

City of Portland, Maine - Building or Use Permit Application

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

| | | |
|-----------------------|----------------------------|---------------------|
| Permit No: 04-1688 | Issue Date: NOV 24 2004 | CBE: 179 B038001 |
|-----------------------|----------------------------|---------------------|

| | | | |
|---|--|---|---|
| Location of Construction: 88 Hamblet Ave | Owner Name: Swenton Raymond C | Owner Address: 88 Hamblet Ave | Phone: 780-1017 |
| Business Name: | Contractor Name: David McLellan | Contractor Address: 149 Gray Rd Cumberland | Phone: 2074283889 |
| Lessee/Buyer's Name | Phone: | Permit Type: Additions - Dwellings | Zone: R3 |
| Past Use: single family dwelling | Proposed Use: single family dwelling w/ 24'x22' garage | Permit Fee: \$390.00 | Cost of Work: \$41,000.00 |
| Proposed Project Description: build 24'x22' garage for single family dwelling | | CEO District: 5 | |
| | | FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION: Use Group: R3 Type: SB IRC-2003 |
| | | Signature | Signature: JMB 11/24/04 |
| '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: jharris | Date Applied For: 11/10/2004 | Zoning Approval | | |
| <ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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: JMB 11/24/04 | 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 | |
| | <i>Approved w/conditions Sec. 14-433 Rec'd set to redactor</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.

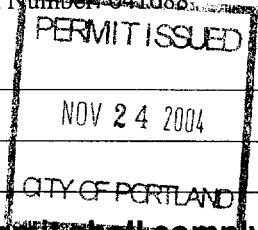
| | | | |
|---|---------|------|-------|
| SIGNATURE OF APPLICANT | ADDRESS | DATE | PHONE |
| RESPONSIBLE PERSON IN CHARGE OF WORK. TITLE | | DATE | PHONE |

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT PERMIT

Permit Number 041688



This is to certify that Swenton Raymond C/David M. Mellan
has permission to build 24'x22' garage for single family dwelling
AT 88 Hamblet Ave 179 B038001 CITY OF PORTLAND

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 started or closed-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

Janine Bourke 11/24/04
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

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

| | | |
|------------------------------|--|----------------------------|
| Permit No: 04-1688 | Date Applied For: 11/10/2004 | CBL: 179 B038001 |
|------------------------------|--|----------------------------|

| | | | |
|--|---|---|---------------------------------|
| Location of Construction: 88 Hamblet Ave | Owner Name: Swenton Raymond C | Owner Address: 88 Hamblet Ave | Phone: () 780-1017 |
| Business Name: | Contractor Name: David McLellan | Contractor Address: 149 Gray Rd Cumberland | Phone: (207) 428-3889 |
| Lessee/Buyer's Name | Phone: | Permit Type: Garages - Detached | |
| Proposed Use: single family dwelling w/ 24'x22' garage | | Proposed Project Description: build 24'x22' garage for single family dwelling | |

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 11/24/2004**Note:** **Ok to Issue:**

- 1) 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.
- 2) The detached garage shall not exceed 18 feet in height at the average roof slope. The square footage of the space above the garage shall not equal or exceed 2/3 of the footprint below. This shall be a one story structure per zoning definition.
- 3) This structure exceeds the lot coverage allowance, therefore the existing 8'x14' shed must be removed by the final inspection. No additional structures may be built on this property.
- 4) This is approved using Sec. 14-433 for a rear setback reduction to 19'
- 5) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 6) 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 **Reviewer:** Jeanine Bourke **Approval Date:** 11/24/2004**Note:** **Ok to Issue:**

- 2) If habitable living space above garage, a smoke detector shall be installed and 5/8 type x sheetrock applied on ceiling of the garage
- 3) Stair opening in the engineered beams must meet the specs of the truss manufacturer.
- 4) Separate permits are required for any electrical, plumbing, or heating.



RECEIVED
NOV - 9 2004

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>88 Hamblet Ave.</u> | | |
| Total Square Footage of Proposed Structure <u>528 sq. FT.</u> | Square Footage of Lot <u>8,190</u> | |
| Tax Assessor's Chart, Block & Lot Chart# Block# Lot# | Owner: <u>Raymond Swenton</u> | Telephone: <u>780-1017</u> |
| Lessee/Buyer's Name (if Applicable) <u>N/A</u> | Applicant name, address & telephone: <u>Raymond C. Swenton 88 Hamblet Ave Portland ME 04103</u> | cost Of Work: \$ <u>4,000</u> + Fee: \$ |
| Current use: <u>residential - single family</u> | | |
| If the location is currently vacant, what was prior use: _____ | | |
| Approximately how long has it been vacant: _____ | | |
| Proposed use: <u>Same</u> | | |
| Project description: <u>1 story GARAGE 24' x 24'</u> | | |
| Contractor's name, address & telephone: <u>David McLellan 149 Gray Rd Cumberland ME-04102</u> | | |
| Who should we contact when the permit is ready: <u>232-6334</u> | | |
| Mailing address: _____ | | |
| 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: | | |

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: Raymond C. Swenton Date: 10/24/04

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 | 179 8038001 |
| Location | 88 HANBLET AVE |
| Land Use | SINGLE FAMILY |
| Owner Address | SWENTON RAYMOND C 88 HANBLET AVE PORTLAND NE 04103 |

R 3

| | |
|-----------|--|
| Book/Page | 13662/143 |
| Legal | 179-B-38-39 HANBLET AVE 88 8151 SF |

8,152 on survey

Valuation Information

| | | |
|----------|----------|-----------|
| Land | Building | Total |
| \$32,340 | \$94,820 | \$127,160 |

Property Information

| | | | | | |
|------------|------------|--------------|-------------|-------------|----------|
| Year Built | Style | Story Height | Sq. Ft. | Total Acres | |
| 1960 | Garrison | 2 | 1664 | 0.187 | |
| Bedrooms | Full Baths | Half Baths | Total Rooms | Attic | Basement |
| 4 | 1 | 1 | 7 | None | Full |

Outbuildings

| | | | | | |
|------------|----------|------------|------|-------|-----------|
| Type | Quantity | Year Built | Size | Grade | Condition |
| SHED-FRAME | 1 | 1999 | 8X14 | C | A |

