

PERMIT ISSUED

Permit No: 05-1373 Issue Date: OCT 31 2005 141 CO19001

Location of Construction: 53 CANCO RD	Owner Name: KNEELAND CORINE & JANICE	Owner Address: 53 CANCO RD
Business Name:	Contractor Name: Reagan & Company	Contractor Address: 106 Merrill Rd Gray
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings
		Zone: R3

Past Use: Single Family	Proposed Use: Single Family add dormer and wall to bedroom with steps to outside w/deck	Permit Fee:	Cost of Work:	CEO District:	
Proposed Project Description: Add dormer and wall to bedroom w/ steps to outside deck		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group R3 Type 5B		
		Signature	Signature: JMB 10/31/05		
		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: dmartin	Date Applied For: 09/16/2005	Zoning Approval
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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: JMB 10/20/05	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: JMB 10/20/05
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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: 05-1373	Date Applied For: 09/16/2005	CBL: 141 C019001
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Location of Construction: 53 CANCO RD	Owner Name: KNEELAND CORINE & JANICE	Owner Address: 53 CANCO RD	Phone:
Business Name:	Contractor Name: Reagan & Company	Contractor Address: 106 Merrill Rd. Gray	Phone (207) 653-6353
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family add dormer and wall to bedroom with steps to outside	Proposed Project Description: Add dormer and wall to bedroom w/ 5' x 5' deck
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Dept: Zoning **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 10/20/2005

Note: **Ok to Issue:**

1) Approved using Sec. 14-436 for a 50% expansion, only using 18%

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 10/31/2005

Note: 10120105 left vm w/Earl R. For more details on construction, gave list over phone. **Ok to Issue:**

10124 Earl left vm, I left one back

10125 Earl R. Came in to review details, as noted on plans. Still a question on the exterior stairs, needs 14' setback and ufactor will be a condition. Earl will get back.

10128 Earl R. Came in w/details, ok to issue

1) The U-factor of the windows must be submitted to this office

2) Separate permits are required for any electrical, plumbing, or heating.

3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

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>53 Conco Rd</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>141 C 019</u>	Owner: <u>Kincaid Corine & Junice L. Riker JTS</u> <u>53 Conco Rd. Portland ME 04103</u>	Telephone:
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Reason & Company</u> <u>106 Merrill Rd Gray ME</u> <u>207-329-3441</u>	Cost Of Work: \$ <u>36,500</u>
Current use: <u>Single family house</u>	<div style="border: 2px solid black; padding: 5px; width: fit-content; margin: auto;"> <p style="margin: 0;">DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME</p> <p style="font-size: 1.2em; margin: 5px 0 0 0;">SEP 16 2005</p> <p style="font-size: 1.5em; margin: 0;">RECEIVED</p> </div>	
If the location is currently vacant, what was prior use: <u>V</u>		
Approximately how long has it been vacant: _____		
Proposed use: <u>Enlarge basement ^{Area} & add 1 bedroom</u>	Project description: <u>Remove sec & pour back road add dormer, with existing door with step to outside</u>	
Contractor's name, address & telephone: <u>Reason & Company</u> <u>106 Merrill Rd Gray ME 04103</u>	<u>329-3441</u>	
Who should we contact when the permit is ready: <u>Earle Reason</u>	Mailing address:	
<p>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>329-3441</u></p>		

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>Earle Reason</u>	Date: <u>9/16/05</u>
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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**

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
 Parcel ID 141 CO19001
 Location 53 CANCO RD
 Land Use SINGLE FAMILY
 Owner Address KNEELAND CORINE & JANICE L RICKER JTS
 53 CANCO RD
 PORTLAND ME 04103

R3

Book/Page 13951/30
 Legal 141-C-19
 CANCO RD 53
 WELLINGTON RD
 5250 SF

under

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
#46,040	#61,260	#107,300

Estimated Assessed Valuation For Fiscal Year 2007"

Land	Building	Total
#63,200	#88,500	#151,700

* Value subject to change based upon review of property status as of 4/1/06.
 The tax rate will be determined by City Council in May 2006.

Property Information

Year Built 1943	Style Cape	Story Height 1	sq. Ft. 71b	Total Acres 0.121	
Bedroom 2	Full Baths 1	Half Baths	Total Rooms 4	Attic None	Basement Full

Outbuildings

Type GARAGE-WD/CB	Quantity 1	Year Built 1943	Size 11X19	Grade C	Condition A
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Sales Information

Date 07/01/1998	Type LAND + BLDING	Price #81,000	Book/Page 13951-030
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Picture and Sketch

Picture Sketch Tax Map

[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-

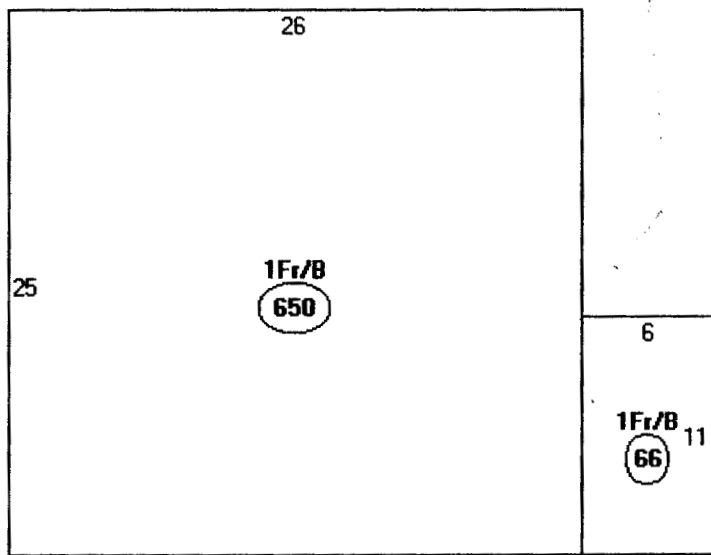
Sec. 14-428. Corner lots.

