

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

| | | |
|-----------------------|----------------------------|----------------------|
| Permit No: 03-0737 | Issue Date: JUN 26 2003 | CBL: 277A A022001 |
|-----------------------|----------------------------|----------------------|

| | | | |
|---|------------------------------------|--|---|
| Location of Construction: 57 Woodvale St | Owner Name: Coombs James P & | Owner Address: 57 Woodvale St CITY OF PORTLAND | Phone: 774-4719 |
| Business Name: | Contractor Name: Scott Robinson | Contractor Address: Portland | Phone: 2077494543 |
| Lessee/Buyer's Name | Phone: | Permit Type: Garages - Attached | Zone: R3 |
| Past Use: Single Family | Proposed Use: Single Family | Permit Fee: \$583.00 | Cost of Work: \$80,000.00 |
| | | FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION: Use Group: R3 Type: SB BOCA 1999 |
| Proposed Project Description: Build 26x26 two story garage, add second floor to existing house w/12x19 addition 36 JB | | Signature: | Signature: JMB 6/26/03 |
| | | 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: jmb | Date Applied For: 06/26/2003 | Zoning Approval | | | |
| <ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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: JMB 6/26/03 | 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: JMB | | |
| | <i>Approved w/conditions</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 |



Residential 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>57 Woodvale St, Portland, ME</u> | | |
| Total Square Footage of Proposed Structure 2114 <u>1,164</u> | | Square Footage of Lot <u>10,000</u> |
| Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>277</u> <u>AA</u> <u>22</u> | Owner: <u>James & Heidi Coombs</u> | Telephone: <u>207-774-4719 h</u> <u>828-7447 w</u> |
| Lessee/Buyer's Name (If Applicable) | Applicant name, address & telephone: <u>Jim Coombs</u> <u>57 Woodvale St</u> <u>Portland, ME 04102</u> | Cost Of Work: \$ <u>80,000</u> Fee: \$ <u>583</u> |
| Current Specific use: <u>Single Family</u> | | |
| Proposed Specific use: <u>Single Family</u> | | |
| Project description: <u>Adding a second floor to a ranch</u> <u>Adding a garage w/ living space above</u> <u>* our foundation work is scheduled for the 1st week of July</u> | | |
| Contractor's name, address & telephone: <u>Scott Robinson 749-4543 (builder)</u> | | |
| Who should we contact when the permit is ready: <u>Jim Coombs</u> | | |
| Mailing address: <u>57 Woodvale St</u> <u>Portland, ME 04102</u> | | Phone: <u>828-7447 w</u> <u>774-4719 h</u> |

Please submit all of the information outlined in the Residential Application Checklist. Failure to do so will result in the automatic denial of your permit.

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections 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 of applicant: | Date: <u>6/16/03</u> |
|-------------------------|----------------------|

Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$7.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

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| Permit No: 03-0737 | Date Applied For: 06/26/2003 | CBL: 277A A022001 |
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| Location of Construction: 57 Woodvale St | Owner Name: Coombs James P & | Owner Address: 57 Woodvale St | Phone: () 774-4719 |
| Business Name: | Contractor Name: Scott Robinson | Contractor Address: Portland | Phone: (207) 749-4543 |
| Lessee/Buyer's Name | Phone: | Permit Type: Garages - Attached | |

| | |
|---------------------------------------|---|
| Proposed Use: Single Family | Proposed Project Description: Build 26x26 two story garage, add second floor to existing house w/12x19 addition |
|---------------------------------------|---|

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 06/26/2003
Note: **Ok to Issue:**

- 1) This permit does not approve an exterior stairway off the rear 2nd story or a second story deck
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3) 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.
- 4) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 5) 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:** Jeanine Bourke **Approval Date:** 06/26/2003
Note: **Ok to Issue:**

- 1) Design load specs on all engineered products must be submitted to this office
- 2) Separate permits are required for any electrical or plumbing work.



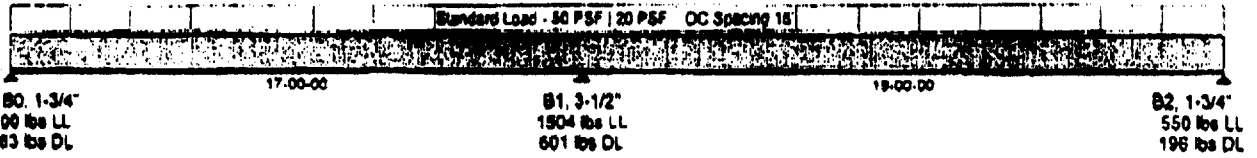
BC CALC® 2002 DESIGN REPORT - US

Thursday, July 24, 2003 11:11

Single 14" BC® 600e SP

Job Name:
Address:
City, State, Zip:
Customer:
Code reports: - NER 584, ICBO 6208

File Name: - BC CALC Project: J01
Description:
Specifier:
Designer:
Company:
Misc:



Total Horizontal Length - 36-00-00

General Data table with fields: Version, Member Type, Number of Spans, Left Cantilever, Right Cantilever, Slope, OC Spacing, Repetitive, Construction Type, Live Load, Dead Load, Part Load, Duration.

Load Summary table with columns: ID, Description, Load Type, Ref., Start, End, Live, Dead, OCS, Dur.

Controls Summary table with columns: Control Type, Value, % Allowable, Duration, Loadcase, Span Location.

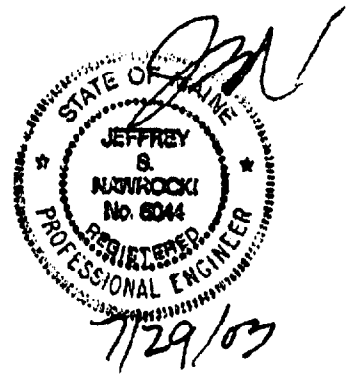
Disclosure
The completeness and accuracy of the input must be verified by anyone who would rely on the output as evidence of suitability for a particular application.

BC CALC®, BC FRAMER®, BC®, BC RIM BOARD™, BC OSB RIM BOARD™, BOISE GLULAM™, VERSA-LAM®, VERSA-RIM®, VERSA-RIM PLUS®, VERSA-STRAND™, VERSA-STUD®, ALLJOIST® and AJS™ are registered trademarks of Boise Cascade Corporation.

NOTES:
Design meets Code minimum (L/240) Total load deflection criteria.
Design meets User specified (L/480) Live load deflection criteria.
Design meets arbitrary (1") Maximum load deflection criteria.

Disclaimer
The supplier acknowledges that it has requested JSN Associates, Inc. to review a pre-engineered building product identified as above for the span and loading conditions shown on this calculation sheet.

Note:
Adequate design of supporting structure must be provided by others.





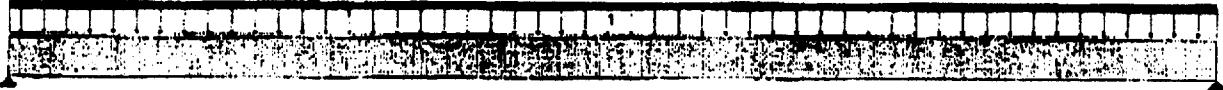
BC CALC® 2002 DESIGN REPORT - US

Thursday, July 24, 2003 11:10

Single 7" x 16" VERSA-LAM® 3080 DF

Job Name: COOMBS Job
Address:
City, State, Zip:
Customer:
Code reports: ICB0 3083, NER 442

File Name: BC CALC Project: FB01
Description:
Specifier:
Designer:
Company: WSI
Misc:



B0
9979 lbs LL
5226 lbs DL

B1
9979 lbs LL
5226 lbs DL

Total Horizontal Length - 17-00-00

General Data table with columns: Version, Member Type, Number of Spans, Left Cantilever, Right Cantilever, Slope, Tributary, Repetitive, Construction Type, Live Load, Dead Load, Part Load, Duration.

Load Summary table with columns: ID, Description, Load Type, Ref., Start, End, Live, Dead, T/F/B, Dur.

Controls Summary table with columns: Control Type, Value, % Allowable, Duration, Loadcase, Span Location.

CAUTIONS:

Member is insufficient to carry loads for Live load deflection at limit of L/480.

MEETS CODE REQ'D LIMIT = L/360 OK

NOTES:

Design meets Code minimum (L/240) Total load deflection criteria.
Design meets arbitrary (1") Maximum load deflection criteria.
Minimum bearing length for B0 is 2-3/8".
Minimum bearing length for B1 is 2-3/8".
Entered/Displayed Horizontal Span Length(s) = Clear Span + 1/2 min. end bearing + 1/2 intermediate bearing

Disclaimer:

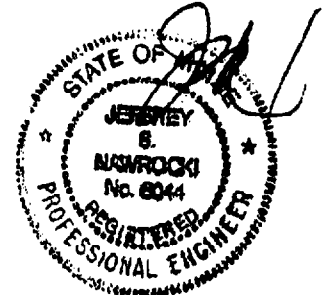
The supplier acknowledges that it has requested JSN Associates, Inc. to review a pre-engineered building product identified as above for the span and loading conditions shown on this calculation sheet. The supplier further acknowledges that JSN Associates, Inc. will not engineer, design, manufacture or erect said item and is not responsible in any way for defects or deficiencies. Therefore, the supplier waives all claims against JSN Associates, Inc. arising in any way from any defects, deficiencies, errors or omissions in the load determination, design, fabrication or erection of said item.

Note:

Structural design of supporting structure must be provided by others.

Disclosure
The completeness and accuracy of the input must be verified by anyone who would rely on the output as evidence of suitability for a particular application. The output above is based upon building code-accepted design properties and analysis methods. Installation of BOISE engineered wood products must be in accordance with the current Installation Guide and the applicable building codes. To obtain an Installation Guide or if you have any questions, please call (800)232-0788 before beginning product installation.

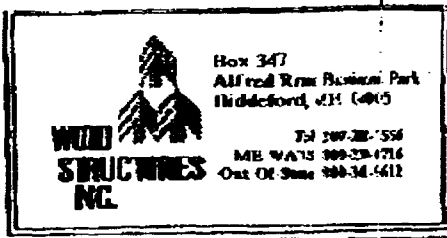
BC CALC®, BC FRAMER®, BC®, BC RIM BOARD™, BC OSB RIM BOARD™, BOISE GLULAM™, VERSA-LAM®, VERSA-RIM®, VERSA-RIM PLUS®, VERSA-STRAND™, VERSA-STUD®, ALLJOIST® and AJS™ are registered trademarks of Boise Cascade Corporation.



Jul. 28 2003 09:07PM P1

FAX NO. : 207 767 8179

FROM :



Box 347
 Alfred Road Business Park
 Middleford, CT 06455
 Tel: 207-281-556
 ME FAX: 207-281-4716
 Out Of State 800-341-6412

WSI QUOTE

Scott Robinson

| | | |
|--|--|------------------------------|
| CUSTOMER MESAO2 | JOB NAME: COOMBS JOB | QUOTE # 319491 |
| LAYALLEY LUMBER INC 25800 NEW DAM ROAD SANFORD, ME 04873 | SHIP TO: <i>Coombs Addit</i> | QUOTE DATE: 7/24/2003 |
| BRUCE FLAHERTY | | Page 1 of 2 |

| | | | | | |
|---|--------------------|---------------------|----------------------|------------------|----------------------------------|
| PREPARED BY: MICHELLE EXT117 | CHECKED BY: | CUSTOMER PO# | DATE ORDERED: | ORDERTAKN | DELIVERY DATE: 07/31/2003 |
|---|--------------------|---------------------|----------------------|------------------|----------------------------------|

EWP

| QTY | PART | LENGH | SIZE AND TYPE | PER FT PRICE | UNIT PRICE | TOTAL PRICE |
|-----|-----------|-------|------------------------------------|--------------|------------|-------------|
| 22 | BC6004-36 | 36 | 2 5/16 in. x 14 in. x 36 ft. BC600 | | | 1785.00 |
| 1 | V.7-6-17 | 17 | 7 in. X 19 in. X 17 ft. VERSA-LAM | | | 436.91 |

EWP SUB-TOTAL:

ROOF TRUSS

| PROFILE | LABEL | QTY | OVRALL LGTH | NET SPAN | RICH | | TYPE | OVERHANG | | CUT | LOADING | CANTILEVER | | BRG SIZE | | UNIT PRICE | TOTAL PRICE | |
|---------|-------|-----|-------------|----------|------|-----|----------|----------|----------|-----|------------|------------|----------|----------|----------|------------|-------------|---------|
| | | | | | TCP | BOT | | LEFT | RIGHT | | | LEFT | RIGHT | LEFT | RIGHT | | | |
| | 001 | 14 | 36-0-00 | 36-0-00 | 0 | 3 | SCISSO | 11-00-00 | 01-00-00 | P | 50-10-0-10 | 00-00-00 | 00-00-00 | 2" | 00-00-00 | 00-00-00 | 159.10 | 2227.40 |
| | 002 | 22 | 24-0-00 | 24-0-00 | 4 | 2 | Standard | 01-00-00 | 01-00-00 | P | 50-10-0-10 | 00-00-00 | 00-00-00 | 2" | 00-00-00 | 00-00-00 | 60.18 | 1323.96 |

