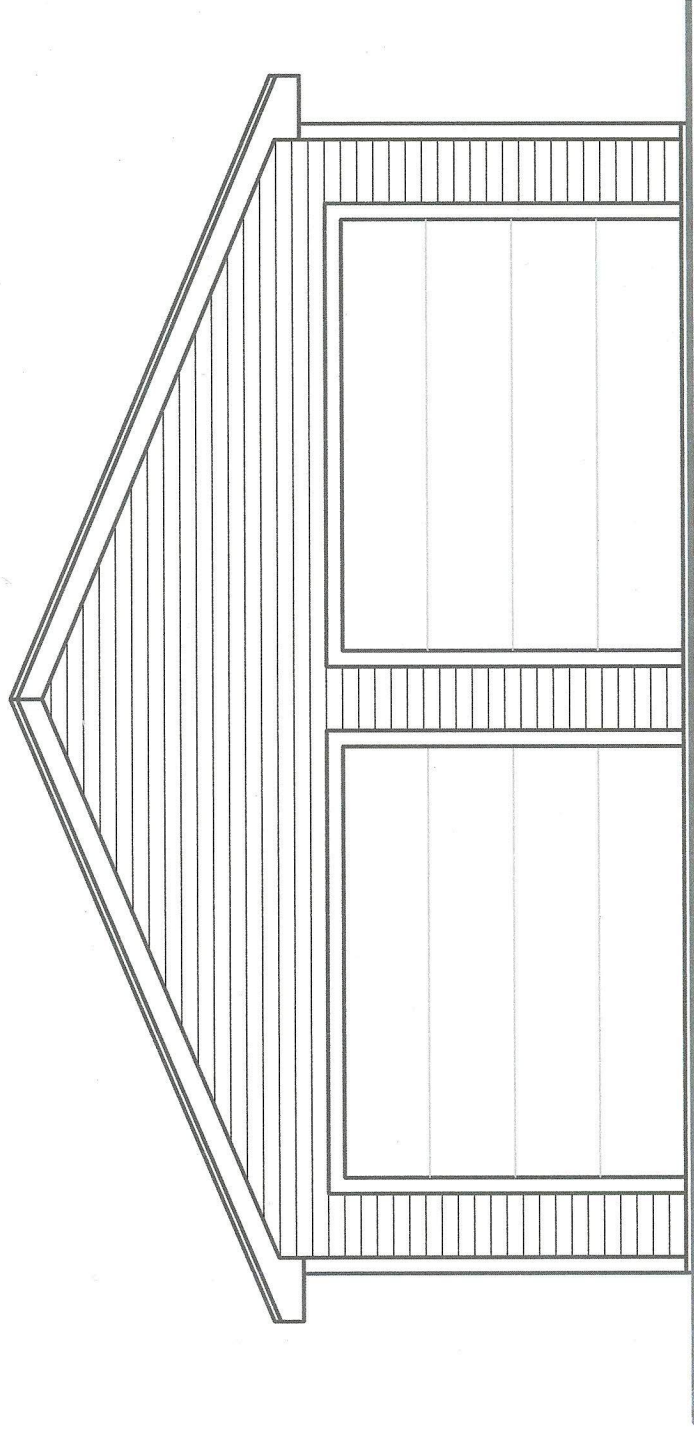




Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions

Date: 11/21/14



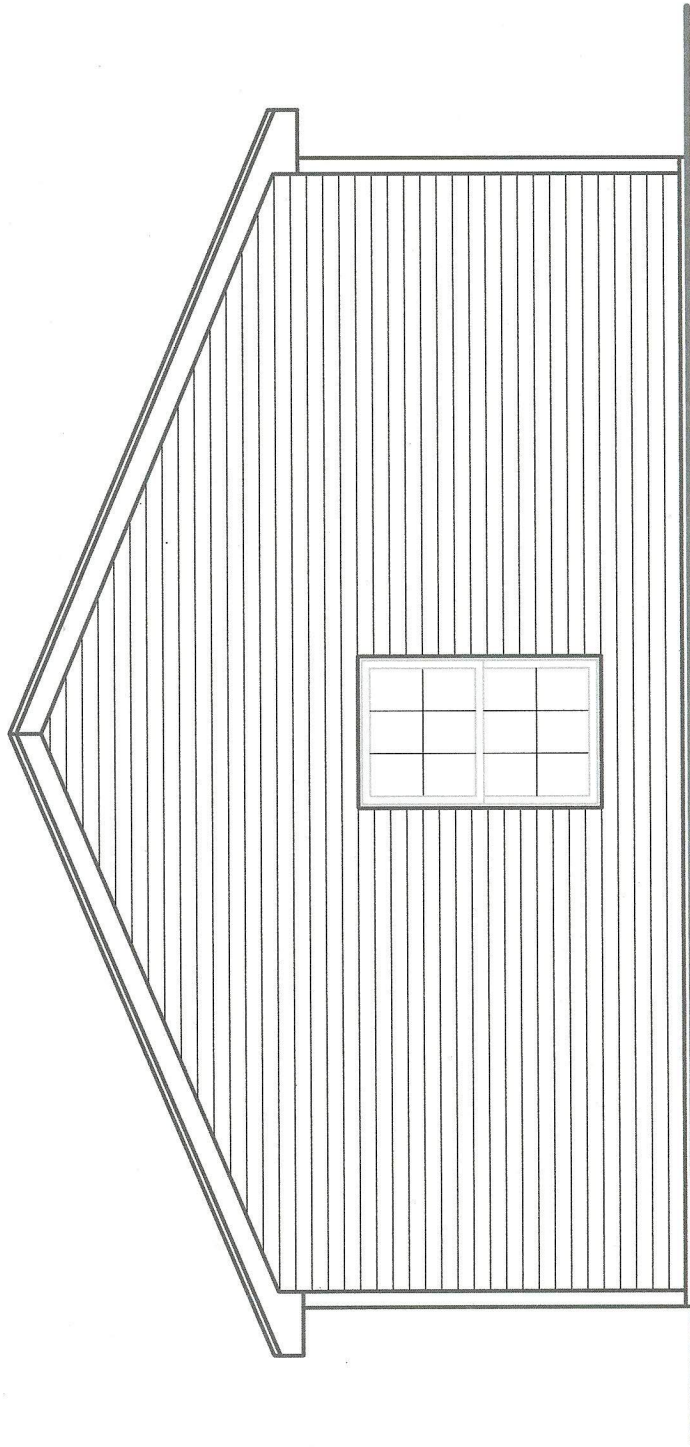
# Front Elevation

Scale: 1/4" = 1'-0"



