

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION PERMIT

Permit Number: 081007

Please Read
Application And
Notes, If Any,
Attached

This is to certify that WALSH DIANE F /Keith Gaudreau

has permission to New 18'x21' CarPort

AT 83 COLUMBIA RD

CELL 181 F004001

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 opened or otherwise 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

9/4/08 *Chf. NR*
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: 08-1007	Issue Date: 9/4/08	CBL: 181 F004001
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Location of Construction: 83 COLUMBIA RD	Owner Name: WALSH DIANE F	Owner Address: 83 COLUMBIA RD	Phone:
Business Name:	Contractor Name: Keith Gautreau	Contractor Address: 85 Columbia Road Portland	Phone: 2076710781
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-5

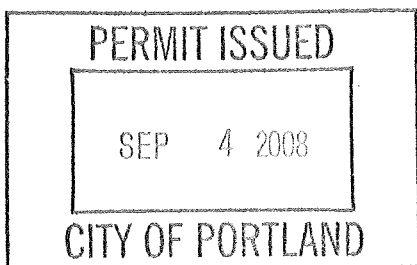
Past Use: Single Family Home	Proposed Use: Single Family Home - New 18'x21' CarPort - new attached to rear of house - remove old deck - permit front porch work after the fact.	Permit Fee: \$260.00	Cost of Work: \$14,000.00	CEO District: 3
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB IRL-2007	

Proposed Project Description: New 18'x21' CarPort attached to rear of house. - remove old deck on rear. - permit work done on front porch after the fact.	Signature:	Signature: 9/4/08 CS4
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: lmd	Date Applied For: 08/14/2008	Zoning Approval
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- 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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied ABM
Date: 8/22/08 ASB	Date:	Date:



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.

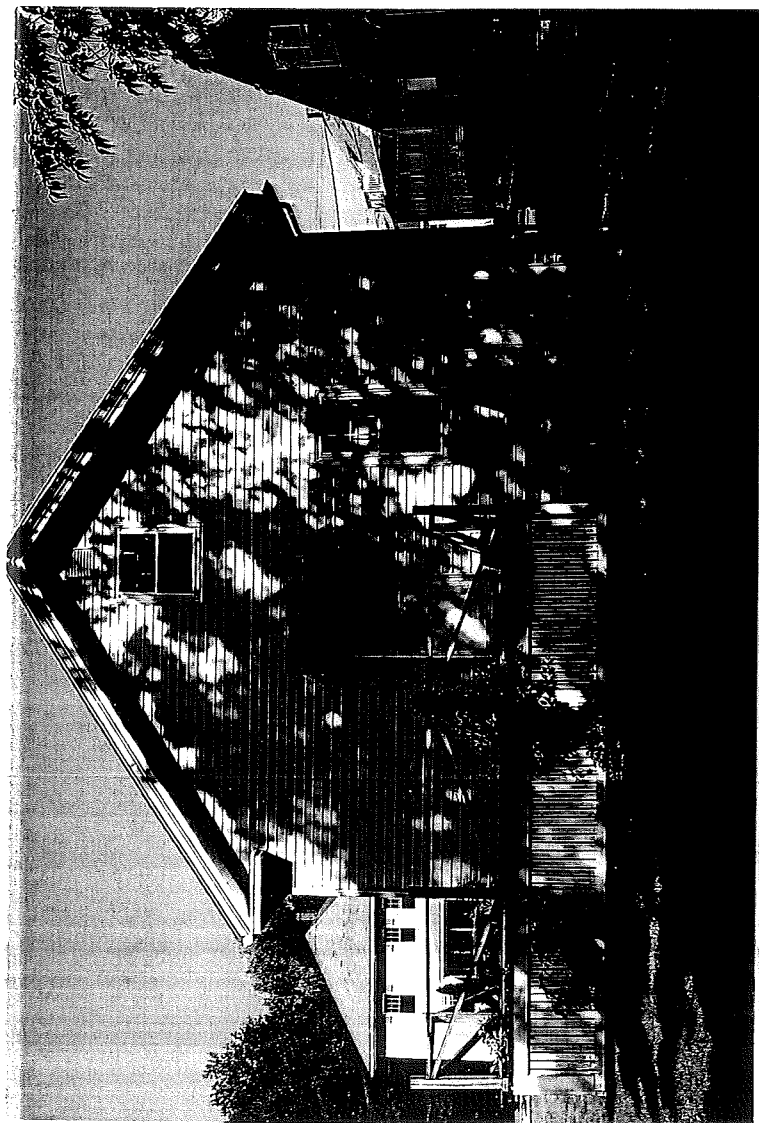
SIGNATURE OF APPLICANT _____ ADDRESS _____ DATE _____ PHONE _____

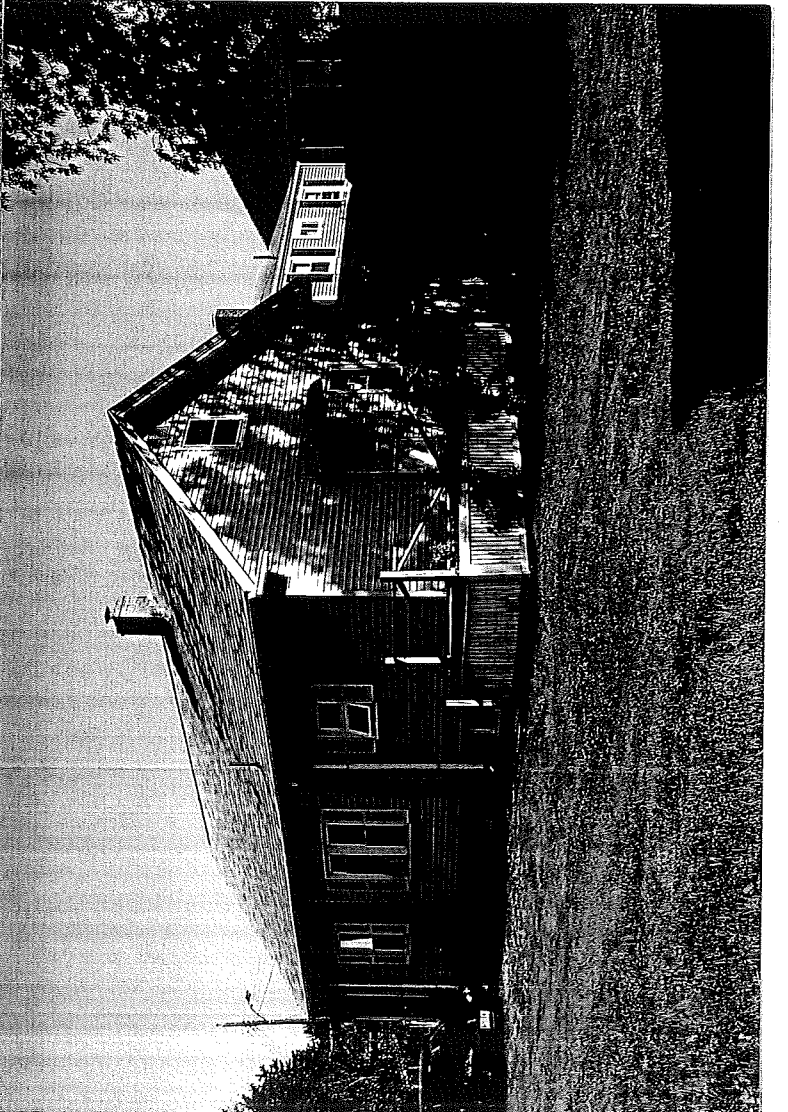
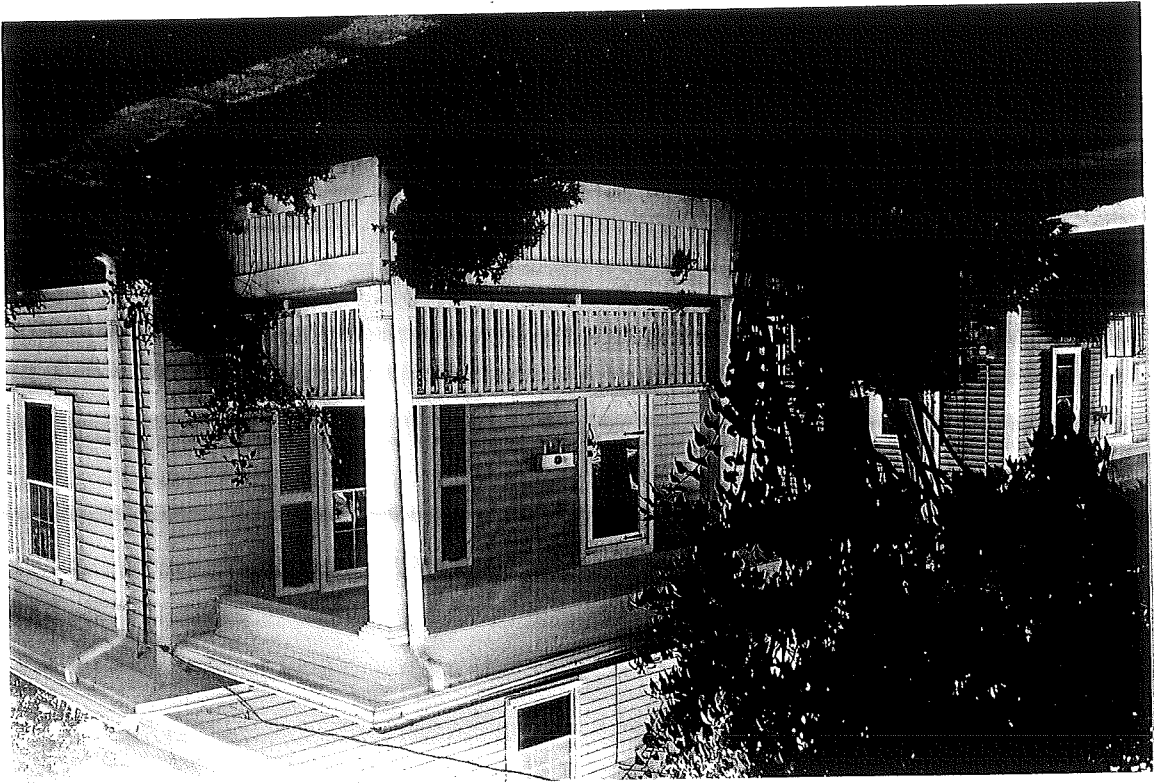
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ DATE _____ PHONE _____

At first inspection, please confirm that the carport has a 20' rear setback
& an 8' side setback on both sides - attached

9/23/08 - SETBACKS - OK - Sonar tubes 4ft + - no
issues seen - OK to Build carport.

John M







City of Portland, Maine - Building or Use Permit

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

Permit No: 08-1007	Date Applied For: 08/14/2008	CBL: 181 F004001
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Location of Construction: 83 COLUMBIA RD	Owner Name: WALSH DIANE F	Owner Address: 83 COLUMBIA RD	Phone:
Business Name:	Contractor Name: Keith Gautreau	Contractor Address: 85 Columbia Road Portland	Phone (207) 671-0781
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - refurbish front porch within existing footprint (after the fact) - remove rear deck & build New 18'x21' CarPort attached to the rear of the house.	Proposed Project Description: refurbish front porch within existing footprint (after the fact) - remove rear deck & build New 18'x21' CarPort attached to the rear of the house.
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 08/22/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) This permit is being issued based on the setback information provided by the contractor. The setbacks will be confirmed at the first field inspection . Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor. 2) This permit is being issued with the condition that the work on the front porch all took place within the existing footprint. 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: Chris Hanson	Approval Date: 09/04/2008
Note: Need info on 1/2 wall in portico CSH			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans. 2) Frost protection must be installed per the enclosed detail as discussed w/owner/contractor. 3) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process. 			

Comments:

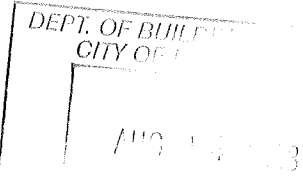
8/22/2008-lmd: Working on porch without permit, Lisa needed for information. Ann will contact owner.

8/22/2008-amachado: Spoke to Keith Gautreau, the contractor. This permit is two fold. First it is to permit after the fact the work that was done to refurbish the front porch. Second it also is to permit the removal of an existing rear deck & build an attached 18' x 21' carport to the rear of the house.



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.

Location/Address of Construction: <u>83 COLUMBIA RD.</u>		
Total Square Footage of Proposed Structure/Area <u>378</u>	Square Footage of Lot <u>6095</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>181 F4</u>	Applicant <u>must be owner, Lessee or Buyer</u> Name <u>Diane Walsh</u> Address <u>83 Columbia Road</u> City, State & Zip <u>Portland, ME, 04103</u>	Telephone: _____
Lessee/DBA (If Applicable) 	Owner (if different from Applicant) Name _____ Address _____ City, State & Zip _____	Cost Of Work: \$ <u>14,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: _____		
Contractor's name: <u>KEITH GAUTREAU</u> Address: <u>85 Columbia Road</u> City, State & Zip <u>Portland, ME 04103</u> Telephone: <u>671-0781</u> Who should we contact when the permit is ready: <u>KEITH GAUTREAU</u> Telephone: <u>671-0781</u> Mailing address: _____		

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, 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: Diane F. Walsh Date: 8/14/08

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

Applicant: Diane Walsh

Date: 8/22/08

Address: 83 Columbia

C-B-L: 181-F-004

permit # 08-1007

CHECK-LIST AGAINST ZONING ORDINANCE

Date - house built 1926

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work -

Savage Disposal -

Lot Street Frontage -

Front Yard - 20 (average) min. - N/A

Rear Yard - 20' min - 22' given

Side Yard - 1 side 8' min - 8' given
2 side 12' min

Projections -

Width of Lot -

Height - 35' max - 14' given

Lot Area - 5,500 sq ft

Lot Coverage Impervious Surface - 40% = 2200

house & porch - 991

carport - 378

Area per Family - 3,000 sq ft (OK)

OK

1369

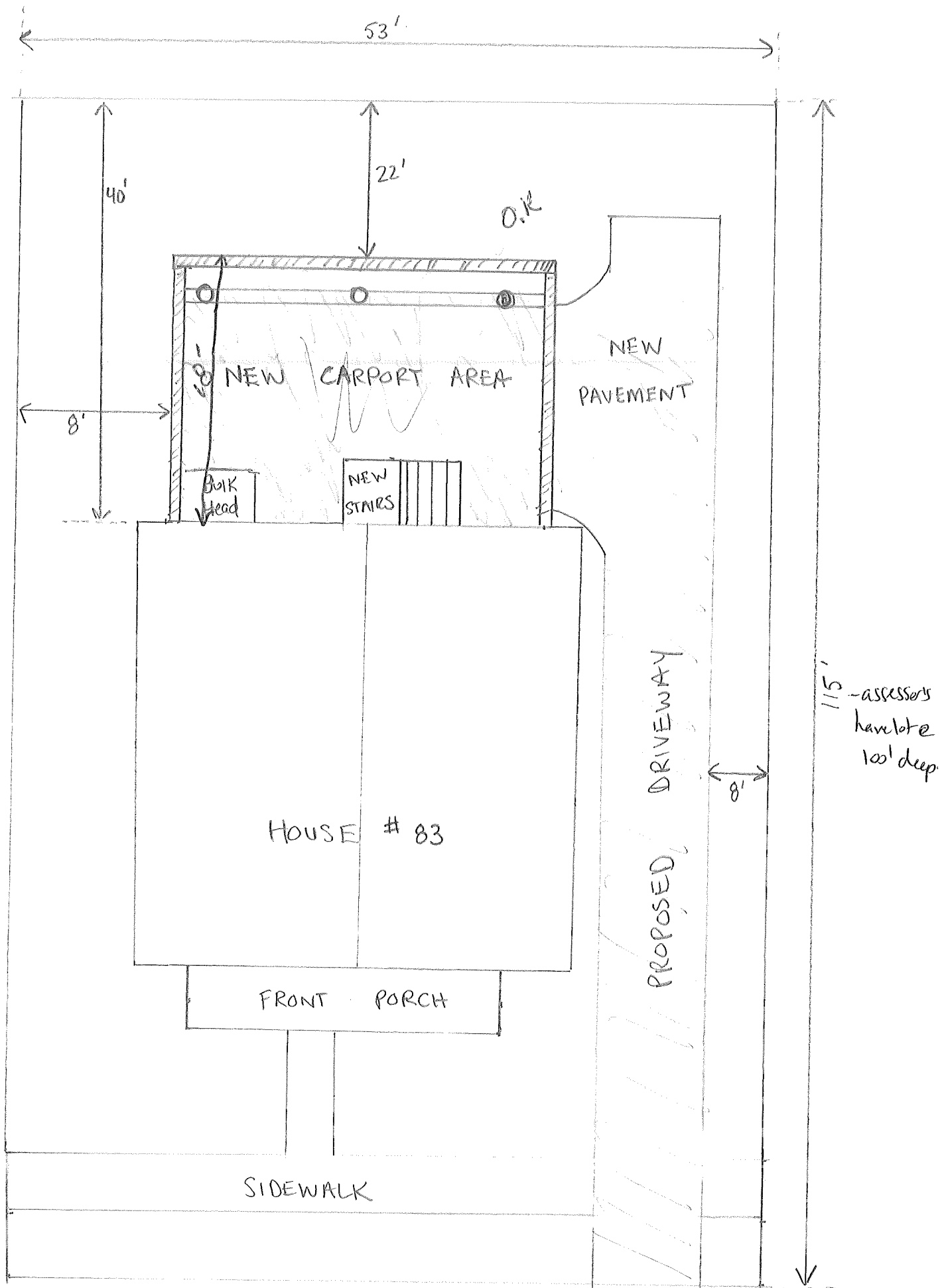
Off-street Parking -

Loading Bays -

Site Plan -

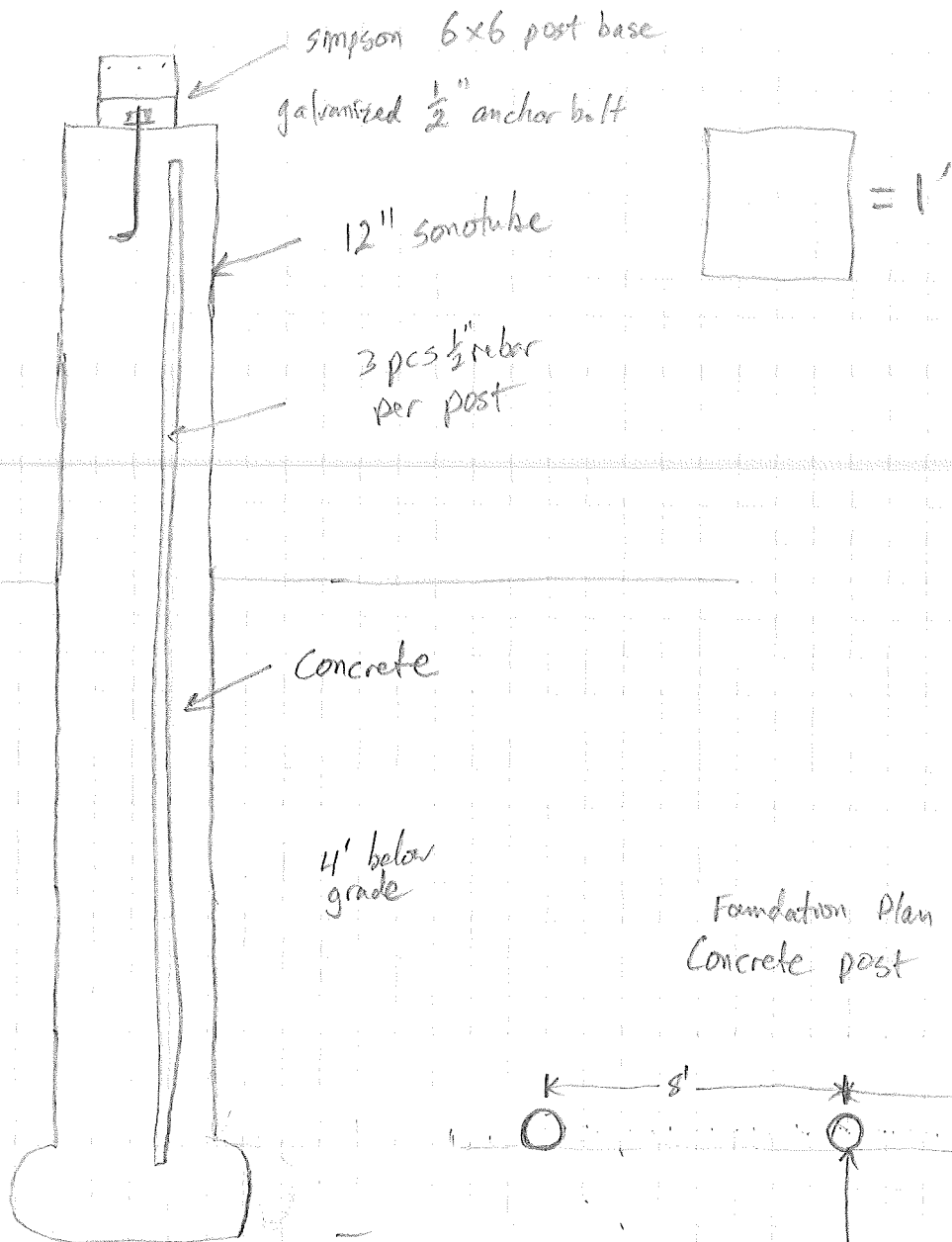
Shoreland Zoning/ Stream Protection -

Flood Plains -



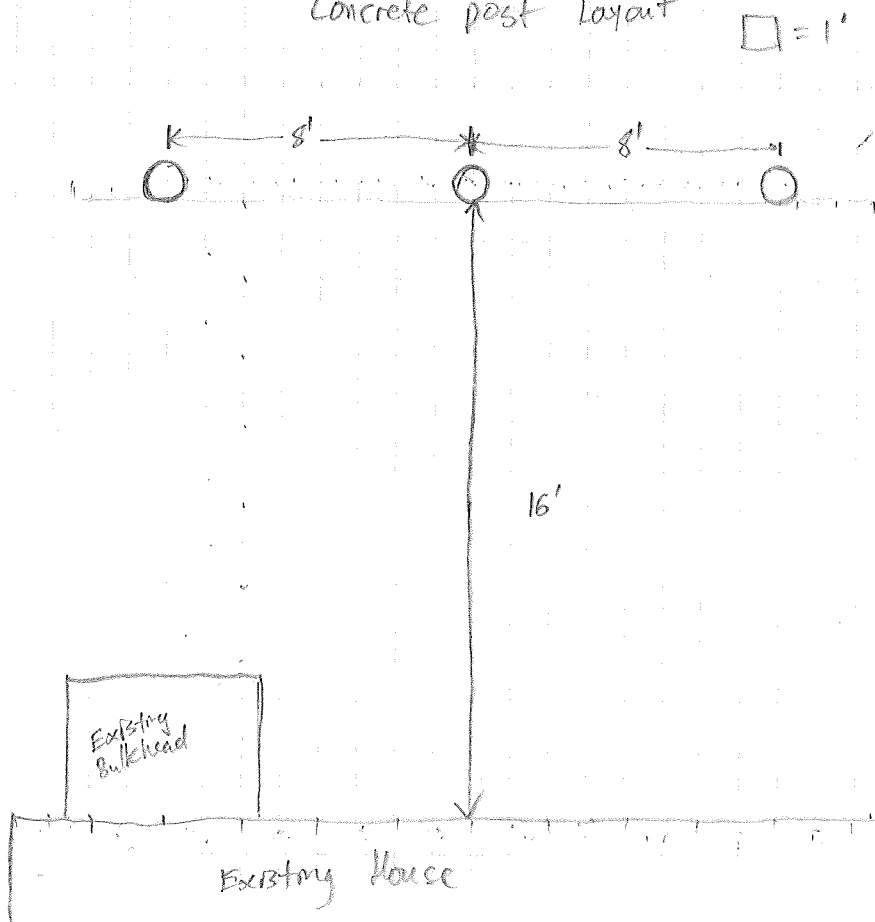
83 COLUMBIA ROAD

Foundation (Post) section



OK'D
2/3/03

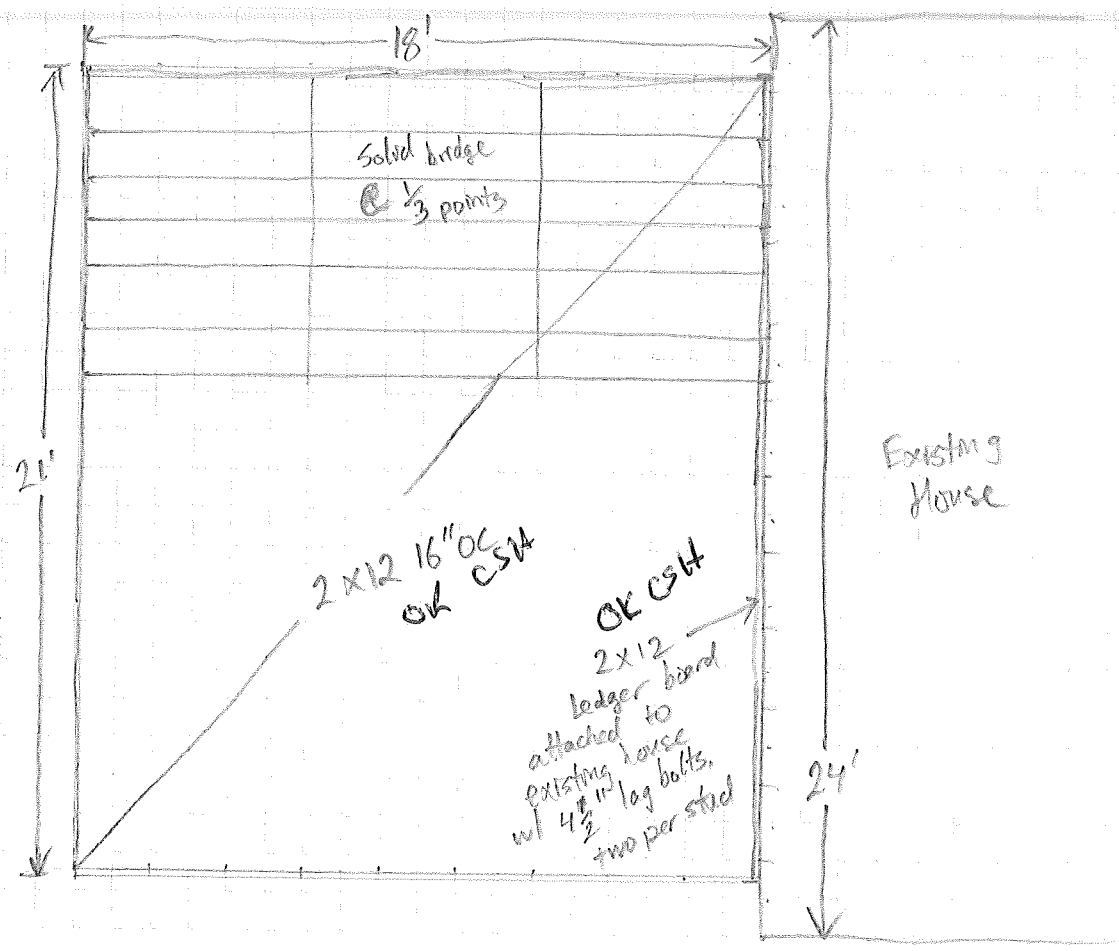
Foundation Plan Concrete post layout

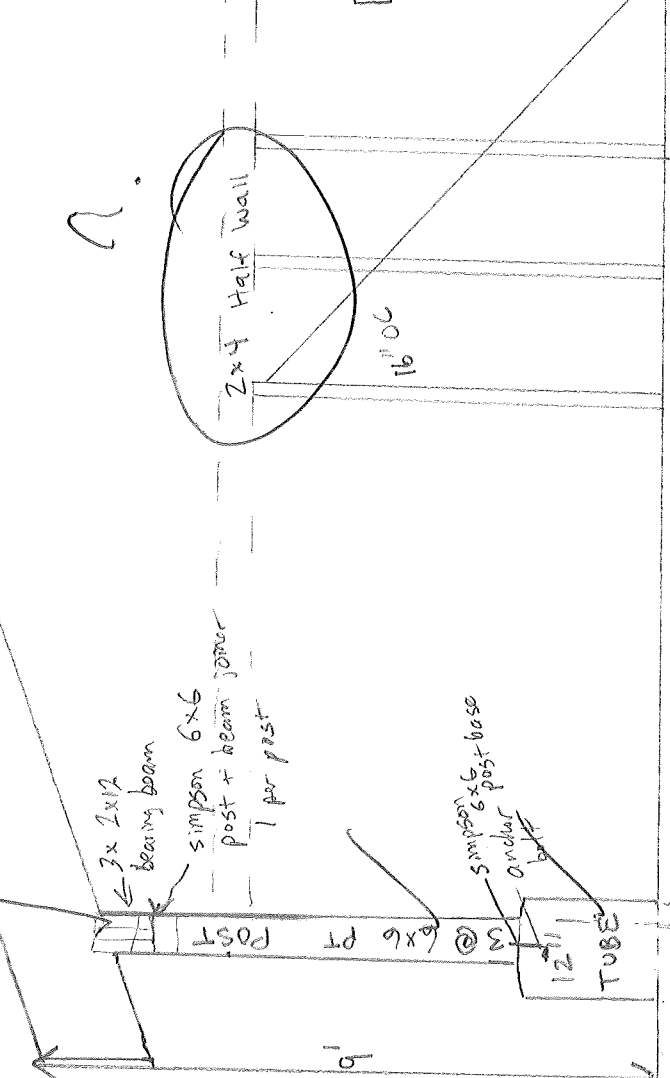
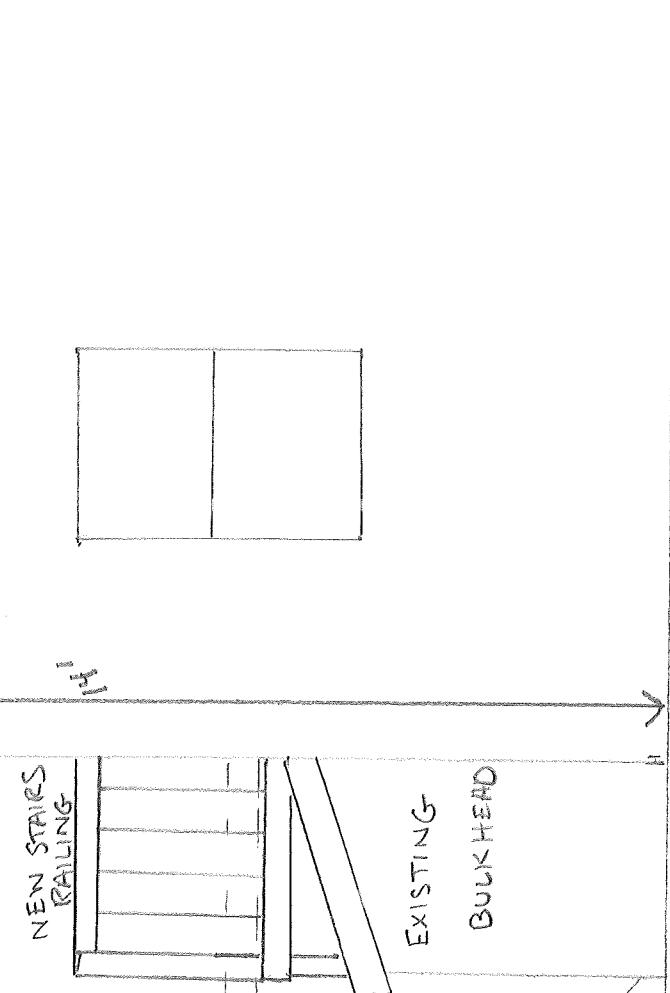
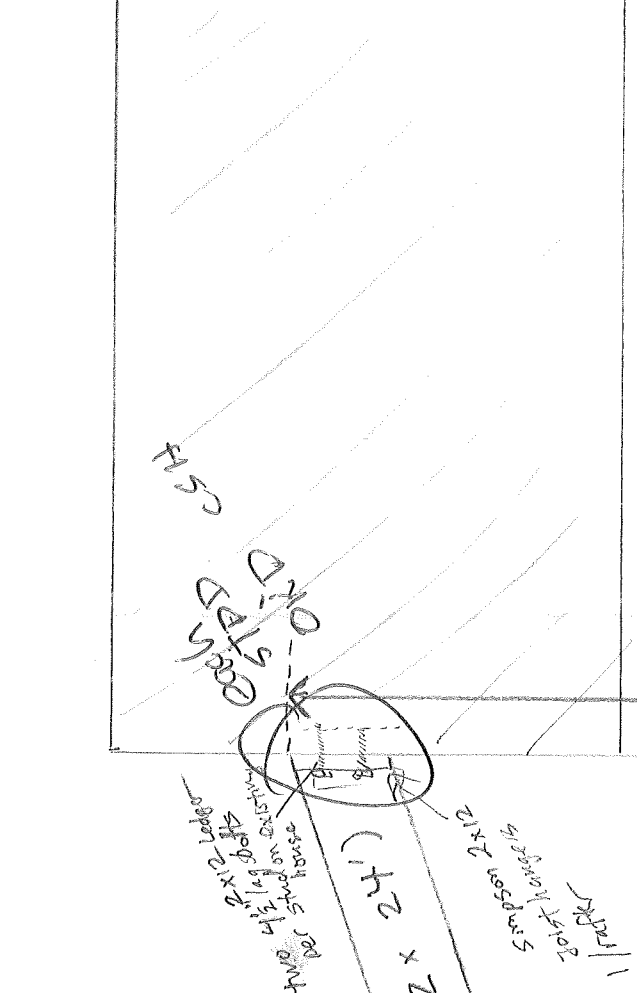
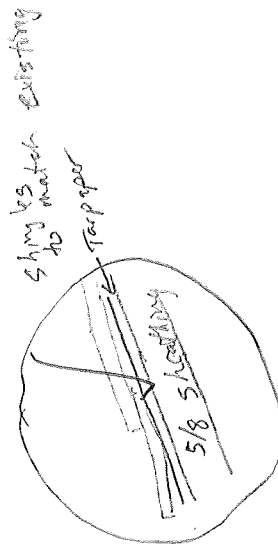


Drane Walsh
83 Columbia St.

Roof Framing Plan
Drane Walsh

83 Columbia



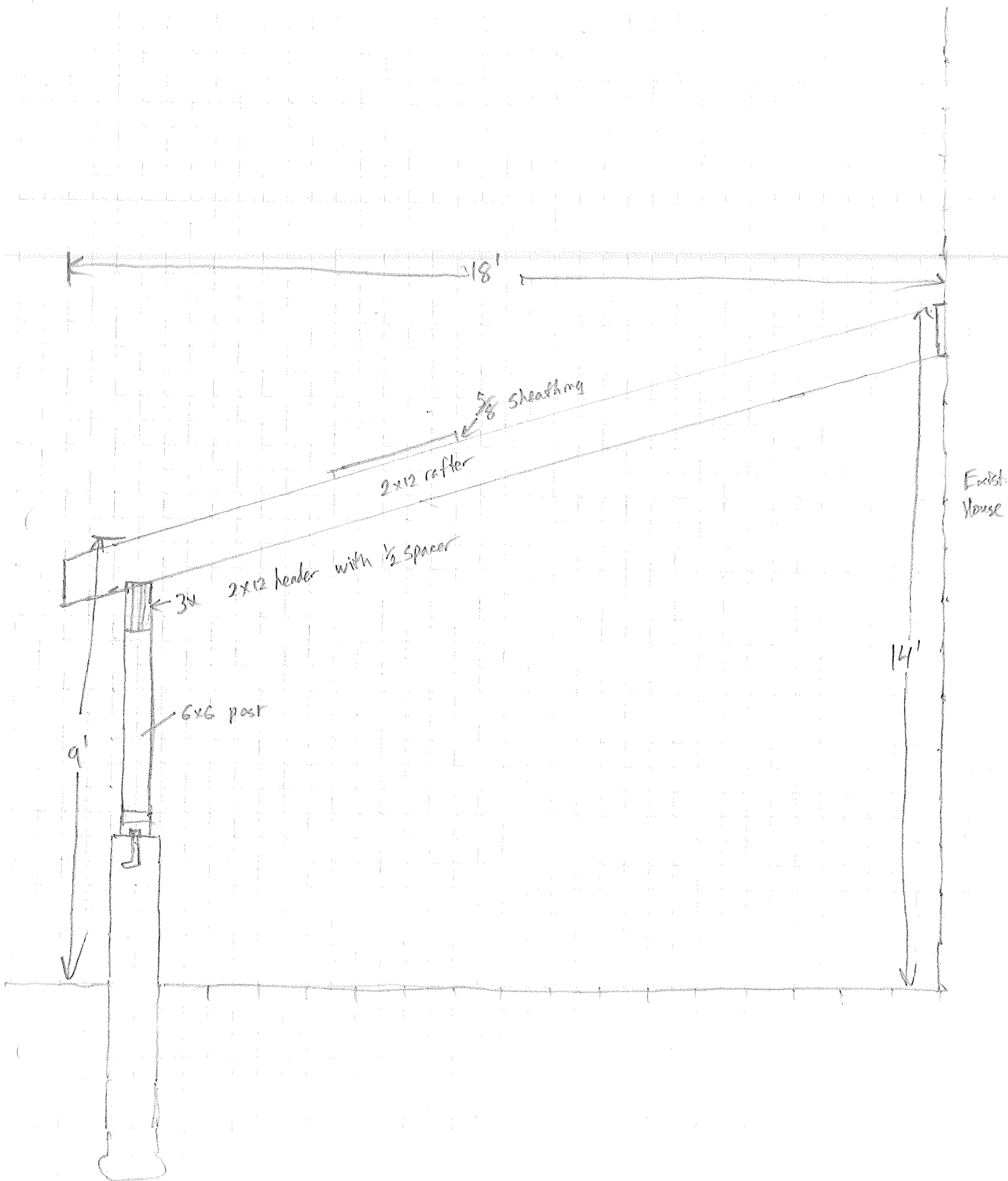


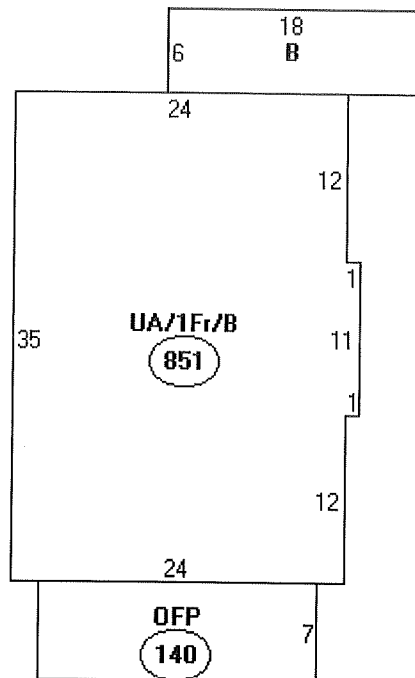
SIDE VIEW

Wall Section

Diane Walsh

83 Columbia





Descriptor/Area

A: UA/1F1/B
851 sqft

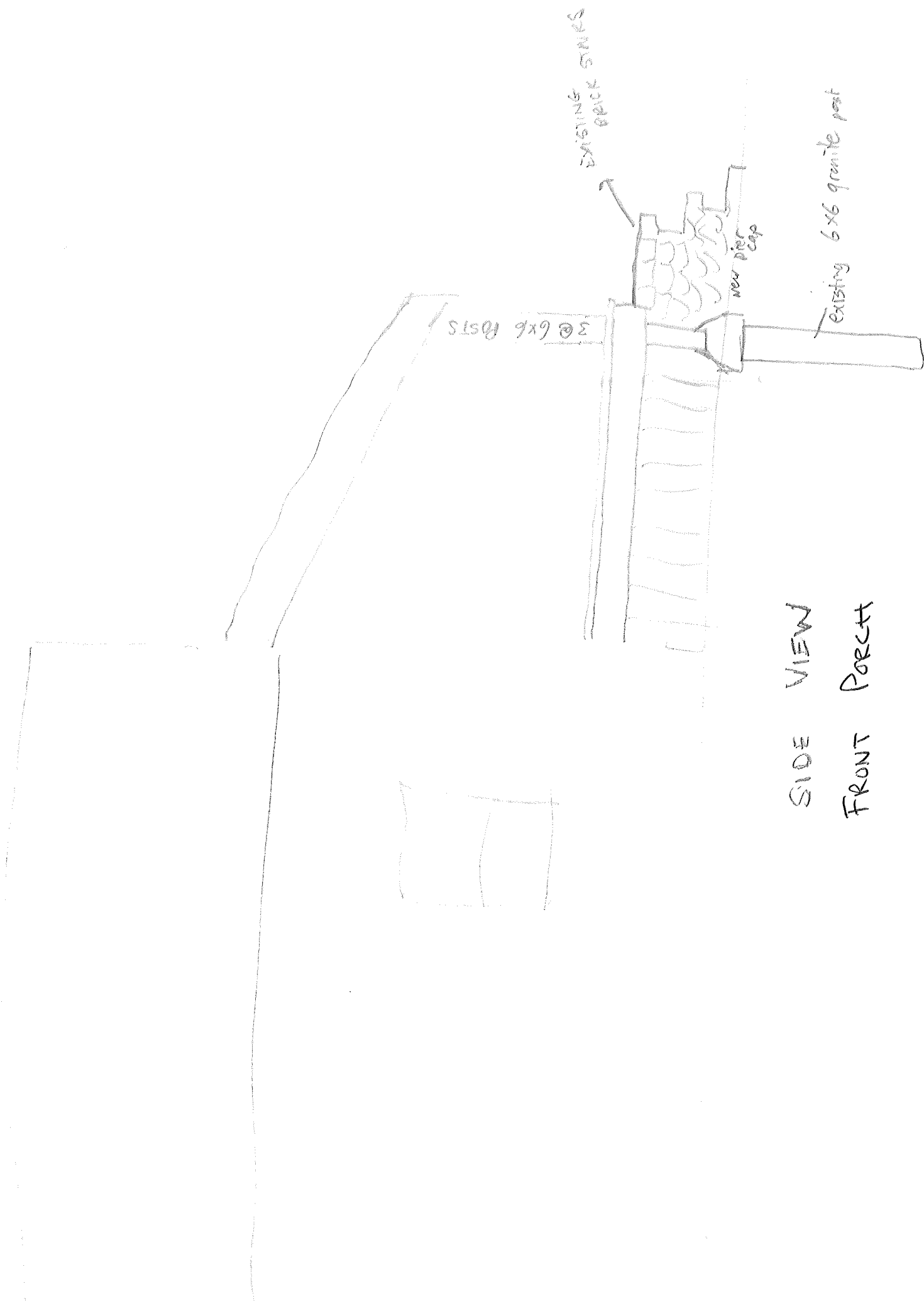
B: ~~VD~~
108 sqft

C: OFF
140 sqft

= 991

Car port. $18 \times 21 = 378$

1369



3 @ 6x6 POSTS

EXISTING STAIRS

new pier cap

EXISTING 6x6 granite post

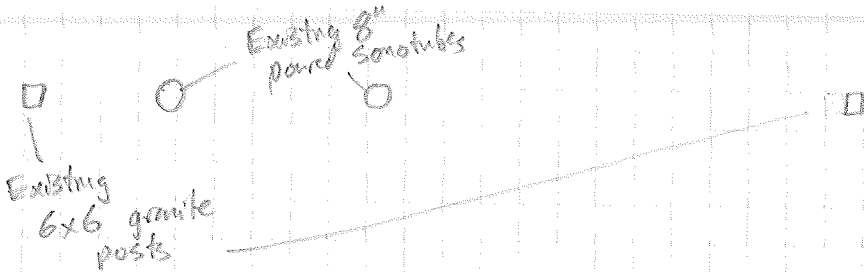
SIDE VIEW

FRONT PORCH

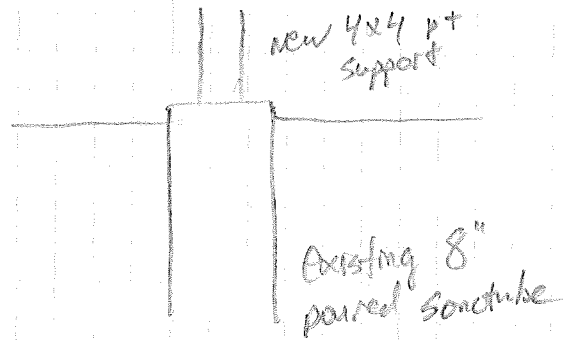
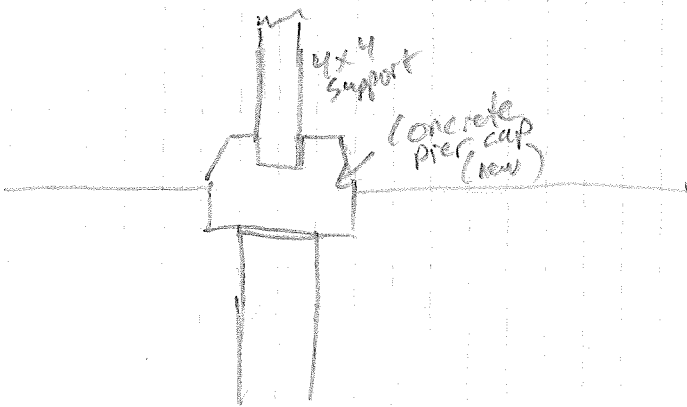
Existing Porch Refurbishing

83 Columbia

Foundation plan

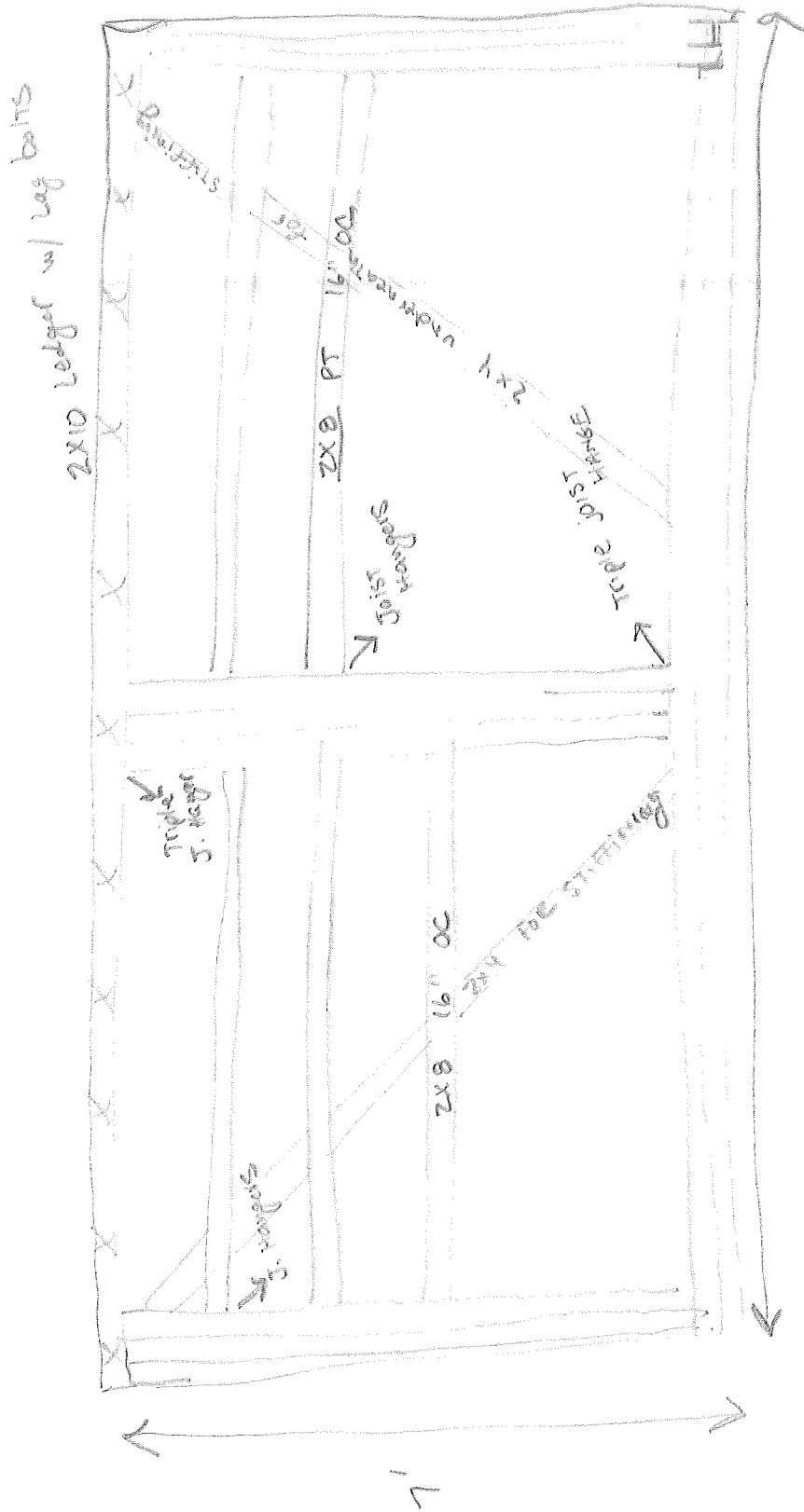


Foundation Cross Section



TOP VIEW

FRONT PORCH



BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

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 or setting precast piers

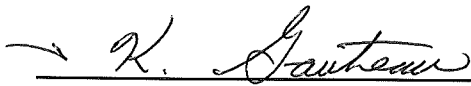
~~**Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**~~

Final inspection required at completion of work.

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.

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



Signature of Applicant/Designee

9.5.08

Date

Signature of Inspections Official

Date



