

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND**

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BU...TION

**PERMIT**

Permit Number: 091066  
**PERMIT ISSUED**  
OCT - 5 - 2009  
CITY OF PORTLAND

ertify that GAGNE PAUL R. & JAMES N. GULEY the Arsenau

sion to New 24' x 24' Garage with attic ses

SSACHUSETTS AVE

CB 186 D033001

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

to Public Works for street line  
de if nature of work requires  
ormation.

Not... of inspection must be  
give... and written permission procured  
before this building or part thereof is  
lath... or other... used-in. 2  
HOT NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

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\_\_\_\_\_  
rd \_\_\_\_\_

Department Name

*Thomas N. Mably* 10/5/09  
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: 09-1066	Issue Date:	CBL: 186 D033001
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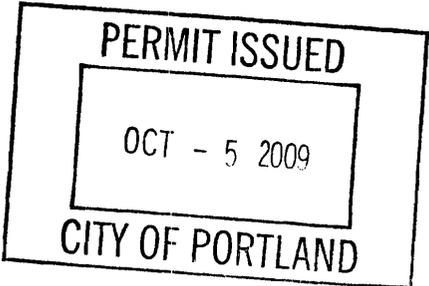
Location of Construction: 48 MASSACHUSETTS AVE	Owner Name: GAGNE PAUL R & JAMES N BO	Owner Address: 48 MASSACHUSETTS AVE	Phone:
Business Name:	Contractor Name: Maurice Arsenault	Contractor Address: 51 Anderson Westbrook	Phone 2078073051
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Attached	Zone: R-5

Past Use: Single Family Home - Connected to Demo Permit# 091026	Proposed Use: Single Family Home - New 24' x 24' Garage with attic trusses	Permit Fee: \$270.00	Cost of Work: \$24,523.00	CEO District: 3
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B IRC 2003	

Proposed Project Description: New 24' x 24' Garage with attic trusses	Signature:	Signature: <i>Jm 10/5/09</i>
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: Ldobson	Date Applied For: 09/25/2009	<b>Zoning Approval</b>
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <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"/> <i>OK w/ conditions</i> Date: <i>9/29/09 ABM</i>	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <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 <i>ABM</i> Date:
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**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

**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.**

  X   **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

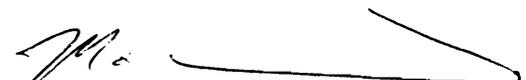
  X   **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

  X   **Final inspection required at completion of work.**

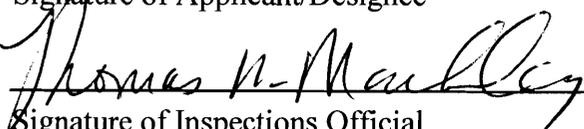
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

**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

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Inspections Official

  10/5/09    
Date

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 09-1066	<b>Date Applied For:</b> 09/25/2009	<b>CBL:</b> 186 D033001
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<b>Location of Construction:</b> 48 MASSACHUSETTS AVE	<b>Owner Name:</b> GAGNE PAUL R & JAMES N BO	<b>Owner Address:</b> 48 MASSACHUSETTS AVE	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Maurice Arsenault	<b>Contractor Address:</b> 51 Anderson Westbrook	<b>Phone</b> (207) 807-3051
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Garages - Attached	

<b>Proposed Use:</b> Single Family Home - New 24' x 24' Garage with attic trusses	<b>Proposed Project Description:</b> New 24' x 24' Garage with attic trusses
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 09/29/2009
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> <li>As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.</li> <li>This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.</li> <li>This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</li> </ol>			
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Tom Markley	<b>Approval Date:</b> 10/05/2009
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> <li>The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.</li> <li>Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.</li> <li>Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.</li> </ol>			

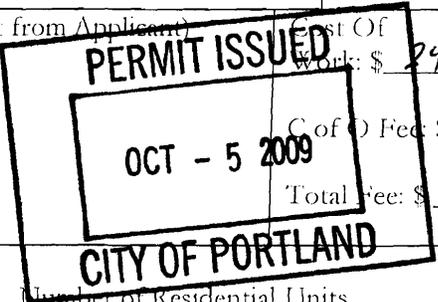
<b>Comments:</b>
9/29/2009-amachado: Spoke to Maurice Arsenault, the contractor. Need a plot plan that shows the dimensions of the new garage and the setbacks.
9/29/2009-amachado: Maurice came in and revised the plot plan.
10/2/2009-tm: spoke to Maurice and explained that I needed framing details on building before I could issue permit. He said he would fax or E-mail the framing details.
10/5/2009-tm: Recieved framing details.



# 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.

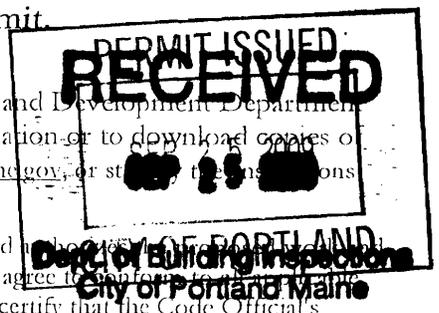
Location/Address of Construction: <u>48 Massachusetts Ave.</u>		
Total Square Footage of Proposed Structure/Area <u>574</u>	Square Footage of Lot <u>8267</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>186</u> Block# <u>D</u> Lot# <u>33</u>	Applicant <b>must</b> be owner, Lessee or Buyer Name <u>Paul Gagne &amp; James Bailey</u> Address <u>48 Massachusetts Ave.</u> City, State & Zip <u>Portland, ME</u>	Telephone: <u>773-5990</u>
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>24,523.00</u> Cost of Fee: \$ Total Fee: \$ <u>270</u>
Current legal use (i.e. single family) <u>Garage</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>removal of existing 18x20 garage and building new 24'x24' garage with Attic trusses.</u>		
Contractor's name: <u>Maurice Arsenault</u> Address: <u>51 Anderson Ave.</u> City, State & Zip: <u>Westbrook, ME 04092</u> Telephone: <u>807-3051</u> Who should we contact when the permit is ready: <u>Maurice Arsenault</u> Telephone: <u>807-3051</u> Mailing address: <u>51 Anderson Ave. Westbrook, ME 04092</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.gov](http://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 has authorized me to make this application as his/her authorized agent. I agree to comply with the 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.



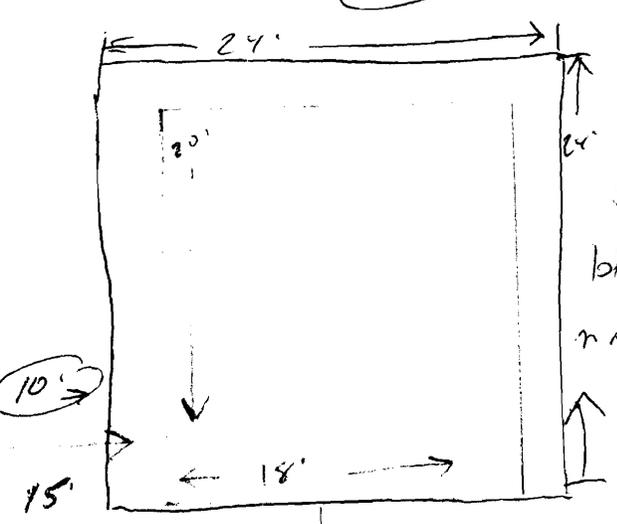
Signature: [Signature] Date: 9-14-09

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

29.09  
 24' new 20'

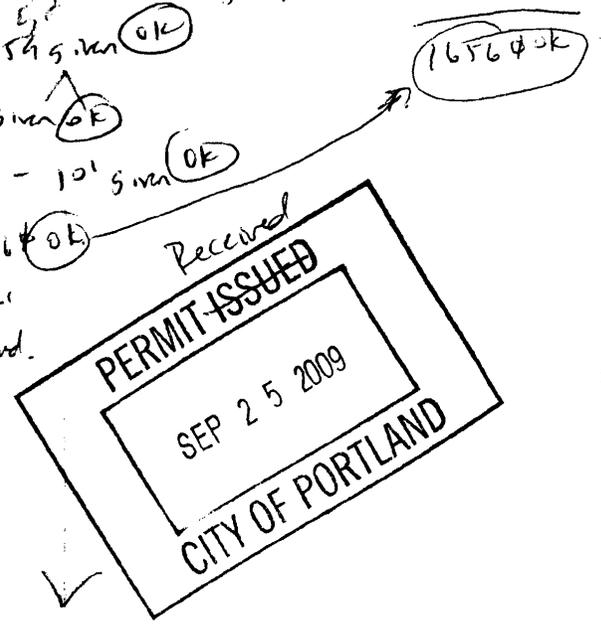
RS  
 lot size 8265 sq ft (assessors)  
 land area per div. 3500 sq ft (OK)

80'  
 house = 1264 sq ft  
 garage = 24x24 = 576 sq ft

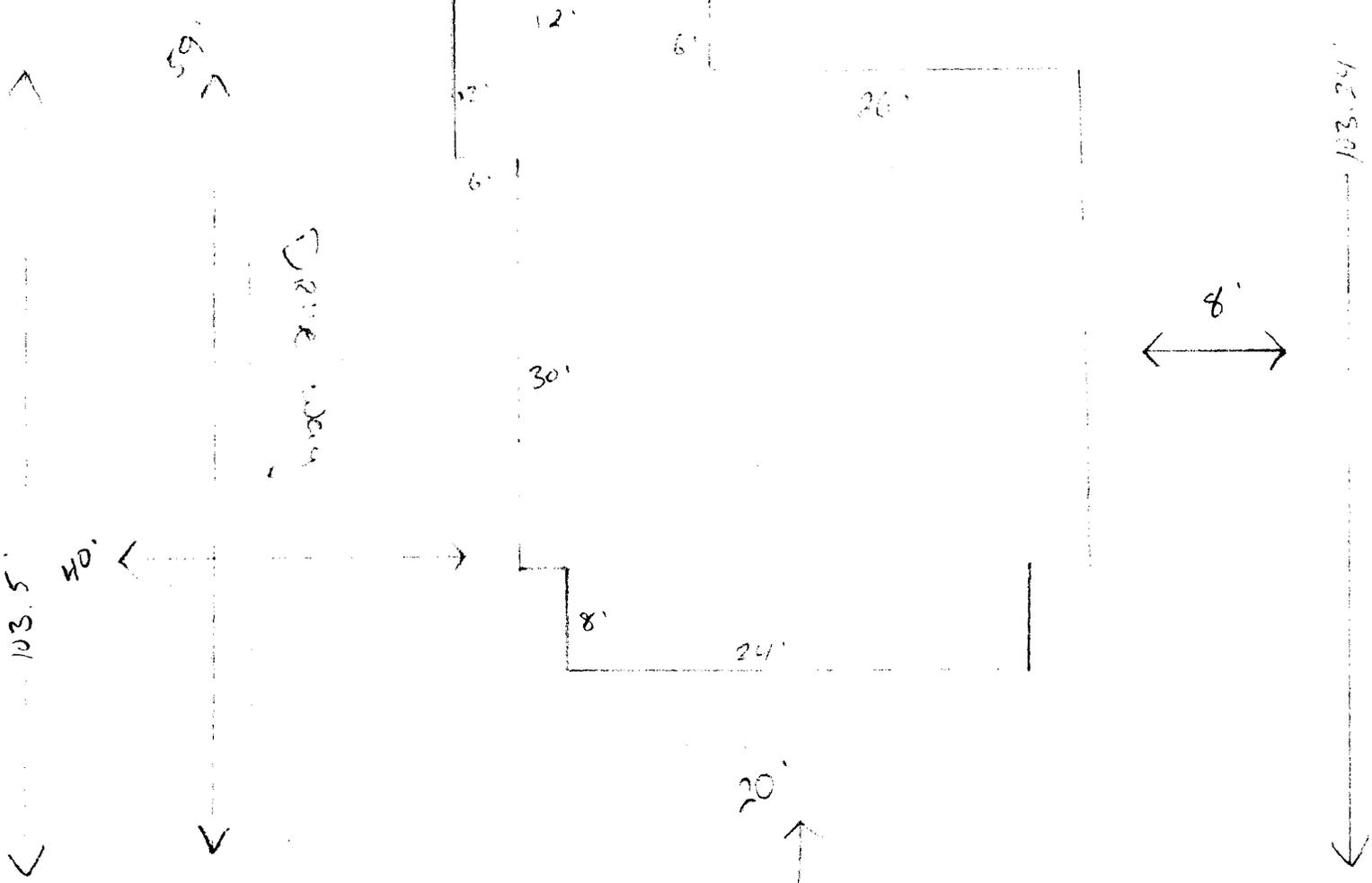
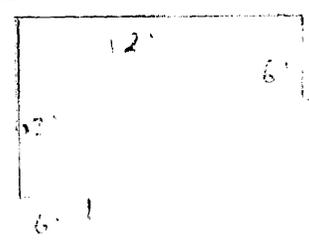


front - 20' or average - 54 sq. ft. (OK)  
 rear - 20' min - 20' sq. ft. (OK)  
 side - 25 by - 11 min - 10' sq. ft. (OK)  
 11.25 by - 8' min

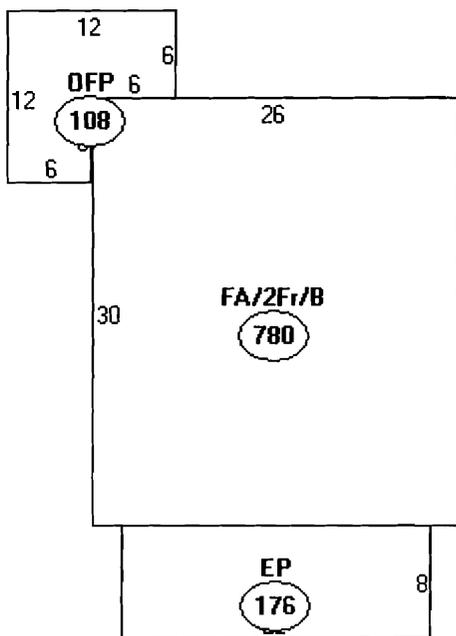
lot coverage - 40% = 3307.6 sq ft (OK)  
 max height - 18' - 14.5' (stabil.)  
 14.5' (stabil.)



11'



MASS. Ave.



Descriptor/Area	
A: FA/2Fr/B	780 sqft
B: OFF	108 sqft
C: EP	176 sqft
= 1064	

72

$16 \times 24 = 384$  (ok)  
 $24 \times 24 = 576 \left(\frac{2}{3}\right) = 384.$