

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

## PERMIT

Permit Number: 090986

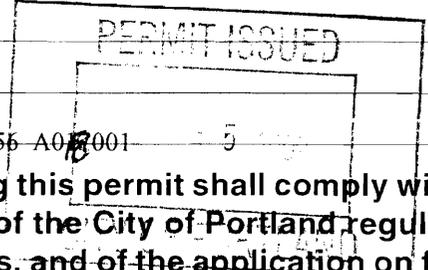
Please Read Application And Notes, If Any, Attached

This is to certify that Warn Elizabeth K/Oakledge Construction

has permission to Re-Build new 21' x 20' detached garage.

AT 28 Read St

City of Portland 156 A07001



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 otherwise dressed-in. 24 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

*Romesh Maulik* 9/15/09  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 09-0986	Issue Date:	CBL: <i>e 17</i> 156 A018001
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Location of Construction: 28 Read St	Owner Name: Warn Elizabeth K	Owner Address: 28 Read St	Phone: 207-879-0746
Business Name:	Contractor Name: Oakledge Construction	Contractor Address: 2079 Durham Road Guilford	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: <i>R-3</i>

Past Use: Single Family	Proposed Use: Single Family / rebuild demoed garage in same footprint - 21' x 20' detached garage.	Permit Fee: \$420.00	Cost of Work: \$40,000.00	CEO Dist: 4	<i>5250</i> <i>5250</i>
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Proposed Project Description: Rebuild 21' x 20' detached garage.	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3</i> Type: <i>5B</i> <i>10,500</i>
	Signature:	Signature: <i>Jim 9/15/09</i>

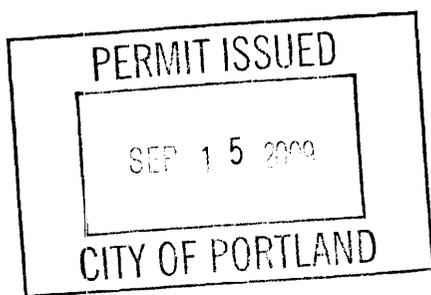
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved  Approved w/Conditions  Denied

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

Permit Taken By: <i>gg</i>	Date Applied For: 09/09/2009	<b>Zoning Approval</b>
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied</p> <p>Date: <i>9/10/09</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>
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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	



# General Building Permit Application

Location/Address of Construction: <u>28 Read Street, Portland, ME 04103</u>		
Total Square Footage of Proposed Structure/Area <u>420 sq ft (20.5 X 20.5)</u>		Square Footage of Lot <u>6,500 sq-ft.</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>156      A      17+18</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Elizabeth Warn</u> Address <u>28 Read St</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>207-879-0746</u> <i>Cell</i> <u>207-761-8766</u> <i>xxx</i> <u>207-332-4728</u> <i>(office)</i>
Lessee/DBA (If Applicable)  <u>SEP - 9 2009</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>40,000</u> <i>(cell)</i> C of O Fee: \$ _____ Total Fee: \$ <u>420.00</u>
Current legal use (i.e. single family) <u>Garage SF</u> If vacant, what was the previous use? <u>Garage</u> Proposed Specific use: <u>Garage</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>detached 21 x 20 new garage</u>		
Contractor's name: <u>Allan Knight Oakledge Construction</u> Address: <u>2079 Durham Rd</u> City, State & Zip: <u>Gulford, CT 06437</u> Telephone: _____		<i>amplified for permit</i> <i>66</i> <i>Foundation</i> <i>60mm</i> <i>sand &amp; gravel</i> <i>McIlwain</i>
Who should we contact when the permit is ready: <u>Elizabeth Warn</u> Telephone: _____		
Mailing address: <u>28 Read Street, Portland, ME 04103</u>		

**Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.**

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 [www.portlandmaine.gov](http://www.portlandmaine.gov), 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: [Signature] Date: August 27, 2009

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

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 09-0986	<b>Date Applied For:</b> 09/09/2009	<b>CBL:</b> 156 A018001
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<b>Location of Construction:</b> 28 Read St	<b>Owner Name:</b> Warn Elizabeth K	<b>Owner Address:</b> 28 Read St	<b>Phone:</b> 207-879-0746
<b>Business Name:</b>	<b>Contractor Name:</b> Oakledge Construction	<b>Contractor Address:</b> 2079 Durham Road Guilford	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family / rebuild demoeo garage in same footprint - 21' x 20' detached garage.	<b>Proposed Project Description:</b> Rebuild 21' x 20' detached garage.
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 09/10/2009

**Note:** **Ok to Issue:**

- 1) It is understood that this rebuilt garage is within the same footprint and will not be expanded outward or upward. It needs to be rebuilt within 1 year of the demolition of the old garage on 5/18/09 - permit #09-0698.
- 2) 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.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) 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:** Tom Markley      **Approval Date:** 09/15/2009

**Note:** **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

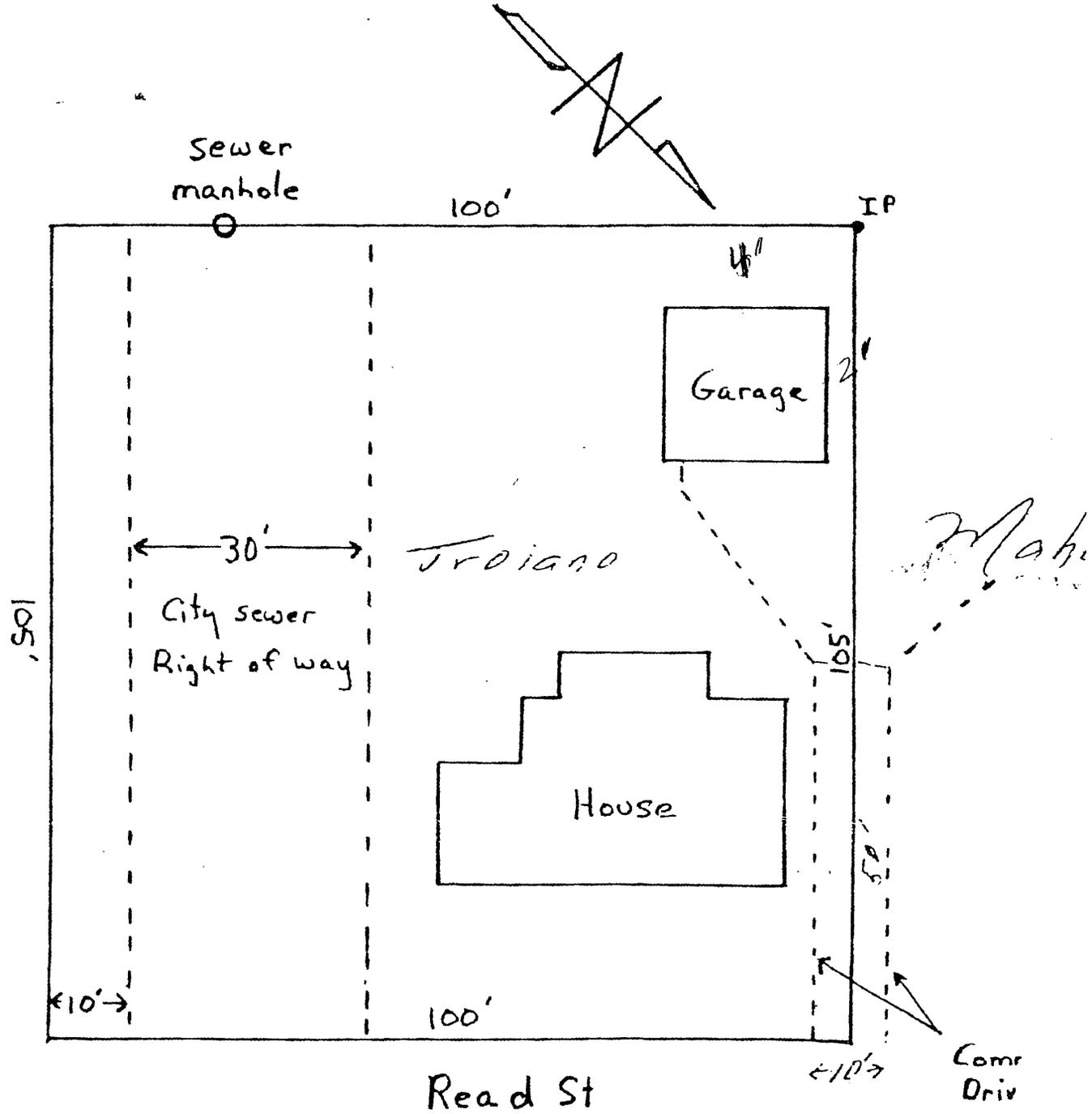
**Comments:**

9/10/2009-mes: left message for owner - uncertain what is being done - removing old and replacing? The old structure is smaller according to Assessors (20x20) the new is apparently 21 x 20 - there is a demo permit #09-0698. This is a rebuild of that garage - previous permit show the garage to be 21x20

3

# Exhibit A

MORTGAGE INSPECTION PLAN



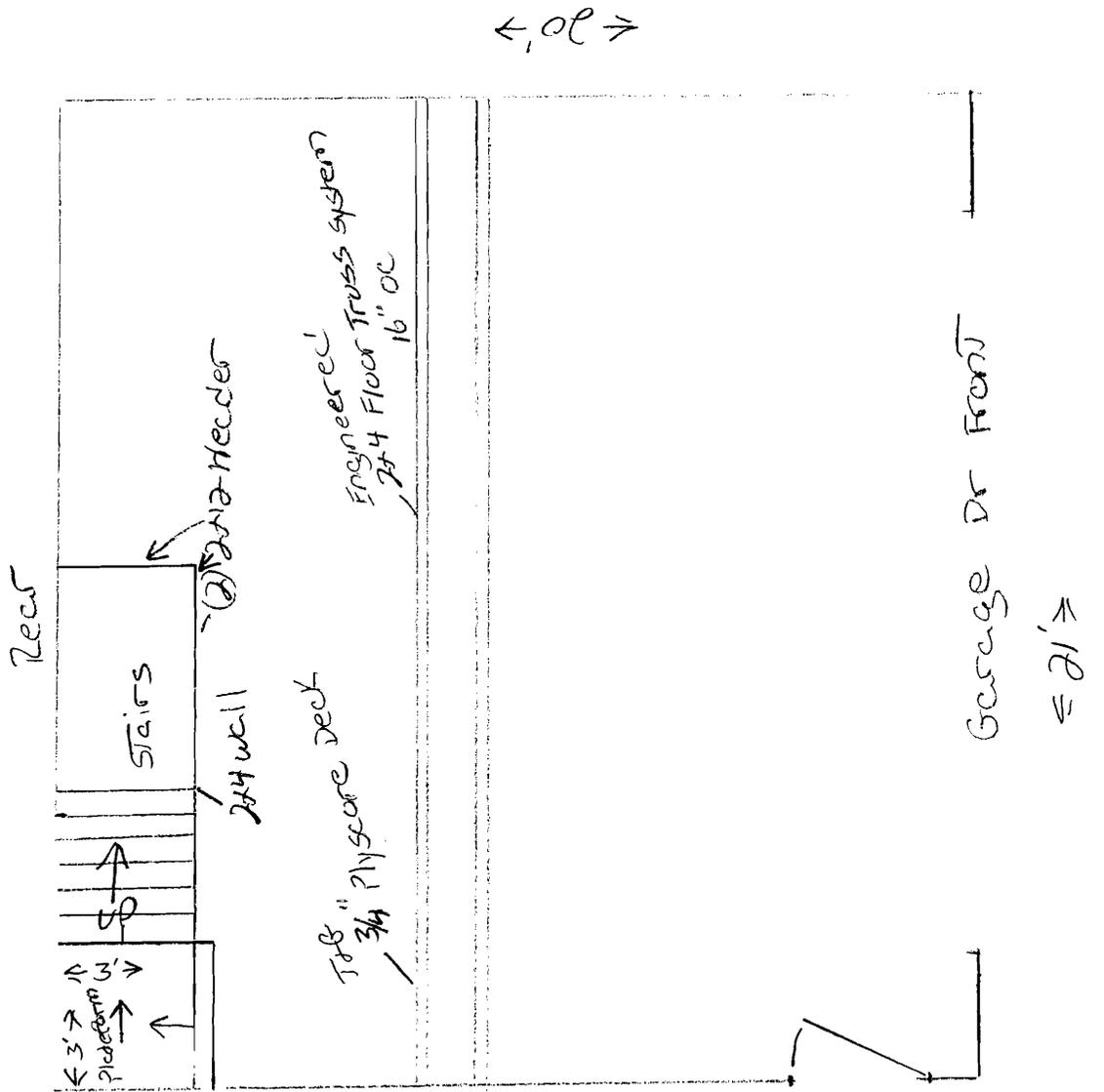
OWNER OF RECORD: Joseph A. & Susan S. Troiano

