

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

CONSTRUCTION

PERMIT ISSUED

PERMIT

Permit Number: 031035

AUG 26 2003

Please Read Application And Notes, if Any, Attached

This is to certify that Garito Heidi/Steve Mills

has permission to Build 26x27 two story garage addition, demolish 24 garage 8x8 shed

AT 125 Woodlawn Ave L 151 B010001

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 inspection must given and when permission procured before this building or part thereof leased or closed-in. HOUR 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

Jeanie Bonke 8/26/03
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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: 03-1035	Issue Date: AUG 26 2003	CBL: ⁻¹² 151 B010001
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Location of Construction: 125 Woodlawn Ave	Owner Name: Garito Heidi	Owner Address: 125 Woodlawn CITY OF PORTLAND	Phone: 878-5597
Business Name:	Contractor Name: Steve Mills	Contractor Address: PO Box 9421 South Portland	Phone: 2074156056
Lessee/Buyer's Name:	Phone:	Permit Type: Additions - Dwellings	Zone: R5

Past Use: Single Family	Proposed Use: Single Family w/26x27 addition	Permit Fee: \$462.00	Cost of Work: \$48,630.00	CEO District: 2	10,800 SF
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Proposed Project Description: Build 26x27 two story garage addition, demolish 14x24 garage & 8x8 shed	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R3 Type: 5B BOCA 1999 Signature: JMB 8/26/03
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: jmb	Date Applied For: 08/26/2003	Zoning Approval
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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 <i>approved</i> <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 8/26/03	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>[Signature]</i>
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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

9/3/03 Verified w/ Jim Robbins Street Row = 50' JB

• 10/27/03 Footing/setback insp. Footing Poured - checked setbacks to street engineering pin & stakes - Front is 24' side & rear exceed requirements minimums OK to proceed w/ walls.

There will be no demolition of existing structures - there is more than enough lot for all structures.
4,320 SF of lot coverage is allowed - The actual coverage will be 1,788 SF. JB

11/5/03 Submitted Steel Beam Specs JB

11/7/03 Close in ① No Smokes in Bedroom ② NEED electrical permit ③ Need tempered Glass in Bath. No close in given.

11/26/03 Elect. permit has been secured. RE-inspected OK to close JB

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-1035	Date Applied For: 08/26/2003	CBL: 151 B010001
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Location of Construction: 125 Woodlawn Ave	Owner Name: Garito Heidi	Owner Address: 125 Woodlawn Ave	Phone: () 878-5597
Business Name:	Contractor Name: Steve Mills	Contractor Address: PO Box 9421 South Portland	Phone: (207) 415-6056
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family w/26x27 addition	Proposed Project Description: Build 26x27 two story garage addition, demolish 14x24 garage & 8x8 shed
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Dept: Zoning **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 08/26/2003

Note: Ok to Issue:

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) 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:** Jeanine Bourke **Approval Date:** 08/26/2003

Note: Ok to Issue:

- 1) Demolition call list must be submitted prior to starting the work
- 2) Specs will need to be submitted for the garage steel beam and LVL header
- 3) Separate permits are required for any electrical or plumbing work.

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>125 Woodlawn</u>		
Total Square Footage of Proposed Structure <u>702</u>	Square Footage of Lot <u>10,800</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>151</u> Block# <u>B</u> Lot# <u>103</u> <u>P-12105</u>	Owner: <u>Heidi Garito</u>	Telephone: <u>207-878-5397</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Heidi Garito</u>	Cost Of Work: \$ <u>48,630</u> Fee: \$ <u>462.00</u>
Current use: <u>Residential dwelling single-family</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>addition to living space / with Garage</u>		
Project description: <u>27x26 2 story garage Demo 14x24 Garage 8x8 shed</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Steve Mills</u>		
Mailing address: <u>P.O. Box 9421 South Portland</u> <u># 415-6056</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>415-6056</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>Heidi Garito</u>	Date: <u>8/25/03</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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or ~~874-8703~~ 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.

JB Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at ~~874-8703~~ must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

- | | |
|---|--|
| <input checked="" type="checkbox"/> <u>NA</u> Footing/Building Location Inspection: | Prior to pouring concrete |
| <input checked="" type="checkbox"/> <u>NA</u> Re-Bar Schedule Inspection: | Prior to pouring concrete |
| <input checked="" type="checkbox"/> <u>NA</u> Foundation Inspection: | Prior to placing ANY backfill |
| <input checked="" type="checkbox"/> Framing/Rough Plumbing/Electrical: | Prior to any insulating or drywalling |
| <input checked="" type="checkbox"/> <u>Final Certificate of Occupancy:</u> | Prior to any occupancy of the structure or use. NOTE: There is 175.00 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.

NA CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Signature of applicant/designee

Date

Signature of Inspections Official

Date

CBL: 151-B-10-R Building Permit #: 03-1035



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.

3 PM
8/26
Steven
RS

Current Owner Information

Card Number	1 of 1
Parcel ID	151 B010001
Location	125 WOODLAWN AVE
Land Use	SINGLE FAMILY
Owner Address	GARITO HEIDI 125 WOODLAWN AVE PORTLAND ME 04103
Book/Page	11909/231
Legal	151-B-10 TO 12 WOODLAWN AVE 125-133 10800 SF

Valuation Information

Land	Building	Total
\$34,650	\$34,130	\$68,780

Property Information

Year Built 1950	Style Ranch	Story Height 1	Sq. Ft. 686	Total Acres 0.248		
Bedrooms 1	Full Baths 1	Half Baths	Total Rooms 2	Attic None	Basement Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB SHED-FRAME	1 1	1950 1950	14X24 8X8	C C	P P

Sales Information

Date 05/08/1995	Type LAND + BLDING	Price \$78,000	Book/Page 11909-231
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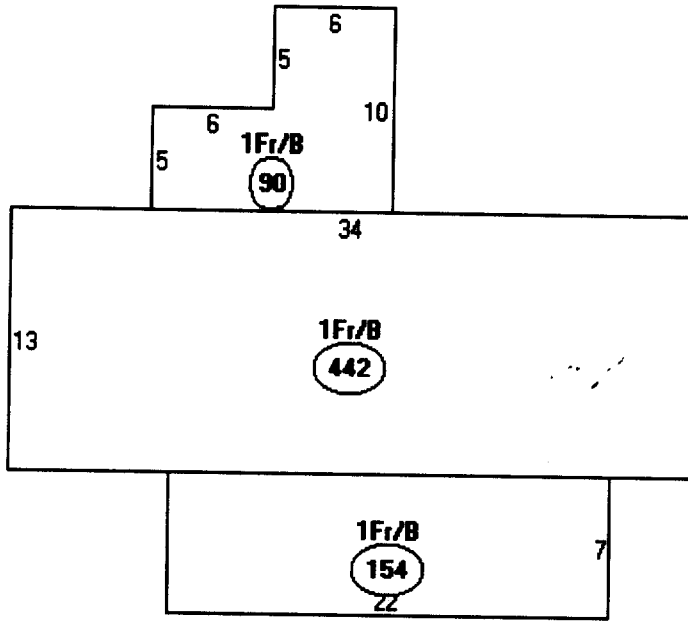
Picture and Sketch

Picture Sketch

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

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





Descriptor/Area

- A: 1Fr/B
442 sqft
- B: 1Fr/B
90 sqft
- C: 1Fr/B
154 sqft

686 SF
~~336~~
~~64~~ demo

~~686~~
 + 702 Addition

1,388

SF 10,800
 x 40% OK

4,320 SF

RS Zone

Front 20' Req 29' Shown

Rear 20' Req 35' Shown

Side 2 story 12' Req 49' Shown

TELEPHONE 207-784-9371

FAX 207-784-9003

1-800-696-7799



TRI-STATE STEEL INC.

WHOLESALE DISTRIBUTORS OF STEEL PRODUCTS

REMIT TO: P.O. BOX 1207 - Auburn, Maine 04211-1207
 CHASSE ST. & WASHINGTON ST., AUBURN, MAINE 04211-1207

QUOTATION ONLY

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RUFUS DEERING CO
 P.O. BOX 880
 PORTLAND, ME 04104
 c/o RICHARD

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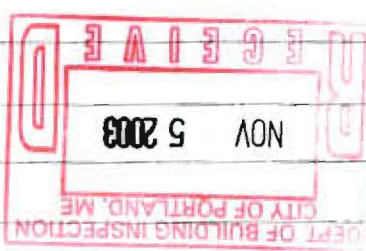
RE: WOODLAWN AVE

TERMS: 1/2 of 1% 10 days. Net 30 days. No Retainage Allowed.

FAX 772-6981

Order No.	Date Received	Sold By	Cash	C.O.D.	Chg.	Date Shipped	Invoice Date	Shipped Via
	10-28-03							O.T.

Qty Ordered	Quantity Shipped	Description	Weight*	Unit Price	Amount
		GIVEN. AREA 26' x 22'			
		BEAM LENGTH 22'			
		and 16' at Garage Same Beam JB	LIVE	40 [#] /FT ²	
		LOADING - 1-RES FLOOR NO ROOF LOAD	DEAD	20 [#] /FT ²	
			TOTAL	60 [#] /FT ²	
		$\frac{26}{2} \times 22' \times 60^{\#} = 17,160^{\#} \leftarrow 22'$			
		USE: $W12 \times 26 = 24,000^{\#} \leftarrow 22'$			
		$F_y = 36 \text{ KSI}$			
		$S_x = 33.4 \text{ IN.}^3$			



Weight subject to correction.

09/05/02

Heidi Garito

(125 Woodlawn)
Portland

Volume - 18214

~~Copy of
mortgage~~

Pg - 70

Type - mortgage

Jayson Levitt - ?

Doc # 84171 ~~B~~

329-1911

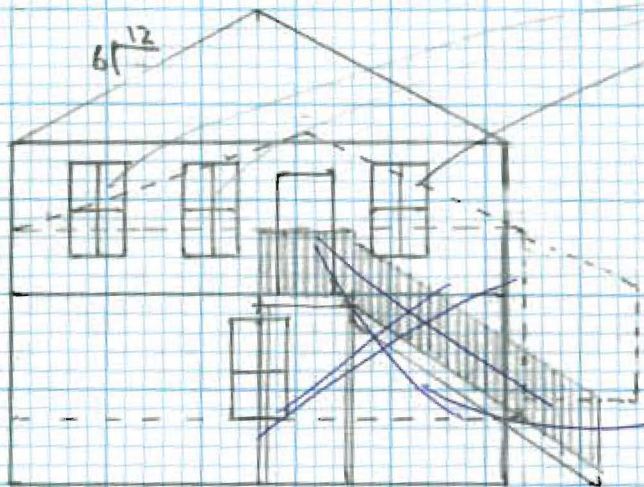
Deed recorded in book 11909 - pg 231

Deed under Name - Heidi Garito
From - Betsy B. Hillfank

Site plan - planbook 13 pg 108

plot #

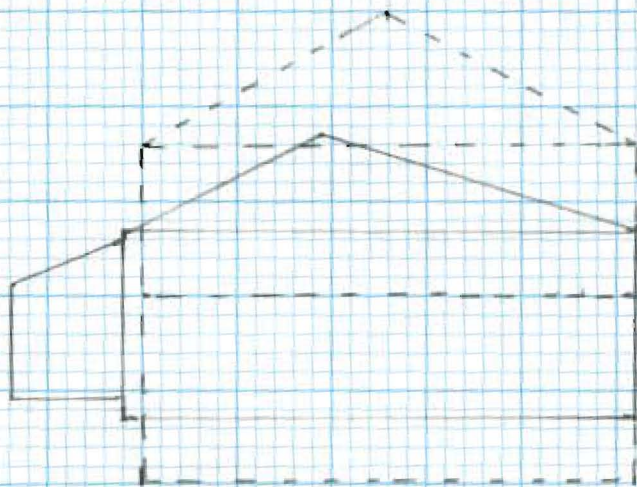
Dotted line = existing house
Solid line = Addition



Harvey 3052
New construction
windows 3' x 5' 2"

Not included

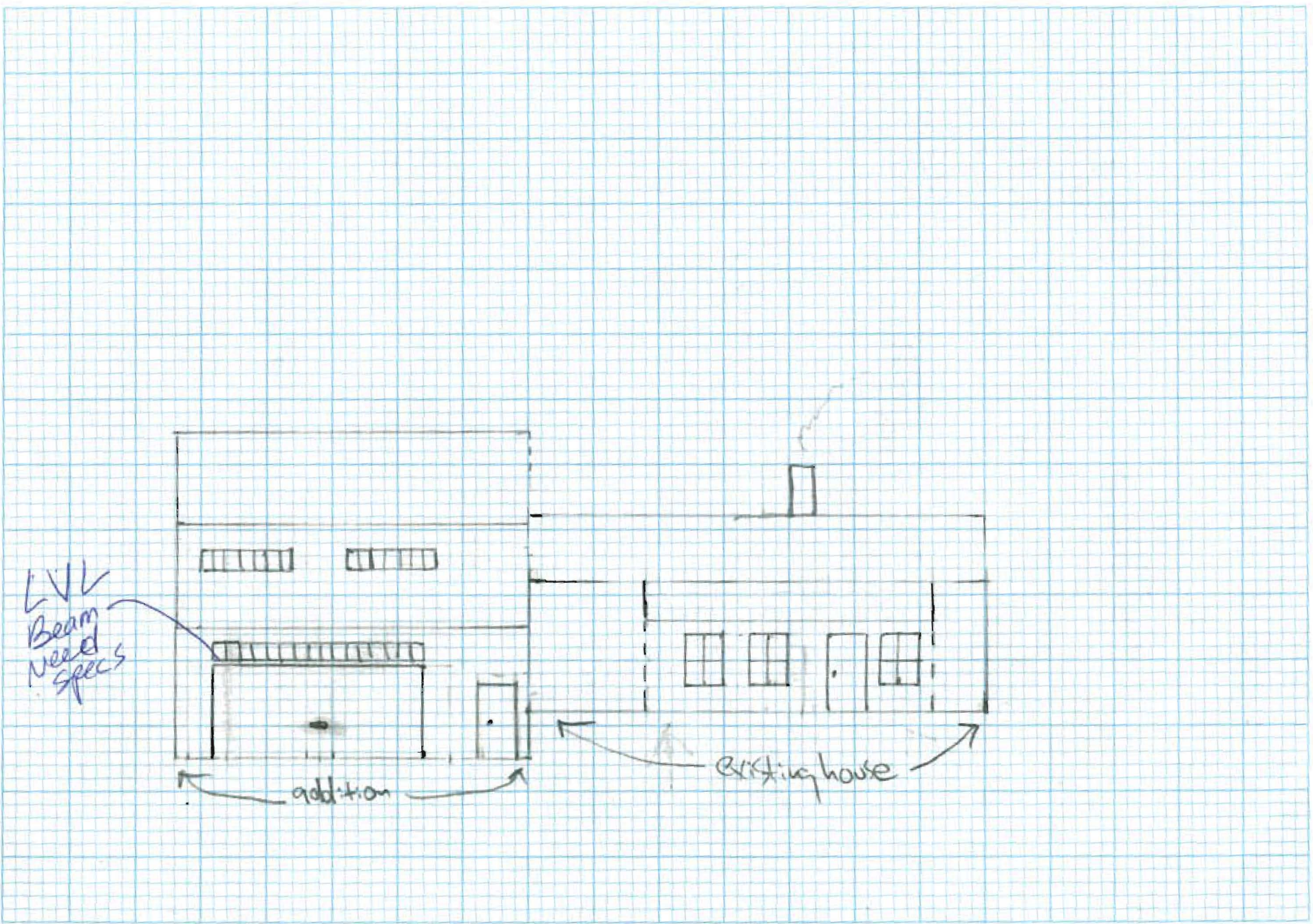
15 Steps @ 7.5" rise
10.5" run
to a 4' x 5' landing
with a 40" ceiling light



Dotted line = Addition
Solid line = Existing house

Scale = 1 space = 1'

Handwritten title or notes at the top of the page, partially illegible.

