

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED

Permit No: 02-1192	Issue Date: NOV - 4 2002	CIL: 82A C011001
-----------------------	-----------------------------	---------------------

Location of Construction: 79 Wayside Rd	Owner Name: Tobiassen Rita A	Owner Address: 79 Wayside Rd	Phone: 207 874 8662
Business Name:	Contractor Name: McLellan Construction	Contractor Address: P.O. Box 503 Gray	Phone: 207 428 3889
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R3

Past Use: Single Family	Proposed Use: Single Family	Permit Fee: \$86.00	Cost of Work: \$8,500.00	CEO District: 3	61670
----------------------------	--------------------------------	------------------------	-----------------------------	--------------------	-------

Proposed Project Description: Construct a 20' x 15' Detached Garage	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: Type: BOCA 1999 SB Signature: JMB 11/5/02
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: gad	Date Applied For: 10/15/2002	Zoning Approval	
-------------------------	---------------------------------	------------------------	--

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"/> Date: 11/5/02	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: 10/29/02
	N/A		

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

02-1192

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>79 wayside rd</u>		
Total Square Footage of Proposed Structure <u>300</u>	Square Footage of Lot <u>7000</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>182</u> Block# <u>AC</u> Lot# <u>011</u>	Owner: <u>Rita Tobiasen</u>	Telephone: <u>775-2662</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Cindy Tobiasen</u> <u>PO Box 503, Gray ME.</u> <u>428-3889 or 650-3841</u>	Cost Of Work: <u>\$8,500.00</u> Fee: <u>\$82.50 86.00</u>
Current use: <u>single family dwelling</u>		
If the location is currently vacant, what was prior use: <u>N/A</u>		
Approximately how long has it been vacant: <u>N/A</u>		
Proposed use: <u>same</u>		
Project description: <u>build a small garage 20'x15' 1 car detached</u>		
Contractor's name, address & telephone: <u>McKellan Construction Co. 773-8805</u> <u>232-6334</u>		
Who should we contact when the permit is ready: <u>Dave & Ed</u> <u>Cindy Tobiasen</u> <u>2x call</u>		
Mailing address: <u>PO Box 503</u> <u>Gray, Me</u> <u>H 428-3889</u> <u>cell 650-3841</u>		
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: <u>428-3889</u> <u>650-3841</u>		

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: Cindy Tobiasen Date: 10-15-02

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

Application ID Number: 2-1192

Department: Building

Status: Approved with Conditions

Reviewer: Jeanine Bourke

Approval Date: 11/05/2002

Comments: 10/29/02 spoke with Dave about frost protection of slab and he will pick up the detail at our office

Given On Date: 10/21/2002

OK to Issue Permit

Name: Jeanine Bourke

Date: 11/05/2002

Date 2: []

Conditions Section:

Add New Condition from

Add New Condition

Delete Condition

Frost protection will be provided per code

Create Date: 10/17/2002

By: god

Update Date: 11/05/2002

By: jmb

Delete

Save

Close

Application ID Number: 2-1192

Department: Zoning

Status: Approved with Conditions

Reviewer: Jeanine Bourke

Approval Date: 11/04/2002

Comments: 10/28/02 left message with Tom requesting info on setbacks to property lines not street.

Given On Date: 10/21/2002

OK to Issue Permit

Name: Jeanine Bourke

Date: 11/05/2002

Date 2: []

Conditions Section:

Add New Condition From

Add New Condition

Delete Condition

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Create Date: 10/17/2002

By: god

Update Date: 11/05/2002

By: jmb

Buttons: Delete, Save, Close

FAX

City of Portland
Department of Building Inspections

November 2, 2002

Project: Garage
Rita Tobiassen
79 Wayside Rd.
Portland, ME 04102
CBL 182ALQU3

Dear Jean,

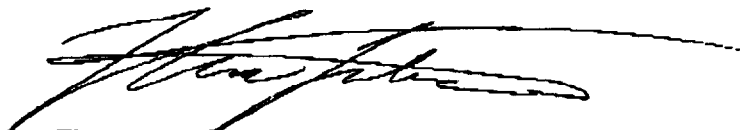
Enclosed is the expanded plan for the garage I spoke with you about last week. I contacted Jim Robins at the City of Portland, per your request. He informed me the city's ROW is 50 feet from the center of the road.

I have now included that information on the new plan enclosed in this fax. This should complete the information you requested.

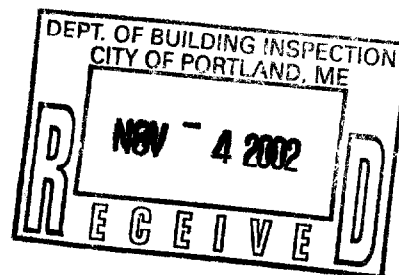
If you have any questions please call me on my cell at 655-5333.

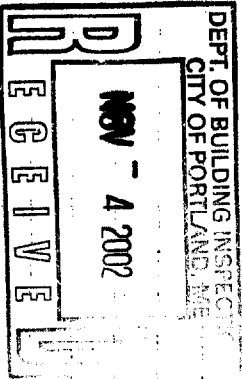
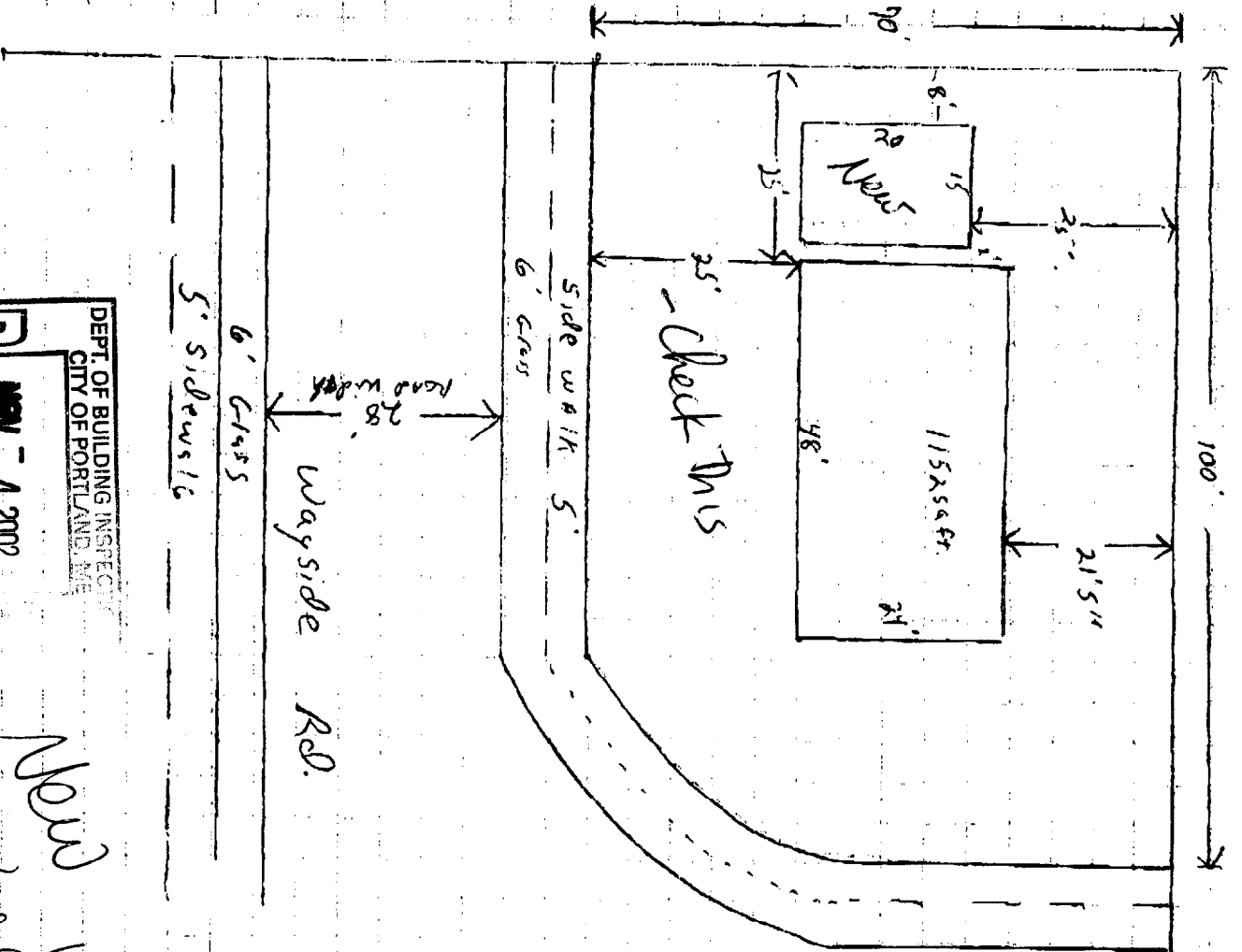
Thank you.

Sincerely yours,



Thomas Tobiassen





Now
Revised

SCALE
1/4" = 5 FT

R-3 Zone

6,670 x 25% = 1,667.5

Exist: 1,280
New 300 > 1,580 — OK

Front: 25' Req 25' Shown (check)

Rear: 25' Req 25' Shown (check)

Side: 8' Req 8' Shown City of Portland

50 FT Right of Way

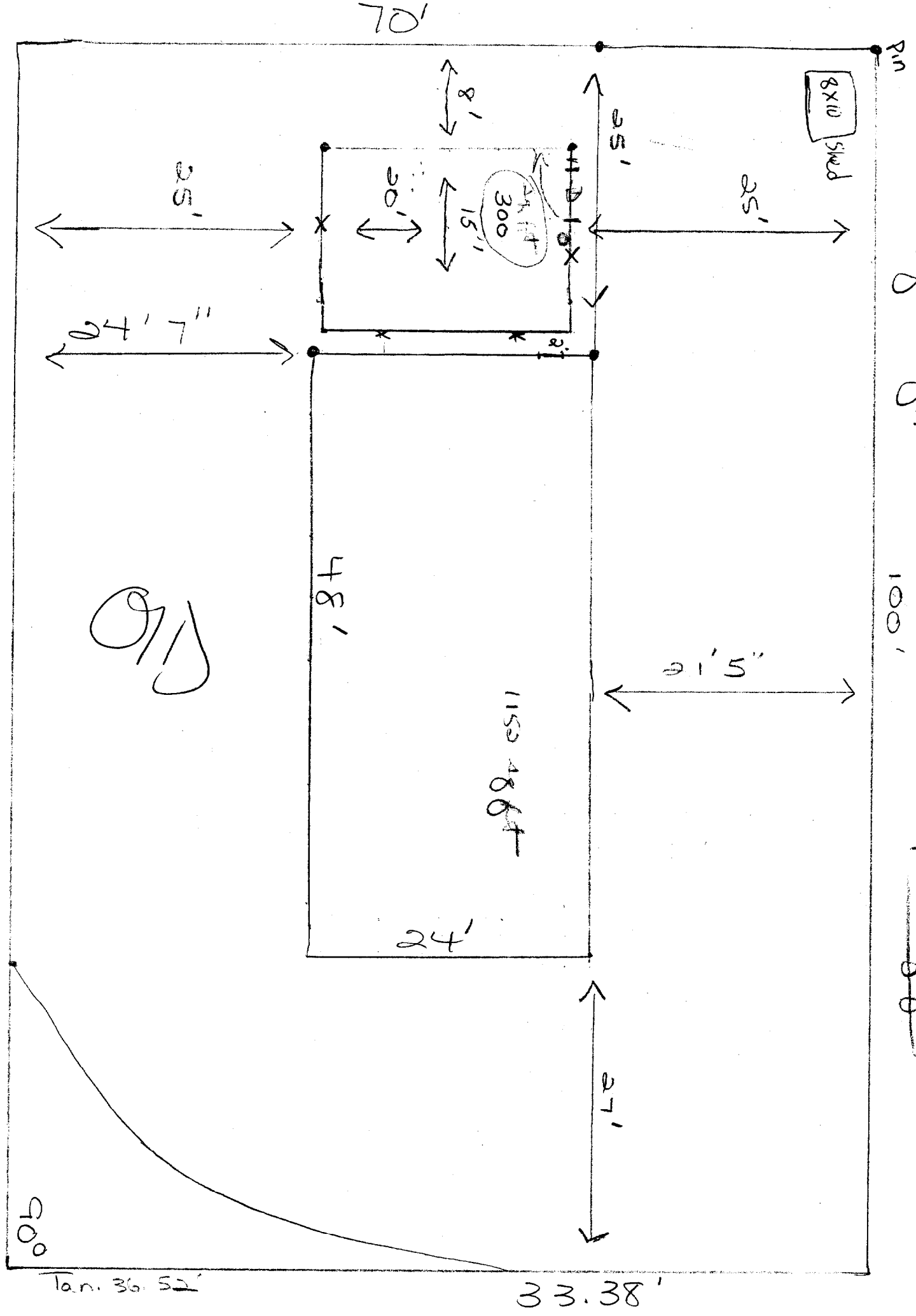
Sec. 14-433 allows a setback reduction to 5' in Rear and

5' on Side
provided that normal applicable yard requirements
50' city Right of way can't be met

RITA TOBIASSON
79 Wayside Rd
Portland ME

x = outside lights
 o = outlets

two way side rd



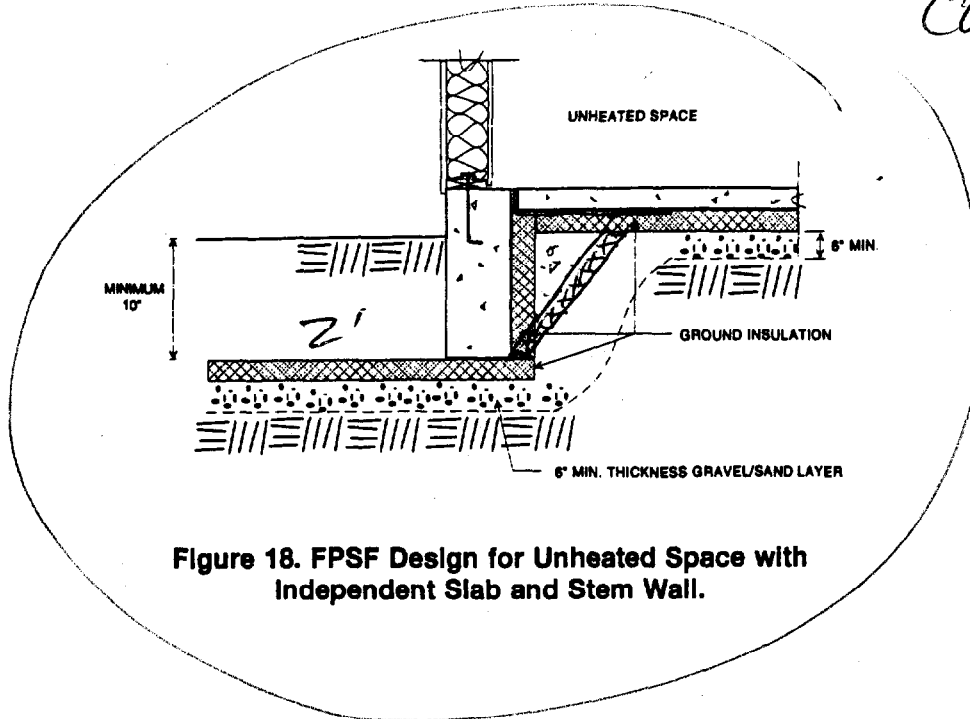
2 29' = 58'

100'

1000 486ft

UNHEATED BUILDINGS

Additional measures are required when using a FPSF on an unheated building. While a drainage layer is only recommended under wing insulation for heated buildings, a 6-inch drainage layer is always required under unheated FPSF designs. Additionally, the horizontal ground insulation extends not only as a wing beyond the perimeter of the building, but continues under the entire unheated portion of the building. This insulation layer can be installed either directly under the slab as shown in Figure 18, or entirely at one level as shown in Figure 19. In either case, the compressive load of the building on the insulation must be determined to compare to the compressive resistance of the foam (see design examples). The horizontal insulation must have a minimum of 10 inches of soil cover.



Contractor will do this model can be one pour

Figure 18. FPSF Design for Unheated Space with Independent Slab and Stem Wall.

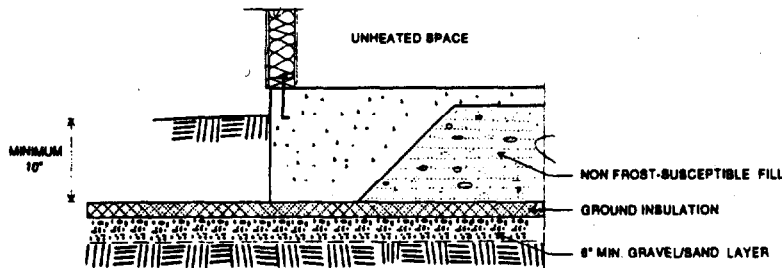
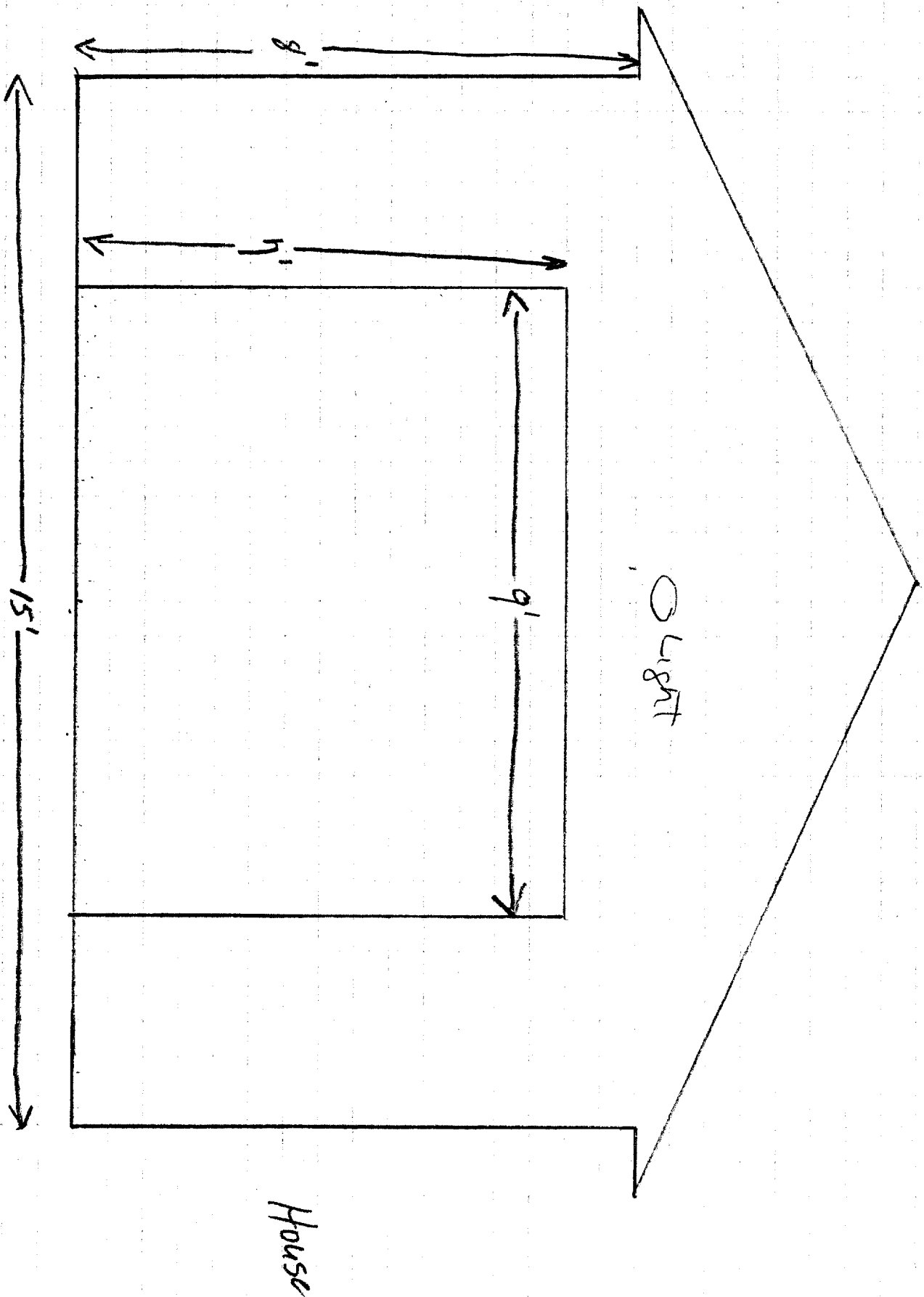
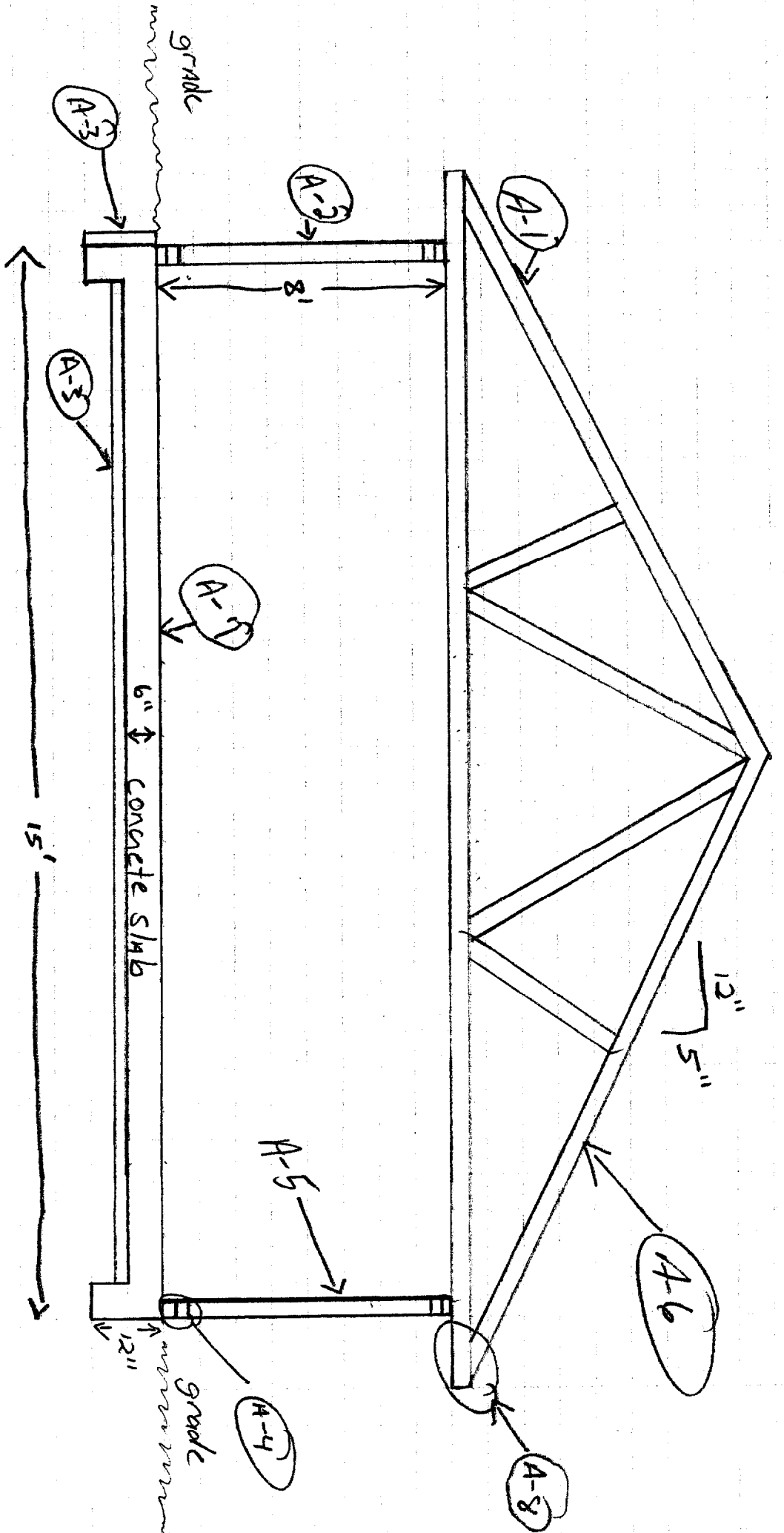


Figure 19. FPSF Design for Unheated Buildings with Insulation in Single Plane.

Garage 15' x 20' (Front View)

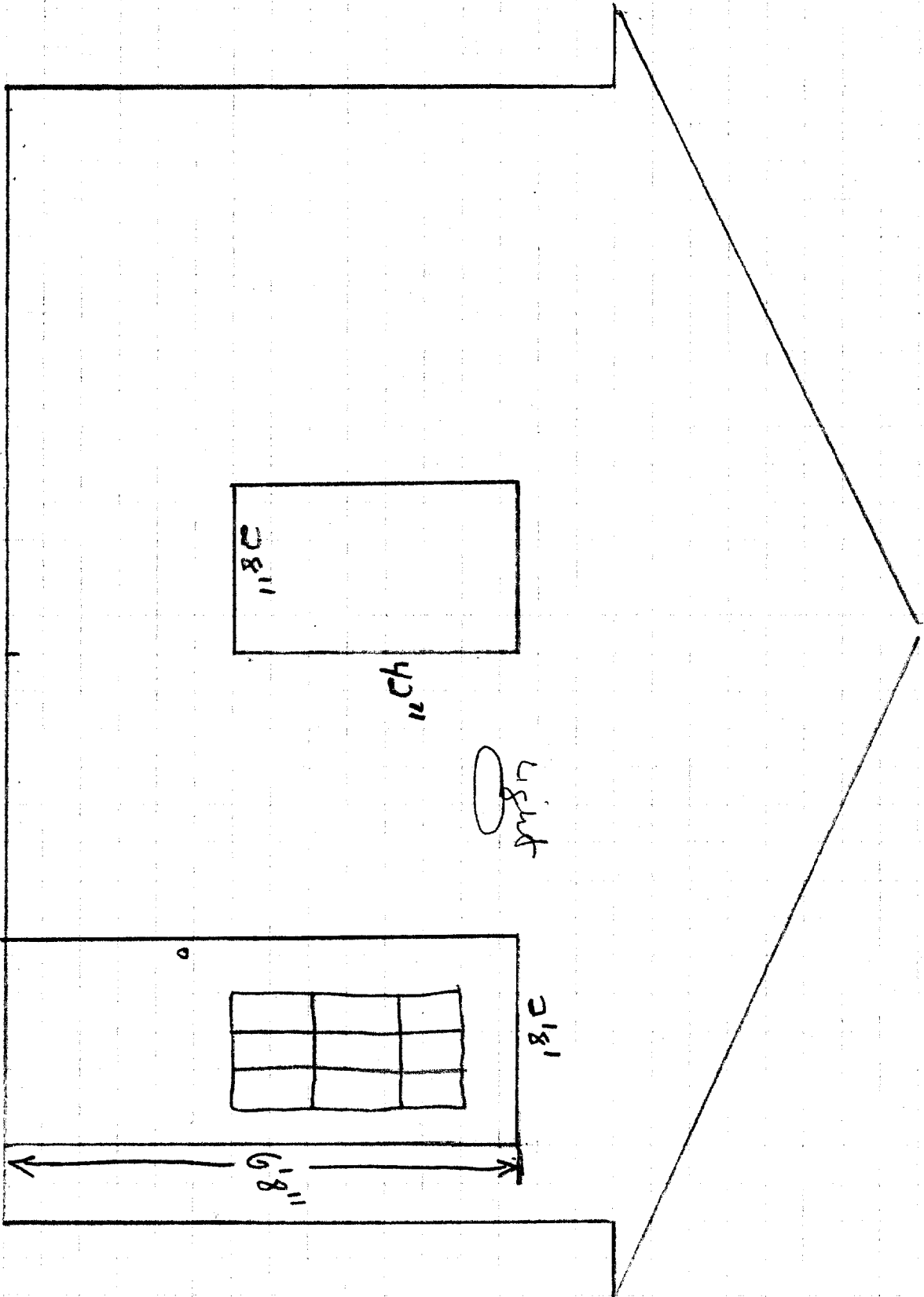


Section A page 1



- A-1: 17' Truss 5/2 pitch w / one foot overhang. Trusses will be 24" O.C.
- A-2: 8' 2x4" walls 16" OC. sheathed w / 7/16" OSB. siding will be vinyl
- A-3: 2" styrofoam blueboard around perimeter and underneath slab
- A-4: 2x4" pressure treated bottom plate
- A-5: Fire resistant sheetrock inside near house

Garage 15' x 20'
(Back View)



House

Neighbor

Section A page 2

A-6: roof sheathing will be 5/8 OSB. roofing will be 3-tab 25 year

A-7: Slab will be 6" throughout w/ wire mesh reinforcement and will include anchor bolts

A-8: Overhang will be one foot w/ vented soffit

Garage size will be 15' wide X 20' long

Window + Door Schedule

1.) one 9'x7' uninsulated overhead door (no windows)

2.) one 2'8" X 6'8" side entrance w/ mine lite glass

3.) one 28" X 42" double hung window

PLOT PLAN SHOWING BUILDINGS

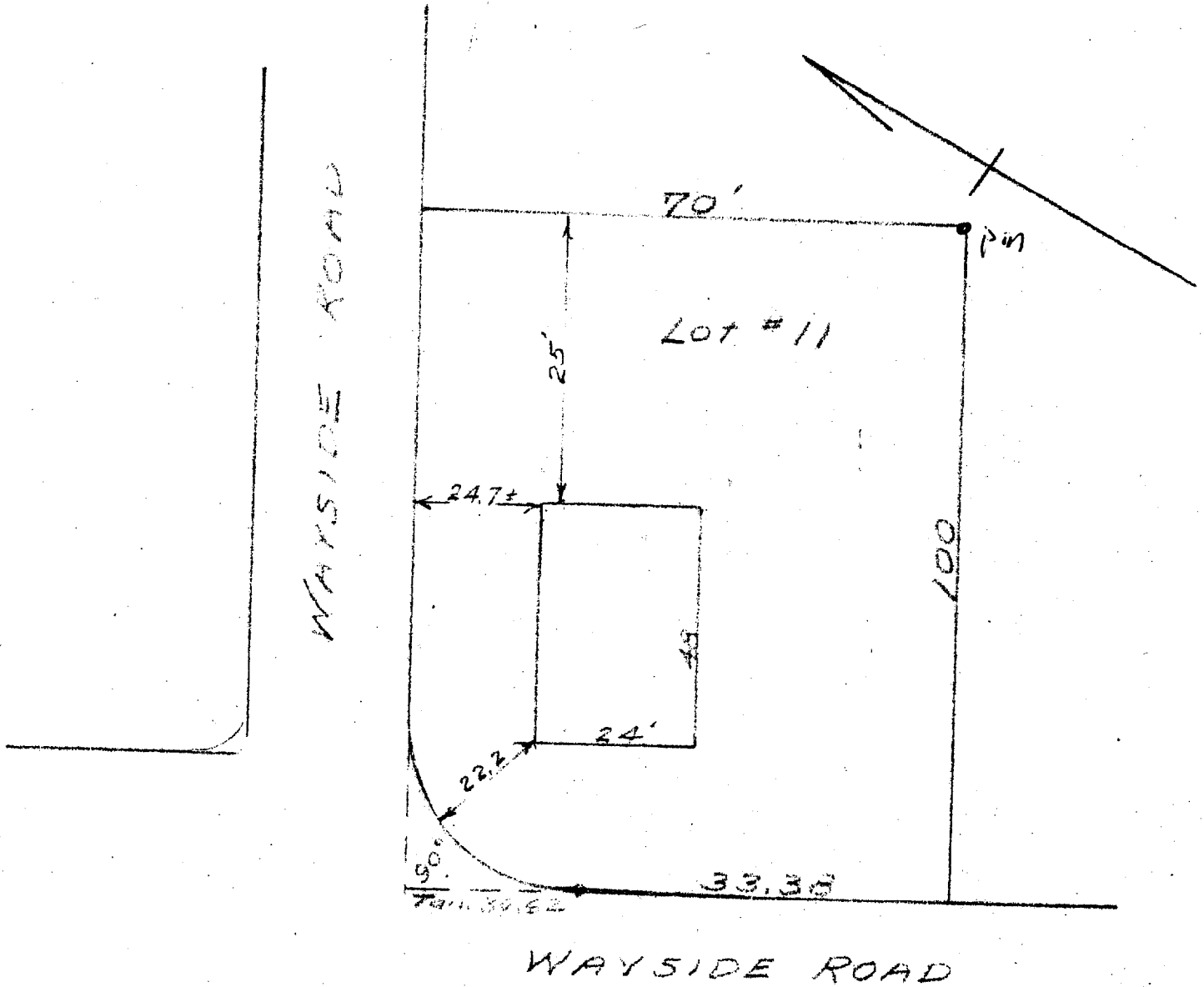
ON LOT #11

LONGFELLOW WOODS

Portland

Maine

September 1958 Not to Scale



I hereby certify that the buildings on this lot is within all lot lines and conforms with the restrictions of record.

Carl E. Emery
Registered Civil Engineer

NOTE: DISTANCES FROM HOUSE TO LOT LINES ARE APPROXIMATE ONLY

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or ~~874-8693~~ 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.

JB Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

- Footing/Building Location Inspection: Prior to pouring concrete
- NA Re-Bar Schedule Inspection: Prior to pouring concrete
- NA Foundation Inspection: Prior to placing ANY backfill
- NA Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

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

Dis If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

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

[Signature] _____ Date 11/5/02
Signature of applicant/designee
[Signature] _____ Date 11/5/02
Signature of Inspections Official

CBL: BZAC-11 Building Permit #: 02-1192

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

PERMIT ISSUED
NOV - 4 2002
 Permit Number: 021192
CITY OF PORTLAND

Please Read
 Application And
 Notes, If Any,
 Attached

This is to certify that Tobiassen Rita A/McLellan Construction
 has permission to Construct a 20' x 15' Detached Garage
 AT 79 Wayside Rd 182A C011001

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 occupied or closed-in.
48 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

Jamie Rourke 11/5/02
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD