

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that NICOLE OUELLETTE

Located At 32 ALBION ST

Job ID: 2012-07-4382-DRG

CBL: 259- B-046-001

has permission to Demolish the existing garage and rebuild within the same footprint (Single Family Residence), 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



Code Enforcement Officer / Plan Reviewer

08/16/2012

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. Close In Elec/Plmb/Frame prior to insulate or gypsum
 3. 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

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Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-07-4382-DRG

Located At: 32 ALBION ST

CBL: 259- B-046-001

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. Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards. The one (1) year starts at the time of removal. **It shall be the owner's responsibility to contact the Code Enforcement Officer and notify them of that specific date.**
3. 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.
4. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

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. Demolition permits are valid for a period of 30 days from the date of issuance. A written request must be submitted and granted for an extension to this time period. Dust prevention shall be controlled per Chapter 6 of the Municipal Ordinance and demolition per Section 3303 of the IBC 2003.
3. Roof Rafter framing and Connection shall comply with Section R802.3 & R802.3.1 of MUBEC. **Note: Code Complaint Rafter & Collar Ties are required.**



General Building Permit Application

Entered 7/2/12
R-3 (33)

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.

2012-07-4382 DRG

Location/Address of Construction: <u>32 ALBION ST. PORTLAND ME 04102</u>		
Total Square Footage of Proposed Structure/Area <u>256</u>	Square Footage of Lot <u>6810</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>259</u> <u>B</u> <u>046</u>	Applicant: (must be owner, lessee or buyer) Name <u>EZRA BERRY</u> Address <u>14 GEORGE ST</u> City, State & Zip <u>GORHAM, ME 04038</u>	Telephone: <u>776-8344</u>
Lessee/DBA RECEIVED JUL 02 2012 Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name <u>NICHOLE OUELLETTE</u> Address <u>32 ALBION ST.</u> City, State & Zip <u>PORTLAND, ME 04102</u>	Cost of Work: \$ <u>10,000</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>120</u>
Current legal use (i.e. single family) <u>DETACHED 1 CAR GARAGE</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>1 CAR GARAGE</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>DEMOLISH EXISTING GARAGE / BUILD NEW TO EXISTING FOOTPRINT / VOLUME</u>		
Contractor's name: <u>P + B REMODELING</u> Email: <u>ezraberry@hotmail.com</u>		
Address: <u>14 GEORGE ST</u>		
City, State & Zip <u>GORHAM, ME 04038</u>		Telephone: <u>776-8344</u>
Who should we contact when the permit is ready: <u>EZRA BERRY</u>		Telephone: <u>776-8344</u>
Mailing address: <u>14 GEORGE ST. GORHAM, ME 04038</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, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

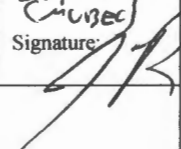
and I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: 6/30/12

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

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-07-4382-DRG	Date Applied: 7/2/2012	CBL: 259- B-046-001	
Location of Construction: 32 ALBION ST	Owner Name: NICOLE OUELLETTE	Owner Address: 32 ALBION ST PORTLAND, ME 04102	Phone:
Business Name:	Contractor Name: EZRA M BERRY @ P & B REMODELING	Contractor Address: 14 GEORGE ST GORHAM MAINE 04038	Phone: 776-8344
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG	Zone: R-3
Past Use: Single Family Dwelling	Proposed Use: Same: Single Family Dwelling - to demolish existing garage and to rebuild in the same footprint and volume	Cost of Work: 10000.000000	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R Type: SB IRC, 2009 CUBEC Signature: 
Proposed Project Description: Destruct/Construct existing garage		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Brad	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 Date: <u>7/15/12</u>	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: 
	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 appication 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

8-2-12 DWM Ezra 776-8344 Pre Demo OK

No Sewer elec disconnected from breaker

8-28-12 DWM EZRA Footing Fail 8" at edge 10" req'd

8-29-12 DWM Ezra Footing OK

9-21-12 DWM/BKL Ezra Close-in OK Final OK



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Receipts Details:

Tender Information: Check , Check Number: 264
Tender Amount: 120.00

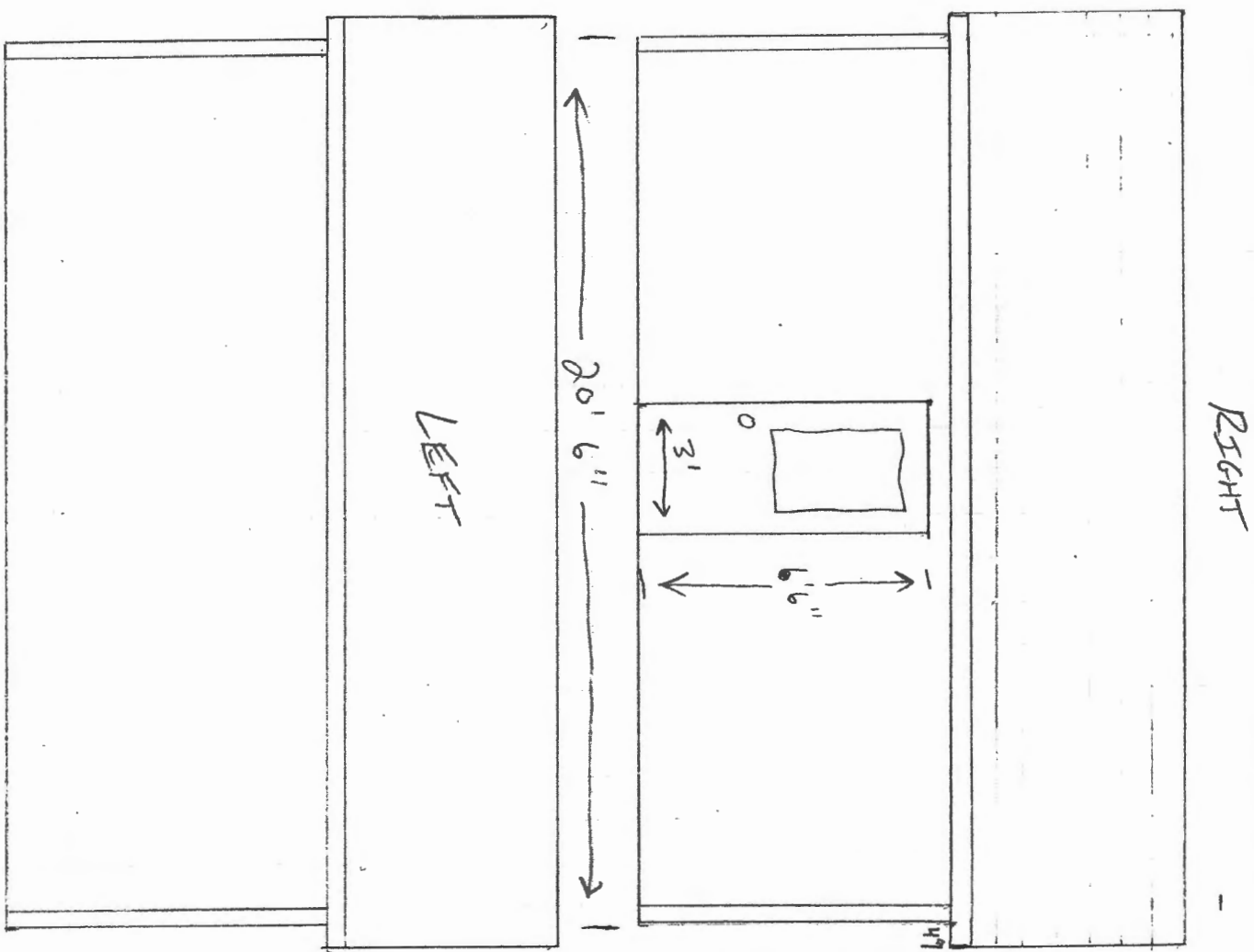
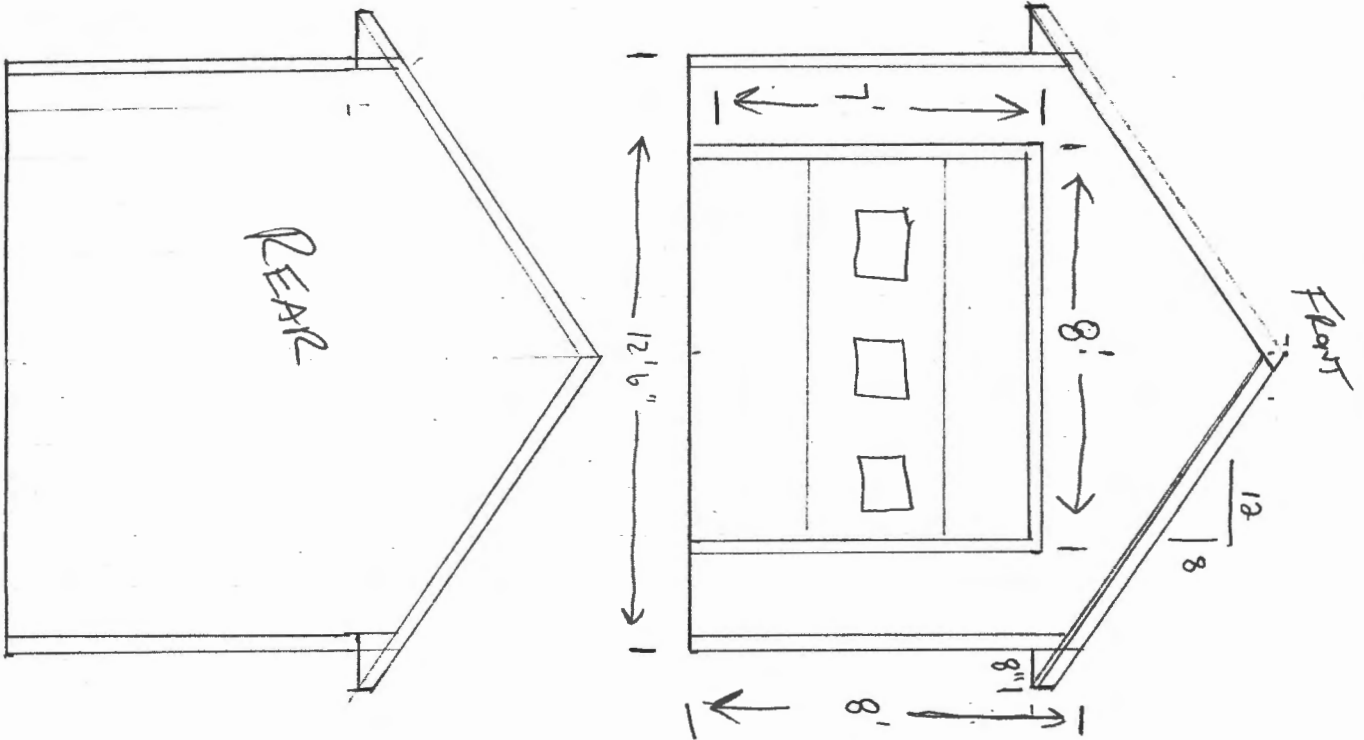
Receipt Header:

Cashier Id: bsaucier
Receipt Date: 7/2/2012
Receipt Number: 45553

Receipt Details:

Referance ID:	7111	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	120.00	Charge Amount:	120.00
Job ID: Job ID: 2012-07-4382-DRG - Destruct/Construct existing garage			
Additional Comments: 32 Albion Road			

Thank You for your Payment!



32 ALBION ST 1/4" = 1'

- SEE NEXT PAGE FOR DETAILS

**32 Albion Street
Portland, ME 04102**

Garage Details:

Foundation:

- Alaskan style slab:
 - 4" concrete in center
 - 10" around perimeter
 - Wire mesh backing
 - 1/2" anchor bolts every 3'

Framing:

- Walls:
 - 2x6 pressure treated bottom plates
 - 2x4 walls 16" OC
 - 1/2" CDX plywood sheathing
 - Double 2x6 headers with 1/2" plywood layer for door openings
- Roof:
 - 8/12 pitch
 - 2x6 rafters spaced 16" OC
 - 8" eave overhangs
 - 4" rake overhangs
 - 2x8 ridge beam
 - 5/8" CDX sheathing
 - 2x6 collar ties

Exterior:

- Doors:
 - 3'0"x6'6"/1/2 light/out swing entry door **1**
 - 8'0"x7'0"/raised panel/1 row of glass overhead door **1**
- Roofing:
 - 30 year architectural shingles
 - 8" galvanized drip edge with 15 lb felt underlayment
- Siding:
 - 4"/4" vinyl siding
 - Ventilated eave soffit
 - Wrapped aluminum fascia
 - Primed pine door trim/jambs
 - Vinyl cornerboards

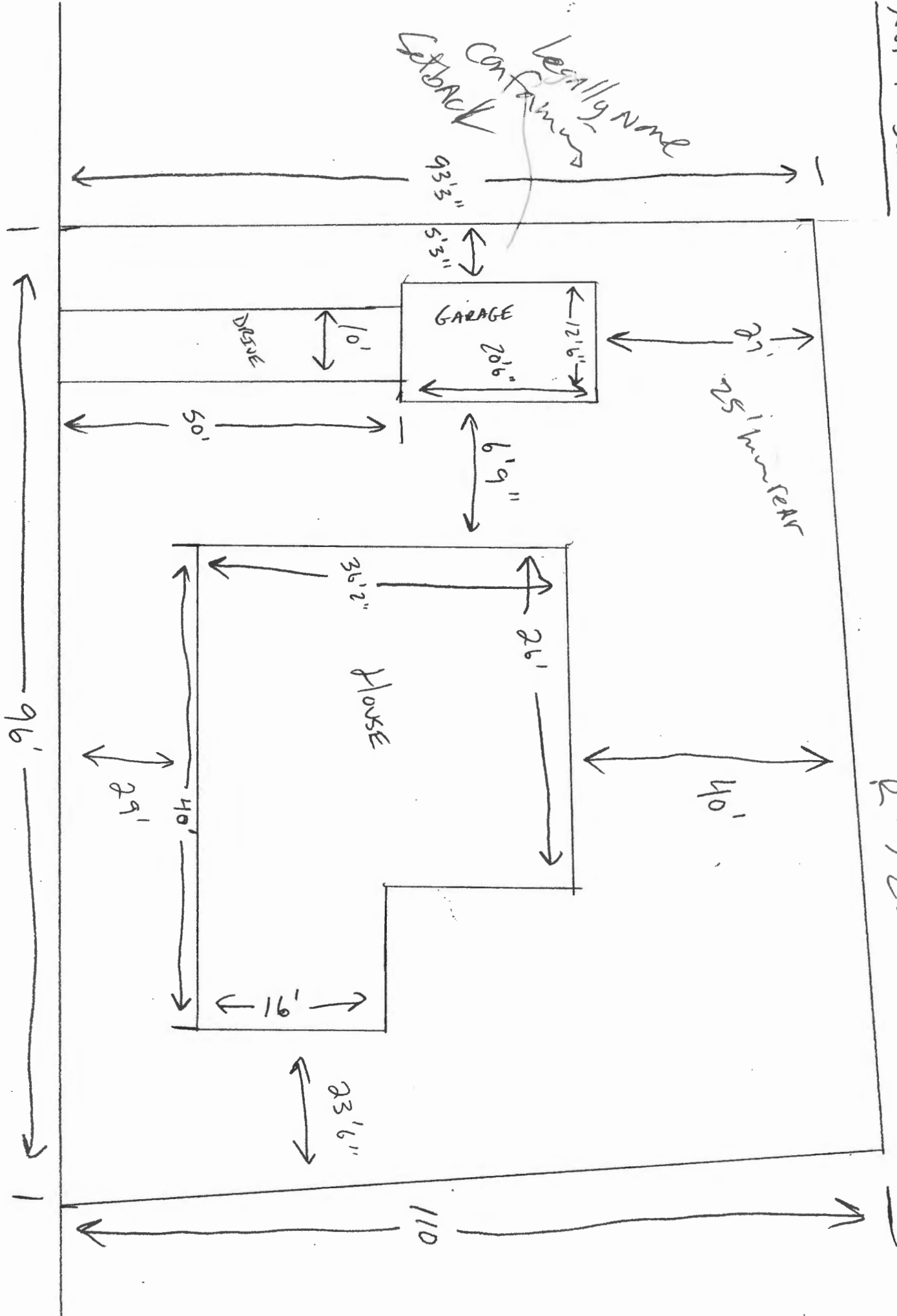
Interior:

