

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT
PERMIT

PERMIT ISSUED
Permit Number: 051212
SEP 22 2005
CITY OF PORTLAND

This is to certify that LANGELLA MICHAEL J & LINDRA LANGELLA S/O
has permission to Build a 22 x 14 addition, shed, gazebo, & enclosure decks
AT 382 PLEASANT AVE PI 092 E017001

provided that the person or persons, firm or organization accepting this permit shall comply with all of the provisions of the Statutes of this State 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 when permission procured before this building or part thereof is lated or enclosed-in. 24 HOUR 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

Jeannie Bowke 9/22/05
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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: 05-1212	Issue Date: SEP 22 2005	CBL: 092 8017001	<i>239</i>
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Location of Construction: 382 PLEASANT AVE PI	Owner Name: LANGELLA MICHAEL J & SAND	Owner Address: 382 PLEASANT AVE CITY OF PORTLAND	Phone:
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: <i>IR-2</i>

Past Use: Single Family home	Proposed Use: Single Family Home/ Build a 22 x 14 addition, shed, gazebo, & enclose decks	Permit Fee: \$291.00	Cost of Work: \$30,000.00	CEO District: 2
Proposed Project Description: Build a 22 x 14 addition, shed, gazebo, & enclose decks		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3</i> Type: <i>SB</i> <i>IRL-2003</i>	
		Signature	Signature <i>JMB 9/22/05</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) <i>1</i>				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: Idobson	Date Applied For: 08/24/2005	Zoning Approval
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Special Zone or Reviews <input checked="" type="checkbox"/> Shoreland <i>W/in shore bound but well over 75' to the m</i> <input type="checkbox"/> Wetland <input 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: <i>JMB 9/20/05</i>	Zoning Appeal <input type="checkbox"/> Variance 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

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-1212	Date Applied For: 08/24/2005	CBL: 092 E017001
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Location of Construction: 382 PLEASANT AVE PI	Owner Name: LANGELLA MICHAEL J & SAND	Owner Address: 382 PLEASANT AVE	Phone:
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Single Family Home/ Build a 22 x 14 addition, shed, gazebo, & enclose decks

Build a 22 x 14 addition, shed, gazebo, & enclose decks

Dept: Zoning **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 09/22/2005

Note: 9/19/05 left vm w/Michael L. For info on review checklist items **Ok to Issue:**
 9/20 he called back and came in to revise, still need window factor & foundation details

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

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 09/22/2005

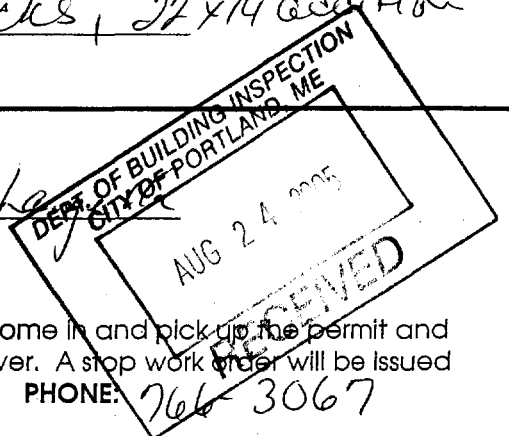
Note: **Ok to Issue:**

- 1) Specifications for the spiral stair must be submrtted to this office pnor to installation
- 2) Permit approved based on the plans submrtted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 3) Separate permits are required for any electrical, plumbing, or heatmg.

All Purpose 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>382 Pleasant Ave</u>		
Total Square Footage of Proposed Structure <u>House - 560 ft² Gazebo - 70 ft² Shed - 120 ft²</u>	Square Footage of Lot <u>18,000 ft²</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>92</u> Block# <u>E</u> Lot# <u>17</u>	Owner: <u>Michael Langella</u>	Telephone: <u>(Cell) 632-8227</u> <u>766-3067 (H)</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Michael Langella</u> <u>382 Pleasant Ave</u> <u>Peaks Island ME 04008</u>	cost Of Work: \$ <u>30,000</u> Fee: \$
Approximately how long has it been vacant: <u>one</u>		
Proposed use: <u>Gazebo, Shed, new decks, 27x14 addition -</u>		
Project description: <u>1</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Michael Langella</u>		
Mailing address: <u>Same</u>		
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>766-3067</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: <u>Michael Langella</u>	Date: <u>8.24.05</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

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.

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

- 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.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature]
Signature of Applicant/Designee

9/22/05
Date

[Signature]
Signature of Inspections Official

9/22/05
Date

CBL: 92-E-17

Building Permit #: 05-1212

Mike Langella
382 Pleasant Ave.
Peaks Island, Maine **04108**

Gazebo Specifications (see drawing and map)

All 6 posts will be anchored to the ledge, some less than 2' deep, others 3-4' deep. Each cement pad will have a post anchor embedded in the cement. 6" x 6" PT posts will be attached to the post anchors.

The floor will be built with 2 x 8 PT joists and headers. All headers will be supported and/or lagged to the posts. All joists will be attached with joist hangers.

5/4 PT deck planks will be screwed to the joists to create the gazebo floor.

The gazebo will have a wooden skirt comprised of PT 1 x 3 boards screwed to a support frame comprised of 2 x 4 PT.

The roof will be supported by 6 turned posts attached to the floor. The railings will be at least 37" high attached to the turned posts. The PT square balusters will be spaced no less than 4' apart.

The gazebo roof will be supported by 2 x 8 rafters attached to headers comprised of three 2 x 6's. The headers will be covered with pine trim boards. The ceiling will be covered with pine bead board.

The roof will be covered with 5/8" plywood and 3-tab 25 year shingles.

The gazebo will be connected to a 3' wide wooden staircase located directly to the east of the structure which will be attached to one side of the structure and lead to the grounds of the house.

Product Features and Benefits

STANDARD™ Insulating Concrete Forms

STANDARDICFs™ have a unique Modified FlatWall™ interior design that combines with the 2 3/8-inch thick MEPS foam panels to provide exceptional form strength and superior overall thermal resistance.

STANDARDICFs™ are very strong. With a 2 1/2 inch thick uniform wall thickness and the wall-tie brackets embedded in 3 7/8 inches of 1.5 net cured weight foam, STANDARD ICFs™ are among the strongest forms on the market. The manufacturing quality control procedures test every 28th form to make sure they will withstand 80 psi. of internal pressure on all three cavities simultaneously.

STANDARDICFs™ have excellent quality controls during manufacturing to ensure that the MEPS foam panels have a uniform density of 15 lbs. (net cured weight) and smooth, flat exterior surfaces. Additionally, every 28th form is tested to withstand 80 psi. of internal pressure in all three cavities simultaneously.

STANDARDICFs™ have a thermal resistance R-Value of R-26+ by calculation and up to R-50 in performance.

STANDARD ICFs™ have strong tongue and groove edge jointing with interlocking stop blocks and notches that ensure stability, strength, and alignment of the wall assembly during installation and concrete placement.

STANDARDICFs™ have a 11 1/4-inch overall form width that conforms to the width of 2 x 12 dimensional lumber. No need to rip or add material to make window and door bucks.

STANDARDICFs™ have 1 5/8-inch x 16-inch stud flanges that align to form an uninterrupted and continuous wall stud, from footing to rafters, every 12-inch on center to provide an excellent fastening surface for installing dry wall and exterior siding materials.

STANDARDICFs™ have wall tie stud brackets and larger (3-inch wide x 16-inch high) corner brackets that are recessed 1/2-inch below the foam surface creating a stronger form and a more substantial and durable substrate.

STANDARD ICFs™ have wall tie brackets designed and laid out to improve concrete flow and minimize material waste.

STANDARD ICFs™ have unique 48-inch (18 + 30) corner forms that provide excellent corner stability and alignment during assembly and concrete placement with little or no bracing.

STANDARD ICFs™ have a tongue and groove alignment system such that all of the hard



Fig. A Framing

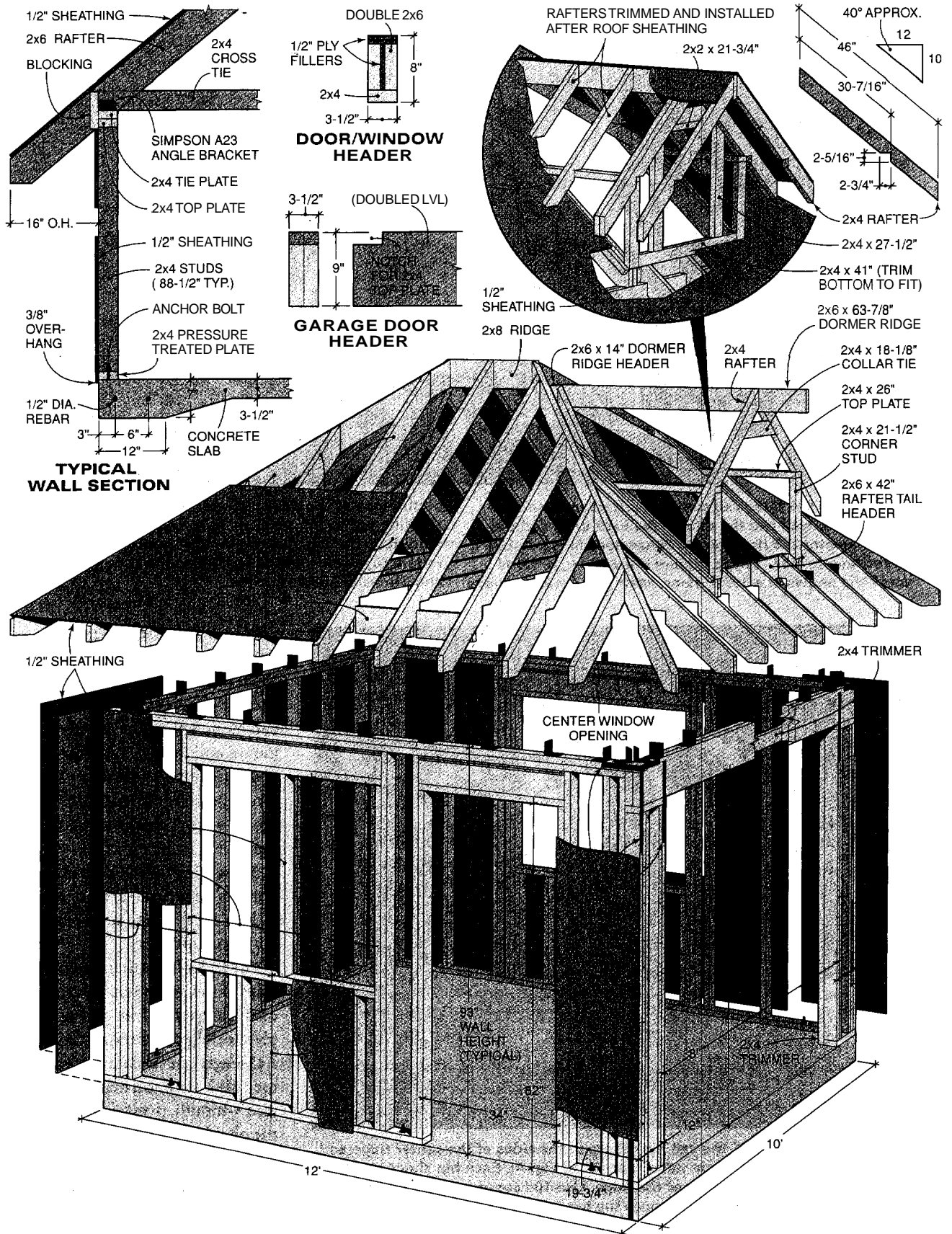




Fig. B Rafters

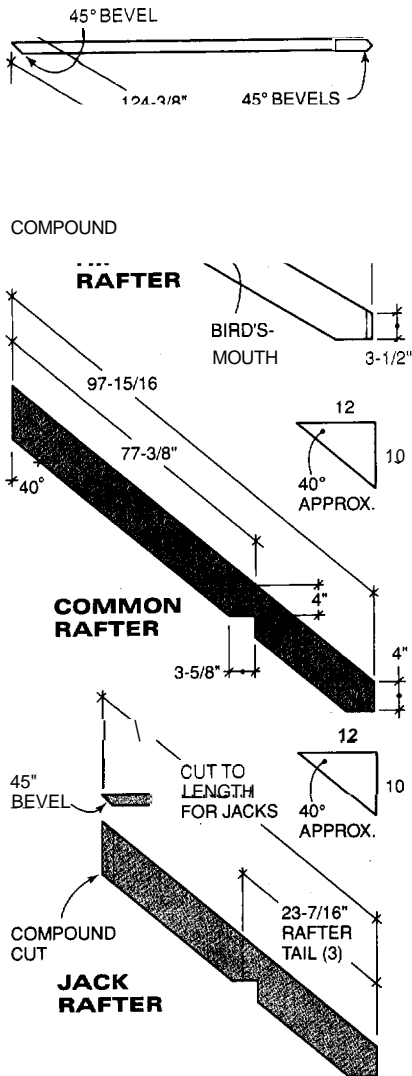
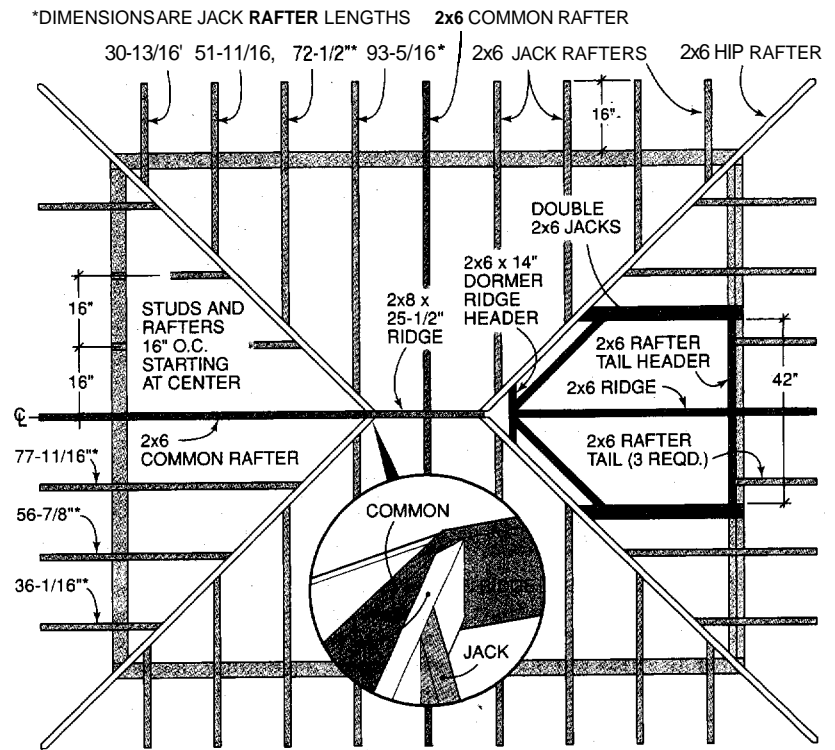
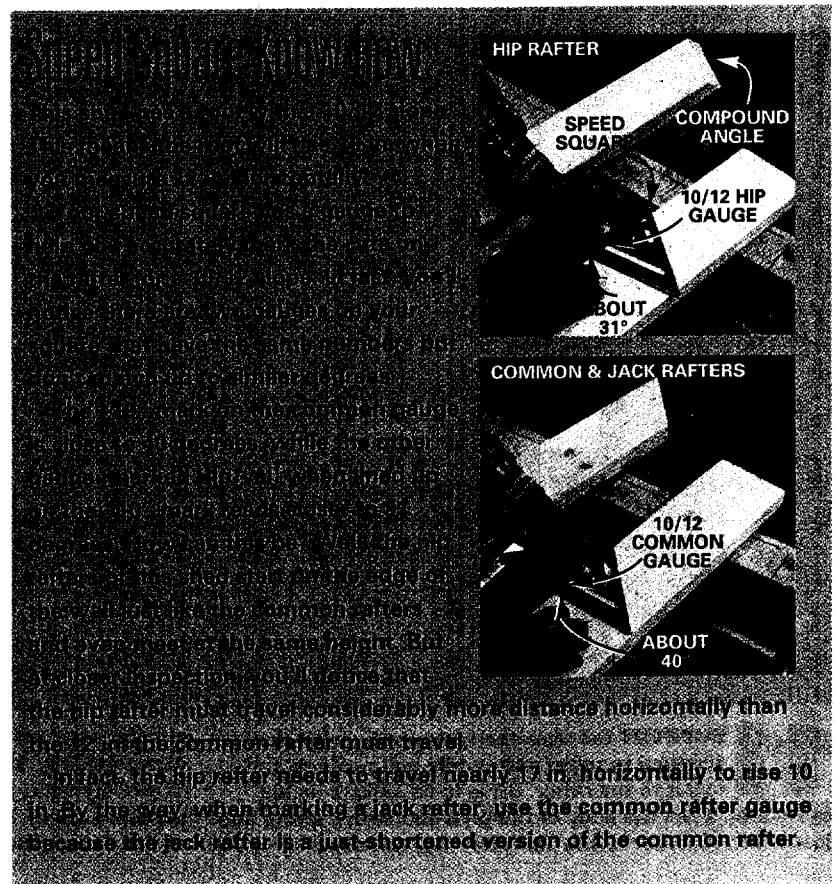


Fig. C Rafter Framing Details



tape parallel to the ridge board and hook it over the center common rafter. Keep the tape parallel to the ridge (and square to the common rafter) to ensure accurate placement. Mark each 16-in. center on the hip as you slide the hook end of the tape down along the common rafter. You'll see that these will correspond with the marks you have on the tie plates. To cut the length accurately, measure from your marks on the hip and measure to the outer edge of the marks on the

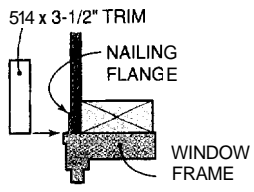
More SHED >>



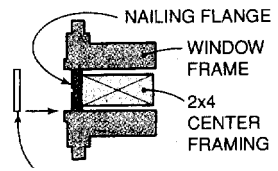


Storage Shed

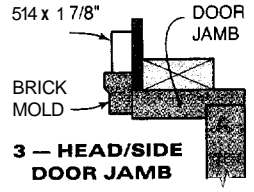
Fig. D Finishing



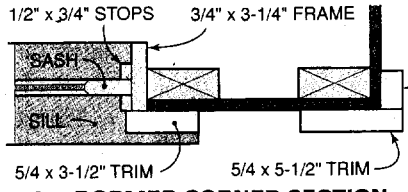
1 — HEAD/SIDE WINDOW JAMB



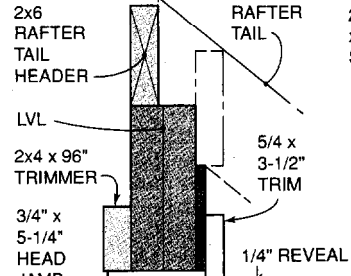
2 — CENTER WINDOW JAMB



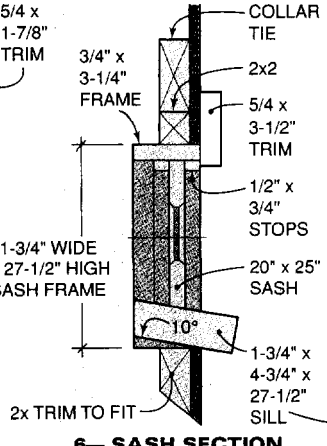
3 — HEAD/SIDE DOOR JAMB



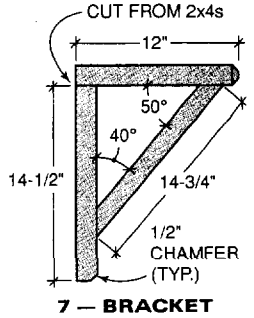
4 — DORMER CORNER SECTION



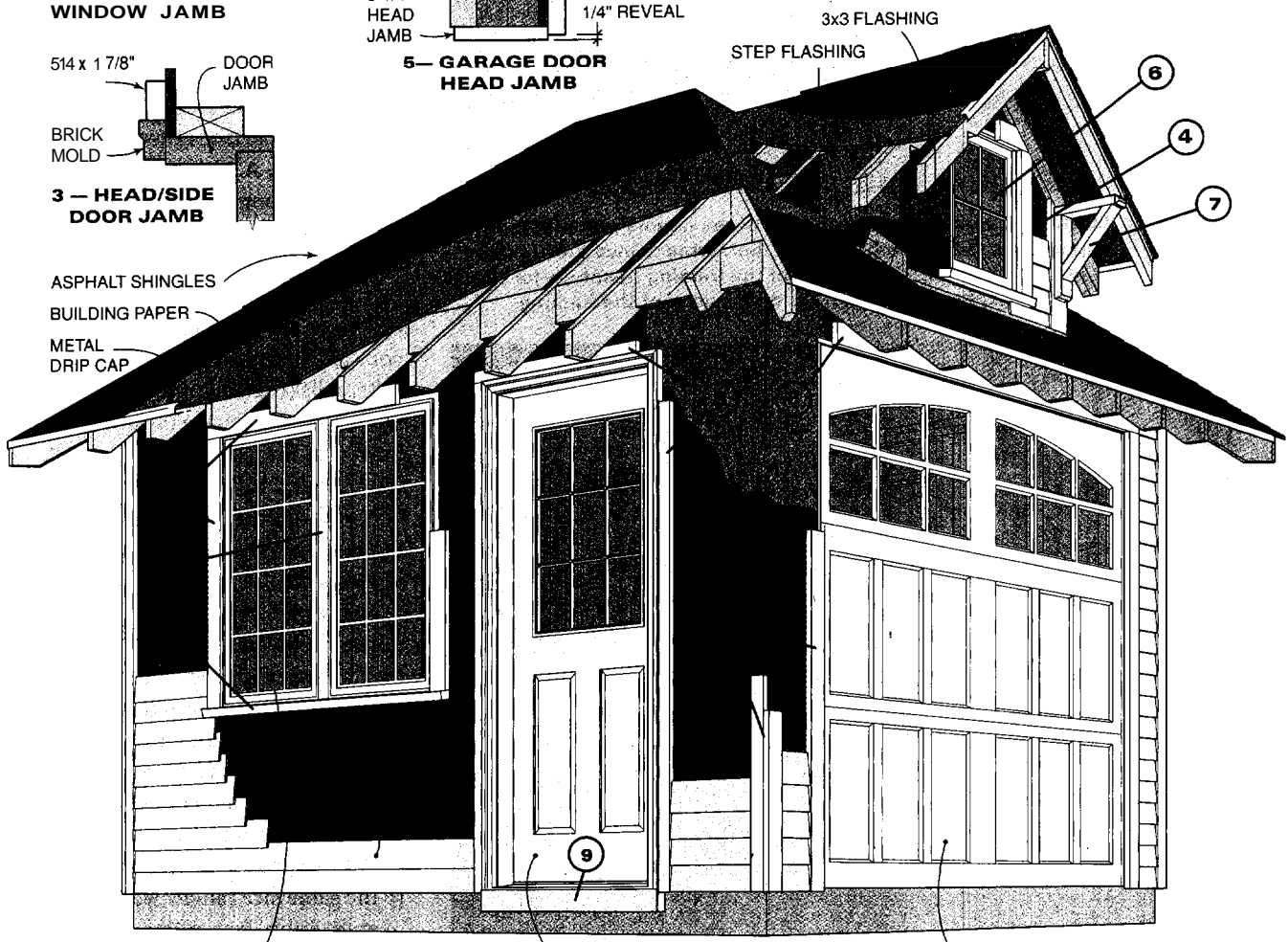
5 — GARAGE DOOR HEAD JAMB



6 — SASH SECTION



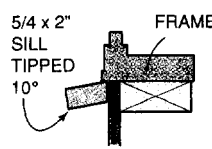
7 — BRACKET



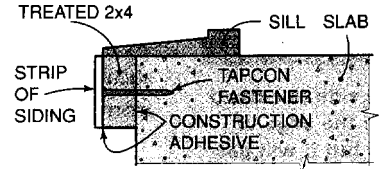
VINYL CLAD CASEMENT WINDOW

32" SERVICE DOOR

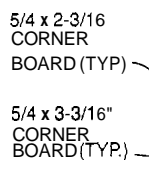
7' x 8' OVERHEAD DOOR



8 — WINDOW SILL



9 — DOOR SILL



10 — SHED CORNER SECTION

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 092 E017001
 Location 382 PLEASANT AVE P I
 Land Use SINGLE FAMILY

 Owner Address LANGELLA MICHAEL J & SANDRA AUBE-LANGELLA JTS
 382 PLEASANT AVE
 PEAKS ISLAND ME 04108

 Book/Page 11827/298
 Legal 92-E-17-39
 PLEASANT AVE 382
 ISLAND AVE PEAKS ISLAND
 17475 SF

IR-2

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$163,380	\$139,090	\$302,470

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$285,800	\$158,900	\$444,700

* Value subject to change based upon review of property status as of 4/1/06.
 The tax rate will be determined by City Council in May 2006.

Property Information

Year Built 1999	Style Cape	Story Height 1.5	sq. Ft. 1921	Total Acres 0.401		
Bedrooms 3	Full Baths 2	Half Baths	Total Rooms 8	Attic None	Basement Part	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

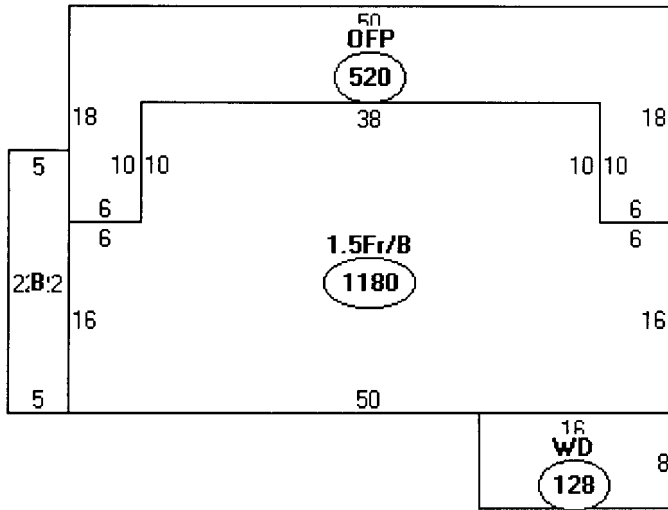
Date 02/01/1995	Type LAND	Price \$30,000	Book/Page 11827-298
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Picture and Sketch

Picture Sketch Tax Map

[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-



Descriptor/Area

- A: 1.5Fr/B
1180 sqft
- E: WD
110 sqft
- C: OFF
520 sqft
- D: WD
128 sqft

1938
22414 560
Garage 70
Shed 120

2,688

OK

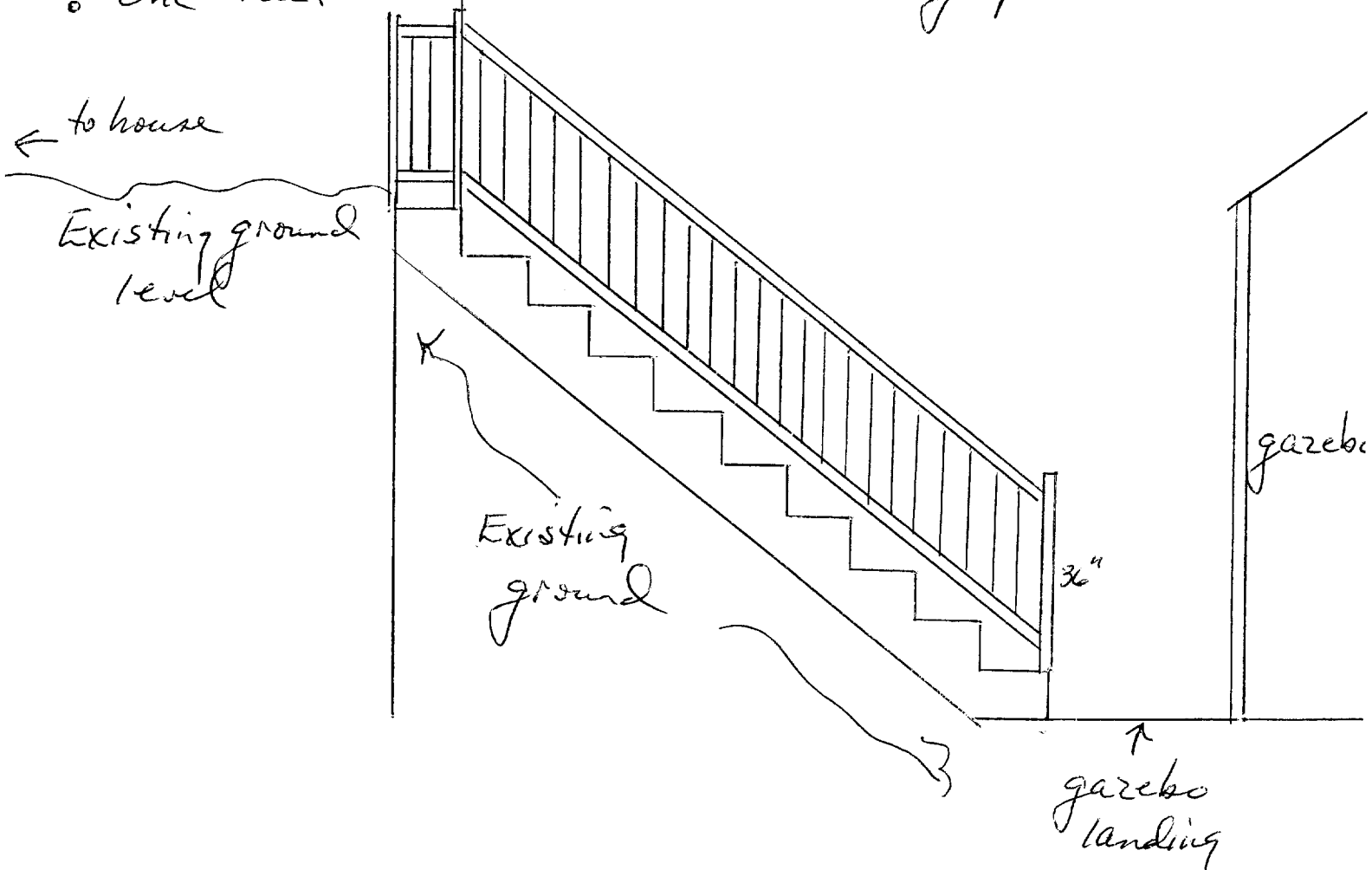
Lot 17,475
x 20%
3,495



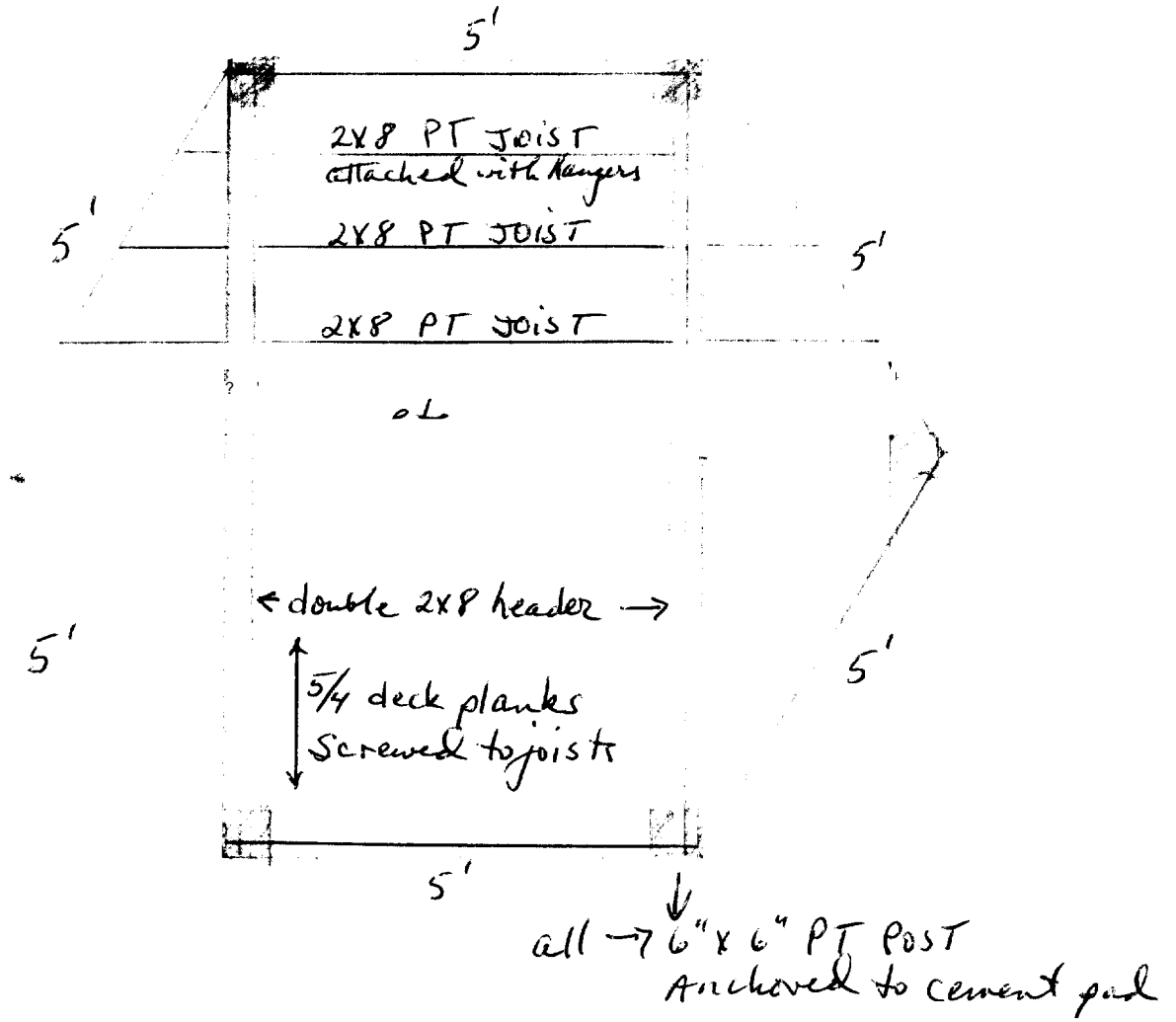
Staircase Design to Gazebo

Mike Langella - 632-8229
382 Pleasant Ave
Peaks Island Me 04108

- All risers $7\frac{3}{4}$ "
- All treads 12"
- All railings 36" + both sides of stairs
- all balusters - no more than $3\frac{1}{8}$ " spacing
- One rail will have attached handgrip



Gazebo Floor Plan



E OF SURVEY MARKERS FOUND
 NE MONUMENT, FLUSH TO GROUND
 NE MONUMENT, FLUSH TO GROUND
 FIRM, 3/4" ABOVE GROUND
 FIRM, 1/2" ABOVE GROUND
 FIRM, 1/2" ABOVE GROUND
 FIRM, 1/4" ABOVE GROUND
 FIRM, 1/4" ABOVE GROUND
 FIRM, 2" ABOVE GROUND
 FIRM, 3/4" ABOVE GROUND

Scale
 1" = 30'