ROOF TRUSS SUB-TOTAL:

Sub Total 5773.27
Tax 288.66
Total \$6061.93

R187E FAX 7/24/2003 11:59 PAGE 1/2 R187E FAX

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
Parcel ID 277A A022001
Location 57 WOODVALE ST
Land Use SINGLE FAMILY

Owner Address COOMBS JAMES P & HEIDI J MARTEL JTS
 57 WOODVALE ST
 PORTLAND ME 04102

Book/Page 13145/132
Legal 277A-A-22
 WOODVALE ST 53-61
 10000 SF

Valuation Information

| Land | Building | Total |
|----------|----------|-----------|
| \$33,920 | \$70,770 | \$104,690 |

Property Information

| Year Built | Style | Story Height | Sq. Ft. | Total Acres | Bedrooms | Full Baths | Half Baths | Total Rooms | Attic | Basement |
|------------|-------|--------------|---------|-------------|----------|------------|------------|-------------|-------|----------|
| 1966 | Ranch | 1 | 1025 | 0.23 | 3 | 1 | 1 | 5 | None | Full |

Outbuildings

| Type | Quantity | Year Built | Size | Grade | Condition |
|------------|----------|------------|------|-------|-----------|
| SHED-FRAME | 1 | 1966 | 8X12 | D | A |
| SHED-FRAME | 1 | 1966 | 8X12 | D | P |

Sales Information

| Date | Type | Price | Book/Page |
|------|------|-------|-----------|
|------|------|-------|-----------|

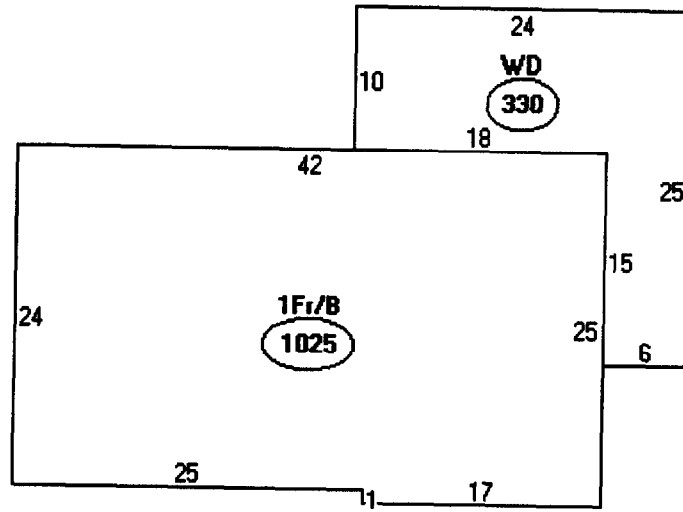
Picture and Sketch

[Picture](#)
[Sketch](#)

[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).





Descriptor/Area
 A: 1Fr/B
 1025 sqft
 B: WD
 330 sqft

1,355
 - 330

 1,025 SF
 Shed 96

 1,121

New 1,164

 2,285

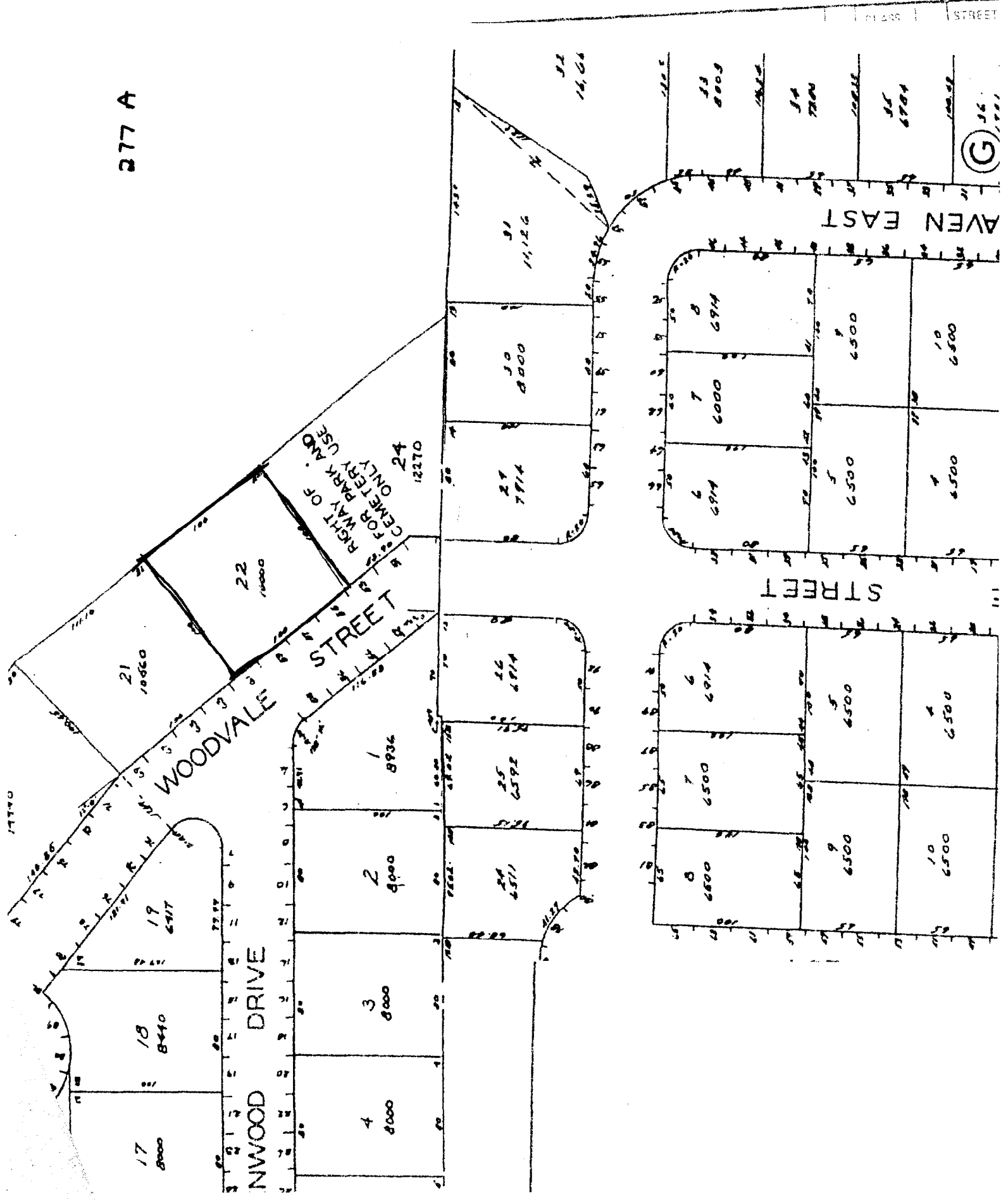
10000 SF
 + 25

 2,500 SF

OK



277 A



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

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

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

NA **CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

[Signature]
Signature of applicant/designee

6/26/03
Date

[Signature]
Signature of Inspections Official

6/26/03
Date

CBL: 277 AA-22 Building Permit #: 03-0737

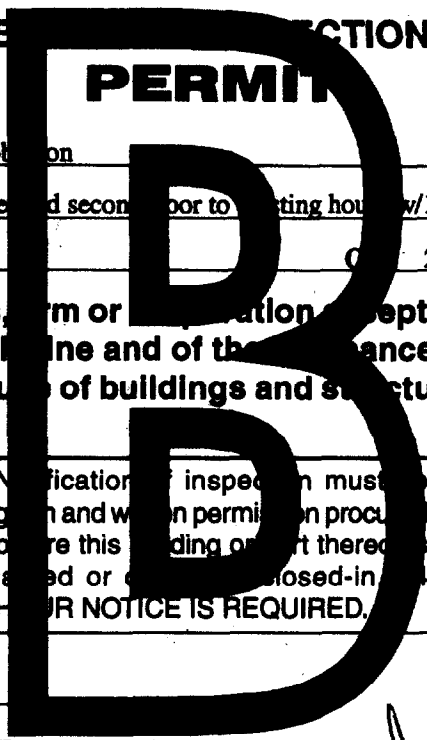
DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED

Permit Number: 030737 JUN 26 2003



This is to certify that Coombs James P &/Scott Robinson has permission to Build 26x26 two story garage and second floor to existing house w/12x19 AT 57 Woodvale St

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State 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 when permission procured before this building or part thereof is started or enclosed-in. 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

Signature: Jamie Bonds 6/26/03 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD