

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: 02-148	Issue Date: NOV 11 2002	CBL: 278A A019001
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Location of Construction: 159 Pinecrest Rd	Owner Name: Fongemie Edwina & Dean Jts	Owner Address: 159 Pinecrest Rd CITY OF PORTLAND, ME 04101	Phone: 838-1136
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone:

Past Use: Single Family	Proposed Use: Single Family with Garage	Permit Fee: \$121.00	Cost of Work: \$14,000.00	CEO District: 3
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Types SB 11/5/02 Callout	

Proposed Project Description: Construct a 24' x 24' Garage	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: gad	Date Applied For: 10/07/2002	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>	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:	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 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:
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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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 021148

This is to certify that Fongemie Edwina & Dean J... Applicant

has permission to Construct a 24' x 24' Garage

AT 159 Pinecrest Rd

Case No. 278A A019001

PERMIT ISSUED
NOV 11 2002
CITY OF PORTLAND

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 regarding 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

[Signature]
Director - Building Inspection Services

PENALTY FOR REMOVING THIS CARD

02-1148

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.

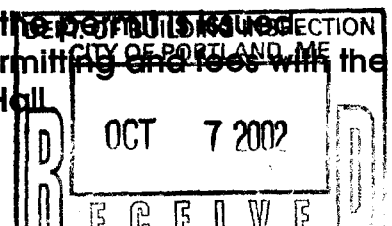
Location/Address of Construction: <u>159 Pinecrest Rd, Portland, ME</u>		
Total Square Footage of Proposed Structure <u>576</u>	Square Footage of Lot <u>Approx 15,625'</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>77</u> Block# <u>40</u> Lot# <u>29</u> <u>A 78A A 019</u>	Owner: <u>Dean Fongemie</u>	Telephone: <u>828-1136</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Dean Fongemie</u> <u>159 Pinecrest Rd.</u> <u>Portland, ME 04102</u>	Cost Of Work: \$ <u>14,000</u> Fee: \$ <u>121.⁰⁰</u>
Current use: <u>Vacant SF</u>		
If the location is currently vacant, what was prior use: <u>Vacant SF</u>		
Approximately how long has it been vacant: <u>Ever since time</u>		
Proposed use: <u>24x24' Garage</u>		
Project description:		
Contractor's name, address & telephone: <u>Same as above and below</u>		
Who should we contact when the permit is ready: <u>Dean Fongemie</u>		
Mailing address: <u>159 Pinecrest Rd.</u> <u>Portland, Me 04102</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>828-1136</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: <u>[Signature]</u>	Date: <u>10-1-02</u>
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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:

Department: Status: Reviewer:

Approval Date:

Comments:

Given On Date:

OK to Issue Permit Name: Date: Date 2:

Conditions Section:

Must adhere to the design submitted and approved by Helen Watts P.E.

The area that abuts the dwelling must be fire rated in accordance BOCA REGS.

Create Date: By: Update Date: By:

R-3 ZONE

REQUIRED

FRONT 25'

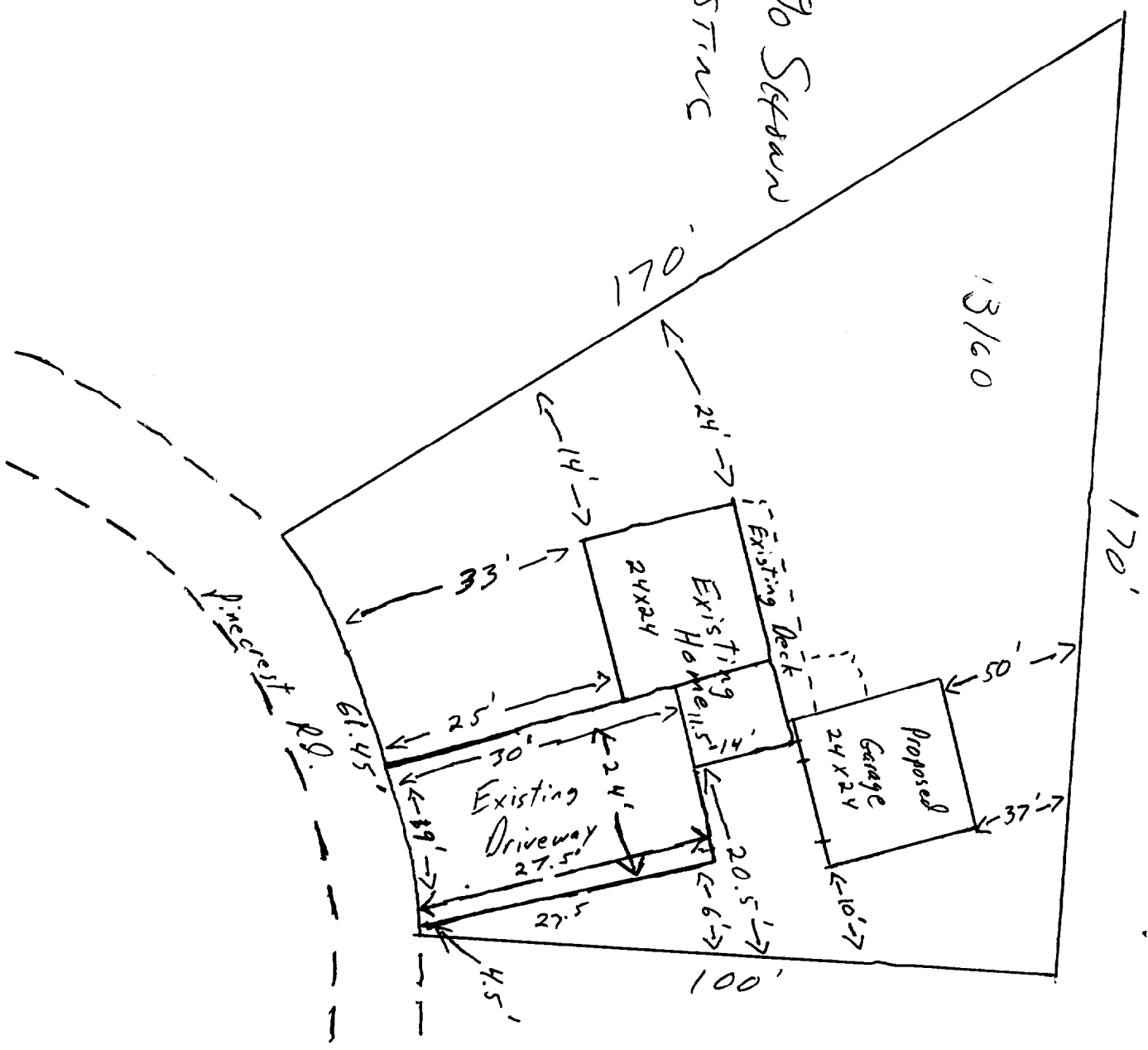
REAR 25'