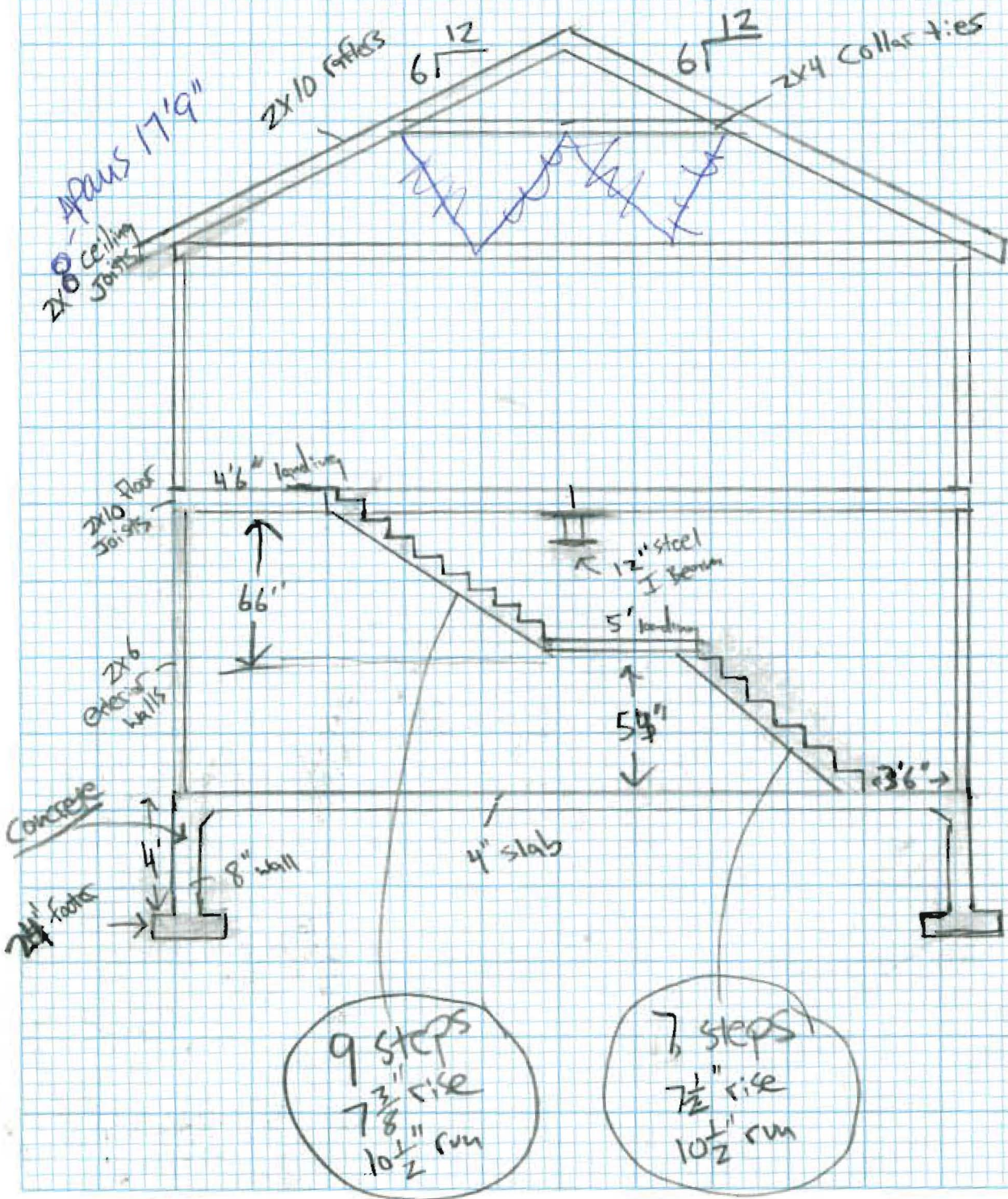


Scale = 1 space = 1'

