

# 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: 10-0868	Issue Date: <b>AUG 26 2010</b>	CBL: 083B.H004001,5:16
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Location of Construction: 160 SUNSET AVE GREAT DIAM	Owner Name: CONDON JOHN M	Owner Address: 111 COMMERCIAL ST City of Portland	Phone:
Business Name:	Contractor Name: EJ Construction <i>Robbie 415-4822</i>	Contractor Address: 10-A Beach Steet Portland	Phone: 2077739611
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Attached	Zone: IR-2

Past Use: Single Family Home	Proposed Use: Single Family Home w/ 28' x 32' detached (2) Car garage- Build new 28' x 32' (2) car detached garage	Permit Fee: \$520.00	Cost of Work: \$50,000.00	CEO District: 1
Proposed Project Description: Build new 28' x 32' (2) car detached garage		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>		INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>TIRC 2003</i>
		Signature: _____ 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: 07/21/2010	<b>Zoning Approval</b>
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.  2. Building permits do not include plumbing, septic or electrical work.  3. 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..	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <i>panel 8 - zone C</i> <input type="checkbox"/> Site Plan  Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>ok w/ conditions</i> Date: _____	<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 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: _____
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# PERMIT ISSUED

AUG 26 2010

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

BU...TION

## PERMIT

Permit Number: 100868

Please Read Application And Notes, If Any, Attached

### PERMIT ISSUED

This is to certify that CONDON JOHN M /EJ Construction

has permission to Build new 28' x 32' (2) car detached garage

AT 160 SUNSET AVE GREAT DIAMOND ISLAND

CB 083B H004001

AUG 26 2010

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 written permission procured before this building or part thereof is lathed or otherwise finished-in. 24 HOUR NOTICE IS REQUIRED.

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

### PERMIT ISSUED

OTHER REQUIRED APPROVALS  
Fire Dept. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_

Department Name  
City of Portland

Director - Building & Inspection Services

### PENALTY FOR REMOVING THIS CARD



# 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.

160 Sunset Ave

Location/Address of Construction: <u>CRESSENT AVE &amp; SUNSET AVE GREAT DIAMOND ISLAND, ME</u>		
Total Square Footage of Proposed Structure/Area <u>896'</u>	Square Footage of Lot <u>1 ACRE</u>	Number of Stories <u>1 1/2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>83</u> Block# <u>8H</u> Lot# <u>4</u>	Applicant *must be owner, Lessee or Buyer* Name <u>John Cawdon</u> Address <u>111 Commercial St.</u> City, State & Zip <u>Portland, Me, 04101</u>	Telephone: <u>329-5061</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>50,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>520</u>
Current legal use (i.e. single family) <u>none</u> Number of Residential Units <u>none</u> If vacant, what was the previous use? <u>none</u> Proposed Specific use: <u>GARAGE</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>28 x 32 Detached - 2 car garage with storage above</u>		
Contractor's name: <u>E.J. Construction</u> Address: <u>10 c Beach St.</u> City, State & Zip <u>Portland, Me, 04101</u> Telephone: <u>775-0123</u> Who should we contact when the permit is ready: <u>Robbie Jeffrey</u> Telephone: <u>415-4822</u> Mailing address: <u>same as above</u>		

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](http://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: <u>[Signature]</u>	Date: <u>7/30/10</u>
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JUL 21 2010  
City of Building Inspections  
City of Portland Maine

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

Applicant: John Carden

Date: 8/3/10

Address: 160 Sunset Ave, GDI

C-B-L: 838-H-4, 5, 10

CHECK-LIST AGAINST ZONING ORDINANCE

Date - house built 1888

Zone Location - IR-2

Interior or corner lot -

Proposed Use/Work - build detached garage 28' x 32'

Sewage Disposal -

Lot Street Frontage -

Front Yard - 55' or average - 27' scaled (OK)

Rear Yard - 25' min - 49' scaled (OK)

Side Yard - 20' min - 21.5' scaled on right (OK)  
OK on left

Projections -

Width of Lot -

Height - 18' - 12 + 5.83 = 17.83

Lot Area - 43,313

Lot Coverage Impervious Surface - 20% = 8662.6 sq ft

	28 x 32 = 896
have	= 2061
(12 x 6) shed	= 192
6 x 4	= 24
	<hr/>
	3173 sq ft (OK)

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/Stream Protection - N/A

Flood Plains - parcel 8 - zone C

WILLIS STREET  
PUBLIC-40' WIDE

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JUL 21 2010  
Dept. of Building Inspections  
City of Portland Maine

**BOUNDARY & TOPOGRAPHIC SURVEY**  
ON  
CRESCENT AVE. & SUNSET AVE.  
GREAT DIAMOND ISLAND, CUMBERLAND COUNTY, MAINE  
MADE FOR  
**JOHN CONDON**  
111 COMMERCIAL ST. PORTLAND, MAINE 04101

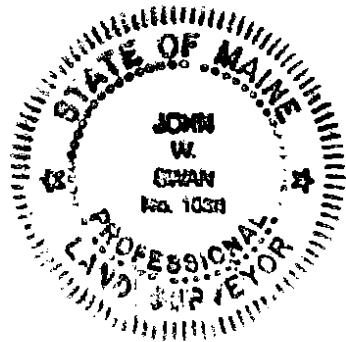


**OWEN HASKELL, INC.**

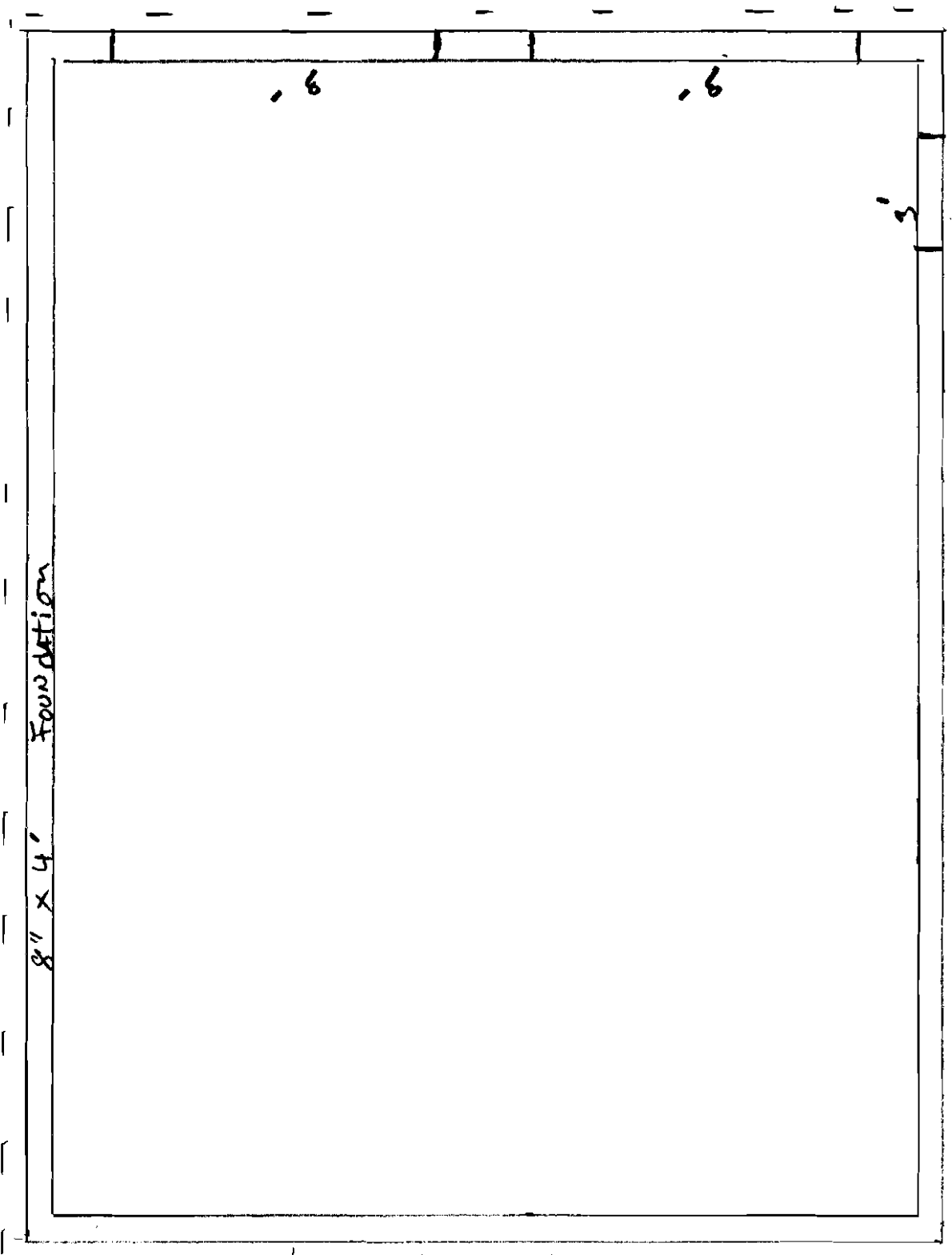
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424  
PROFESSIONAL LAND SURVEYORS

Drwn By	RRL	Date	Job No.
Trace By	RRL/JLW	JULY 9, 2010	2010-081 P
Check By	JWS	Scale	Drwg. No.
Book No.	1091	1" = 30'	1

BASED  
ON BELIEF,  
ONAL



1038

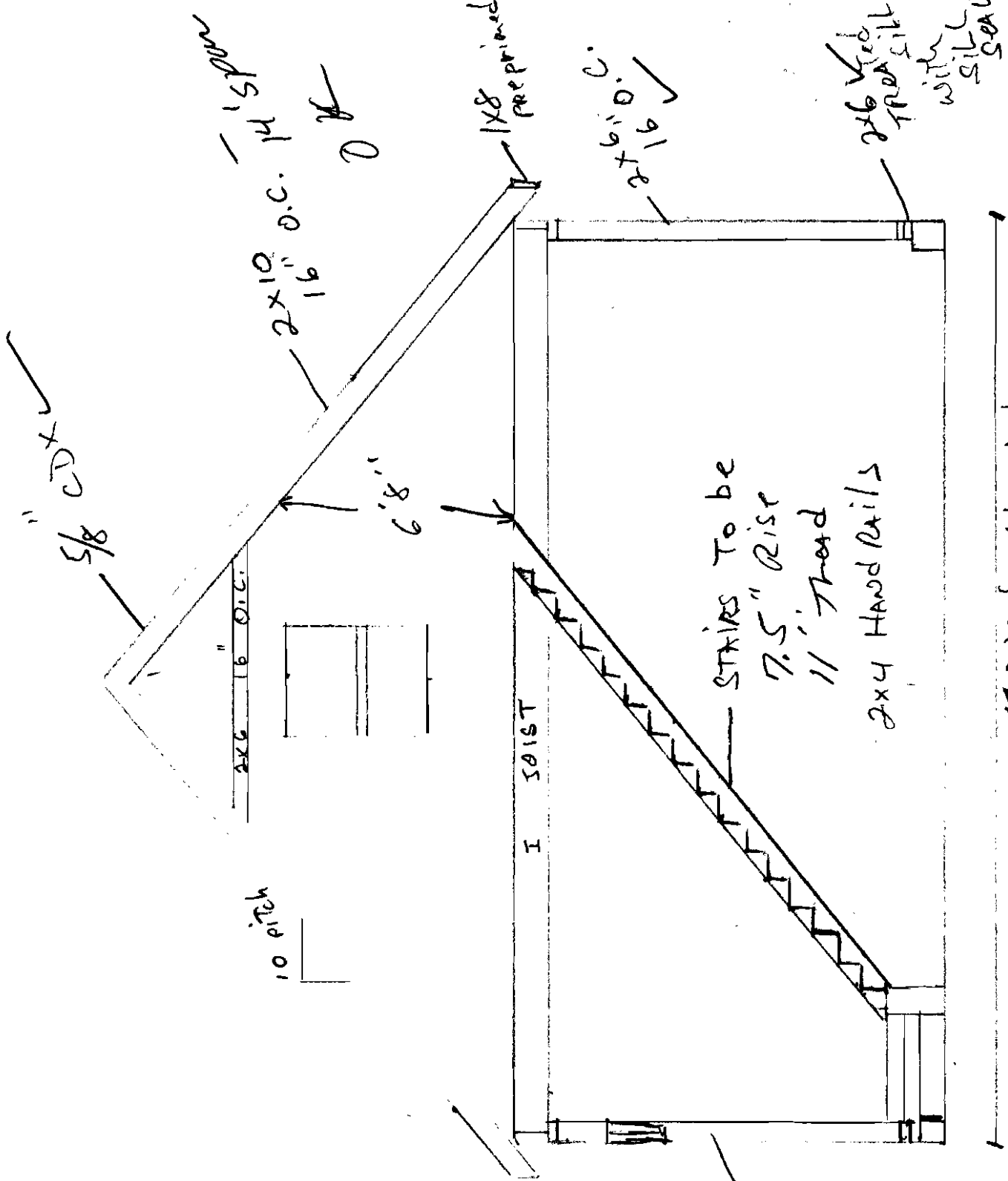


28' confirmed by contractor on 8/13/10

16' x 10' concrete footing

32'

TC



A  
 2x6 16" O.C.  
 2x10 16" O.C.  
 2x16 16" O.C.  
 2x8 16" O.C.  
 2x6 16" O.C.

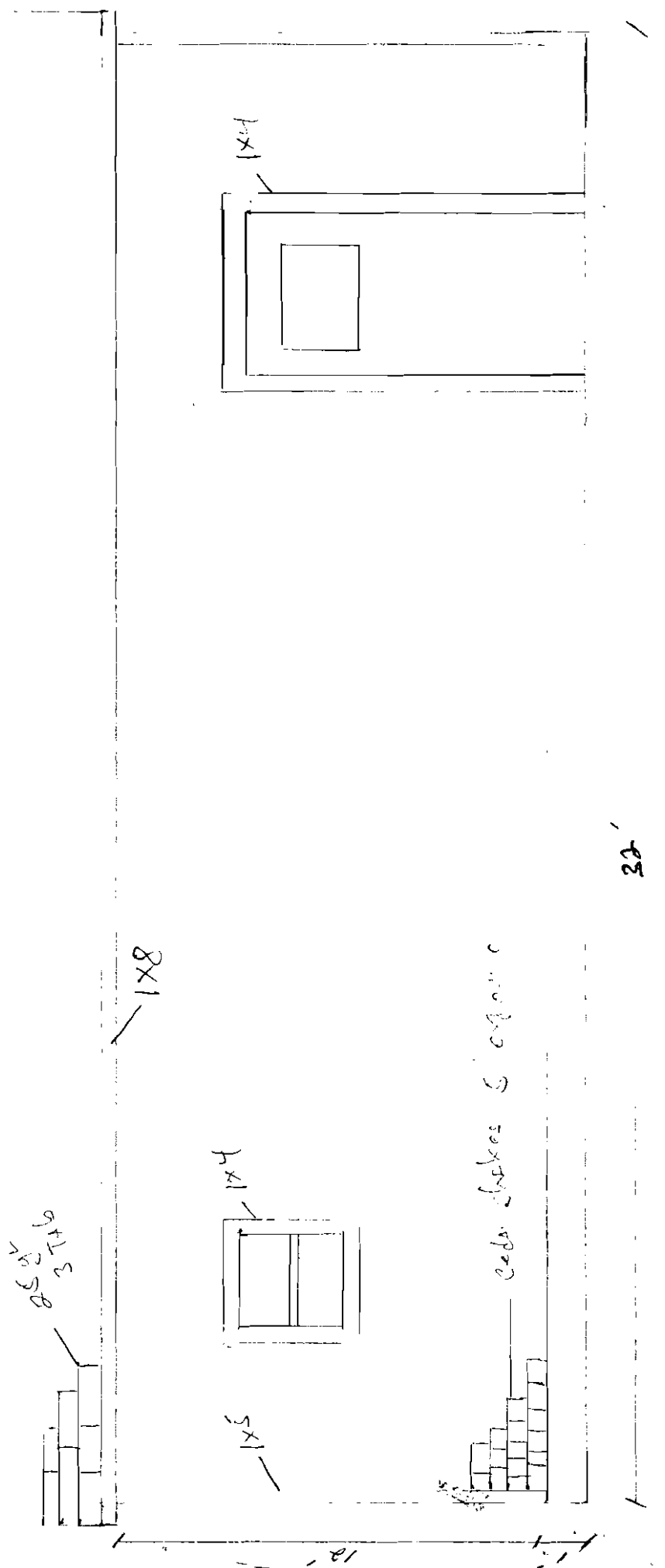
1x8 pre primed  
 2x6 16" O.C.  
 2x6 16" O.C. with SIL seal

STAIRS TO BE  
 29 1/2" RISE  
 11" TREAD  
 2x4 HAND RAILS

28' Confirmed by architect or telephone  
 8/15/10

2x10  
 2x6  
 6/10

32'



cedar plank 5' long

25' x 3' x 6'

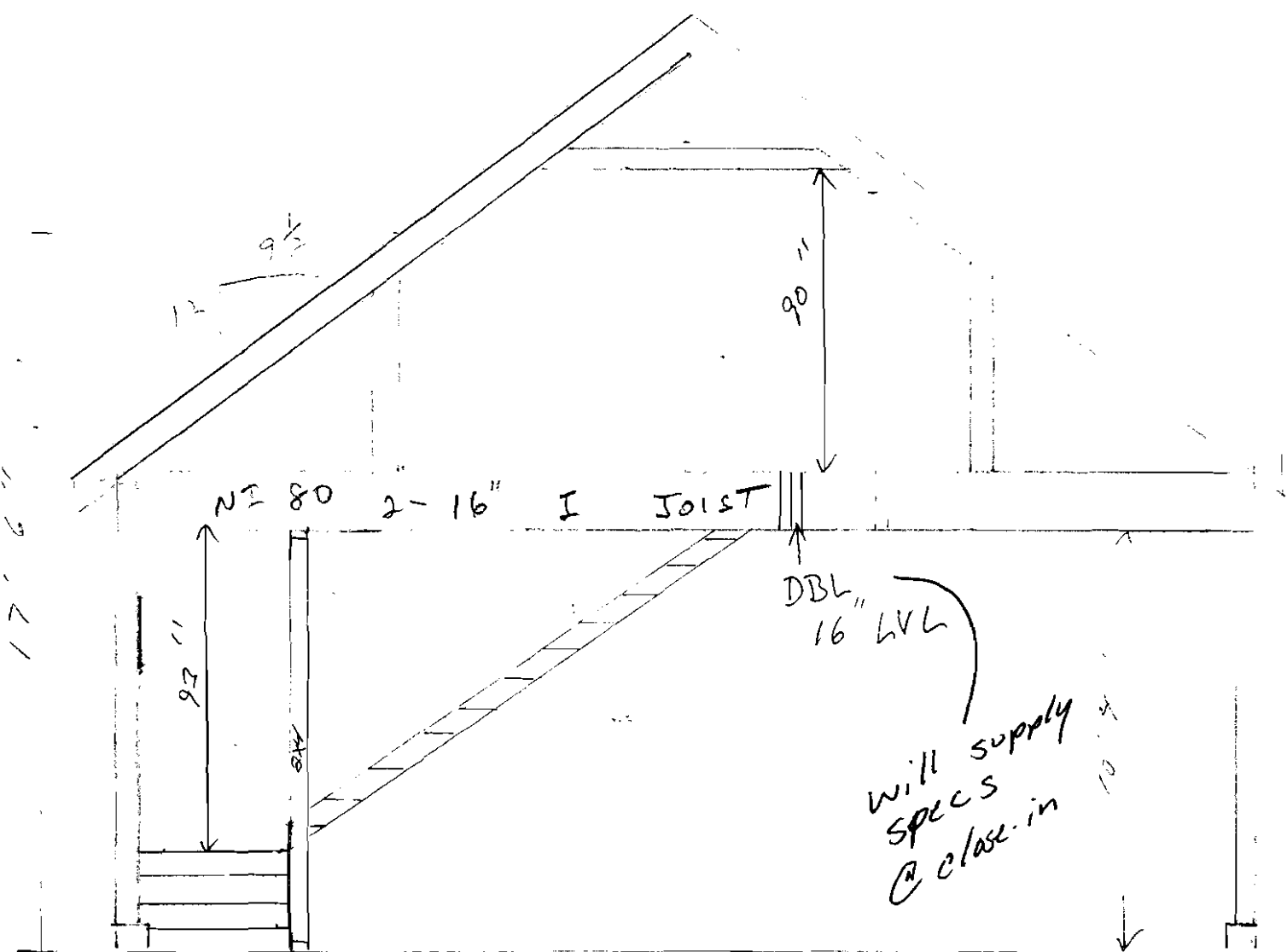
1x4

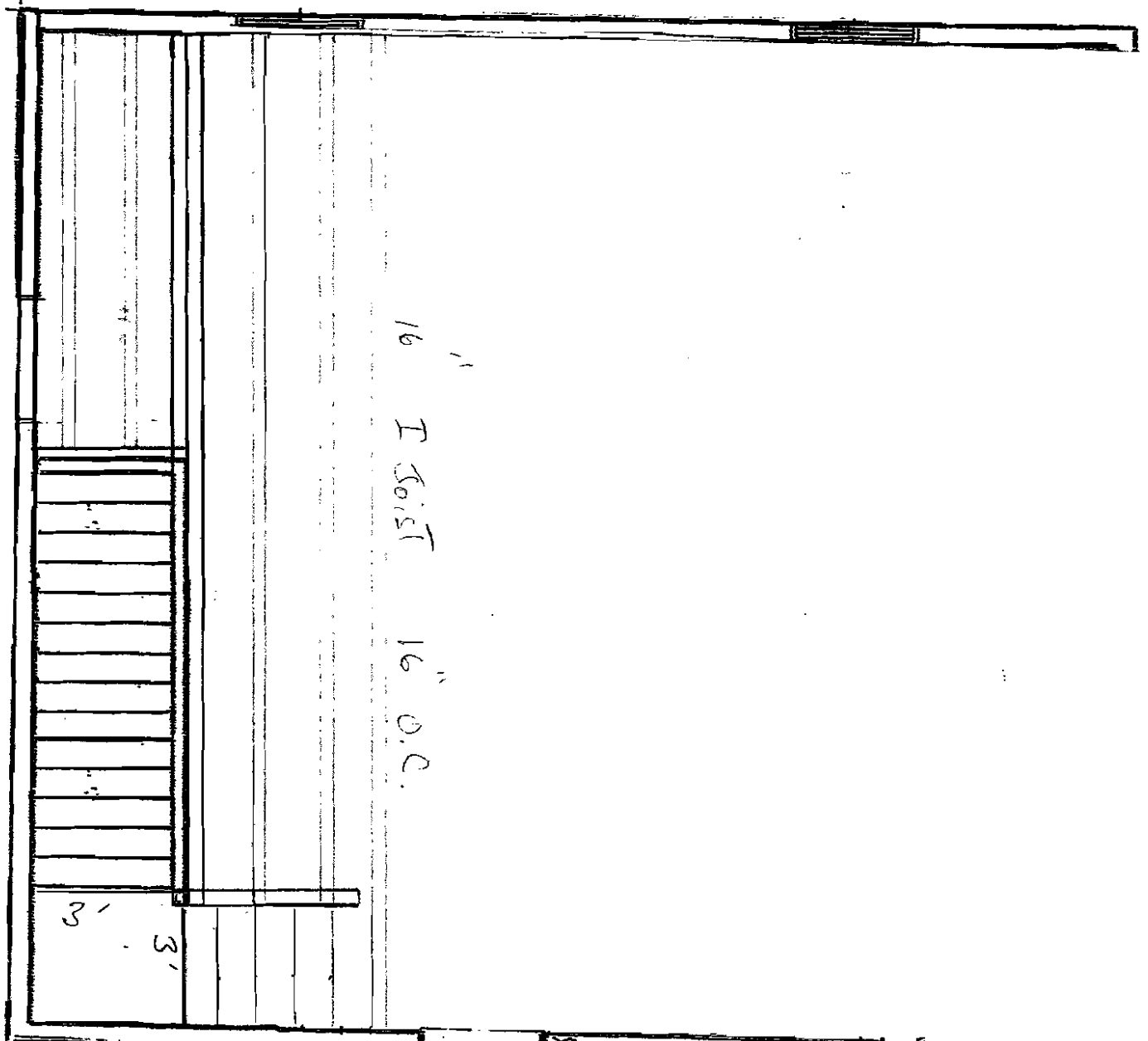
1x4

8x1

12'

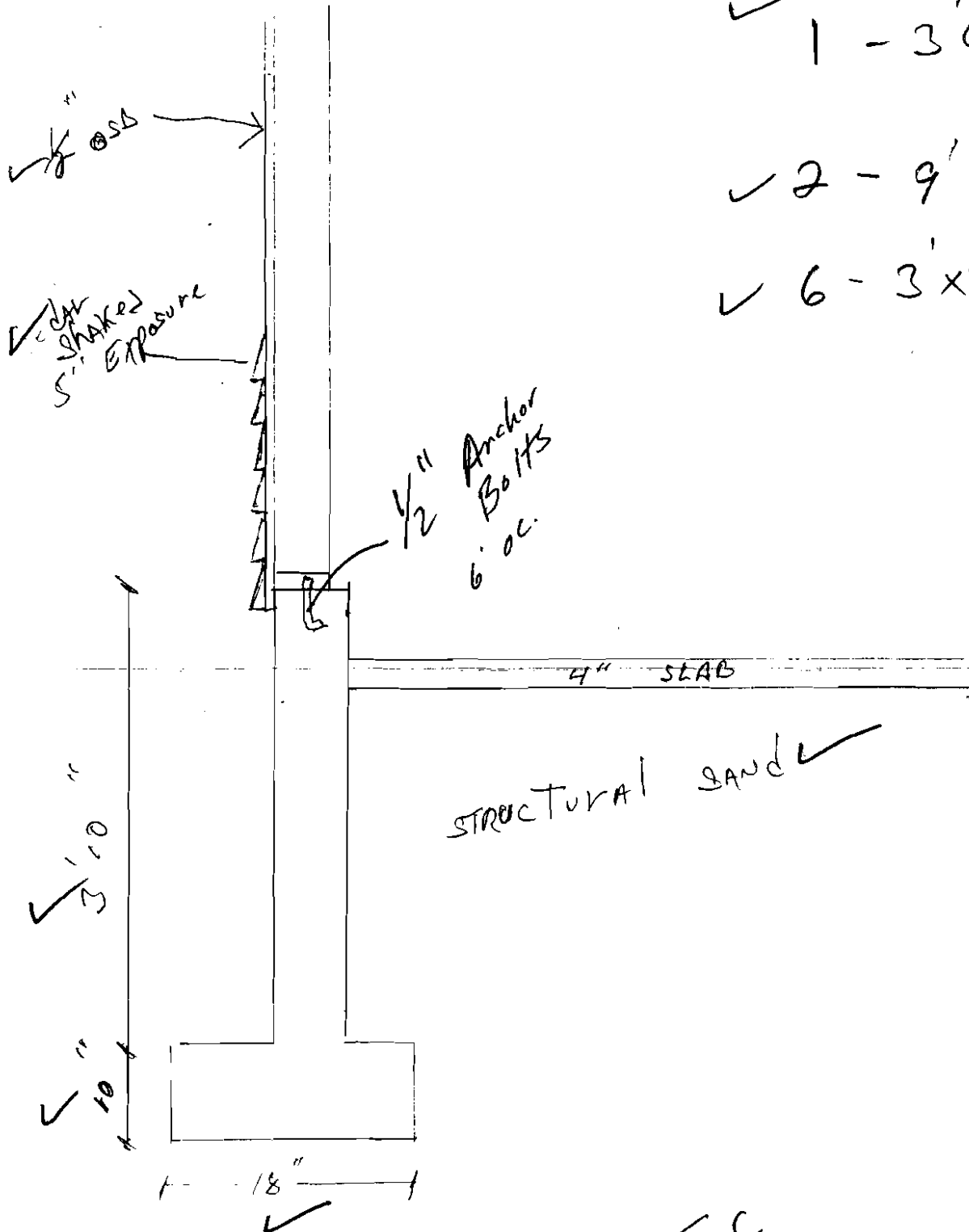






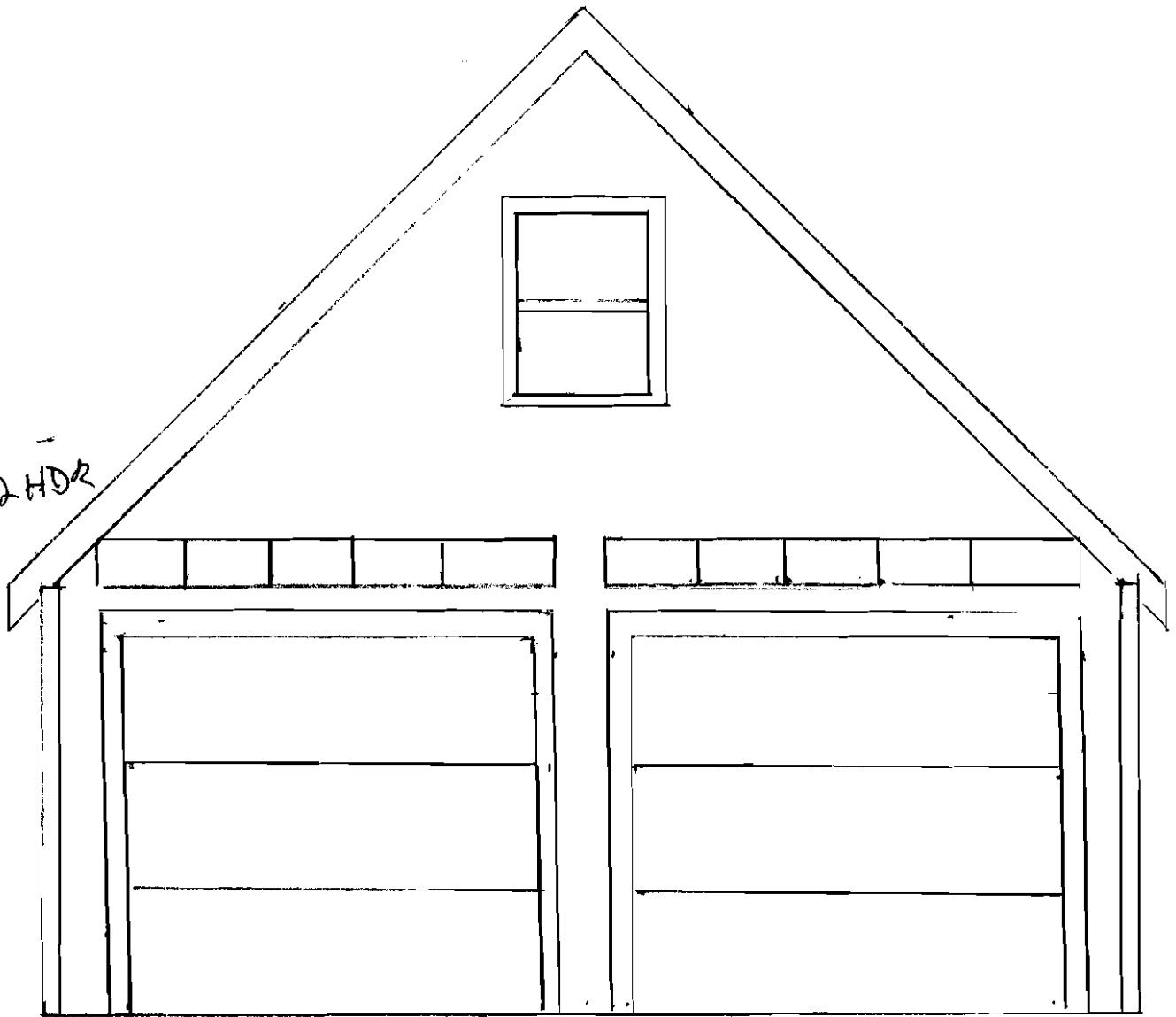
16' I Joist 16" O.C.

3' - 5''



- ✓ 1 - 3'0" x 6'8" ENTRY DOOR
- ✓ 2 - 9' x 8' garage doors
- ✓ 6 - 3' x 3' exterior view windows

✓ C



3-2x12 HDR  
Above  
garage  
doors



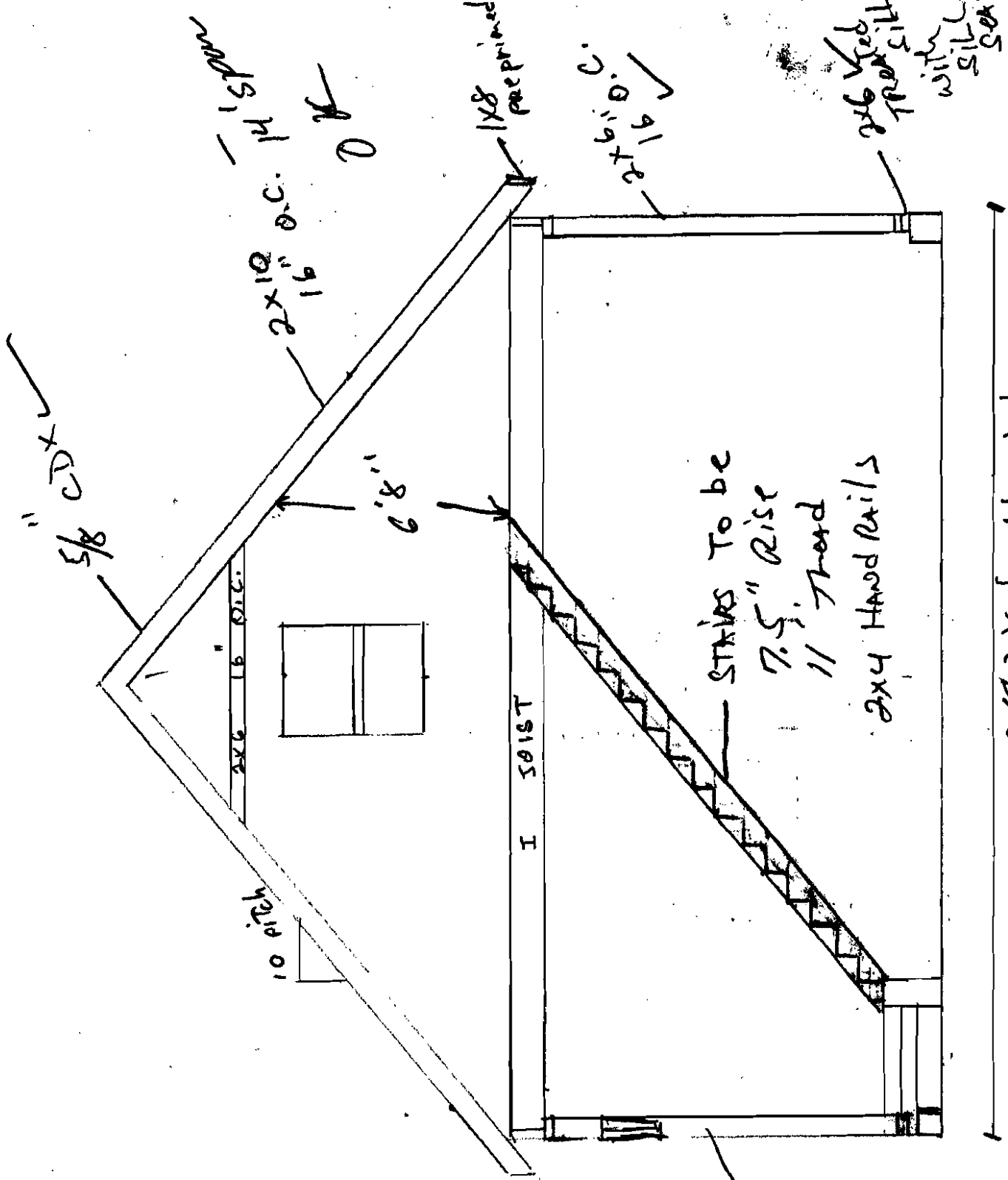
28' 2"  
confirmed  
by contractor  
8/2/10

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City of Portland Maine

Handwritten signatures and initials, including "J.C." and "Flaw & M...".

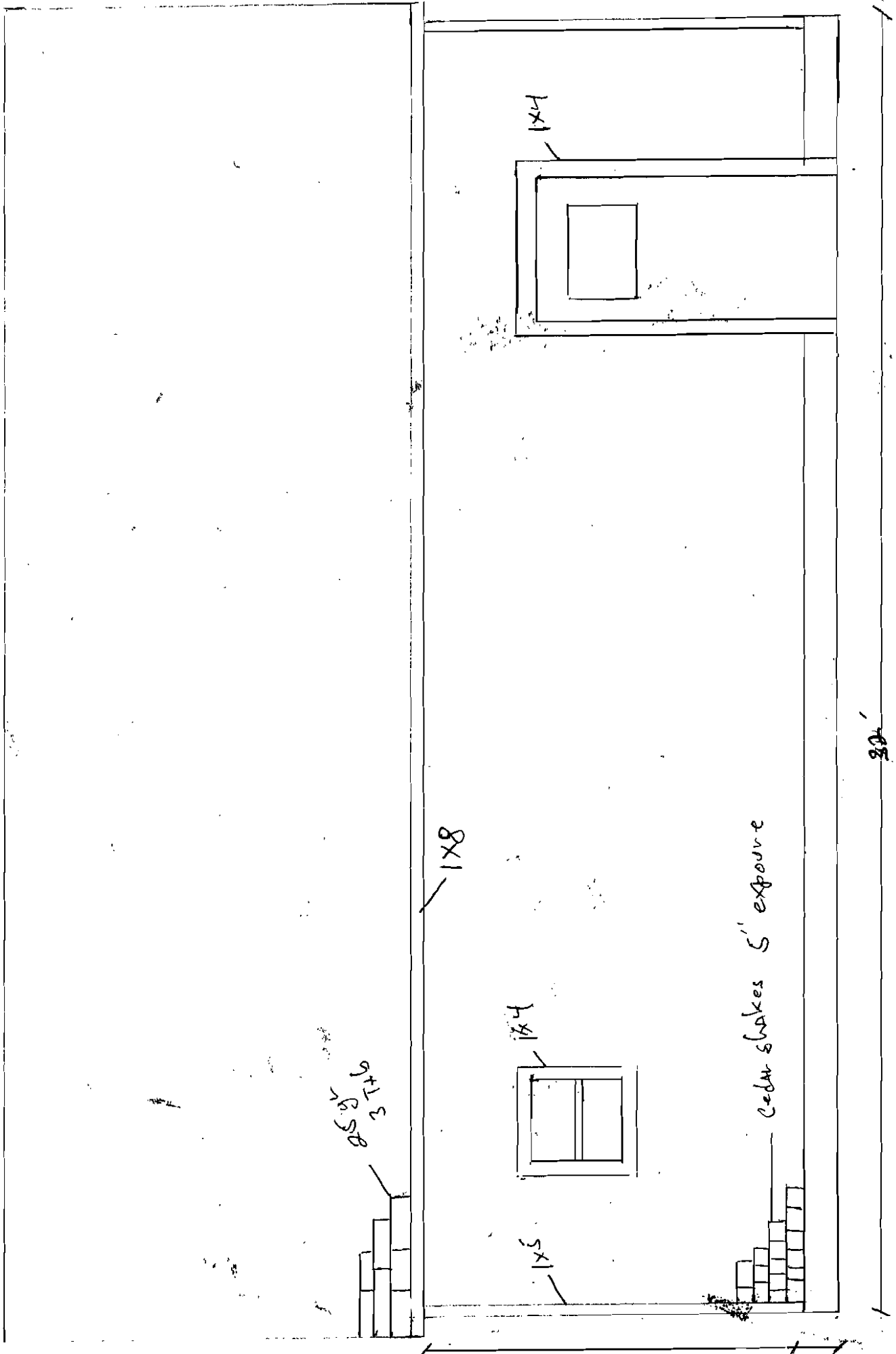


2x8 confirmed by architect on telephone 8/13/10

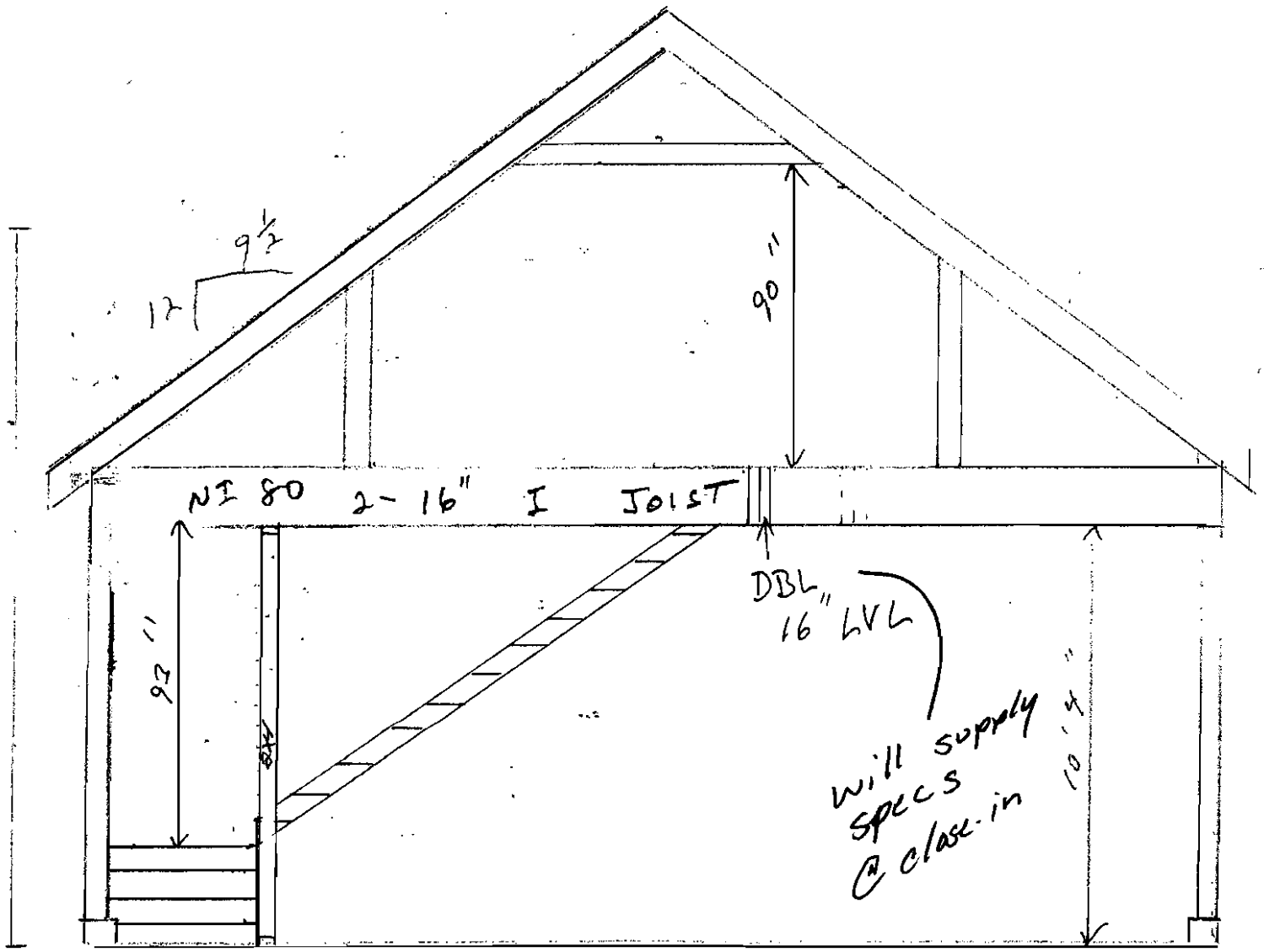
2x6 Viced TRAIL SILL with SILL SOA

