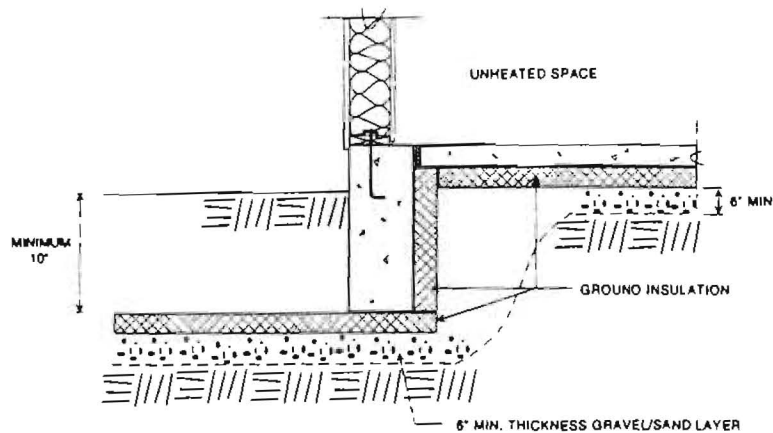


Figure 18. FPSF Design for Unheated Space with Independent Slab and Stem Wall.

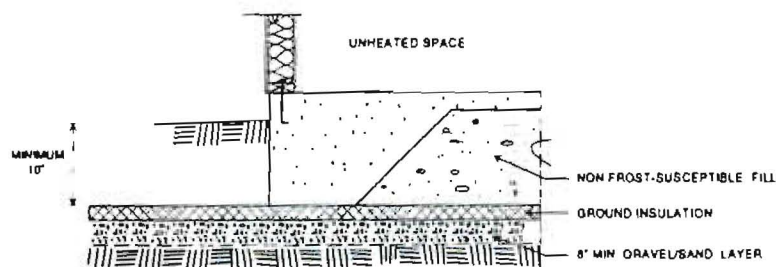
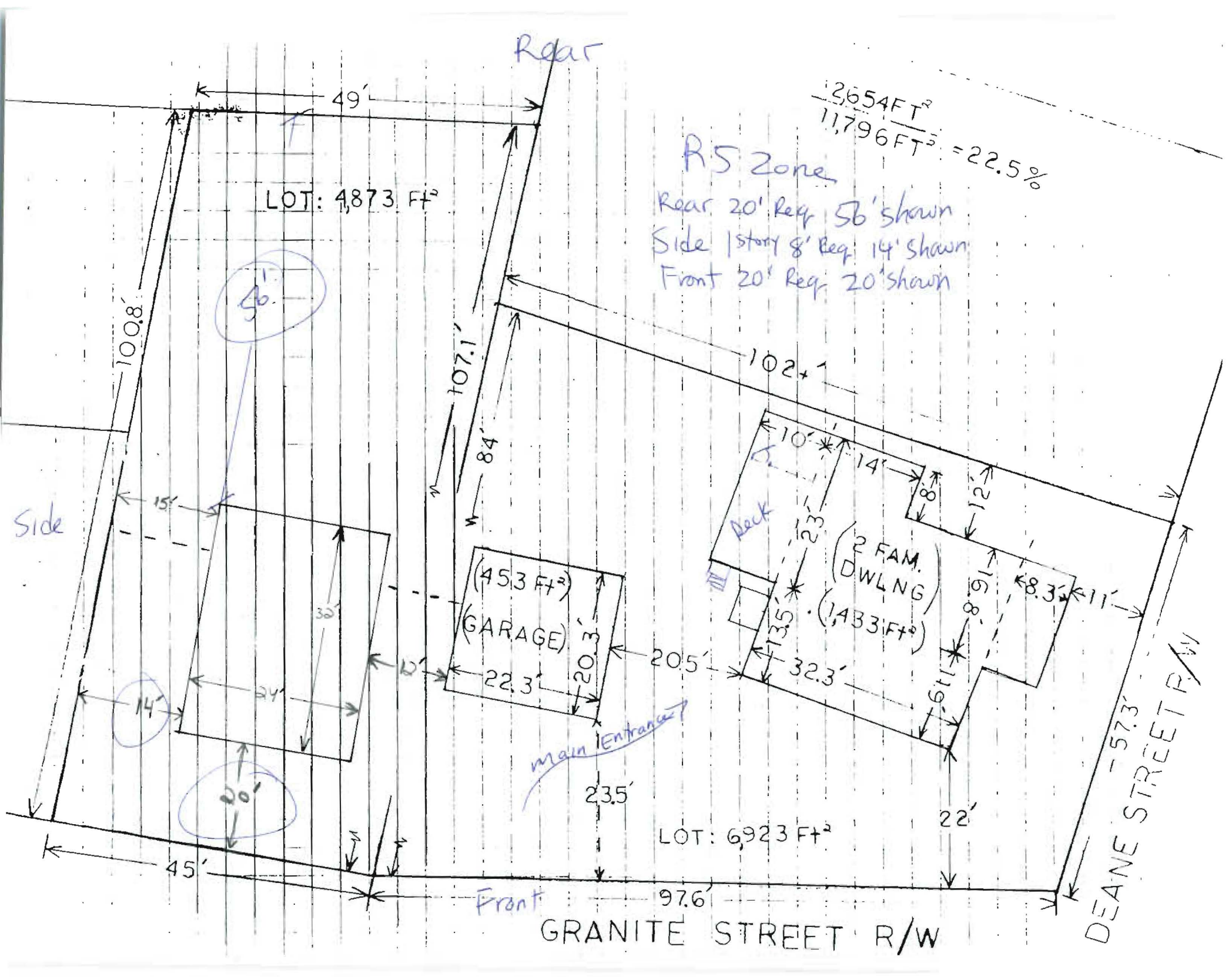
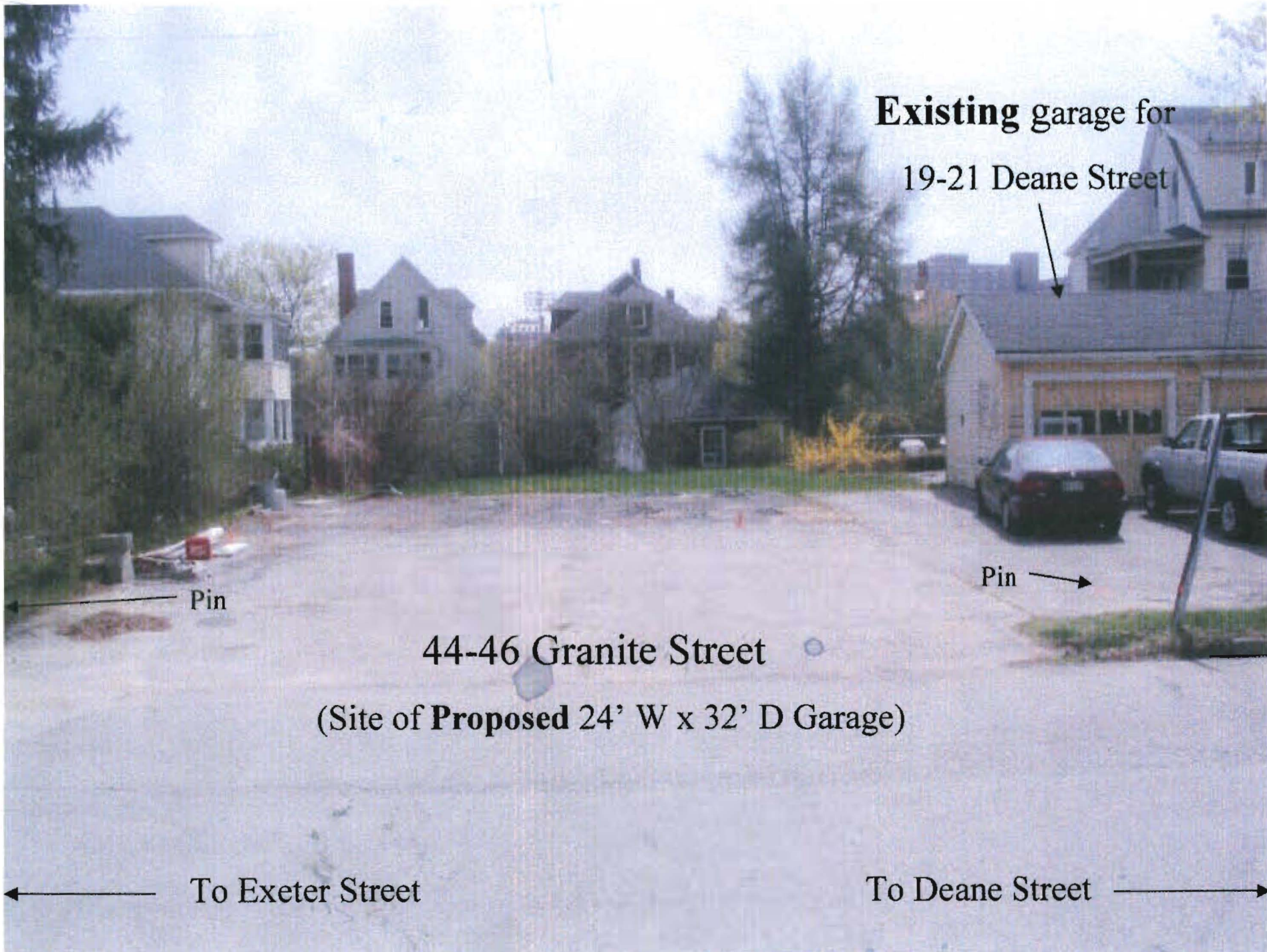


Figure 19. FPSF Design for Unheated Buildings with Insulation in Single Plane.





— Garage existed up until April 2003
New owner purchased Oct. 2003



Existing garage for
19-21 Deane Street



Pin →

← Pin

44-46 Granite Street

(Site of **Proposed** 24' W x 32' D Garage)

← To Exeter Street

To Deane Street →

Left front corner
footing of **old** garage
4' from property line

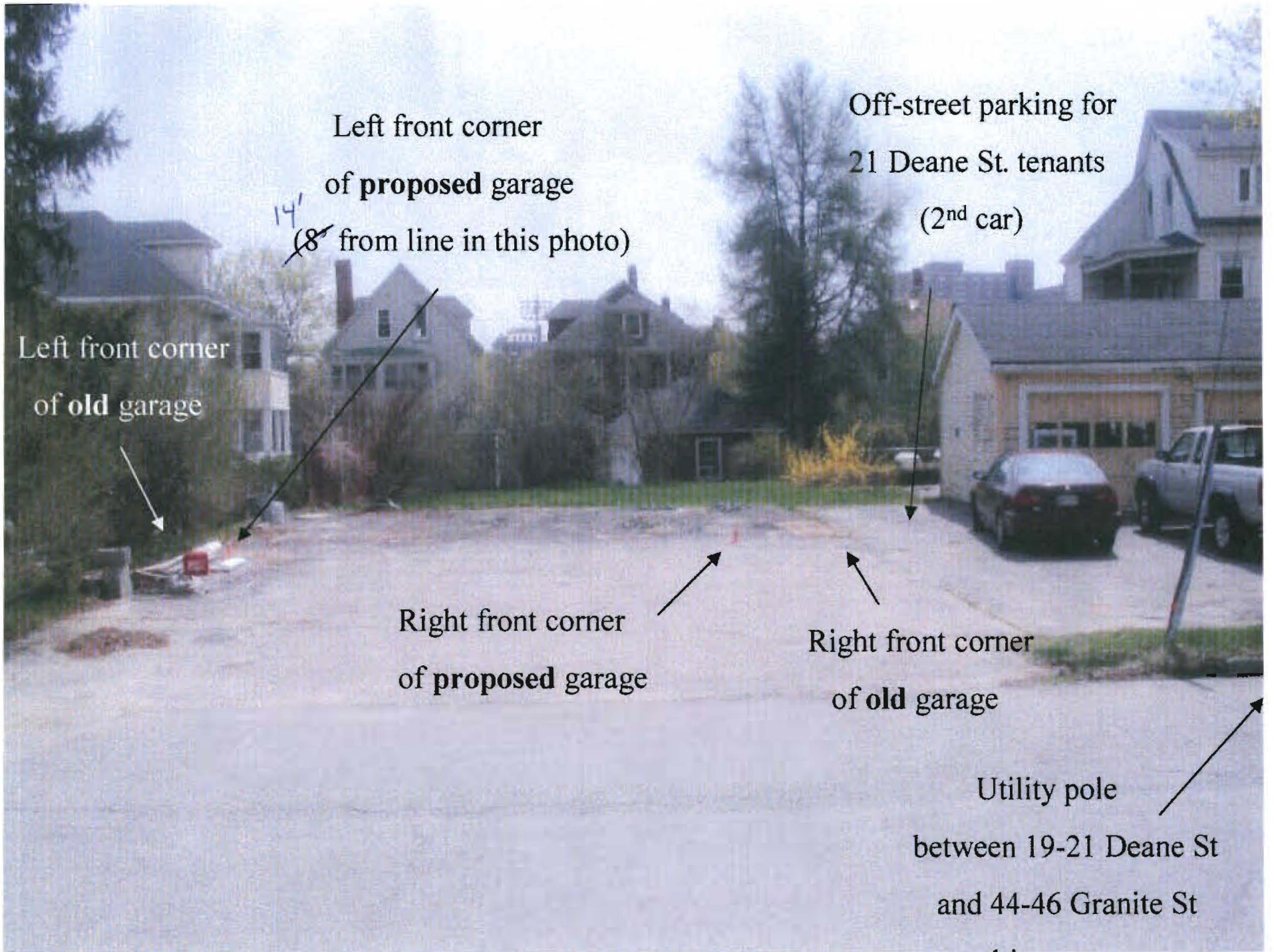
4'

6'

8' 14"

Left Front corner
of **proposed** garage





Left front corner
of **proposed** garage

14'
~~8'~~ from line in this photo)

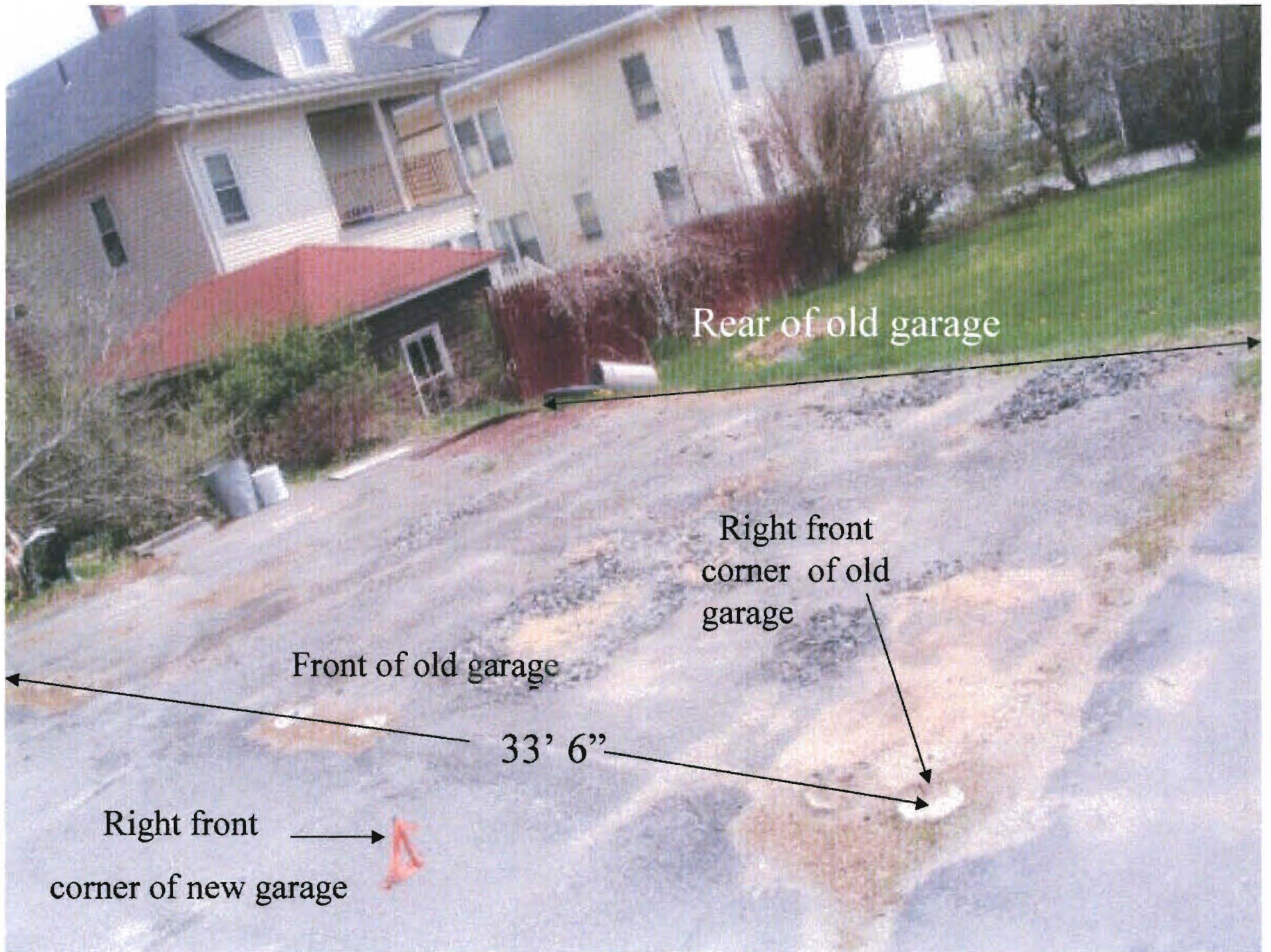
Off-street parking for
21 Deane St. tenants
(2nd car)

Left front corner
of **old** garage

Right front corner
of **proposed** garage

Right front corner
of **old** garage

Utility pole
between 19-21 Deane St
and 44-46 Granite St



Rear of old garage

Right front
corner of old
garage

Front of old garage

33' 6"

Right front
corner of new garage

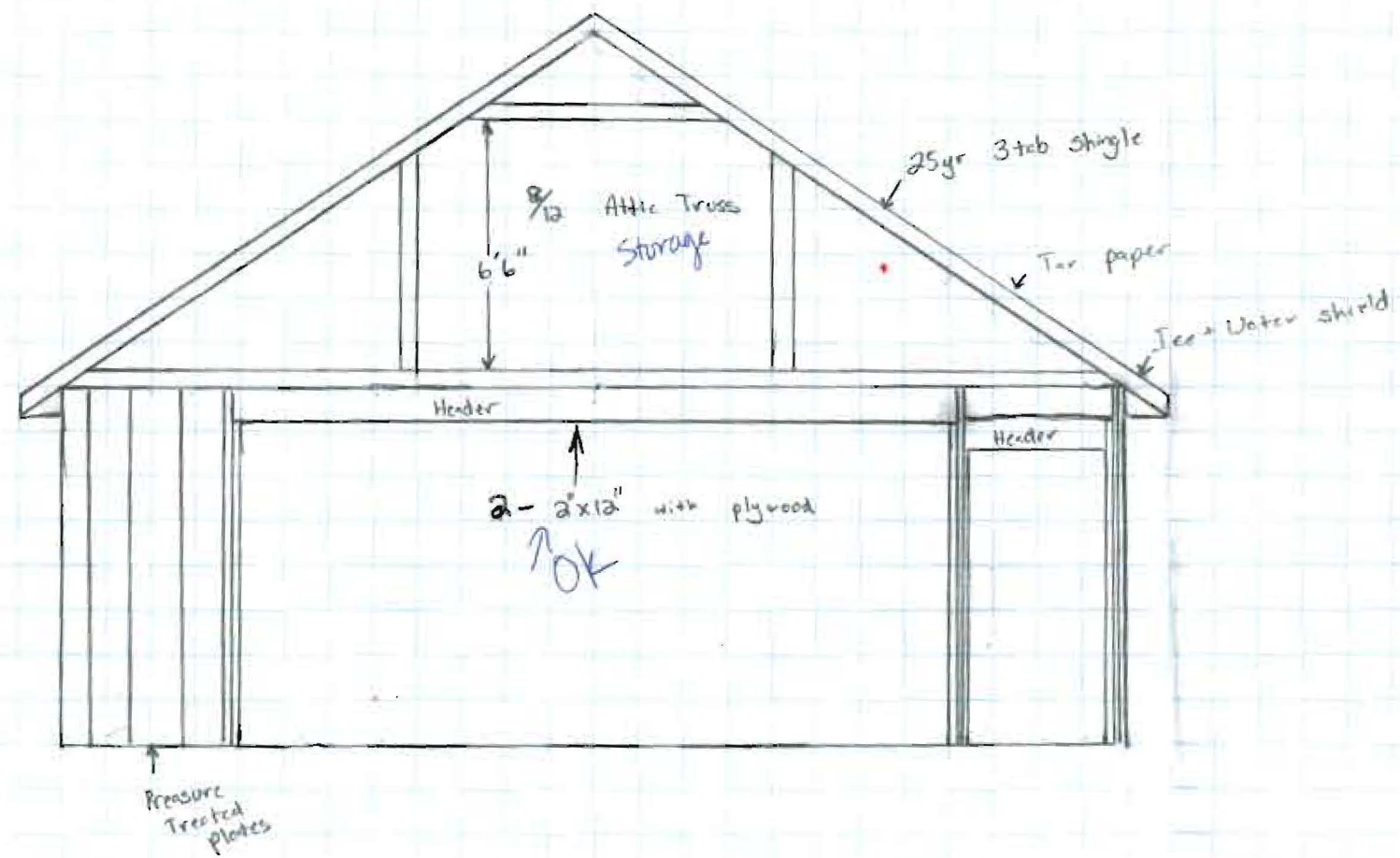


24'

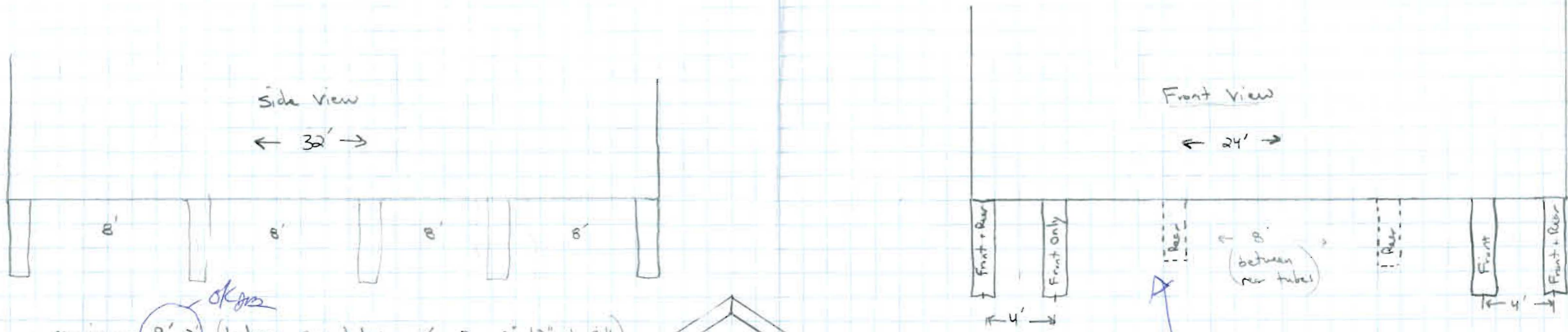
Front of proposed garage

16 1/2'

Off-street parking
(Between 'new' garage
and old garage)

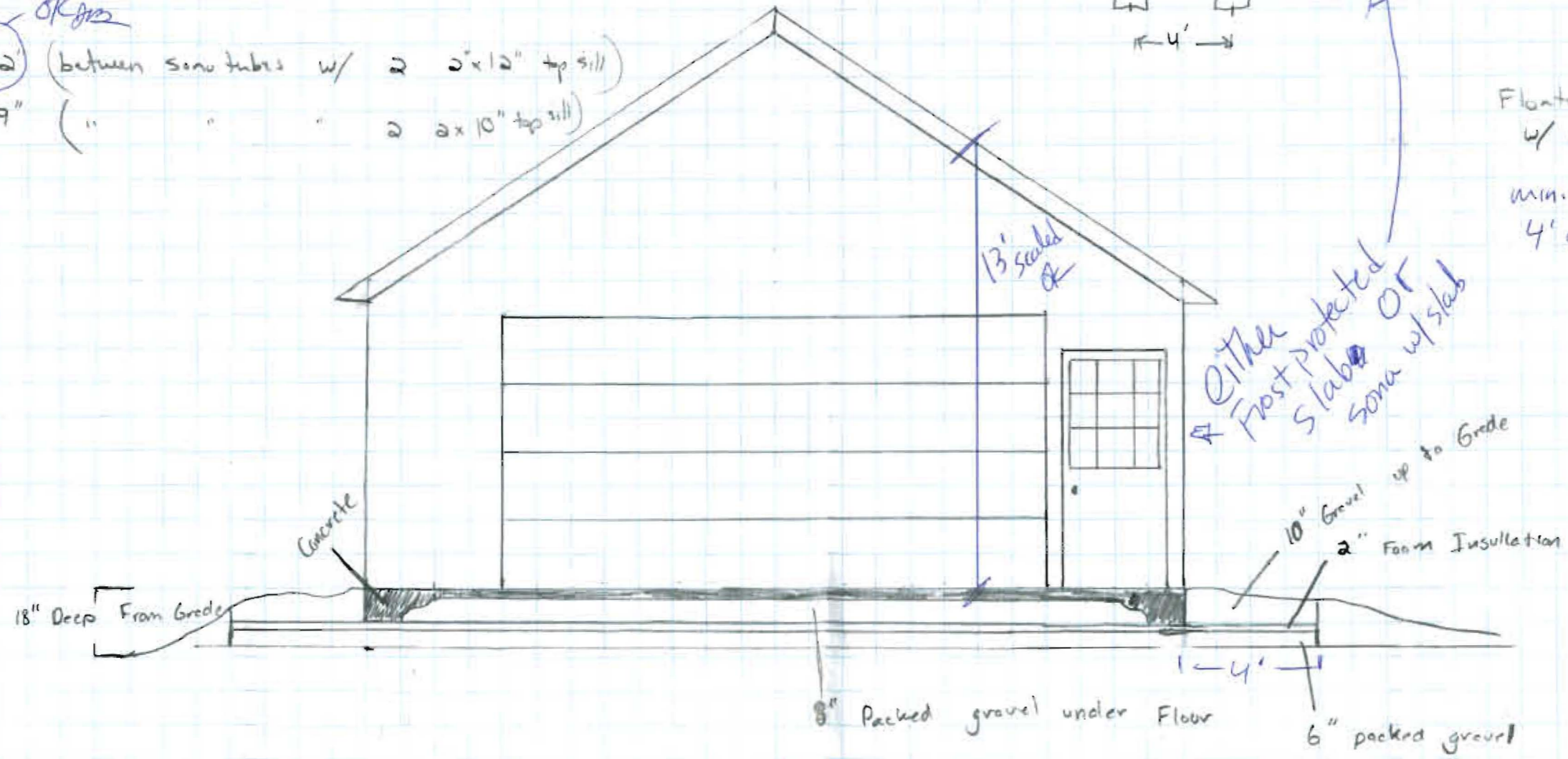


Foundation Plan

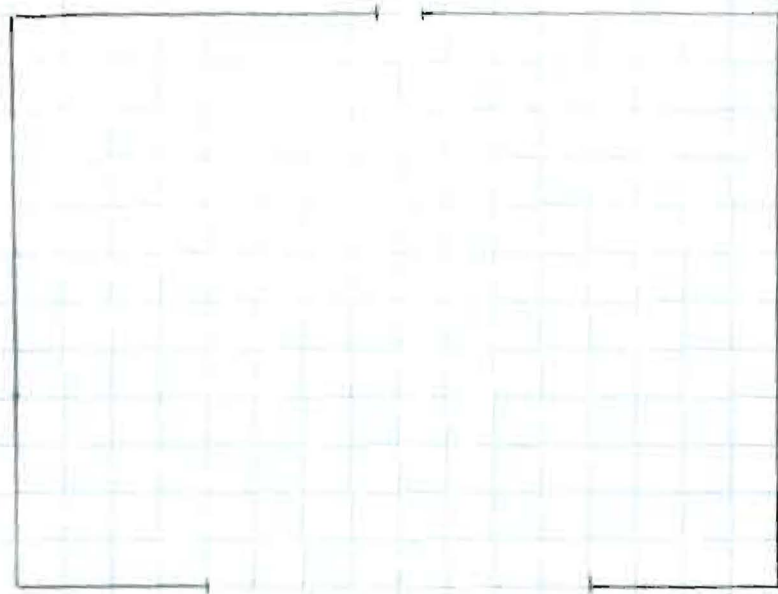


maximum 9' 2" (between sonotubes w/ 2 2"x12" top sill) *OK gms*
 " 7' 9" (" " " 2 2"x10" top sill)

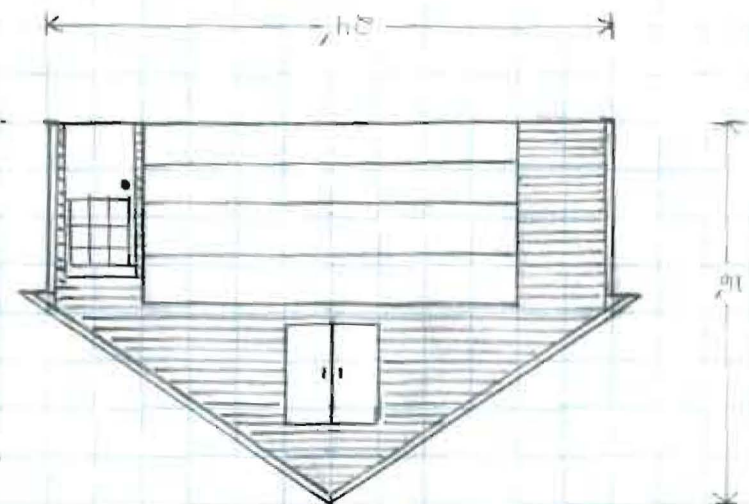
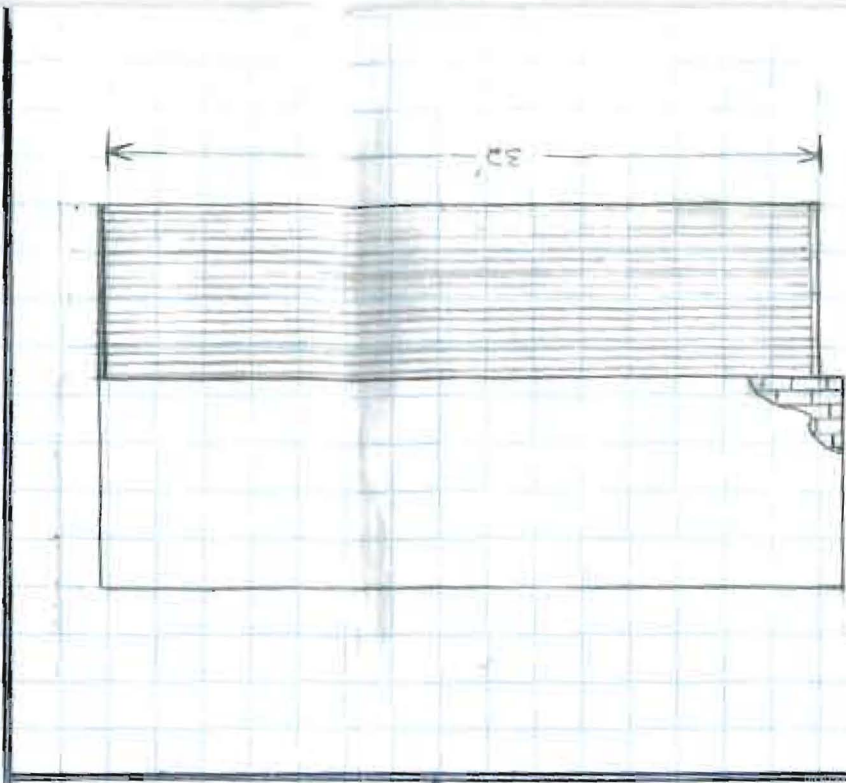
Floating slab inside garage w/ or w/o insulation is *OKay*
 min. 8" sona 4' deep to Frost or ledge



Either Frost protected Slab OR sona w/ slab

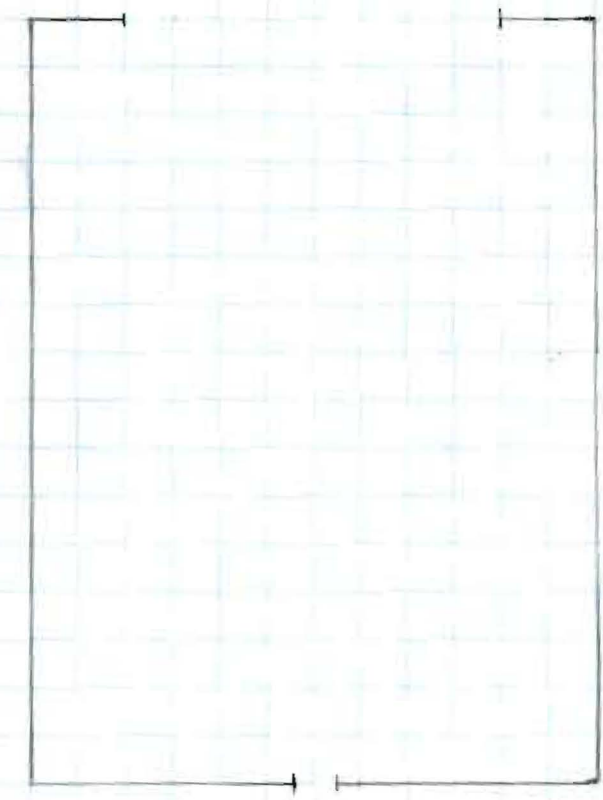
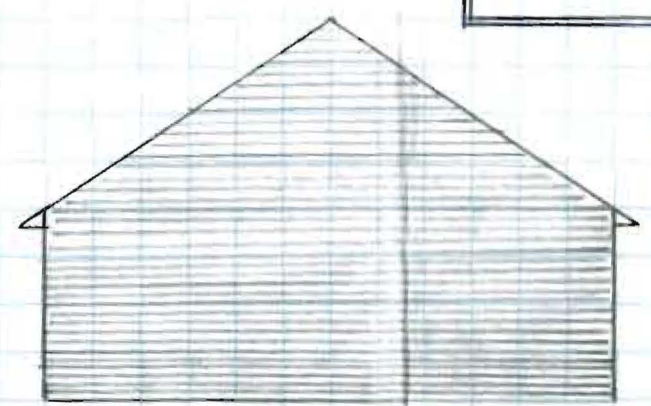
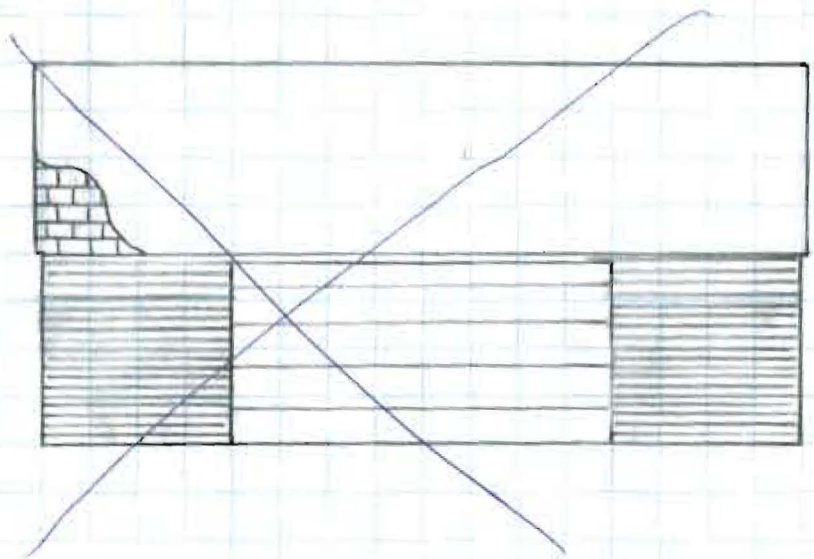


Second Drawing 24' x 32'
Garage Door under overhang



- ① Vinyl Siding
- ② 3 Tab 25 yr. Shingles
- ③ 8' x 16' Garage Door
- ④ 1 small 18" x 24" window
- ⑤ 4" Thick Slab poured with 12" deep side footings.
- ⑥ 12" Overhang on Eave

First Drawing 24' x 32'
Garage Door in Gable End





CITY OF PORTLAND, MAINE

Department of Building Inspections

June 1

20 04

Received from

Gregory Bell

Location of Work

19 Deane St.

Cost of Construction

\$ 16,000

Permit Fee

\$ 165.00

Building (IL)

Plumbing (I5)

Electrical (I2)

Site Plan (U2)

Other

CBL:

57-B-6

Check #:

1074

Total Collected \$

165.00

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy