

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that BRIAN M TOWNSEND

Located At 162 WAYSIDE RD

Job ID: 2011-10-2384-ALTR

CBL: 182- F-004-001

has permission to add a full dormer and enclosed breezeway /entryway.

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

 12/13/2011
Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

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 Inspections 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.**
 1. Footings/Setbacks prior to pouring concrete
 2. Foundation wall prior to backfill
 3. Close In Elec/Plmb/Frame prior to insulate or gypsum
 4. Insulation prior to Close-In
 5. Final Inspection

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



PORTLAND MAINE

Strengthening a Remarkable City. Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development

Job ID: 2011-10-2384-ALTR

Located At: 162 WAYSIDE RD

CBL: 182- F-004-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
3. The numbers on the plot plan are not completely accurate. If the front setback is 21', section 14-436(b) is being used. The first floor footprint is 864 sf. The dormer is adding 180 sf which is a 20.8% increase in the floor area.

Building

1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. A Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
3. Hardwired photoelectric interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level. A field inspection will verify your current smoke detector arraignment and the City's minimal code requirements.
4. Mechanical or natural ventilation is required in the bathroom; see attached documentation for bathroom fixtures clearance and headroom requirements.
5. Roof Rafter framing and Connection shall comply with Section R802.3 & R802.3.1 of MUBEC. Note: Rafter(s) size increased to 2 X 12 inch at 16 inches on center.

Fire

1. All construction shall comply with City Code Chapter 10.
2. All smoke detectors and smoke alarms shall be photoelectric.
3. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.
4. A sprinkler system is recommended but not required based on the following:
 - a. Plans indicate the addition will not exceed 43% of the total completed structure.
5. Capt. Pirone spoke with Missing Piece Builders and informed him of the sprinkler ordinance and if increased renovation takes place going over the 50% of work, the sprinkler system requirement will kick into effect.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-10-2384-ALTR	Date Applied: 9/27/2011	CBL: 182- F-004-001	
Location of Construction: 162 WAYSIDE RD	Owner Name: BRIAN M TOWNSEND	Owner Address: 162 WAYSIDE RD PORTLAND, ME 04102	Phone: 207-831-1336
Business Name:	Contractor Name: Missing Piece Builders	Contractor Address: 55 Fogg RD BUXTON MAINE 04093	Phone: (207) 321-8311
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building-addition	Zone: R-3
Past Use: Single family	Proposed Use: Same -single family - add full dormer on rear (36') and add enclosed entry on side - 8' x 12'	Cost of Work: 55000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R3 Type: SB MUBEC
		Signature: <i>Catherine 10/31/11</i>	Signature: <i>[Signature]</i>
Proposed Project Description: Full pitched dormer new breezeway /entryway		Pedestrian Activities District (P.A.D.)	

Permit Taken By:	Zoning Approval		
<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 informatin may invalidate a building permit and stop all work.</p>	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK w/conditions 10/9/11 ACM</i>	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 Dist 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>ABU</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

1-5-12 DWM Tomek Close-in Fall. Provide Test on plumbing
strap top plate, rafter ties, egress windows.

1-6-12 DWM Tomek Close-in OK except egress windows

Jonathan Rioux - 162 wayside Portland

From: Tomasz Momot <mociu2000@gmail.com>
To: <jrioux@portlandmaine.gov>
Date: 12/12/2011 2:29 PM
Subject: 162 wayside Portland

When calculating the rafter span (following the table received from you) I came with 11'5 1/2" span (with the given rafter size, spacing and ceiling height). Providing the exterior of the house is 24', half of which is 12', and you subtract the thickness of the exterior wall - 5.5" and half the thickness of ridge pole - 3/4", I came up with 11'5 1/4" of the actual unsupported rafter span - which to my understanding meets the requirement. If that is not enough we will change the spacing of the rafters as well. Let me know what is your decision.

Regards

tomasz momot

Carpentry frame to finish

P-3

2011-102384



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>162 Wayside Rd, Portland, ME 04102</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>182 004 001</u>	Applicant: (must be owner, lessee or buyer) Name <u>Brian Townsend</u> Address <u>162 Wayside Rd.</u> City, State & Zip <u>Portland, ME 04102</u>	Telephone: <u>207-831-1336</u>
Lessee/DBA RECEIVED <u>SEP 27 2011</u> Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: \$ <u>35,000</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>55,000</u> <u>\$570.</u>
Current legal use (i.e. single family) <u>single family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? <u>n/a</u> Proposed Specific use: <u>expansion of single family dwelling</u> Is property part of a subdivision? <u>no</u> If yes, please name <u>n/a</u> Project description: <u>Full pitched dormer on rear-facing dimension. Construction of a breezeway/entryway.</u>		
Contractor's name: <u>Missing Piece Builders</u> Email: _____		Telephone: <u>MISSING piecebuilders@gmail.com</u>
Address: <u>55 Togg Road</u>		
City, State & Zip: <u>Buxton ME 04093</u> Telephone: <u>207-301-8311</u>		
Who should we contact when the permit is ready: <u>BRIAN TOWNSEND</u> Telephone: _____		
Mailing address: _____		

10-5-11

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.

and 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: 9/27/11

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

No apparent property

RECEIVED

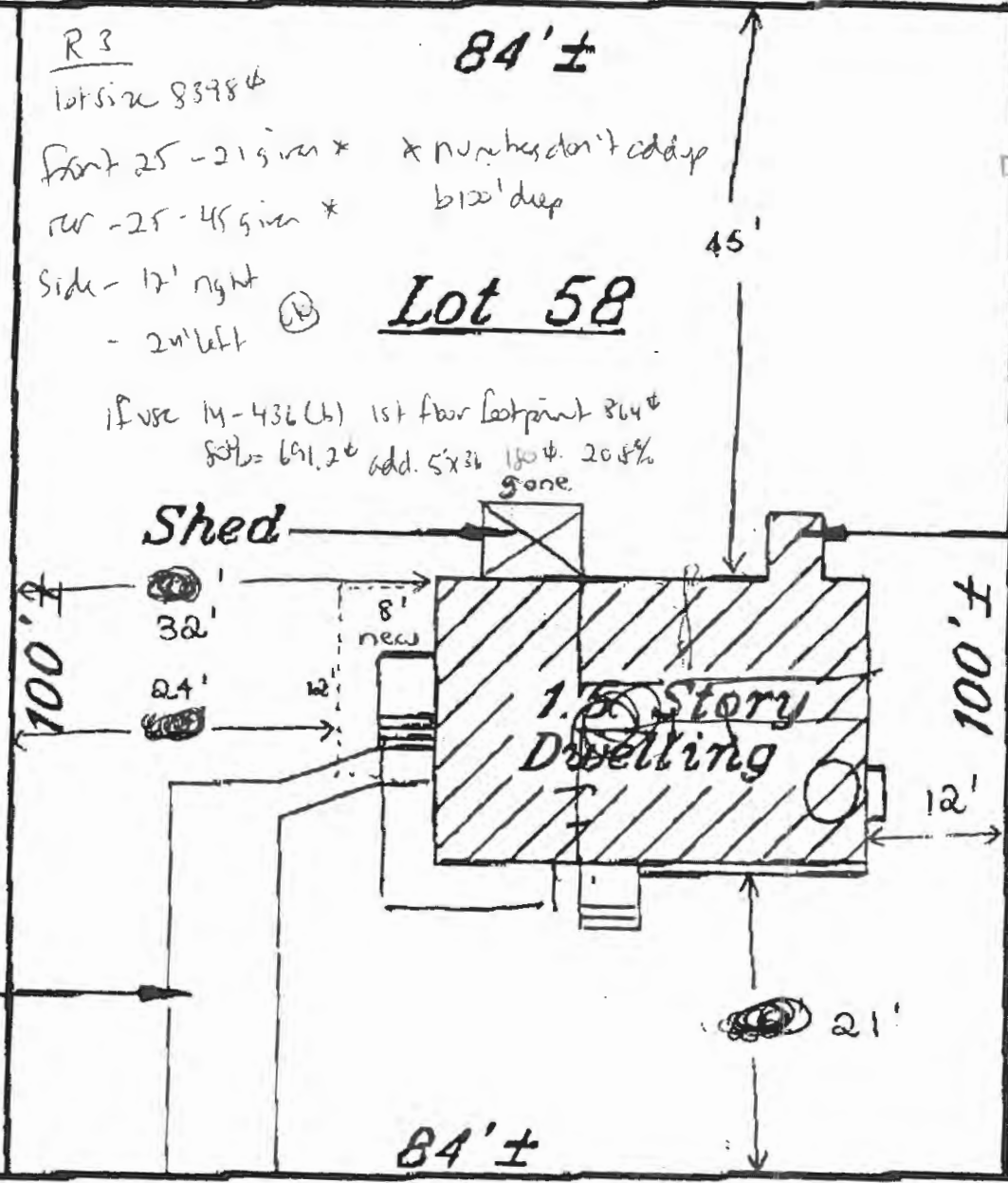
OCT 19 2011

Dept. of Building Inspections
City of Portland Maine

T-038 P0003/0003 F-506

207-871-7457

10-15-11 13:18 FROM-Catholic Charities



Wayside Road

To Ludlow

TRENCHES FOR APPURTENANCES, IF ANY.

FILE#: 21022917

CLIENT#: 10-1170

James D.

7/12/2010 Mailed to NSP Jay

FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THE PURPOSE OF THIS INSPECTION IS TO RENDER AN OPINION AS FOLLOWS: A) DWELLING AND ACCESSORY STRUCTURE'S COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACKS, AND B) FLOOD ZONE DETERMINATION BY HORIZONTAL SCALING ON BELOW REFERENCED FEMA MAP. (3) THIS INSPECTION EXCEPTS OUT ALL TECHNICAL STANDARDS CURRENTLY SET FORTH BY STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER AND IS NOT TO BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (5) TITLE OR OWNERSHIP NOT DETERMINED. (6) A BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, ENCROACHMENTS, AND/OR CONFLICTS WITH ADJACENT'S DEEDS. (7) LOCATION/EXISTENCE OF WETLANDS NOT DETERMINED UNLESS SHOWN ON A RECORDED SUBDIVISION PLAN.

REV. 09/18/2009

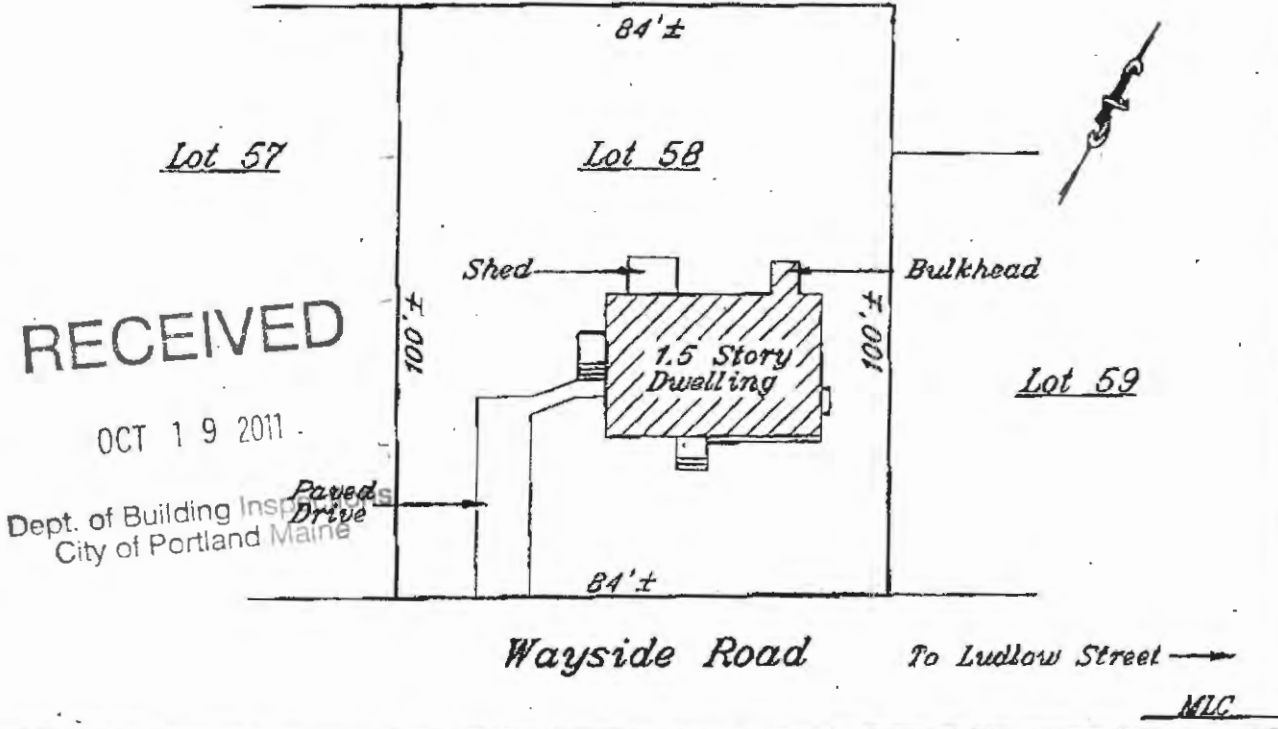
THIS SKETCH IS NOT TO BE USED FOR CONSTRUCTION PURPOSES, IMPROVEMENTS SHOWN ARE APPROXIMATE.

ADDRESS: 162 Wayside Road
Portland, Maine

INSP. DATE: 07/07/2010

SCALE: 1" = 30'

No apparent property corners found.



T-038 P0002/0003 F-506

207-871-7457

10-19-11 13:18 FROM-Catholic Charities

SEE PROVIDED TITLE REFERENCES FOR APPURTENANCES, IF ANY.

APPLICANT: Townsend FILE#: 21022017

OWNER: Martha M. Camargo CLIENT#: 10-1170

LENDER: Norway Savings Bank

REQ. PARTY: Cornerstone Title and Settlement

TITLE REFERENCES: COUNTY: Cumberland

DEED BOOK: 22359 PAGE: 42
22187 PAGE: 77

PLAN BOOK: 62 PAGE: 34 LOT: 58

MUNICIPAL REFERENCE:

MAP: 182 BLOCK: F LOT: 4

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA COMMUNITY MAP No. 330051 PANEL: 0006C ZONE: X DATE: 12/08/98

THE DWELLING WAS IN COMPLIANCE WITH MUNICIPAL ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.

James D. Nadeau, LLC

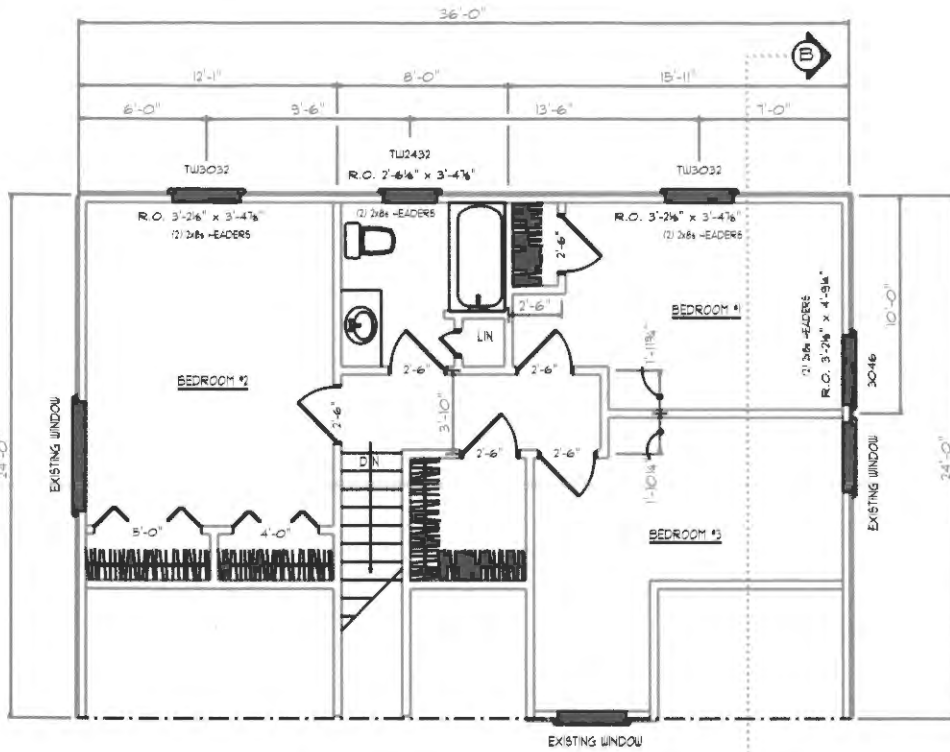
Professional Land Surveyors
Certified Floodplain Managers

[Signature]
7-12-10

918 BRIGHTON AVE. PH.(207)878-7870
PORTLAND, ME. 04102 F.(207)878-7871

THIS INSPECTION IS VALID ONLY WITH AN EMBOSSED SEAL AND IS NULL & VOID 90 DAYS AFTER INSPECTION DATE

THIS IS NOT A BOUNDARY SURVEY - NOT FOR RECORDING



Upper Floor Plan
1/4" = 1'-0"

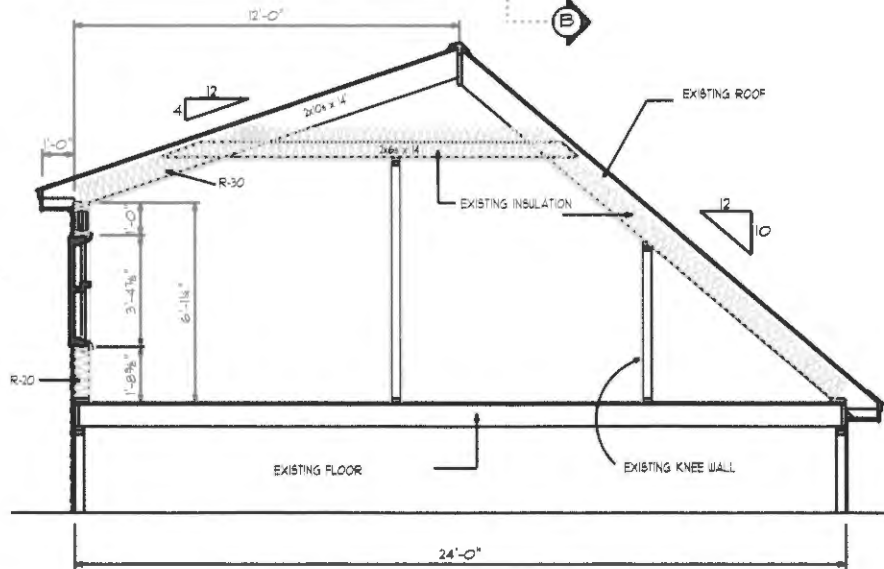
ROOF SYSTEM:

ASPHALT SHINGLES (ARCHITECTURAL)
DRIPPEDGE • EAVES & RAKE
ICE & WATER EAVE PROTECTION • EAVES
5/8" T&G ADVANTECH ROOF SHEATHING
2x10 RAFTERS @ 16"oc

EXTERIOR WALLS:

MATCH EXISTING SIDING
1/2" ZIP SYSTEM® SHEATHING
2x6 STUDS @ 16"oc.

Section "B"
3/8" = 1'-0"



ROOF SYSTEM:

ASPHALT SHINGLES (ARCHITECTURAL)
DRIPPEDGE • EAVES & RAKE
ICE & WATER EAVE PROTECTION • EAVES
5/8" T&G ADVANTECH ROOF SHEATHING
2x10 RAFTERS @ 16"oc.

TOP OF FLOOR TO BE FLUSH
WITH EXISTING FLOOR

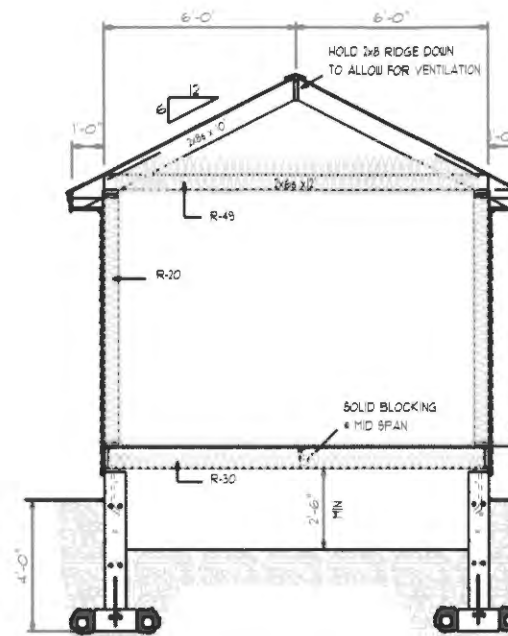
EXTERIOR WALLS:

MATCH EXISTING SIDING
1/2" ZIP SYSTEM® SHEATHING
2x6 STUDS @ 16"oc.

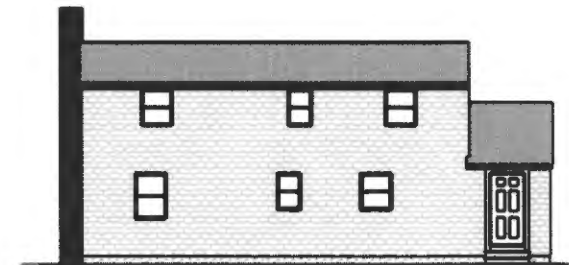
TOP OF FLOOR TO BE FLUSH
WITH EXISTING FLOOR

LOWER FLOOR:

3/4" T&G ADVANTECH SUB-FLOOR GLUED TO JOIST
MATCH EXISTING FLOOR JOIST
2x6 PRESSURE TREATED BILLS



Section "A"
3/8" = 1'-0"



Rear Elevation

1/8" = 1'-0"

NOTE: STRUCTURE TO BE BUILT USING STANDARD 2009
MAINE RESIDENTIAL BUILDING CODES.

WAYNE PARADIS INC.
Custom Design &
Carpentry
Service
Tel: 892-3424
Cell: 289-7641
w.paradis@myfairpoint.net
http://www.wayneparadis.net/index.html

Upper Floor Plan	Corner & Mud Room Addition
Plan For:	2
Brian & Aleksandra Townsend	2
Drawn by:	Wayne Paradis Aug. 24, 2011



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

Sept 07 2011

Received from Brian Thompson

Location of Work 16 1/2 Bay Side

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: _____

Building (I1) Plumbing (I5) Electrical (I2) Site Plan (U2)

Other _____

CBL: R. 7004

Check #: 1360 Total Collected \$ 500.00

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

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