Front elevation

* Interior Stair Railings to be a 40" half wall with sheet rock + wood trim

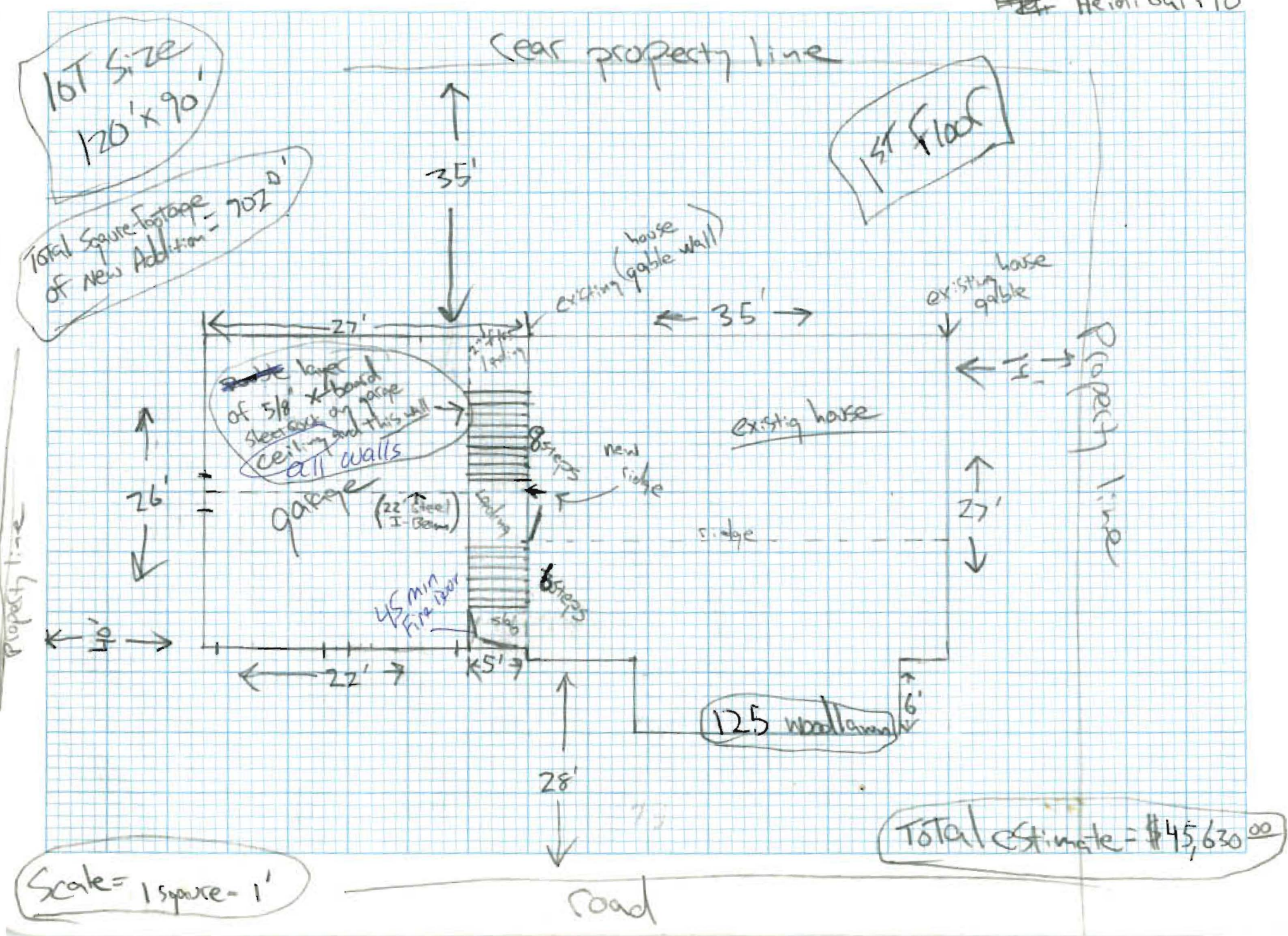
* A 22' Steel I-beam will support the middle of the 2nd floor span



Heidi Garito

LOT Size
120' x 90'

Total Square Footage
of New Addition = 702 sq'



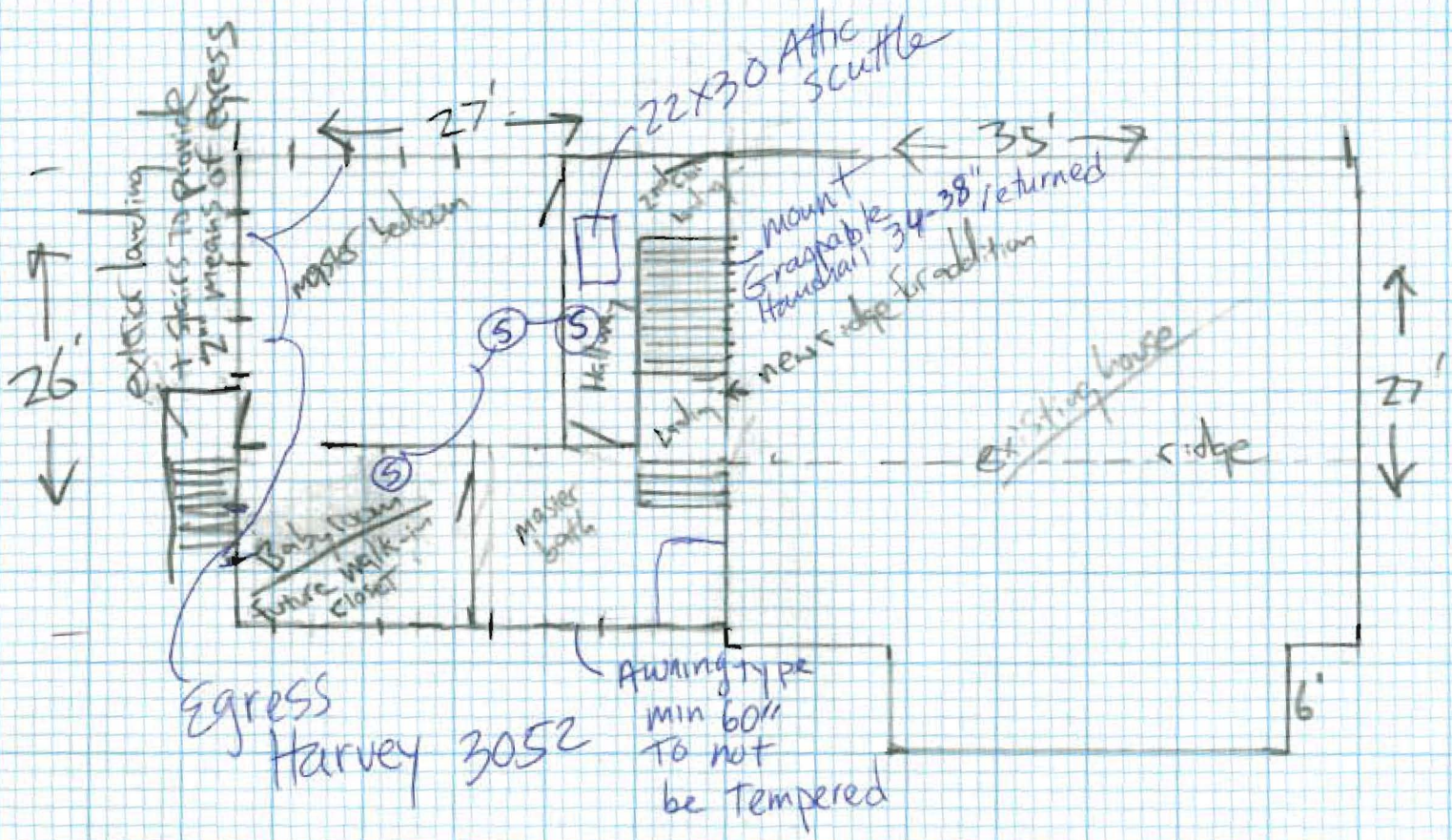
Scale = 1 space = 1'

Total estimate = \$45,630.00

55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100

2nd floor windows
To be Harvey New Construction
3' x 5 1/2" → One size bigger than minimum egress size
3052