In case a dwelling house **has its** front yard upon the long side of a corner lot, the rear yard may be reduced to a depth not less than the width required for a side yard on the lot, provided the **aggregate** of the widths of both sides and depths of front **and rear yards** is not less than the **similar aggregate of** required dimensions of all yards required **if** the front yard were faced on the **short** side of the lot.

(Code 1968, § 602.19.G)

Existing facing long side- aggregate of yards		Required setbacks if facing on short side	
Front yard	13 feet	Front yard	25 feet
Rear yard	8 feet	Rear yard	25 feet
Side yard -rt	54 feet	Side yard -rt	20 feet
Side yard -lft	18 feet	Side yard -lft	12 feet

TOTALS 93 feet is greater than 82 feet



Descriptor/Area

A: 1Fr/B
650 sqft
B: 1Fr/B
66 sqft

716
x 50%

358 OK
Expansion 130 SF
18% expansion

Lot 5,250
non-conforming = 6,500
Sec. 14-436
50% expansion

5250
x 35% lot coverage

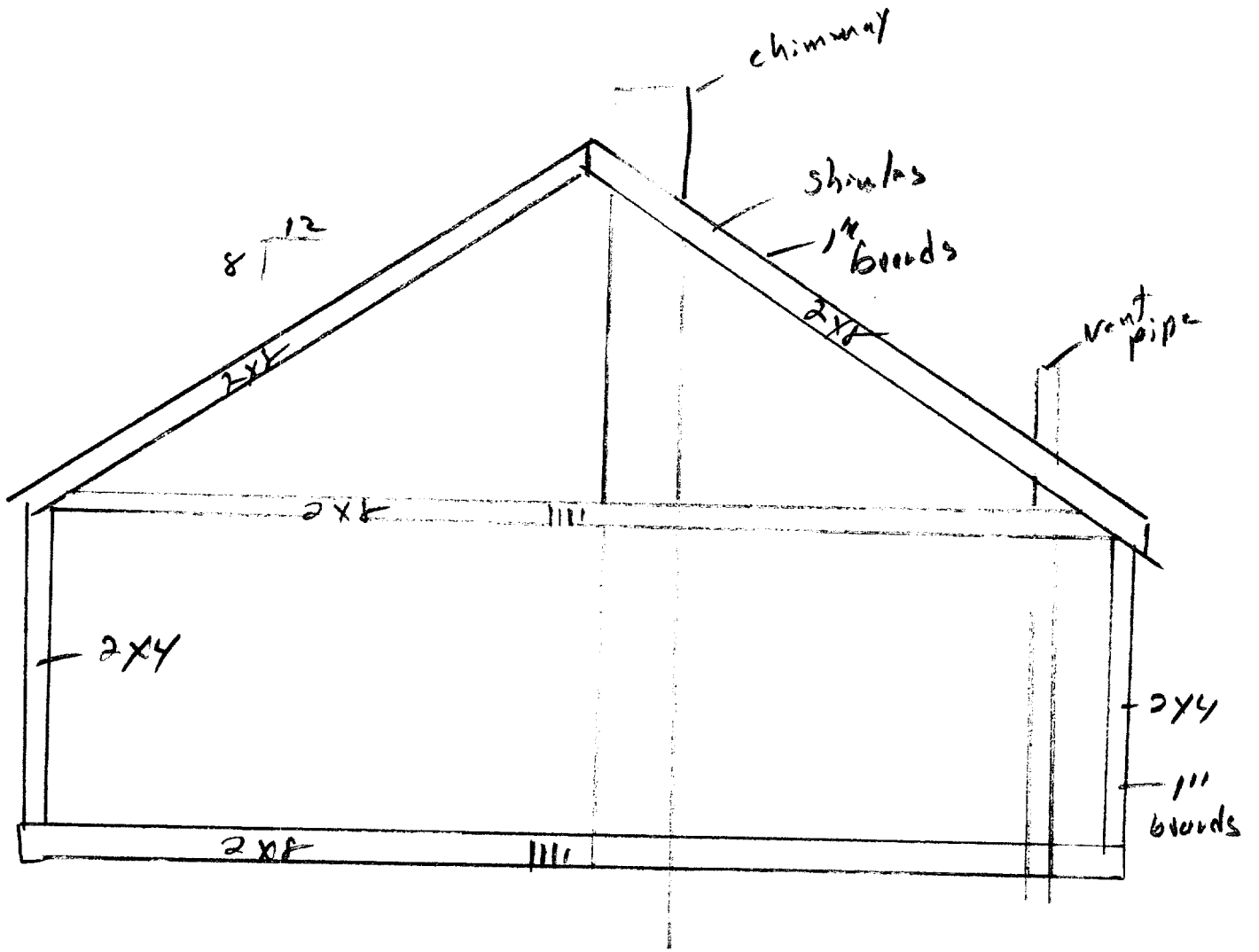
1837 SF

716
209 garage

925 new

Existing House

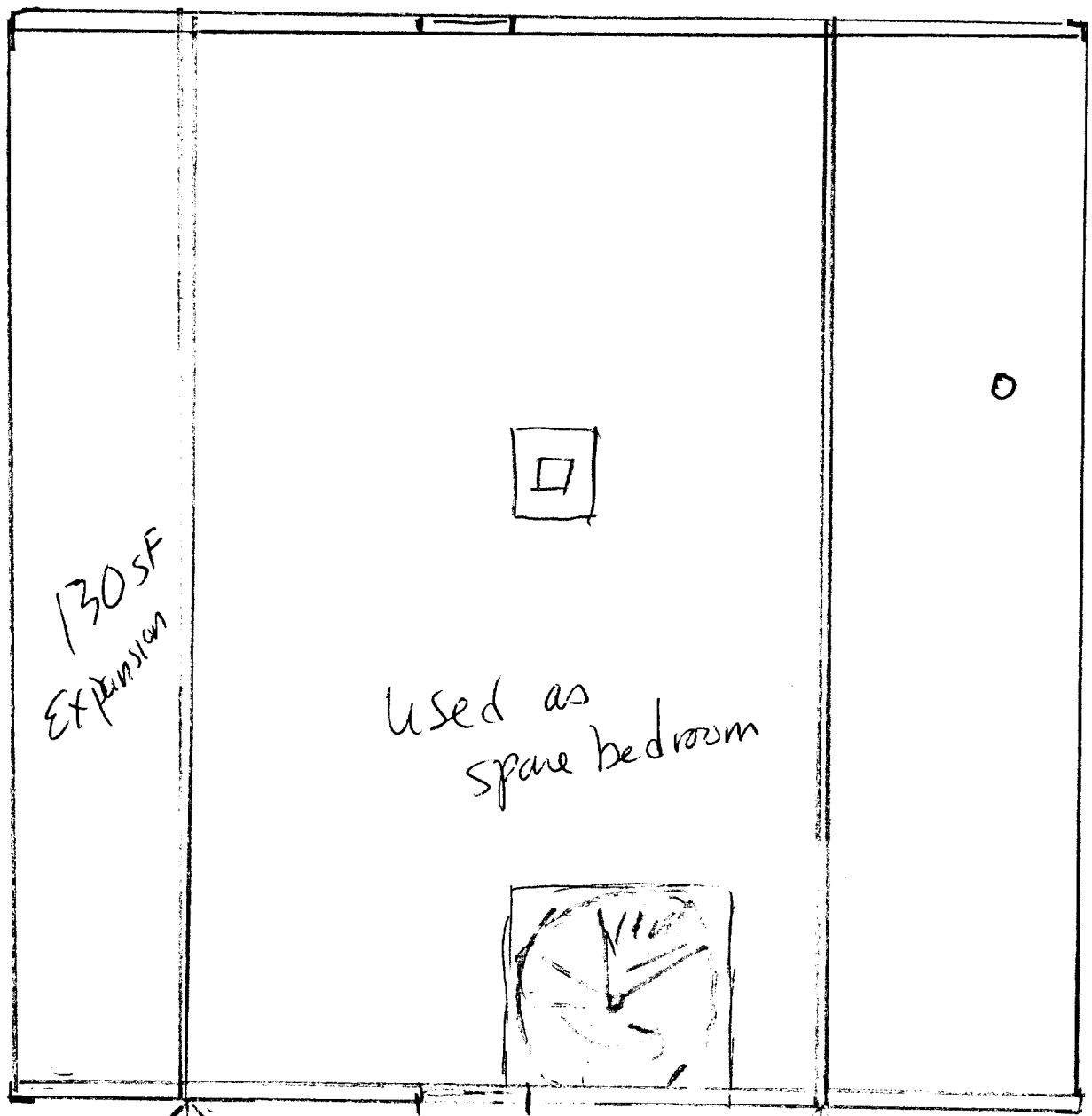
1.



25' 8"

Existing Floor plan

26'
1



130 SF
Expansion

Used as
spare bedroom

5'

26' 8"

