

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

BUILDING PERMITS DIVISION

PERMIT

Permit Number: 100631

Please Read Application And Notes, if Any, Attached

This is to certify that SIMBOLI VINCENT J /Hauling Construction Company
has permission to construct 8' x 14' mudroom to existing structure
AT 78 GROVESIDE RD City of Portland 162 A00600

provided that the person or persons, firm or corporation accounting 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 finished-in. 24 HOUR NOTICES REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

PERMIT ISSUED

OTHER REQUIRED APPROVALS
Fire Dept. _____
Health Dept. JUL 6 2010
Appeal Board _____
Other City of Portland

[Handwritten Signature]
Director, Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

THIS PERMIT IS NOT VALID UNLESS YOU HAVE YOUR RECEIPT

Total Collected: 12

Building Fee: _____
Site Fee: _____
Fee of Occupancy Fee: _____
Total: 12
Electrical (12) - Site Plan (12)

78 Groveside Rd
78 Groveside Rd
6.7
20

RECEIPT
RECEIVED BY INSPECTIONS
CITY OF PORTLAND, MAINE



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>78 GROVESIDE RD.</u>		
Total Square Footage of Proposed Structure/Area <u>112</u>	Square Footage of Lot <u>11,540</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>82</u> Block# <u>A</u> Lot# <u>G</u>	Applicant * <u>must be owner, Lessee or Buyer</u> Name <u>VINCENT SIMBOLI</u> Address <u>78 GROVESIDE RD.</u> City, State & Zip <u>PORTLAND, ME 04102</u>	Telephone: <u>749-9643</u>
Lessee/DBA (if Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>10,000</u> C of O Fee: \$ <u>75.00</u> Total Fee: \$ <u>195.00</u>
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>MUDROOM, SINGLE FAMILY</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>CONSTRUCT 8'X14' MUDROOM TO EXISTING STRUCTURE. - build new deck 8'X12' & 8'X10'</u>		
Contractor's name: <u>RHAMILTON CONSTRUCTION CO.</u> Address: <u>PO Box 4848 DTS</u> City, State & Zip: <u>Portland, Maine 04112</u> Telephone: <u>883-2771</u> Who should we contact when the permit is ready: <u>PAUL HAMILTON</u> Telephone: <u>699-7775</u> Mailing address: <u>PO Box 4848 DTS, Portland, Me 04112</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.net, 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 authorized 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.

RECEIVED
JUN 3 2010
City of Building Inspection
City of Portland Maine

Signature: Vincent Simboli Date: 6/3/10

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

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: 10-0631	Issue Date: JUL 6 2010	CBL: 182 A006001
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Location of Construction: 78 GROVESIDE RD	Owner Name: SIMBOLI VINCENT J	Owner Address: 78 GROVESIDE RD	Phone:
Business Name:	Contractor Name: Hamilton Construction Company	Contractor Address: City of Portland PO Box 4848 Portland	Phone: 2078832771
Lessee/Buyer's Name:	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family Home - construct 8' x 14' mudroom to existing structure 1/2 new deck (8'x12' 1/2 8'x10')	Permit Fee: \$120.00	Cost of Work: \$10,000.00	CEO District: 5
Proposed Project Description: construct 8' x 14' mudroom to existing structure 1/2 new deck (8'x12' 1/2 8'x10')		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied INSPECTION: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied Use Group: R-3 Type: SB TRC 2003		Signature:
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: Idobson	Date Applied For: 06/07/2010	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 <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"/> OK w/condition Date: 6/8/10 ABM	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: ABM
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PERMIT ISSUED

JUL 6 2010

City of Portland

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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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8.3.10

Cannot confirm Beck set back for new
16' Lay Deck. Called G.C + LM OK to
pour footers for ~~Summer~~ Mid Room. But
deck is NOT confirmed re set back smt

8.5.10

4th message for confirmation re Beck
set back NOT confirmed - Smith

10/10

ok to close in breezeway
3M Film on window by door
MLA

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0631	Date Applied For: 06/03/2010	CBL: 182 A006001
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Location of Construction: 78 GROVESIDE RD	Owner Name: SIMBOLI VINCENT J	Owner Address: 78 GROVESIDE RD	Phone:
Business Name:	Contractor Name: Hamilton Construction Company	Contractor Address: PO Box 4848 Portland	Phone: (207) 883-2771
Tenant/Buyer's Name:	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - construct 8' x 14' mudroom & deck off mudroom (8' x 12' & 8' x 10')	Proposed Project Description: construct 8' x 14' mudroom & deck off mudroom (8' x 12' & 8' x 10')
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 06/08/2010

Note: **Ok to Issue:** ✓

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) 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:** Tammy Munson **Approval Date:** 07/06/2010

Note: **Ok to Issue:** ✓

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

Comments:

6/8/2010-ammachado: Left ven for Phil Hamilton, contractor. Spoke to owner Vincent Simboli. He told me that the mudroom was replacing an existing side deck and there would be a new deck off the rear of the mudroom. I asked if the front setback on the plot plan for 34' was from the property line or the edge of pavement. He said that he would get back to me.

PERMIT ISSUED

JUL 6 2010

City of Portland

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)
or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.
- Permits expire in 6 months, if the project is not started or ceases for 6 months.
- If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.

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.

The project cannot move to the next phase prior to the required inspection and approval to continue. REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

PERMIT ISSUED

JUL 6 2010

City of Portland

R3
 lots 112 = 11542 ϕ from street

102 FT sidewalk to play area

front 25' min - 34' 9" to house
 not sure if measured from
 street or property line
 - must confirm measurement
 25' from front setback

42
 24

 68

34
 25

 59

rear - 30' from garage 5' min

- deck must be 25' @ end of

side - 8' - garage is 18' wide - so ϕ

lot coverage - 35% = 4039.7 ϕ

house - 1168

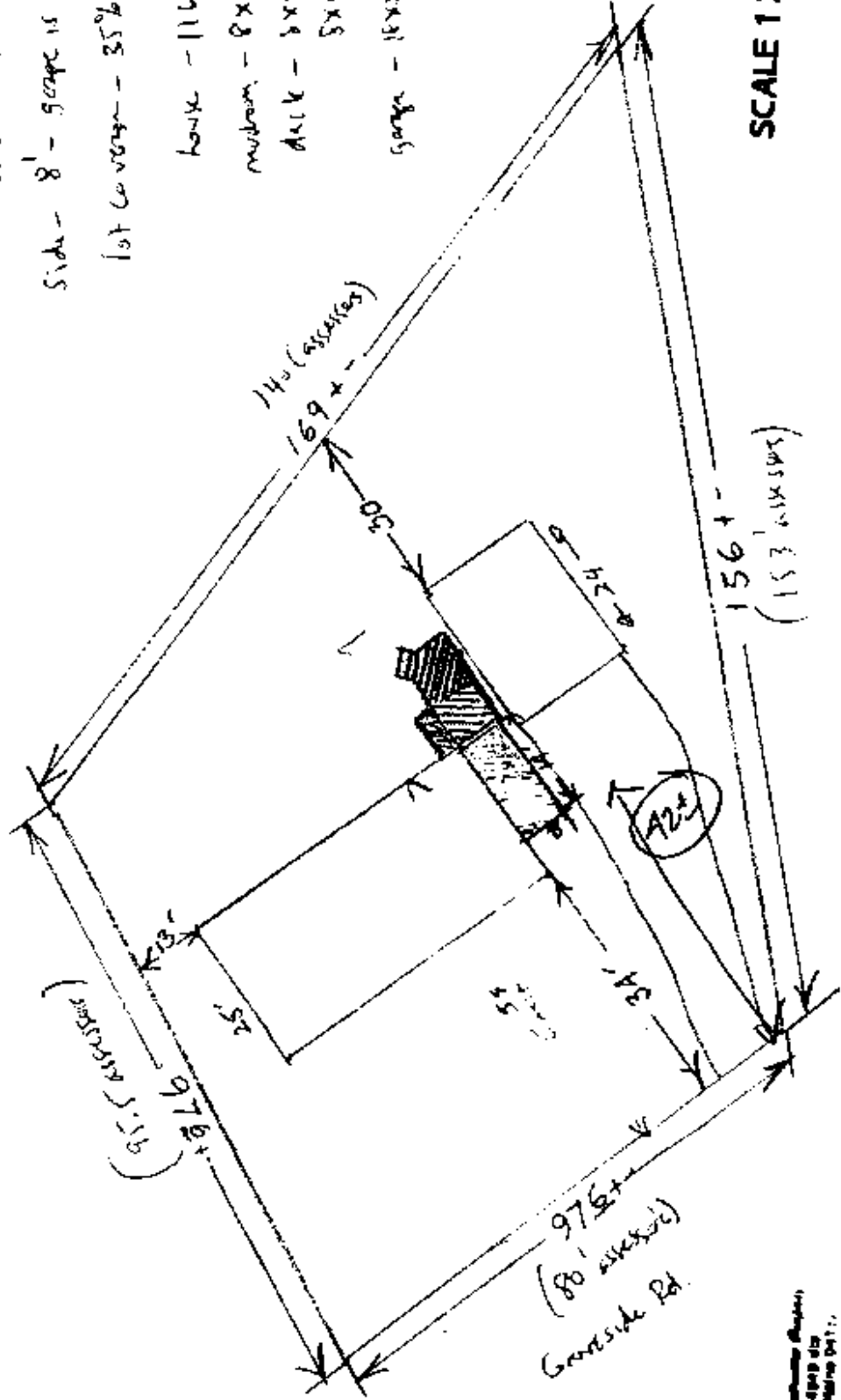
main - 8x19 = 152

deck - 6x12 = 72

5x10 = 50

garage - 16x24 = 384

1888 ϕ



SCALE 1/26 FT

78 GROVESIDE ROAD

LOT 182 BOOK A BLOCK 4 LOT 6

78 GROVESIDE ROAD

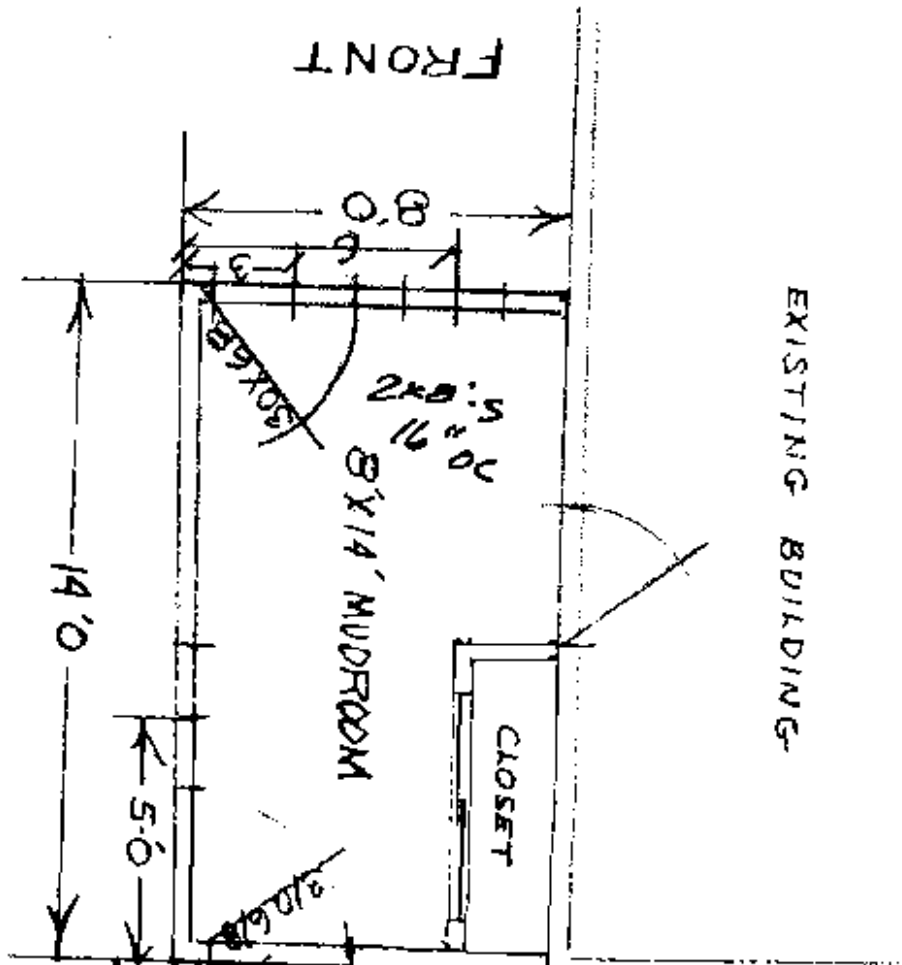
SCALE 1/4" = 1'

NO BOX BEAM OR PORTLAND, MAINE D-112

FRONT

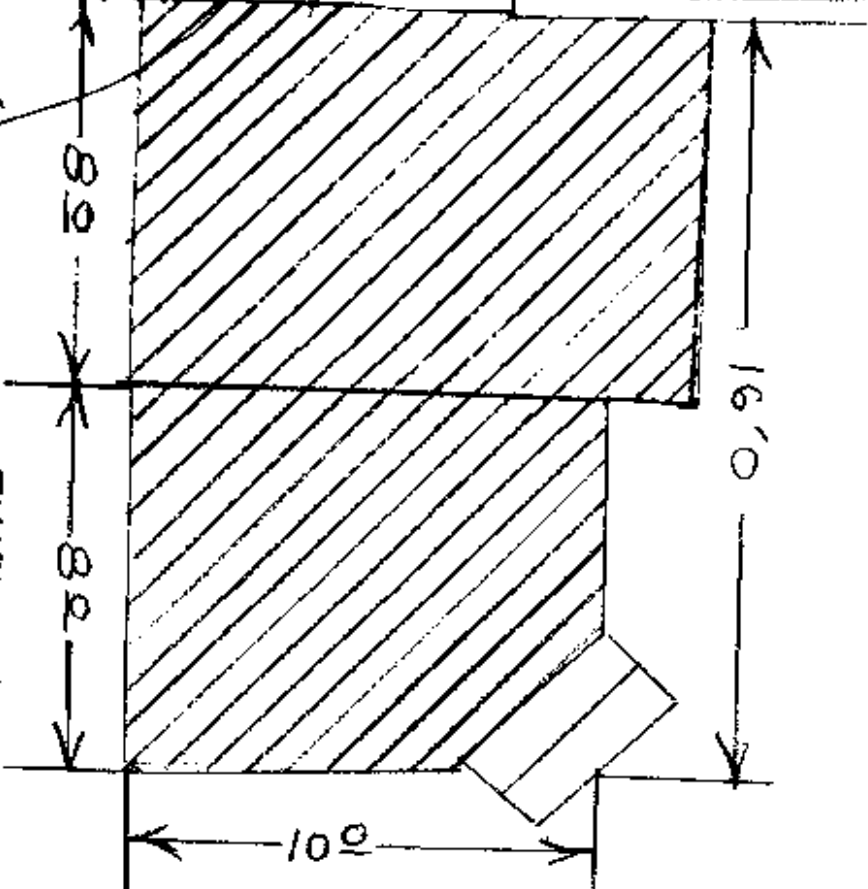
EXISTING BUILDING

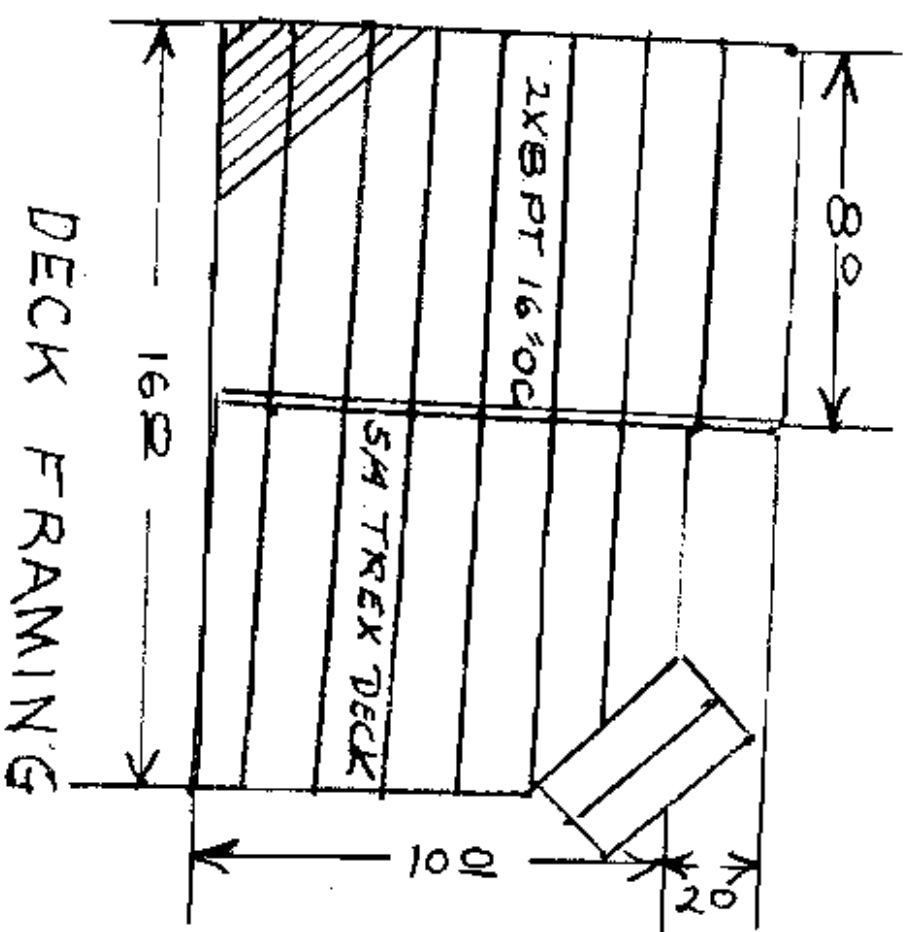
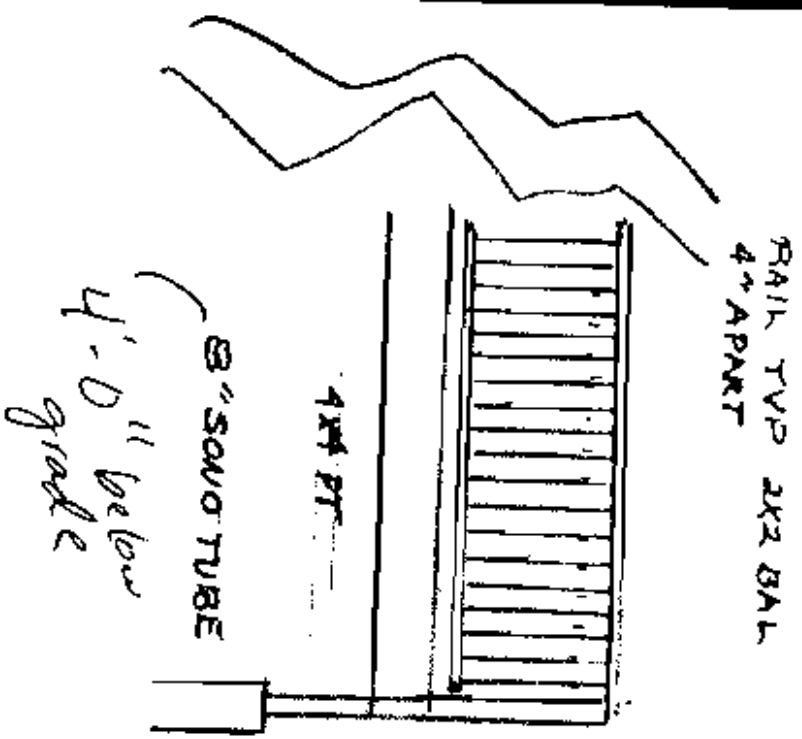
2 - 2x8's
Healers
TOP



8x12 ELEV
DECK
155
9/14

8x10
LOWER DECK



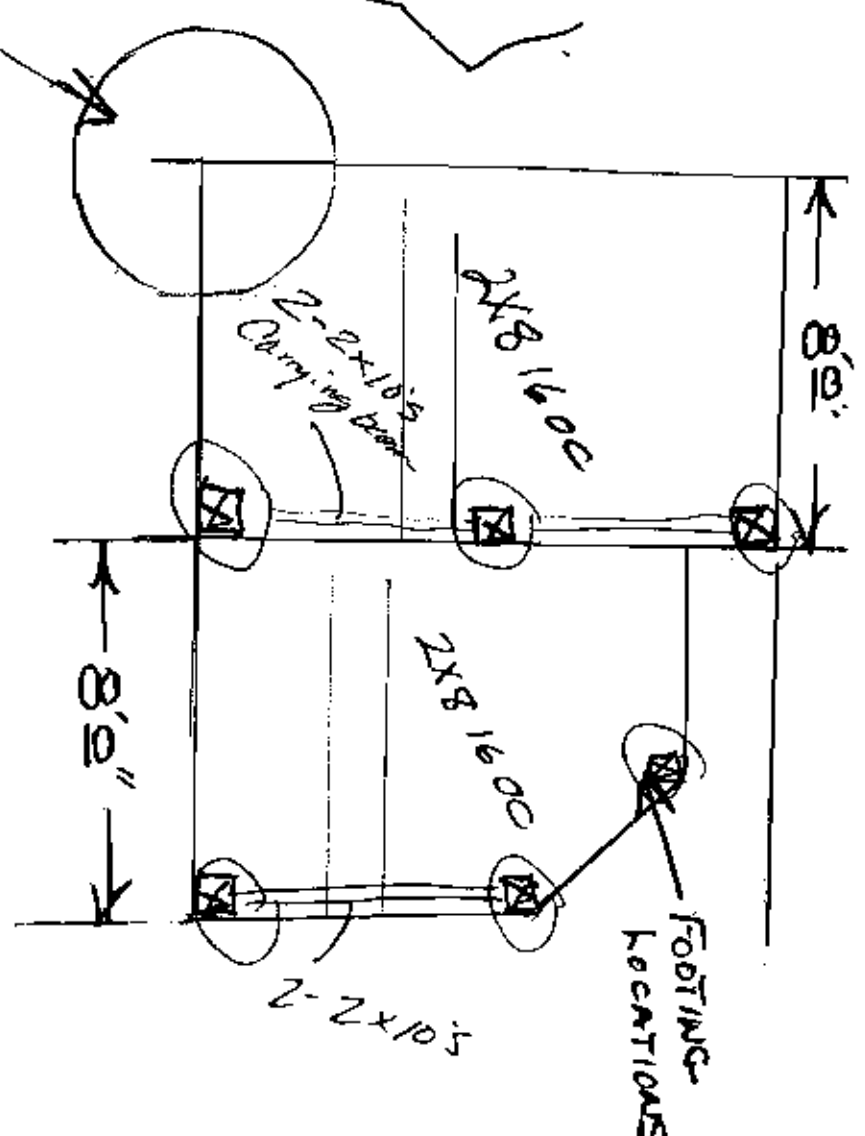
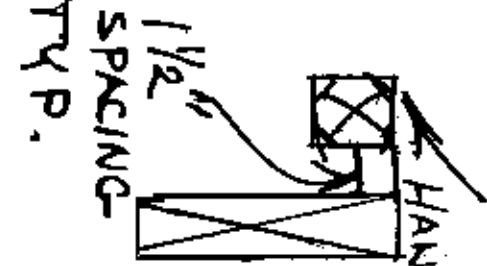
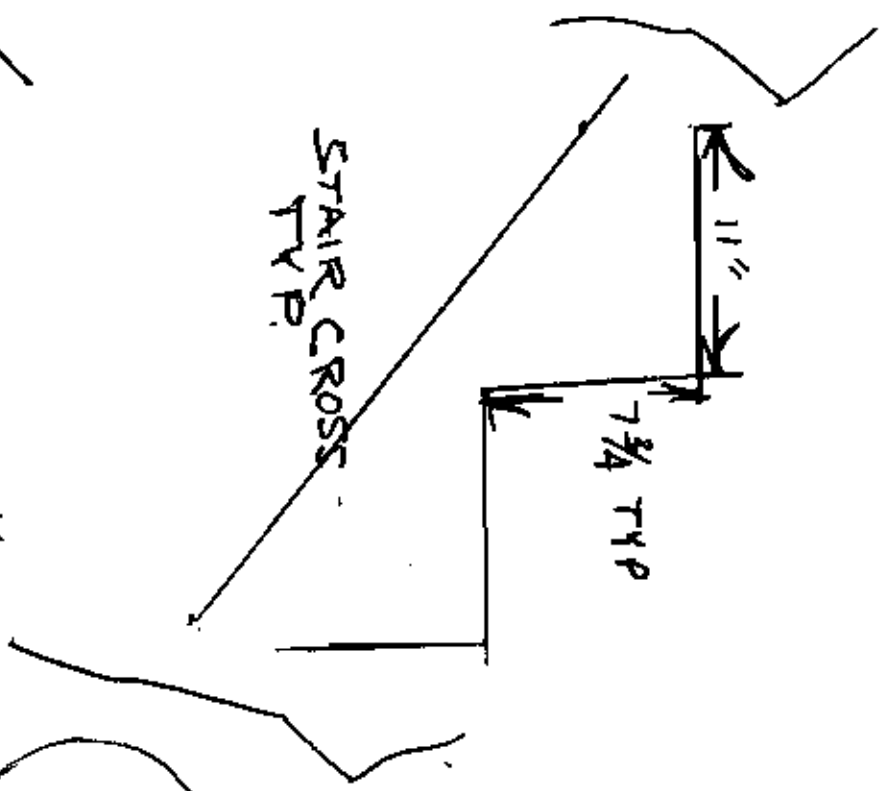


R. Broun Construction Services
 PO Box 4888
 Portland, Maine 04112

SCALE 1/4" = 1'

78 GROVESIDE ROAD

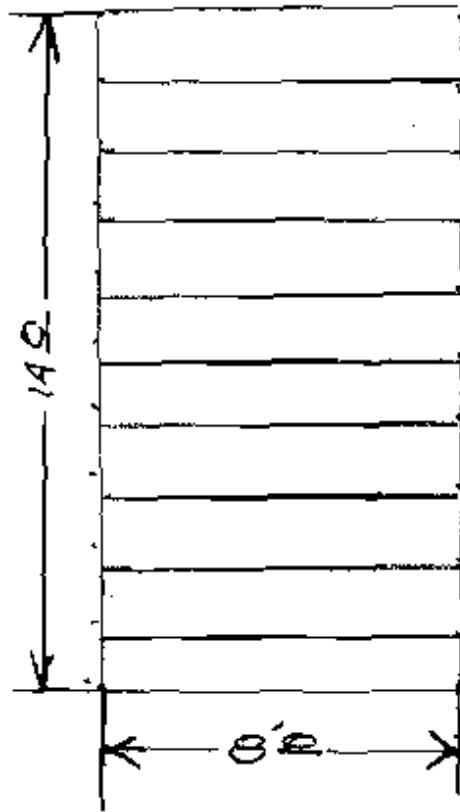
DECK



LAG BOLTED
16" OC

ADDITIONS
JULY 1, 2010

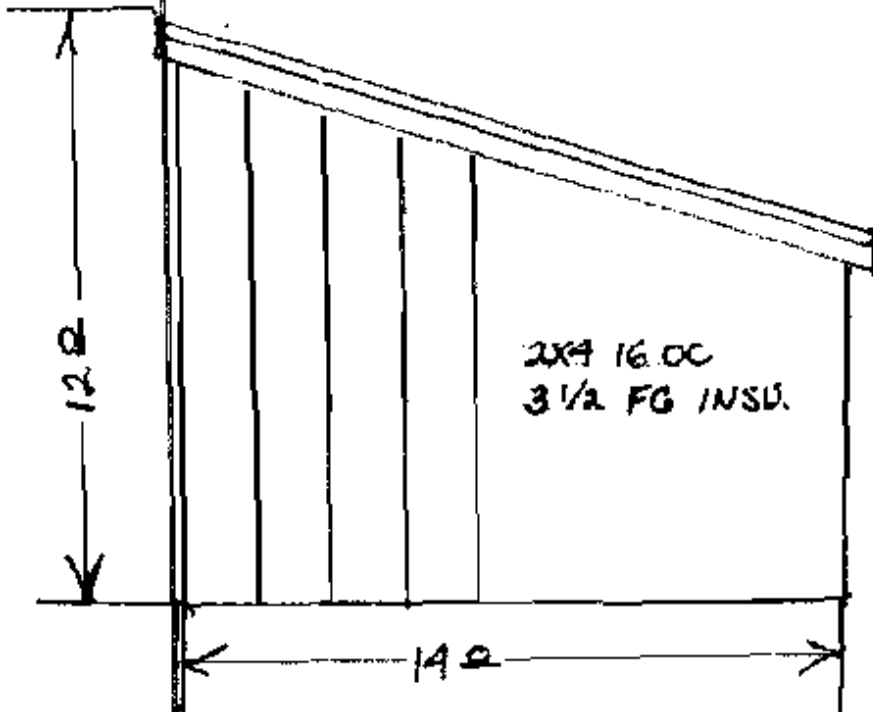
LEDGER ATTACHMENT



FLOOR 2X8 16' OC 3/4" T+G
 8" FG INSULATION OK



ROOF 2X10 16' OC
 3/4" T+G I+WS 14'
 ASP SHINGLES Spent
 OK



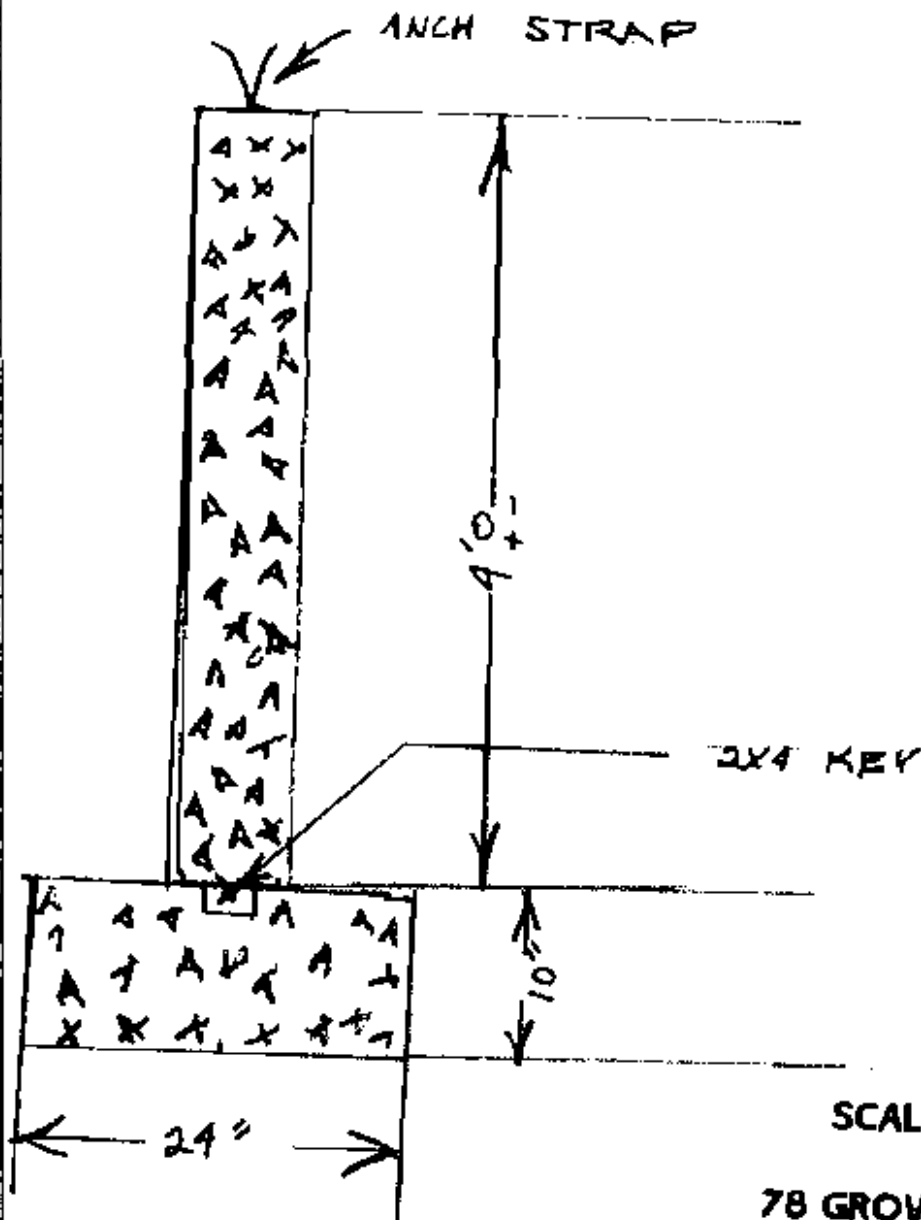
2X4 16' OC
 3 1/2 FG INSU.

J. Weather Construction Company
 P.O. Box 4848 483
 Portland, Maine 04112

SCALE 1/4" = 1'

78 GROVESIDE ROAD

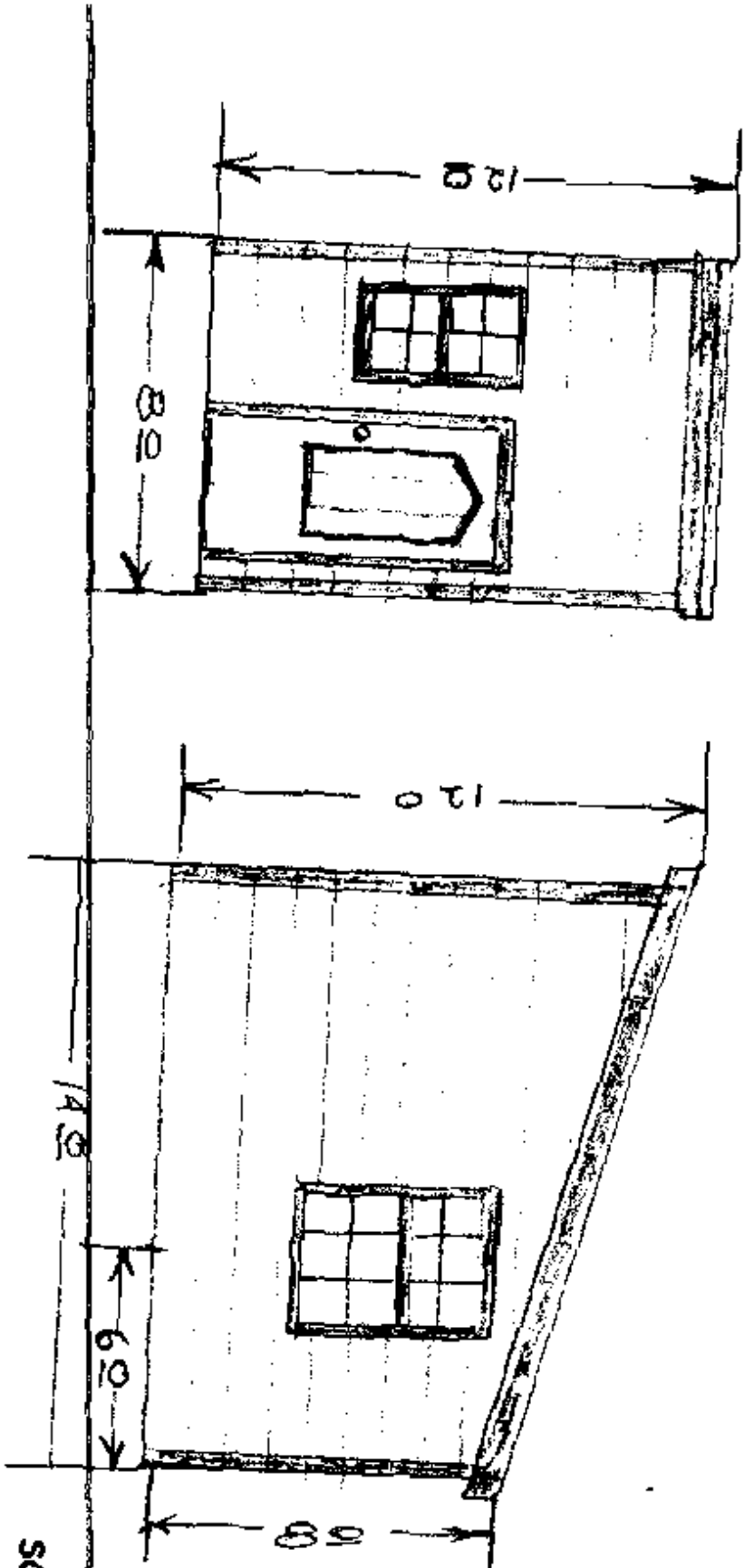
8" POURED CONCRETE WALL TYP.



R. Stanley (Architect) & Son
PO Box 4848 dca
Portland, Maine 04112

SCALE 1/4" = 1'

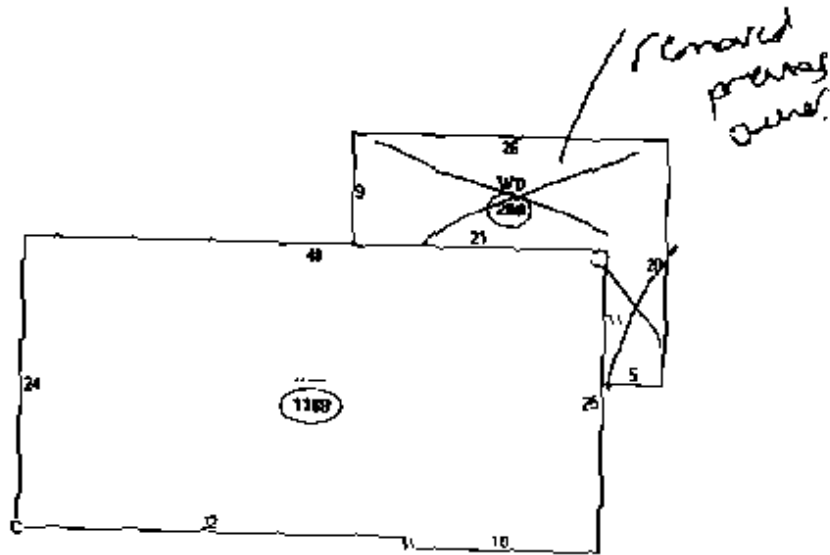
78 GROVESIDE ROAD



© Standard Architectural Group
 70 Bow Street
 Portland, Maine 04112

SCALE 1/4" = 1'

78 GROVESIDE ROAD



- Dimensions/area
- A 1168 sqft
 - B WD 288 sqft
 - C RD1 432 sqft

$$24 \times 48 = 1152$$

$$1168$$

198' 10x12 deck boxing deck

198' 18x24 garage