- **No insulation or interior finishes to be applied**

NOT TO SCALE

R-3 Zone

legally none
conforming
setback



PLOT PLAN
32 ALBION ST.

ALBION ST

96'

110



Demolition Call List & Requirements

Site Address: 32 ALBION ST.

Owner: NICHOLE OUELLETTE

Structure Type: GARAGE

Contractor: P+B REMODELING

Utility Approvals	Number	Contact Name/Date
Central Maine Power	1-800-750-4000	<u>TRACY (NEW CONST.) OK 7/2</u>
Unitil	1-207-541-2533	<u>BARBRA MONTE (LEFT MESSAGE) 6/30</u>
Portland Water District	761-8310	<u>RYAN STAPLES OK 7/2</u>
Dig Safe	1-888-344-7233	<u>YVON OK 7/2</u>

After calling Dig Safe, you must wait 72 business hours before digging can begin.

DPW/ Traffic Division (L. Cote)	874-8891	<u>LVLV COTE (LEFT MESSAGE) 6/30</u>
DPW/ Sealed Drain Permit (C. Merritt)	874-8822	<u>CARROLL MERRITT (LEFT MESSAGE) 6/30</u>
Historic Preservation	874-8726	<u>DEB ANDREWS (LEFT MESSAGE) 6/30</u>
DEP – Environmental (Augusta)	287-2651	<u>ROBERT CLARK (LEFT MESSAGE) 7/2</u>

Additional Requirements

- 1) Written notice to adjoining owners
- 2) A photo of the structure(s) to be demolished
- 3) A plot plan or site plan of the property
- 4) Certification from an asbestos abatement company
- 5) Electronic files in pdf format are also required in addition to hard copy

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

All construction and demolition debris generated in Portland must be delivered to Riverside Recycling Facility at 910 Riverside Street. Source separated salvage materials placed in specifically designated containers are exempt from this provision. For more information contact Troy Moon @ 874-8467.

U.S. EPA Region 1 – No Phone call required. Just mail copy of State notification to:

Demo / Reno Clerk
US EPA Region I (SEA)
JFK Federal Building
Boston, MA 02203

I have contacted all of the necessary companies/departments as indicated above and attached all required documentation.

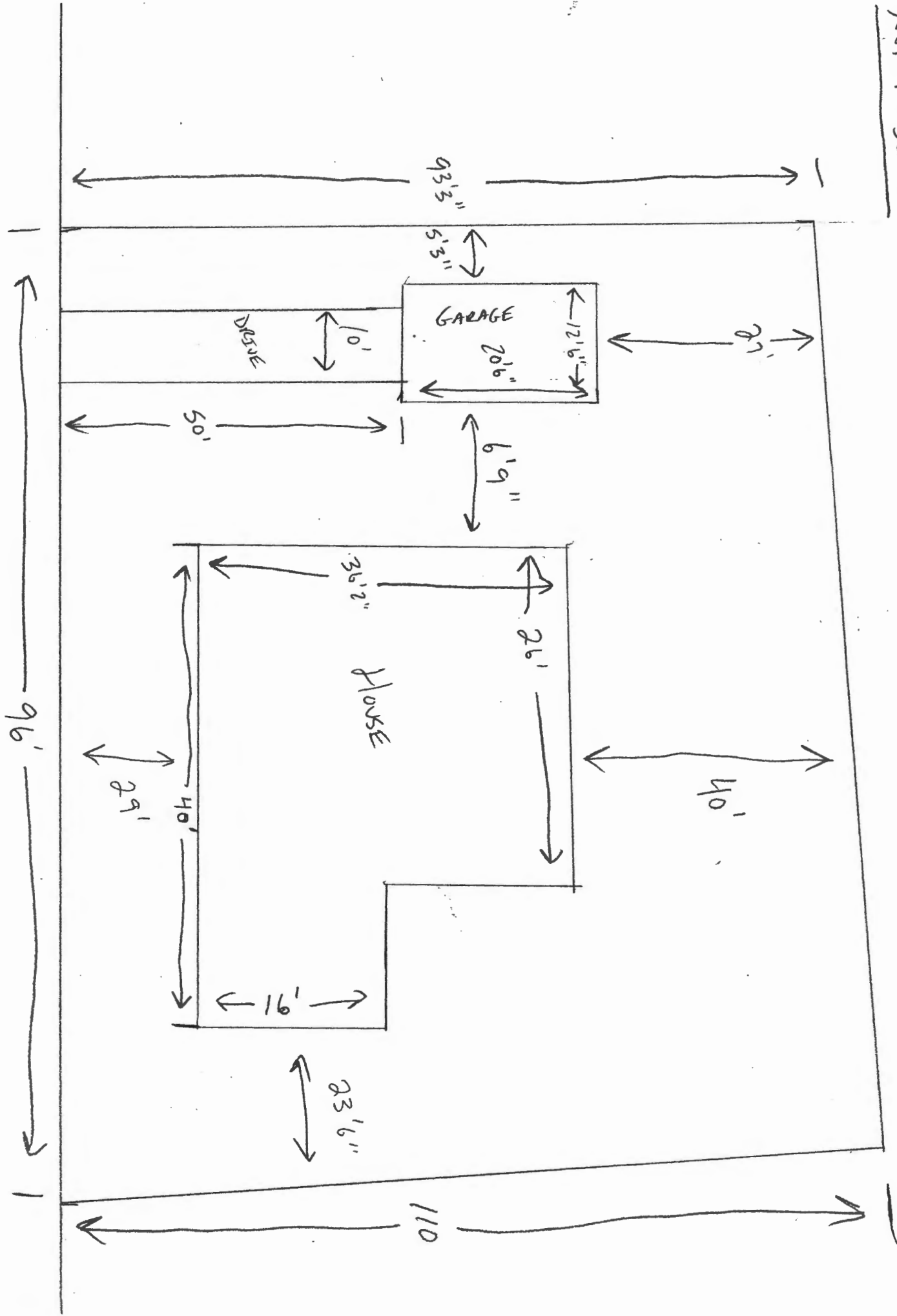
Signed: _____

Date: 7/2/12

or more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

NOT TO SCALE

Plot Plan
32 ALBION ST.



ALBION ST

P&B REMODELING, LLC
14 GEORGE STREET, GORHAM, ME 04038
(207) 776-8344

June 30, 2012

Submitted to:

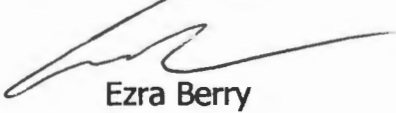
Neighbors of Andrea Conley and Nichole Ouellette

To Whom It May Concern:

At the end of August, the garages located at 24 and 32 Albion St in Portland will be demolished. Once the garages are torn down, there will be a new ones built of the same size and volume.

If you have any questions feel free to contact me at the phone number above.

Thank you,

A handwritten signature in black ink, appearing to read 'Ezra Berry', with a long, sweeping horizontal stroke extending to the right.

Ezra Berry

32 ALBION ST.
GARAGE