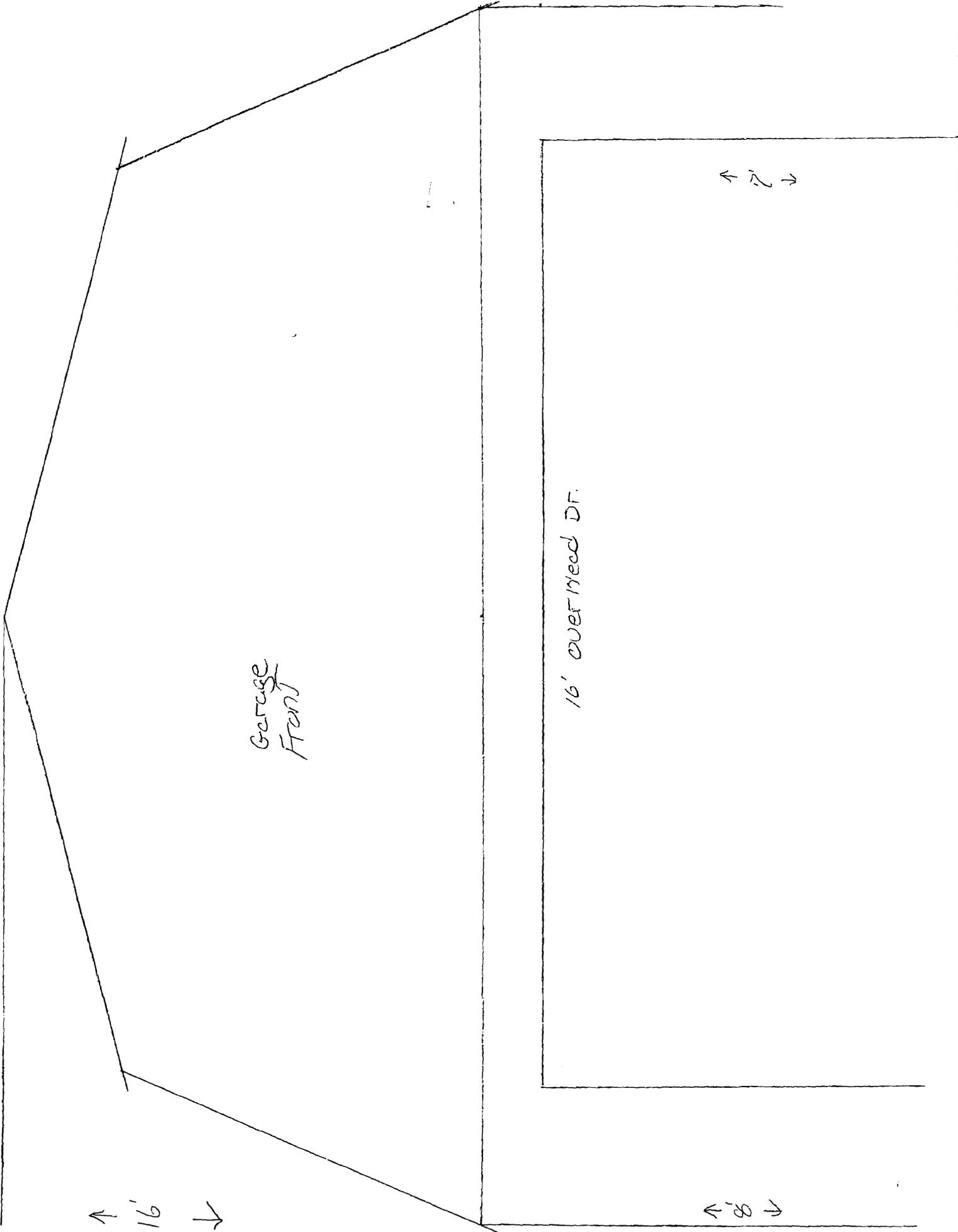
LOCUS: Portland, Maine

Scale: 1"=2'

"THIS IS NOT A BOUNDARY SURVEY"

(4)





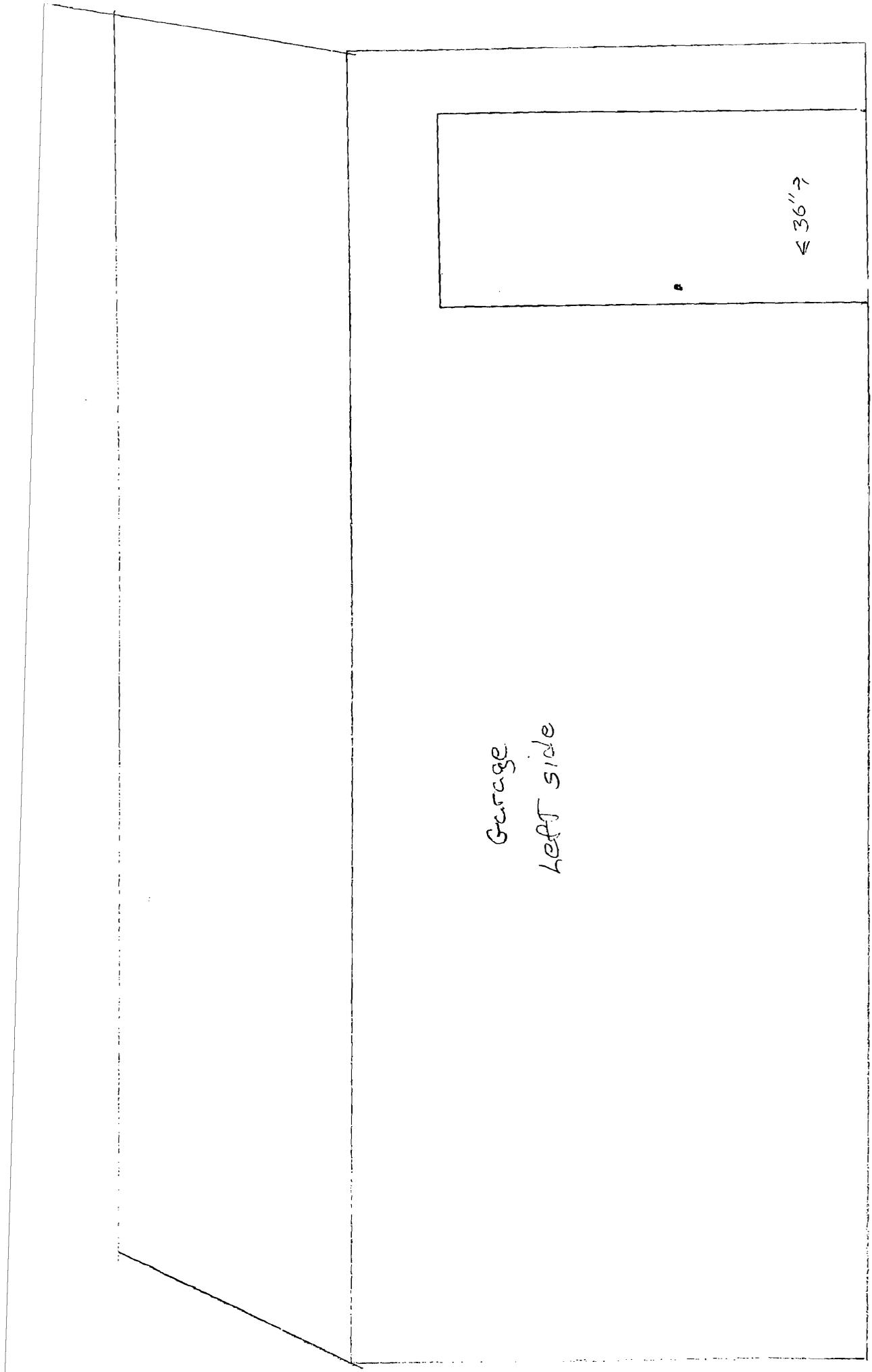
Garage  
Front

16' OVERHEAD DR.

↑ 16' ↓

↑ 8' ↓

← 2' →



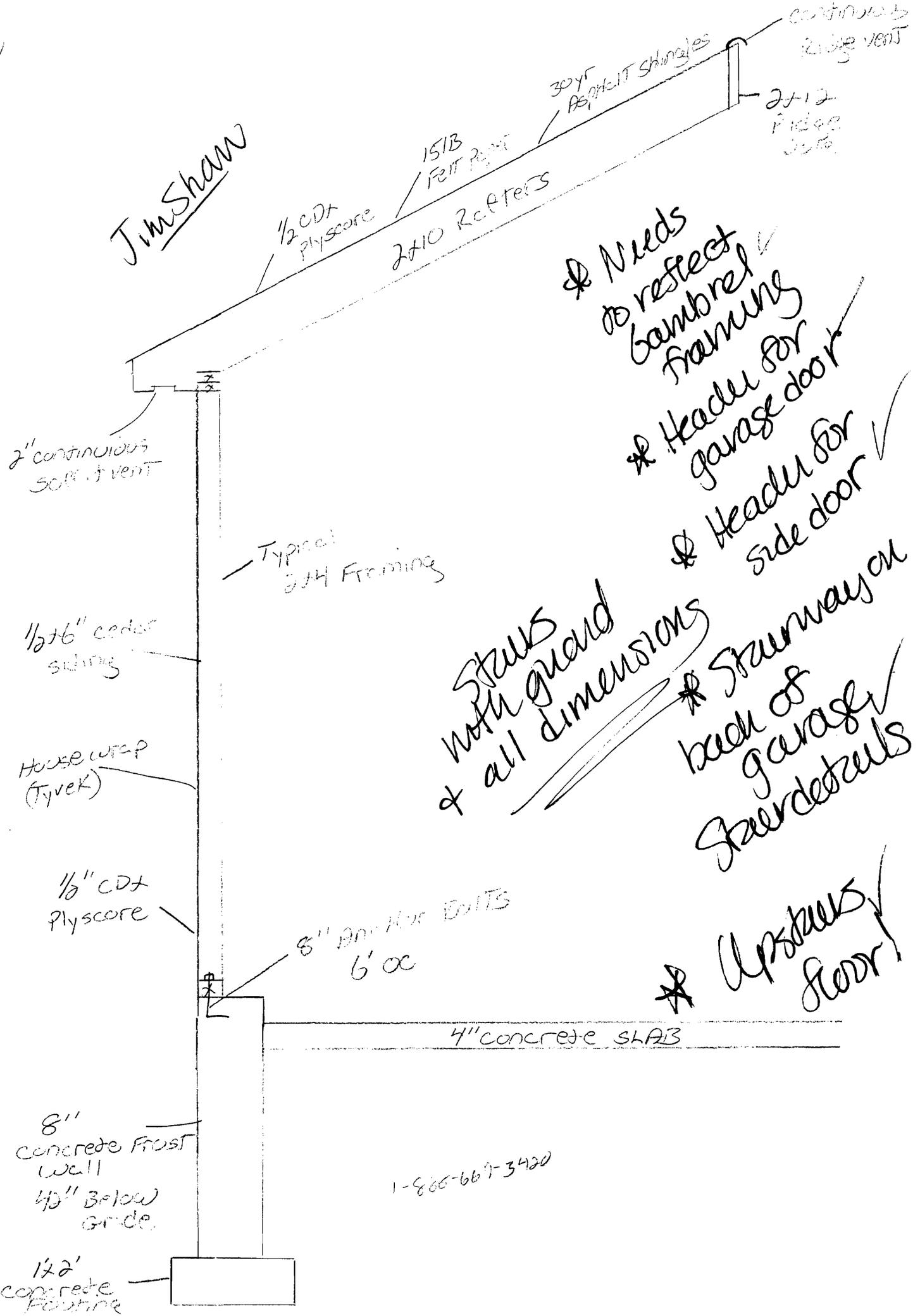
Garage  
left side

← 36" →

← 20' 5" →

1

Jim Shaw



\* Needs to reflect Gambrel framing

\* Header for garage door

\* Header for side door

Stairs with guard & all dimensions

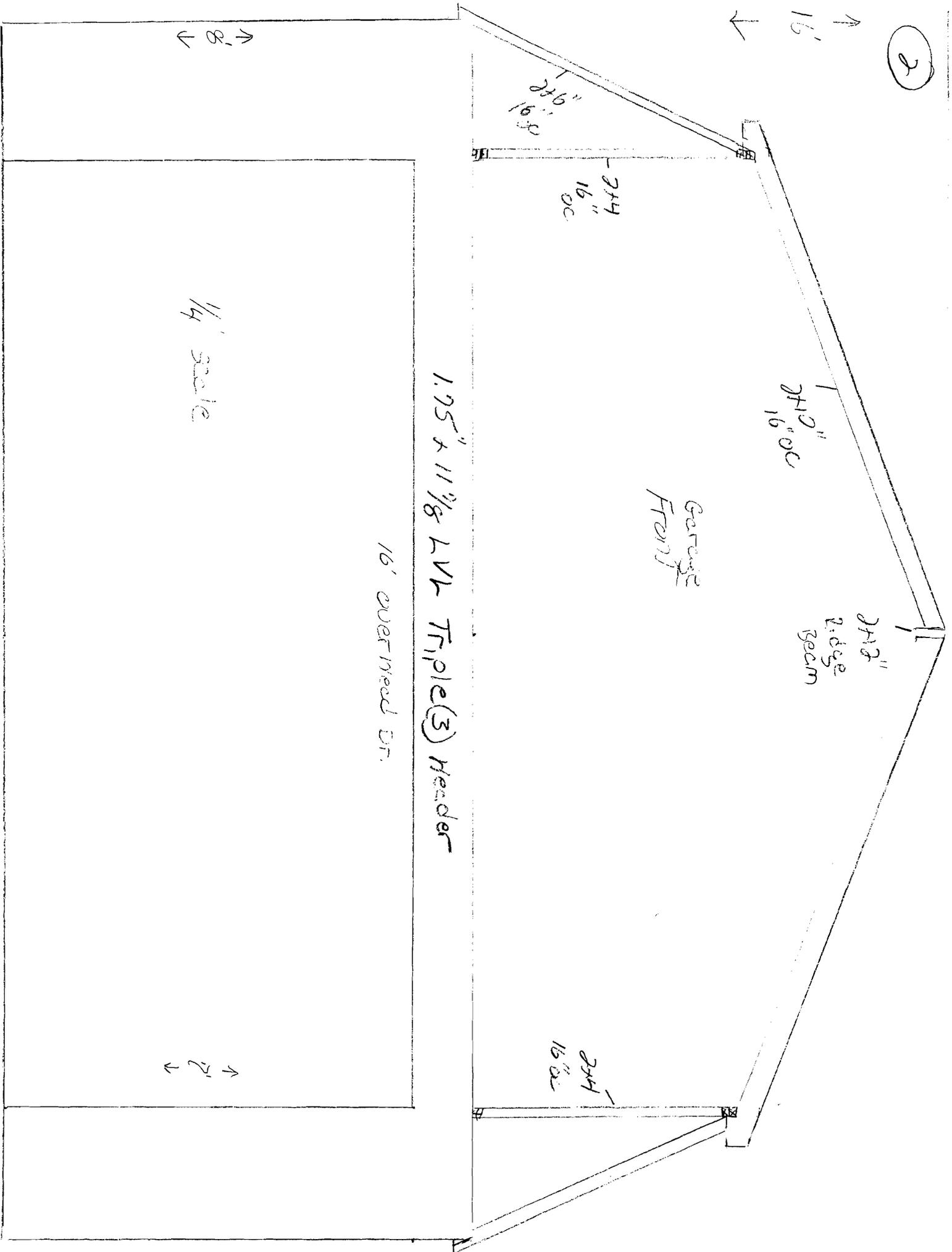
\* Stairway on back of garage

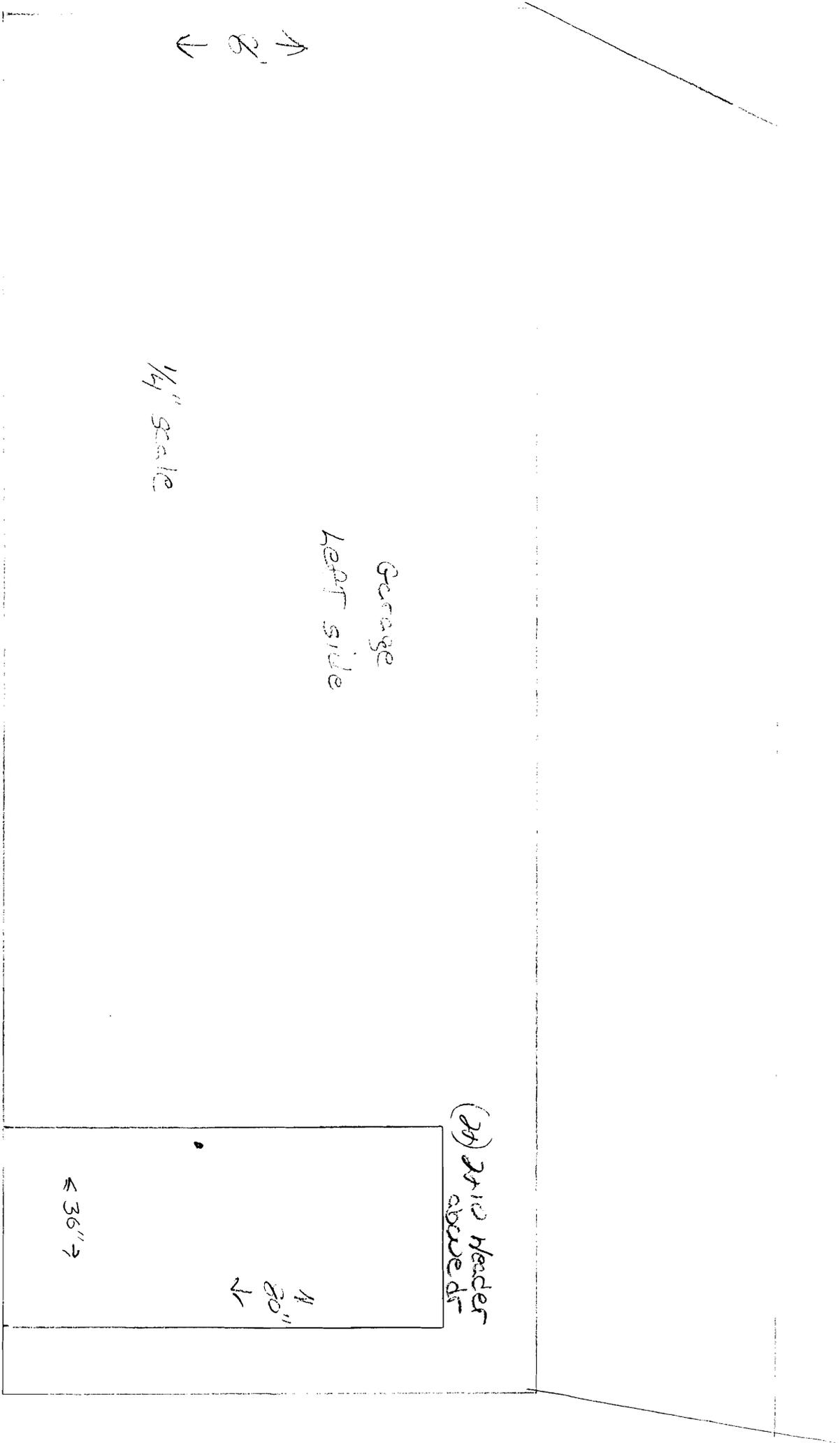
Stair details

\* Upstairs floor

1-866-667-3420

2





↑ 2 ↓

1/4" scale

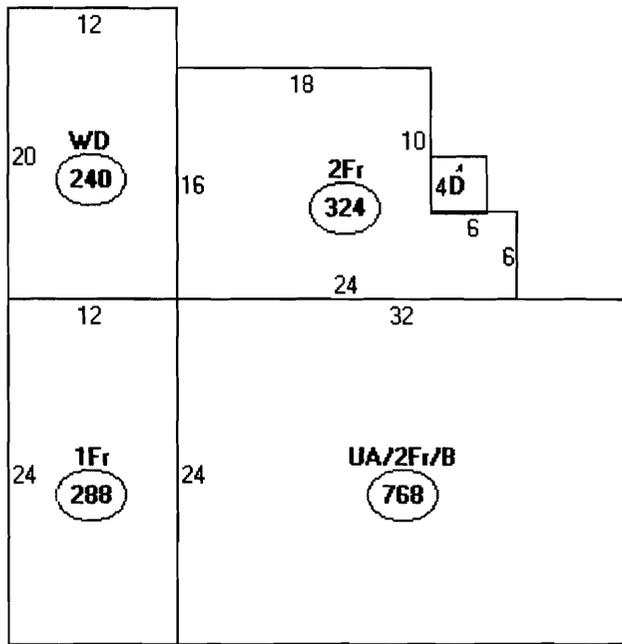
Garage  
left side

(2x) 2x10 Header  
above door

↑ 20 ↓

← 36 →

← 20' 5" →



Descriptor/Area

- A: UA/2Fr/B  
768 sqft
- B: 1Fr  
288 sqft
- C: 2Fr  
324 sqft
- D: OFP  
16 sqft
- E: WD  
240 sqft

20 x 20

$$\begin{array}{r}
 5250\text{\$} \\
 5250\text{\$} \\
 \hline
 10,500\text{\$} \times 35\% = 3675\text{\$ max lot cov.}
 \end{array}$$