

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 08-0209	Issue Date:	CBL: 085 F043001
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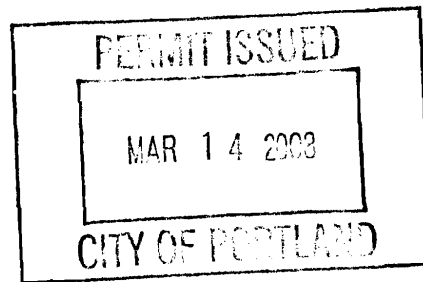
Location of Construction: 10 MAPLE ST, Peaks Island	Owner Name: CASSIDY THOMAS P	Owner Address: 10 MAPLE ST	Phone: 202-256-1060
Business Name:	Contractor Name: Michael Langella	Contractor Address: 382 Pleasant Ave Peaks Island	Phone: 2076328229
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: IR2

Past Use: Single Family Home	Proposed Use: Single Family Home with renovation	Permit Fee: \$50.00	Cost of Work: \$2,692.00	CEO District: 1
Proposed Project Description: Replace outside stairway, install new support structure.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	
		Signature: _____		Signature: <i>Jm</i> 3/12/03
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: lmd	Date Applied For: 03/07/2008	Zoning Approval
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- 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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <i>N/A</i>	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
<i>OK w/cond. had</i> Date: 3/10/08 <i>ASm</i>	Date: _____	Date: _____ <i>ASm</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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

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.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers
- 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.~~

Michael Langella
Signature of Applicant/Designee

3/14/08
Date

Thomas N. Mackley
Signature of Inspections Official

3/12/08
Date

City of Portland, Maine - Building or Use Permit

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Permit No: 08-0209	Date Applied For: 03/07/2008	CBL: 085 F043001
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Location of Construction: 10 MAPLE ST, Peaks Island	Owner Name: CASSIDY THOMAS P	Owner Address: 10 MAPLE ST	Phone: 202-256-1060
Business Name:	Contractor Name: Michael Langella	Contractor Address: 382 Pleasant Ave Peaks Island	Phone: (207) 632-8229
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family Home with renovation	Proposed Project Description: Replace outside stairway, install new support structure.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 03/10/2008

Note:**Ok to Issue:**

- 1) This permit is being issued with the condition that all the work will take place within the existing footprint.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 03/12/2008

Note:**Ok to Issue:**

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.



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.

Location/Address of Construction: <u>10 Maple St. Peaks Island</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>85 F 43</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Thomas P. Cassidy</u> Address <u>2022 Columbia Rd NW</u> <u>Washington DC</u> City, State & Zip <u>20009</u>	Telephone: <u>202 256-1000</u> <u>202 293-8144</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>2690.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Single family</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Single family</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Renovation of stairs (outside)</u> <u>Apply residential skirt - installing new</u> <u>support structures.</u>		
Contractor's name: <u>Michael Langella</u> Address: <u>382 Pleasant Ave</u> City, State & Zip: <u>Peaks Island Me</u> Telephone: <u>207 632 8229</u> Who should we contact when the permit is ready: <u>Mike Langella</u> Telephone: <u>Same</u> Mailing address: <u>Same</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, 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: _____ Date: 3/19/08

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

1001



Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at www.portlandmaine.gov, in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

One (1) complete set of construction drawings must include:

- Cross sections w/framing details
- Floor plans and elevations existing & proposed *N/A applicable*
- ms* Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- ms* Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2003
- ms* Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Reduced plans or electronic files in pdf format are required if originals are larger than 11" x 17"
- Proof of ownership is required if it is inconsistent with the assessors records

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

✓ **Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost
This is not a Permit; you may not commence any work until the Permit is issued.**

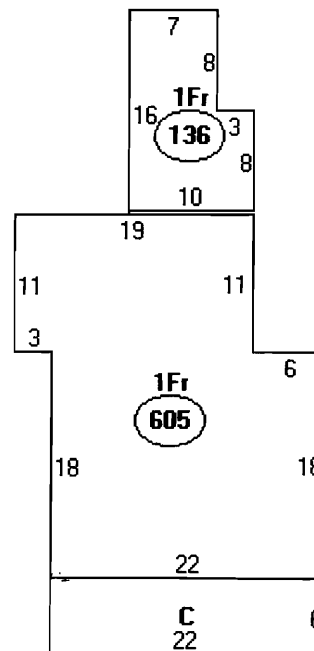
Michael Langella

From: "Cassidy, Thomas" <TCassidy@williamsmullen.com>
To: <mlangell@maine.rr.com>
Sent: Monday, February 04, 2008 10:15 PM
Attach: 01036101.jpg
Subject: FW: Emailing: 01036101.jpg

10 Maple St.
Peaks Island

From: Cassidy, Thomas
 Sent: Mon 2/4/2008 3:40 PM
 To: Cassidy, Thomas
 Subject: Emailing: 01036101.jpg

<<01036101.jpg>>



Descriptor/Area

A: 1Fr
 605 sqft
 B: 1Fr
 136 sqft
 C: OFF
 132 sqft



replace



Replace ↑
New on same footprint

RECORD OF BUILDINGS

GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

YEAR 19

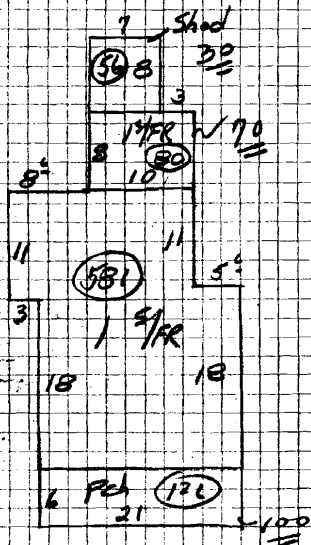
YEAR 19

Footprint in 1951

CONSTRUCTION		
FOUNDATION	FLOOR CONST.	PLUMBING
CONCRETE	WOOD JOIST	BATHROOM
CONCRETE BLOCK	STEEL JOIST	TOILET ROOM
BRICK OR STONE	MILL TYPE	WATER CLOSET
PIERS	REIN. CONCRETE	LAVATORY
CELLAR AREA FULL	FLOOR FINISH	KITCHEN SINK
NO. CELLAR		STD. WAT. HEAT
EXTERIOR WALLS	CEMENT	AUTO. WAT. HEAT
CLAPBOARDS	EARTH	ELECT. WAT. SYST.
WIDE SIDING	PINE	LAUNDRY TUBS
DROP SIDING	HARDWOOD	NO PLUMBING
NO SHEATHING	TERRAZZO	TILING
WOOD SHINGLES	TILE	BATH FL. & WCOT.
ASBES. SHINGLES		TOILET FL. & WCOT.
STUCCO ON FRAME	ATTIC FLR. & STAIRS	LIGHTING
STUCCO ON TILE	INTERIOR FINISH	ELECTRIC
BRICK VENEER		NO LIGHTING
BRICK ON TILE		NO. OF ROOMS
SOLID BRICK		BSMT. 2ND
STONE VENEER		1ST 3RD
CONC. OR CIND. BL.		OCCUPANCY
TERRA COTTA		SINGLE FAMILY
VITROLITE		TWO FAMILY
PLATE GLASS		APARTMENT
INSULATION		STORE
WEATHERSTRIP		THEATRE
ROOFING		HOTEL
ASPH. SHINGLES		OFFICES
WOOD SHINGLES		WAREHOUSE
ASBES. SHINGLES		COMM. GARAGE
SLATE TILE		GAS STATION
METAL		ECONOMIC CLASS
COMPOSITION		OVER BUILT
ROLL ROOFING		UNDER BUILT
INSULATION		DT. 8-21-50 AR. 30
		LD. 98-5 PD. 30
		MS. 98-5 CK. 32

COMPUTATIONS	
UNIT	1951
581 S. F.	910
S. F.	
ADDITIONS	+200
BASEMENT	+50
WALLS	+80
ROOF	+30
FLOORS	-20
ATTIC	
FINISH	
FIREPLACE	
HEATING	
PLUMBING	+240
TILING	
TOTAL	1490
FACT. +10	90
REP. VAL.	1580

THE CHALET COTTAGE



SUMMARY OF BUILDINGS											
OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D	SOUND VAL.	TAX VAL.
Dw9	A 1 1/2 F 1 1/2	F. C.	45		F	1580	50%	790	A		475
	B					CARD 2		870	B		525
	C								C		
	D								D		
	E								E		
	F								F		
	G								G		
YEAR	1951					1951 TOTAL BLDGS.				1660	1000
TAX VAL.						19				19	
OLD VAL.						19				19	
CHANGE						19				19	



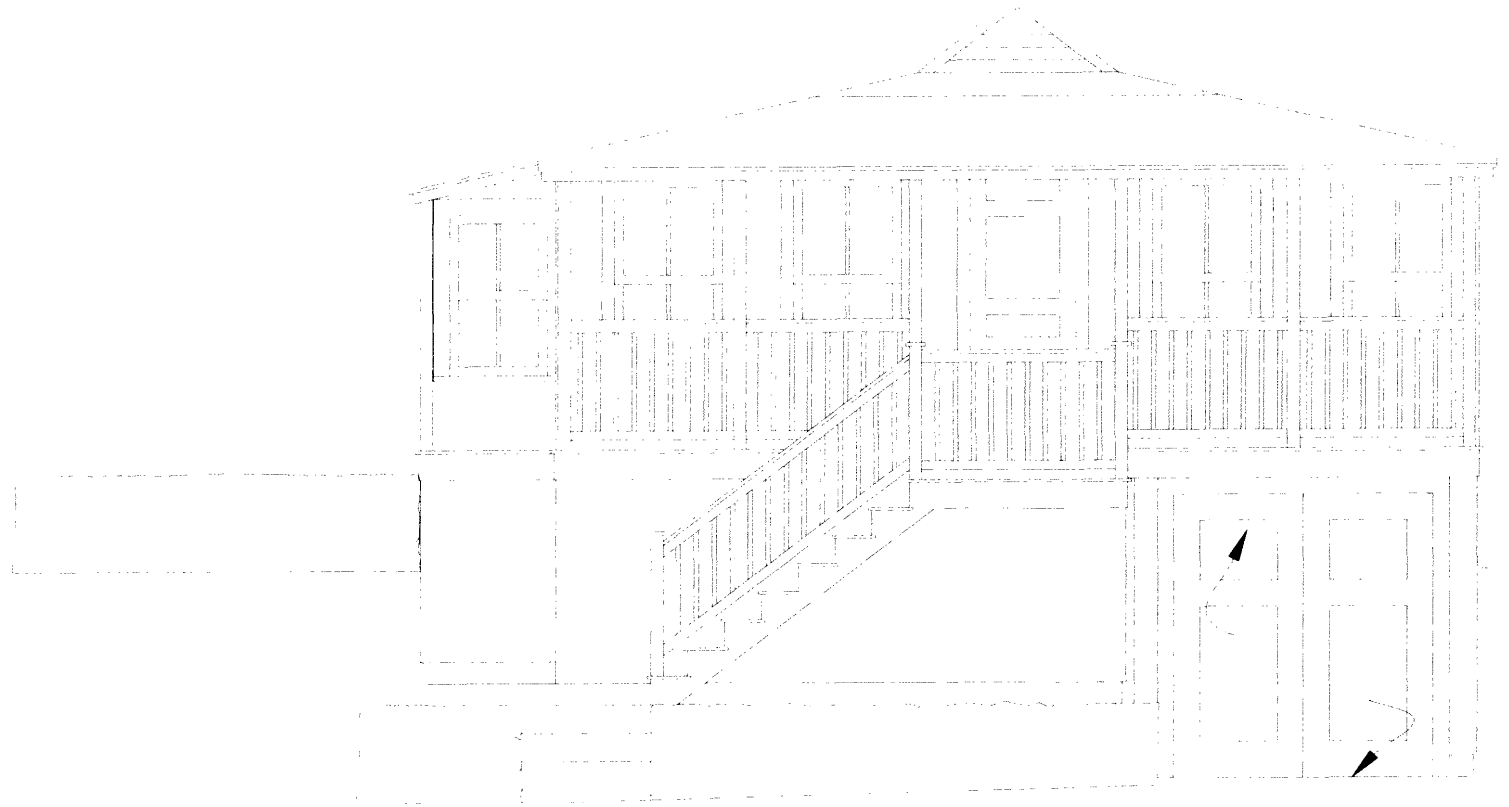
← Old walls
demolished.
New skirt installed



2X6

PT just existing

Old skirt demolished



B



Langella Construction Co.
382 Pleasant Ave.
Peaks Island, Maine
(207) 766-3067 (Home), (207) 632-8229 (Cell)

February 11, 2008

Tom Cassidy
2022 Columbia Rd. N.W. Apt. 612
Washington, D. C. 20009

Description of work to be completed at 10 Maple St. Peaks Island.

Demolition of the existing front staircase and attached support structure.
Demolition of the covered porch skirting shingles and the attached support structure.
Removal of all the debris to the local transfer station.
Digging 8-9 holes for new concrete pads for the new porch structure. All post holes will be at least 40" deep.
Leveling and supporting the existing front wall of the cottage with new floor supports and new 6" x 6" PT posts.
Building a new support structure for the covered porch
Building a new front staircase on the same footprint. The staircase with contain balusters not a solid exterior wall.
Installing new PT (pressure treated) skirting around the perimeter of the porch and new staircase.
Installing new pre-primed trim boards on the porch and staircase.
Priming and staining the new skirt, staircase, balusters, etc.
Removal of two old windows on the southeast side of the building.
Installing new Anderson double-hung windows and surrounding window trim.

Estimated materials needed:

30 - 2 x 4 x 8' PT @ \$3.86	\$ 115.80
10 - 2 x 4 x 12' PT @ \$5.99	\$ 59.90
10 - 2 x 6 x 8' PT @ \$5.99	\$ 59.90
10 - 2 x 6 x 12' PT @ \$8.90	\$ 89.90
6 - 2 x 6 x 16' PT @ \$12.67	\$ 77.82
9 - 6 x 6 x 8' PT @ \$22.10	\$ 198.90
3 - 2 x 12 x 14' PT @ \$28.38	\$ 85.14
30 - 1 x 8 x 16' PT @ \$1.12 per foot	\$ 537.60
6 - 1 x 6 x 16' pre-primed pine @ \$1.54 per foot	\$ 147.84
2 - 1 x 4 x 16' pre-primed pine @ \$1.44 per foot	\$ 46.08
48 - square balusters @ \$1.39	\$ 66.72
100' - cedar decking @ \$1.66 per foot	\$ 166.00
30 - Concrete bags @ \$4 per bag	\$ 120.00
30 - joist hangers @ \$1.25	\$ 37.50
9 - post anchors @ \$30	\$ 127.00
9 - concrete bolts @ \$.30	\$ 2.70
various nails and bolts	\$ 125.00
2 Anderson windows with screens	\$ 500.00
Total estimated material cost	\$2691.99

Mike Kangella Contractor
632-8229

Tom Cassidy -

2 1/2" PT handrail
3/4" top Rail on Inside

Calluses:
1 1/2" sq cut + 2 1/4" space

