

PERMIT ISSUED

JAN 18 2011

City of Portland

Form # P 04
**DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND**

BUILDING

PERMIT

Permit Number: 100985

Please Read
Application And
Notes, If Any,
Attached

This is to certify that FOLEY JOSPEH A & TRICIA FOLEY Party Owner

has permission to finish above existing garage for bedroom (1) B

AT 65 COBB AVE CE 212 A008001

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 lathed or otherwise finished-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


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: 10-0985	Issue Date:	CBL: 212 A008001
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Location of Construction: 65 COBB AVE	Owner Name: FOLEY JOSPEH A & TRICIA P F	Owner Address: 65 COBB AVE	Phone:
Business Name:	Contractor Name: Porperty Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R2

Past Use: Single Family Home	Proposed Use: Single Family Home - finish above existing garage for 2 bedrooms & (1) Bath	Permit Fee: \$60.00	Cost of Work: \$4,000.00	CEO District: 3
		FIRE DEPT: N/A <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRG, 2003	

Proposed Project Description: finish above existing garage for 2 bedrooms & (1) Bath	Signature:	Signature:
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: Idobson	Date Applied For: 08/12/2010	Zoning Approval
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<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 information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<p>Zoning Appeal</p> <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	<p>Historic Preservation</p> <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
	<p><i>Absolutely no kitchen equipment permitted above garage</i></p> <p>Date: <i>9/24/10</i></p>	<p>Date:</p>	<p>Date:</p>

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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

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0985	Date Applied For: 08/12/2010	CBL: 212 A008001
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Location of Construction: 65 COBB AVE	Owner Name: FOLEY JOSPEH A & TRICIA P F	Owner Address: 65 COBB AVE	Phone: () 662-3501
Business Name:	Contractor Name: Porperty Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family Home - finish above existing garage for 2 bedrooms & (1) Bath	Proposed Project Description: finish above existing garage for 2 bedrooms & (1) Bath
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Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 08/24/2010

Note: Ok to Issue:

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. You shall not be permitted to wire or plumb up for a "future" kitchen above the garage.
- 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: Jonathan Rioux Approval Date:

Note: Ok to Issue:

- 1) Code complaint egress windows are required in each bedroom.
- 2) Mechanical or natural ventilation is required in the bathroom.
- 3) A field inspection will verify insulation: heat requirements, fire separations/ opening protection, headroom, and that the stairwell in connection with bld. Permit # 061429 meet our minimal code requirements.
- 4) The attic scuttle opening must be 22" x 30".
- 5) Photoelectric hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms. A Carbon Monoxide Detector hardwired with battery back-up shall be installed in the area giving access to the bedrooms.
- 6) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial kitchen exhaust hood systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

Comments:

9/15/2010-jrioux: Lft. Msg. with Owner requesting more info.

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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.**

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

 X **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.

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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>65 Cobb Ave 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# <u>212</u> Block# <u>A</u> Lot# <u>8</u>	Applicant * must be owner, Lessee or Buyer* Name <u>Joseph Foley, Sr</u> Address <u>65 Cobb Ave</u> City, State & Zip <u>Portland, ME</u>	Telephone: <u>(207) 749-8227</u> <u>(207) 749-6169</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>4,000</u> C of O Fee: \$ <u>60</u> Total Fee: \$ <u>4060</u>
Current legal use (i.e. single family) _____ 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>Finish above existing garage for 2 bedrooms and a bathroom</u>		
Contractor's name: <u>Joe Foley</u> Address: <u>65 Cobb Ave</u> City, State & Zip: <u>Portland, ME 04102</u> Telephone: <u>774-6169</u> Who should we contact when the permit is ready: <u>Joe Foley</u> Telephone: <u>749-8227</u> Mailing address: <u>Same</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.

RECEIVED
AUG 12 2010
City of Portland, Maine
Inspections Division

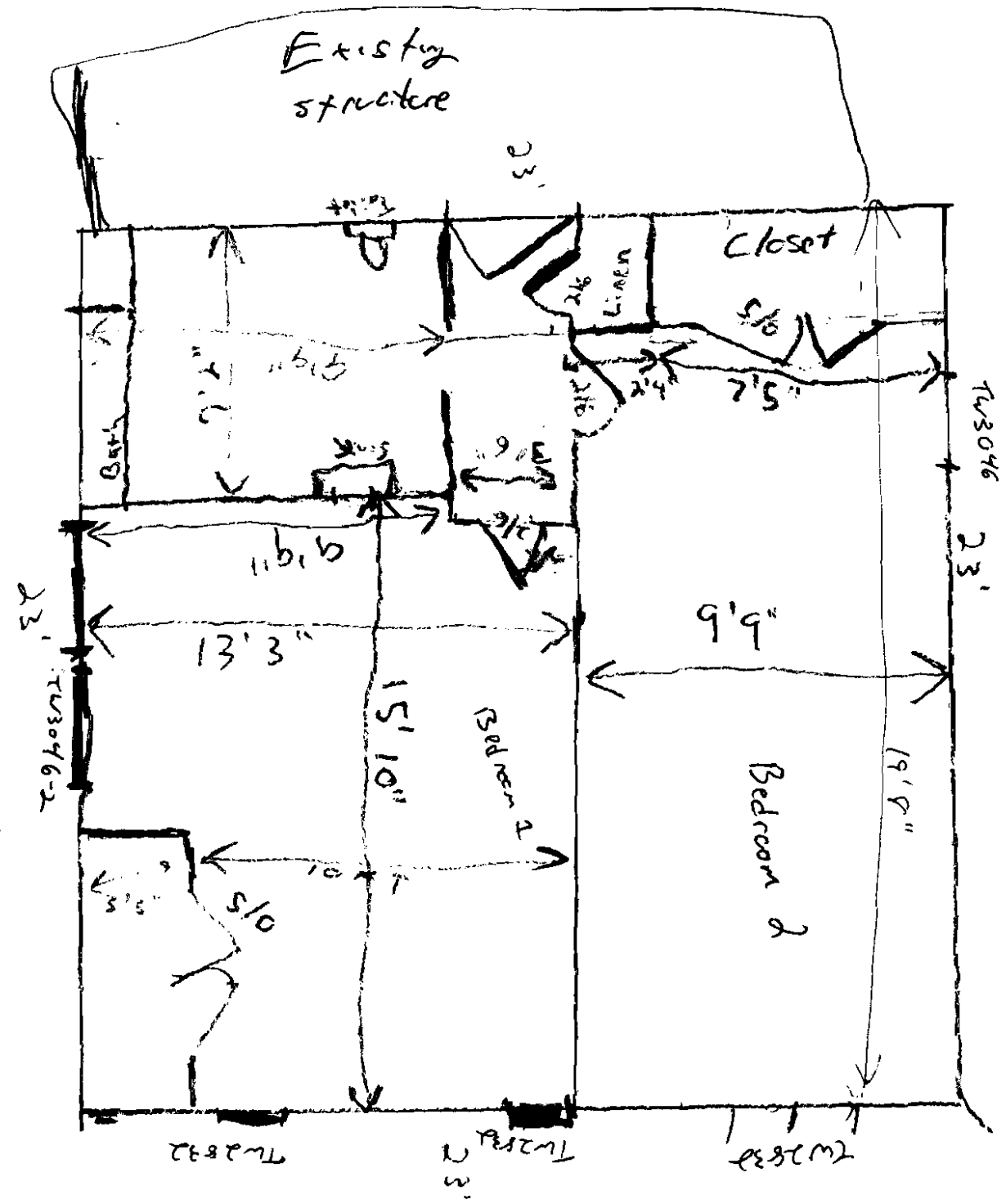
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division 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: [Signature] Date: 8/12/10

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

1/4 = 1 ft



ABSolutely NO kitchen facilities allowed in This Area

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF: DEED BOOK 10837 PAGE 172 COUNTY Cumberland
PLAN BOOK 18 PAGE 33 LOT 15,16,17,18