Knee walls

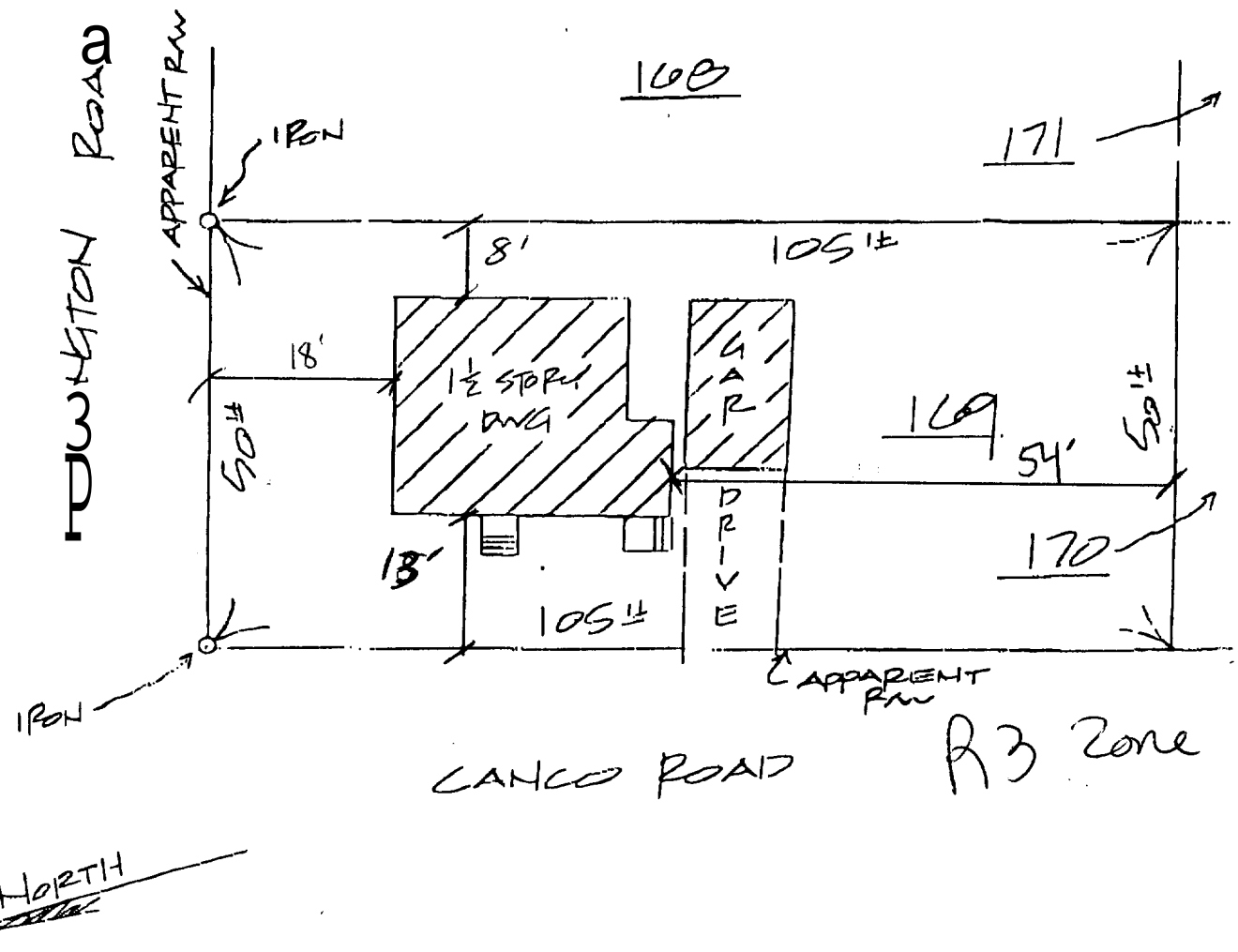


Front

FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THIS INSPECTION EXAMINES DWELLING AND ACCESSORY STRUCTURE COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACK REQUIREMENTS ONLY. (3) A STANDARD BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION AS TO ACTUAL PROPERTY LINE LOCATIONS. (4) THIS INSPECTION DEPICTS ALL VISIBLE STRUCTURAL ENCROACHMENTS WITH RESPECT TO APPARENT PROPERTY LINES AND RECOGNIZES ONLY THOSE EASEMENTS & RIGHTS OF WAYS STATED OR SHOWN IN BELOW PROVIDED TITLE REFERENCES AND DOES NOT REVEAL ANY CONFLICTS WITH ADJUTING DEEDS. (5) FLOOD HAZARD DETERMINATION IS MADE BY SCALING DISTANCES ON BELOW REFERENCED FEMA MAP. (6) THIS INSPECTION IS TO BE USED ONLY BY BELOW LISTED LENDER, TITLE COMPANY &/OR ATTORNEY AND ITS TITLE INSURER

ADDRESS: 53 CANCO ROAD INSPECTION DATE: 6-29-98
PORTLAND, ME SCALE: 1" = 20'
appears 2' off



SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY.