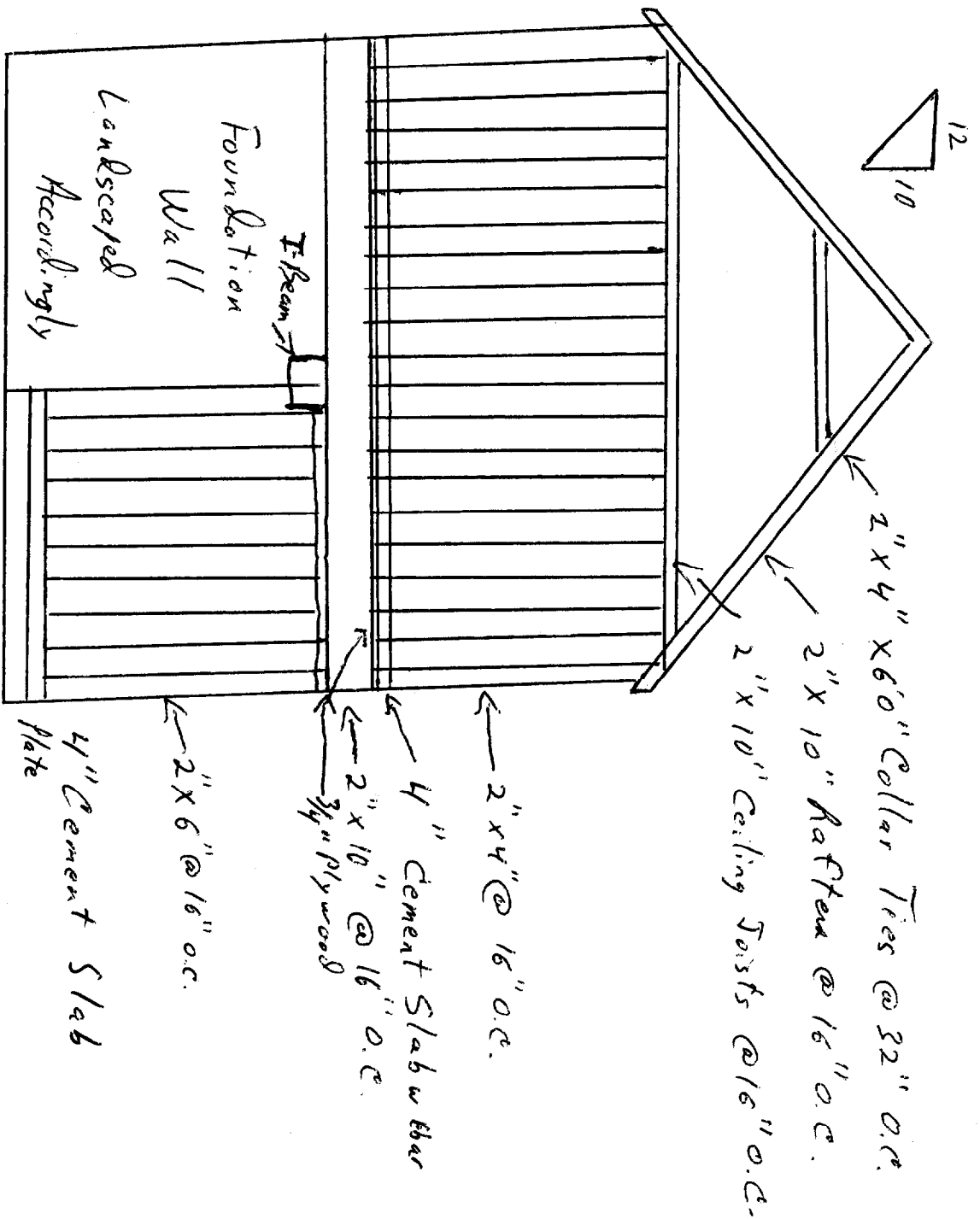
SIDE 8' IF UNSTORY
REQUIRED

% COVERAGE 25%

12389 Square

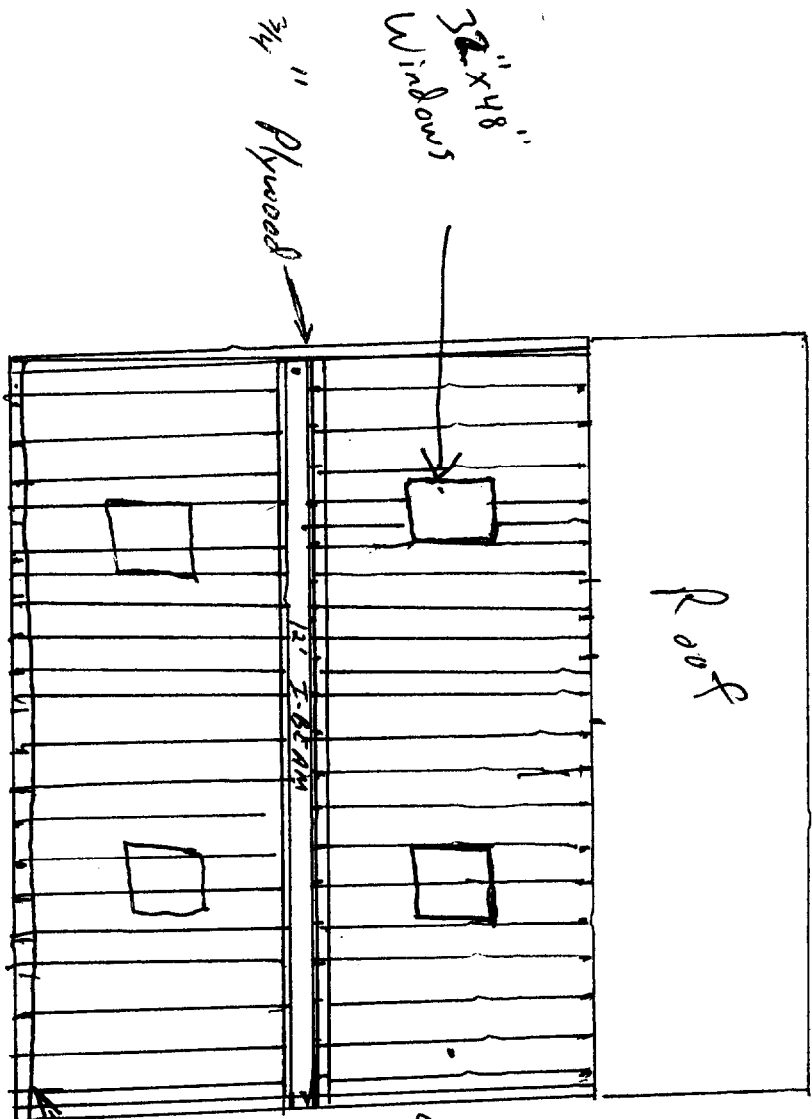
1054 SQ FT EXISTING





Side View

RECEIVED
OCT 21 2007



32" x 48"
Windows

3/4" Plywood

Roof

Rear View

← 2" x 4" 16" o.c

4" Cement Slab w rebar
2" x 10" @ 16" o.c

← 2" x 6" 16" o.c

4" Cement Slab
Plate

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
OCT 21 2002
RECEIVED

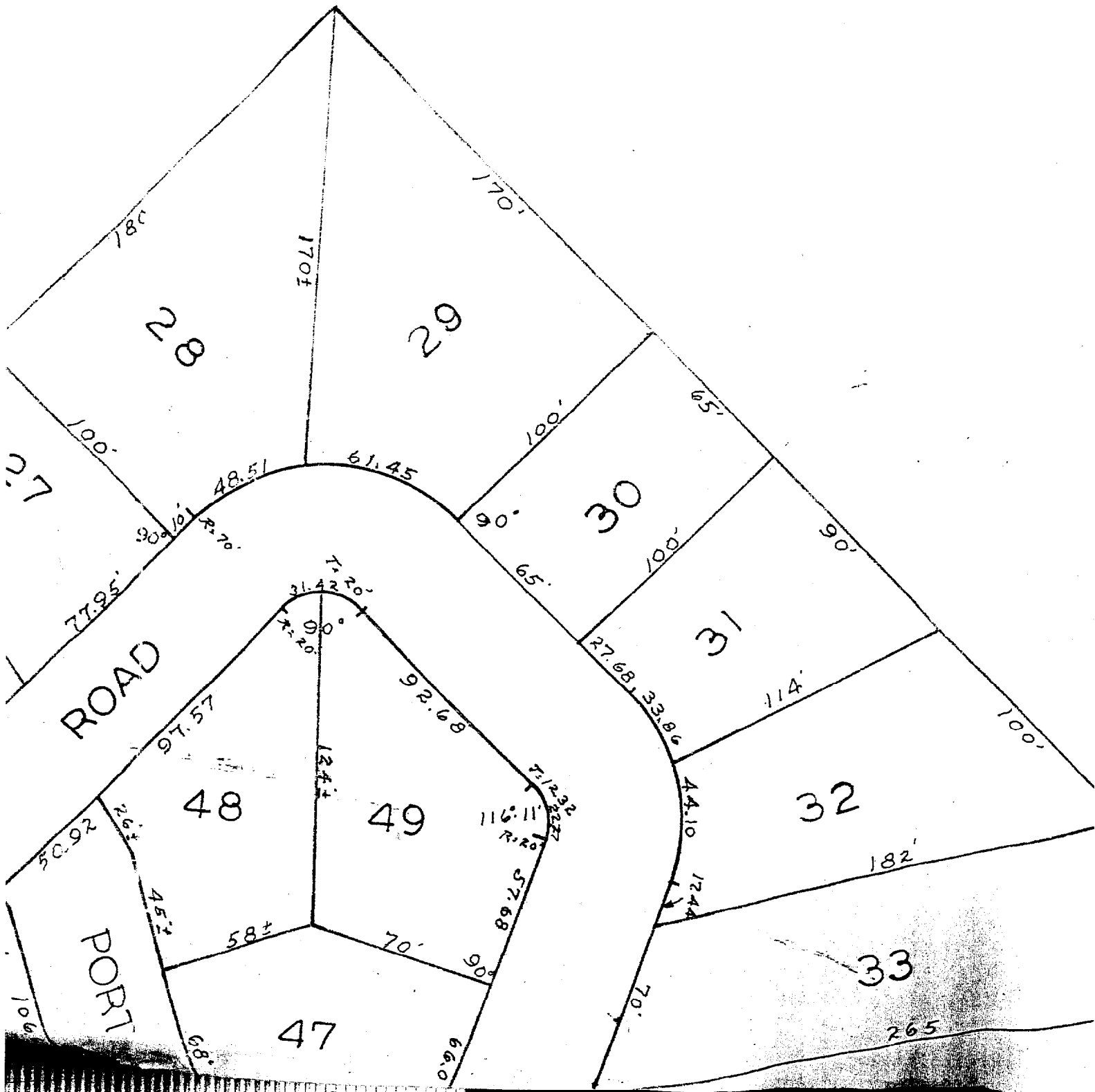
10-3-02

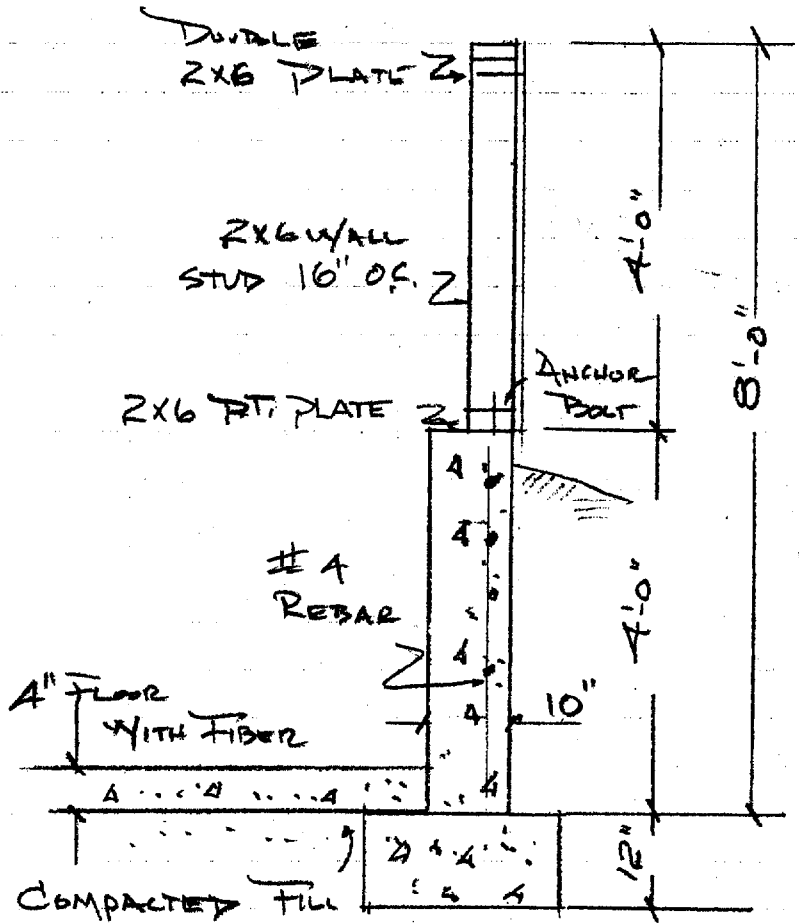
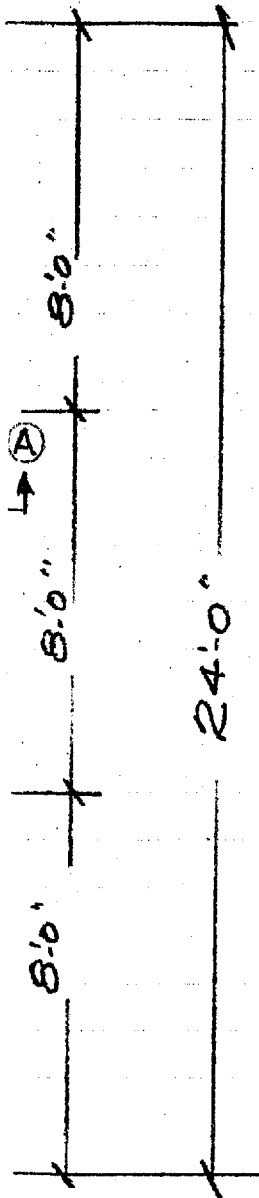
TO WHOM IT MAY CONCERN:

ANYTHING THAT COULD BE DONE TO EXPEDITE THE APPROVAL PROCESS WOULD BE GREATLY APPRECIATED. MY CARPENTER WILL BE LEAVING FOR FLORIDA IN MID NOVEMBER AND I WOULD LIKE TO GET AT LEAST THE FOUNDATION COVERED UP BEFORE WINTER SETS IN.

AGAIN, THANK YOU FOR YOUR HELP!

DEAN FONGEMIE





SECTION A-A
1/2" = 1'-0"

GARAGE FOUNDATION

159 Pinecrest Ave Portland, ME

SCALE	BY	DATE	SHEET
As Noted	DEATON-LLC	10-2-02	1 OF 1

October 23, 2002

Mr. Dean Fongemie
159 Pinecrest Road
Portland, ME 04102

Re: Structural Evaluation - Garage Design
159 Pinecrest Road, Portland, Maine
CME Project No. 02-212

Dear Mr. Dean Fongemie:

At your request, I performed a structural evaluation of the garage floor based on the design sketches you provided.

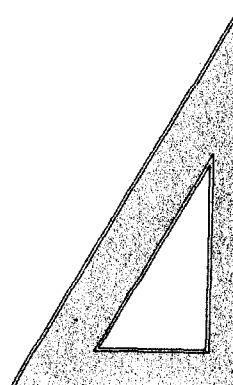
The design requirement for residential garages (not designed for trucks or buses) is for 50 psf (pounds per square foot) live loading, or a point load anywhere of 2,000 pounds on 20 inches squared. Please see the attached sketches, which I have stamped as noted, as I have made some notes as to structural member sizing.

I have assumed a building size of 24 feet by 24 feet. I have assumed that the concrete slab has #4 rebar at 12-inches on center, each way, and has 2,500-psi concrete. I have assumed that the steel beam rests on and is attached to the concrete foundation wall. I have assumed that the joists supporting the concrete slab are 12+ feet long and end over the central beam, rather than 24 feet long and continuous over the beam.

I have changed the wood joists to 2x10s at 12 inches on center or 2x12s at 16 inches on center. The beam above the 16-foot door header has been sized in steel (W8x10) or in a glulam (3-inches by 12 $\frac{3}{4}$ -inches, 2,400-psi). This should be supported by 3 - 2x4s on either end, fully nailed together and attached with a minimum of 4 toe nails at top and bottom. The beam below the elevated slab has been sized in steel (W12x53). This steel beam should rest on a shim plate on the concrete.

While the joists supporting the elevated slab are supported by the concrete foundation wall on one end and the beam in the middle, the joists need to be supported at the back wall as well. I recommend installing a double sill plate, then installing the 2x6s directly below the joists on either the 12-inch or the 16-inch spacing.

Construction in accordance with this design information and the BOCA Code connection requirements will comply with the 50 psf/2000lb on 20 in² requirement.



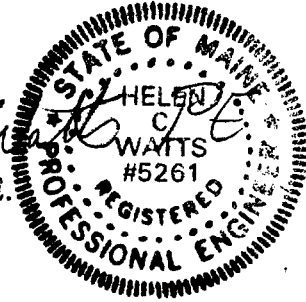
Fongemie Garage
October 23, 2002
Page 2

Please call me if you have any questions concerning these recommendations, or if you would like any inspections during the construction process. Thank you for allowing Criterium-Mooney Engineers to help you.

