

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 080850

This is to certify that QUAGLIA INSTITUTE FOR STUDENT ASPIRATIONS/ENRUB R

has permission to Multi-unit Condo - Garage - demolish Garage and build space on existing footprint/ Volume/ in same location

AT 29 FALMOUTH ST 116 D012001

provided that the person or persons who apply for or accept 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 procedure before this building or part thereof is closed or service closed-in 24 HOUR NOTICE 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 _____

AUG 26 2008

CITY OF PORTLAND

8/26/08 *Ch. L. R.*
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: 08-0850	Issue Date: 8/26/08	CBL: 116 D012001
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Location of Construction: 29 FALMOUTH ST	Owner Name: QUAGLIA INSTITUTE FOR STU	Owner Address: PO BOX 1219	Phone:
Business Name:	Contractor Name: P & B Remodeling / Ezra Berry	Contractor Address: 14 George Street Gorham	Phone: 2077768344
Lessee/Buyer's Name	Phone:	Permit Type: <i>Garage - Detached</i> Alterations - Dwellings	Zone: R-5

Past Use: Multi-unit Condo - Garage <i>legal use - 3 residential</i> <i>Condominiums</i>	Proposed Use: Multi-unit Condo - Garage Demolish Garage and rebuild spec to existing footprint/ Volume/ in same location.	Permit Fee: \$170.00	Cost of Work: \$15,000.00	CEO District: 2
Proposed Project Description: Multi-unit Condo - Garage - Demolish Garage and rebuild spec to existing footprint/ Volume/ in same location - <i>moving garage forward on</i> <i>foot from rear property line.</i>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R-2</i> Type: <i>SB</i> <i>IBC 2003</i>	
		Signature:	Signature: <i>CE 8/26/08</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: ldobson	Date Applied For: 07/11/2008	Zoning Approval		
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<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 <input type="checkbox"/> Shoreland <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>8/26/08</i> <i>ABU</i>	Zoning Appeal <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:	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 <i>ABU</i> Date:
	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <p style="text-align: center; font-weight: bold;">PERMIT ISSUED</p> <div style="border: 1px solid black; padding: 5px; width: 80%; margin: 0 auto;"> <p style="text-align: center;">AUG 26 2008</p> </div> <p style="text-align: center; font-weight: bold;">CITY OF PORTLAND</p> </div>		

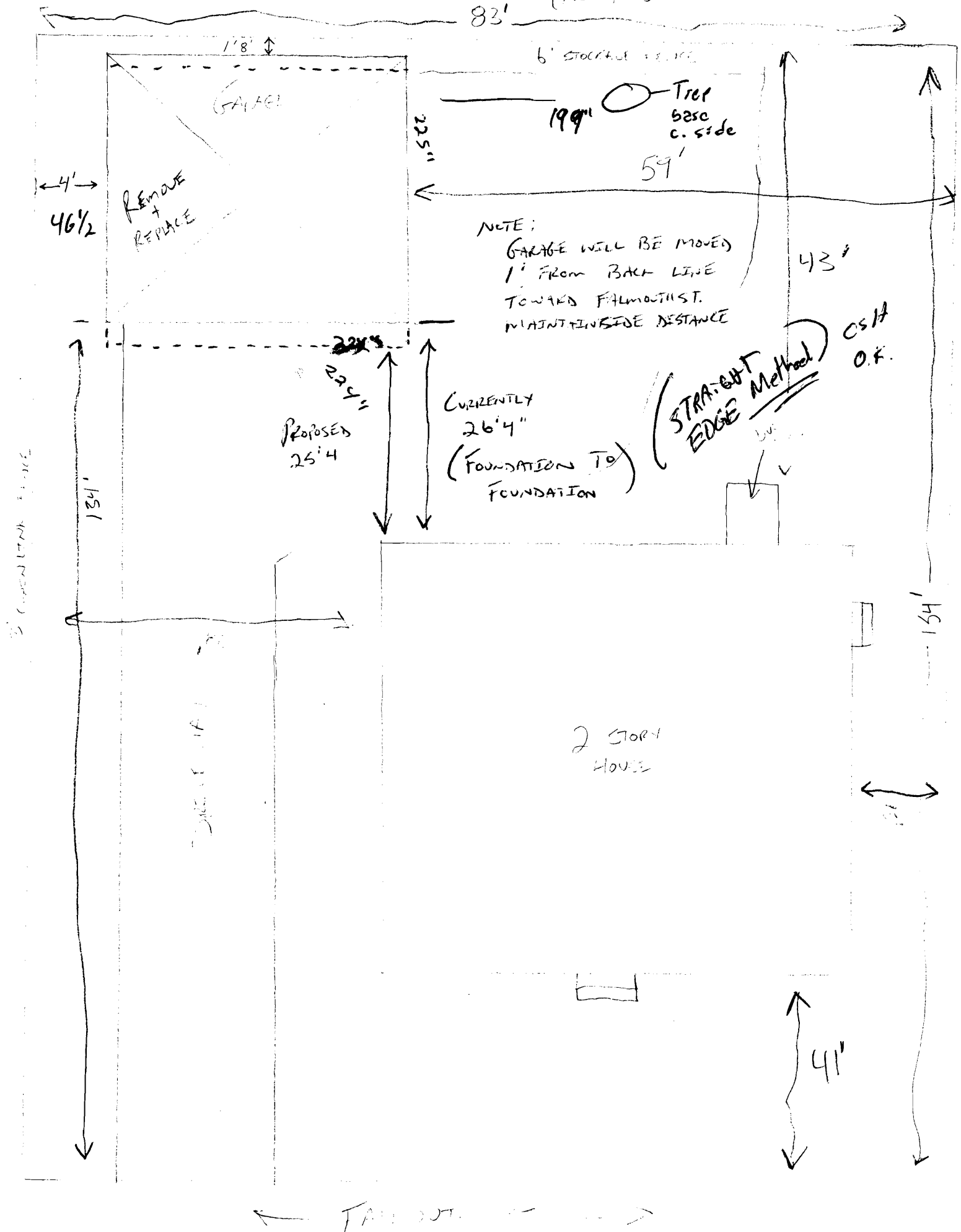
CERTIFICATION

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

PLOT PLAN (NOT TO SCALE)



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Permit No: 08-0850	Date Applied For: 07/11/2008	CBL: 116 D012001
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Location of Construction: 29 FALMOUTH ST	Owner Name: QUAGLIA INSTITUTE FOR STU	Owner Address: PO BOX 1219	Phone:
Business Name:	Contractor Name: P & B Remodeling / Ezra Berry	Contractor Address: 14 George Street Gorham	Phone (207) 776-8344
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Detached	

Proposed Use: three residential Condos - Demolish Garage and rebuild to existing footprint & Volume	Proposed Project Description: Demolish Garage and rebuild to existing footprint & Volume - moving garage forward one foot from rear property line
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 08/06/2008

Note: Rebuilding non-conforming garage in same footprint but will move location forward one foot from rear property line. Existing garage has a hip roof. Proposed garage has a pitched roof. OK to change the roof as long as the height from grade to the ridge stays the same or is lower. **Ok to Issue:**

- 1) Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards. The one (1) year starts at the time of removal. It shall be the owner's responsibility to contact the Code Enforcement Officer and notify them of that specific date.
- 2) This property shall remain as three residential condominiums. 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:** Chris Hanson **Approval Date:** 08/26/2008

Note: **Ok to Issue:**

- 1) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 2) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

Comments:

8/5/2008-amachado: Spoke to contractor, Ezra Berry. Told him that garage needed to be rebuilt within existing shell. He wants to change it from a hip roof to a pitched roof. I told him that the pitch needed to be the same for the new roof as the old. The ridge can't end up being higher. He said he would get me the information.

8/6/2008-amachado: Gave permit to Lannie to schedule the predemolition inspection.

8/6/2008-ldobson: Per ann removed from hold



General Building Permit Application

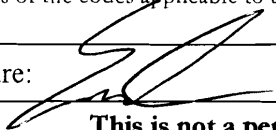
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>29 FALMOUTH ST PORTLAND 04103</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>116</u> Block# <u>D</u> Lot# <u>12</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>EZRA BERRY</u> Address <u>14 GEORGE ST</u> City, State & Zip <u>GORHAM, ME 04038</u>	Telephone: <u>(207) 776-8344</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>RUSS QUAGLIA</u> Address <u>29 FALMOUTH ST</u> City, State & Zip <u>PORTLAND, ME 04103</u>	Cost Of Work: \$ <u>15,000.-</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>SINGLE FAMILY/GARAGE -- 3 residential</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>TWO CAR GARAGE</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>DEMOLISH GARAGE AND REBUILD TO PRINT. SPEC TO EXISTING FOOTPRINT/VOLUME/IN SAME LOCATION</u>		
Contractor's name: <u>P+B REMODELING</u> Address: <u>14 GEORGE ST</u> City, State & Zip <u>GORHAM, ME 04038</u> Telephone: <u>776-8344</u> Who should we contact when the permit is ready: <u>EZRA BERRY</u> Telephone: <u>776-8344</u> Mailing address: <u>14 GEORGE ST GORHAM, ME 04038</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: 6/16/08

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

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

Re-Bar Schedule Inspection: Prior to pouring concrete

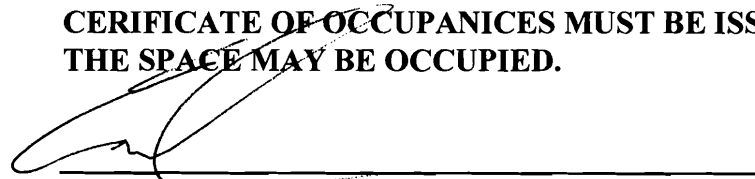
Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

Final inspection required at completion of work.

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 of Applicant/Designee

8/26/08

Date

Signature of Inspections Official

Date



Demolition Call List & Requirements

Site Address: 29 FALMOUTH ST

Owner: ROSS QUAGLIA

Structure Type: GARAGE / DETACHED

Contractor: P+B REMODELING

Utility Approvals	Number	Contact Name/Date
Central Maine Power	1-800-750-4000	<u>ILLIE GLYNN / 6/12/08</u>
Northern Utilities	797-8002 ext 6241	<u>MARK ALLEN 6/16/08</u>
Portland Water District	761-8310	<u>JAN WALKER 6/16/08</u>
Dig Safe	1-888-344-7233	<u>FALLON O'BREIN 6/24/08</u>

→ TONY SIMKON 6/18/08 252-6750

After calling Dig Safe, you must wait 72 business hours before digging can begin.

DPW/ Traffic Division (L. Cote)	874-8891	<u>LUCY COTE (MESSAGE) 6/16/08</u>
DPW/ Sealed Drain Permit (C. Merritt)	874-8822	<u>JOHN EMMERTON (MESSAGE) 6/16/08</u>
Historic Preservation	874-8726	<u>DEB ANDREWS (MESSAGE) 6/16/08</u>
Fire Dispatcher	874-8576	<u>HELENE DENNISON 6/16/08</u>
DEP – Environmental (Augusta)	287-2651	<u>SANDY MOODY (MESSAGE) 6/16/08</u>

Additional Requirements

- 1) Written Notice to Adjoining Owners
- 2) A Photo of the Structure(s) to be demolished
- 3) Certification from an asbestos abatement company

All construction and demolition debris generated in Portland must be delivered to Riverside Recycling Facility at 910 Riverside Street. Source separated salvage materials placed in specifically designated containers are exempt from this provision. For more information contact Troy Moon @ 874-8467.

U.S. EPA Region 1 – No Phone call required. Just mail copy of State notification to:

Demo / Reno Clerk
US EPA Region I (SEA)
JFK Federal Building
Boston, MA 02203

I have contacted all of the necessary companies/departments as indicated above and attached all required documentation.

Signed: [Signature]

Date: 7/10/08

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

P&B REMODELING, LLC
14 GEORGE STREET, GORHAM, ME 04038
(207) 776-8344

June 24, 2008

Submitted to:
Neighbors of Russ Quaglia

To Whom It May Concern:

This fall the garage that is located at 29 Falmouth St in Portland will be demolished. Once the garage is torn down, there will be a new one built of the same size and volume.

If you have any questions feel free to contact me at the phone number above.

Thank you,

A handwritten signature in black ink, appearing to read 'Ezra Berry', with a long horizontal flourish extending to the right.

Ezra Berry

From: ezra berry <ezraberry@hotmail.com>
To: <amachado@portlandmaine.gov>
Date: 8/5/2008 7:09:22 PM
Subject: 29 Falmouth St.

Hi,

I looked at the plans once more and the height will still be the same. If you look at Cross Section A-A you will see the note where it says 16'4" to the peak. That is why the draftsman made it an odd pitch. The current pitch is the 8 1/2/12 but I would like to drop that to a standard 8/12 anyway. If you need me to drop the pitch more let me know.

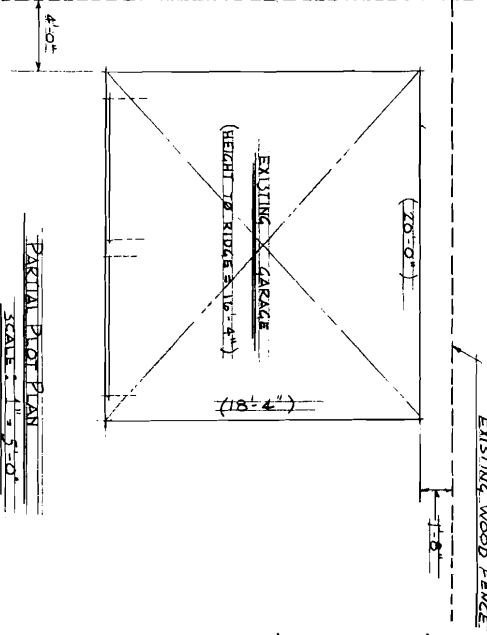
Please give me a call when you can.

Thanks,
Ezra Berry

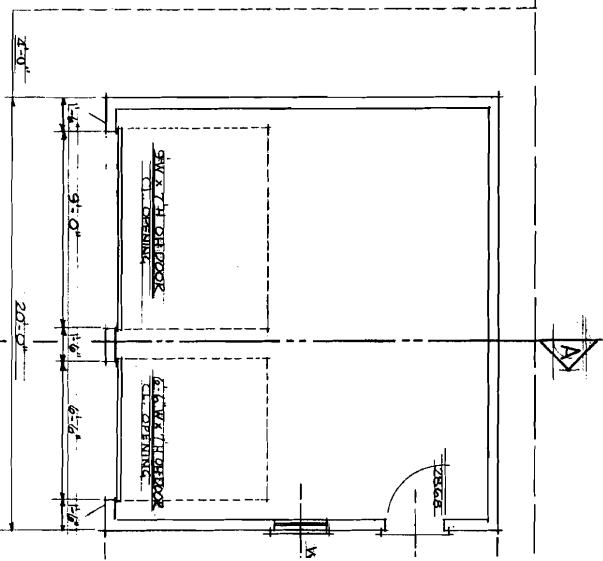
Get Windows Live and get whatever you need, wherever you are. Start here.
http://www.windowlive.com/default.html?ocid=TXT_TAGLM_WL_Home_082008



EXISTING CHAIN-LINK FENCE

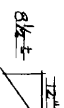


PARTIAL PLOT PLAN
SCALE: 1/4" = 5'-0"



FLOOR PLAN
SCALE: 1/4" = 1'-0"

TRUSSED ROOF FRAMING,
ACTUAL STRUCTURAL DESIGN TO COMPLY WITH
PORTLAND VIBRONS COVERING CODES.



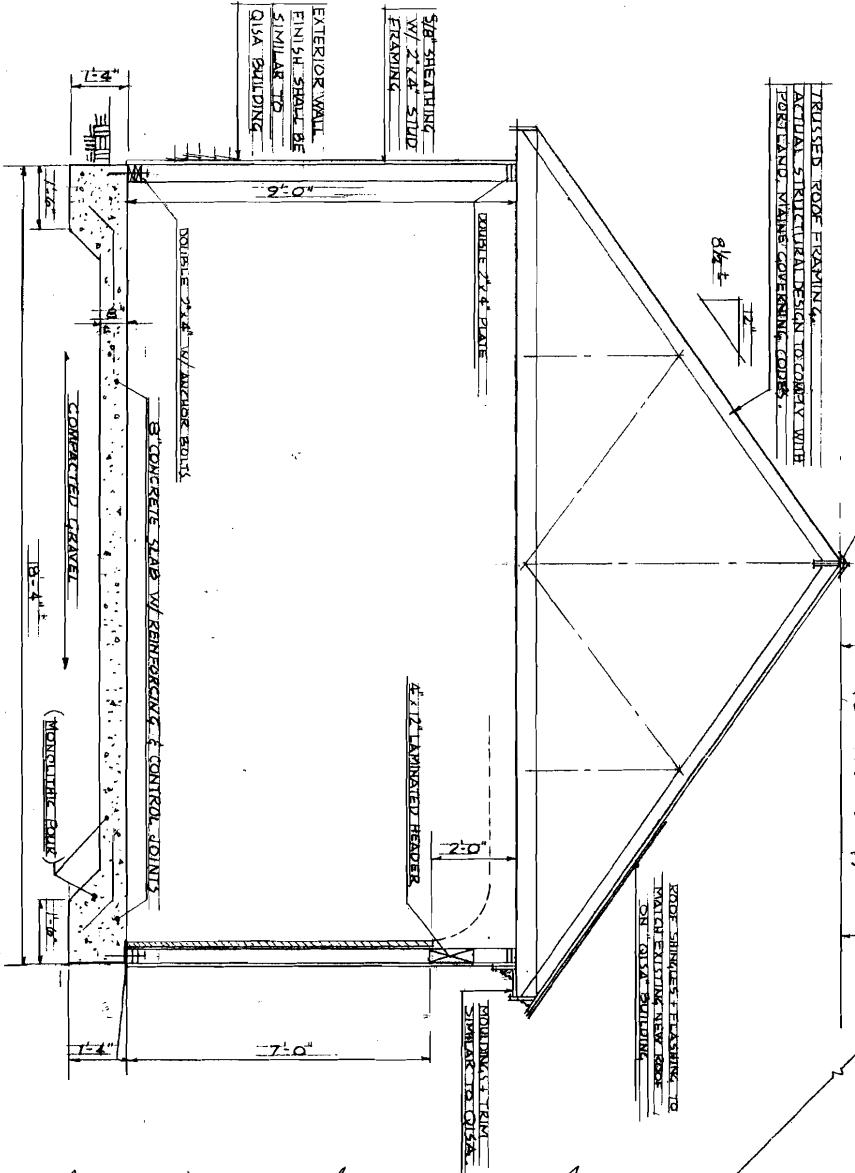
RIDGE VERT.

RIDGE HEIGHT = 12'-4" FROM TOP OF FDN.
(SAME AS EXISTING)

ROOF SHEETS FRAMING TO
MATCH EXISTING NEW ROOF
ON QUSA BUILDING

5/8" SHEATHING
W/ 2"x4" STUDS
FRAMING

EXTERIOR WALL
FINISH SHALL BE
SIMILAR TO
QUSA BUILDING



CROSS SECTION A-A
SCALE: 1/2" = 1'-0"

CORNER BOARDS
(TYP.)