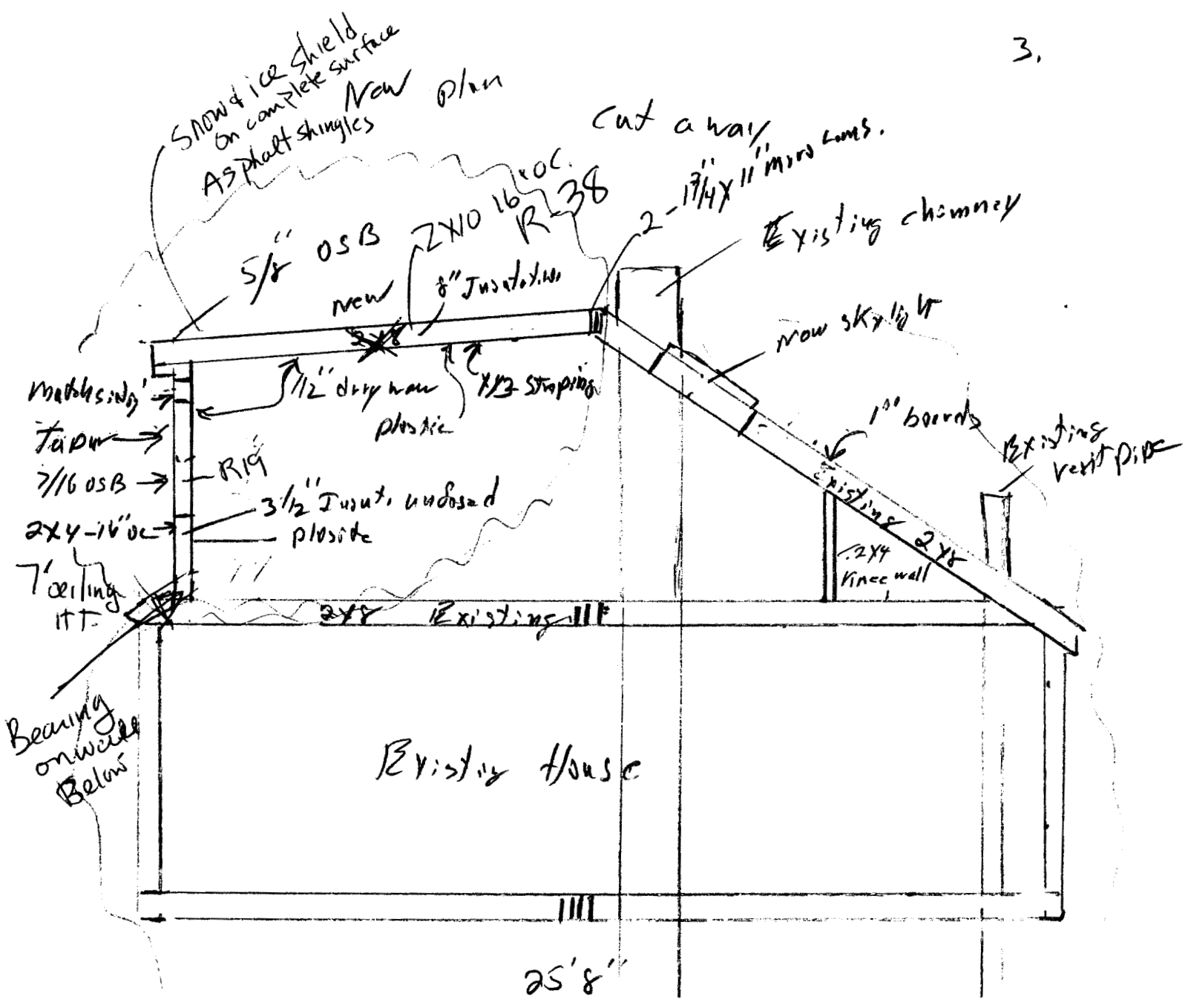
APPLICANT: KHEELAND REQUESTING PARTY: LEETE & LEMIEUX
 OWNER: LEGAGE ATTORNEY: JAMES R. LEMIEUX
 LENDER: _____ FILE No. 984918

