

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 021198

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 written permission procured before this building or part thereof is altered 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

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 Rd</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>	
				Signature:		Signature: <i>[Signature]</i>	
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					
<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		Zoning Appeal		Historic Preservation	
				<input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 9 Zone C</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied <i>OK with conditions</i> Date: <i>11/21/02</i>		<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		<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 <i>[Signature]</i> Date:	

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 _____

Application ID Number: 2-1198

Department: Building

Status: Approved with Conditions

Reviewer: Mike Nugent

Comments:

Approval Date: 12/10/2002

Given On Date: 10/22/2002

OK to Issue Permit

Name: Mike Nugent

Date: 12/10/2002

Date 2:

Conditions Section:

Add New Condition

Add New Condition

Delete Condition

An additional pier is required in the north carrier MJN

Create Date: 10/18/2002 by gg

Update Date: 12/11/2002 by mjn

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

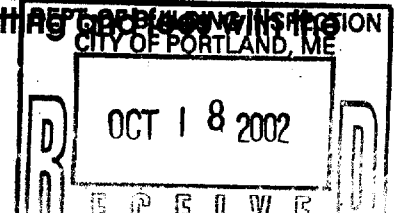
Location/Address of Construction: <u>19 BROOK LANE, PEAKS ISLAND</u>		
Total Square Footage of Proposed Structure <u>412</u>	Square Footage of Lot <u>61,120</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>82 B2</u> Block# <u>1</u> Lot# <u>1</u>	Owner: <u>CURTIS RINDLAUB, CAROL CARTER</u> 92 E 33-37 92 E 44 92 E 22 92 E 46	Telephone: <u>207-766-5665</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>CURTIS RINDLAUB</u> <u>19 BROOK LANE, PEAKS IS, ME 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: _____		<i>FOR personal use</i>
Approximately how long has it been vacant: _____		
Proposed use: _____		<i>410# garage detached</i>
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>		

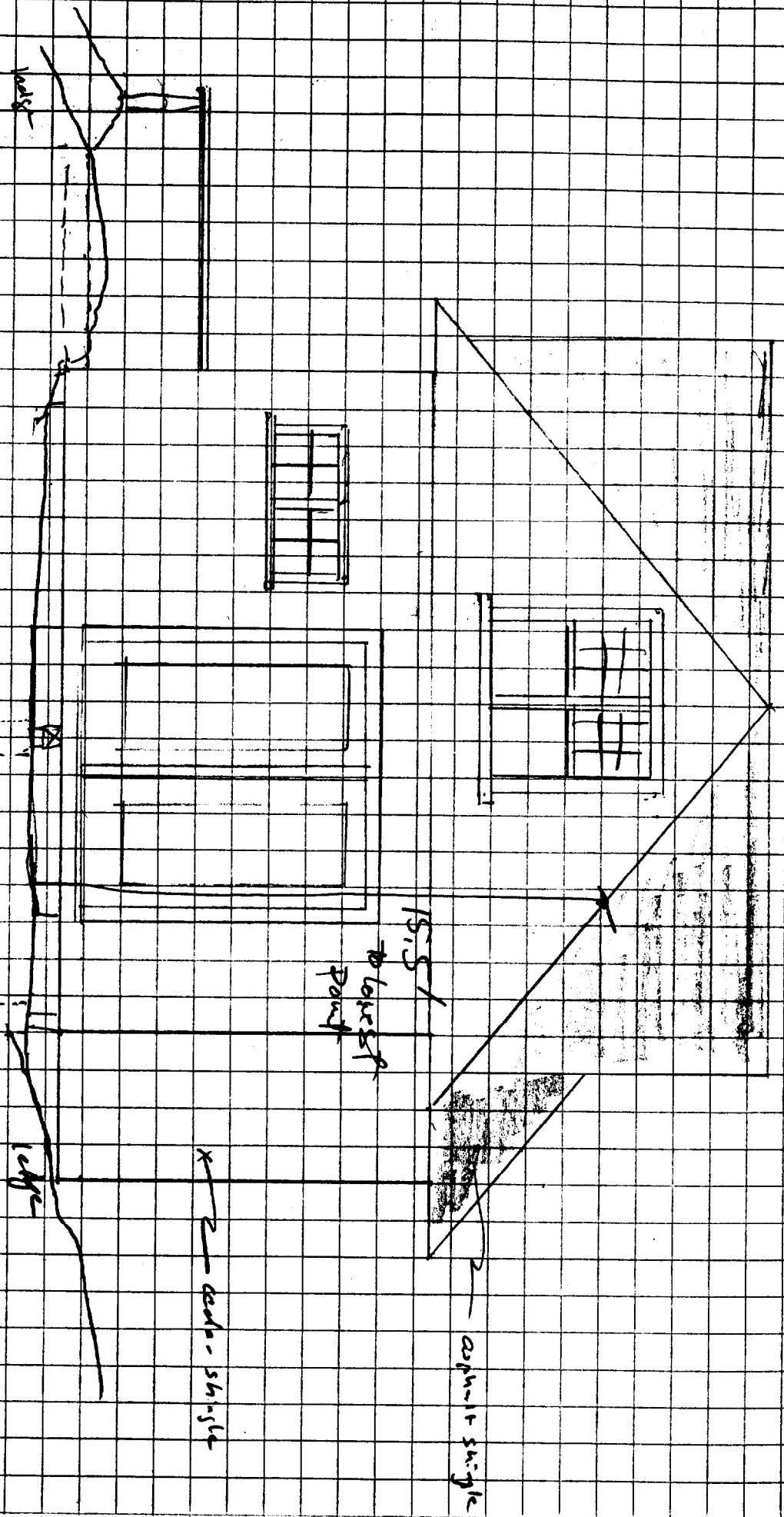
IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 permit requirements. For more information, contact the Planning Department on the 4th floor of City Hall.





WEST ELEVATION

$\frac{1}{4}'' = 1'$

posts to ledge 5' 8" square frames

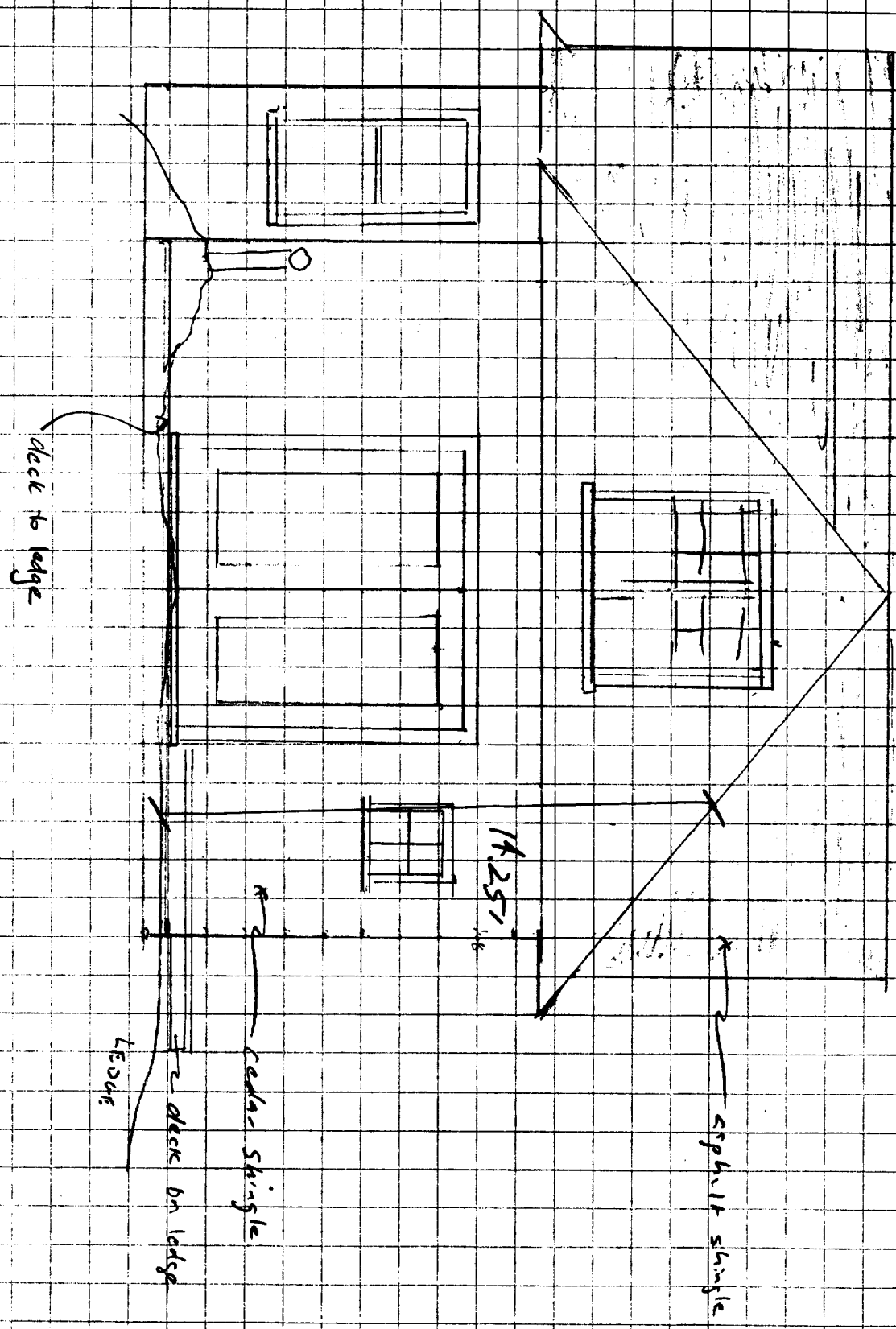
ceiling - shingle

15.5' / 10 lowest part

apex - single

ledge

ledge



NORTH ELEVATION $1/4" = 1'$

Cedar Shingle

AVS gable

ledge

14.5'

gus, roof height

asphalt shingle

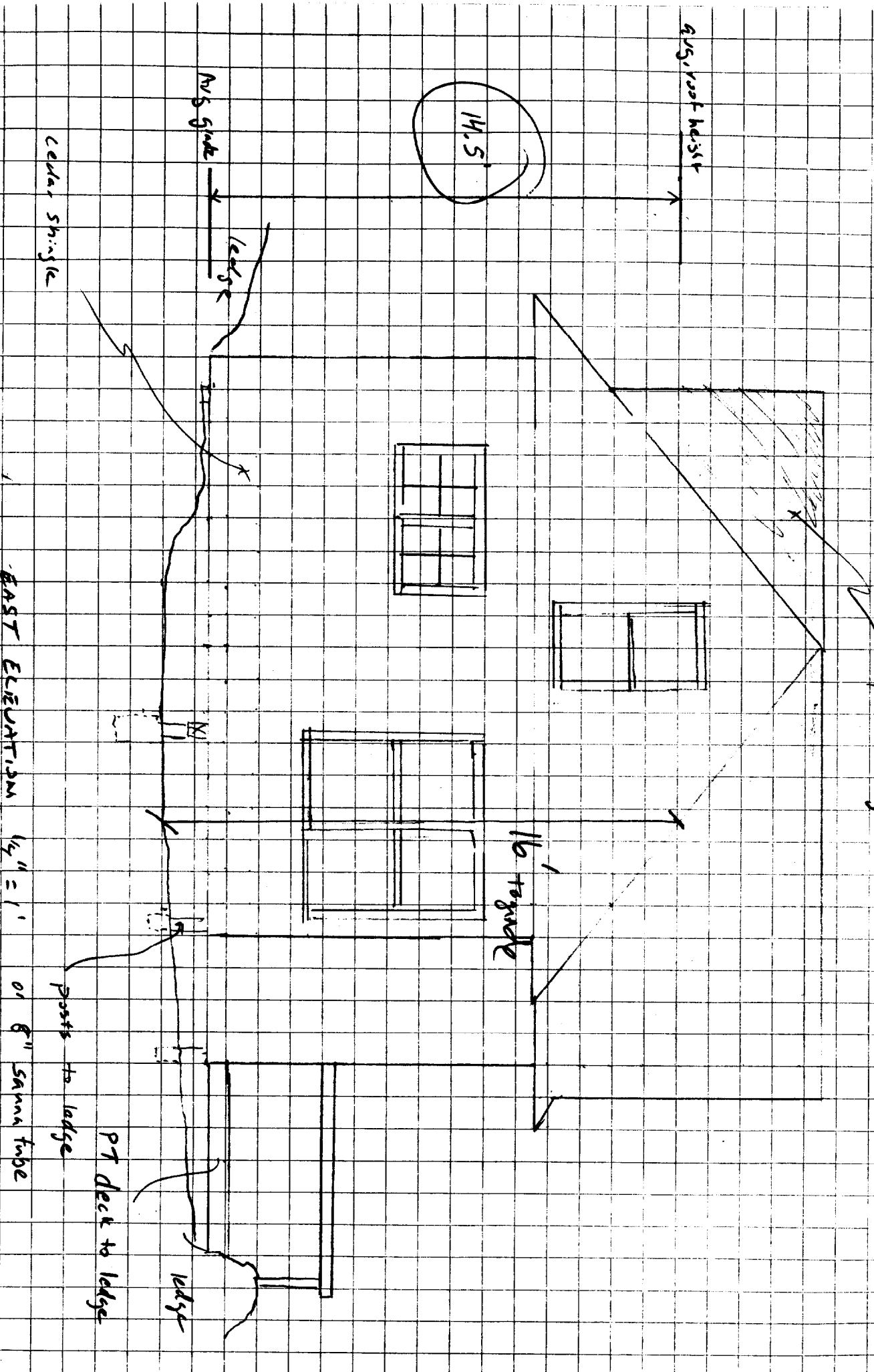
16' gable

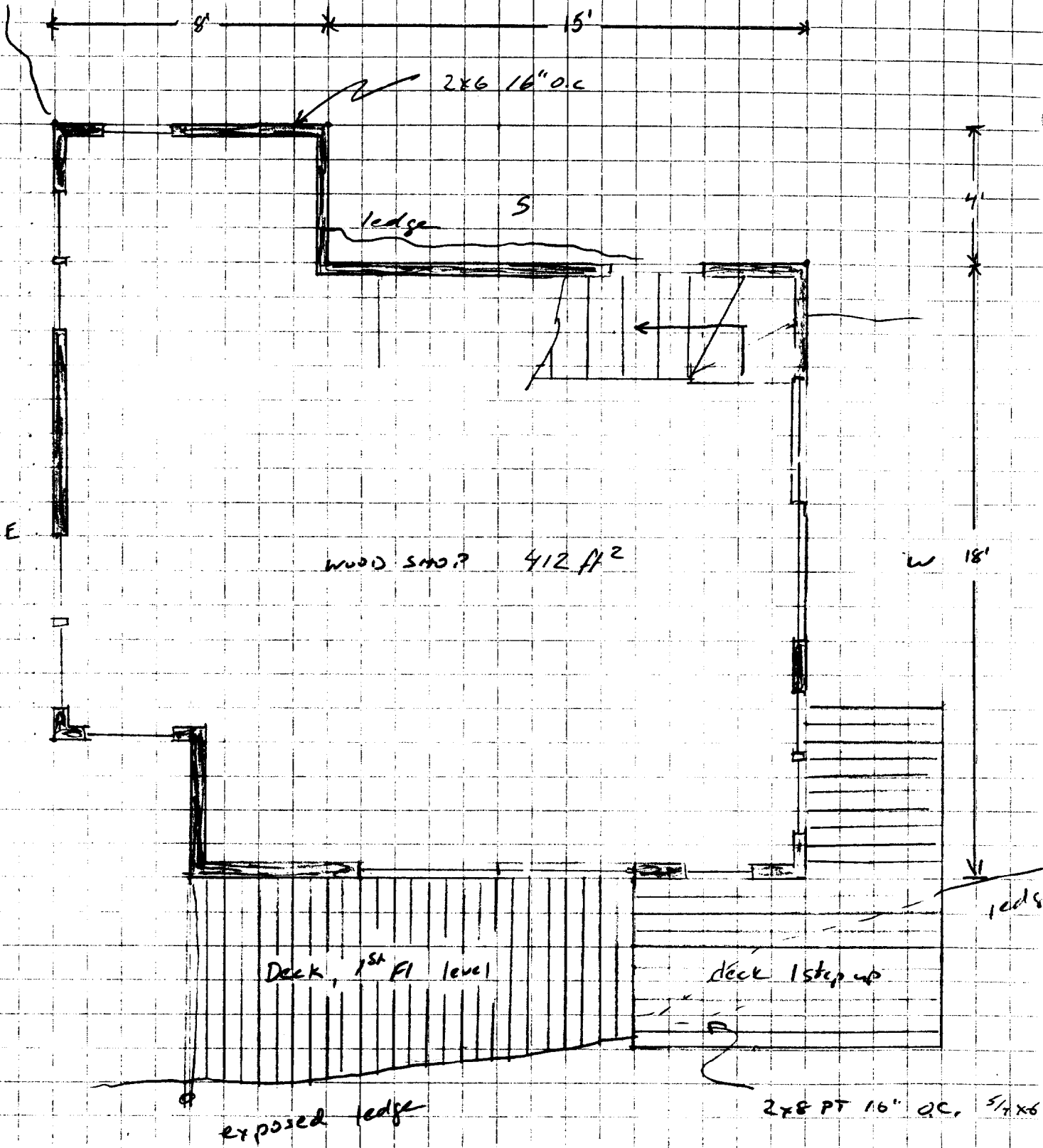
posts to ledge

PT deck to ledge

ledge

EAST ELEVATION 1/4" = 1'





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

Outbuildings

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

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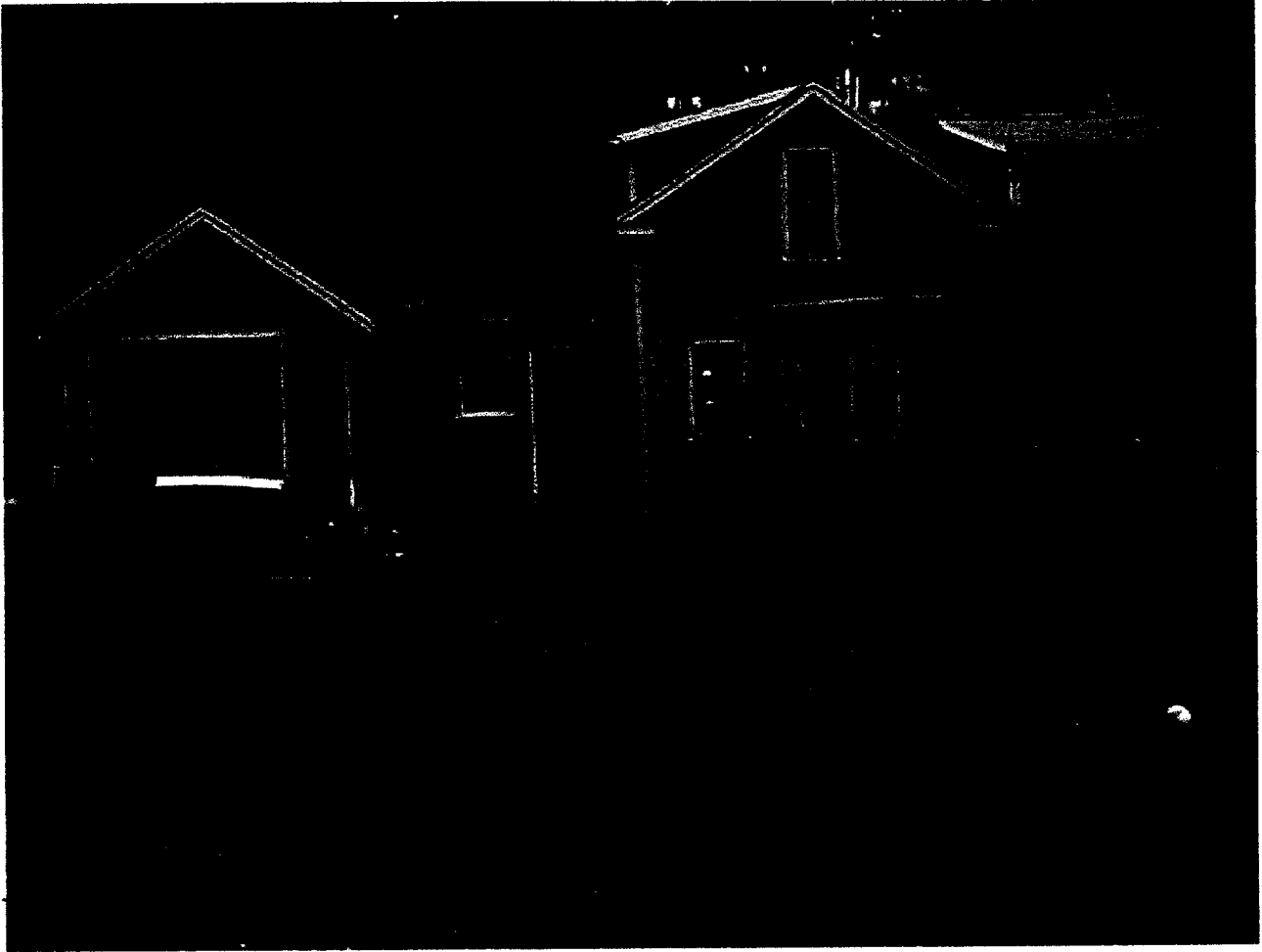
Picture and Sketch

[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!

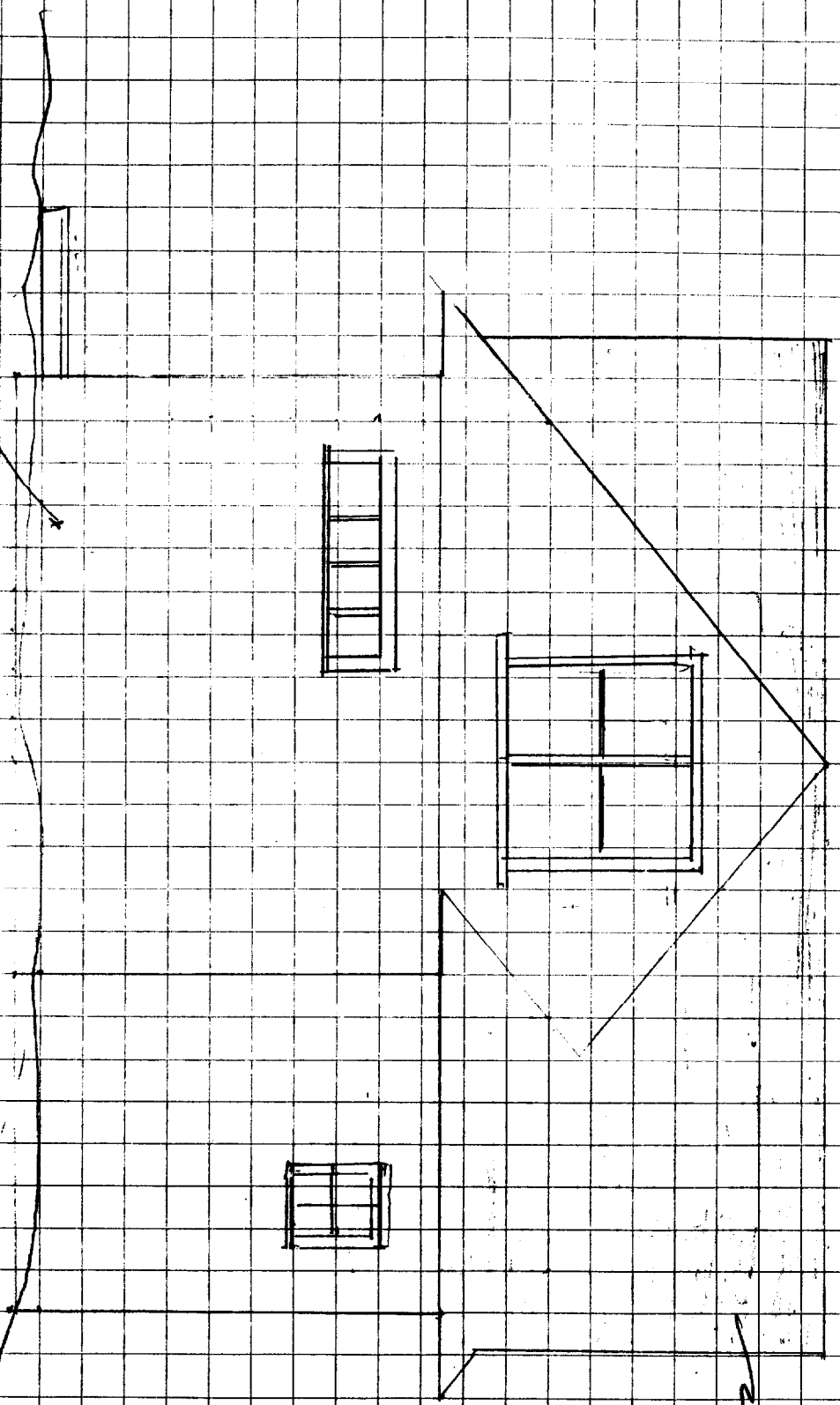


Cedar Shingle

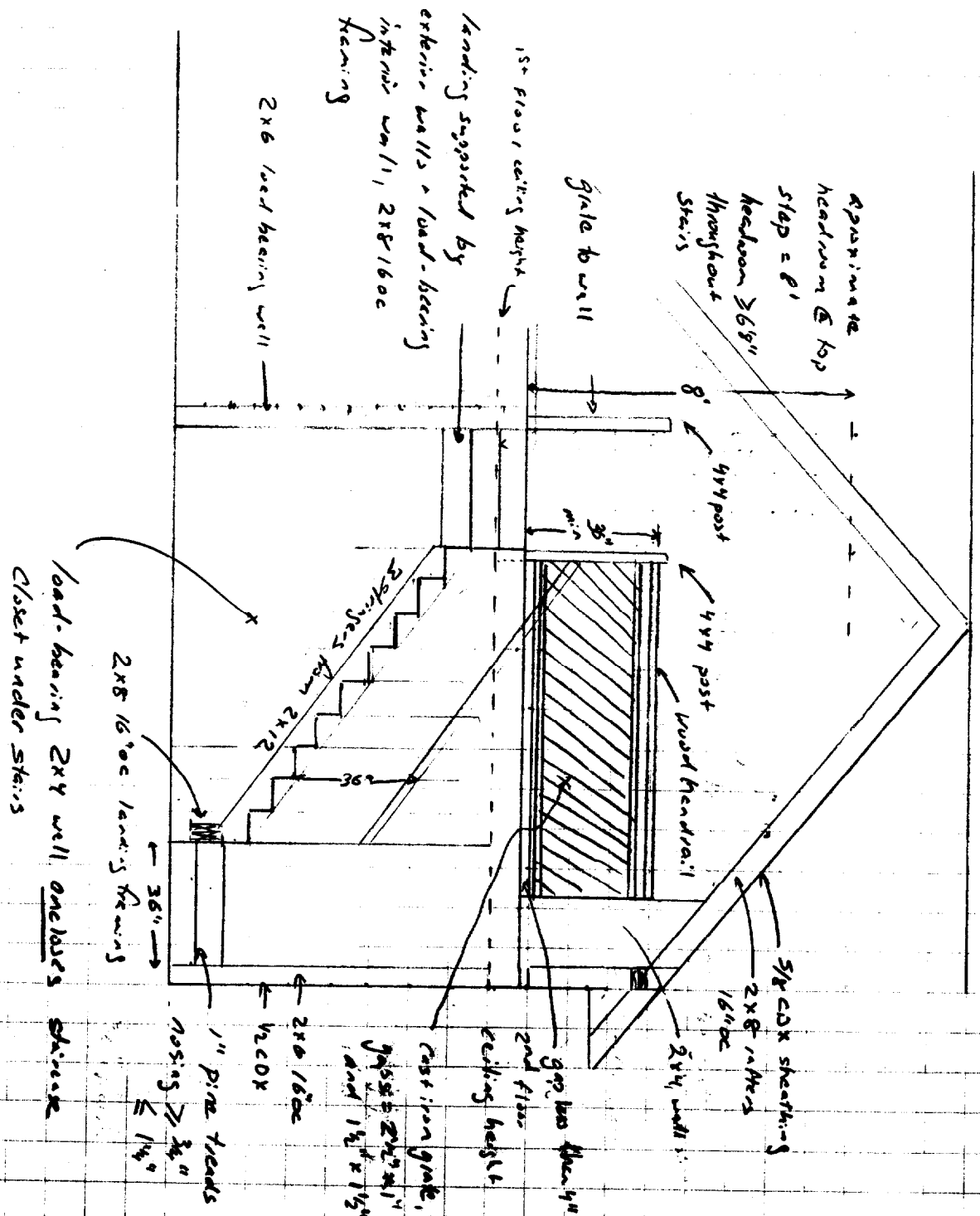
SOUTH ELEVATION 14' 2 1/2"

ledge in ground

asphalt shingle



STAIR ELEVATION
1/4" = 1'



landing supported by
exterior walls & load-bearing
interior wall, 2x8/16oc
kearing

2x6 load bearing wall

load-bearing 2x4 wall anchors struck
Closest under stairs

2x8 16oc landing kearing

1" pine treads
nosing >= 3/4"
≤ 1 1/4"

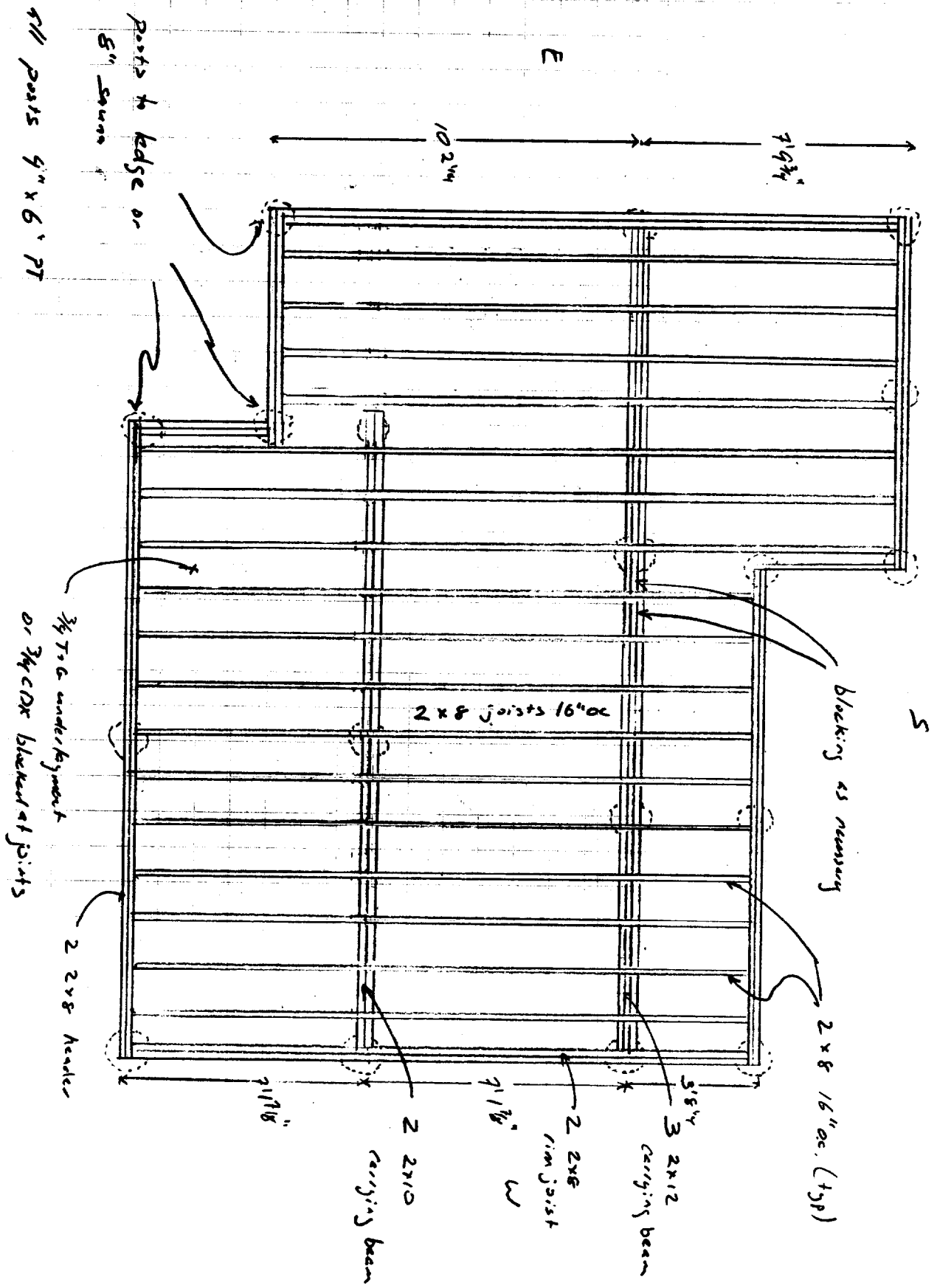
2x8 16oc
V2 CDX

cast iron grate,
posts & 2x4 wall
and 1 1/2 x 1 1/2"

2nd floor
ceiling height
gap less than 1/4"

5/8 CDX sheathing
2x8 rafters
16oc
2x4 wall

1st FLOOR FRAMING PLAN + FOUNDATION PLAN
 SCALE 1/2" = 1'



N

E

S

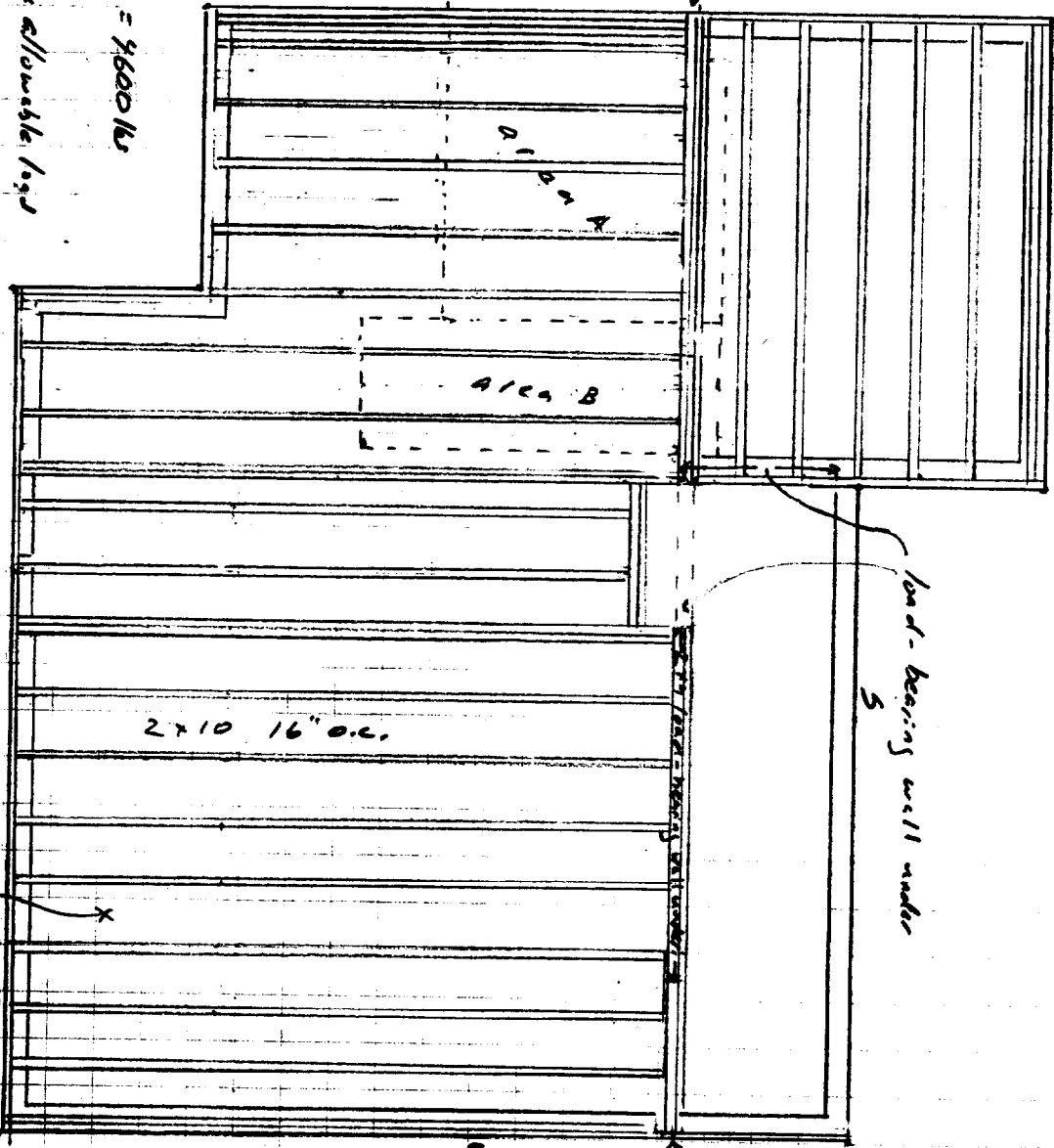
2ND FLOOR FRAMING PLAN

Scale 1/4" = 1'

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

Beam A1 →
 3 2x10x10"

E



load-bearing wall under
 5

2x10 16" o.c.

N

X

Header & 2x10
 4' span
 Supported areas
 27 ft²
 Total load (2x52)
 1092 lbs

Max allowable
 load (from Beam)
 1600 lbs/ft²
 672 lbs
 Total load is
 less than max
 load

Supports adequately sized
 or 3/4 CDX sheathed at joints

Beam & load calculation

Supported area A: 36 ft²

Supported area B: 22.5 ft²

Total = 58.5 ft²

x load = 52 lb/ft²

TOTAL LOAD = 3,042 lbs

Triple 2x10

Each beam load 10, x 2 beams.

10' span at span/360 deflection

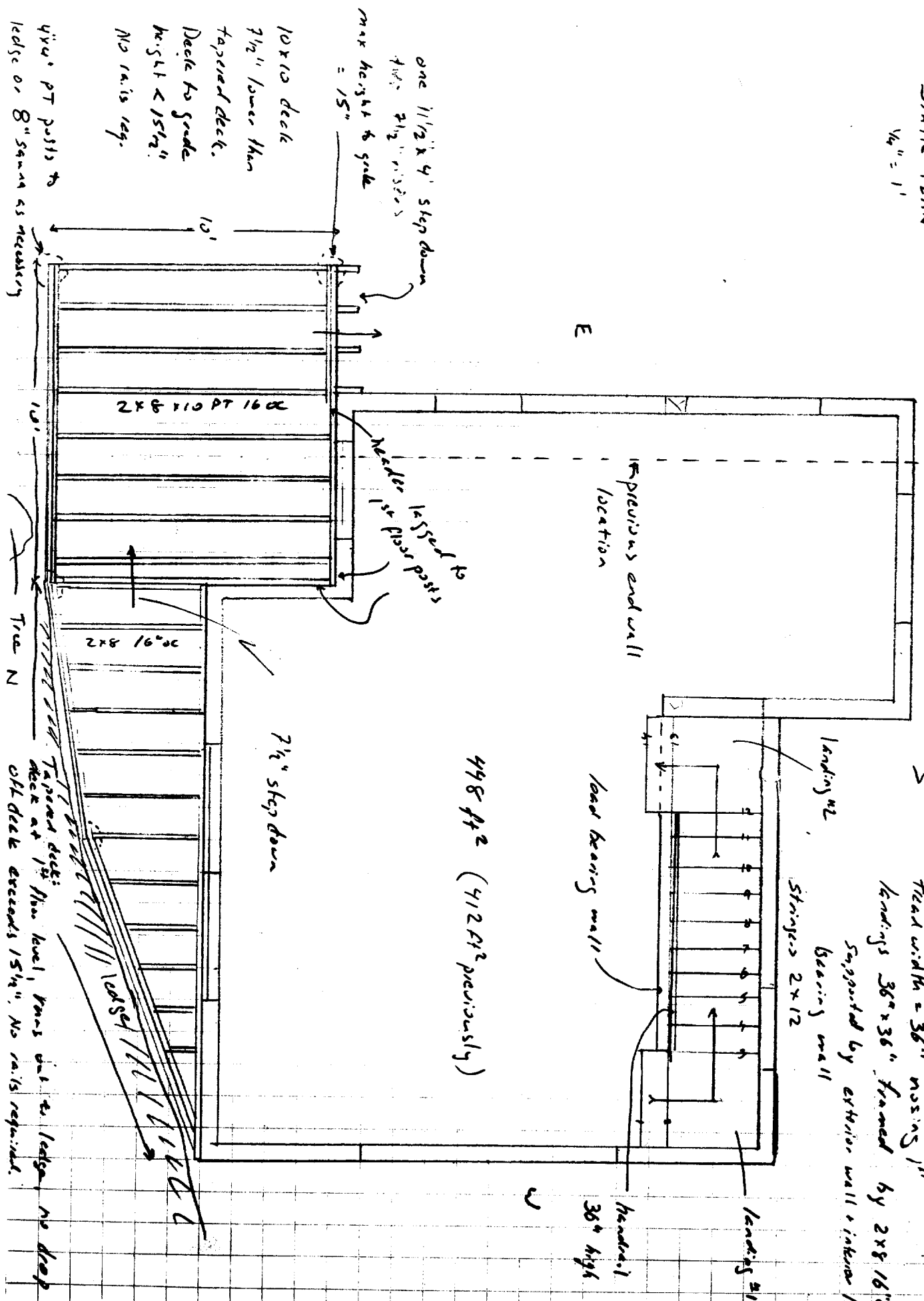
= 460 lbs/ft. ft.

max allowable load (460x10) = 4600 lbs

✓ Total load is less than max allowable load

FIRST FLOOR PLAN
 DECK FRAMING PLAN
 STAIR PLAN
 $\frac{1}{4}'' = 1'$

E



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

Stringers 2x12

Landing #1

Handrail 36'' high

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 rais req.

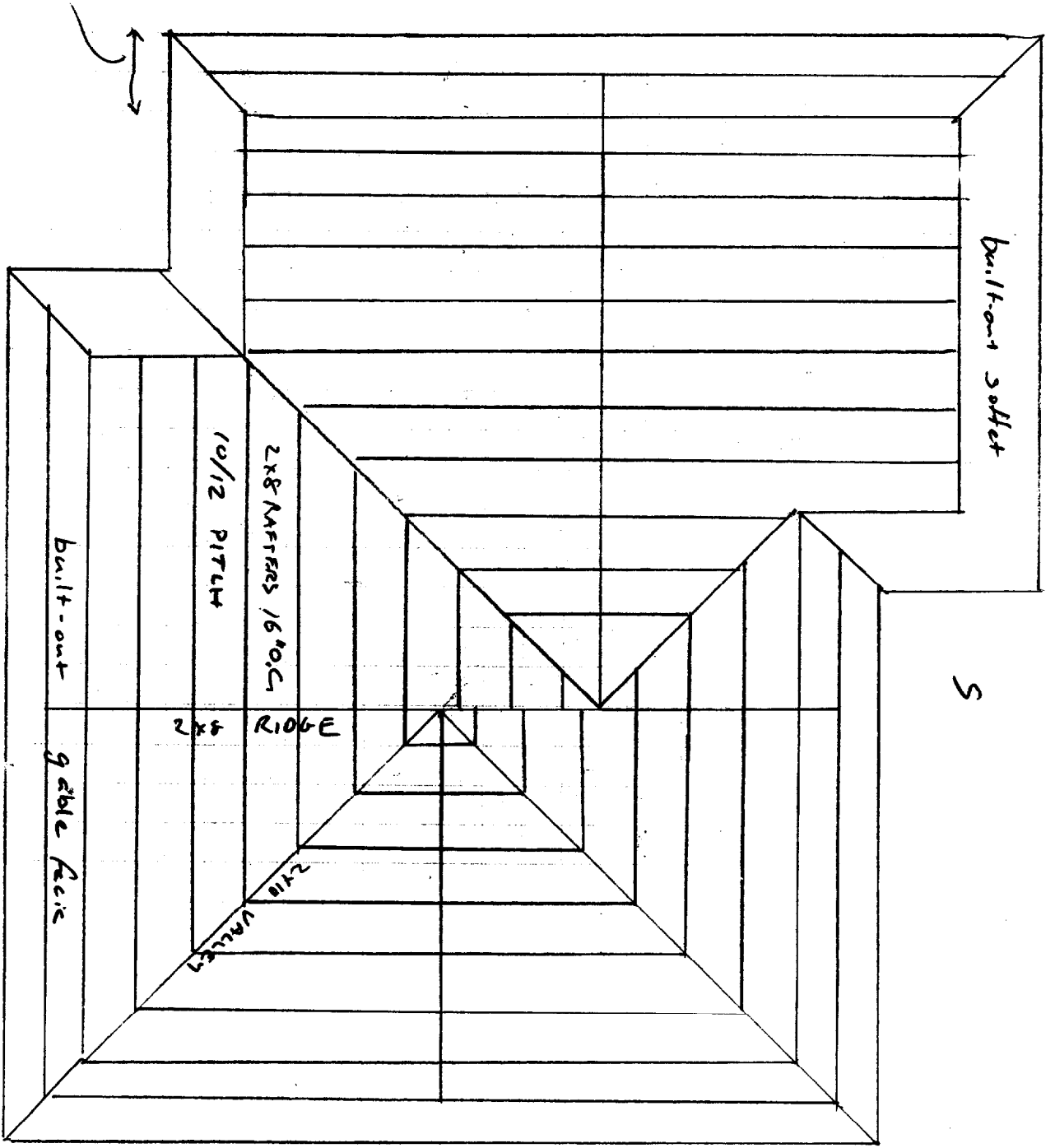
4'' x 4'' PT posts to ledger or 8'' square as necessary

Tree N

Tapered deck: Deck at 1st floor level, runs out to ledger. No drop off deck exceeds 15 1/2''. No rais required.

extended 2'
from previous
plan

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

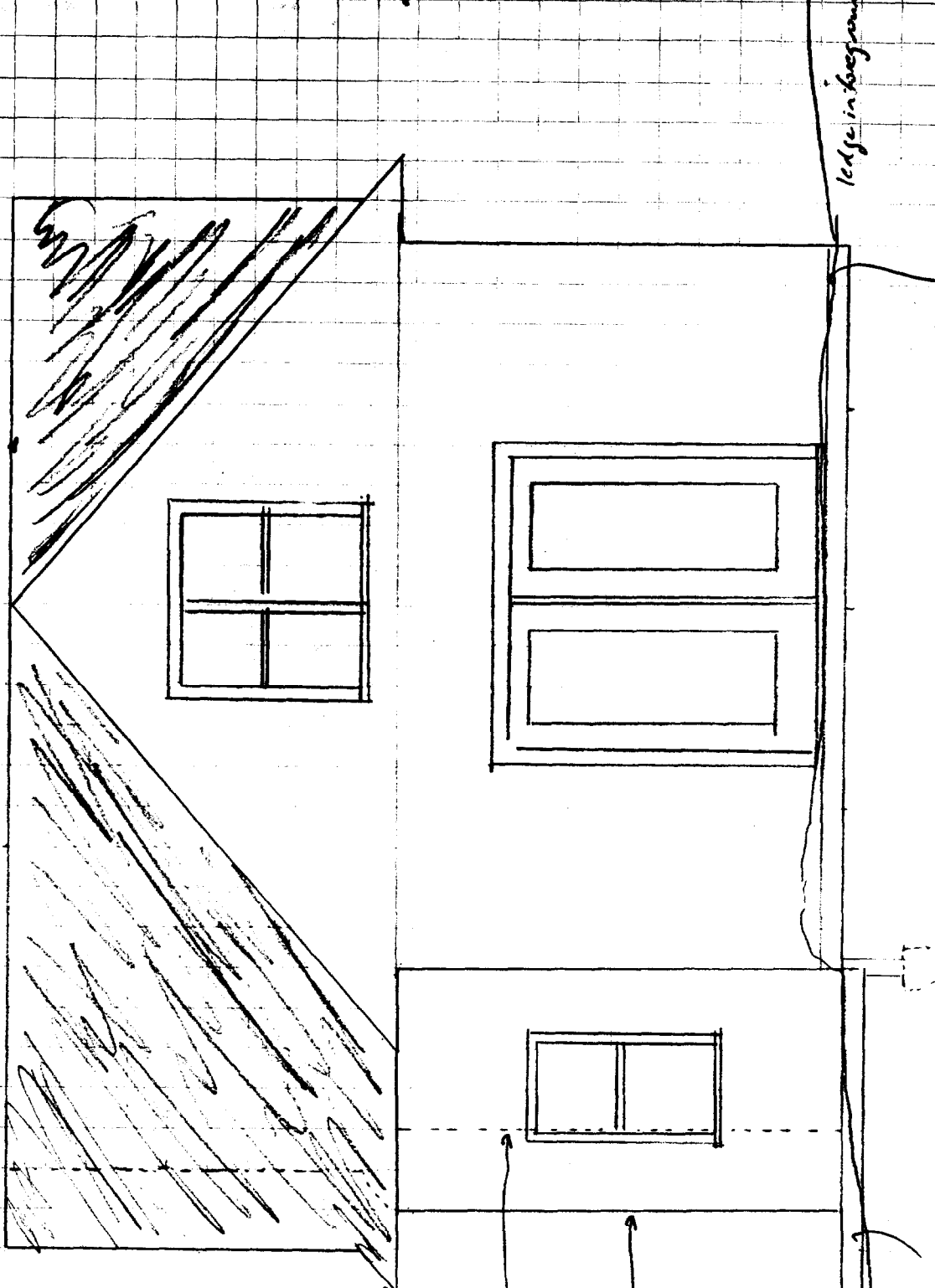


W

S

N

E



ledge in foreground

tapered deck runs from shop to ledge in foreground

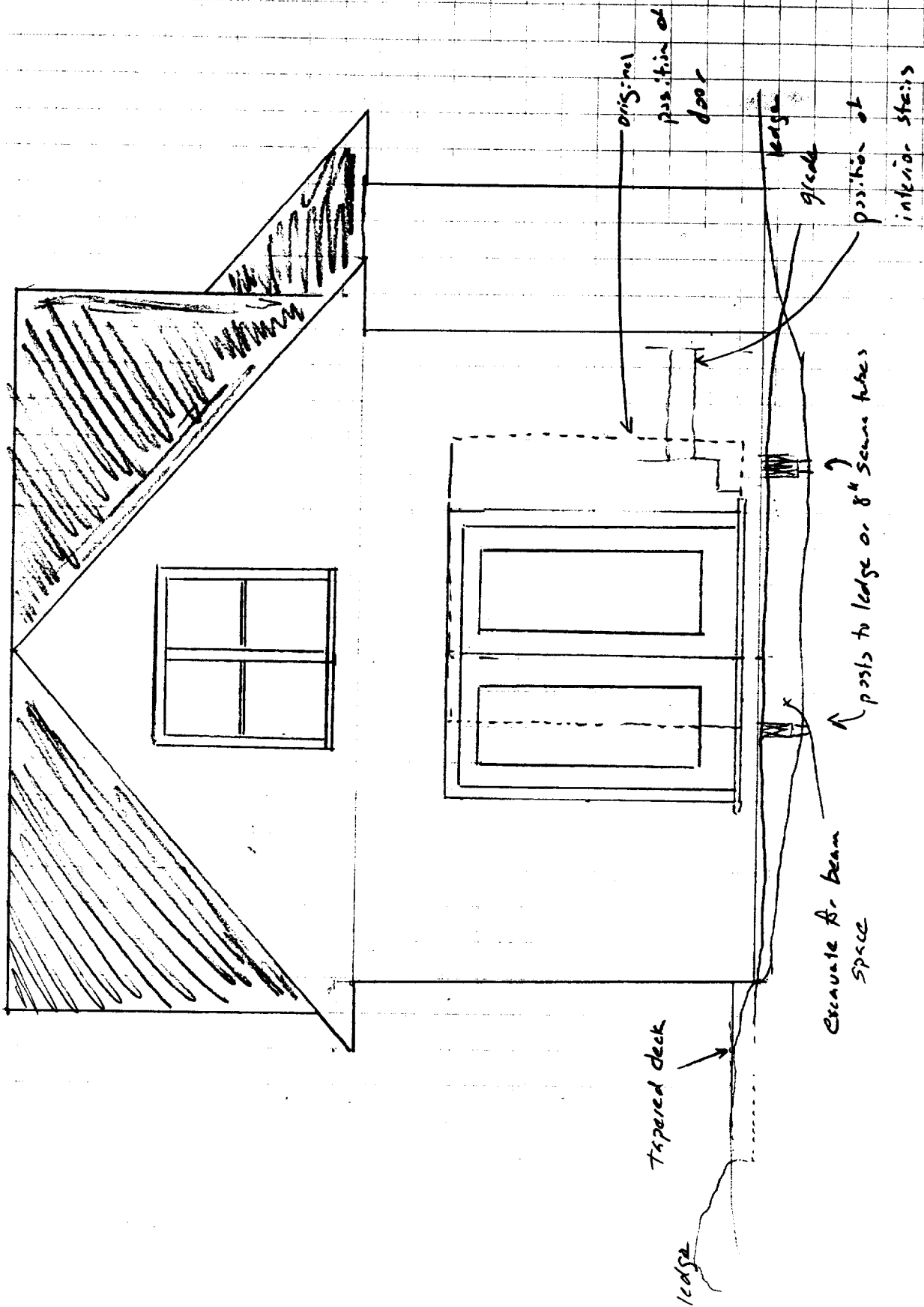
previous end of building

new end of building

ledge in foreground

10x10 deck

AMENDED NORTH ELEVATION (WITH DECK)
1/4" = 1'



AMMENDED WEST ELEVATION (door moved 2' to left)
 1/4" = 1'