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:	Issue Date:	CBL:
02-0990	SEP - 5 2002	119 E009001

CITY OF PORTLAND

Location of Construction:	Owner Name:	Owner Address:	Phone:
16 Beacon St	Stover Patrick J	16 Beacon St	207-541-6027
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
n/a	Poirer Construction	38 Church Street Westbrook	2078540940
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	**Zone:**
n/a	n/a	Additions - Dwellings	R-5

Past Use:	Proposed Use:	Permit Fee:	Cost of Work:	CEO District:
Single Family	Single Family / Build single car detached garage, new front steps. Demolition on permit # 020668.	$121.00	$14,000.00	3

FIRE DEPT: ☐ Approved ☐ Denied

Signature: N/A

INSPECTION:

Use Group: R-3 Type: 5B

BOCA 99

Signature:

Proposed Project Description:

Build single car detached garage, and new front steps.

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: ☐ Approved ☐ Approved w/Conditions ☐ Denied

Signature: Date:

Permit Taken By:	Date Applied For:
gg	09/05/2002

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building permits do not include plumbing, septic or electrical work.
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..

Zoning Approval

Special Zone or Reviews	Zoning Appeal	Historic Preservation
☐ Shoreland	☐ Variance	☑ Not in District or Landmark
☐ Wetland	☐ Miscellaneous	☐ Does Not Require Review
☐ Flood Zone	☐ Conditional Use	☐ Requires Review
☐ Subdivision	☐ Interpretation	☐ Approved
☐ Site Plan	☐ Approved	☐ Approved w/Conditions
Maj ☐ Minor ☐ MM ☐	☐ Denied	☐ Denied
Date: 9/5/02	Date:	Date: 9/5/02

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

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 020990

This is to certify that Stover Patrick J/Poirer Construction

has permission to Build single car detached garage, and new front steps

AT 16 Beacon St CHART-BLOCK-LOT 119 E009001

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 lathed or closed-in. A FIRE WARDEN 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

PERMIT ISSUED
SEP - 5 2002
CITY OF PORTLAND
Department Name

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

Minor/Minor Site Review for New Detached Single Family Dwelling, Additions/Alterations/Accessory Structures, Multi-Family, Commercial Interior Rehab (other than additions), Change of Use

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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: 16 BEACON ST.	
Total Square Footage of Proposed Structure 1,228	Square Footage of Lot 3,883

Tax Assessor's Chart, Block & Lot Number Chart# 119 Block# E Lot# 9	Owner: PATRICK STOVER	Telephone#: W) 541-6027 H) 774-6270

Lessee/Buyer's Name (If Applicable) N/A	Owner's/Purchaser/Lessee Address: 16 BEACON ST.	Cost Of Work: $14,000 Fee: $ $

Current use: SINGLE-FAMILY HOME. Proposed use: SAME

Project description: BUILD DETACHED SINGLE CAR GARAGE, NEW FRONT STEPS, AND ADDITION (WITH DECK) AT REAR OF HOUSE. REBUILD OF ITEMS DEMOLISHED ON PERMIT 020668 (DID 6/28/02)

Contractor's Name, Address & Telephone POIRIER CONSTRUCTION 38 CHURCH ST, WESTBROOK, 04092 233-0232 / 854-0940	Rec'd By:

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- **All construction must be conducted in compliance with the 1999 B.O.C.A. Building Code as amended by Section 6-Art II.**
- **All plumbing must be conducted in compliance with the State of Maine Plumbing Code.**
- **All Electrical Installation must comply with the 1999 National Electrical Code as amended by Section 6-Art III.**
- **HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.**

YOU MUST INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

- **A Copy of Your Deed or Purchase and Sale Agreement if purchased in the last 365 days**
- **A Plot Plan (Sample Attached)**

A "minor/minor" site plan review is required for **New Single Family Homes Only (does not include additions, alterations or accessory structures)** ***prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor.*** **FOUR COPIES ARE REQUIRED FOR NEW SINGLE FAMILY HOMES**

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

A complete plot plan (Site Plan) includes:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

Building Plans are required for all construction, including interior rehab (Sample Attached)

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and damp proofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/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: Patrick Stover	**Date:** 9/4/02

Minor/Minor Site Review Fee: $300.00/Building Permit Fee: $30.00 for the 1st $1000.cost plus $6.00 per $1,000.00 construction cost thereafter.

AUTOCAD OR ADOBE FORMAT REQUIRED FOR ALL COMMERICAL PROJECTS

POIRIER CONSTRUCTION INC.

38 Church St. ♦ Westbrook, Me 04092
Phone 1-207-854-0940 ♦ Fax 1-207-854-0940
Pager 851-0118 Email jpoirie1@maine.rr.com

Structural list of materials

Garage framing:

16" o/c	Exterior walls..	2x6 construction with 7/16 osb sheathing. Headers will be 2x6 for windows and doors. Garage door header will be 2x10.
16" o/c	Roof framing..	Rafters will be 2x8 with 5/8 osb sheathing. Covering will be asphalt shingles Comparable to existing.
	Siding..	Garage to be sided with cedar, all trim comparable to new renovation of house.

Addition framing

16" o/c	Exterior framing ..	2x6 construction with 7/16 osb for sheathing. Headers will be 2x6 for all Windows and doors. Any window or door opening over 6', 2x8 will be used. Framing for floor joists will be 2x8 with ¾" advantech for sub floor.
16" o/c	Roof framing..	Rafters are to be 2x8 with 5/8 osb sheathing. Covering will be asphalt shingles Comparable to existing house.
	Siding..	Siding will be cedar.
	Front stairs..	Front stairs will be pressure treated framing with cedar decking and railings.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or [redacted] 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.

✓ **Pre-construction Meeting**: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before **any** site work begins on any project other than single family additions or alterations.

✓ **Footing/Building Location Inspection:** Prior to pouring concrete

N/A **Re-Bar Schedule Inspection:** Prior to pouring concrete

N/A **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

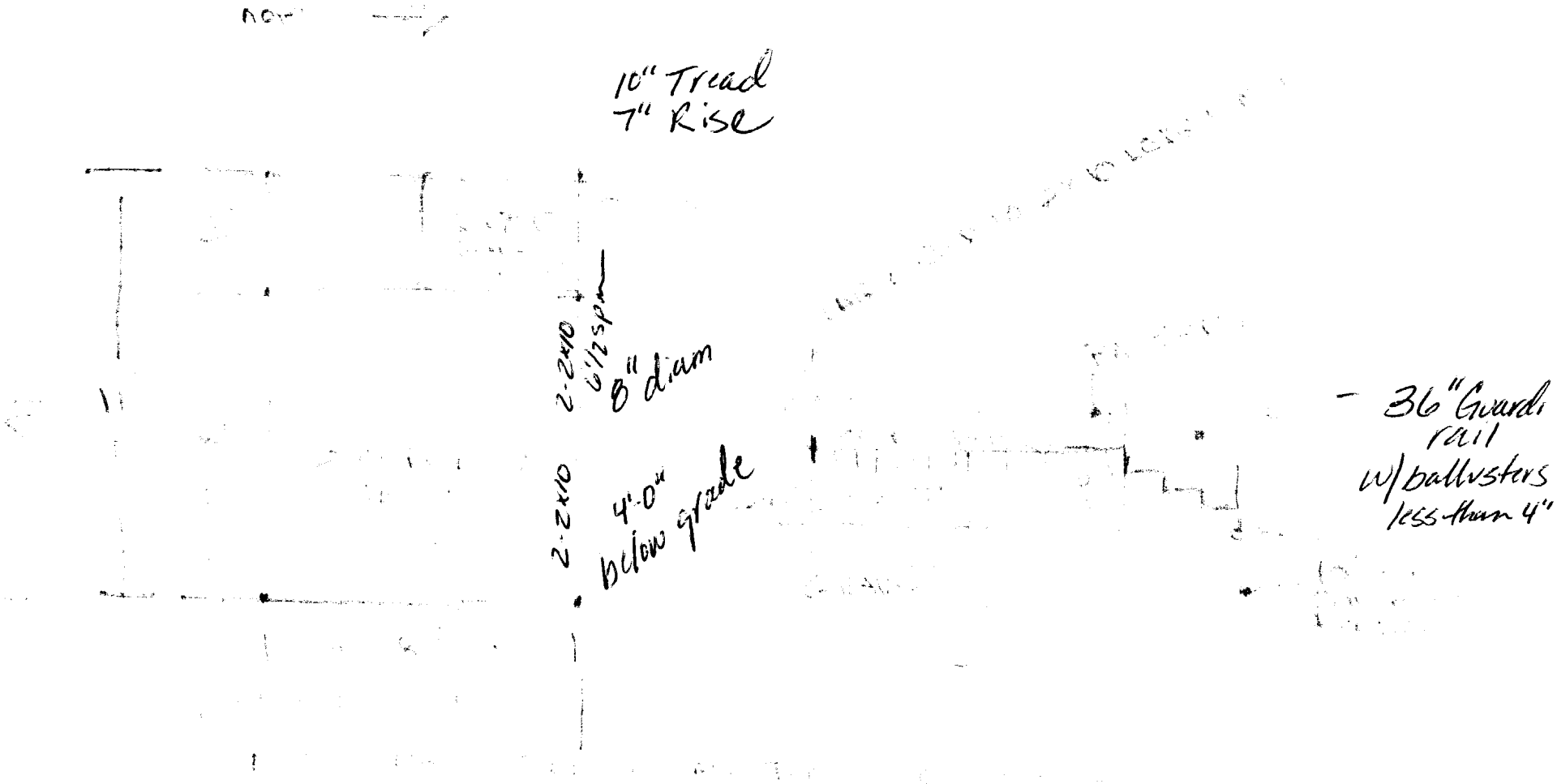
_____ **If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

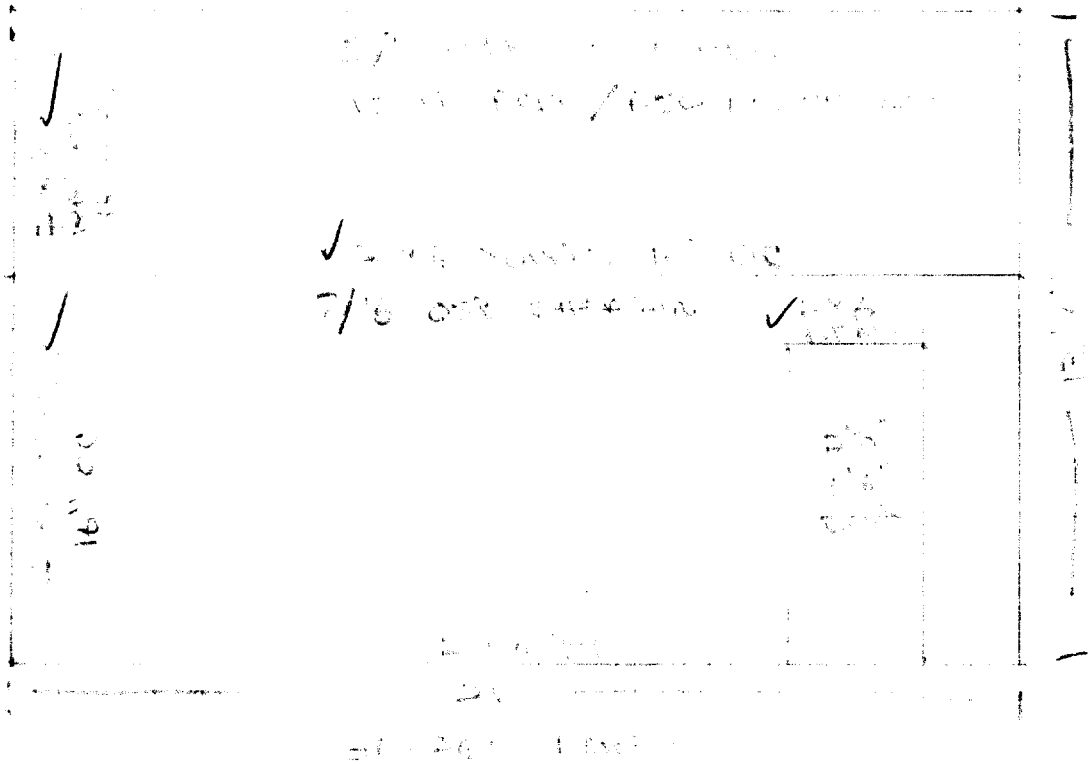
_____ **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

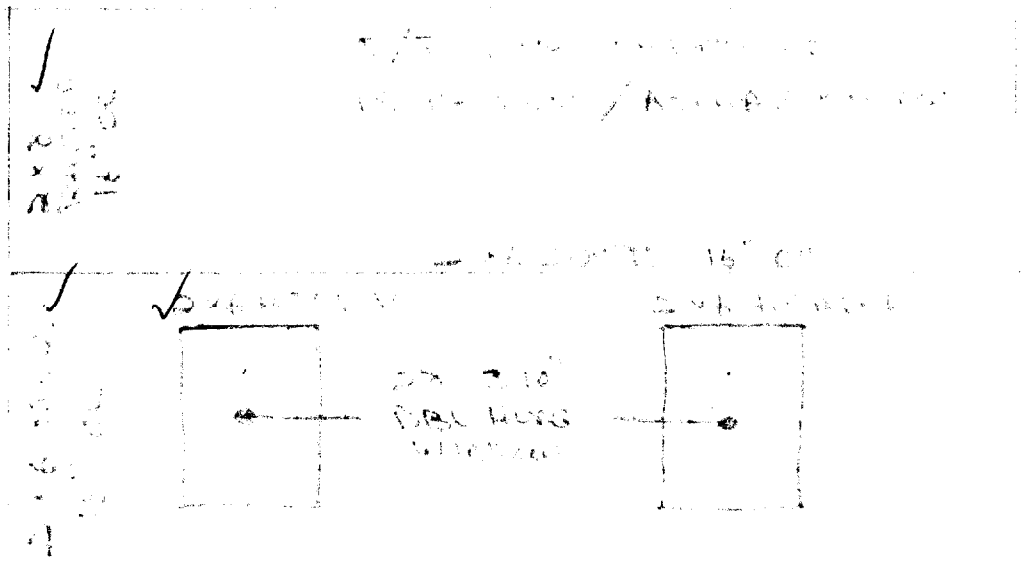
X _____ Signature of applicant/designee — Date 9/5/02

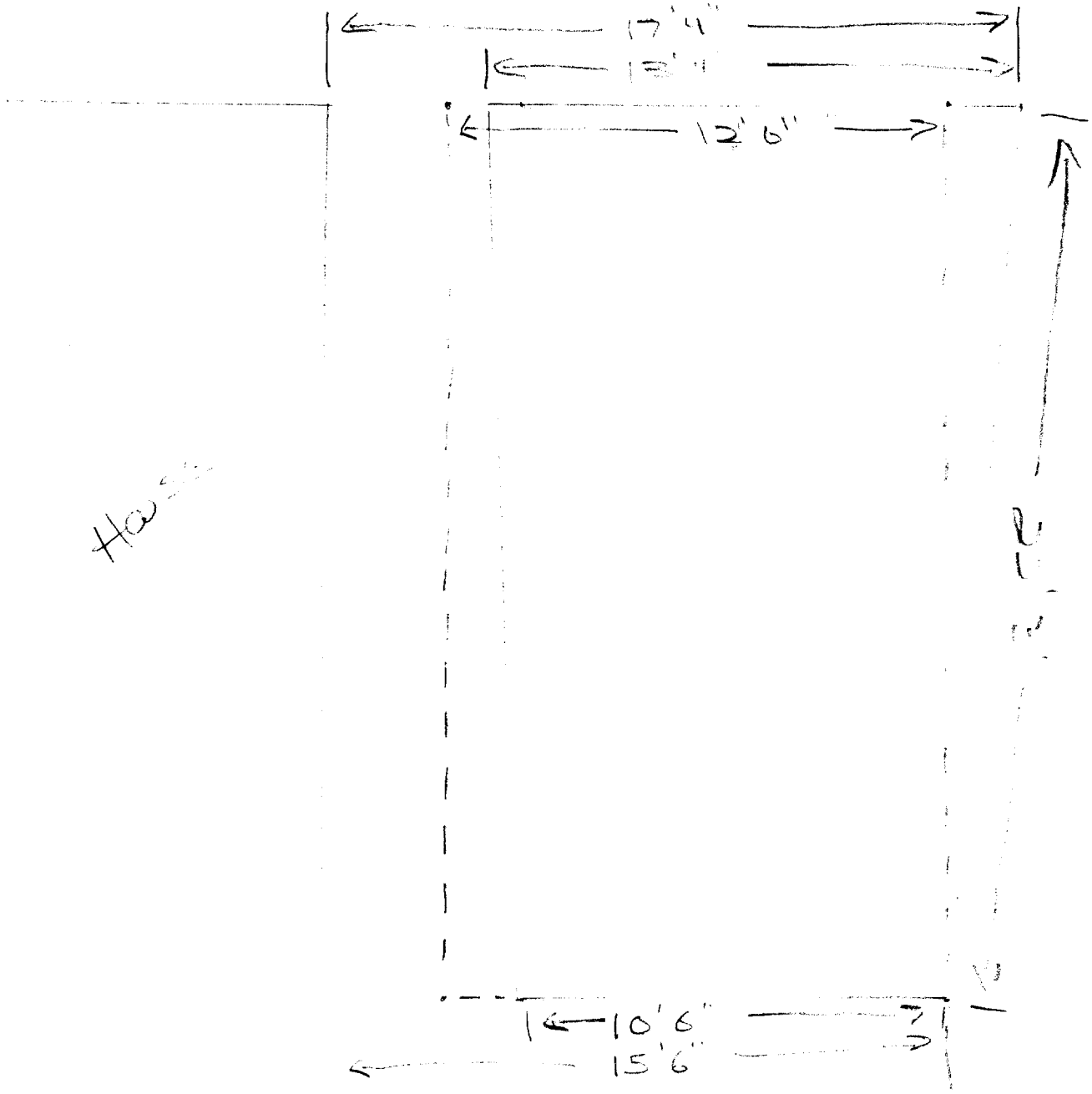
_____ Signature of Inspections Official — Date 9/5/02

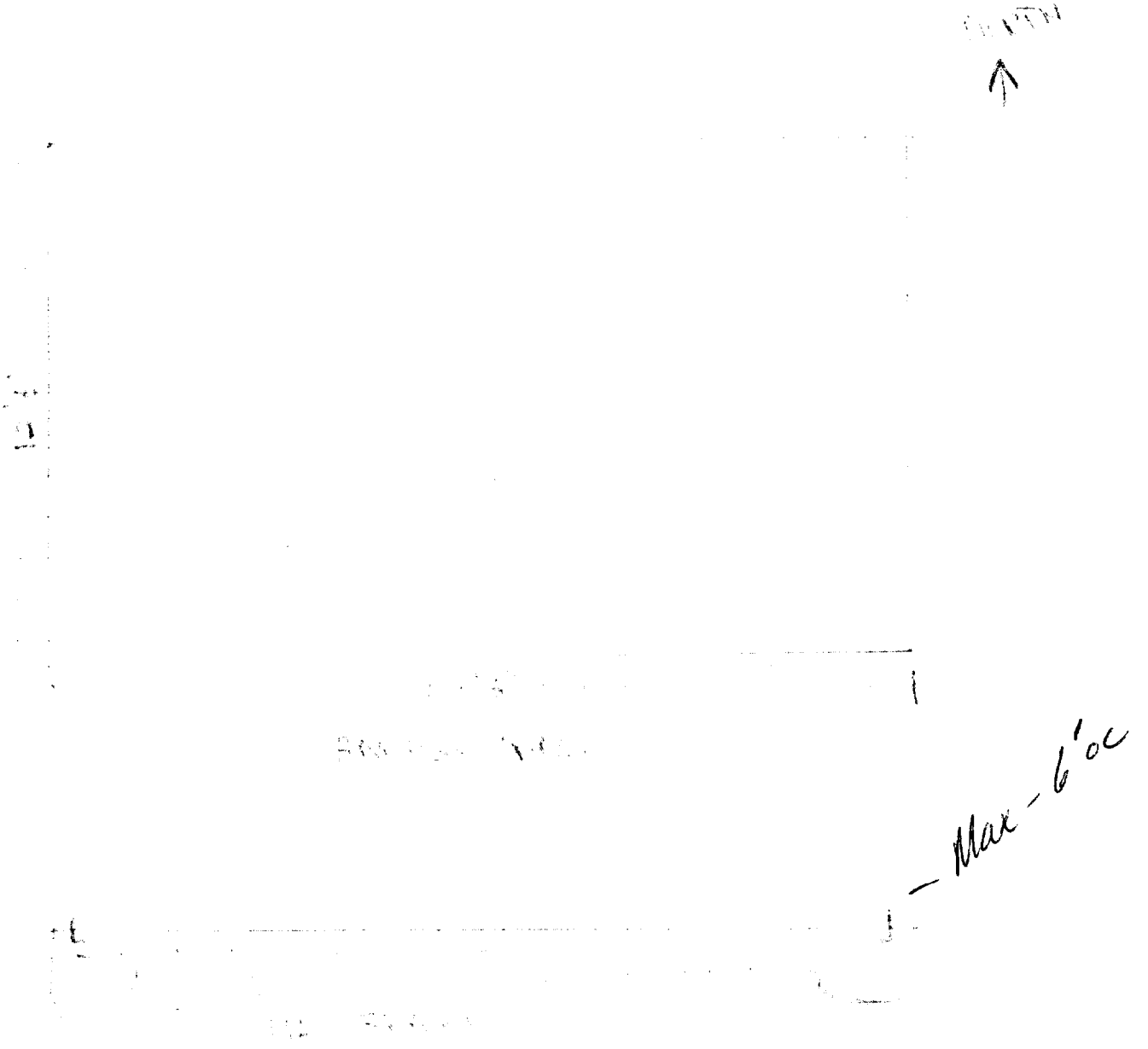
CBL: 119-E-9 Building Permit #: 02-0990


10" Tread
7" Rise
2-2x10
6'1/2 span
8" diam
2-2x10
4'-0"
below grade
36" Guardrail
w/ ballusters
less than 4"

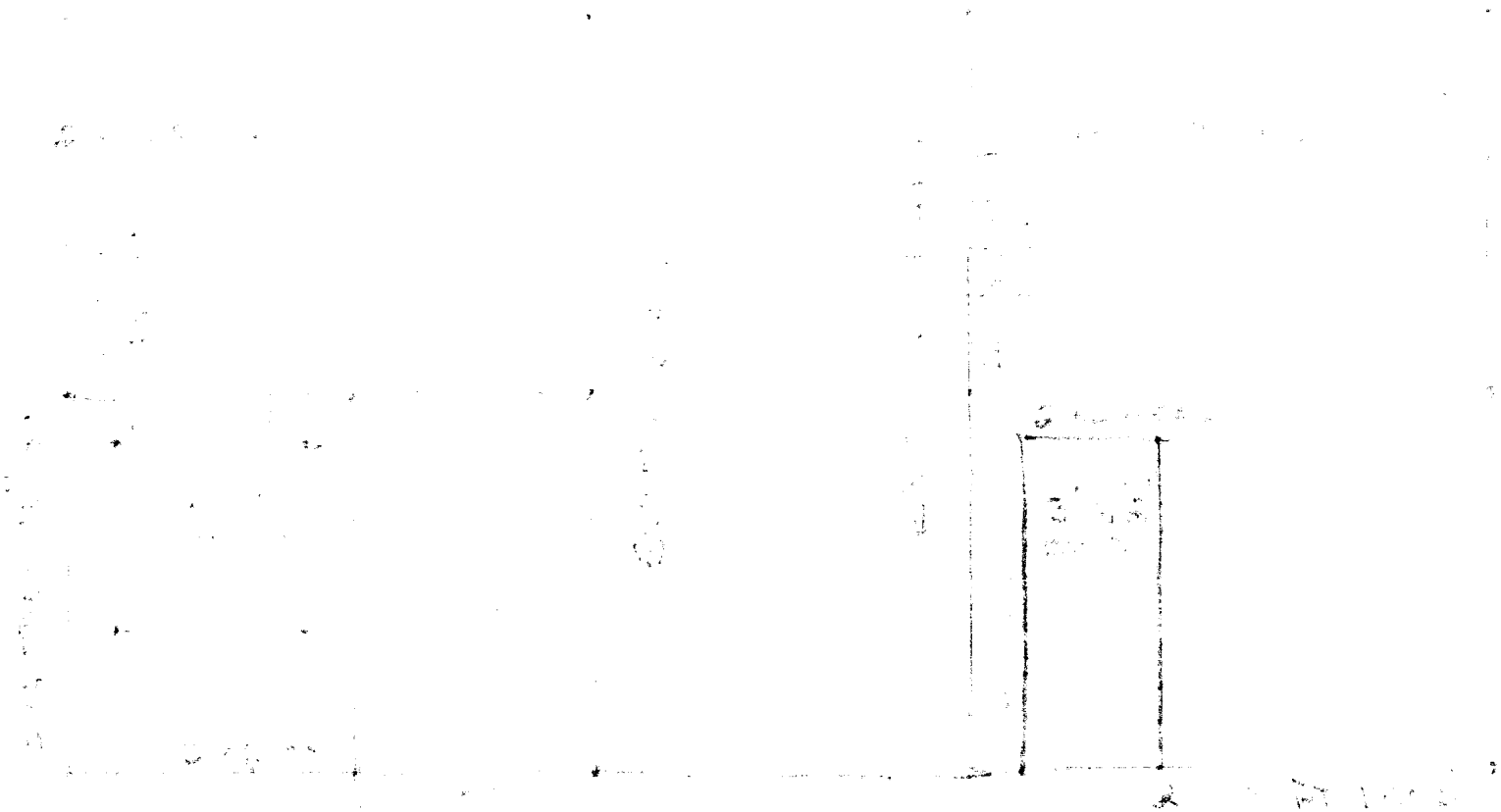




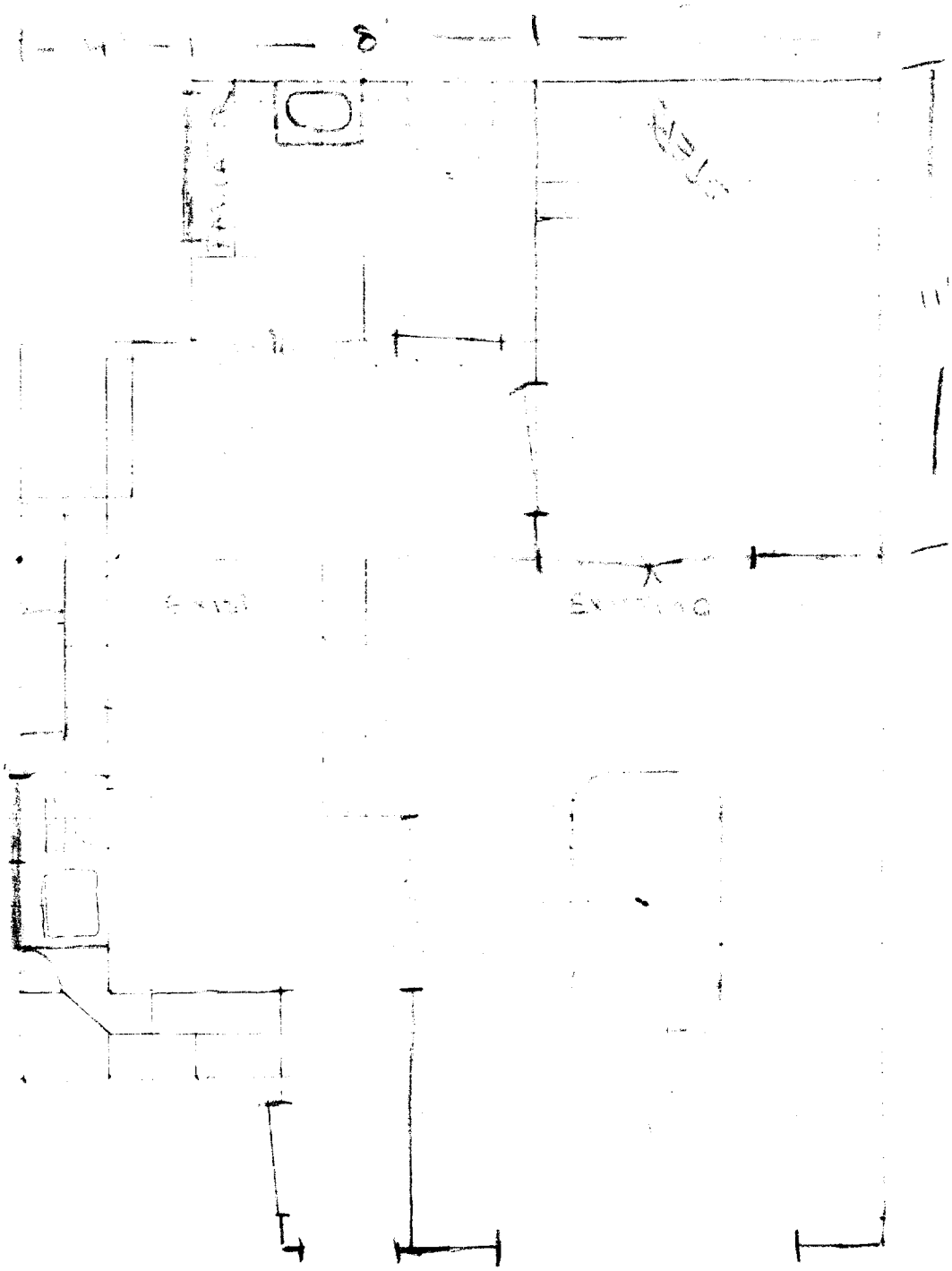

17' 4"
12' 6"
10' 6"
15' 6"

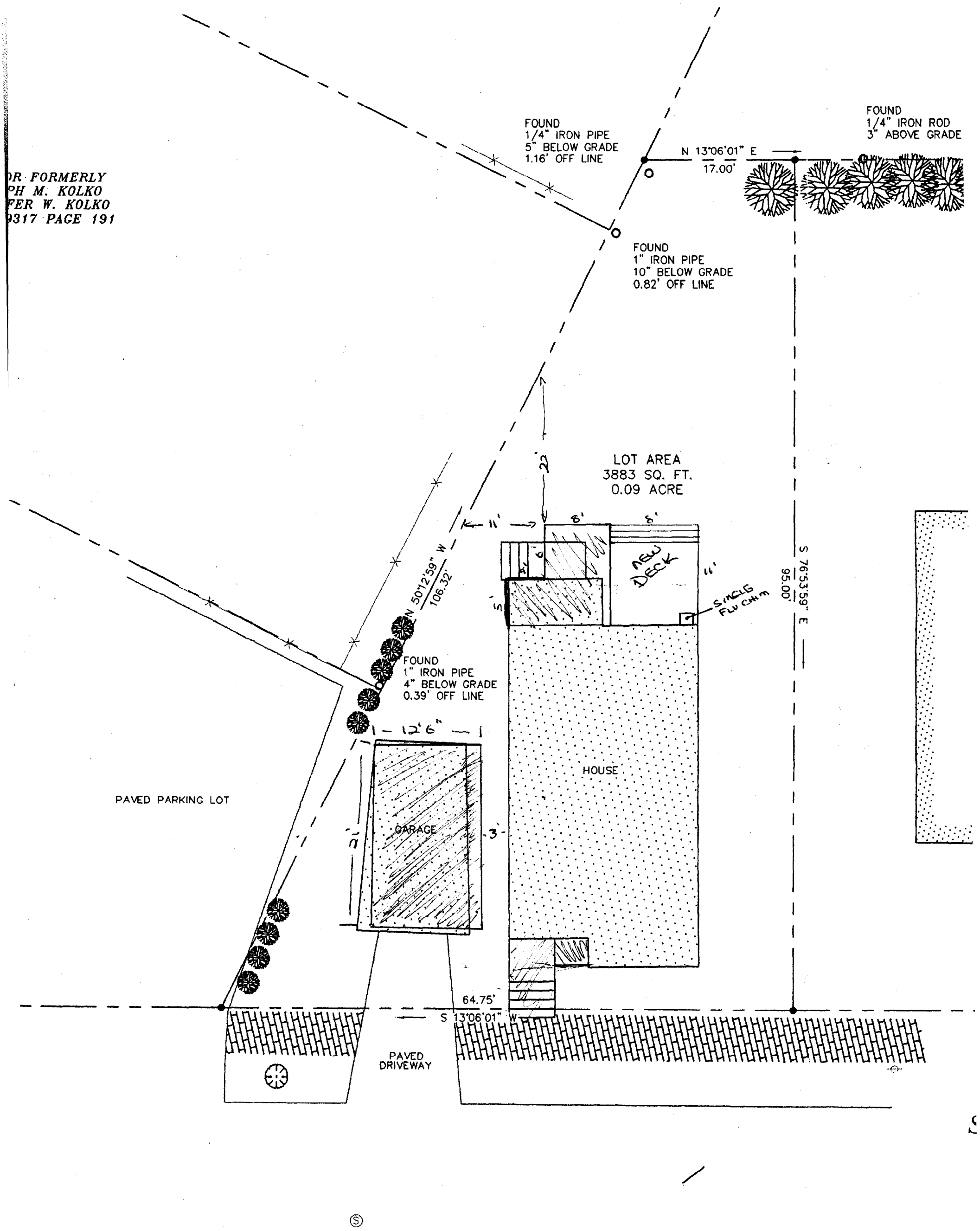


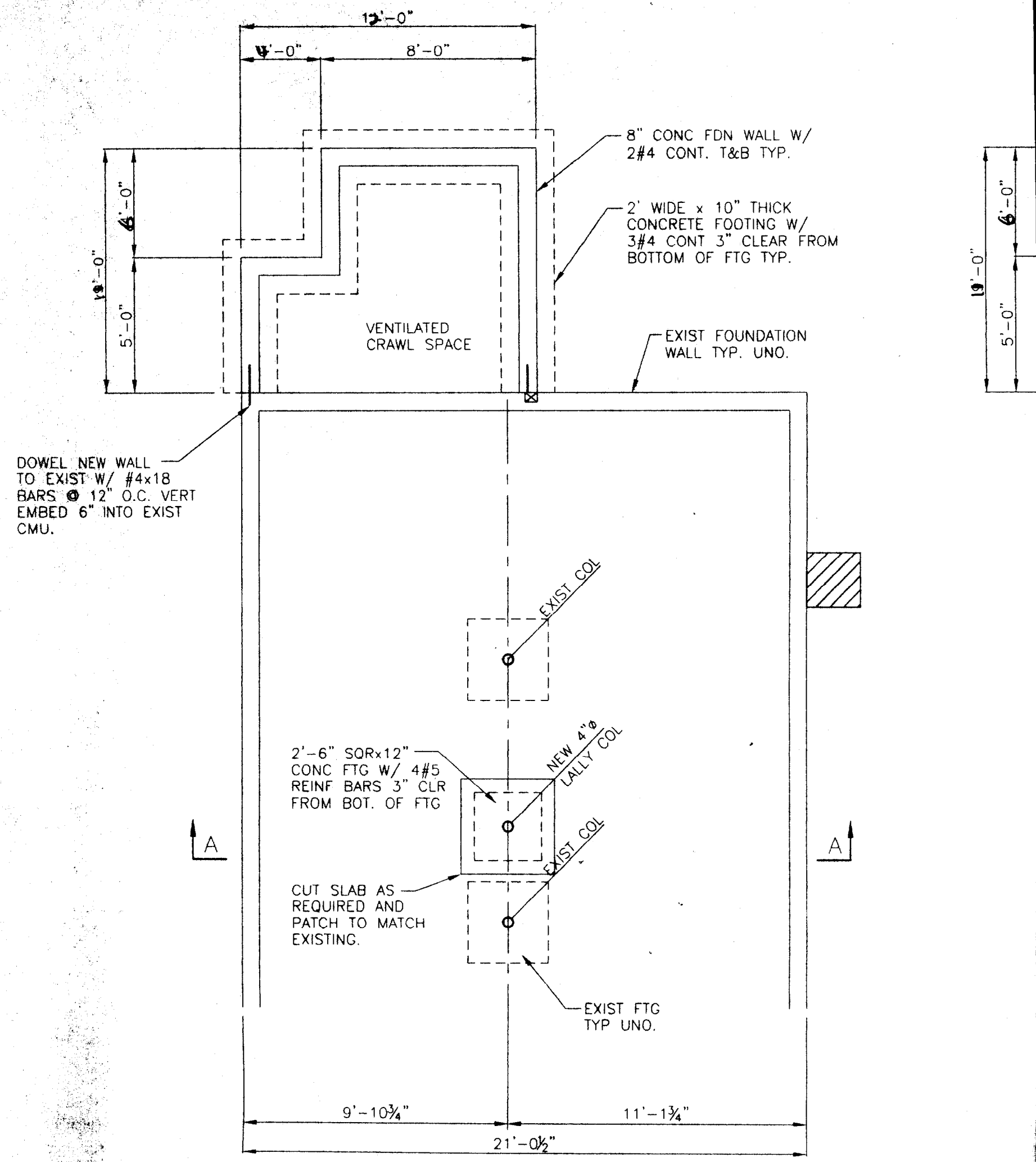
Rigid insulation under slab.



Elevation of addition



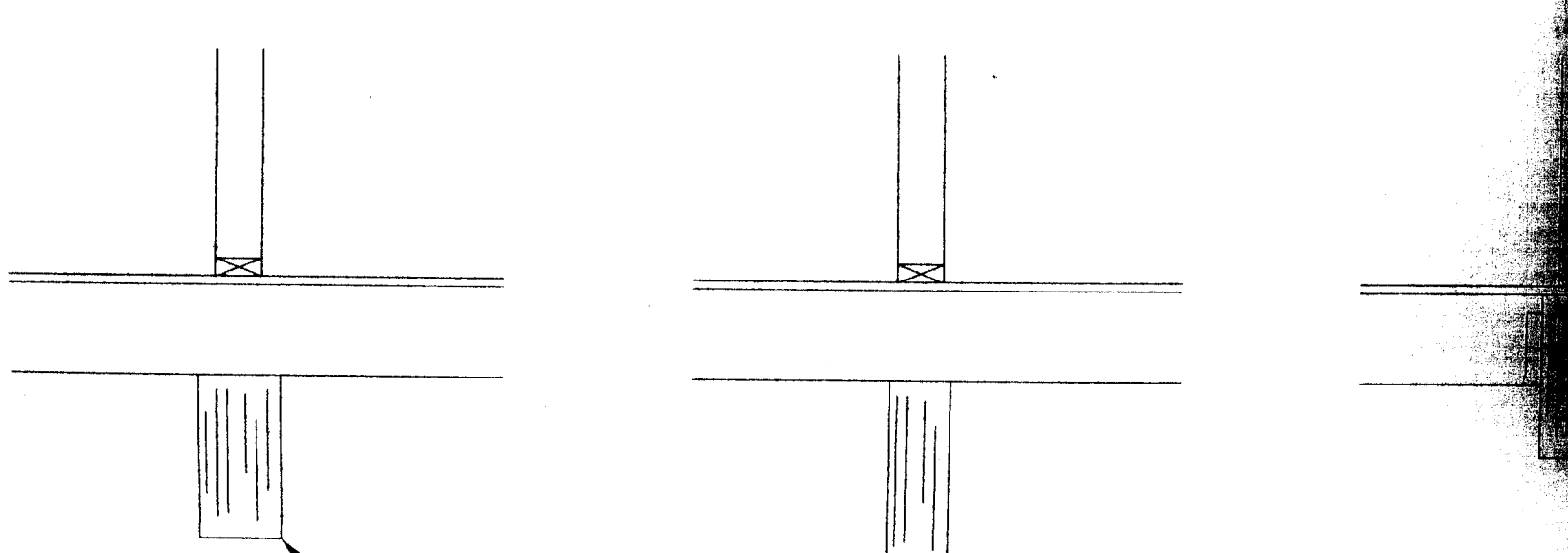

OR FORMERLY
PH M. KOLKO
FER W. KOLKO
0317 PAGE 191
FOUND
1/4" IRON PIPE
5" BELOW GRADE
1.16' OFF LINE
N 13°06'01" E
17.00'
FOUND
1/4" IRON ROD
3" ABOVE GRADE
FOUND
1" IRON PIPE
10" BELOW GRADE
0.82' OFF LINE
LOT AREA
3883 SQ. FT.
0.09 ACRE
22'
11'
8'
8'
6'
5'
5'
11'
NEW DECK
SINGLE FLU CHIM
S 76°53'59" E
95.00'
N 50°12'59" W
106.32'
FOUND
1" IRON PIPE
4" BELOW GRADE
0.39' OFF LINE
12'6"
HOUSE
PAVED PARKING LOT
GARAGE
21'
3'
64.75'
S 13°06'01" W
PAVED
DRIVEWAY
FOUND
1" IRON PIPE
2" BELOW GRADE
DAVID BOUFFARD
PROFESSIONAL LAND SURVEYOR 2282
FOUND
1" IRON PIPE
6" BELOW GRADE
FOUND
1" IRON PIPE
4" BELOW GRADE

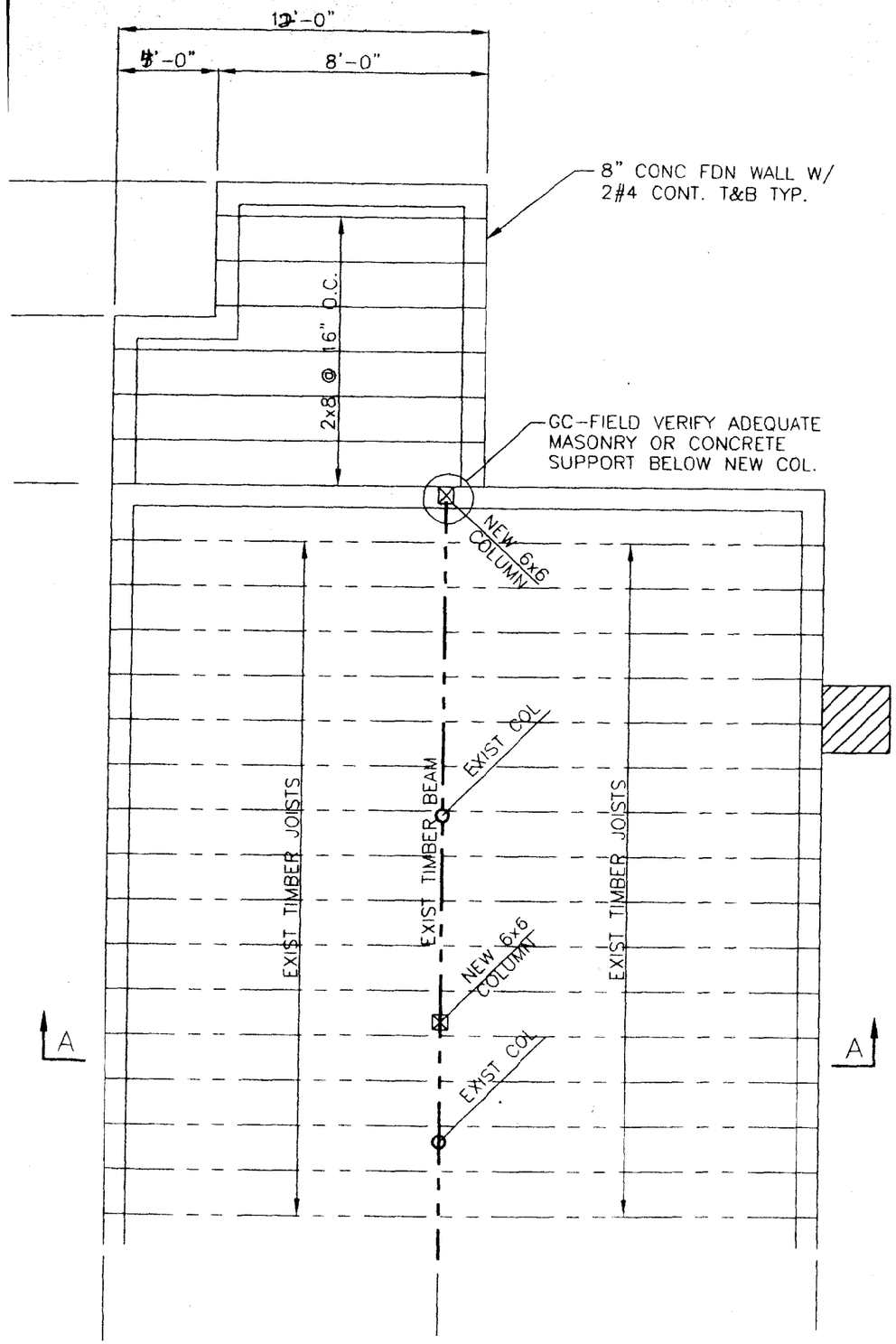


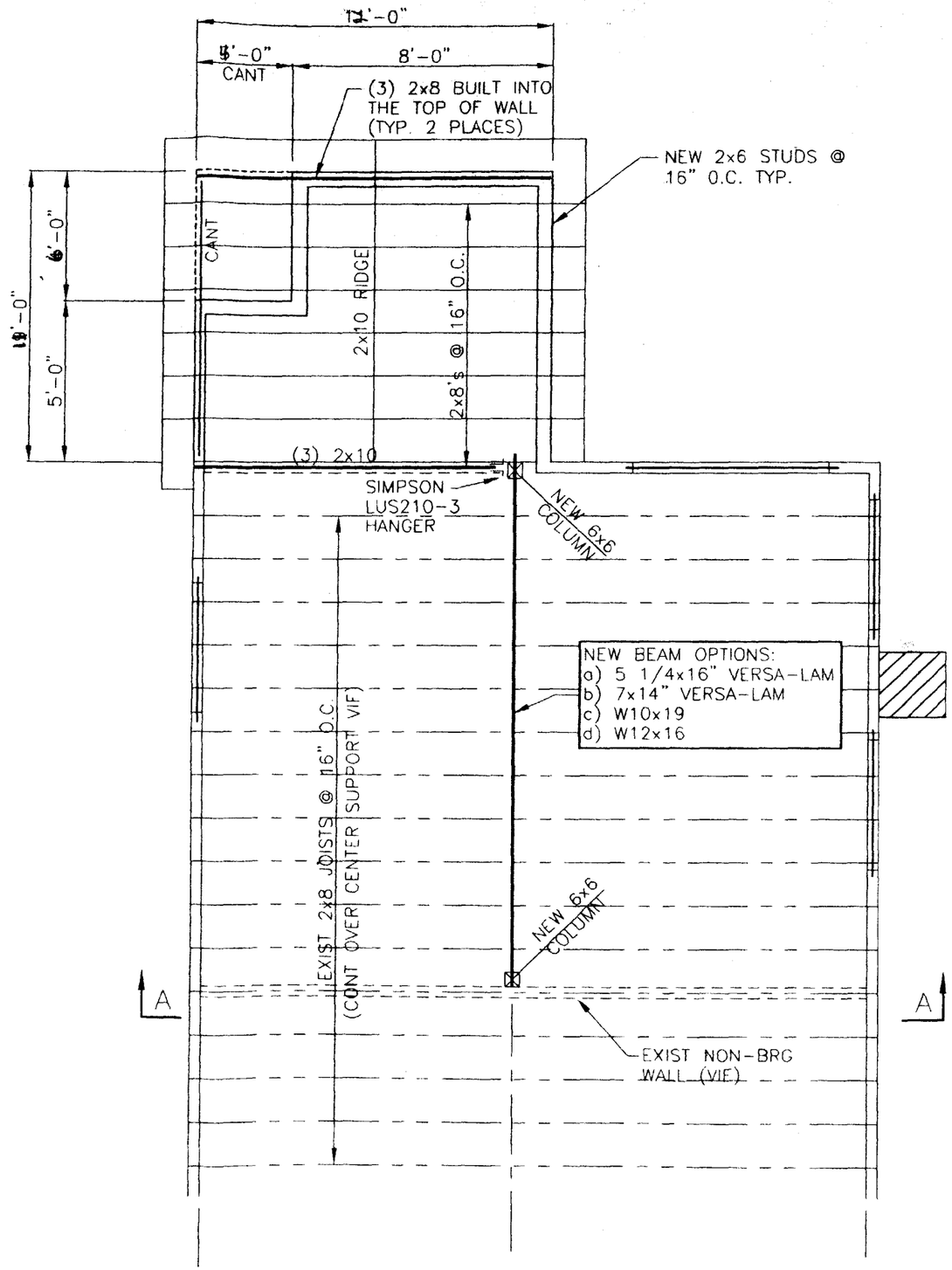
PARTIAL FOUNDATION PLAN

1/4" = 1'-0"

NOTES:
1. ALIGN NEW COLUMN WITH 6x6 TIMBER COL ABOVE
2. TOP OF NEW FOOTING SHALL BE FLUSH WITH TOP OF EXISTING SLAB.
3. NEW LALLY COLUMN SHALL HAVE TIGHT FIT TO UNDERSIDE OF EXISTING TIMBER BEAM.







L & L STRUCTURAL
ENGINEERING SERVICES, INC.
SIX Q STREET
SOUTH PORTLAND, MAINE 04106
PHONE: (207) 767-4830

STATE OF MAINE
MARK F. LEASURE
6836
REGISTERED PROFESSIONAL ENGINEER

appr'd

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