TITLE REFERENCES:
 DEED BOOK: 8371 PAGE: 36
 PLAN BOOK: 14 PAGE: 32 LOT: 169
 COUNTY: CUMBERLAND

YOUR FILE #: _____

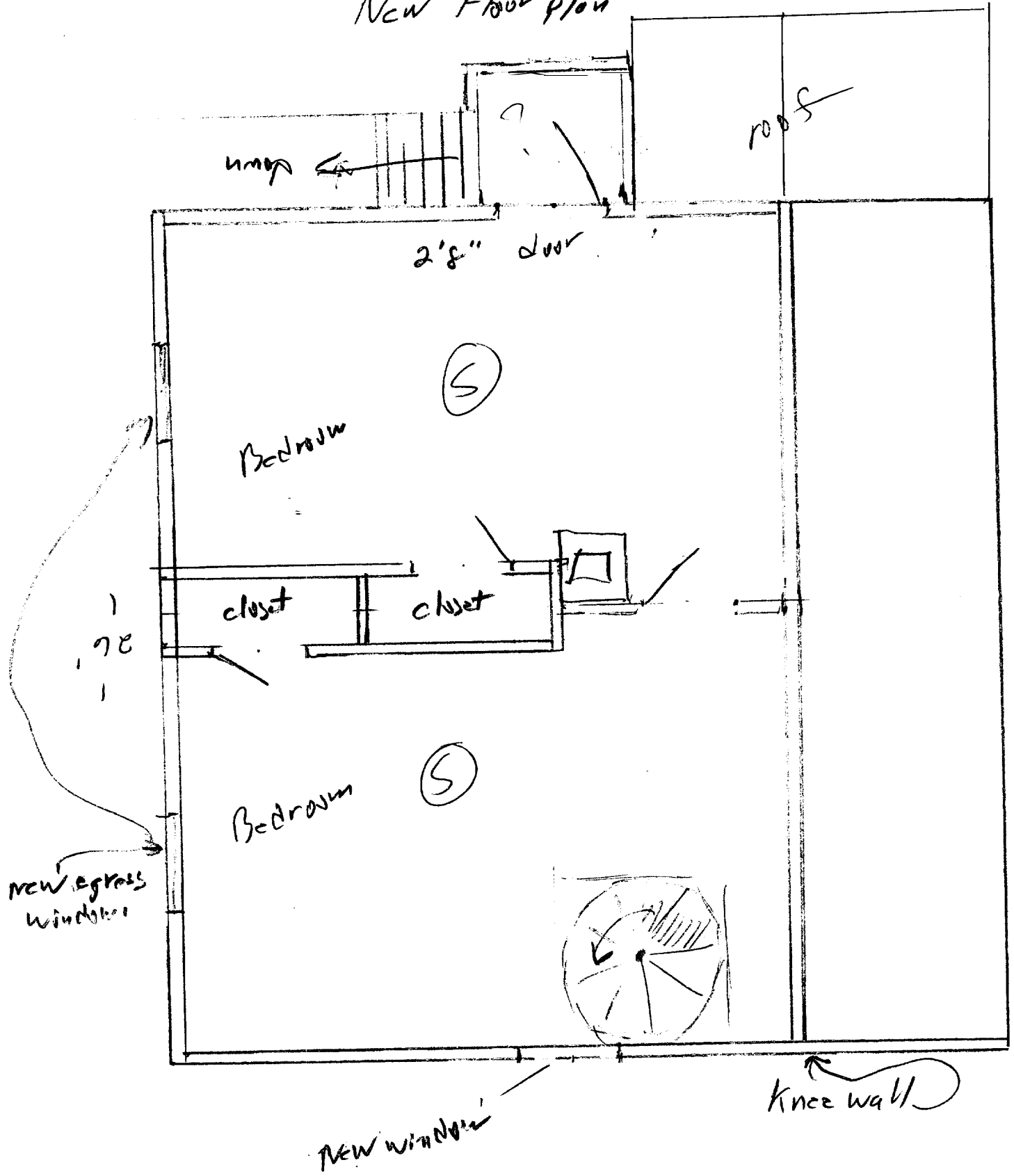
NADEAU & LODGE, INC.
 PROFESSIONAL LAND SURVEYORS
 844 STEVENS AVENUE 232 CLARK WOODS ROAD
 PORTLAND, ME 04103 LYMAN, ME 04003