ADDRESS: 85 Cobb Avenue, Portland, Maine

Job Number: 370-79

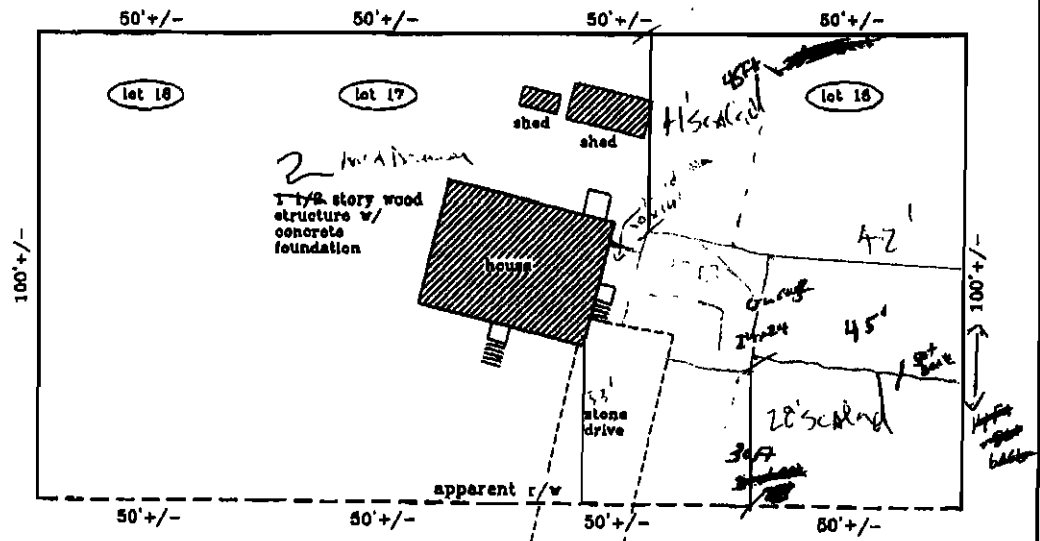
Inspection Date: 8-05-02

Scale: 1" = 30'

Buyers: Joseph Foley & Tricia Pardi Foley

Sellers: Alexander Hughes

22-1056



C o b b A v e n u e to Westbrook St.

DLH
I HEREBY CERTIFY TO: Guaranty Title Corp.; First Horizon Home Loans and its title insurer.

Monuments found did not conflict with the deed description.
The dwelling setbacks do not violate town zoning requirements.
As delineated on the Federal Emergency Management Agency Community Panel:
The structure does not fall within the special flood hazard zone.
The land does not fall within the special flood hazard zone.
A wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ANY DEED CONFLICTS, IF ANY.

Livingston - Hughes
Professional Land Surveyors & Foresters
88 Guinea Road
Kennebunkport - Maine 04046
207-967-8781 phone 207-967-4831 fax

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

Bedroom
Closet Doors = ~~30~~ 79 1/2 x 50

Linen closet - 30 x 82

Bedroom/Bathroom Door 30 x 82

2x4 Header (Doubled up)

Ceiling Height = 7ft 7"

Framing detail =

Interior 2x4 = 16 on center

Bathroom wall by sink + shower = 2x6 16 on center

Ceiling strapped with 2 1/2" x 3/4" ~~joists~~

Garage insulated with appropriate R-value insulation

Garage sheetrocked with 5/8" sheetrock walls + ceiling

2 ^{Egress}

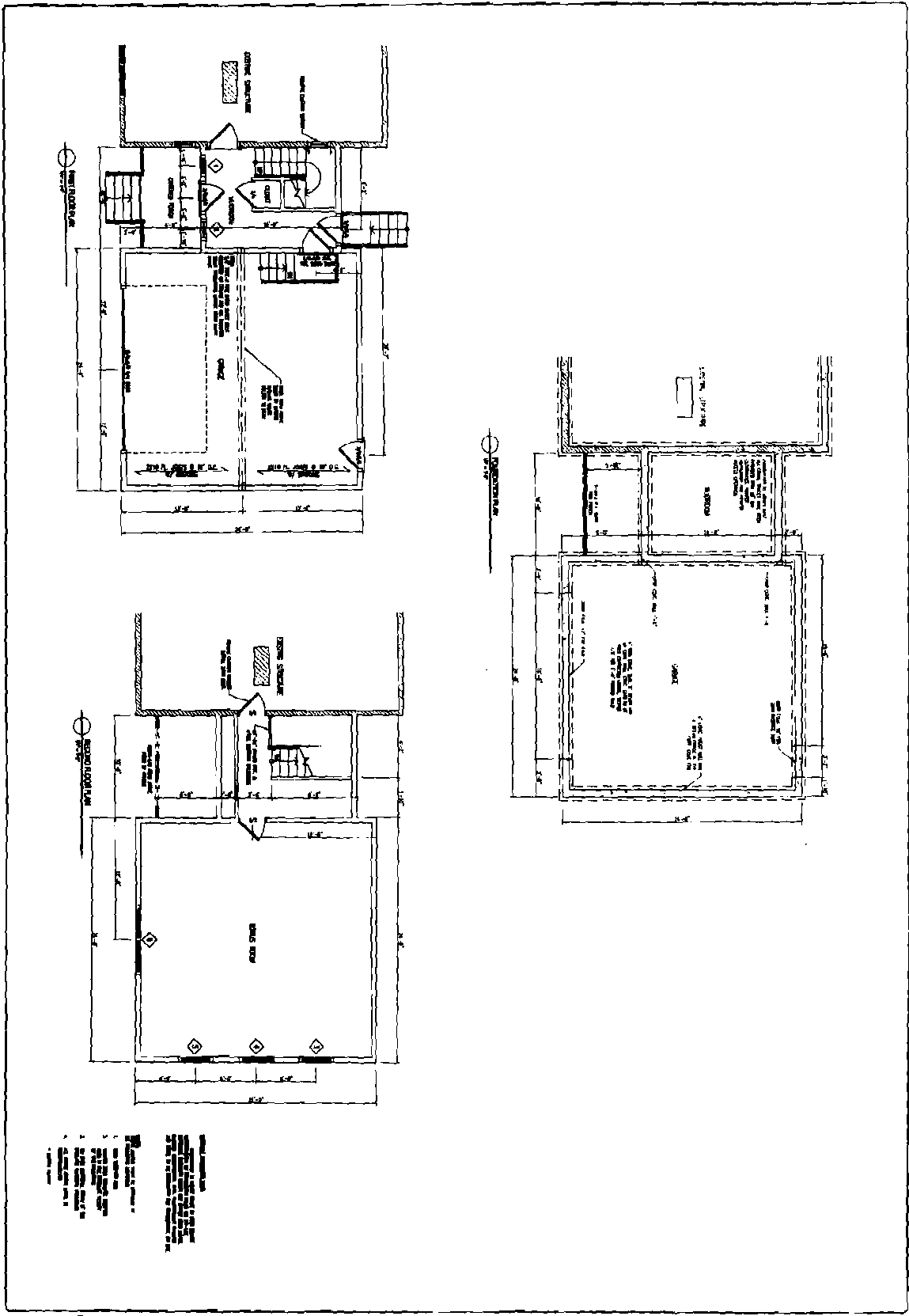