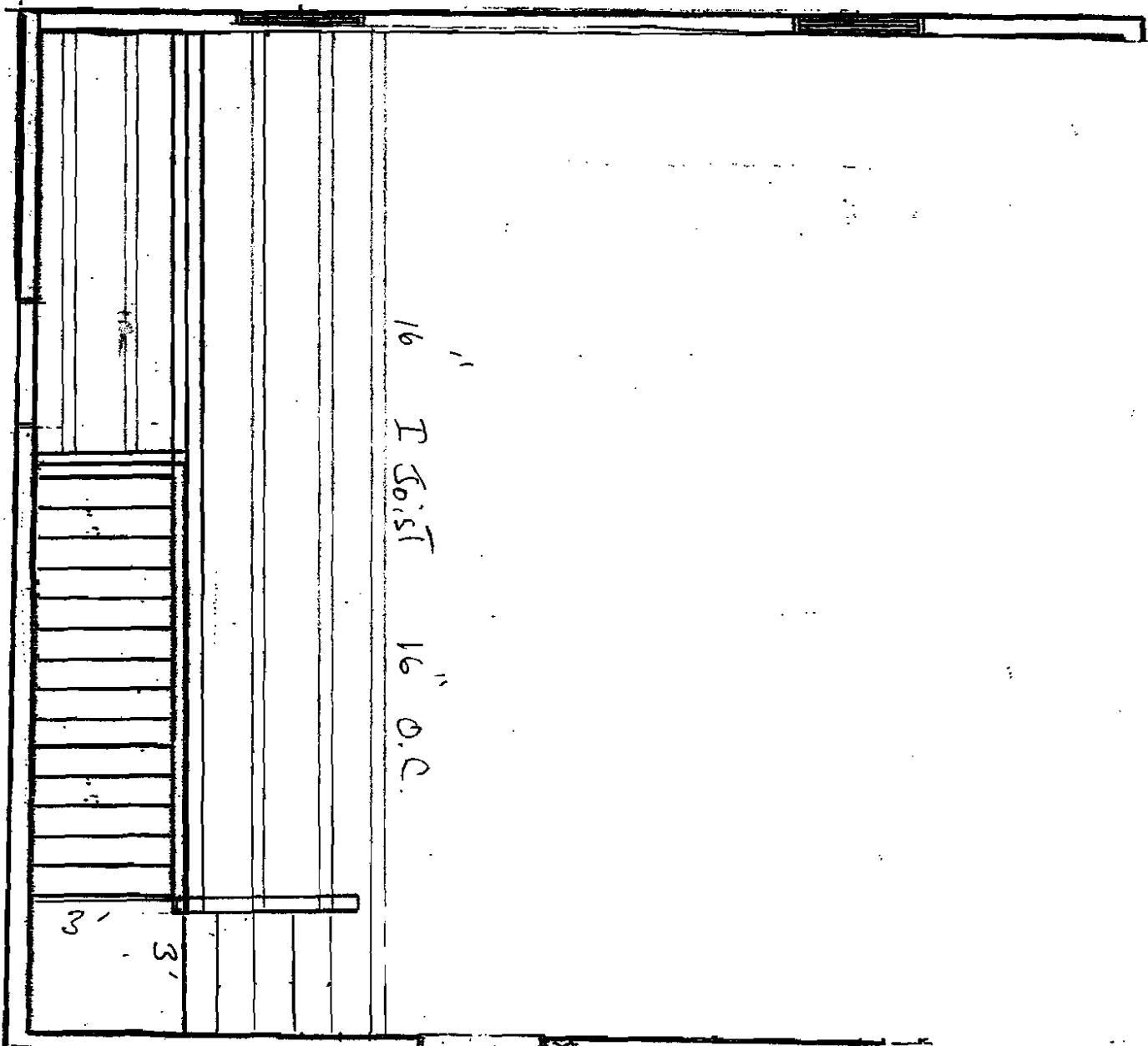
2x10 10x8

2x10 10x8 2' 016'



IC



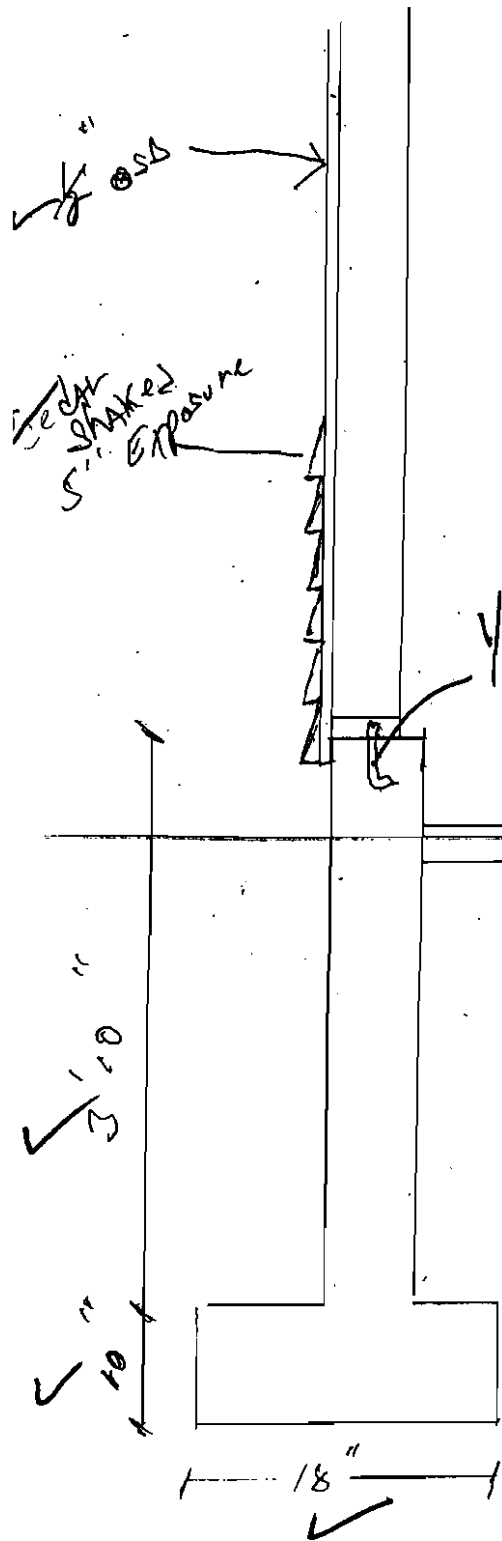


16" I Joist 16" O.C.

3'

3'



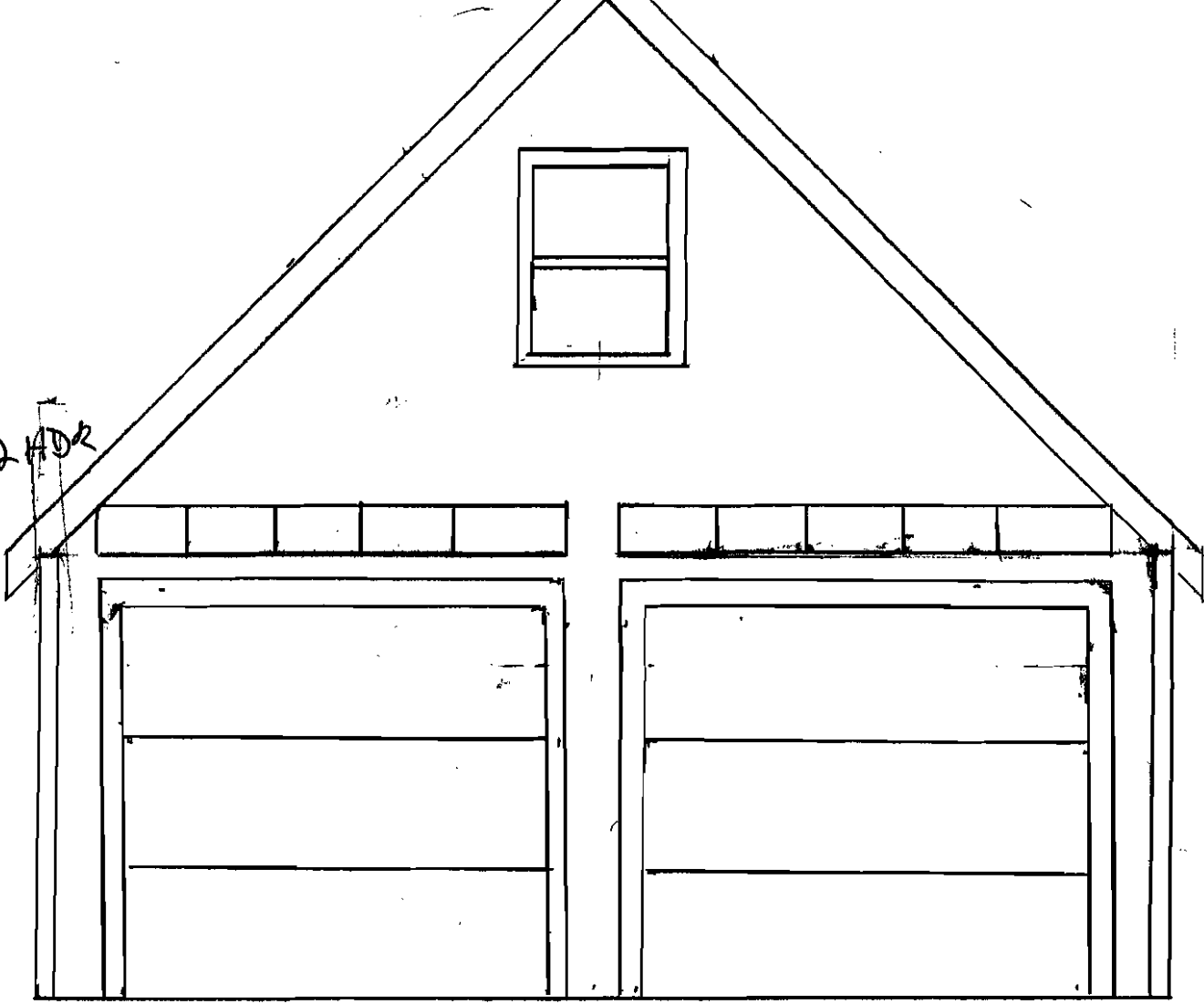


- ✓ 1 - 3'0" x 6'8" ENTRY DOOR
- ✓ 2 - 9' x 8' garage doors
- ✓ 6 - 3' x 3' Exterior vinyl windows!

STRUCTURAL SAND ✓

S.C

3-2x12 HDR  
above  
angle  
looks



28 2nd  
confirmed  
by contractor  
8/2/10  
J.C.

2nd floor

Plan of Deck

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City of Portland Maine

1"=30'

Used for zoning

### CRESCENT AVENUE

PUBLIC-50' WIDE

N17°34'14"E  
141.77'

25.00'

S72°25'45"E  
109.00'

N/F  
EDWARD I. & MARTHA G. FRAGER  
4073/278  
TM 83B LOTS H-011 & H-012

N/F  
STUART C. LAUGHLIN  
2480/32  
TM 83B LOTS H-006, H-007,  
H-008 & H-009

N72°25'45"W  
109.00'

S17°34'15"W  
22.11'

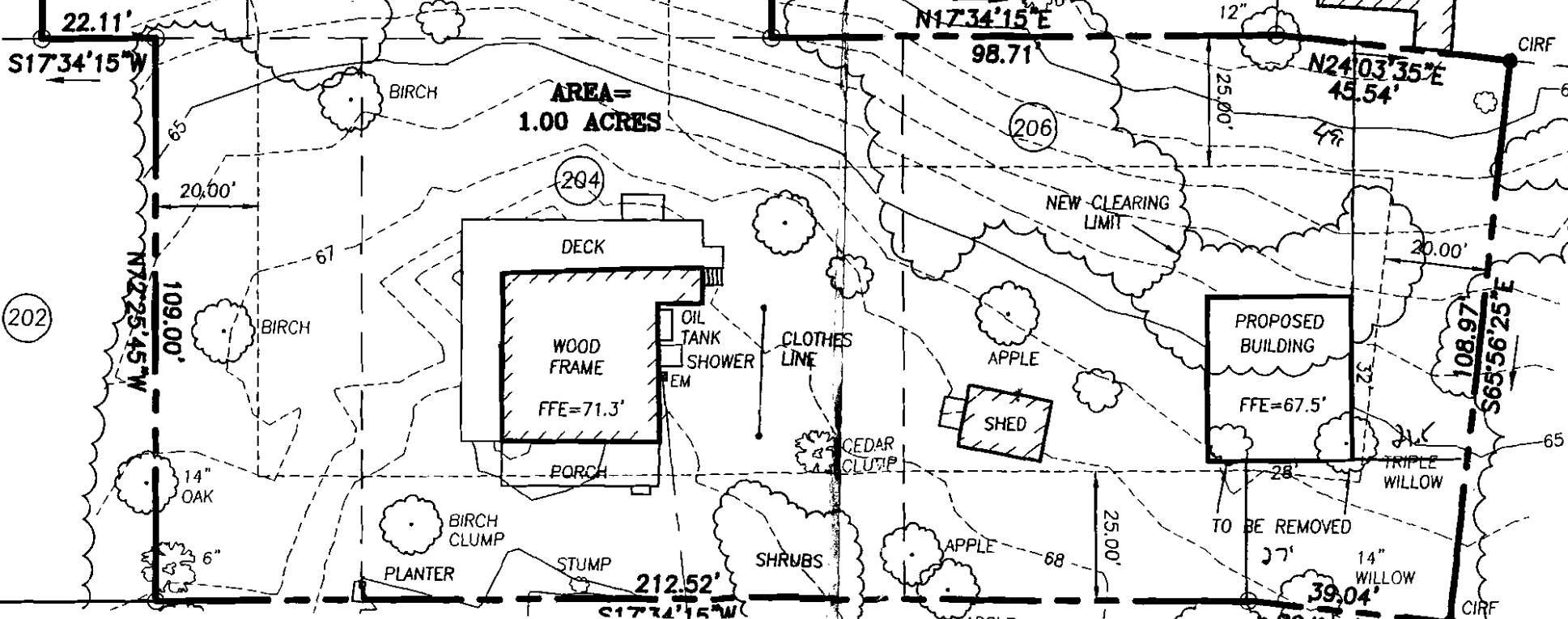
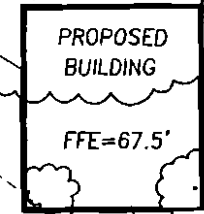
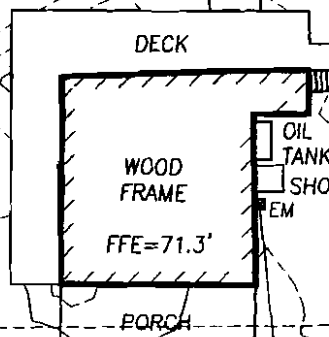
N72°25'45"W  
109.00'

AREA=  
1.00 ACRES

N17°34'15"E  
98.71'

N24°03'35"E  
45.54'

S65°56'25"E  
108.97'



N/F  
CITY OF PORTLAND  
3747/278  
TM 83B LOT H-003