Yours truly,



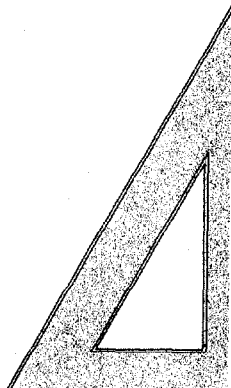
Helen C. Watts, P.E.
Project Engineer



HCW/

Enclosures: Resume

j:\data\worddocs\projects\proj02\Fongemie Garage.ltr.doc



HELEN C. WATTS, P.E.

Area of Expertise

Ms. Watts' primary expertise is civil and structural engineering. She provides inspection and design services for commercial and residential clients. She has an extensive background in construction, inspection, and planning of commercial, industrial, and residential facilities.

Qualifications

Ms. Watts has over 18 years of engineering experience for large industrial companies, with projects ranging from marine work and medical facilities to offices and ADA compliance. Some recent projects that she has worked on are:

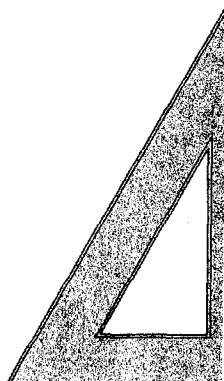
- Kennebunkport Condominium Complex - Performed inspection and design of structural repairs to multiple buildings.
- Portland House Condominiums - Evaluated garage structure, design and project management of urgent repairs.
- 48 Salem Street, Portland, ME - Design and project management of new entrance ramps and concrete repairs.
- Various projects involving expert witness testimony.
- Bath Iron Works Corporation - Medical Building - Managed project from conceptual design to move-in.
- Town of Lubec, ME - Lubec Pier - Performed structural design of pier upgrade and acquired dredge material landspreading permit.
- Town of Damariscotta, ME - Damariscotta Fire Station - Performed structural design of new fire station.
- Portland Harbor Hotel - Provided construction evaluation for lender.
- Exhibitworks - Structural analysis of exhibits for Detroit Auto Show.