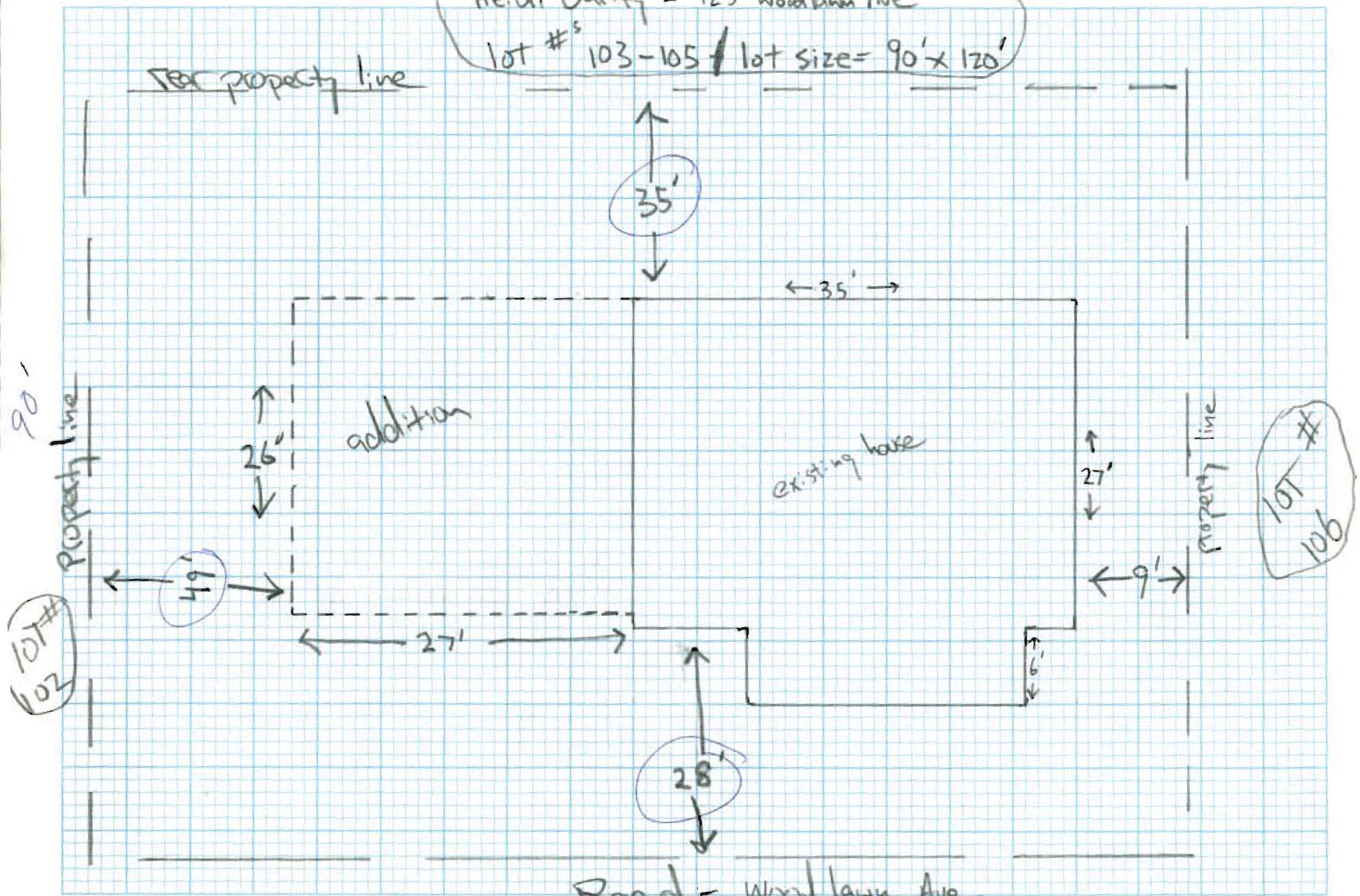
2nd floor



Scale = 1 square = 1'

Heidi Garity - 125 Woodlawn Ave

lot #^s 103-105 / lot size = 90' x 120'



90'

LOT #
102

LOT #
106

Scale = 1 Square = 1'

Road - Woodlawn Ave
120'



CITY OF PORTLAND, MAINE

Department of Building Inspections

Aug 26 20 03

Received from Heidi Garito

Location of Work 125 Wood lawn

Cost of Construction \$ 48,630

Permit Fee \$ 462.00

Building (IL) Plumbing (I5) Electrical (I2) Site Plan (U2)

Other _____

CBL: 151-B-10-12

Check #: 101

Total Collected \$ 462.00

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy