

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 02-1198	Issue Date:	CBL: 092 E022001
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Location of Construction: 639 Island Ave, <i>Peaks Id.</i>	Owner Name: Rindlaub Curtis C &	Owner Address: 19 Brook Ln	Phone: 207-766-5665
Business Name: n/a	Contractor Name: self	Contractor Address: Portland	Phone
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Additions - Dwellings	Zone: <i>IR-2</i>

Past Use: Single Family	Proposed Use: Single Family / Build new 412 sq. Ft detached garage / work shop / <i>family room above</i>	Permit Fee: \$65.00	Cost of Work: \$6,000.00	CEO District: 3
Proposed Project Description: Build new 412 sq. Ft. detached garage / work shop / <i>family room above</i>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <input checked="" type="checkbox"/> Type: <i>50</i> <i>12/10/02</i> Signature: <i>[Signature]</i>	

Signature:		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: gg	Date Applied For: 10/18/2002	Zoning Approval	
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland <i>N/A</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone <i>Panel 9 Zone C</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied</p> <p><i>OK with conditions</i></p> <p>Date: <i>8/12/02</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p><i>[Signature]</i></p> <p>Date:</p>
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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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 021198

Please Read Application And Notes, If Any, Attached

This is to certify that Rindlaub Curtis C &/self
has permission to Build new 412 sq. Ft. detached garage / work shop
AT 639 Island Ave, Peaks Island L 092 E022001

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 when permission is procured before this building or part thereof is laid or closed-in. **HEAVY 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

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

02 1198

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.

139 ISLAND AVE

Location/Address of Construction: <u>19 BROOK LANE, PEAKS ISLAND</u>		
Total Square Footage of Proposed Structure <u>412</u>	Square Footage of Lot <u>61,120</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>82</u> Block# <u>2</u> Lot# <u>10</u>	Owner: <u>CURTIS RINDLAUB, CAROL CARTER</u> <u>92 E 33-37 92 E 44</u> <u>92 E 22 92 E 46</u>	Telephone: <u>207-766-5665</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>207-766-5665</u> <u>CURTIS RINDLAUB</u> <u>19 BROOK LANE, PEAKS IS, ME</u> <u>04108</u>	Cost Of Work: <u>\$6,000</u> Fee: <u>\$ 65.00</u>
Current use: <u>PRIMARY RESIDENCE</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: _____		
Project description: <u>NEW CONSTRUCTION: DETACHED WORKSHOP</u>		
Contractor's name, address & telephone: <u>CURTIS RINDLAUB 766-5665</u>		
Who should we contact when the permit is ready: <u>CURTIS RINDLAUB 766-5665</u>		
Mailing address: <u>19 BROOK LANE, PEAKS ISLAND, ME 04108</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>766-5665</u>		

For personal use

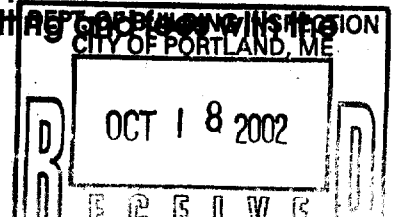
412 sq ft detached

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: 	Date: <u>10.16.02</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. Planning Department on the 4th floor of City Hall



2-1198

Zoning

Approved with Conditions

Mike Nugent

639 Island Ave, cor. of Brook Ln, Peaks Island
11/8/02 permit given to me from MJN for zoning review

11/21/2002

10/22/2002

Marge Schmuckal

11/21/2002

10/18/2002

gg

11/21/2002

mes

Application #: 2-1198

Department: Building

Approved with Conditions

Mike Nugent

Comments:

12/10/2002

10/22/2002

OK to Issue Permit Name: Mike Nugent Date: 12/10/2002

Conditions Section:

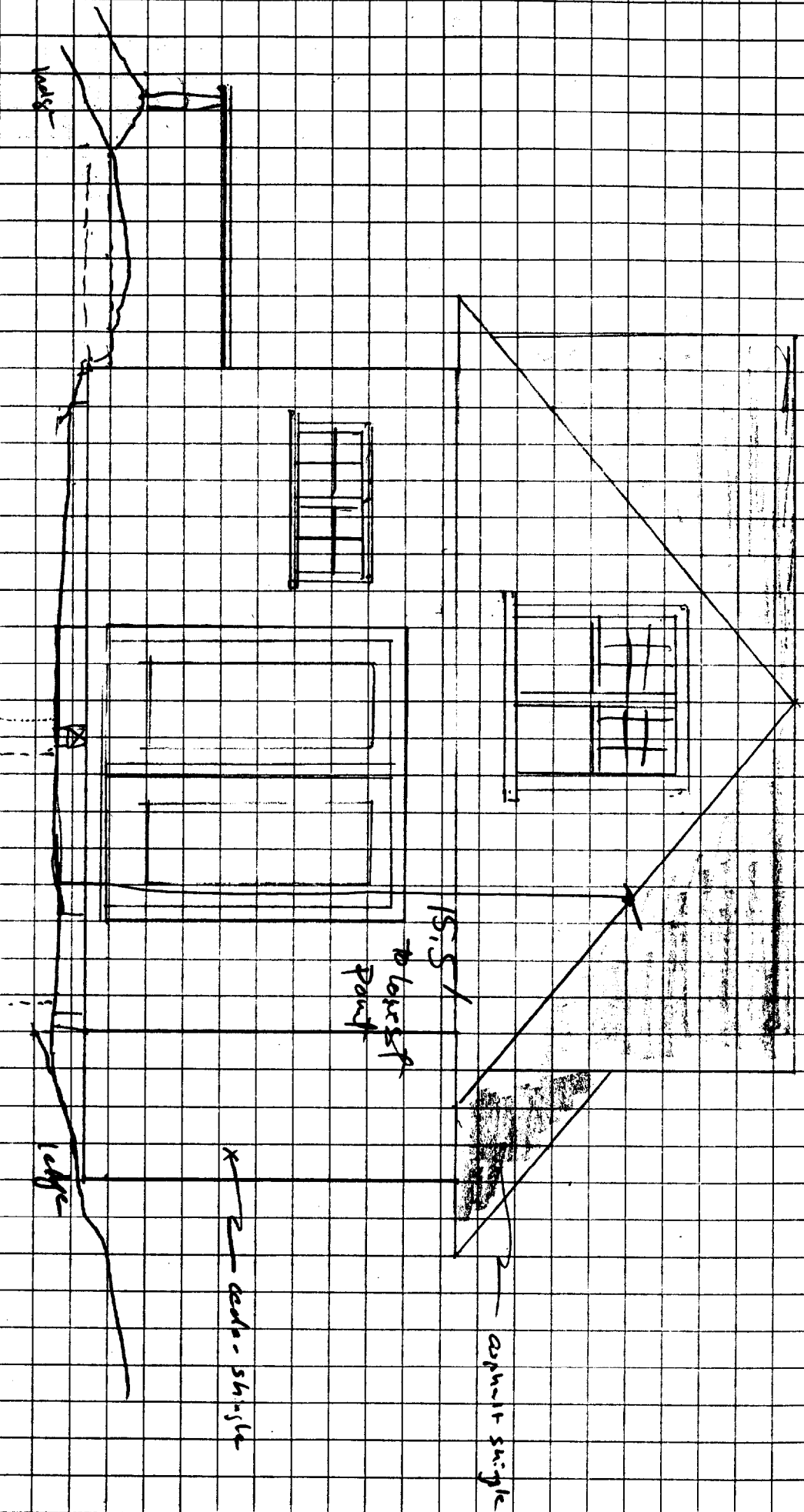
An additional pier is required in the north carrier MJN

Create Date: 10/18/2002 By: gg Update Date: 12/11/2002 By: mjn

FRONT WEST ELEVATION

1/4" = 1'

posts to ledge or 8" square timbers



cedar-shingle

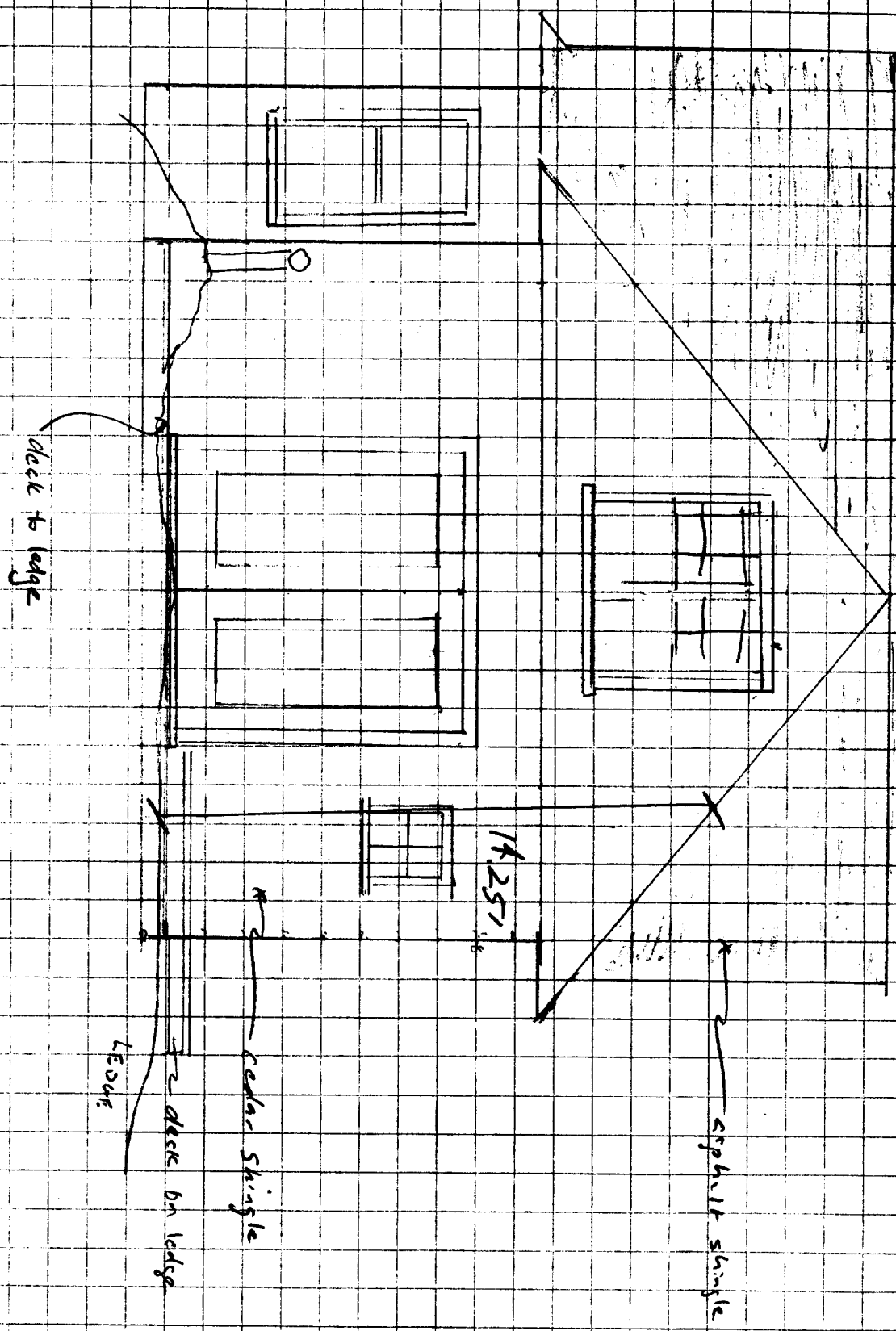
15.5' to lowest part

asphalt shingle

ledge

NORTH ELEVATION

1/4" = 1'



deck to ledge

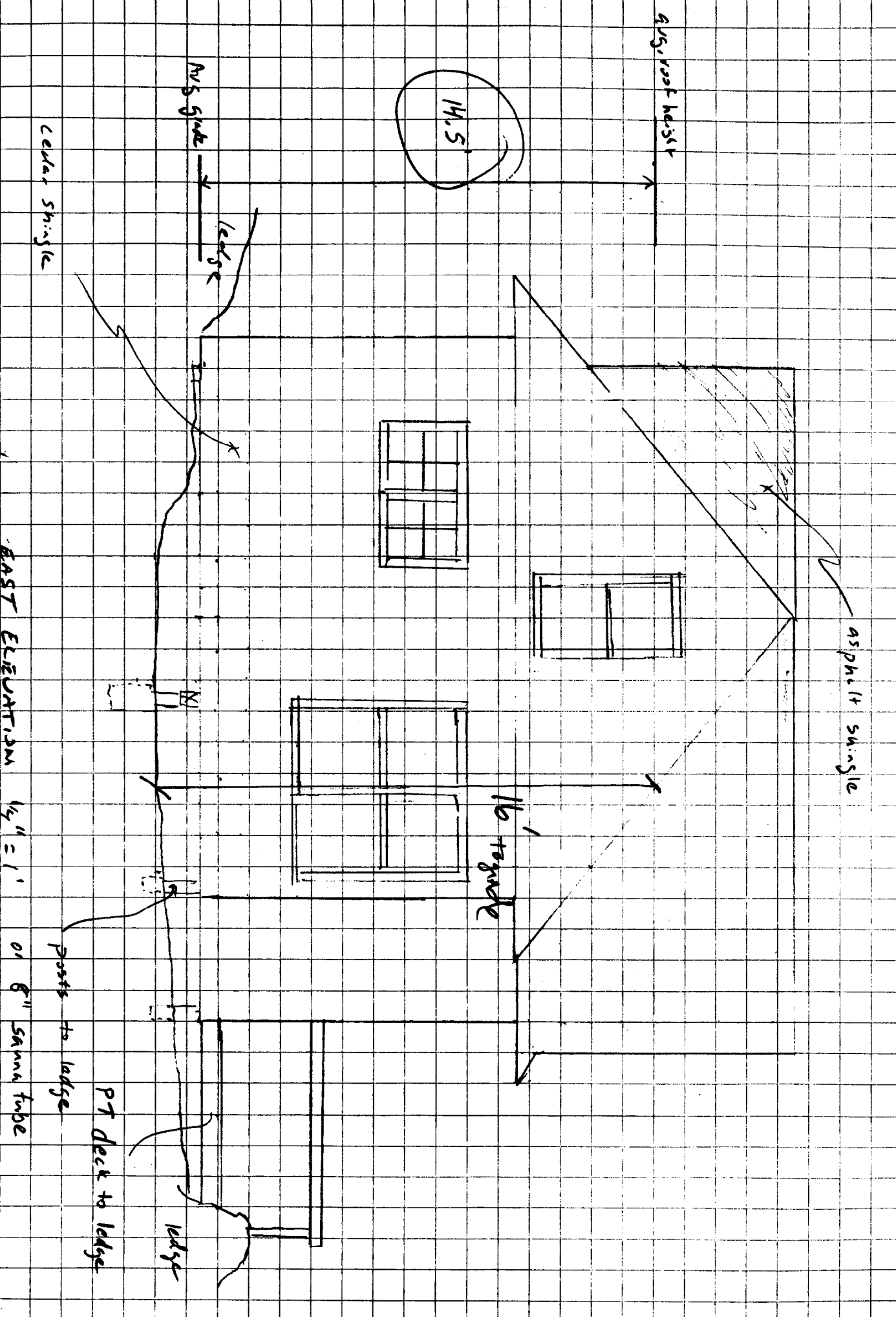
cedar shingle

deck on ledge

LEdge

asphalt shingle

14.25'



14.5'

avg. roof height

cedar shingle

N/S grade

ledge

asphalt shingle

1/2 to grade

EAST ELEVATION

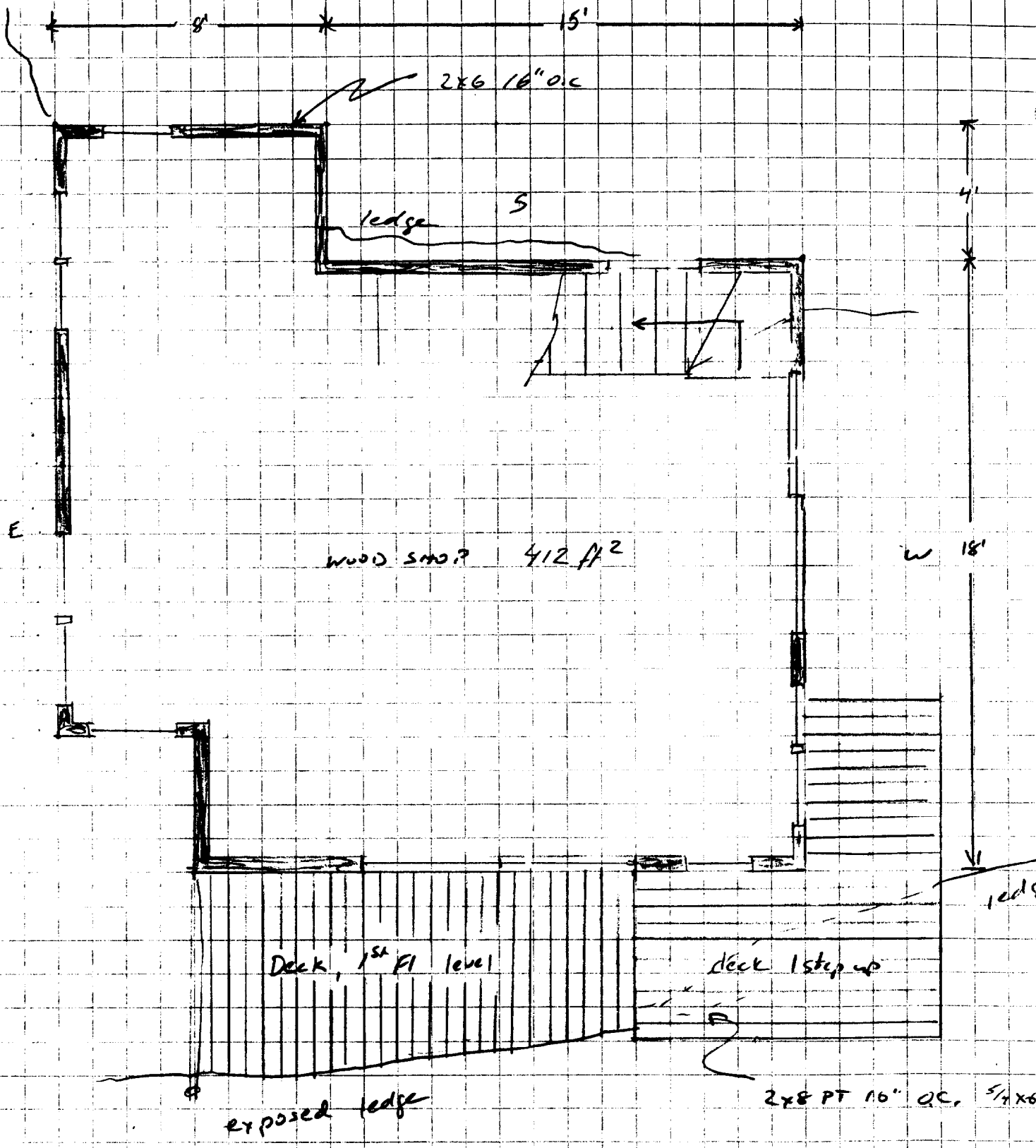
1/4" = 1'

or 8" square tube

posts to ledge

PT deck to ledge

ledge



FIRST FLOOR PLAN

$1/4" = 1'$

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 E022001
Location	639 ISLAND AVE
Land Use	SINGLE FAMILY
Owner Address	RINDLAUB CURTIS C & CAROL M CARTIER JTS 19 BROOK LN PEAKS ISLAND ME 04108
Book/Page	8711/270
Legal	92-E-22-25-30-33 TO 37 -44-46 ISLAND AVE BROOK LANE PLEASANT AV PEAKS ISLAND 62068 SF

Valuation Information

Land	Building	Total
\$61,740	\$74,340	\$136,080

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1895	Old Style	2	1448	1.425	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
3	1	1	5	None	Pier/slab

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB	1	1940	12X20	C	A

Sales Information

Date	Type	Price	Book/Page
04/08/1998	LAND + BLDING		13727-349
04/01/1989	LAND + BLDING	\$128,000	

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!

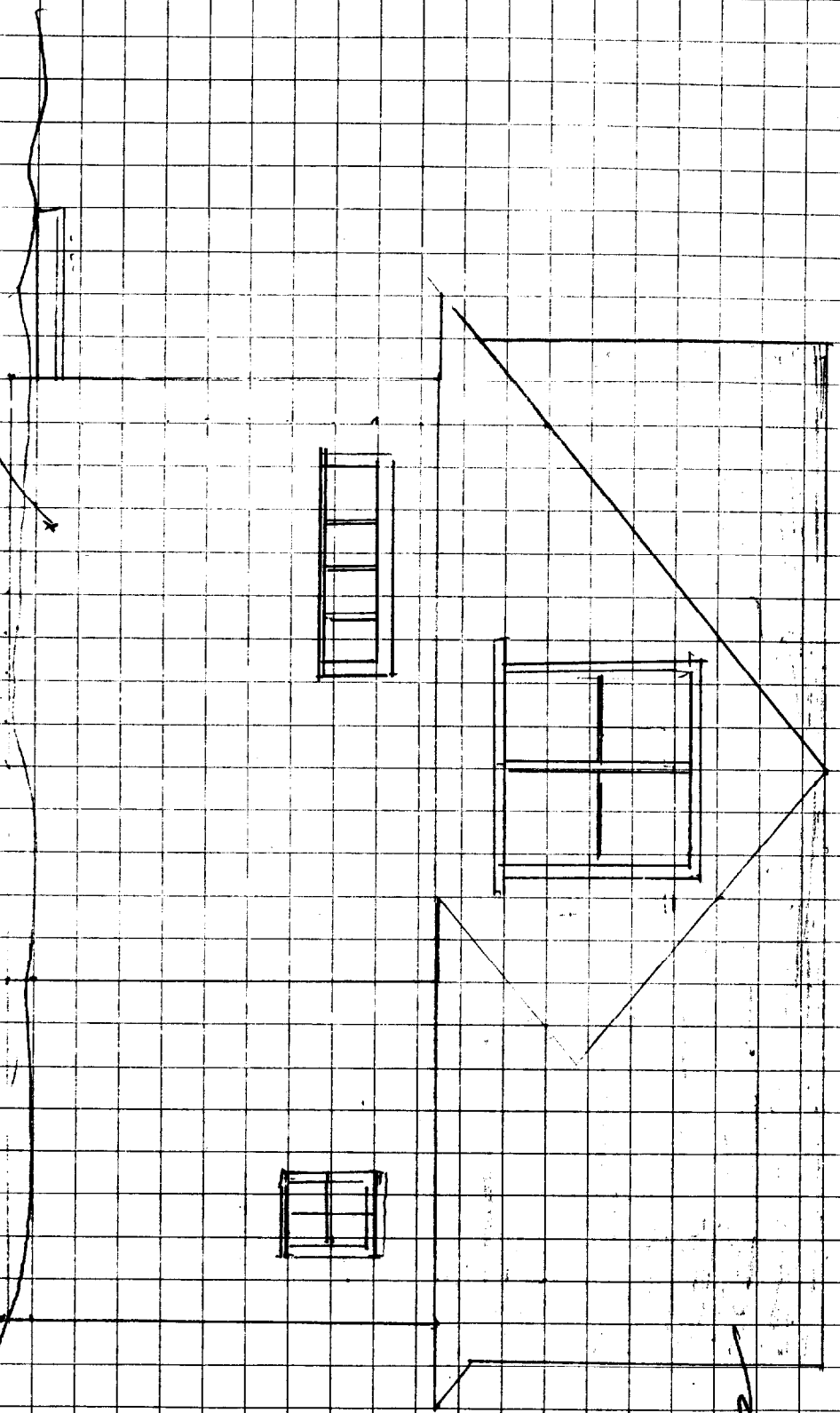


SOUTH ELEVATION 1/4" = 1'

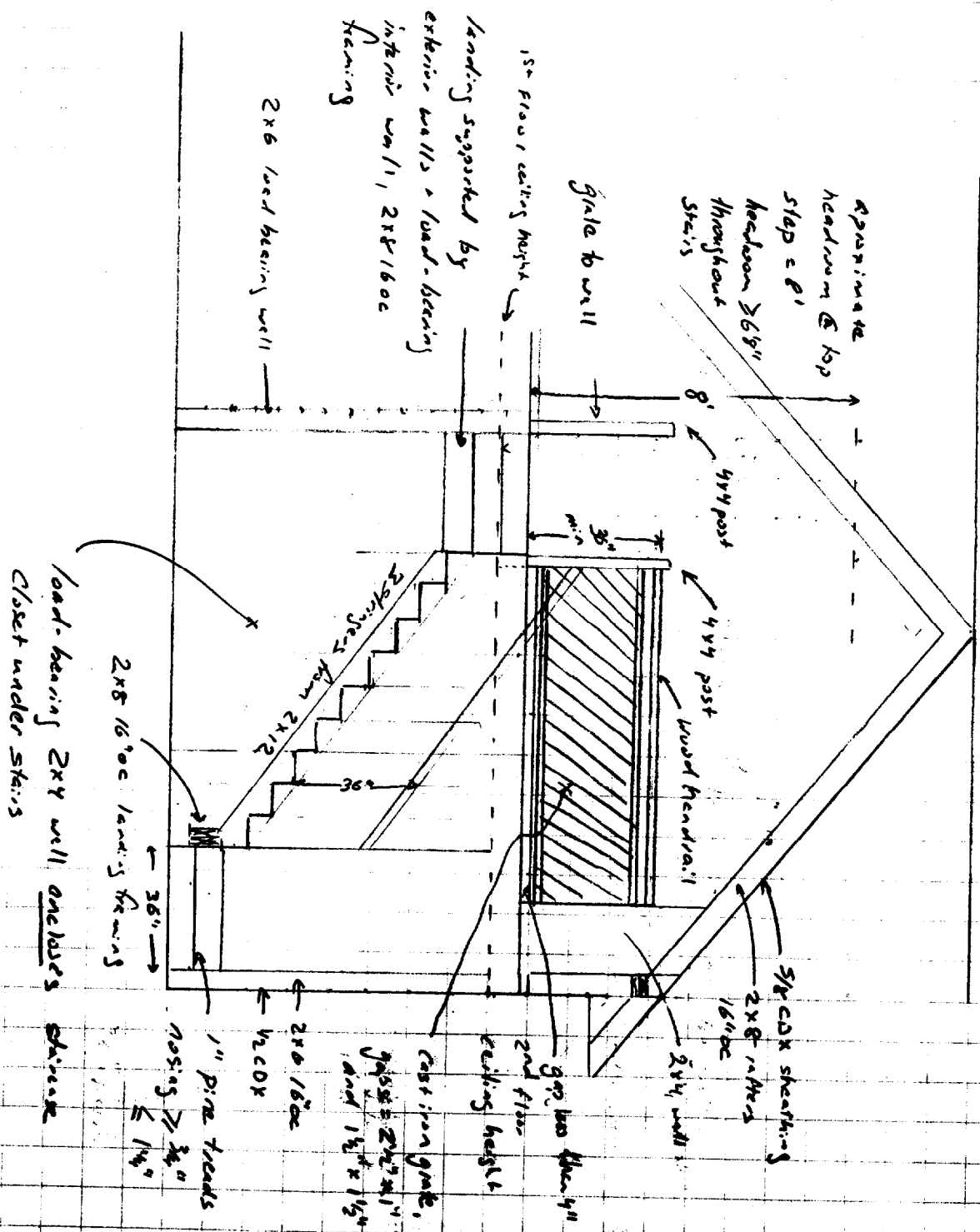
Cedar Shingle

ledge in 15/32" x 1/2"

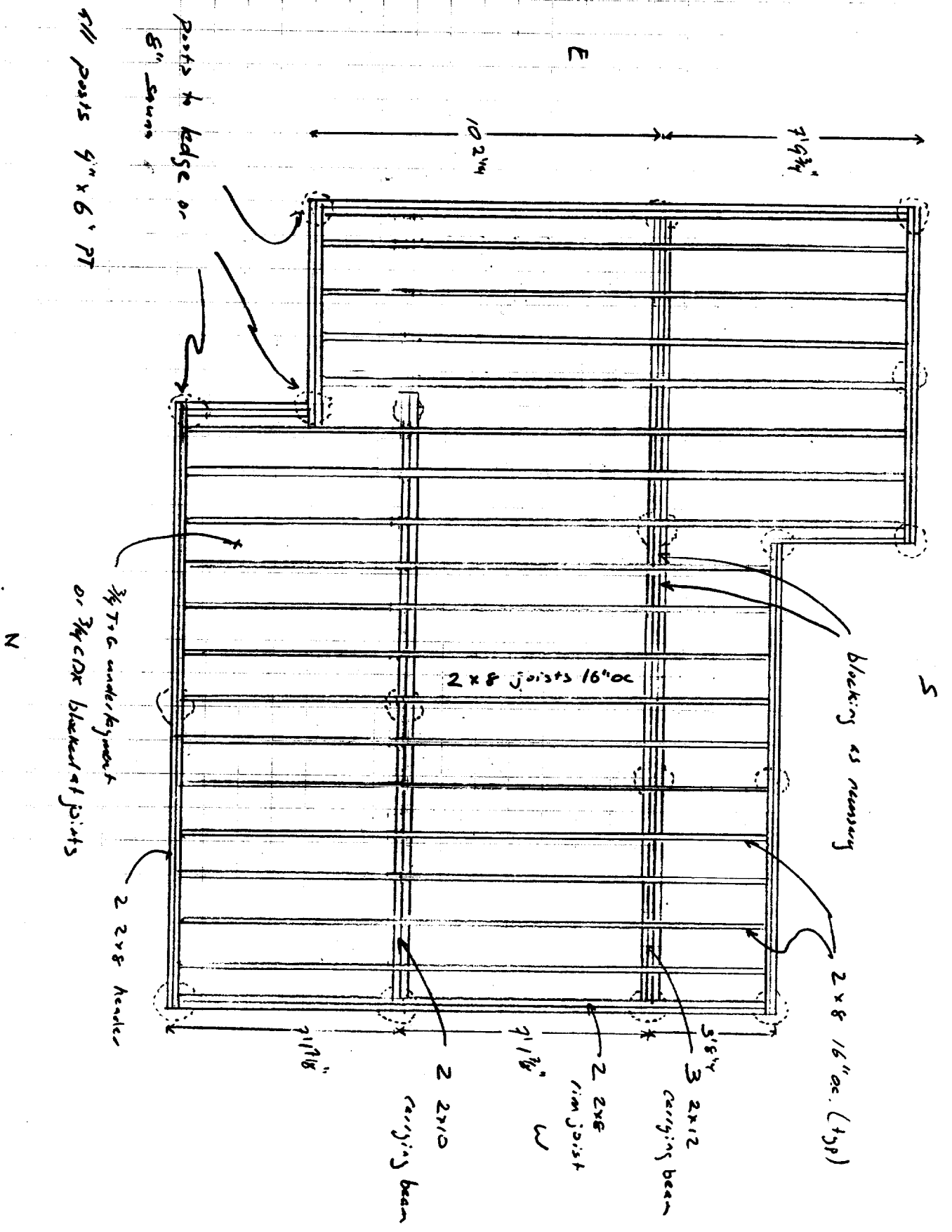
asphalt shingle



STAIR ELEVATION
1/4" = 1'



1st FLOOR FRAMING PLAN + FOUNDATION PLAN
 SCALE 1/4" = 1'



posts to ledge or
5" squares

all posts 4" x 6" PT

3/4" T&G underlayment
or 3/4" CDX blocking at joists

2 x 8 joists 16" oc

blocking as necessary

2 x 8 16" oc. (top)

3 x 12
carrying beam

2 x 8
rim joist

2 x 10
carrying beam

2 x 8 Header

N

E

2ND FLOOR FRAMING PLAN

Scale 1/4" = 1'

Dead load: 12 psf
 Live load: 40 psf
 Wk1 load: 52 psf

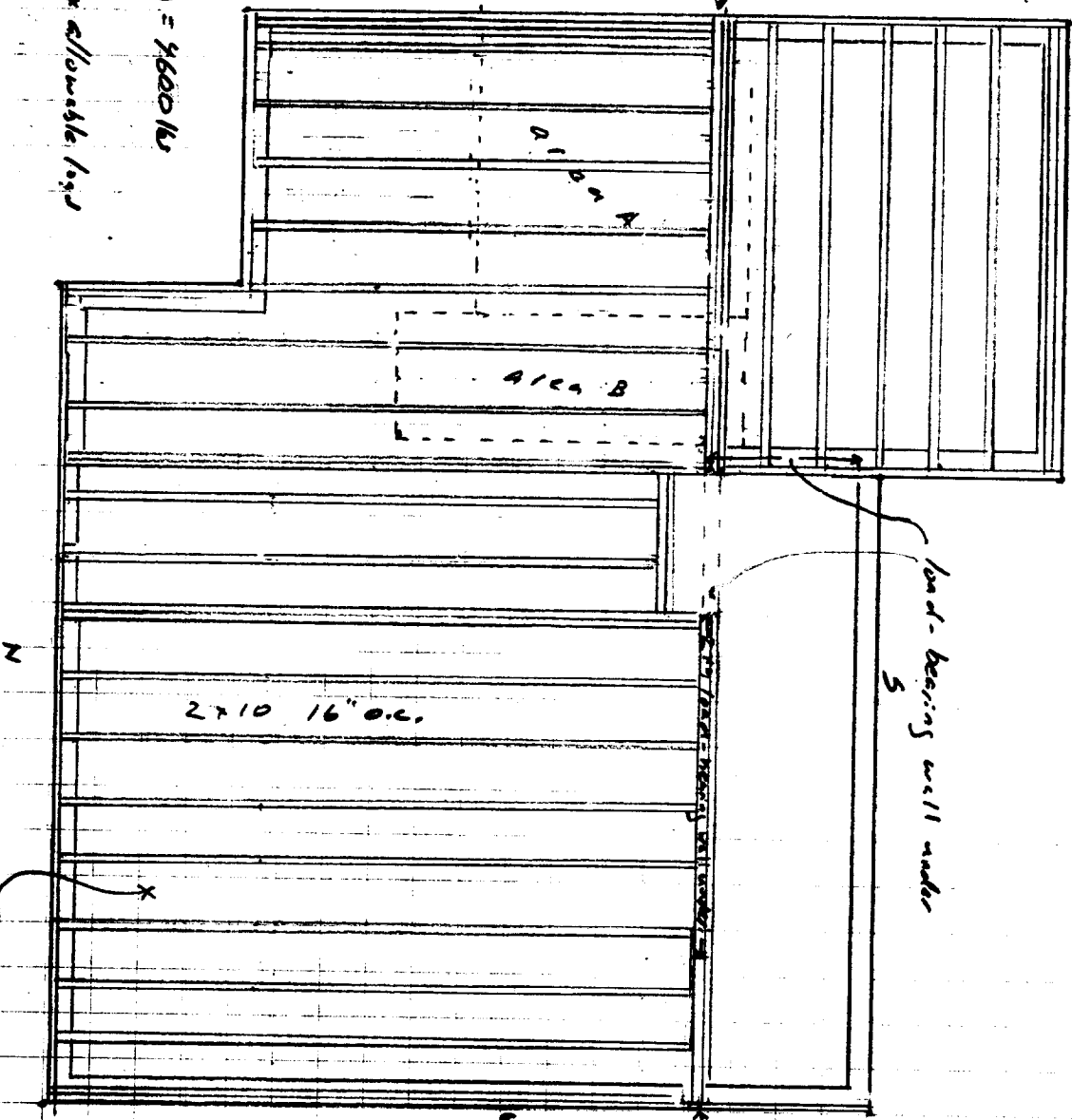
Beam #1 →
 3 2x10x10"

Beam #1 load calculation

Supported area A: 36 ft²
 Supported area B: 23.5 ft²
 Wk1 load = 58.5 psf
 x load = 52 lb/ft²
 Total load = 3042 lbs

Back beam load for 4x12 header
 10' span at span/360 deflection
 = 460 lbs/ft. ft
 max allowable load (460x10) = 4600 lbs

✓ Total load is less than max allowable load



load-bearing wall under

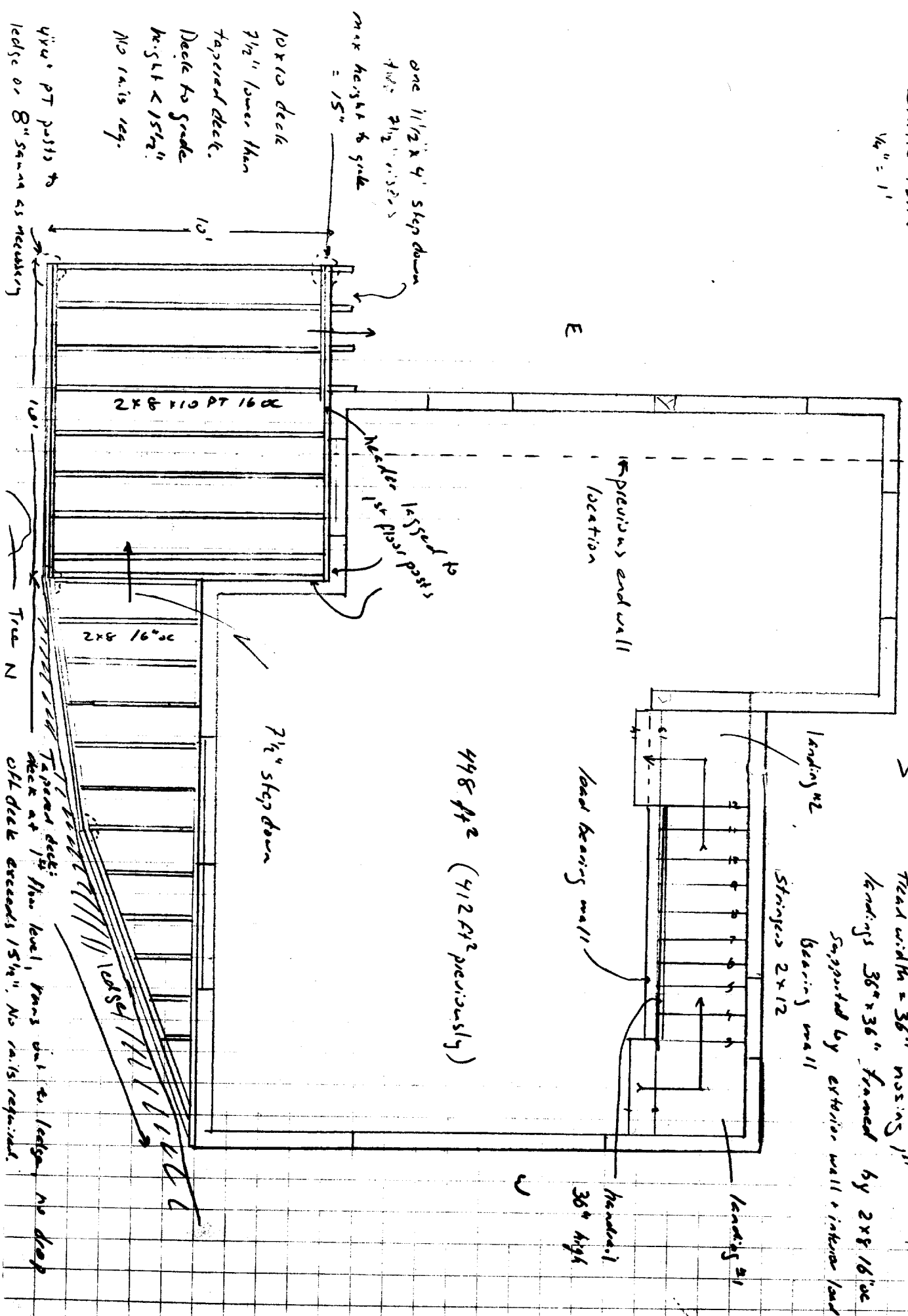
Header #2: 2x10
 6' span

Supported area: 27 ft²
 Wk1 load (2x52) = 1092 lbs

max allowable load (from BSA) = 1677 lbs/ft.
 6x7x6 lbs
 Total load is less than max load

all joints are adequately braced or 3/4 COX braced at joints

FIRST FLOOR PLAN
DECK FRAMING PLAN
STAIR PLAN
1/4" = 1'



STAIR PLAN: 14 risers $\leq 7\frac{3}{4}"$

tread depth $\geq 10"$

tread width = 36" nosing 1"

landings 36" x 36" framed by 2x8 16' oc

supported by exterior wall & interior load-

bearing wall

Stringer 2x12

landing #2

landing #1

handrail
36" high

load bearing wall

previous end wall
location

498 ft² (412 ft² previously)

7 1/2" step down

10x10 deck
7 1/2" lower than
tapered deck.
Deck to grade
height $< 15\frac{1}{2}"$
NO nails req.

one 1 1/2 x 4" step down
max height to grade
= 15"

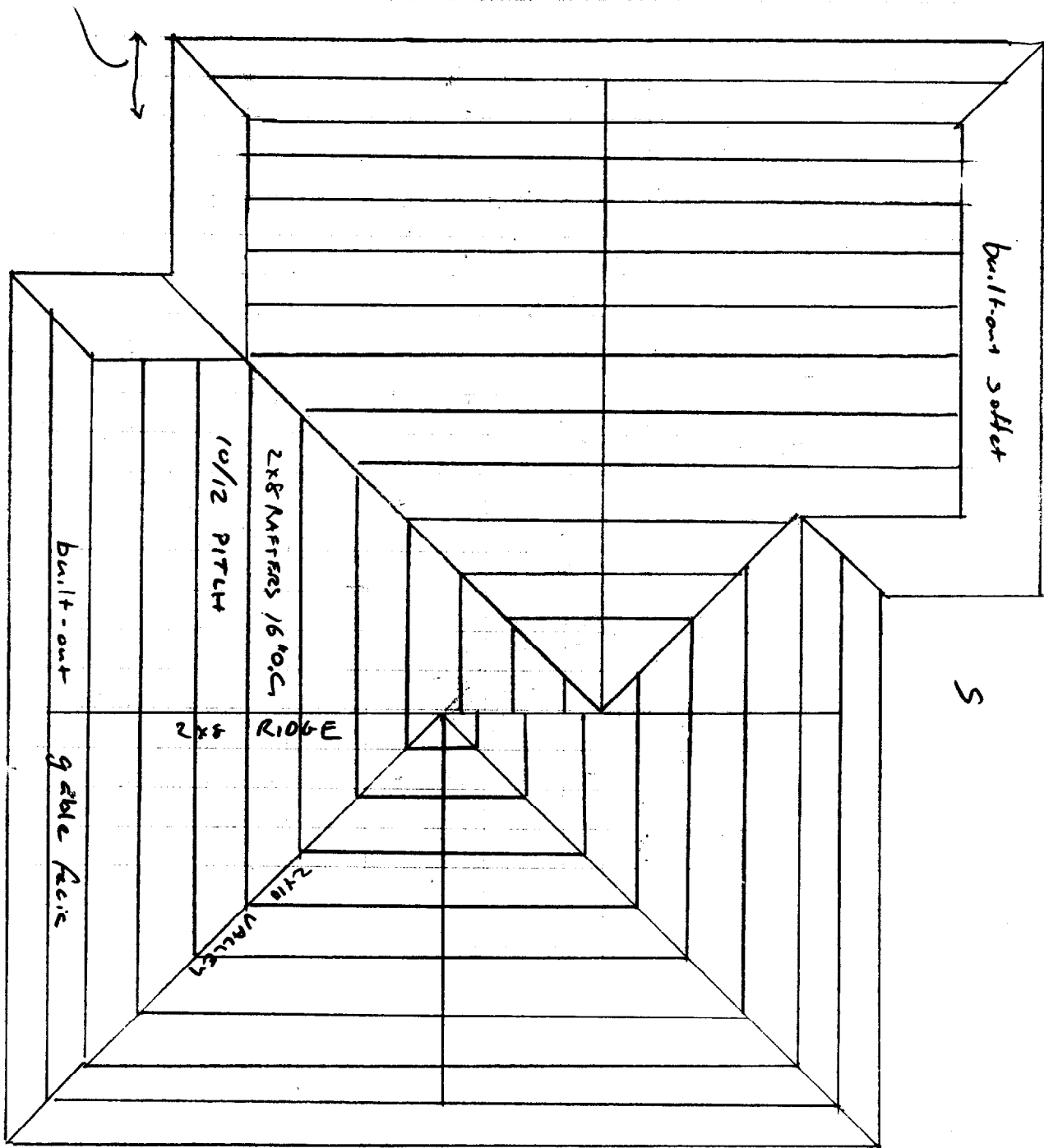
4x4 PT posts to
ledge or 8" same as necessary

True N

Trapezoidal deck at 15' low level, posts out to ledge. No drop
off deck exceeds 15 1/2". No nails required.

extended 2'
from previous
plan

Roof Framing $\frac{1}{4}" = 1'$

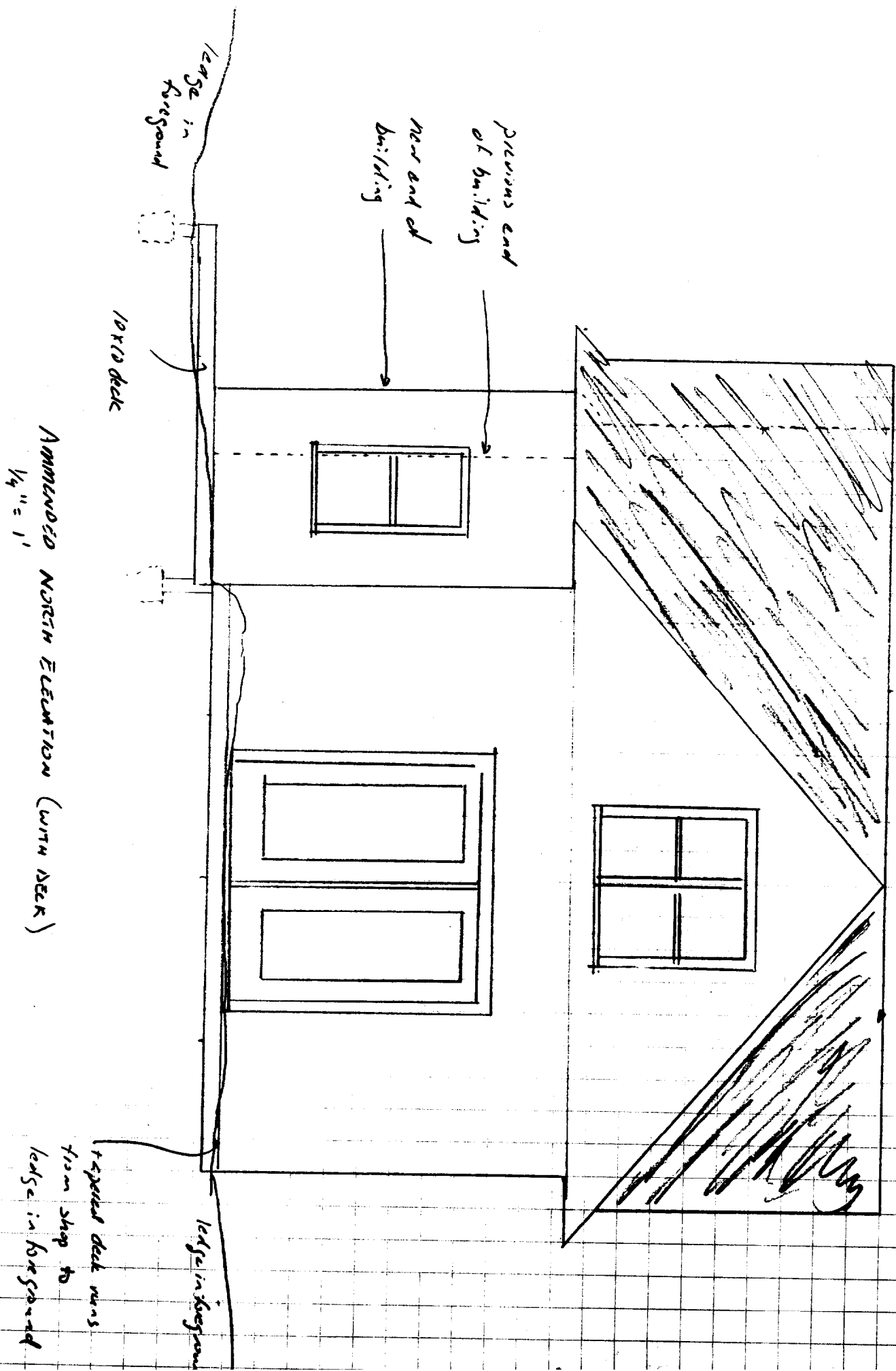


W

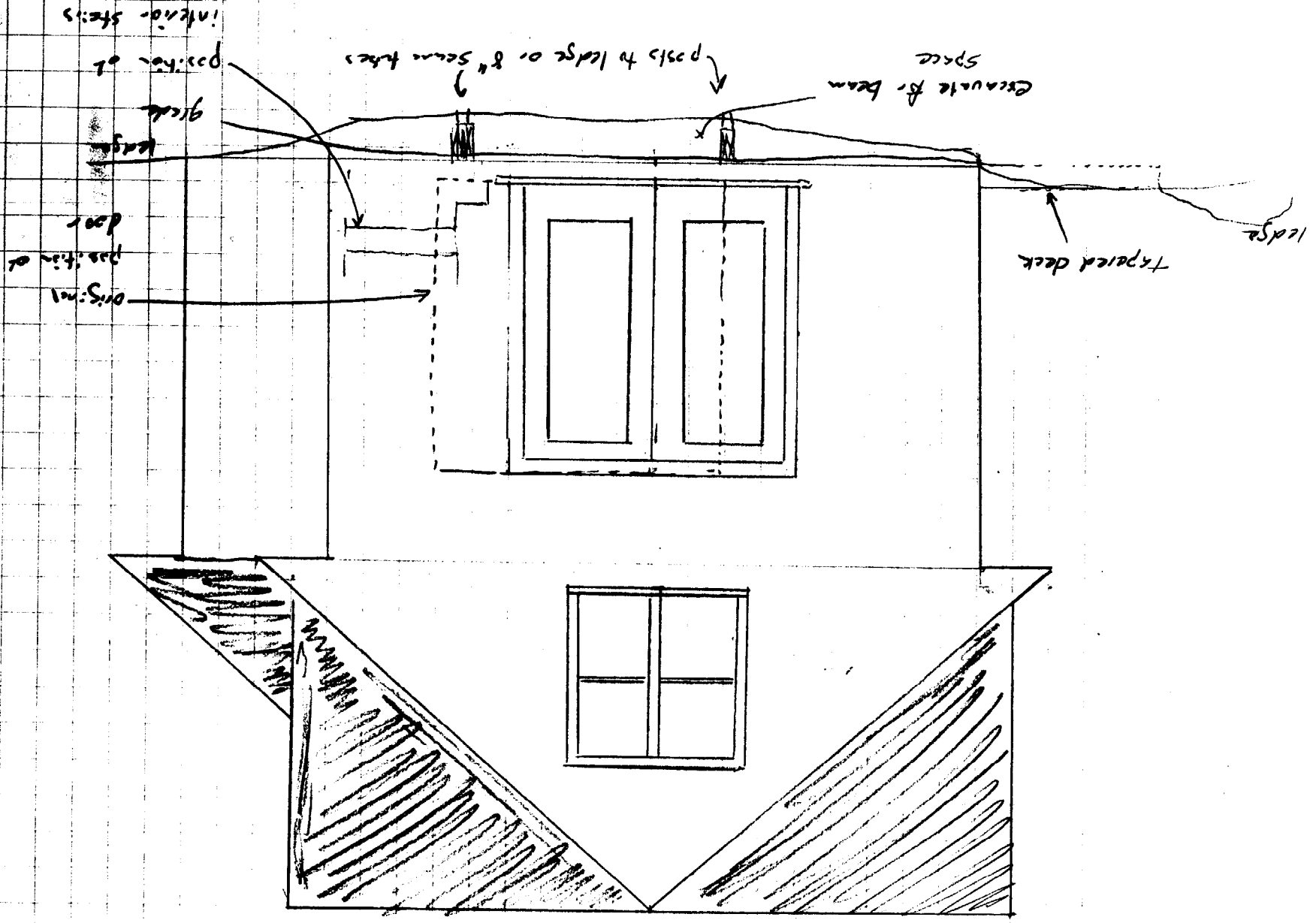
S

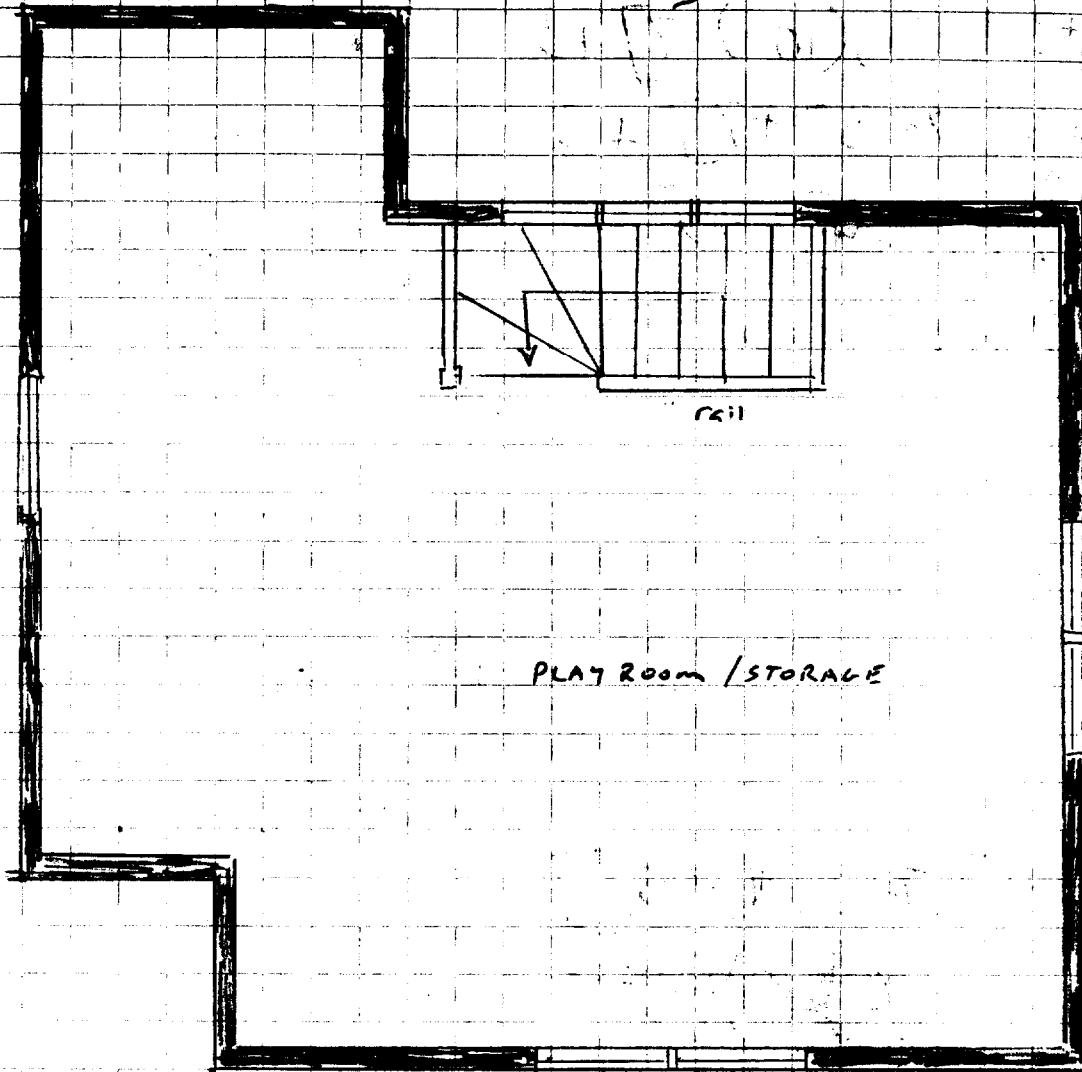
N

E



AMMENDED WEST ELEVATION (door moved 2' to left) $\frac{1}{4}'' = 1'$





PLAY ROOM / STORAGE

ceiling

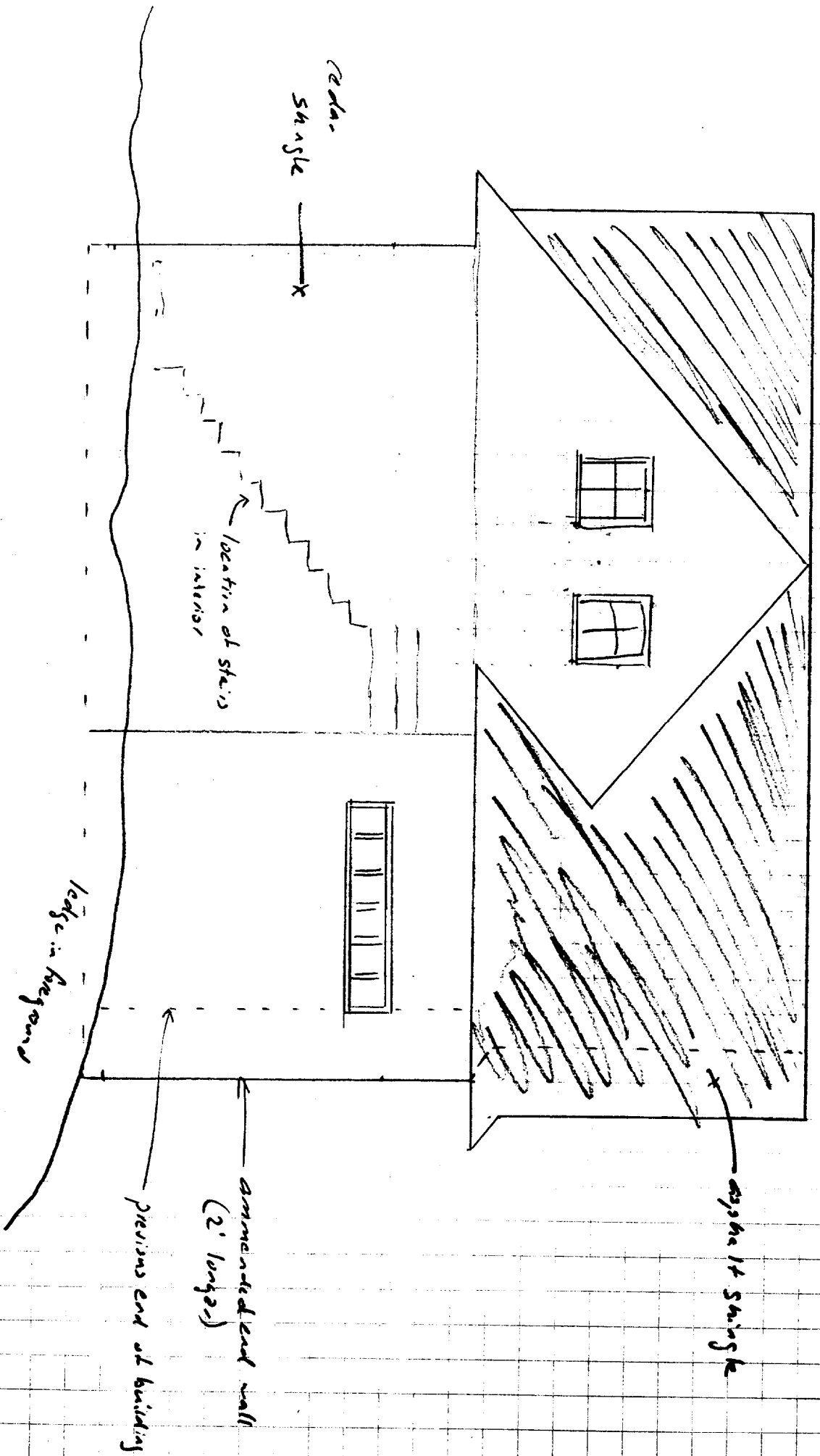
E

W

N

2ND FLR PLAN

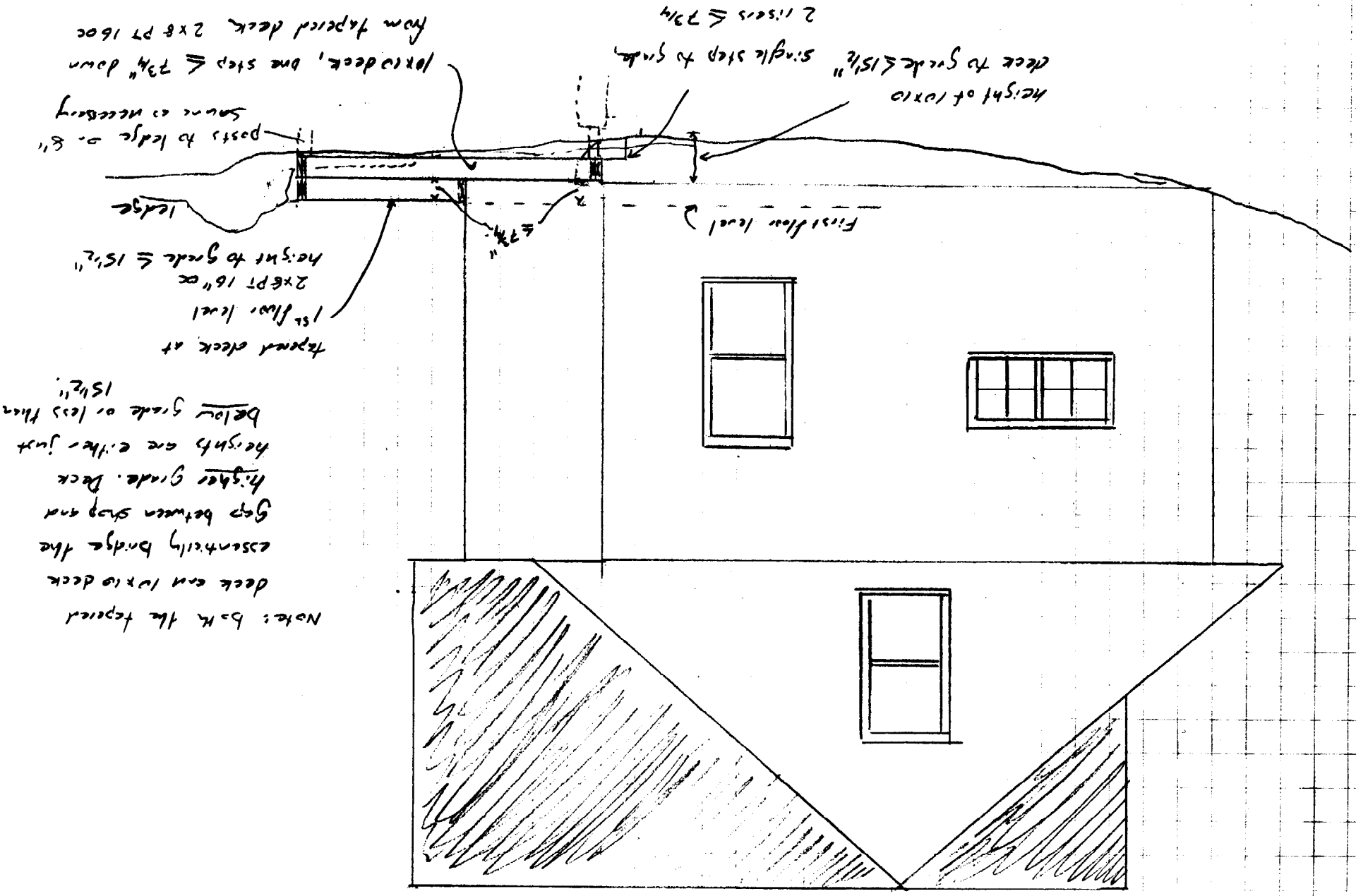
1/4" = 1'



AMENDED SOUTH ELEVATION

12-11-11

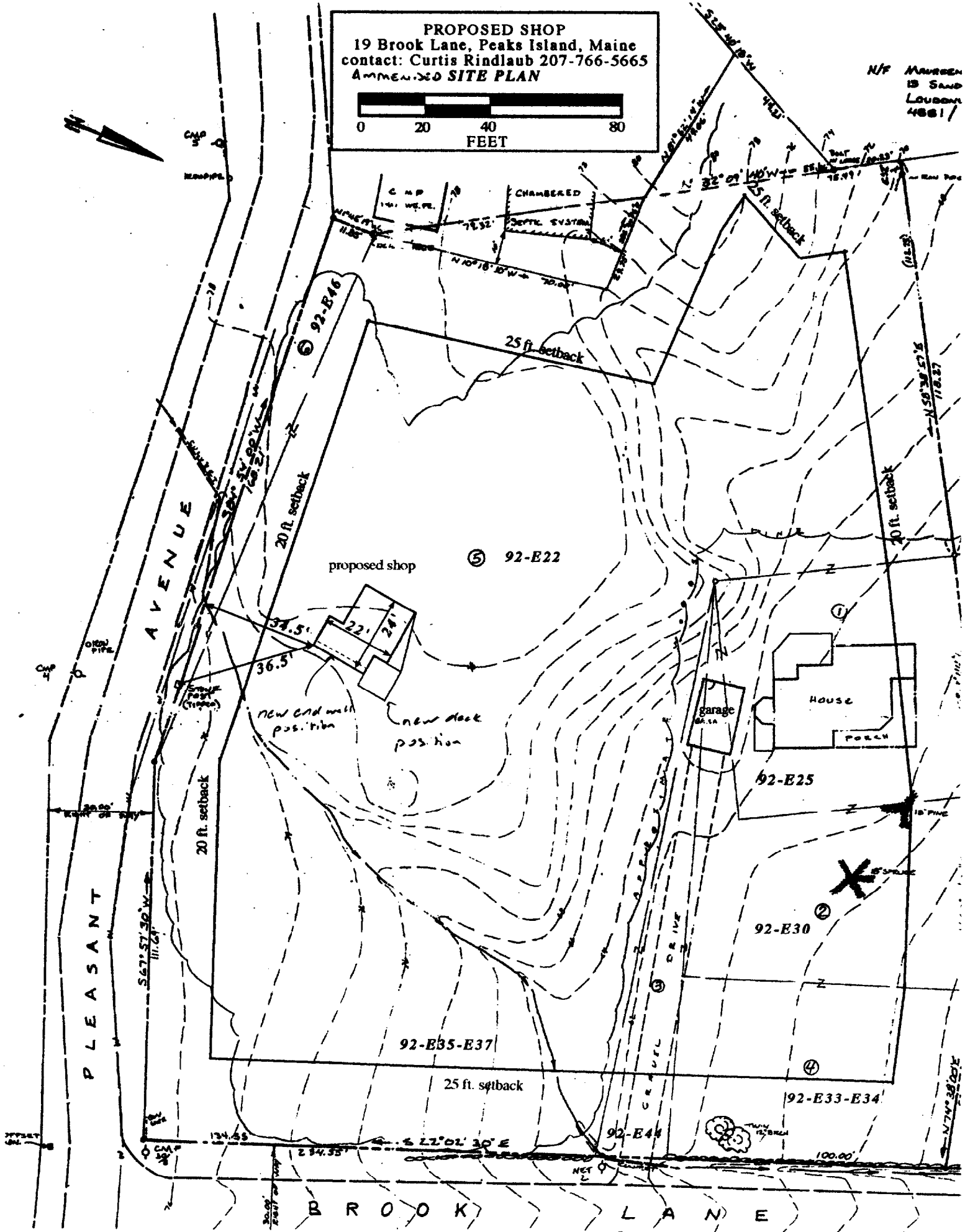
EAST ELEVATION (WITH DECK)



PROPOSED SHOP
 19 Brook Lane, Peaks Island, Maine
 contact: Curtis Rindlaub 207-766-5665
 AMENDED SITE PLAN



N/F MAUREN
 B SAND
 LOUDEM
 4861/



Curtis Rindlaub
19 Brook Lane
Peaks Island, ME 04108
766-5665
November 26, 2002

Mike Nugent
City of Portland Inspections

Re: Rindlaub permit application tracking #021198

Hi Mike,

I think I have covered the building details we discussed. Enclosed please find a new stair design (with landings instead of winders) and new first and second floor framing plans. Surprisingly, the new stairs dictated a load-bearing wall which reduced the spans of the second floor and greatly simplified the second floor framing.

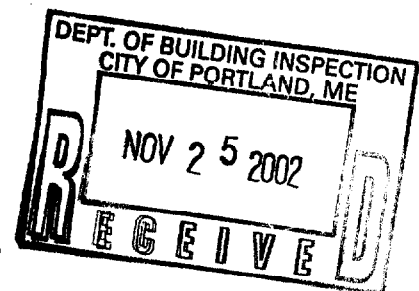
Another change is the addition of two feet to the length of the building. This change brings me incrementally closer to the setback (from 35' to 34.5'), but I am still nowhere close to the 20-foot requirement. I'm including a new site plan, new elevations, and new roof framing plan to show this change.

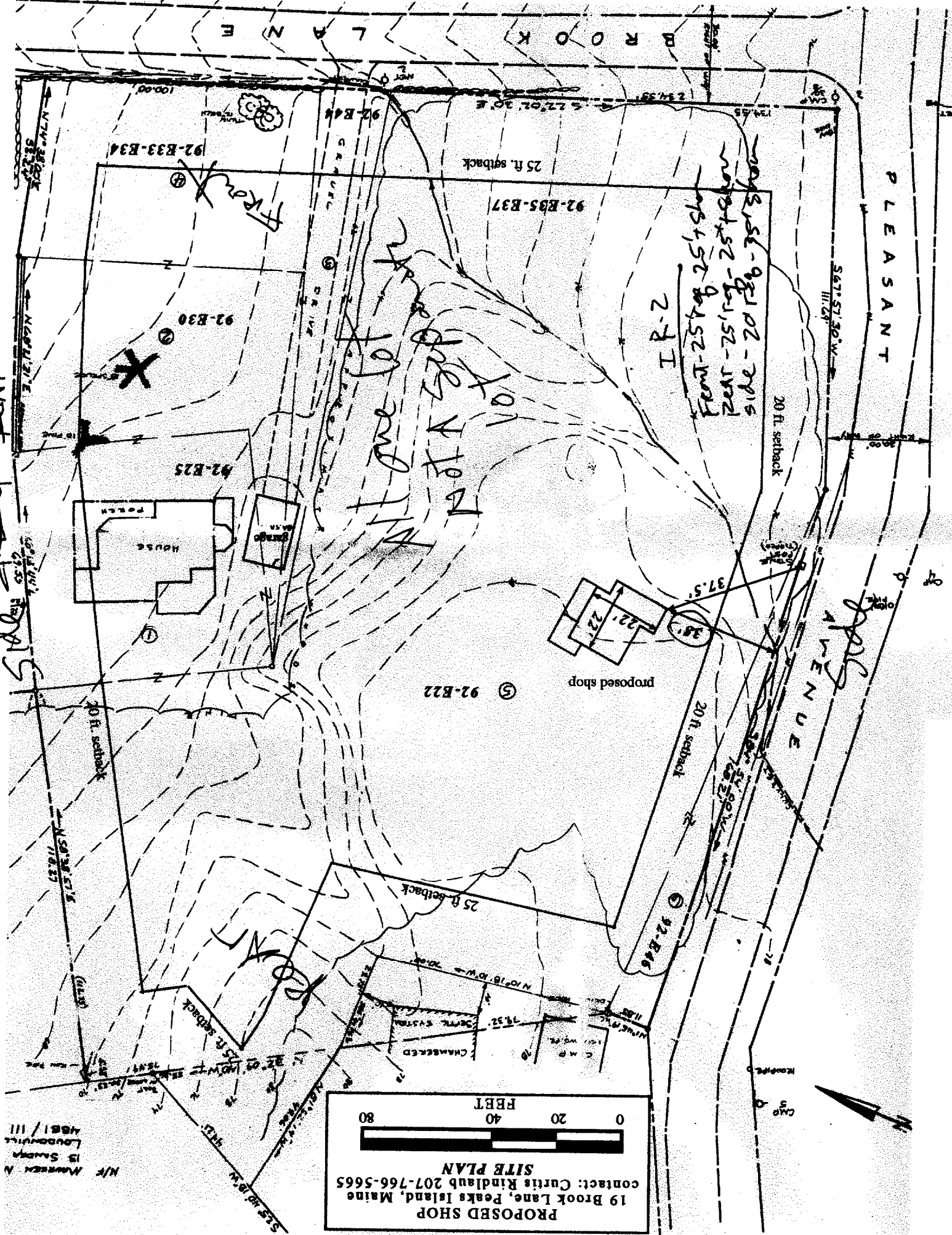
A third change is the new shape and position of the deck. By moving and lowering a portion of the deck I was able to keep it within 15 1/2" of grade, thereby avoiding railings. Framing details are shown on the first floor plan; heights are shown on the east elevation.

I think you also mentioned that I hadn't specified my sheathing. I've added these specs to the various drawings, but they are as follows: 1/2" CDX exterior wall sheathing, 5/8" CDX roof sheathing, and either 3/4" t&g underlayment for the floors or 3/4" CDX blocked at the seams.

Let me know if you need anything else. Have a good Thanksgiving.

Curtis Rindlaub





N/T Maxwell &
 15 Savin
 Loudonville
 4681/111

PROPOSED SHOP
 19 Brook Lane, Peaks Island, Maine
 contact: Curtis Rindlaub 207-766-5665

SITE PLAN

0 20 40 80
 FEET



From: Marge Schmuckal
To: "crindlau@maine.rr.com"@Portland.gwgwia
Date: Tue, Nov 12, 2002 10:46 AM
Subject: Re: Rindlaub building permit application

Thank you for that information - I am going to be reviewing that permit application, that Mike Nugent gave me, some time today.
I would need to know the height of this structure. Accessory structures are only limited to 18' in height. Do you have that information?
Marge Schmuckal

>>> Curtis Rindlaub <crindlau@maine.rr.com> 11/12 9:56 AM >>>
Good morning Ms Schmuckle,

USE

Mike Nugent has asked me to e-mail you outlining my intended use for the shop I hope to build. Like so many Peaks Island houses, we have neither a basement nor an attic and a sum total of two closets in our house. I am an amateur woodworker, my wife likes to sew, and my son is a lobsterman (student license). All of these hobbies are relegated either to the kitchen table, corners of our living room, or our one car garage. The new shop would enable me to move my woodworking equipment and my son's lobster gear out of the garage and use it for the car, which in thirteen years has never been able to fit in, and garden tools. The upstairs of the shop would be a playroom for our kids to relieve the crowding we are experiencing in what was originally designed as a small summer cottage.

I hope this answers your questions. Please feel free to contact me if you have more.

Curtis Rindlaub

*14-145.8 Allows storehouse for fishing equipment
Accessory uses customarily incidental to allowed uses*

14-145.11 Accessory Detached structures - ^{max} 18ft

Yes. It is on my elevations. From average grade to average roof height it is 14.5 feet. Sorry not to get you this information to you sooner today.

---Curtis

Marge Schmuckal wrote:

Thank you for that information - I am going to be reviewing that permit application, that Mike Nugent gave me, some time today. I would need to know the height of this structure. Accessory structures are only limited to 18' in height. Do you have that information?
Marge Schmuckal

Curtis Rindlaub <crindlau@maine.rr.com> 11/12 9:56 AM >>>
Good morning Ms Schmuckle,

Mike Nugent has asked me to e-mail you outlining my intended use for the shop I hope to build. Like so many Peaks Island houses, we have neither a basement nor an attic and a sum total of two closets in our house. I am an amateur woodworker, my wife likes to sew, and my son is a lobsterman (student license). All of these hobbies are relegated either to the kitchen table, corners of our living room, or our one car garage. The new shop would enable me to move my woodworking equipment and my son's lobster gear out of the garage and use it for the car, which in thirteen years has never been able to fit in, and garden tools. The upstairs of the shop would be a playroom for our kids to relieve the crowding we are experiencing in what was originally designed as a small summer cottage.

USE

I hope this answers your questions. Please feel free to contact me if you have more.

Curtis Rindlaub