

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 080545

This is to certify that L.APOINTE MARK D. & DORIS E. M. LAPOINTE, ITS/Company Carp

has permission to 22.4' x 22.6' addition over garage w/ main bedroom, Bath & laundry

AT 124 OAKDALE ST

118 B01200

PERMIT ISSUED

JUN - 9 2008

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 opened or service closed-in. 4
 YOUR NOTICE 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

6/9/08 *Chapman*
 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

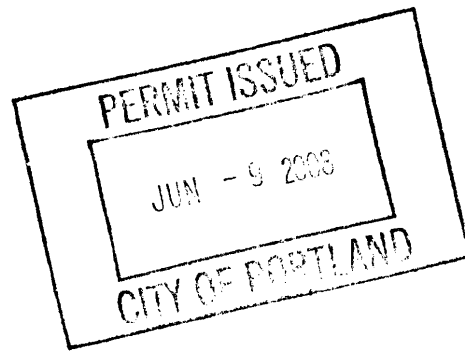
Permit No: 08-0545	Issue Date: 6/9/08	CBL: 118 B012001
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Location of Construction: 124 OAKDALE ST	Owner Name: LAPOINTE MARK D & DIANE M	Owner Address: 124 OAKDALE ST	Phone:
Business Name:	Contractor Name: Compass Carpentry	Contractor Address: 705 Hollis Road Hollis	Phone: 2079296312
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-5

Past Use: Single Family Home	Proposed Use: Single Family Home - 22.4' x 22.6' addition over garage w/ master bedroom, Bath & Laundry	Permit Fee: \$890.00	Cost of Work: \$87,000.00	CEO District: 3
Proposed Project Description: 22.4' x 22.6' addition over garage w/ master bedroom, Bath & Laundry		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB IRC-2003	
		Signature: <i>[Signature]</i> 6/9/08		
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: 05/21/2008	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: _____	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>AKM</i> Date: _____
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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: 08-0545	Date Applied For: 05/21/2008	CBL: 118 B012001
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Location of Construction: 124 OAKDALE ST	Owner Name: LAPOINTE MARK D & DIANE M	Owner Address: 124 OAKDALE ST	Phone:
Business Name:	Contractor Name: Compass Carpentry	Contractor Address: 705 Hollis Road Hollis	Phone (207) 929-6312
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - 22.4' x 22.6' addition over garage w/ master bedroom, Bath & Laundry	Proposed Project Description: 22.4' x 22.6' addition over garage w/ master bedroom, Bath & Laundry
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 05/29/2008

Note: Using section 14-436(b), 80% of first floor footprint is 1217.6. The addition is adding 465.63 sf which is using 38% of the allowable 80% increase. Allowed the roof to go to a 4/12 pitch because the original roof was flat. **Ok to Issue:**

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) 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:** 06/09/2008

Note: **Ok to Issue:**

- 1) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 2) The attic scuttle opening must be 22" x 30".
- 3) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 4) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 5) 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.
- 6) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Comments:

5/29/2008-amachado: Spoke to David from Compass Carpentry. The setbacks given on the plot plan were just estimates. The measurement from the centerline of Oakdale (50' r/w) to the foundation was 39'8". The measurement from the centerline of Noyes Street (60 r/w) was 45' to the foundation. The property does not meet the front or rear setback.



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>124 OAKDALE ST PORTLAND ME</u>		
Total Square Footage of Proposed Structure/Area <u>464</u>		Square Footage of Lot <u>5,060</u>
Tax Assessor's Chart, Block & Lot Chart# <u>118</u> Block# <u>B</u> Lot# <u>12</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>MARK LAPINTE</u> Address <u>124 OAKDALE ST</u> City, State & Zip <u>PORTLAND, ME 04103</u>	Telephone: <u>207-929-6312</u> <u>e- 329-0573</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>87,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>CL</u>
Current legal use (i.e. single family) <u>single family</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>A 22.4 x 22.6 ADDITION OVER GARAGE MASTER BED ROOM WITH BATH + LAUNDRY</u>		
Contractor's name: <u>COMPASS CARPENTRY - David</u> Address: <u>705 Hollis Rd</u> City, State & Zip: <u>Hollis ME 04042</u> Telephone: <u>929-6312</u> Who should we contact when the permit is ready: _____ Telephone: <u>329-0573</u> Mailing address: _____		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

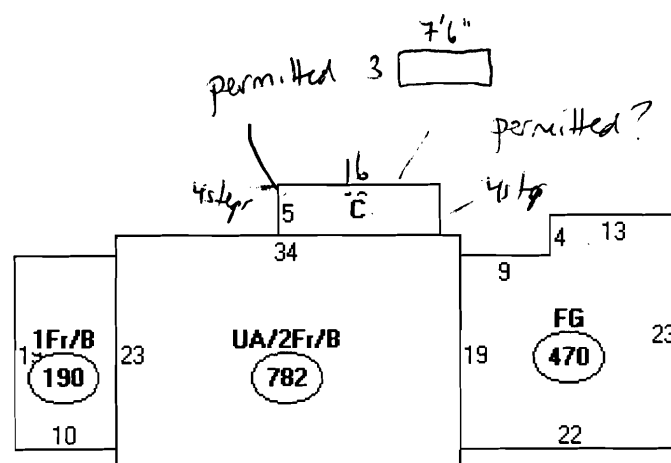
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division 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: [Signature] Date: 5/21/05

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

MAY 21 2005



Descriptor/Area

A: UA/2Fr/B
782 sqft

B: 1Fr/B
190 sqft

C: WD
80 sqft

D: FG
470 sqft



Portland, Maine, April 17, 1928

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect ~~and install~~ the following building ~~strictly in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:~~

Location: **57 Hayes Street** ~~127-131~~ Ward **8** Within Fire Limits? **no** Dist. No. _____
 Owner's or Lessee's name and address: **Clough & Maxim Co., 477 Congress Street** Telephone **P 398**
 Contractor's name and address: **owner** Telephone _____
 Architect's name and address: _____
 Proposed use of building: **dwelling house & garage attached** No. families: **1**
 Other buildings on same lot: **none**

Description of Present Building to be Altered

Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Last use _____ No. families _____

General Description of New Work

To erect 1 family dwelling house with garage attached.

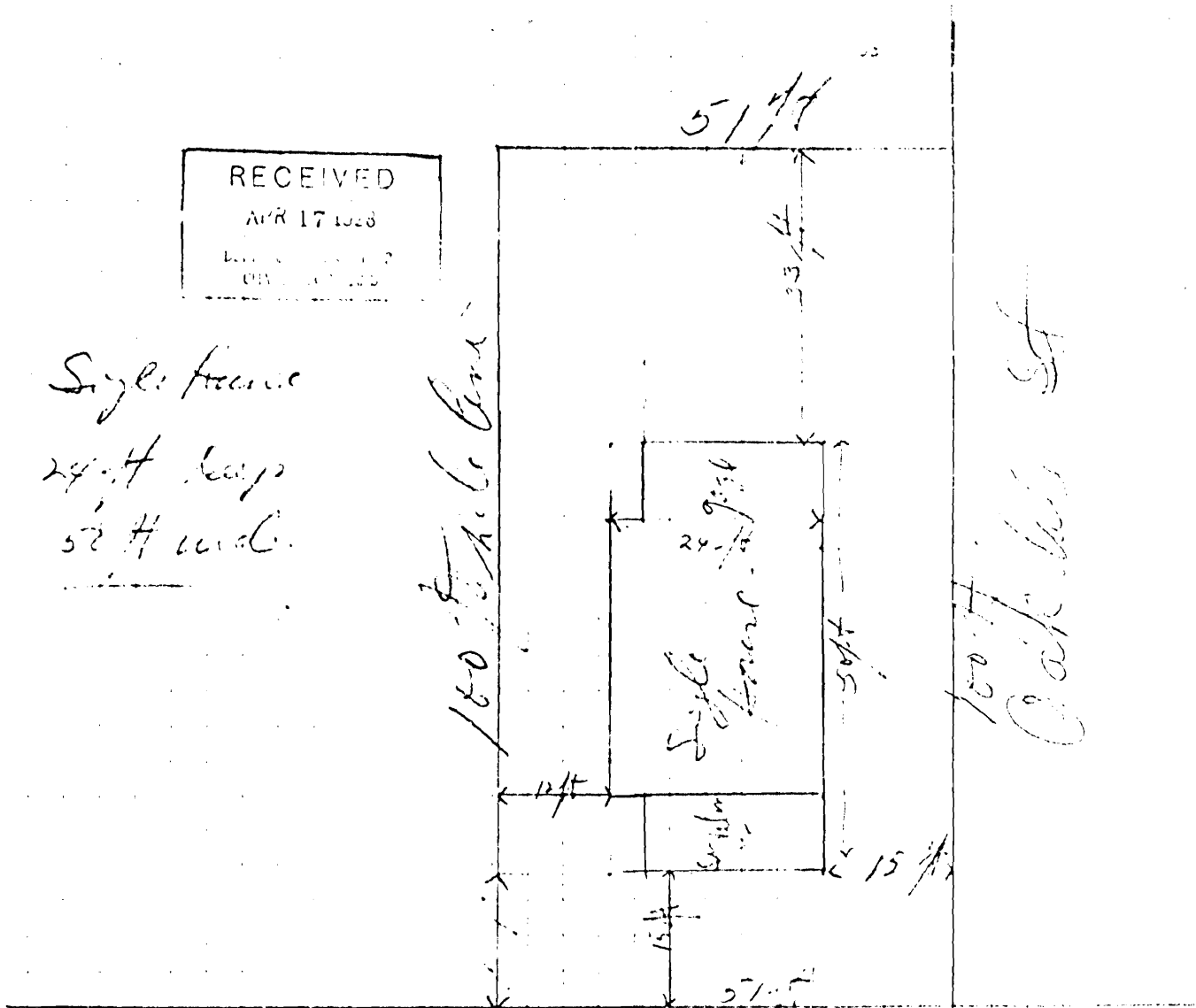
The inside of the garage will be covered, where required by law, with metal lath and cement plaster.

Details of New Work

Site front **30'** depth **24'** No. stories: **2** Height average grade to highest point of roof: **30'**
 To be erected on solid or filled land? **solid** earth or rock? **earth**
 Material of foundation: **concrete** Thickness, top: **10'** bottom: **12'**
 Material of underpinning: **brick** Height: **24"** Thickness: **8"**
 Kind of roof: **pitch** Roof covering: **asphalt shingles Class U**
 No. of chimneys: **2** Material of chimneys: **brick** of lining: **tile**
 Kind of heat: **steam** Type of fuel: **coal** Distance, heater to chimney: **5'**
 If oil burner, name and model: _____
 Capacity and location of oil tanks: _____
 Is gas fitting involved? **Yes** Size of service: _____
 Corner posts: **4x6** Sills: **4x8** Girt or ledger board: **2-2x4** Size _____

RECEIVED
APR 17 1928
L. S. ...
O. W. ...

Single frame
24" H deep
52" H wide



57 wide ft

P.



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, May 31, 1956

00833

MAY 15 1956

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, Plans and specifications, if any, submitted herewith and the following specifications:

Location 124 Oakdale St. Within Fire Limits? no Dist. No.
 Owner's name and address Walter Morse, 124 Oakdale St. Telephone ..
 Lessee's name and address .. Telephone ..
 Contractor's name and address C. A. Aaskov & Son, 39 Read St. Telephone ..
 Architect .. Specifications .. Plans yes No. of sheets 1
 Proposed use of building Dwelling and 2 car garage No. families 1
 Last use " 1 " " No. families ..
 Material frame No. stories Heat .. Style of roof .. Roofing ..
 Other building on same lot .. Fee \$ 5.00
 Estimate cost \$ 1200.

General Description of New Work

To construct 12'x22' addition to existing one-car frame garage attached to dwelling. Listing fire protection between dwelling and garage.

REQUIREMENT OF CALLING
BY PERMIT IS WAIVED

APPROVAL DATE: 4/15/56

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO** C. A. Aaskov & Son

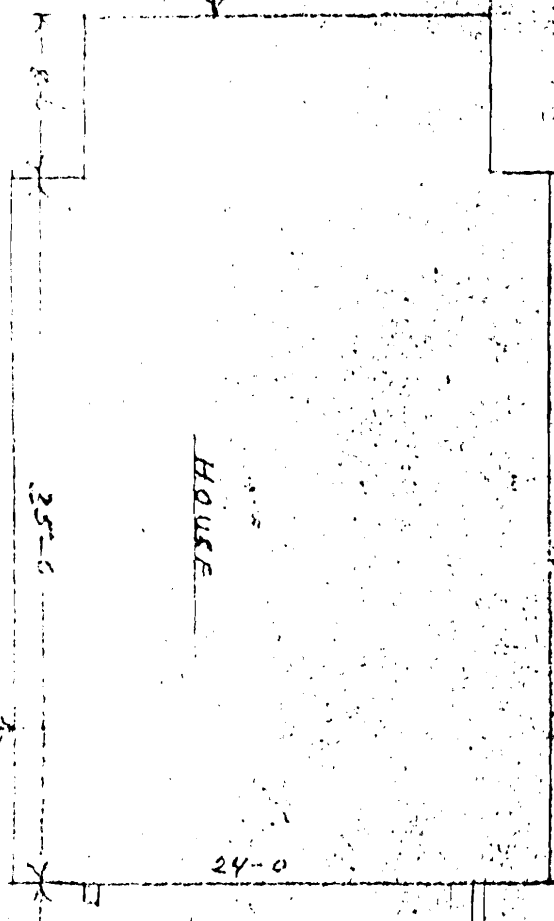
Details of New Work

Is any plumbing involved in this work? .. Is any electrical work involved in this work? ..
 Is connection to be made to public sewer? .. If not, what is proposed for sewage? ..
 Has separate notice been sent? .. Form notice sent? ..
 .. 12'

LOT LINE

50-0

15-0



HOUSE

24-0

11-0

5-0

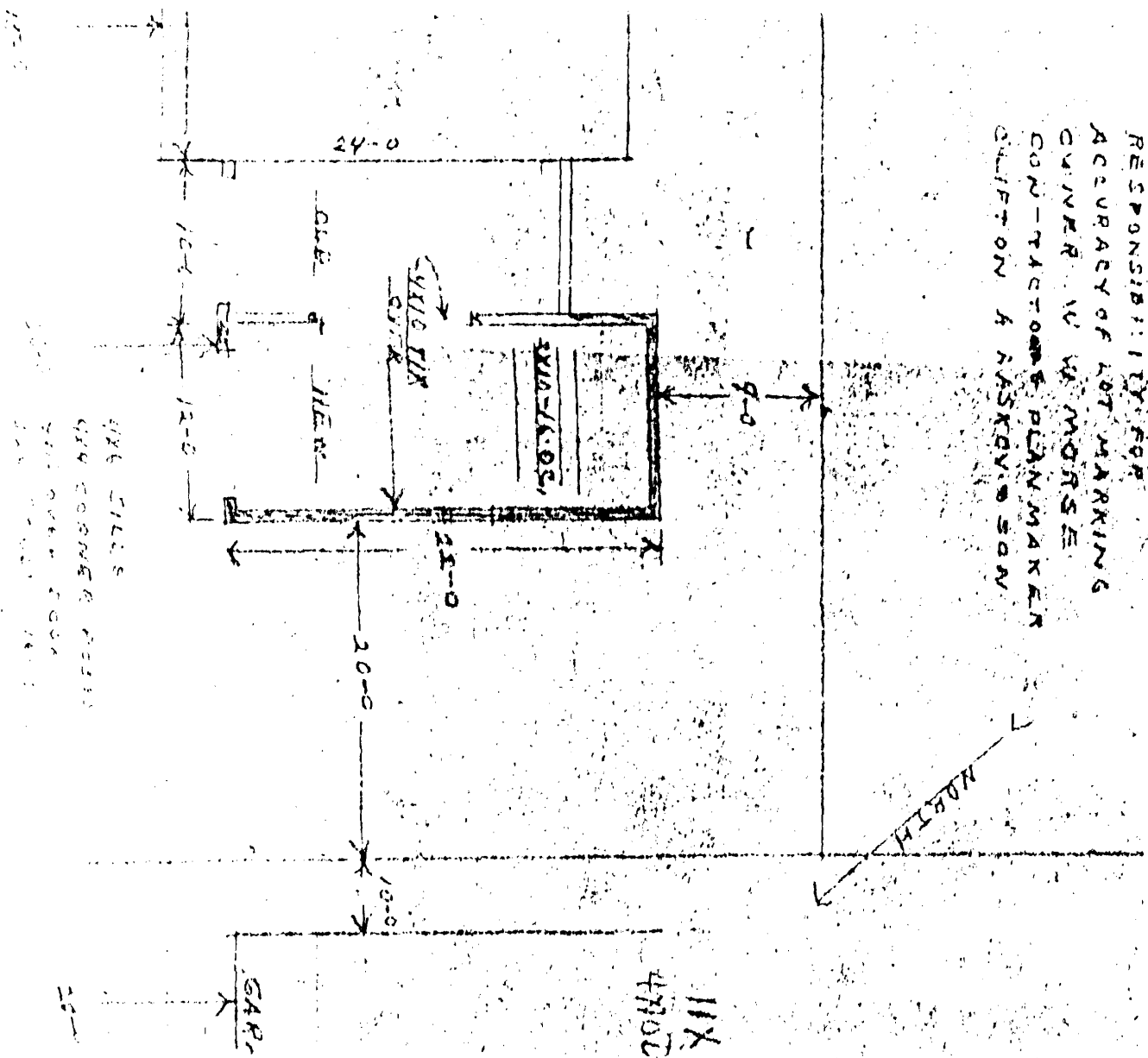
48-0 TO STREET

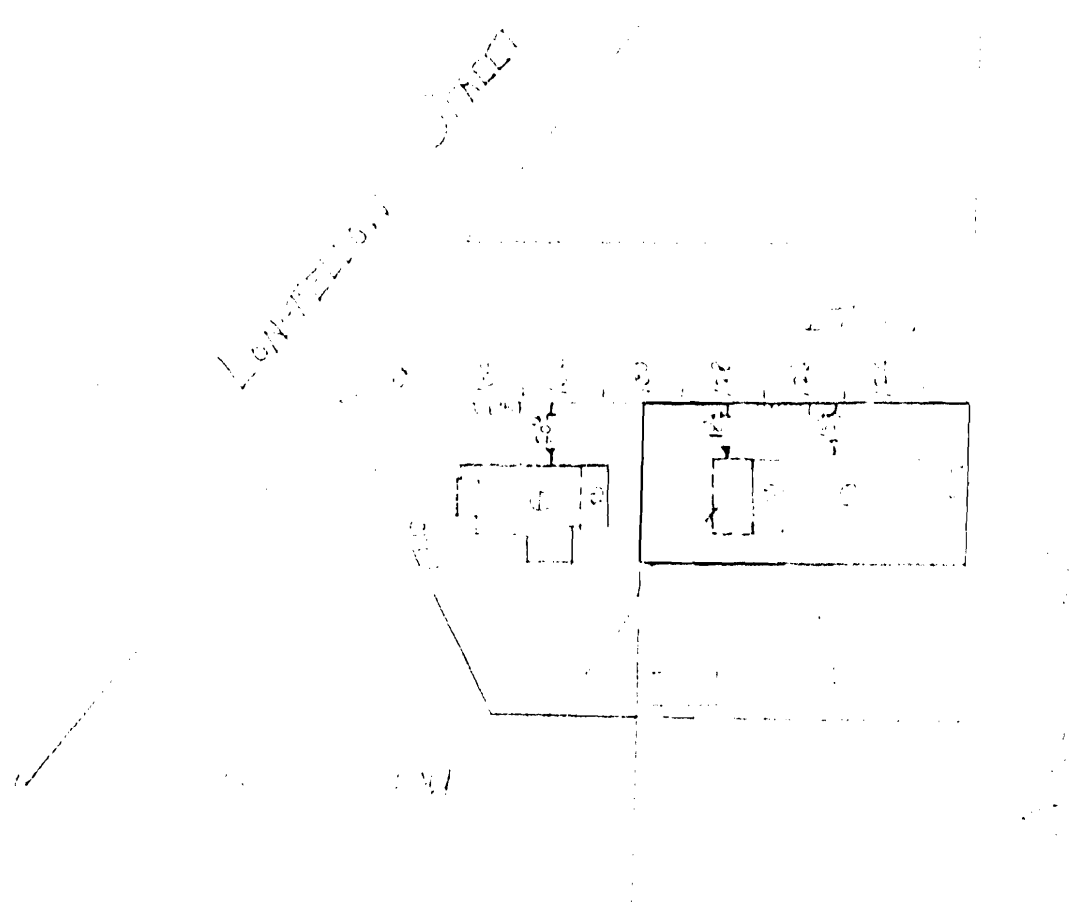
HOUSE

REST
ACCU
QUIN
CON
CLIF

15-0

RESPONSIBILITY FOR
ACCURACY OF LOT MARKING
OWNER W. W. MORSE
CONTRACTOR & PLAN MAKER
CALIFORNIA & ASKREY & SAW





June 4, 1956

11-124 Oakdale Street, corner of Noyes Street

Mr. Walter V. Morse
124 Oakdale Street
W. W. Laskov & Son
22 Bond Street

Copy to Corporation Counsel

Dear Sir:-

As you are aware, we are unable to issue a permit for construction of an addition 12 feet by 22 feet on side of existing one-car garage attached to dwelling at the above location because it would be located closer than 20 feet to the line of Oakdale Street and several feet closer to that street than the front wall of the existing dwelling on the adjoining lot, contrary to Section 1546 of the Zoning Ordinance applying to the residence in which the property is located.

We understand you would like to exercise your appeal rights concerning this matter. Accordingly we are enclosing an outline of the appeal procedure and are certifying the case to the Corporation Counsel, who serves as clerk for the Board of Appeals.

Very truly yours,

WINDOW SCHEDULE

	SIZE AND STYLE	ROUGH OPENING	QUANTITY
(A)			1
(B)			1
(C)			1
(D)			1
(E)			1
(F)			1
(G)			1

WINDOW SIZES SHOWN ON PLAN:
 (A) TEMPERED DWH - SIZE TO MATCH EXISTING FRONT.
 (B) DWH - SIZE TO MATCH EXISTING FRONT.
 (C) 3'-4" X 5'-0" DWH EGRESS.
 (D) 2'-6" X 3'-3" CASHT TEMPERED.
 (E) 2'-0" X 3'-3" CASHT TEMPERED.
 (F) 6'-0" X 5'-0" DWH.
 (G) 8'-0" X 5'-0" DWH.

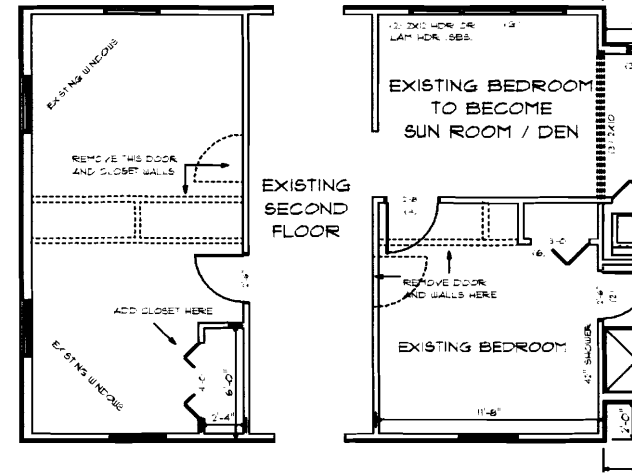
DOOR SCHEDULE

	SIZE AND STYLE	ROUGH OPENING	QUANTITY
(1)	2'-0" BF		2
(2)	2'-6" L		1
(3)	2'-6" L		1
(4)	2'-6" R		1
(5)	2'-6" PKT		1
(6)	3'-0" BF		1
(7)	5'-0" BF		1
(8)			
(9)			
(10)			

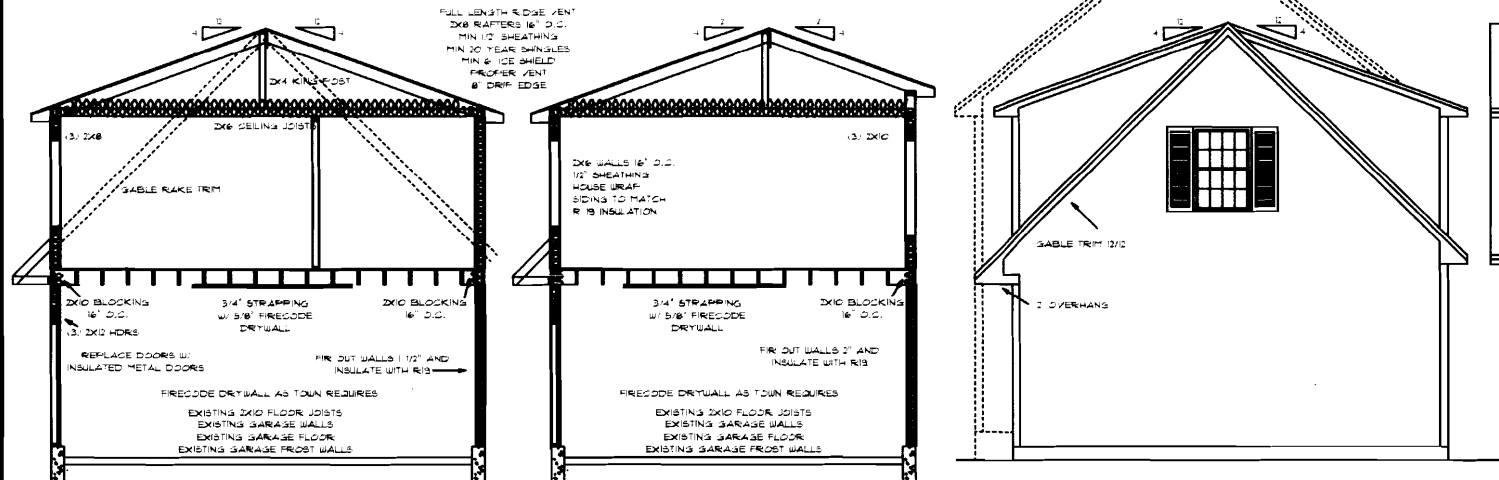
VERIFY ALL WINDOW AND DOOR STYLES, SIZES, FINISHES, AND QUANTITIES BEFORE ORDERING.

JOB NOTES

REMOVE NON-BEARING WALLS BETWEEN LEFT SIDE BEDROOMS AND REPAIR CEILING AND WALLS.
 BUILD NEW CLOSET AT OWNERS DIRECTION.
 REMOVE NON-BEARING GLOSET WALLS IN FRONT RIGHT BEDROOM.
 REMOVE EXISTING ENTRY DOOR AND REPAIR WALLS IN CEILING.
 RELOCATE BEDROOM ENTRY TO NEW DEN SIDE WALL. BEDO CLOSET TO PLAN.
 REMOVE ENTRY DOOR TO REAR RIGHT BEDROOM AND ENLARGE OPENING TO 3'-0".
 REMOVE SIDE WALL TO NEW ROOMS. INSTALL (3) 2X10 HEADER IN CEILING.
 REMOVE REAR WINDOW AND REPLACE WITH (8) WINDOW. INSTALL (3) 2X10 HEADER.
 REMOVE SOFFITS AND OVERHANGS FROM GARAGE.
 BUILD NEW WALLS THE SAME HEIGHT AS EXISTING SECOND FLOOR WALLS.
 FRAME NEW ROOMS AS SHOWN ON PLAN.
 ALL MEASUREMENTS TO BE FIELD VERIFIED AND ADJUSTED AS NEEDED.
 THE TWO FRONT WINDOWS (A) AND (B) ARE TO BE CENTERED OVER THE GARAGE DOORS BELOW.
 ANY DOOR OR WINDOW SIZES, STYLES OR LOCATIONS SHOWN ON THIS PLAN ARE RECOMMENDATIONS ONLY.
 THE OWNER AND BUILDER WILL DECIDE DOOR AND WINDOW BRANDS, STYLES, AND EXACT LOCATIONS BEFORE CONSTRUCTION STARTS.
 BATHROOM WINDOWS MUST BE SAFETY GLASS.
 ALL OPENINGS OVER 6' ARE TO HAVE DOUBLE JACKS ON EACH SIDE.
 ALL HEADERS ARE TO BE BUILT UP 4X4 OR 4X6 IN NON-BEARING WALLS AND 6X10.
 ALL PARTITION STUDS AND CORNER STUDS ARE TO BE INSULATED.
 BUILDER AND OWNER TO AGREE OVER THESE PLANS BEFORE CONSTRUCTION STARTS AND VERIFY THAT THEY ARE SUITABLE FOR THEIR NEEDS.
 IF ANY CHANGES OR ALTERATIONS ARE NEEDED, OR IF YOU HAVE ANY QUESTIONS PLEASE CONTACT JOHN AT HQ.



SIDE ELEVATION



THESE DRAWINGS ARE COPY WRITTEN, AND AS SUCH CANNOT BE COPIED, CONSTRUCTED FROM OR GIVEN TO A THIRD PARTY WITHOUT WRITTEN PERMISSION FROM HOUSE CALLS INC. THEY ARE TO BE USED FOR THE CONSTRUCTION OF ONE HOME ONLY FOR THE PERSON NAMED ON THESE DRAWINGS.

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HOUSE CALLS INC.
 HOME PLANNING & DESIGN
 151 ROOSEVELT TRAIL, WINDHAM, ME
 207-892-2810

DATE
LAPOINTE
 DRAWS
RENOVATION A

R5

lot size = 5060

land area provided = 3,000 sq ft OK

front min - 30' or average - 14' 8"

(new min - 30' - 8.5')

side 25 by - 12'

side street - 15' ~~left~~ right 30' OK

max height - 35' max - 21' scale OK

using section 14-436 (b)

~~80%~~ 1st Floor Footprint = 1522

80% = 1217.6 sq ft

~~225" x 118" = 184.35~~

adding: ~~482.35~~

~~320"~~

22.5 x 12.5 = 281.25

adding 415.63 sq ft

* allowed 4/12 pitch from flat roof.