Sales Information

| | | | |
|------------|---------------|-----------|-----------|
| Date | Type | Price | Book/Page |
| 03/13/1998 | LAND + BLDING | \$133,900 | 13662-143 |
| 06/01/1993 | LAND + BLDING | \$109,000 | 10773-072 |

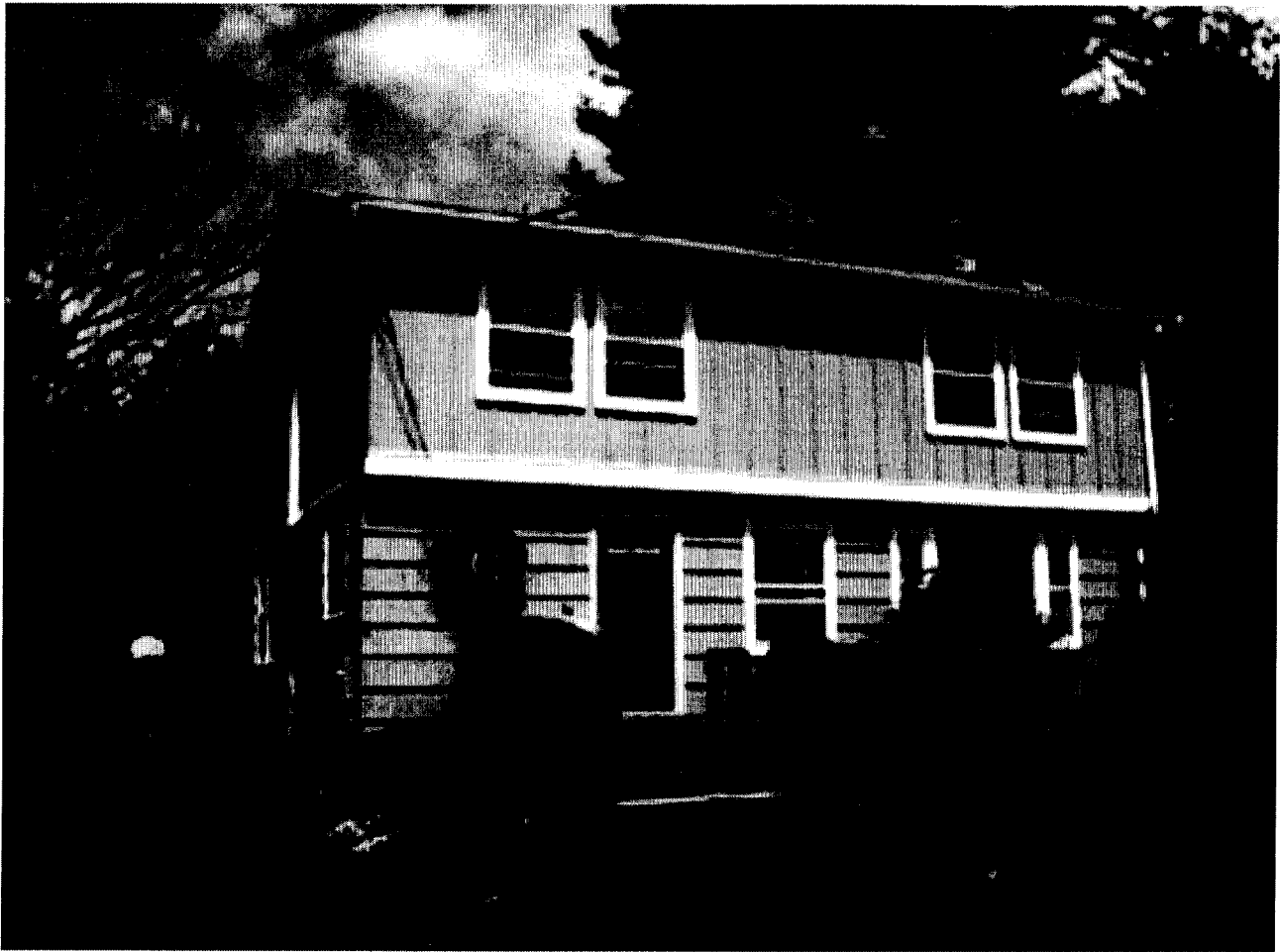
Picture and Sketch

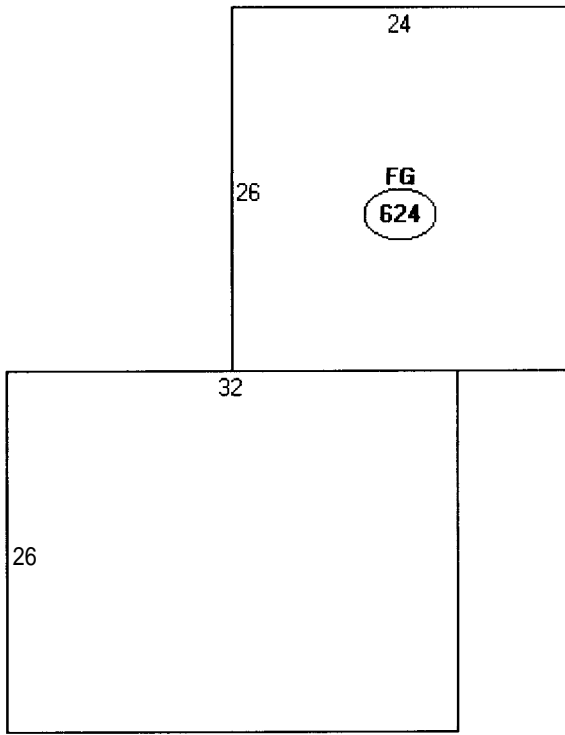
| | | |
|---------|--------|---------|
| Picture | Sketch | Tax Map |
|---------|--------|---------|

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

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

New Search!





Descriptor/Area

A: 2Fr/B
832 sqft

E: FG
624 sqft

$$\begin{array}{r}
 1,456 \\
 + 112 \\
 \hline
 1,568 \\
 - 24 \\
 \hline
 1,592
 \end{array}$$

Front stoop
6x4

$$\begin{array}{r}
 1,592 \\
 + 528 \text{ New Garage} \\
 \hline
 2,120
 \end{array}$$

~~Remove shed~~

$$\begin{array}{r}
 - 112 \\
 \hline
 2,008 \text{ SF}
 \end{array}$$

$$\begin{array}{r}
 8,152 \text{ SF} \\
 \times 25\% \\
 \hline
 2,038 \text{ SF}
 \end{array}$$

OK

David McLellan
924 Richville Road
Standish, Me 04084

November 6, 2004

Re: Setback reduction for 88 Hamblet Avenue

To Whom It May Concern:

We are requesting a setback reduction in order to build a 24' x 22' garage. The current setbacks will only allow for a 24' x 20' garage to be built. This size would be too short to accommodate parking a vehicle inside the garage once you subtract approximately two feet for the front and back walls and overhead door. The homeowner's primary purpose for the garage is to remove an antique vehicle from storage; which he currently stores at a cost of over \$100 per month. The garage will also have a set of stairs against the back wall. The stairs will take space, and will make it even more difficult to park any vehicle in the garage. The setback reduction would also save the homeowner's driveway from being destroyed by the excavation process. If the current setbacks are followed the garage would only be about two feet from an existing structure. This would make it very difficult to back out of the driveway and garage on the right side. Lastly, we would like to note that the structure will meet all other setbacks as required by the City of Portland. The six foot reduction of the back setback abuts a large public open space between the property and a cemetery. The structure will not be encroaching upon any private residence.

Sincerely,

David McLellan
Builder

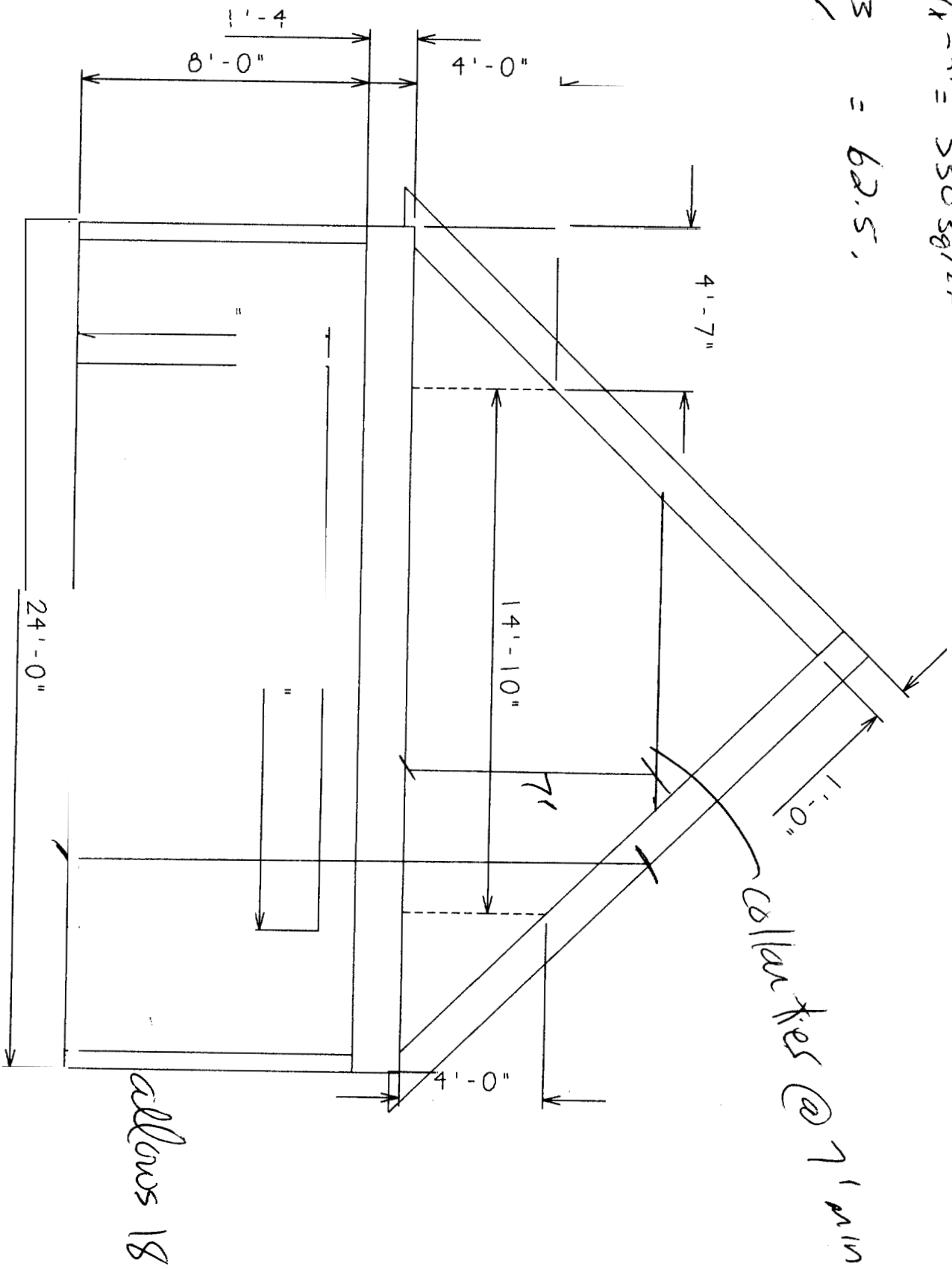
rear setback reduction
to 19'

1st Floor 24' x 22' = 528 sq/ft

Steel 1/4" / 1 Foot

2nd Floor 15' x 11' = 165 sq/ft
Approx.

3 = 62.5'



Framing Schedule

88 Hamblet Ave

Walls : 2"x6" studs

7/16" OSB wall sheathing

Tyvek house wrap

Pressure treated Bottom plate

Double bottom + top plates

Vinyl siding

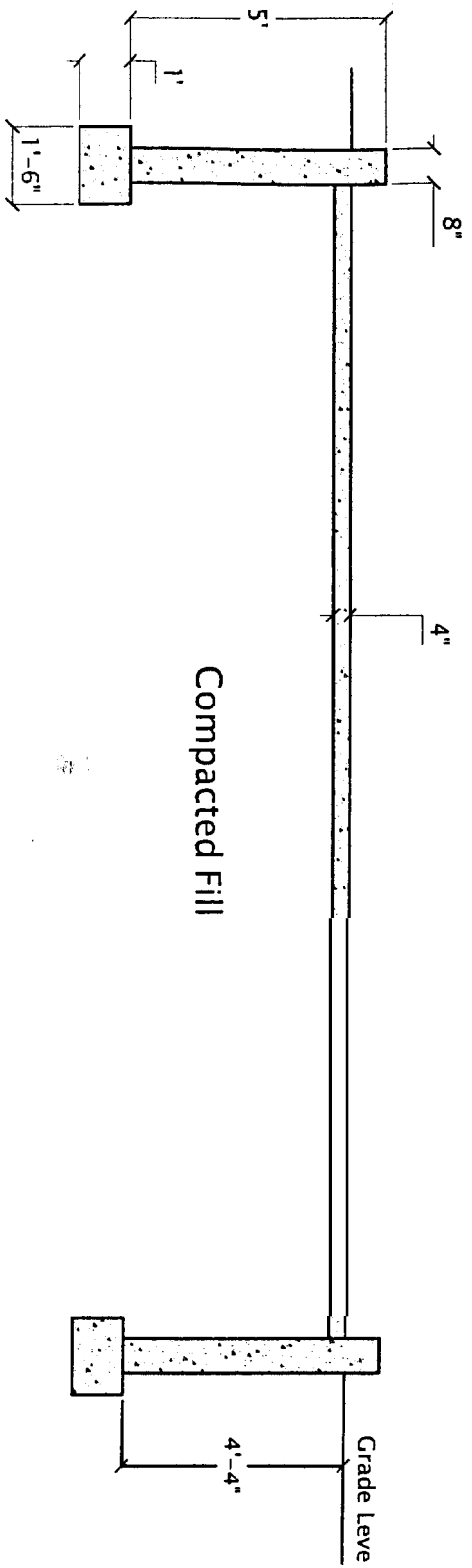
Floor : Engineered Floor Trusses 24' Long 16" O.C.
3/4" T+G Advantech Flooring

Roof : 12/12 pitch roof
min. 2"x10" roof rafters 16" O.C.
5/8" OSB sheathing w/plywood clips
8" Drip edge
3-Tab shingles
vented soffit + ridge vent

Headers : 16' overhead door (3-2"x12"x18')
Small door 3'0"x6'8" and windows } (3-2"x8" sandwiched)

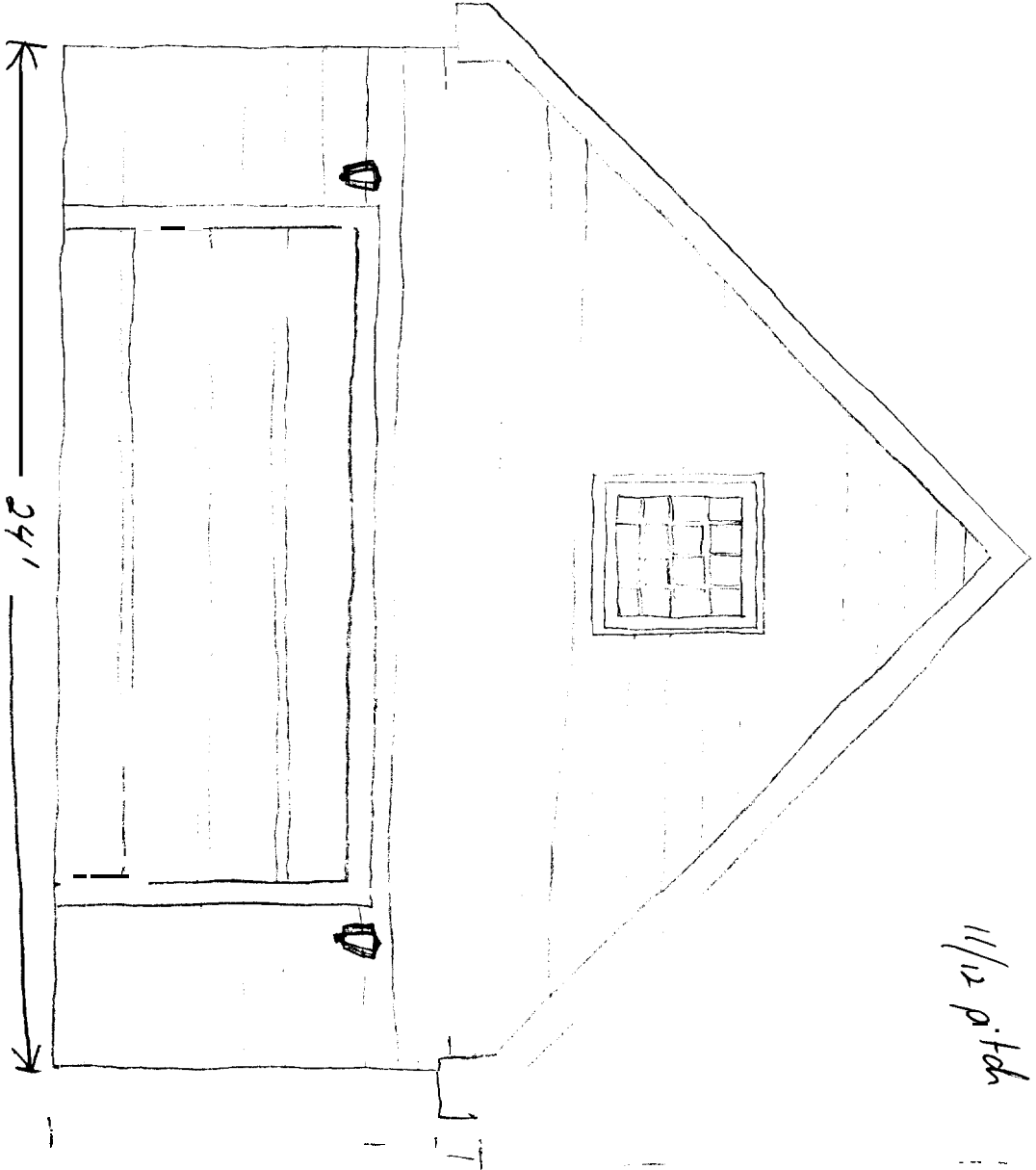
Stairs : 3- 2"x12" stringers
Treads will be 3/4" Advantech plywood
Risers will be 7/16" OSB
Floor Joists will be doubled according to manufacturer design
Stairs will be against back wall

366.74
528



)-8" Below Top Surface Door Opening

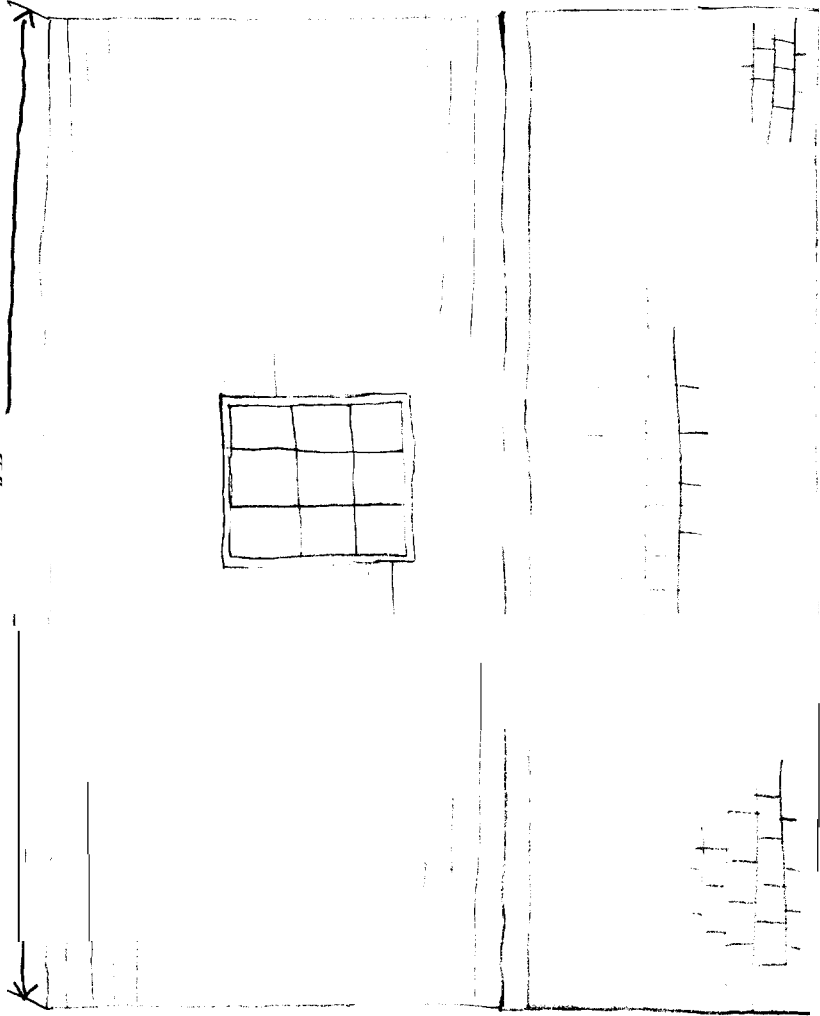
FRONT



24'

11/12 pitch

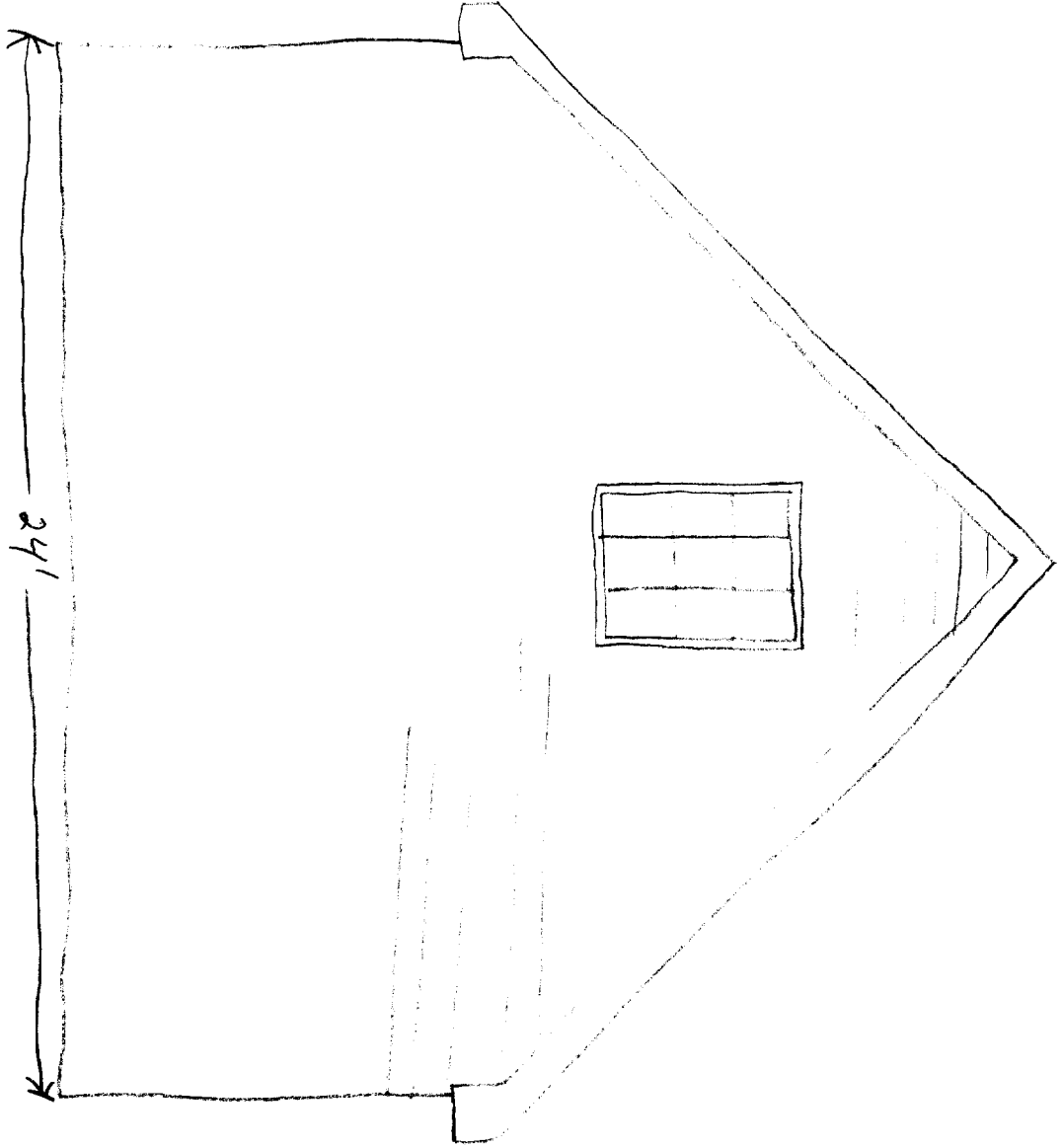
L FT SIDE



RIGHT SIDE



B
A



Handrail w. 1be
made with 2x4
and strapping
meeting 4" requirement

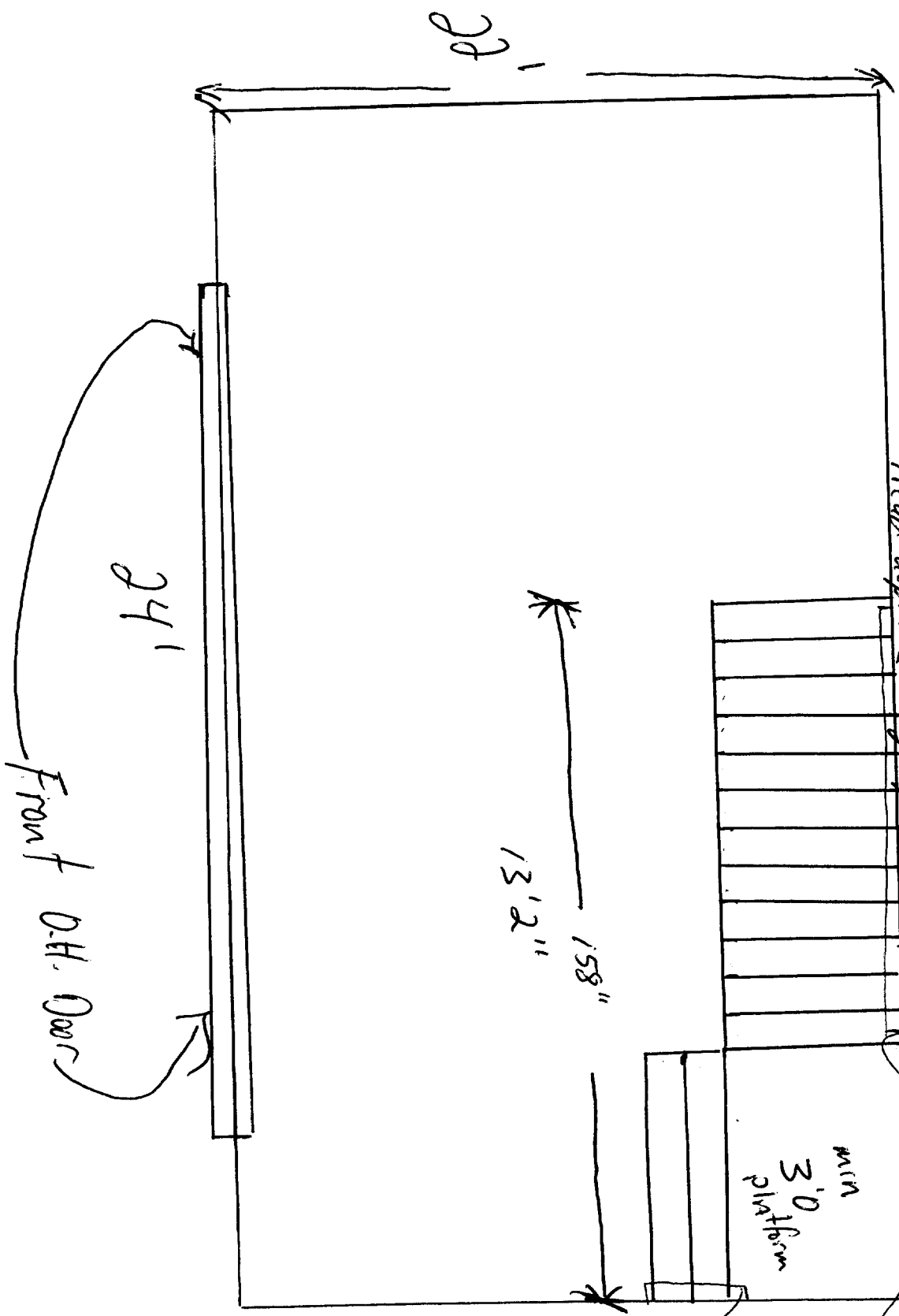
Steps (Dimensions)

Riser $7\frac{3}{8}$ " 12 steps to landing

Tread $11\frac{1}{4}$ " 2 steps from landing to concrete floor
Tread depth leading edge to leading edge 10"

min
3'0" platform

Graspable Handrail
w/ returned ends
may not be
required



27'

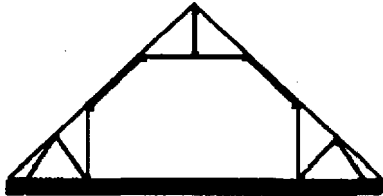
24'

Front O.H. Door

158"
13'2"

min
3'0" platform

Graspable Handrail
w/ returned ends
may not be
required



Aroostook Trusses

Engineered Roof and Floor Trusses

P.O. Box 548 • Presque Isle, ME 04769

Bus, 768-5817 Fax 768-5818

Toll Free 877-287-8777

MADE IN MAINE

Facsimile Cover Page

Date: _____ Number of pages: ?

To: Genie Bourke From: Garry Nelson

Dept: _____ Title: _____

Fax: _____

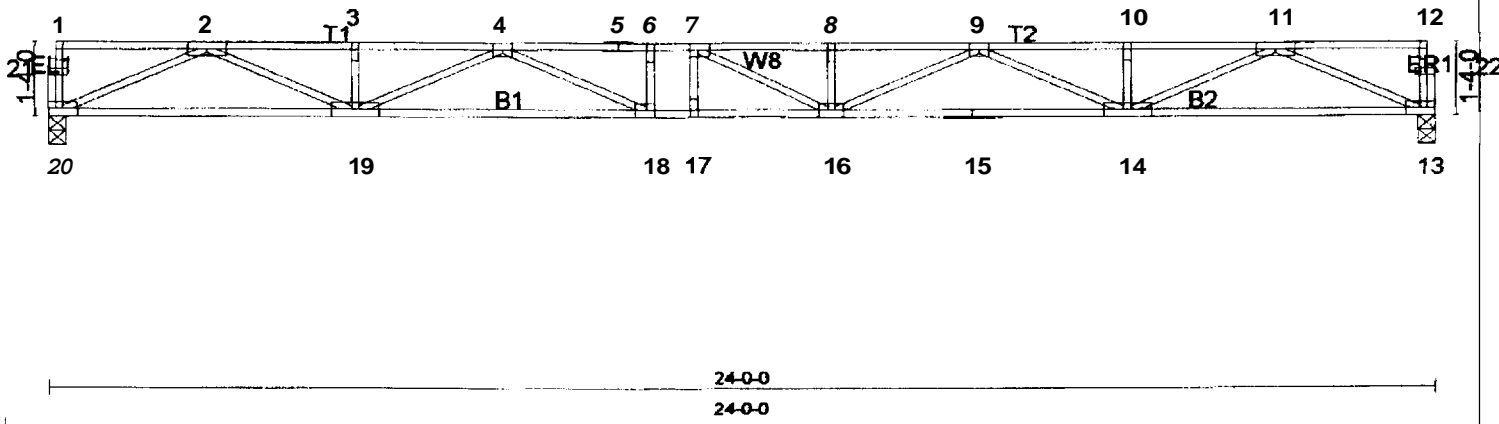
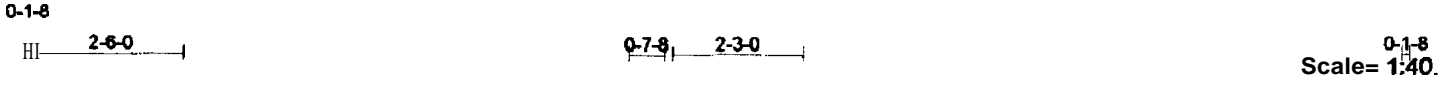
Memo: Shop drawings on trusses

For 88 Hamblet Ave Portland

Dave McLellan Contractor

| | | | | | |
|----------------|-------------|---------------------|-----------|----------|---|
| Job DAVEMCB | Truss A1 | Truss Type FLOOR | Qty 19 | Ply 1 | Regular trusses Job Reference (optional) |
|----------------|-------------|---------------------|-----------|----------|---|

Arcostock Trusses, Presque Isle ME, Garry Nelson Jr 6.000 s Jun 17 2004 MiTek Industries, Inc. Sat Nov 13 07:54:05 2004 Page



| | | | | | | | |
|---|-----------------|-------------|----------|----------------------|---------------------|--------|---------------|
| Plate Offsets (X,Y): [1:Edge,0-0-12], [7:0-1-8,Edge], [18:0-1-8,Edge], [21:0-1-8,0-0-12], [22:0-1-8,0-0-12] | | | | | | | |
| LOADING (psf) | SPACING | 1-4-0 | CSI | DEFL | in (loc) l/defl L/d | PLATES | GRIP |
| TCLL 40.0 | Plates Increase | 1.00 | TC 0.67 | Vert(LL) -0.57 16-17 | >501 480 | MI20 | 169/123 |
| TCDL 10.0 | Lumber Increase | 1.00 | BC 0.61 | Vert(TL) -0.78 16-17 | >366 360 | MI20H | 127/93 |
| BCLL 0.0 | Rep Stress Incr | YES | WB 0.41 | Horz(TL) 0.10 13 | n/a n/a | | |
| BCDL 5.0 | Code | BOCA/ANSI95 | (Matrix) | | | | Weight: 93 lb |

| | |
|----------------------------------|--|
| LUMBER | BRACING |
| TOP CHORD 4 X 2 SPF No.2 | TOP CHORD Sheathed or 5-3-13 oc purlins, except end verticals. |
| BOT CHORD 4 X 2 SPF-S 2100F 1.8E | BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing. |
| WEBS 4 X 2 SPF No.2 | |

REACTIONS (lb/size) 20=867/0-3-8, 13=867/0-3-8

FORCES (lb) - Maximum Compression/Maximum Tension

| | |
|-----------|--|
| TOP CHORD | 20-21=69/0, 1-21=69/0, 13-22=69/0, 12-22=69/0, 1-2=4/0, 2-3=2950/0, 3-4=2950/0, 4-5=4236/0, 5-6=4236/0, 6-7=4236/0, 7-8=4229/0, 8-9=4229/0, 9-10=2952/0, 10-11=2952/0, 11-12=4/0 |
| BOT CHORD | 19-20=0/1703, 18-19=0/3778, 17-18=0/4236, 16-17=0/4236, 15-16=0/3775, 14-15=0/3775, 13-14=0/1704 |
| WEBS | 11-13=1872/0, 2-20=1871/0, 11-14=0/1380, 2-19=0/1379, 10-14=162/0, 3-19=162/0, 9-14=910/0, 4-19=915/0, 9-16=0/502, 4-18=0/507, 8-16=176/0, 6-18=147/0, 7-16=8/0, 7-17=51/0 |

- NOTES
- 1) All plates are MI20 plates unless otherwise indicated.
 - 2) Recommend 2x6 strongbacks, on edge, spaced at 10-0-0 oc and fastened to each truss with 3-16d nails. Strongbacks to be attached to walls at their outer ends or restrained by other means.

LOAD CASE(S) Standard

| | | | | | |
|---|-------------|---------------------|--|----------|---|
| Job DAVEMC8 | Truss A2 | Truss Type FLOOR | Qty 1 | Ply 2 | For Stair Opening Job Reference (optional) |
| Aroostook Trusses, Presque Isle ME, Garry Nelson Jr | | | 6:000 s Jun 17 2004 MiTek Industries, Inc. Sat Nov 13 07:54:00 2004 Page | | |

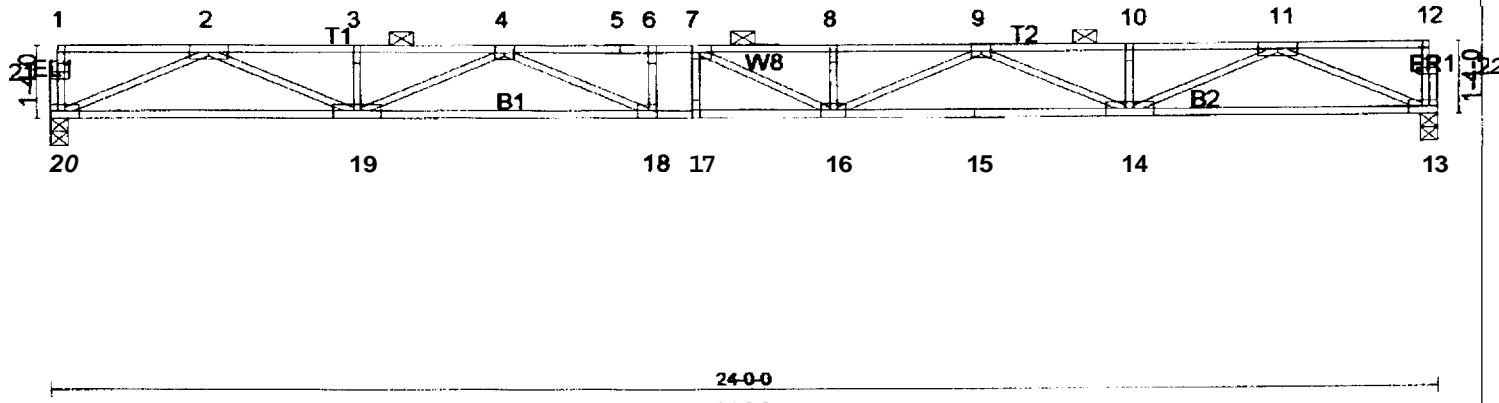
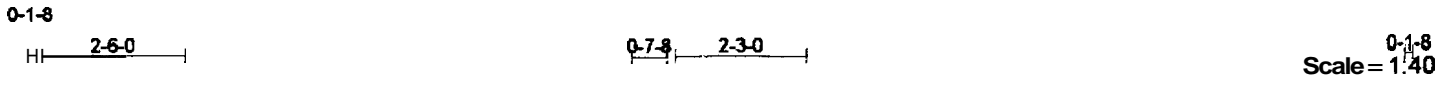


Plate Offsets (X,Y): [1:Edge,0-0-12], [7:0-1-8,Edge], [18:0-1-8,Edge], [21:0-1-8,0-0-12], [22:0-1-8,0-0-12]

| | | | | | |
|----------------------|----------------------|------------|-------------------------------|------------------|--------------------|
| LOADING (psf) | SPACING 2-8-0 | CSI | DEFL in (loc) | Vdefl L/d | PLATES GRIP |
| TCLL 40.0 | Plates Increase 1.00 | TC 0.77 | Vert(LL) -0.57 16-17 >501 480 | | MI120 169/123 |
| TCDL 10.0 | Lumber Increase 1.00 | BC 0.62 | Vert(TL) -0.78 16-17 >366 360 | | MI120H 127/93 |
| BCDL 0.0 | Rep Stress Incr NO | WB 0.41 | Horz(TL) 0.10 13 n/a n/a | | Weight: 185 lb |
| BCDL 5.0 | Code BOCA/ANSI95 | (Matrix) | | | |

| | |
|----------------------------------|--|
| LUMBER | BRACING |
| TOP CHORD 4 X 2 SPF No.2 | TOP CHORD 6-0-0 oc bracing, except end verticals |
| BOT CHORD 4 X 2 SPF-S 2100F 1.8E | (Switched from sheeted: Spacing > 2-0-0). Except: |
| WEBS 4 X 2 SPF No.2 | 3 Rows at 1/4 pts 1-12 |
| | BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing. |

REACTIONS (lb/size) 20=1733/0-3-8, 13=1733/0-3-8

FORCES (lb) - Maximum Compression/Maximum Tension

| | |
|------------------|--|
| TOP CHORD | 20-21=138/0, 1-21=137/0, 13-22=138/0, 12-22=137/0, 1-2=7/0, 2-3=5900/0, 3-4=5900/0, 4-5=8471/0, 5-6=8471/0, 6-7=8471/0, 7-8=8457/0, 8-9=8457/0, 9-10=5903/0, 10-11=5903/0, 11-12=7/0 |
| BOT CHORD | 19-20=0/3406, 18-19=0/7555, 17-18=0/8471, 16-17=0/8471, 15-16=0/7549, 14-15=0/7549, 13-14=0/3406 |
| WEBS | 11-13=3744/0, 2-20=3742/0, 11-14=0/2759, 2-19=0/2757, 10-14=324/0, 3-19=324/0, 9-14=1820/0, 4-19=1830/0, 9-16=0/1004, 4-18=0/1013, 8-16=351/0, 6-18=284/0, 7-16=16/0, 7-17=101/0 |

- NOTES**
- 1) Trusses to be fastened together to act as a single unit. All loads to be distributed equally over the 2 plies.
 - 2) All plates are MT20 plates unless otherwise indicated.
 - 3) Design assumes 4x2 (flat orientation) purlins at oc spacing indicated, fastened to truss TC w/ 2-10d nails.
 - 4) Recommend 2x6 strongbacks, on edge, spaced at 10-0-0 oc and fastened to each truss with 3-16d nails. Strongbacks to be attached to walls at their outer ends or restrained by other means.

LOAD CASE(S) Standard