Windows installed on rear of house in

Bedroom &

upstairs insulated with appropriate R-value insulation - walls + ceiling

Sheetrock with 5/8" walls + ceiling

Smoke Alarms in Bedroom + Hallway

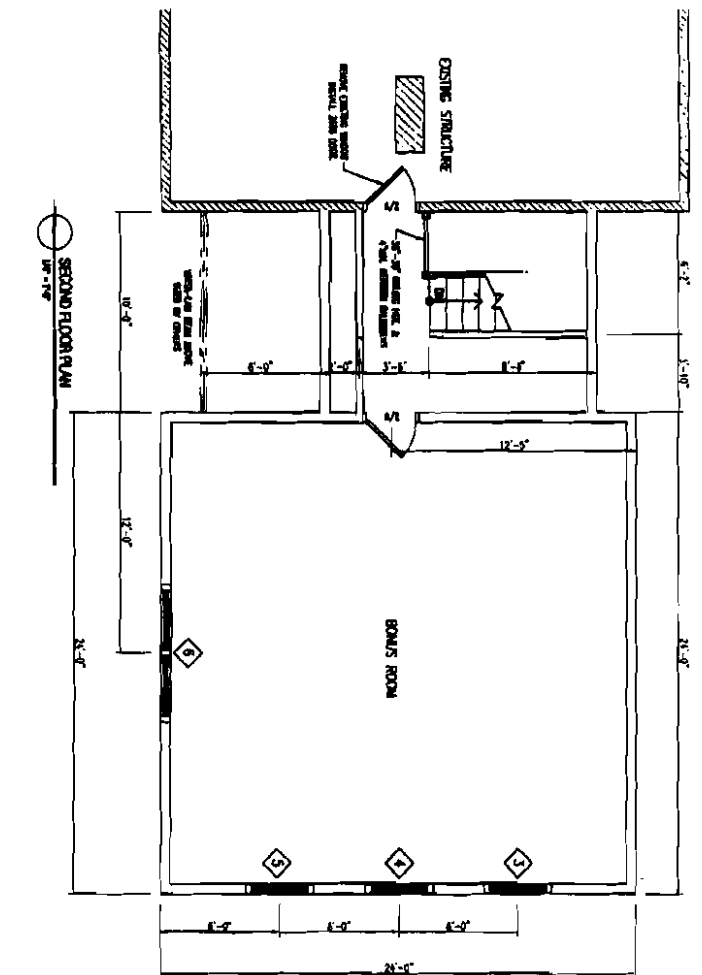
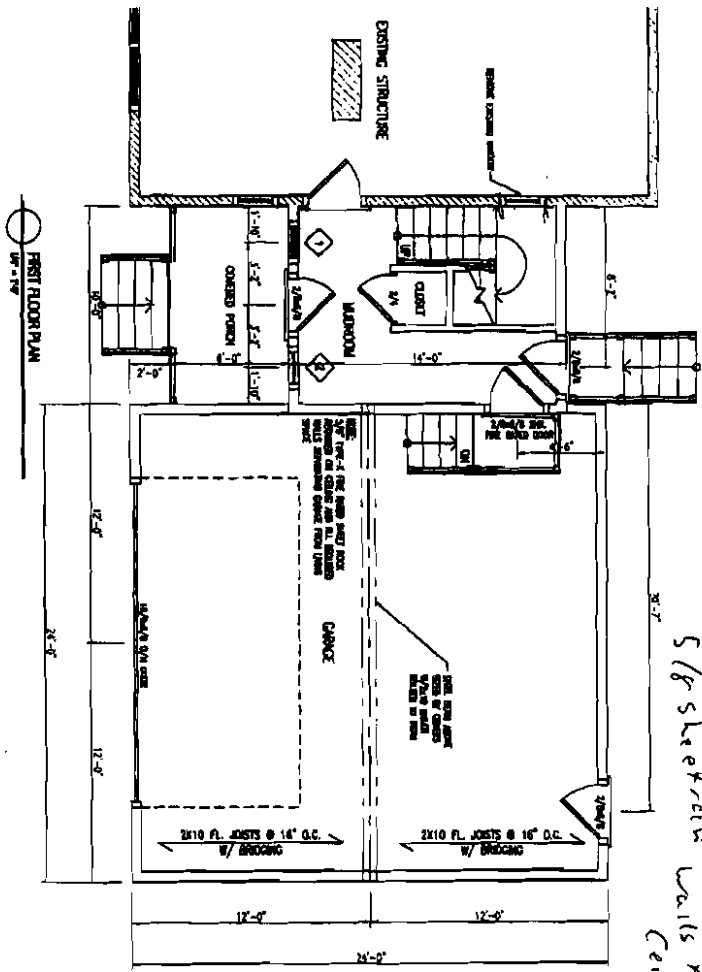


See page 101

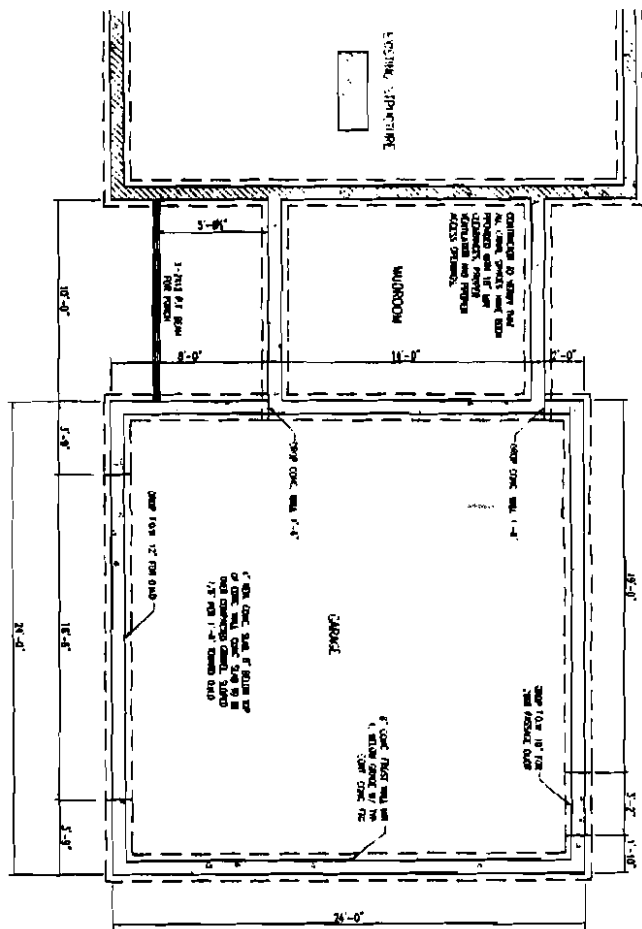
DATE: 10/10/07	PROJECT: FOLEY GARAGE ADDITION
SCALE: 1/4" = 1'-0"	DRAWN BY: [Name]
CHECKED BY: [Name]	APPROVED BY: [Name]

FOUNDATION / FLOOR PLANS
 FOLEY GARAGE ADDITION
 PORTLAND, MAINE





FOUNDATION PLAN



5/8 Sheetrock walls x Ceiling

- 1. ROOM NUMBER
- 2. ROOM NAME
- 3. ROOM AREA
- 4. ROOM PERCENTAGE
- 5. ROOM PERCENTAGE OF TOTAL
- 6. ROOM PERCENTAGE OF TOTAL AREA
- 7. ROOM PERCENTAGE OF TOTAL AREA
- 8. ROOM PERCENTAGE OF TOTAL AREA
- 9. ROOM PERCENTAGE OF TOTAL AREA
- 10. ROOM PERCENTAGE OF TOTAL AREA

GENERAL NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS SHALL BE AS SHOWN ON THESE PLANS.
 4. ALL DIMENSIONS SHALL BE AS SHOWN ON THESE PLANS.
 5. ALL DIMENSIONS SHALL BE AS SHOWN ON THESE PLANS.

THIS INFORMATION IS PROVIDED TO OUR CUSTOMERS AS A SERVICE OF HANCOCK LUMBER. CUSTOMERS SHOULD APPRECIATE, HOWEVER, THAT THIS INFORMATION IS NOT THE WORK PRODUCT OF ANY ARCHITECT, ENGINEER, HANCOCK LUMBER NOR ANY OF ITS EMPLOYEES AND IS NOT TO BE USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION OF HANCOCK LUMBER. CUSTOMERS SHOULD CONSULT WITH AN ARCHITECT BEFORE TAKING FINAL ACTION WITH REGARD TO ANY BUILDING OR STRUCTURE. CUSTOMERS SHOULD ALSO APPRECIATE THAT, BY PROVIDING CUSTOMERS WITH THIS INFORMATION, HANCOCK LUMBER DOES NOT GUARANTEE THE SOUNDNESS OR SUITABILITY OF THE INFORMATION FOR ANY PURPOSE OF THE CUSTOMER.

**FOUNDATION / FLOOR PLANS
 FOLEY GARAGE ADDITION
 PORTLAND, MAINE**



Project: 180223
 Drawn By: 898
 Date: 09/07/06
 Scale: 1/4"=1'-0"
 Sheet Number: 2-04-3

11/11