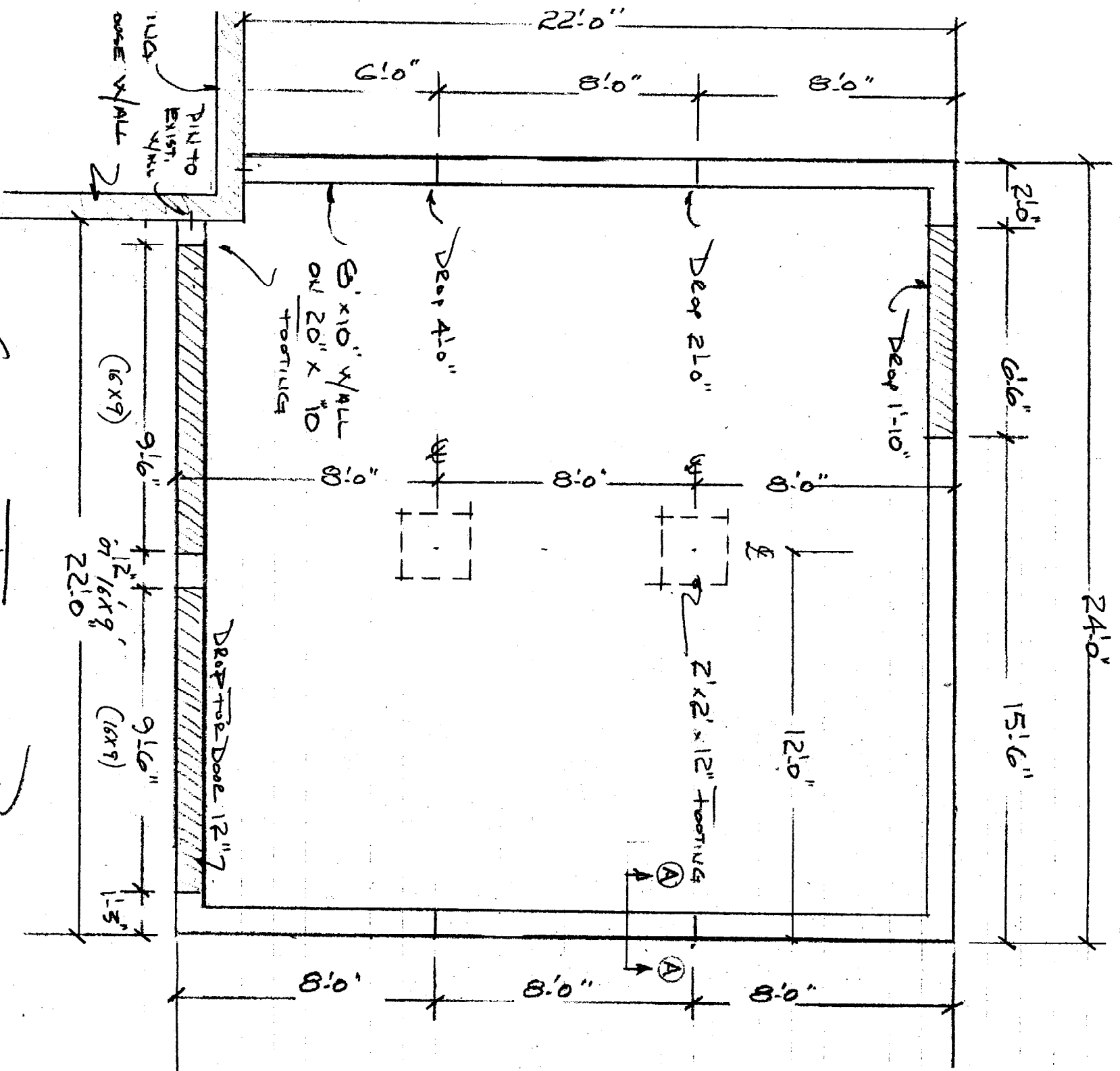
Education

B.S. Civil Engineering, University of New Hampshire, Durham, NH, 1980
5th Year Certificate, Pulp and Paper Manufacture, University of Maine, Orono, ME, 1983
Taught structural section for USM Mechanical Engineer PE Review Course, 2001

Professional Registrations

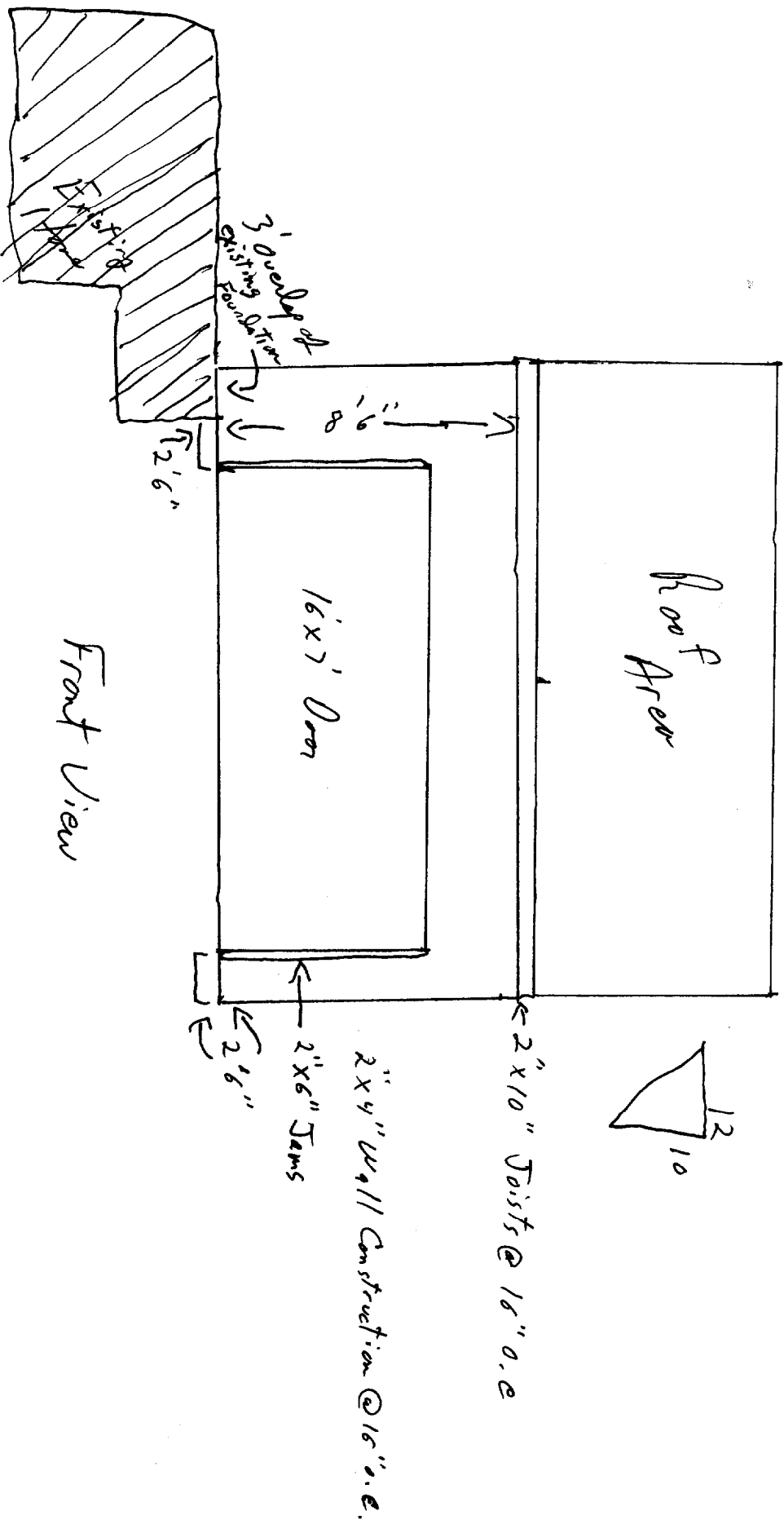
Licensed Professional Engineer #5261, State of Maine
Member, American Society of Civil Engineers (ASCE)
Member, Technical Association of the Pulp and Paper Industry (TAPPI)
Member, Society of Women Engineers (SWE)