141-0-014



New Floor plan

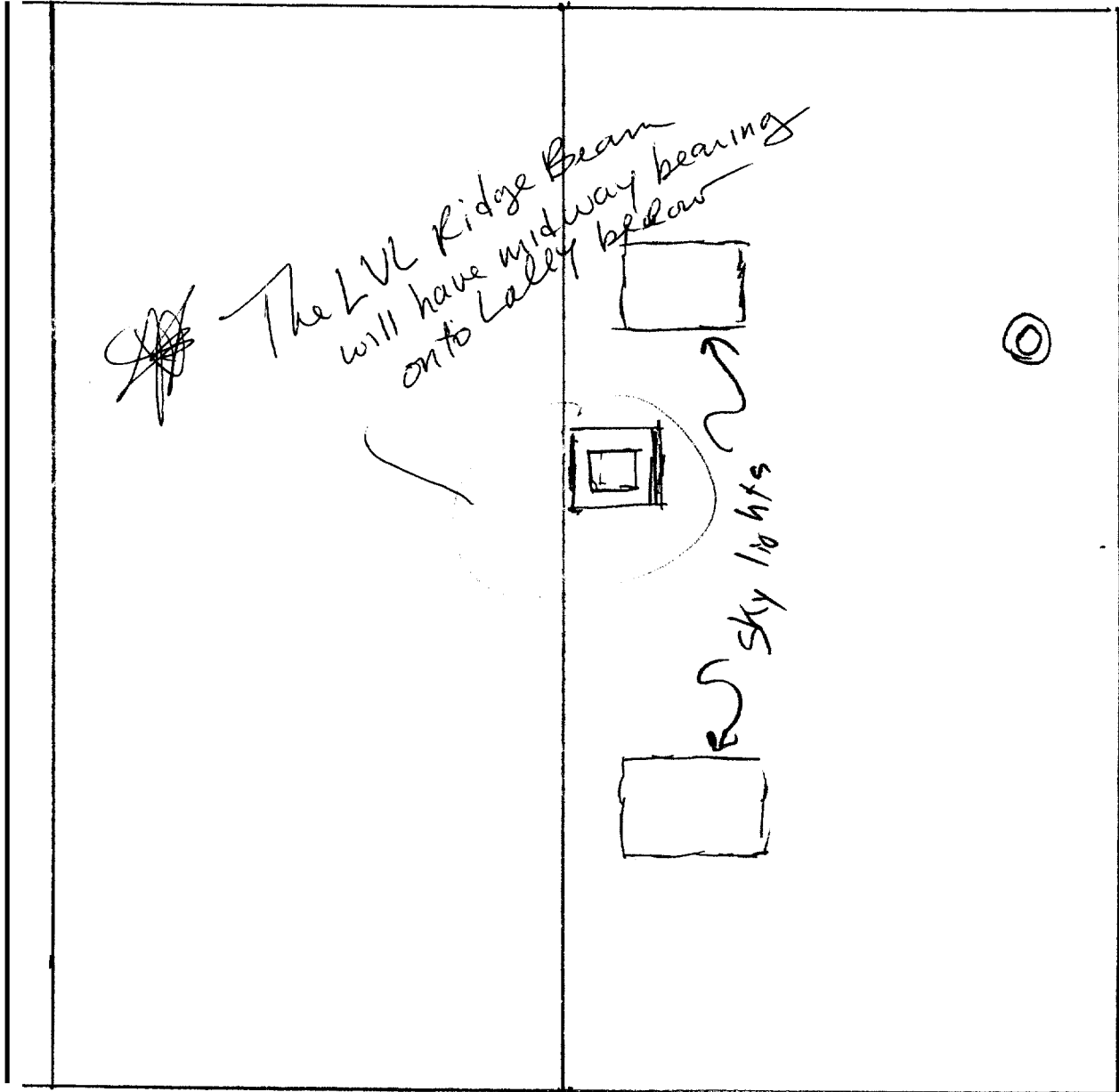
4,



roof SWM TOP -

5,

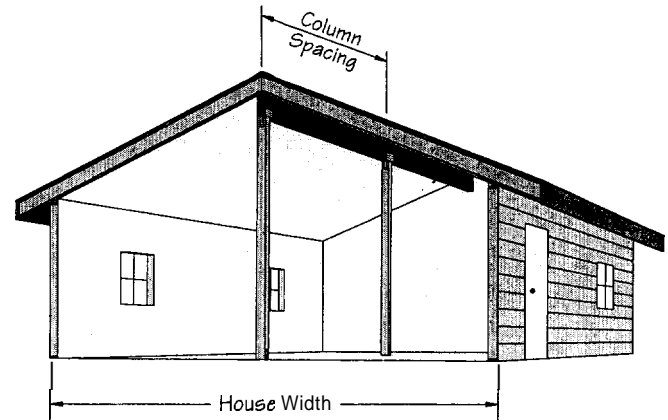
25' 8"



26'

How to Use This Table

1. Determine appropriate ROOF LOAD and HOUSE WIDTH.
2. Locate COLUMN SPACING.
3. Select Microllam® LVL beam size.



Ridge Beams

Roof Load (PSF)	House Width	Column Spacing									
		10'-0"	12'-0"	14'-0"	16'-0"	18'-0"	20'-0"	22'-0"	24'-0"		
Non-Snow Area 125%	20LL + 15DL	24'-0"	3 1/2" x 9 1/4"	3 1/2" x 9 1/4"	3 1/2" x 9 1/4"	3 1/2" x 11 1/4"	3 1/2" x 11 7/8"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 20"
		30'-0"	3 1/2" x 9 1/4"	3 1/2" x 9 1/4"	3 1/2" x 11 1/4"	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 20"	3 1/2" x 22"
		36'-0"	3 1/2" x 9 1/4"	3 1/2" x 9 1/4"	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 20"	3 1/2" x 22"
	20LL + 20DL	24'-0"	3 1/2" x 9 1/4"	3 1/2" x 9 1/4"	3 1/2" x 11 1/4"	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 20"
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Snow Area 115%	25LL + 15DL	24'-0"	3 1/2" x 9 1/4"	3 1/2" x 9 1/4"	3 1/2" x 11 1/4"	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 20"
		30'-0"	3 1/2" x 9 1/4"	3 1/2" x 9 1/4"	3 1/2" x 11 1/4"	3 1/2" x 11 7/8"	3 1/2" x 14"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 20"
		36'-0"	3 1/2" x 9 1/4"	3 1/2" x 9 1/2"	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 20"	3 1/2" x 22"	3 1/2" x 24"
	30LL + 15DL	24'-0"	3 1/2" x 9 1/4"	3 1/2" x 9 1/4"	3 1/2" x 11 1/4"	3 1/2" x 11 7/8"	3 1/2" x 14"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 20"
		30'-0"	3 1/2" x 9 1/4"	3 1/2" x 9 1/4"	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 20"	3 1/2" x 22"
		36'-0"	3 1/2" x 9 1/4"	3 1/2" x 11 1/4"	3 1/2" x 11 7/8"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 20"	3 1/2" x 22"	3 1/2" x 24"
	40LL + 15DL	24'-0"	3 1/2" x 9 1/4"	3 1/2" x 9 1/4"	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 20"	3 1/2" x 22"
		30'-0"	3 1/2" x 9 1/4"	3 1/2" x 11 1/4"	3 1/2" x 11 7/8"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 20"	3 1/2" x 22"	3 1/2" x 24"
		36'-0"	3 1/2" x 9 1/4"	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 20"	3 1/2" x 22"	3 1/2" x 24"	3 1/2" x 26"
		24'-0"	3 1/2" x 9 1/4"	3 1/2" x 9 1/4"	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 20"	3 1/2" x 22"
		30'-0"	3 1/2" x 9 1/4"	3 1/2" x 11 1/4"	3 1/2" x 11 7/8"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 20"	3 1/2" x 22"	3 1/2" x 24"
		36'-0"	3 1/2" x 9 1/4"	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 20"	3 1/2" x 22"	3 1/2" x 24"	3 1/2" x 26"

General Notes

Table is based on:

- Uniform loads.
- More restrictive of simple or continuous span. Ratio of short span to long span should be greater than 0.4 to prevent uplift
- Deflection criteria of L/240 live load and L/180 total load.

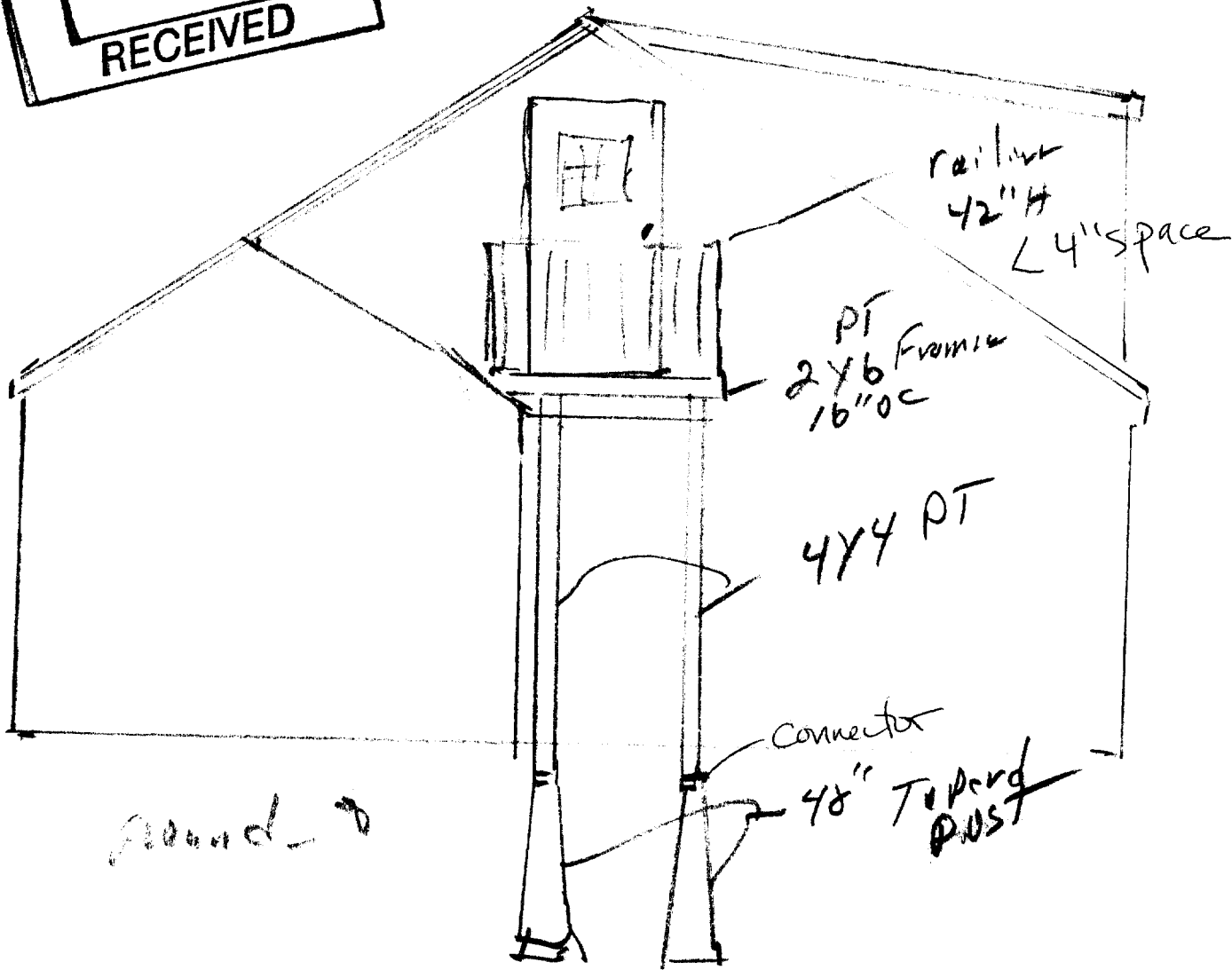
Also see General Assumptions on page 3.

Bearing Requirements

Minimum header support to be 2 trimmers (3") at ends and 7 1/2" at continuous span supports.

Bold, italic beam sizes require 3 trimmers (4 1/2") at ends and 11 1/4" at continuous span supports.

S3 Canco



Ground

Not to scale

5x5 platform

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED

Permit Number: 051373

OCT 31 2005

CITY OF PORTLAND

This is to certify that KNEELAND CORINE & JENNIFER L RICKER JTS/Reagan Comp

has permission to Add dormer and wall to bedroom w/ stairs Deck

AT 53 CANCO RD 141 C019001

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 occupied or otherwise used-in. **HOUSING NOTICES 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 _____

DepartmentName

Jeanie Bonke 10/31/05

Director, Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 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
- NA** Re-Bar Schedule Inspection: Prior to pouring concrete
- NA** 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 \$750~~ 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.

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

<u>[Signature]</u>	<u>10/31/05</u>
Signature of Applicant/Designee	Date
<u>[Signature]</u>	<u>10/31/05</u>
Signature of Inspections Official	Date

CBL: 141-C-19 . Building Permit #: 05-1373