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions

Date: 11/21/14



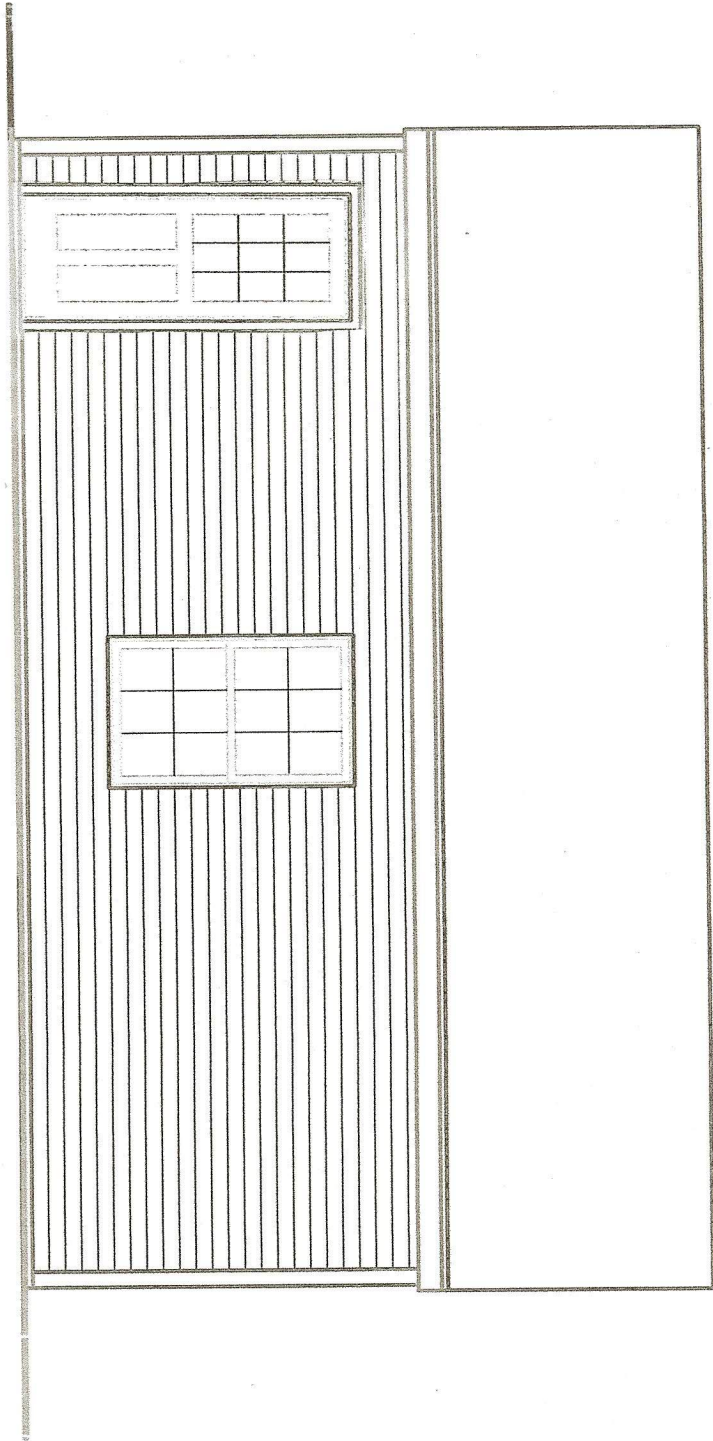
# Rear Elevation

Scale: 1/4" = 1'-0"



Reviewed for Code Compliance  
Inspections Division  
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Date: 11/21/14



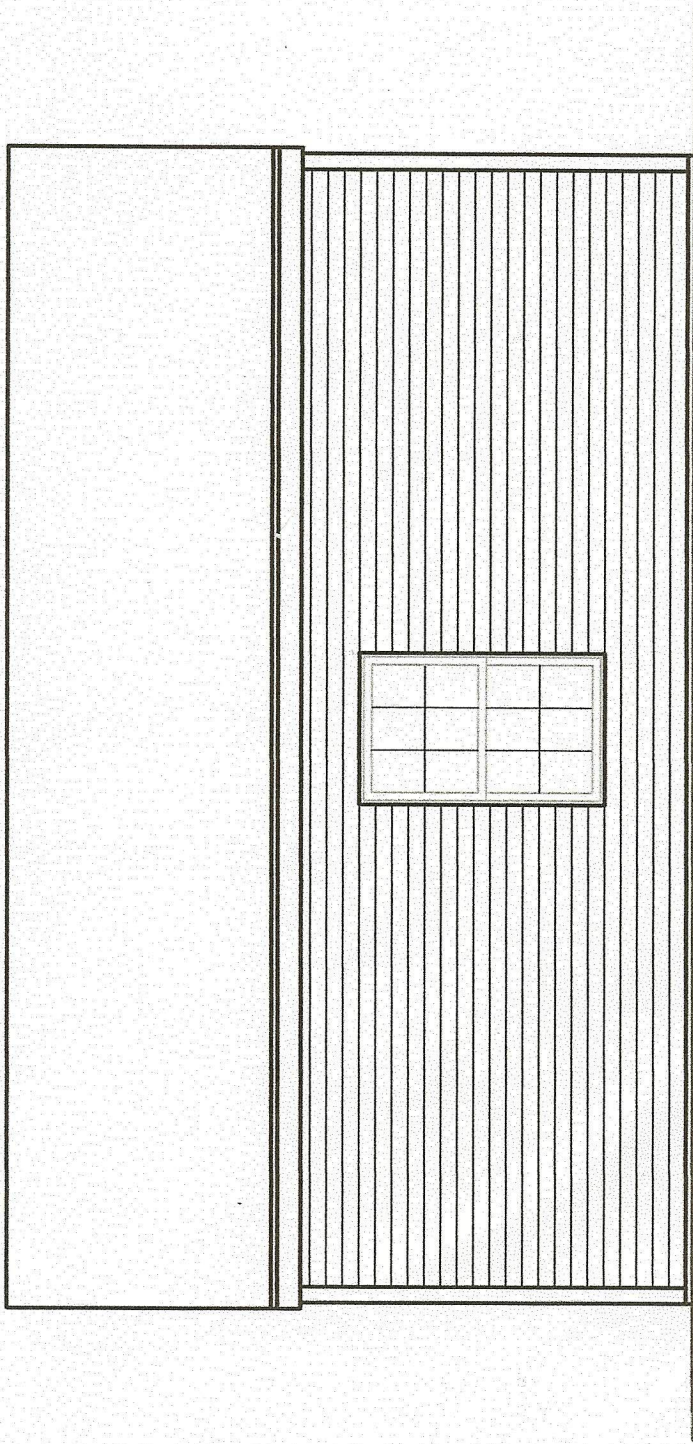
Right Elevation

Scale: 1/4" = 1'-0"



Reviewed for Code Compliance  
Inspections Division

Approved with Conditions  
Date: 11/21/14



Left Elevation

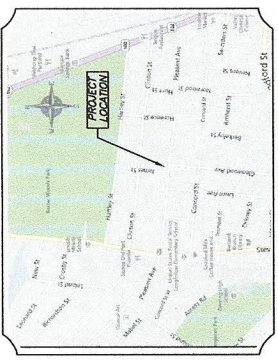
Scale: 1/4" = 1'-0"

# Plot Plan

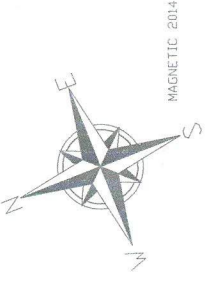


Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions

Date: 11/21/14

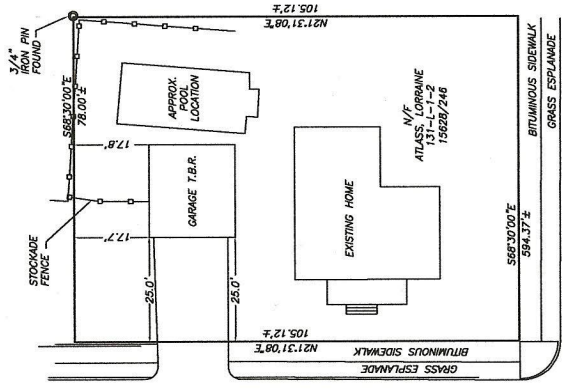


LOCATION MAP  
(NOT TO SCALE)



MAGNETIC 2014

N/F  
ERRINGHAUSE, MICHAEL  
E. & CHARLYN  
ERRINGHAUSE  
131-L-3  
17614/279



JAMES STREET

PLEASANT AVENUE

N/F  
FARMING, JASON T.  
30159/167

**SURVEY NOTES:**

- (1) DEED REFERENCES:  
DEED BOOK 1508 PAGE 246  
CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD)
- (2) TAX MAP REFERENCE:  
CITY OF PORTLAND TAX MAP 131, BLOCK L, LOT 1-2
- (3) ZONING DISTRICT IS RESIDENTIAL-S  
MINIMUM BUILDING HEIGHT: 35 FEET (18 FEET FOR ACCESSORY)  
MINIMUM BUILDING SETBACKS:  
FRONT: 20 FEET  
SIDE: 8 FEET (15 FEET FOR SIDE STREET)  
REAR: 20 FEET  
\*SETBACKS SHOULD BE CONFIRMED WITH CITY OF PORTLAND PLANNING DEPARTMENT PRIOR TO ANY CONSTRUCTION.

**REVISIONS:**

**EXHIBIT PLAN**  
127 PLEASANT AVENUE  
PORTLAND, MAINE

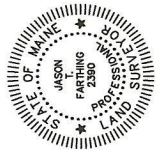
**LORRAINE ATLASS**  
127 PLEASANT AVENUE  
PORTLAND, MAINE  
(CLIENT/OWNER)

**SURVEY BY:**  
**SURVEY, INC.**  
P.O. BOX 210  
WINDHAM, ME 04062  
(207) 892-2556 (207) 892-2577 FAX  
INFO@SURVEYINCORPORATED.COM

PLAN BY: INFO @ SURVEY, INC.  
DATE: OCTOBER 17, 2014

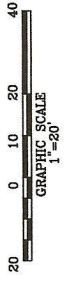
JOB NO. 14

I CERTIFY THAT THIS SURVEY CONFORMS TO THE STANDARDS OF THE PROFESSION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL OPINION.



JASON T. FARMING  
P.L.S. 2390

- LEGEND:**
- FOUND IRON PIPE (SIZE & TYPE AS NOTED)
  - FOUND IRON ROD
  - FOUND CAPPED IRON ROD (NUMBER AS NOTED)
  - UTILITY POLE (NUMBER AS NOTED)
  - GLY WIRE ANCHOR
  - STONEWALL
  - BOUNDARY LINE
  - EASEMENT LINE
  - EDGE OF WATER
  - STOCKADE FENCE
  - EDGE OF PAVEMENT
  - ABUTTER LINE
  - OVERHEAD UTILITY
  - NOW OR FORMERLY OWNED BY
  - DEED BOOK AND PAGE (CCRD)
  - TAX MAP-BLOCK-LOT
  - PARENTHESIS DENOTE RECORD DATA
  - TIE COURSE



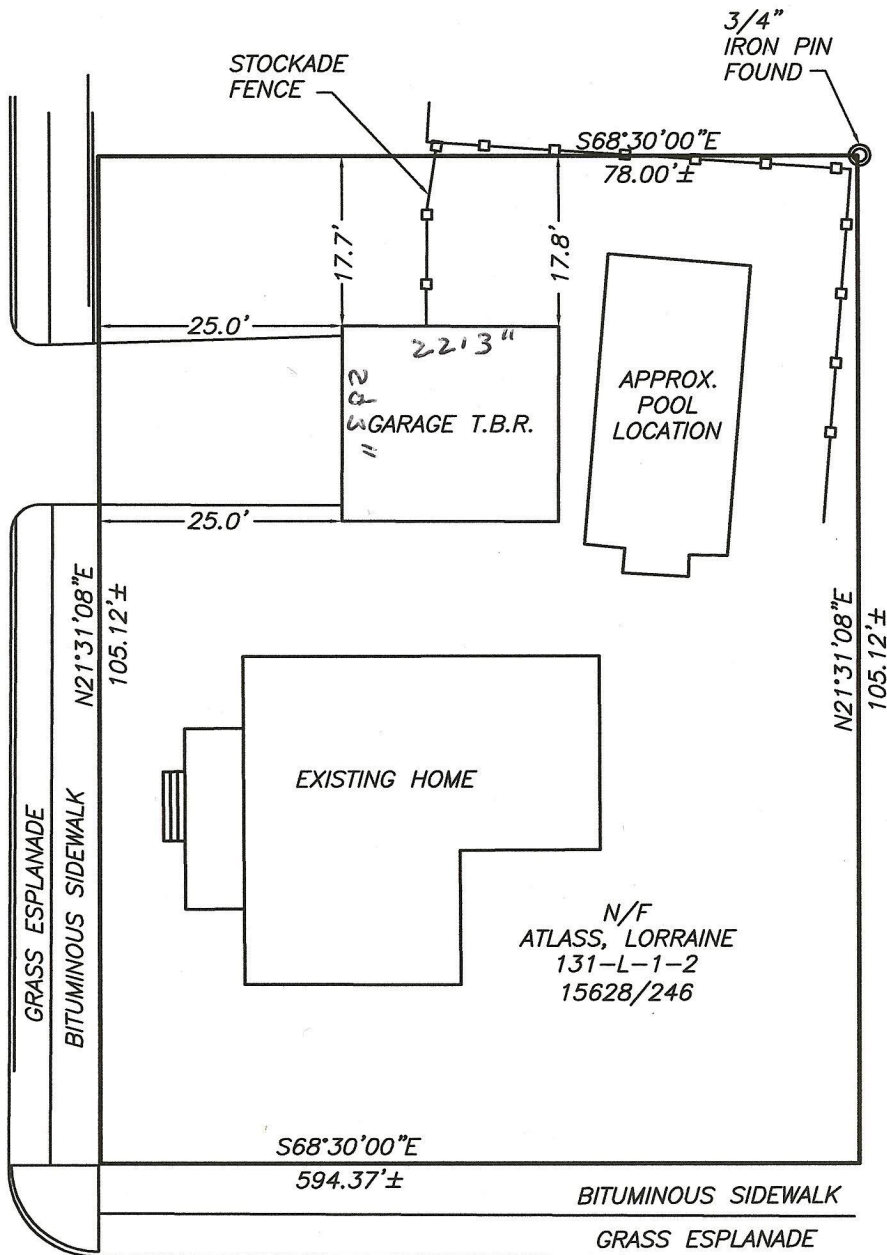


Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions

Date: 11/21/14

# EXISTING Building to Be Demolished

N/F  
EHRINGHAUSE, MICHAEL  
E & CAROLYN  
EHRINGHAUS JTS  
131-L-3  
17614/279



N/F  
FLANAGAN, LISA E &  
STEPHEN T BURT JTS  
131-L-4  
30159/167

N/F  
ATLASS, LORRAINE  
131-L-1-2  
15628/246

JAMES STREET

PLEASANT AVENUE

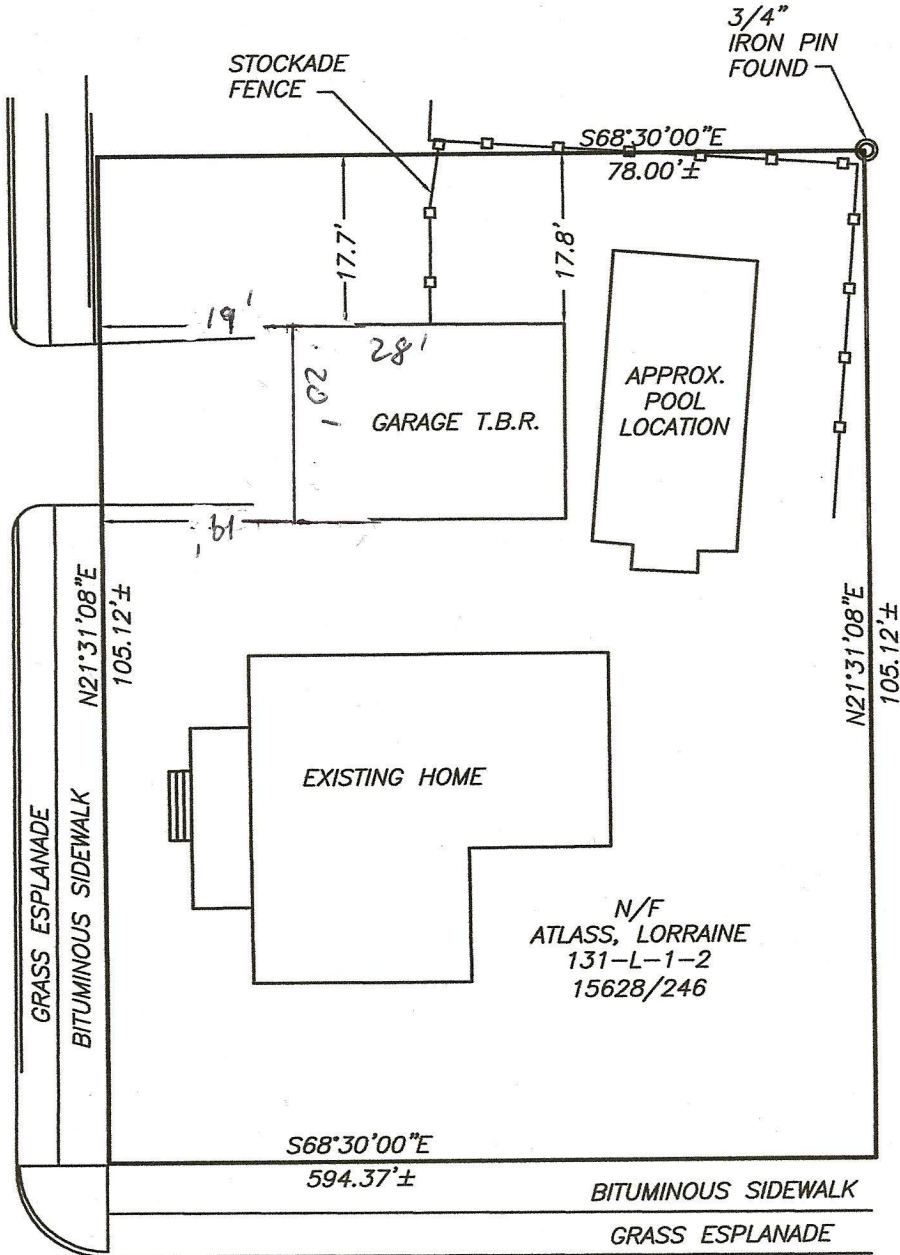
New Garage Plan



Reviewed for Code Compliance  
 Inspections Division  
 Approved with Conditions  
 Date: 11/21/14

N/F  
 EHRINGHAUSE, MICHAEL  
 E & CAROLYN  
 EHRINGHAUS JTS  
 131-L-3  
 17614/279

JAMES STREET



N/F  
 FLANAGAN, LISA E &  
 STEPHEN T BURT JTS  
 131-L-4  
 30159/167

N/F  
 ATASS, LORRAINE  
 131-L-1-2  
 15628/246

PLEASANT AVENUE

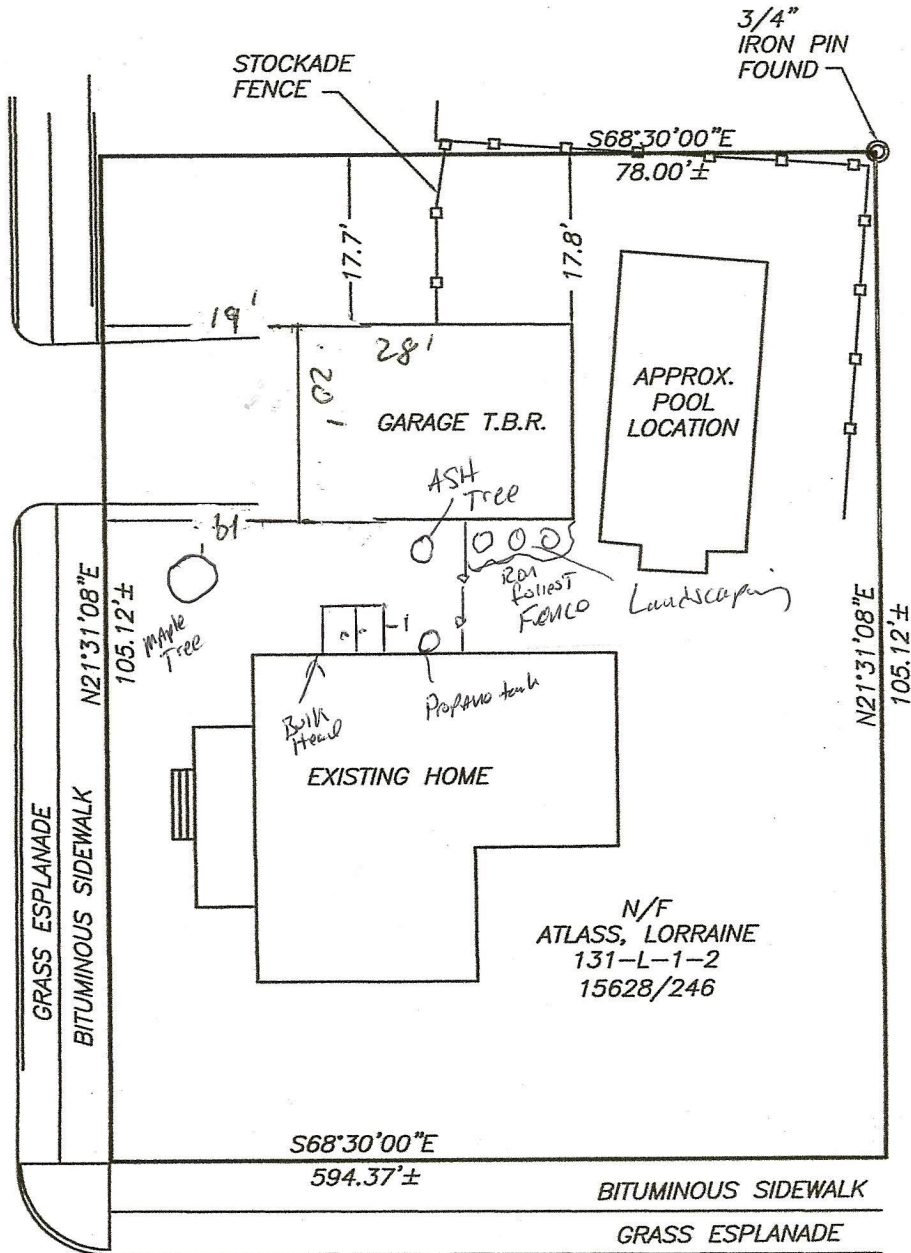
New Garage Plan



Reviewed for Code Compliance  
 Inspections Division  
 Approved with Conditions  
 Date: 11/21/14

