

**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 02-0886	Issue Date: <b>PERMIT ISSUED</b> AUG 28 2002	130 C002001
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Location of Construction: 70 Pleasant Ave	Owner Name: Mcallister Raymond E	Owner Address: 70 Pleasant Ave
Business Name:	Contractor Name: RPC	Contractor Address: 19 South Street Mechanic Falls
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Duplex
		Zone: <b>R-5</b>

Past Use: Duplex w/garage	Proposed Use: Duplex w/garage w/above storage	Permit Fee: \$72.00	Cost of Work: \$6,200.00	CEO District: 3
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Proposed Project Description: Construct a 20'x20' storage area over garage	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: 5B BOCA 1999
	Signature:	Signature: <b>JMB 8/27/02</b>

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: jmy	Date Applied For: 08/06/2002	<b>Zoning Approval</b>	
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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..	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: <b>ok 8/14/02</b>	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 Date: _____
	<i>not to be any type of living area for habitation</i>		

**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: **2-0886**

Department: **Zoning**

Status: **Pending**

Applicant: **Marge Schmuckal**

Comments: **8/13/02 left message with contractor Rich Ryan that I wanted confirmation that this was NOT a living area and storage only. The plans say that egress window are being install which would not be necessary for storage.  
8/14/02 - I heard from contractor - He thought because it**

Approval Date: **08/14/2002**

Issue Date: **08/08/2002**

**Get to know Permit** **Marge Schmuckal** **08/14/2002**

**Conditional Approval**

**This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.**

**This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.**

**This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.**

**This area above the garage SHALL NOT be a living area. It shall not be plumbed up nor wired up to allow a future living unit of any sort - NO SEPARATE meters allowed to this structure.**

Create Date: **08/08/2002** By: **jmy** Update Date: **08/14/2002** By: **mes**

02-0886

# 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.

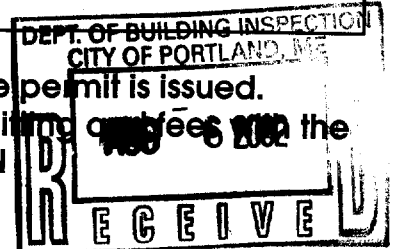
Location/Address of Construction: <u>70 Pleasant Ave</u>		
Total Square Footage of Proposed Structure <u>Present 400 Proposed 800</u>	Square Footage of Lot <u>7980</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>130</u> Block# <u>C</u> Lot# <u>002</u>	Owner: <u>Ray McAllister</u>	Telephone:
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Rich Ryan</u> <u>RPC const</u>	Cost Of Work: \$ <u>6200</u> Fee: \$ <u>72.00</u>
Current use: <u>Garage Duplex</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: _____		
Project description: <u>20' x 20' Storage area Second Floor To Garage</u>		
Contractor's name, address & telephone: <u>RPC 19 South Mechanic Falls 04256 (576-5391)</u>		
Who should we contact when the permit is ready: <u>Rich Ryan + cell</u>		
Mailing address: <u>19 South Main St Mechanic Falls 04256</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>576-5391</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.

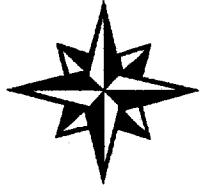
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: <u>[Signature]</u>	Date:
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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 and fees with the Planning Department on the 4th floor of City Hall



R.P.C.  
 CONSTRUCTION  
 19 South Main St.  
 Mechanic Falls, Maine 04256



POST WALL 2x6 16" OC  
 5/8" Sheathing Roof  
 2x10 FLOOR Joist 16" OC - 10' Span  
 ON TOP DOUBLE Header  
 Spec - 6" x 8" & Beam 60 LB PER FOOT  
 will submit on pick-up

Second Floor walls 2x6  
 16" ON CENTER POSTED 8'

~~Windows egress size living area~~  
 2x10 Headers under 3' span called contractor to confirm  
 use a rectangle that the

STAIR TO UPSTAIRS CAN NOT BE A LONG  
 5 STEPS 7 3/4" Rise 12" Tread AREA

36" x 36" Landing solid riser

7 STEPS 7 3/4" x 12" Tread 8/14/02

TO SECOND FLOOR

~~36" Guardrail~~

Siding TO BE REPRODUCED  
 NOV 17

- 1/2 wall w/ Graspable H Rail
- 2x6 collar ties 2' from peak

Verified only storage space of living area

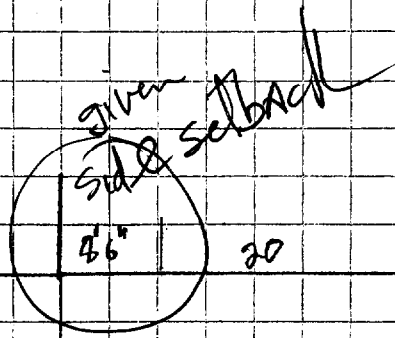
all walls, & ceiling unfinished

Roof Rafter exposed - No sheetrock

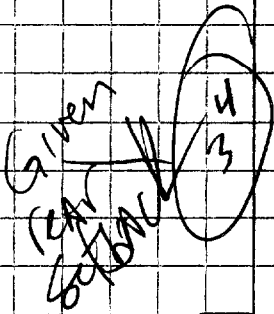
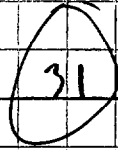
Frame Box w/ plywood at peak to  
 accept decorative cupola



Contractor said  
 he just thought those  
 type of windows were  
 required - This  
 is not intended  
 to be any type  
 of living area



Other side setback



(R-5 zone)

Front: 20' req <sup>79'</sup> 20' + Show

Rear 20' req - 34' Show

Side - 14' req - can reduce 2nd story 1 side to no less than 8' (8.5' shown) if what is taken off is added to

the other side -

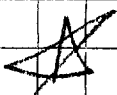
8.5' ±, 19.5' req.

8.5' ±, 31' shown

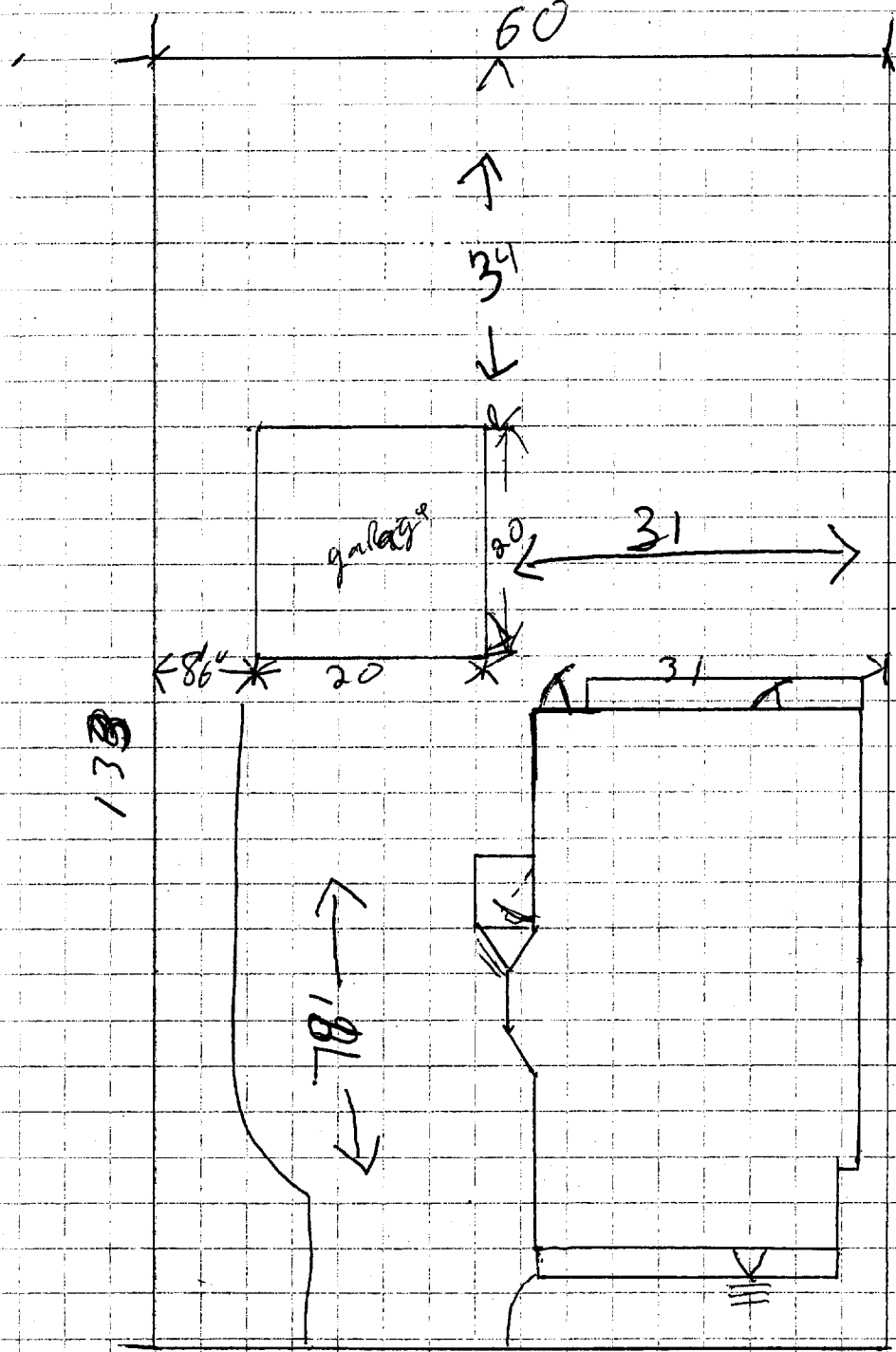
OK

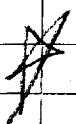
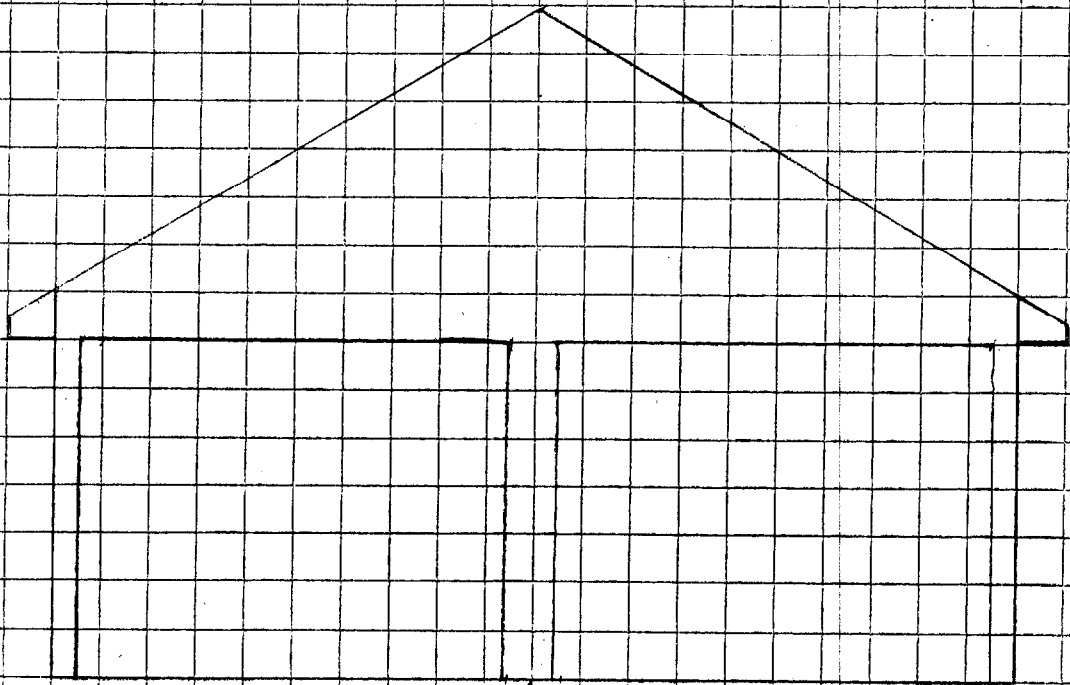
133

133  
- 30  
- 20  
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79



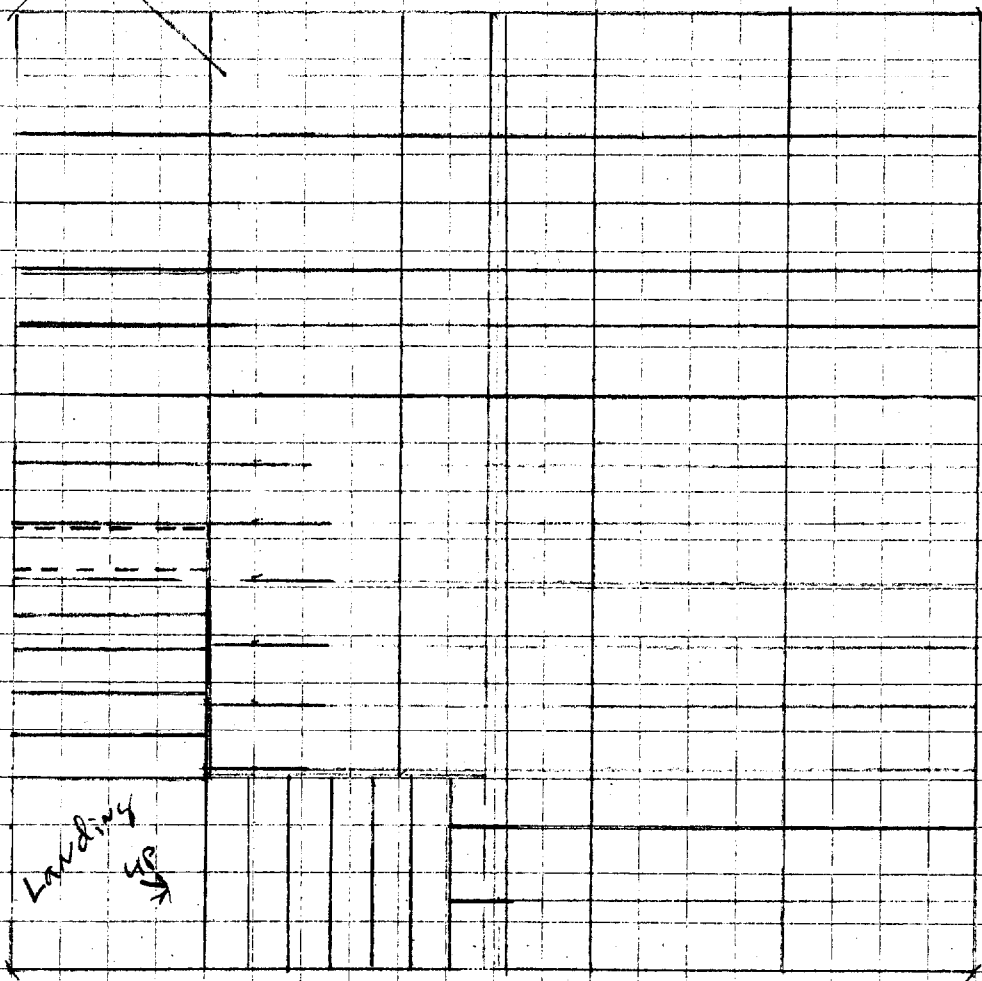
$7930^{\#} \times 40\% = 3192^{\#}$   
 w/ a new garage max  
 only new 2nd floor





EXISTING STRUCTURE

2x10  
Floor  
Joist



~~A~~



7/12  
Hip Roof

2x8  
Rafters

Window

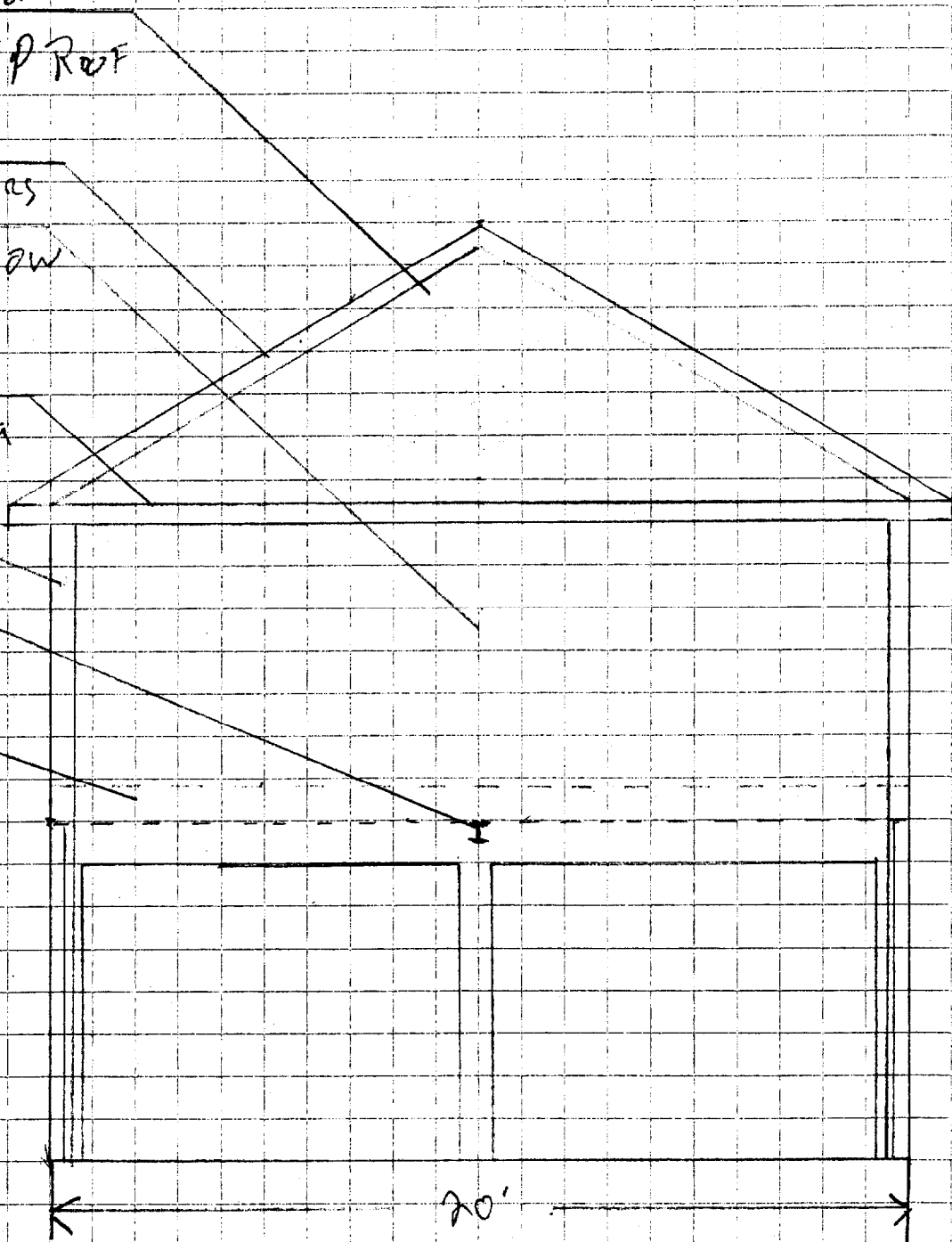
1x6  
Facia

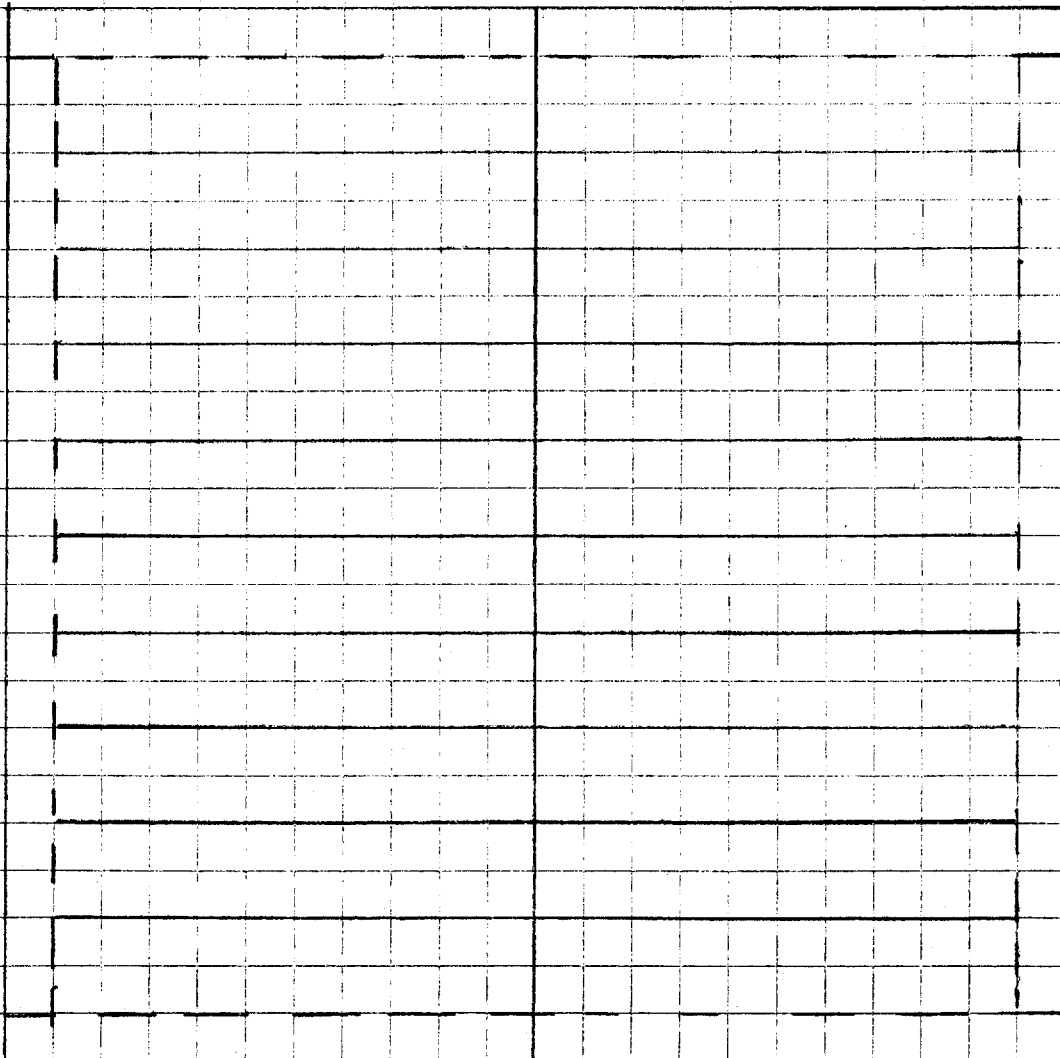
2x6  
Studs

J. Beam

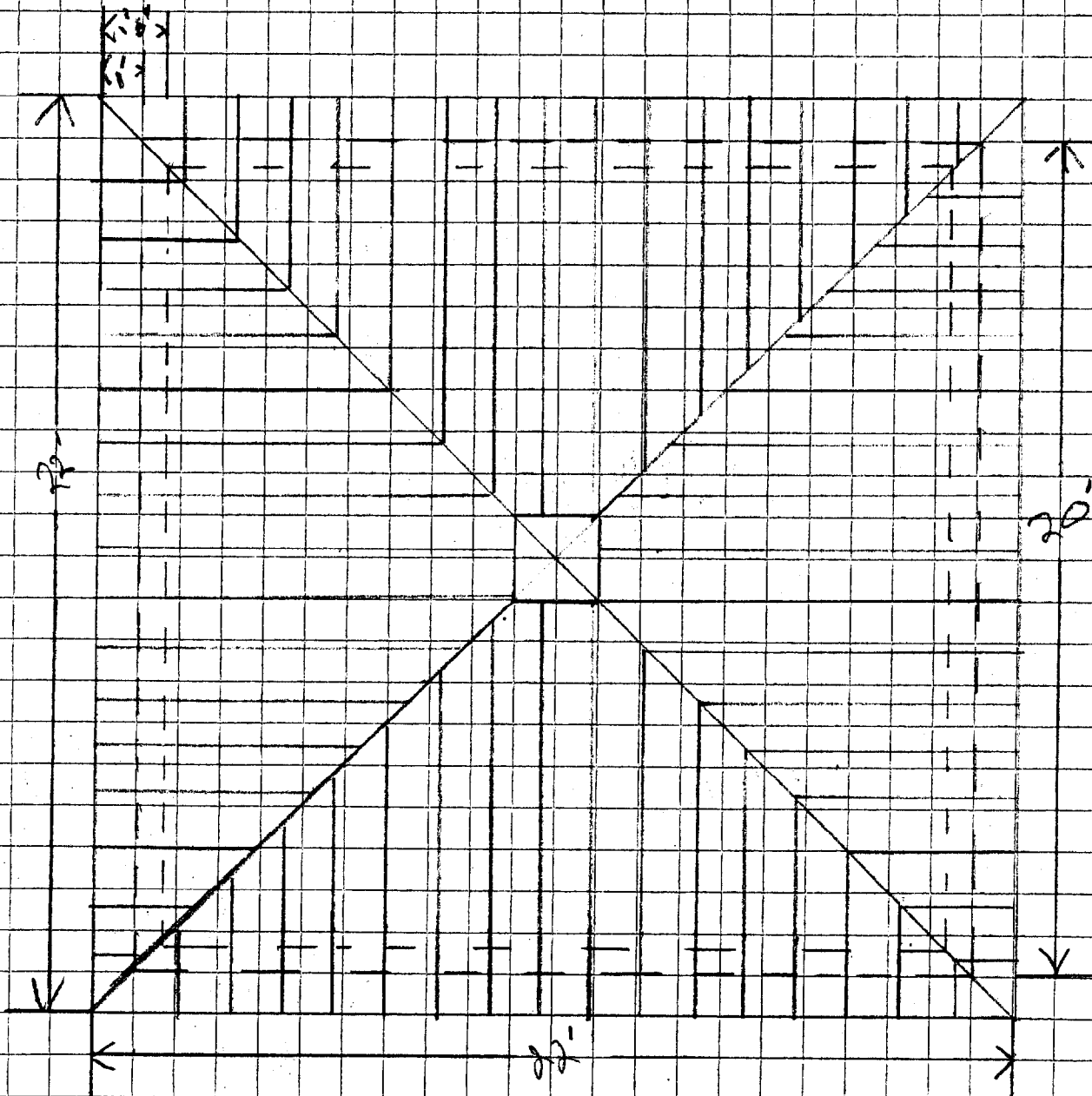
2x10  
Floor  
Joist

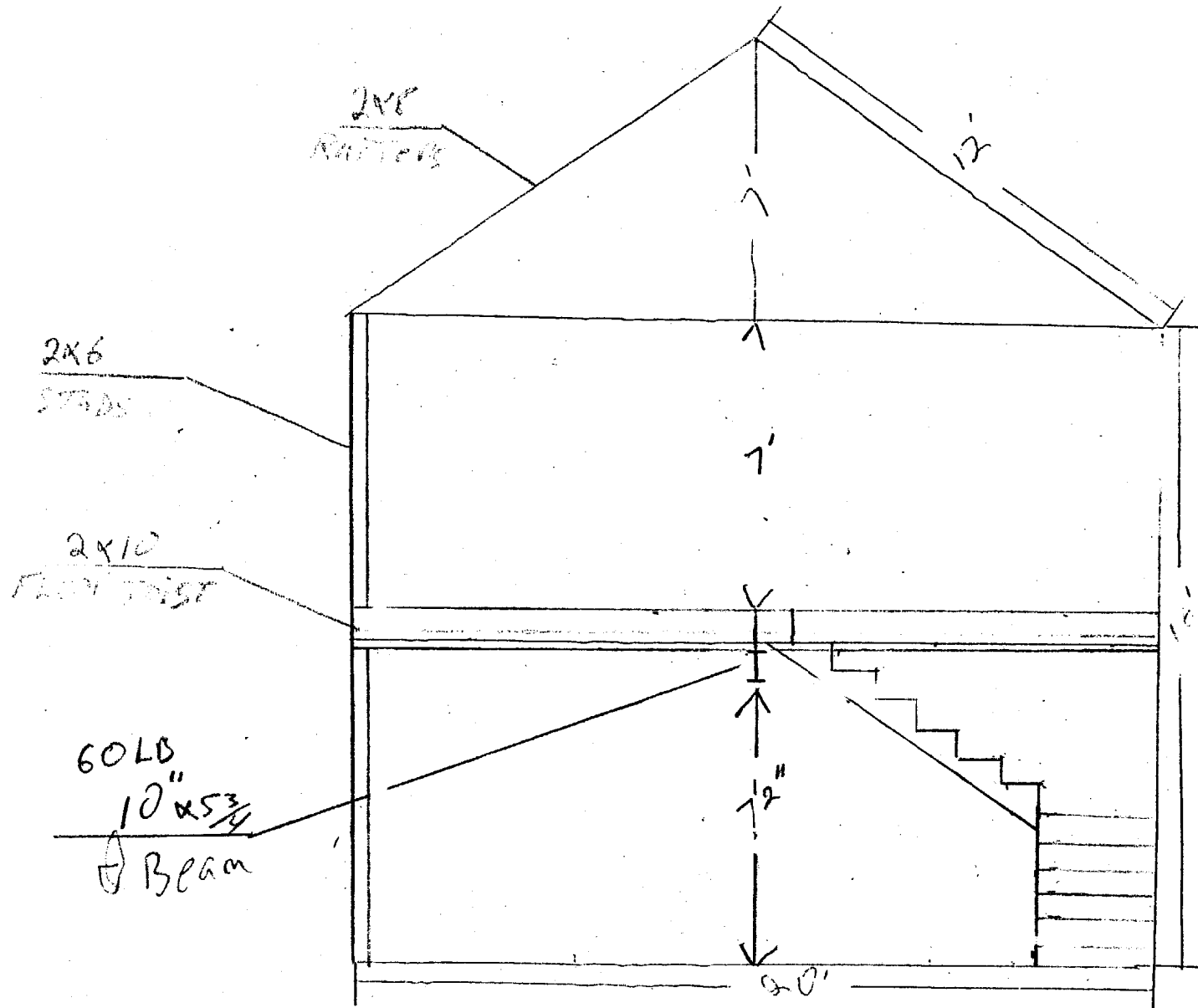
20'





A small, stylized handwritten mark or signature in the bottom left corner of the page. It appears to be a cursive or scribbled mark, possibly initials or a name.





Form # P 04

**DISPLAY THIS CARD ON PRINCIPAL FRONTAGE**  
**CITY OF PORTLAND**

**PERMIT ISSUED**  
**OF WORK**  
AUG 28 2002  
Permit Number: 030886  
**CITY OF PORTLAND**

Please Read  
Application And  
Notes, If Any,  
Attached

**CONSTRUCTION**  
**PERMIT**

This is to certify that Mcallister Raymond E/RPC  
has permission to Construct a 20'x20' storage area over garage  
AT 70 Pleasant Ave 130 C002001

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. **HEAR 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 \_\_\_\_\_

*Jeannie Bourke 8/27/02*  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

Application ID Number: 2-0886

Delete Save Close

Department: Building

Status: Open

Reviewer: Jeanine Bourke

Comments:

Approval Date: 08/27/2002

Given On Date: 08/16/2002

OK to Issue Permit Name: Jeanine Bourke Date: 08/16/2002 Date 2:

**Conditions Section:**

Add New Condition From Add New Condition Delete Condition

Specs on steel beam must be submitted

Second floor is only allowed to be storage, therefore no fire rated separation is required between floors.

Create Date: 08/08/2002 By: jmy Update Date: 08/27/2002 By: jmb