N/F  
 EHRINGHAUSE, MICHAEL  
 E & CAROLYN  
 EHRINGHAUS JTS  
 131-L-3  
 17614/279

JAMES STREET



N/F  
 FLANAGAN, LISA E &  
 STEPHEN T BURT JTS  
 131-L-4  
 30159/167

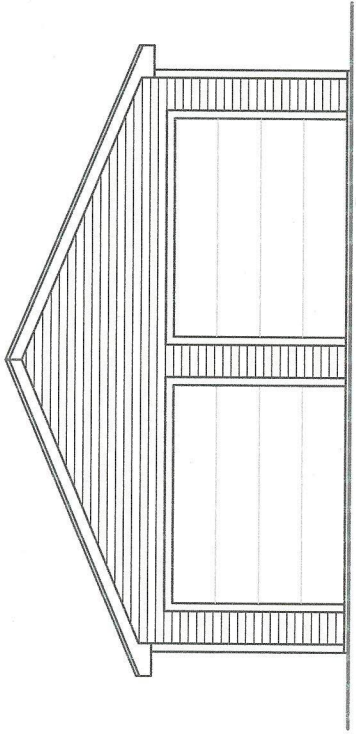
N/F  
 ATLAS, LORRAINE  
 131-L-1-2  
 15628/246

PLEASANT AVENUE



To Be Demolished

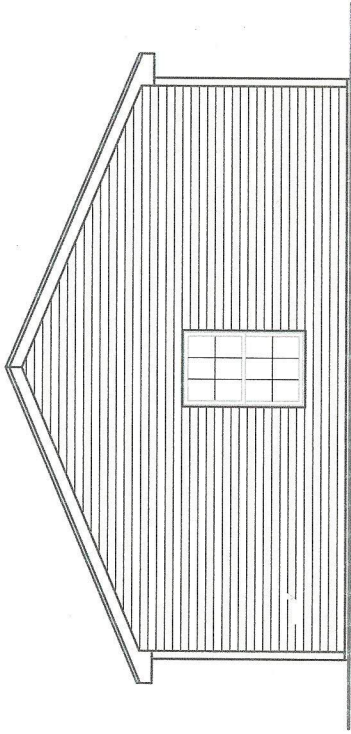
127 Pleasant Ave



20'3"

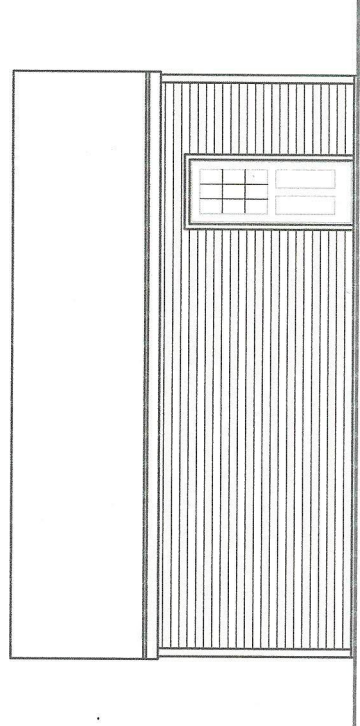
Front Elevation

Scale: 1/4" = 1'-0"

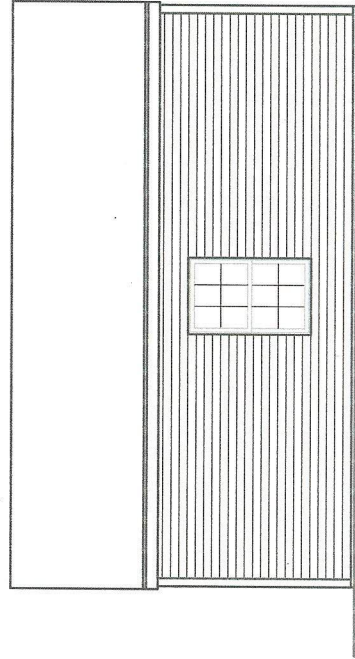


Rear Elevation

Scale: 1/4" = 1'-0"



22'3"



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
Date: 11/21/14



# Demolition Call List & Requirements



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
11/21/14

Site Address: 127 Pleasant ave.

Owner: Lorraine Atlass

Date: 11/21/14

Structure Type: Garage

Contractor: Fulton Construction

Utility Approvals	Number	Contact Name/Date
Central Maine Power	1-800-750-4000	<u>Gary Hawkes</u>
Unitil	1-207-541-2533	<u>Patric Darcy</u>
Portland Water District	761-8310	<u>Donna Barnes</u>
Dig Safe	1-888-344-7233	<u>Jan Salvucci</u>

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

DPW/ Traffic Division	874-8891	<u>Jim Vance</u>
DPW/ Sealed Drain Permit	874-8822	<u>Carrol Merrit</u>
Historic Preservation	874-8726	<u>Deb Andrews</u>
DEP – Environmental (Augusta)	287-2651	<u>Sandy Moody</u>

### Additional Requirements

- 1) Written notice to adjoining owners
- 2) A photo of the structure(s) to be demolished
- 3) A plot plan or site plan of the property
- N/A  4) Certification from an asbestos abatement company
- 5) Electronic files in pdf format

**Permit Fee: \$25.00 for the first \$1000.00 construction cost, \$11.00 per additional \$1000.00 cost**

**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 call @ 874-8467.**

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

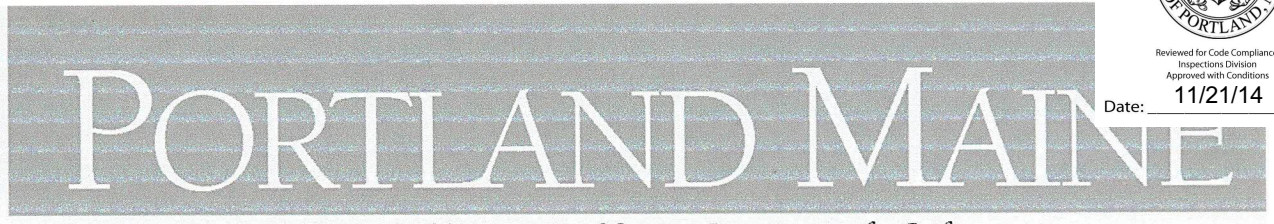
Demo / Reno Clerk  
US EPA Region I (SEA)  
JFK Federal Building  
Boston, MA 02203

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

Signed: Shawn Peltier

Date: 11/3/14

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
Date: 11/21/14

Jeff Levine, AICP, Director  
Director of Planning and Urban Development

Tammy Munson  
Director, Inspections Division

**Electronic Signature and Fee Payment Confirmation**

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no permit application can be reviewed until payment of appropriate permit fees are **paid in full** to the Inspections Office, City of Portland Maine by method noted below:

Within 24-48 hours, upon receipt of an e-mailed invoice from Building Inspections, which signifies that my electronic permit application and corresponding paperwork have been received, determined complete, entered by an administrative representative, and assigned a permit number, I then have the following four (4) payment options:

- to provide an on-line electronic check or credit/debit card (we now accept American Express, Discover, VISA, and MasterCard) payment (along with applicable fees beginning July 1, 2014),
- call the Inspections Office at (207) 874-8703 and speak to an administrative representative to provide a credit/debit card payment over the phone,
- hand-deliver a payment method to the Inspections Office, Room 315, Portland City Hall,
- or deliver a payment method through the U.S. Postal Service, at the following address:

City of Portland  
Inspections Division  
389 Congress Street, Room 315  
Portland, Maine 04101

Once my payment has been received, this then starts the review process of my permit. **After all approvals have been met and completed, I will then be issued my permit via e-mail.** No work shall be started until I have received my permit.

Applicant Signature: Shawn Peltier Date: 11/5/14

I have provided digital copies and sent them on: \_\_\_\_\_ Date: 11/3/14

NOTE: All electronic paperwork must be delivered to [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov) or by physical means ie; a thumb drive or CD to the office.

**Room 315 - 389 Congress Street- Portland, Maine 04101 (207) 874-8703 - Fax: 874-8716 - TTY: 874-8936**


**Ann Machado - RE: Permit #2014-02674 - 127 Pleasant Ave.**


---

**From:** <matt@stfr.net>  
**To:** "Ann Machado" <AMACHADO@portlandmaine.gov>  
**Date:** 11/18/2014 8:14 PM  
**Subject:** RE: Permit #2014-02674 - 127 Pleasant Ave.

---

Ann

while looking at the survey we provided, it seems to me that it shows the garage as it sits now as gaining only one inch over a 22 ft. span relative to the length of the garage. I couldn't imagine that it would gain that much in a six ft. span. Taking into consideration that six ft. is less than a quarter of 22ft., I would say that the set back would change by not more than a quarter inch thus making the new garage set back approximately 17.675 ft. please contact me if you need further explanation. Thank you Shawn

----- Original Message -----

Subject: RE: Permit #2014-02674 - 127 Pleasant Ave.  
 From: "Ann Machado" <[AMACHADO@portlandmaine.gov](mailto:AMACHADO@portlandmaine.gov)>  
 Date: Tue, November 18, 2014 3:49 pm  
 To: <[matt@stfr.net](mailto:matt@stfr.net)>

Thanks Shawn. The one other question I have is that the garage does not seem to run exactly parallel to the rear property line. It is 17.7' at the existing front corner. What is exact measurement from the front corner of the new garage?

Thanks.

Ann

Ann Machado  
 Zoning Specialist  
 Planning & Urban Development  
 Portland City Hall  
 (207) 874-8709

>>> <[matt@stfr.net](mailto:matt@stfr.net)> 11/18/2014 2:37 PM >>>

Anne , here are the things you requested. Thanks Shawn

----- Original Message -----

Subject: Permit #2014-02674 - 127 Pleasant Ave.  
 From: "Ann Machado" <[AMACHADO@portlandmaine.gov](mailto:AMACHADO@portlandmaine.gov)>  
 Date: Tue, November 18, 2014 12:07 pm  
 To: <[matt@stfr.net](mailto:matt@stfr.net)>

Shawn -

I need a few things from you before I can sign off on the permit for zoning.

1. You included a copy of the letter that was sent to the abutters as part of the demo permit, but I also need a list of the names and addresses it was sent to.



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
11/21/14

Date: \_\_\_\_\_

2. The garage is currently nonconforming to the rear setback of 20'. You are increasing the nonconformity of the rear setback by adding 6' on to the garage. We talked about you using section 14-433. To use that section you have to make an argument of why you can't move the garage to be 20' off the rear property line. Also you need to explain why it is necessary to add 6' to the garage.

Please submit both items as pdfs directly to me.

Thank you.

Ann Machado

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
11/21/14

11/3/2014

Date:

To whom it may concern,

This is a letter to inform you that in the next few weeks we will be tearing down and rebuilding the detached garage at 127 Pleasant St. There will be heavy equipment for a short period and carpentry going on for a few weeks. Thank you for your cooperation in this matter

Shawn@FultonConstruction



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions

To: Anne Machado

11/18/2014

Date: 11/21/14

Anne,

This is our argument for keeping the garage at its current position relative to the rear set back. Assuming that the front of the house is on pleasant Ave. the existing garage is currently 17.7' from the rear set back. To Move it into position to make it meet the rear set back of 20 ft. it would result in making the walkway to the pool area to narrow. It would also encroach on the house and make things look way out of place. In keeping with trying to make the property as original as possible and not upset flow and already existing landscaping we propose the garage stay in the setbacks is ii currently.

We propose an addition of six feet to the front of the garage so that it will accommodate the homeowner's current vehicles. We can't add to the back as there is a pool directly behind the garage. This addition will remain within the current side set back rules for r-5 zone with room to spare.

I have attached a survey depicting the fence and tress and bulk head that was not depicted on the first plan you received.

Sincerely,

Shawn Fulton



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions

Date: 11/21/14

Abutters addresses for 127 Pleasant ave.

Micheal and Carolyn Ehringhaus

11 James

Portland, Me. 04103

Mark and Patty Leopold

137 Pleasant Ave.

Portland, Me. 04103

Lisa Flanagan

121 Pleasant Ave.

Portland, Me. 04103





Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
Date: 11/21/14

# 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.

<b>Address/Location of Construction:</b> 127 Pleasant Ave.		
<b>Total Square Footage of Proposed Structure:</b>		560
<b>Tax Assessor's Chart, Block &amp; Lot</b> Chart#      Block#      Lot# 131            L            1-2	<b>Applicant Name:</b> Lorraine Atlass <b>Address:</b> 127 Pleasant Ave. <b>City, State &amp; Zip:</b> Portland Me. 04103	<b>Telephone:</b> 772-2789 <b>Email:</b> N/A
<b>Lessee/Owner Name:</b> N/a (if different than applicant) <b>Address:</b>  <b>City, State &amp; Zip:</b>  <b>Telephone:</b>  <b>E-mail:</b>	<b>Contractor Name:</b> Fulton Construct (if different from Applicant) <b>Address:</b> 14 Independence Dr. <b>City, State &amp; Zip:</b> Westbrook, Me. 04092 <b>Telephone:</b> 207-831-3441 <b>E-mail:</b> matt@stfr.net	<b>Cost Of Work:</b> \$ 35,000.00 <b>C of O Fee:</b> \$ _____ <b>Historic Rev \$:</b> _____ <b>Total Fees :</b> \$ _____
<b>Current use (i.e. single family)</b> <u>Garage</u>		
<b>If vacant, what was the previous use?</b> <u>N/A</u>		
<b>Proposed Specific use:</b> <u>Garage</u>		
Is property part of a subdivision? <u>No</u> If yes, please name _____		
<b>Project description:</b> Tear down a 20.3 x 22.3 garage and rebuild a 20' x 28' Detached Garage		
<b>Who should we contact when the permit is ready:</b> Shawn Fulton		
<b>Address:</b> 14 Independence Dr.		
<b>City, State &amp; Zip:</b> Westbrook, Me. 04092		
<b>E-mail Address:</b> matt@stfr.net		
<b>Telephone:</b> 207-831-3441		

Please submit all of the information outlined on the applicable checklist. Failure to do so causes an automatic permit denial.

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 <http://www.portlandmaine.gov/754/Applications-Fees> 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:** *Shawn Fulton*      **Date:** 11/3/14

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



ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1) _____		
Component	Submitted Plan	Findings/Revisions/Dates
<b>STRUCTURAL</b> Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	Requested explanation of frost protection	OK per revised plans
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	NA	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	NA	
Anchor Bolts/Straps, spacing (Section R403.1.6)	NA	
Lally Column Type (Section R407)  Girder & Header Spans (Table R502.5(2))	NA	
Built-Up Wood Center Girder Dimension/Type		
Sill/Band Joist Type & Dimensions		
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2) )	NA	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2) )	NA	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	NA	

Job No:



Reviewed for Code Compliance  
Inspectors Division  
Approved with Conditions

Date: 11/21/14

<b>Pitch, Span, Spacing &amp; Dimension (Table R802.5.1(1) - R 802.5.1( 8))</b> <b>Roof Rafter; Framing &amp; Connections (Section R802.3 &amp; R802.3.1)</b>		
<b>Sheathing; Floor, Wall and Roof (Table R503.2.1.1(1))</b>	Requested roof sheathing	OK per revised plans
<b>Fastener Schedule (Table R602.3(1) &amp; (2) )</b>		
<b>Private Garage</b> (Section R302.5) <b>Living Space (Above or beside)?</b>		
<b>Table R302.6</b> <b>Fire separation (Section R302.6)</b>		
<b>Opening Protection (Section R302.5.1)</b> <b>Minimum Height (Section R305.1)</b>		
<b>Emergency Escape and Rescue Openings (Section R310)</b>	NA	
<b>Roof Covering (Section R905)</b>		
<b>Safety Glazing (Section R308)</b>	NA	
<b>Attic Access (Section R807)</b>	NA	
<b>Chimney Clearances/Fire Blocking (Chap. 10)</b>	NA	
<b>Header Schedule (Tables R502.5(1) &amp; (2))</b>		
<b>Energy Efficiency IECC, 2009</b> <b>R-Factors of Walls, Floors, Ceilings, Building Envelope,</b> <b>U-Factor Fenestration</b> <b>Ventilation of Space per ASRAE 62.2, 2007</b>	NA	

Job No:



Reviewed for Code Compliance  
 Inspectors Division  
 Approved with Conditions

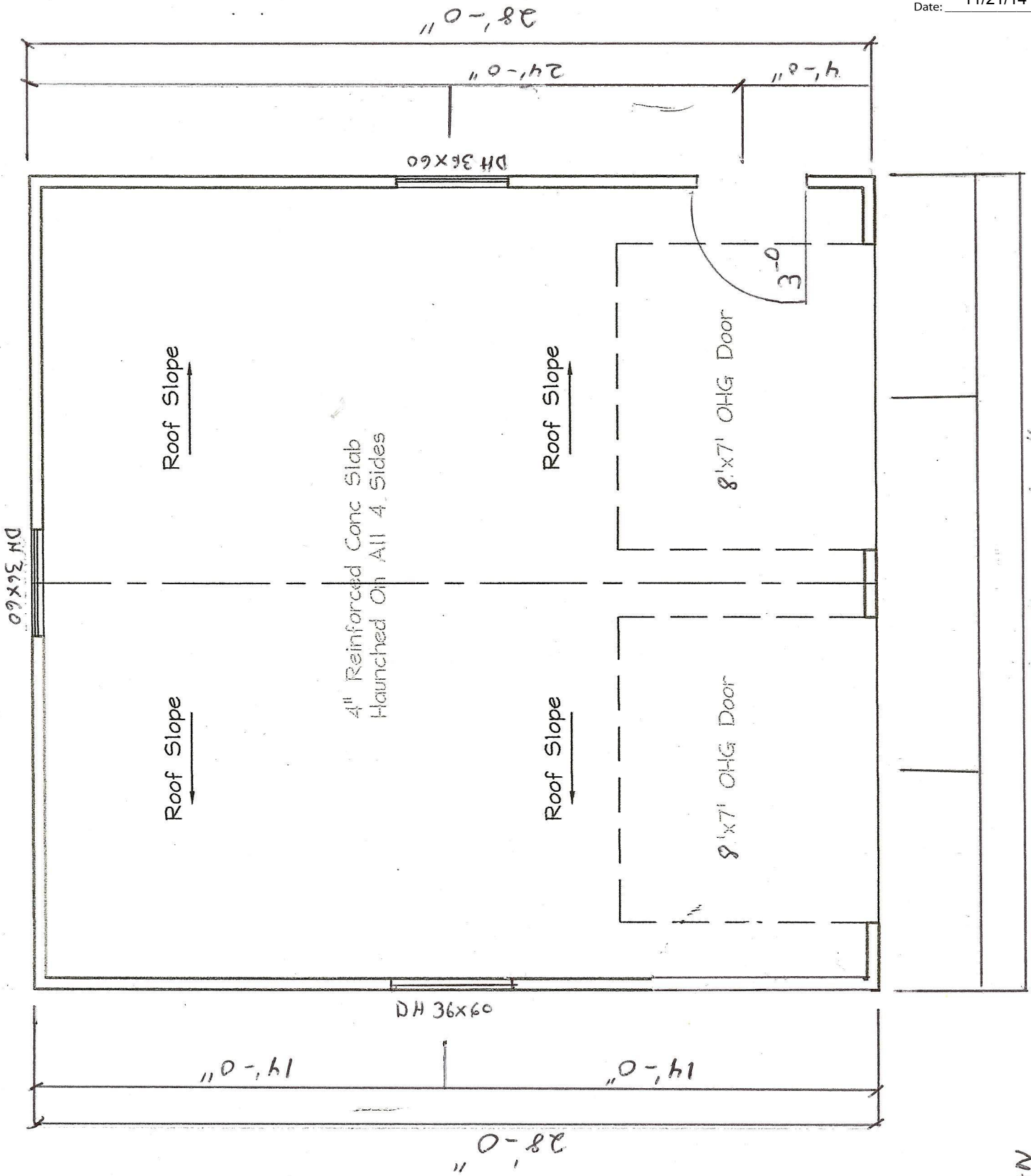
Date: 11/21/14

<b>Type of Heating System</b>		
<b>Means of Egress</b> (Sec R311 & R312) <b>Basement</b>  <b>Number of Stairways</b>  <b>Interior</b>  <b>Exterior</b>  <b>Treads and Risers</b> (Section R311.5.3)  <b>Width (Section R311.5.1)</b>  <b>Headroom (Section R311.7.2)</b>  <b>Guardrails and Handrails</b> (Section R312 & R311.5.6 – R311.5.6.3)	NA  NA  NA  NA  NA  NA  NA	
<b>Carbon Monoxide Alarms (R315)</b> <b>Smoke Alarms (Section R314)</b> Location and Interconnected	NA	
<b>Dwelling Unit Separation (Section R302.3)</b>	NA	
<b>Deck Construction (Section R502.2)</b>	NA	



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions

Date: 11/21/14



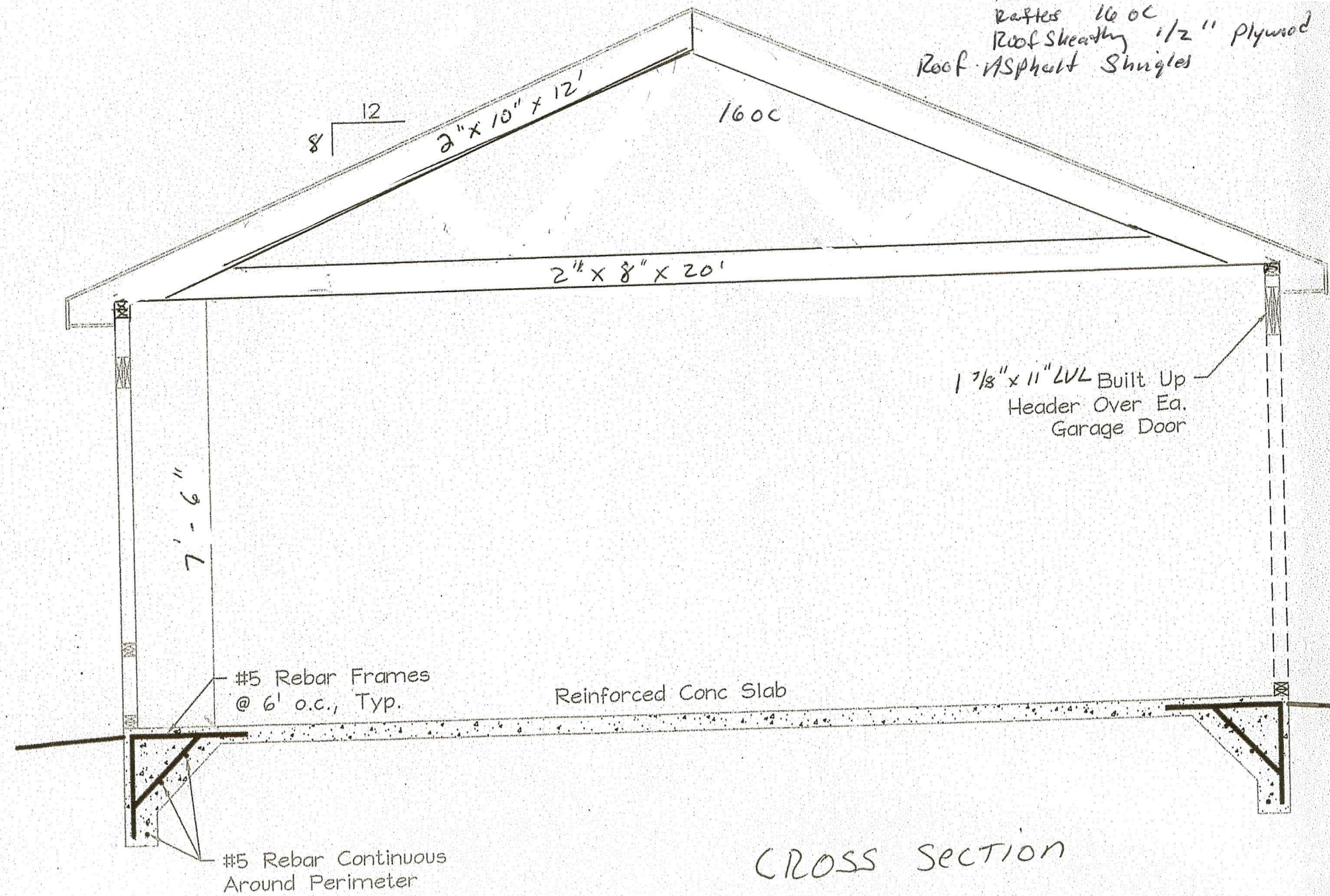
Floor PLAN



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions

Date: 11/21/14

Eave/Fascia Construction  
Ice & Water Shield  
8" Aluminum Drip  
1x8 Azek Fascia  
Vented Soffit  
Rafters 16 oc  
Roof Sheathing 1/2" Plywood  
Roof Asphalt Shingles

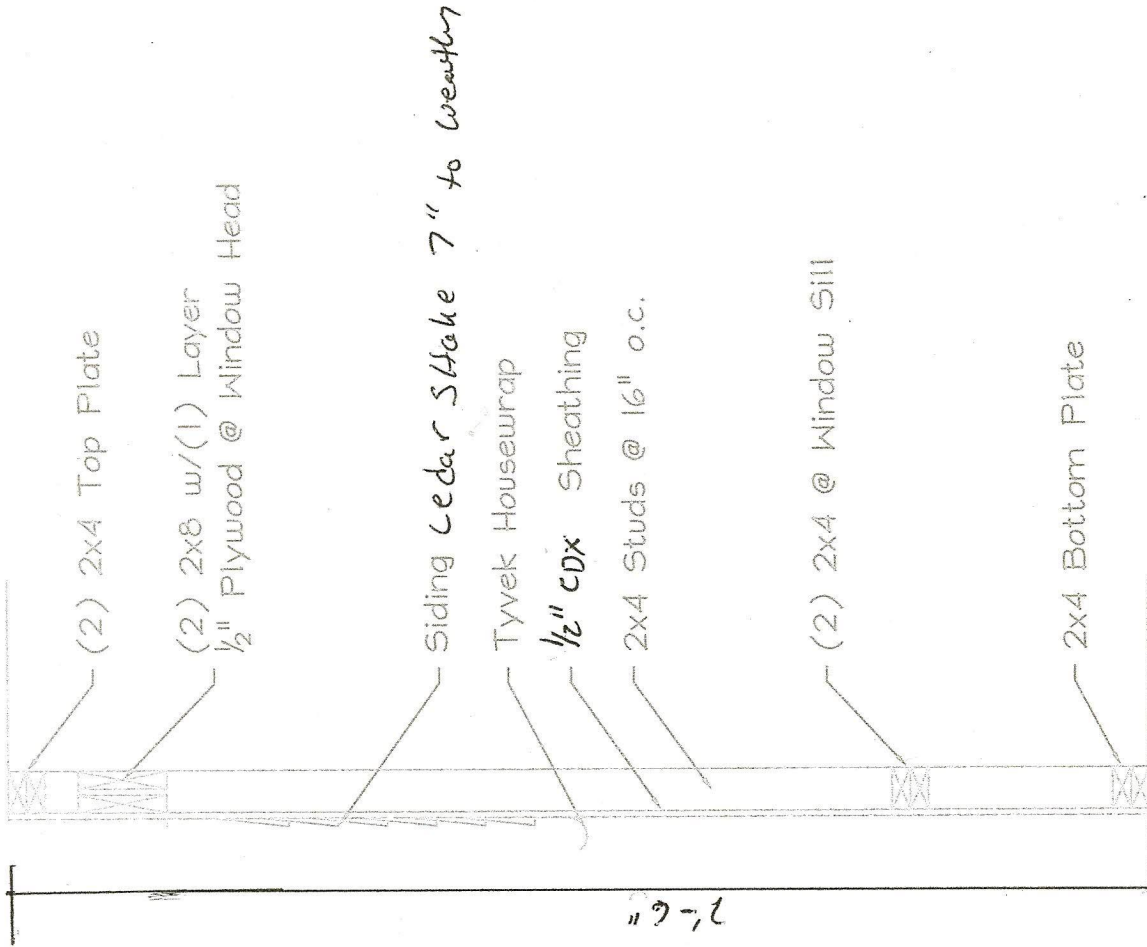


CROSS SECTION



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions

Date: 11/21/14



## Typ. Ext. Wall

Scale: 3/4" = 1'-0"