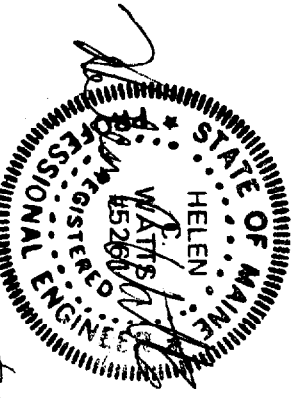


GARAGE FOUNDATION PLAN

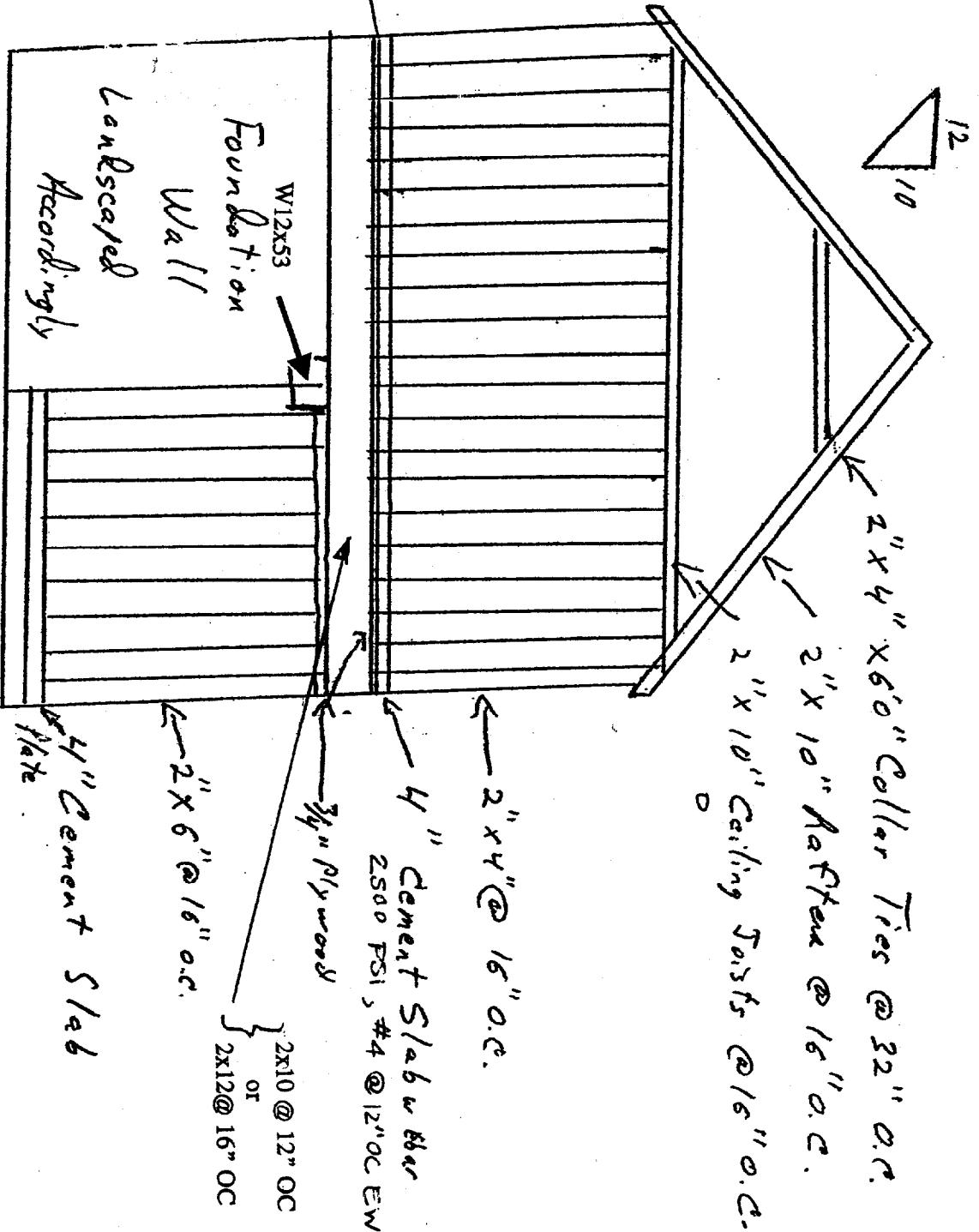
1/4" = 1'-0"



3 sheets, as noted



SUPPORT W12X53
ON FOUNDATION WALL

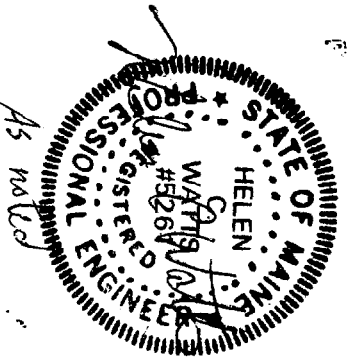


24' x 24' PLAN

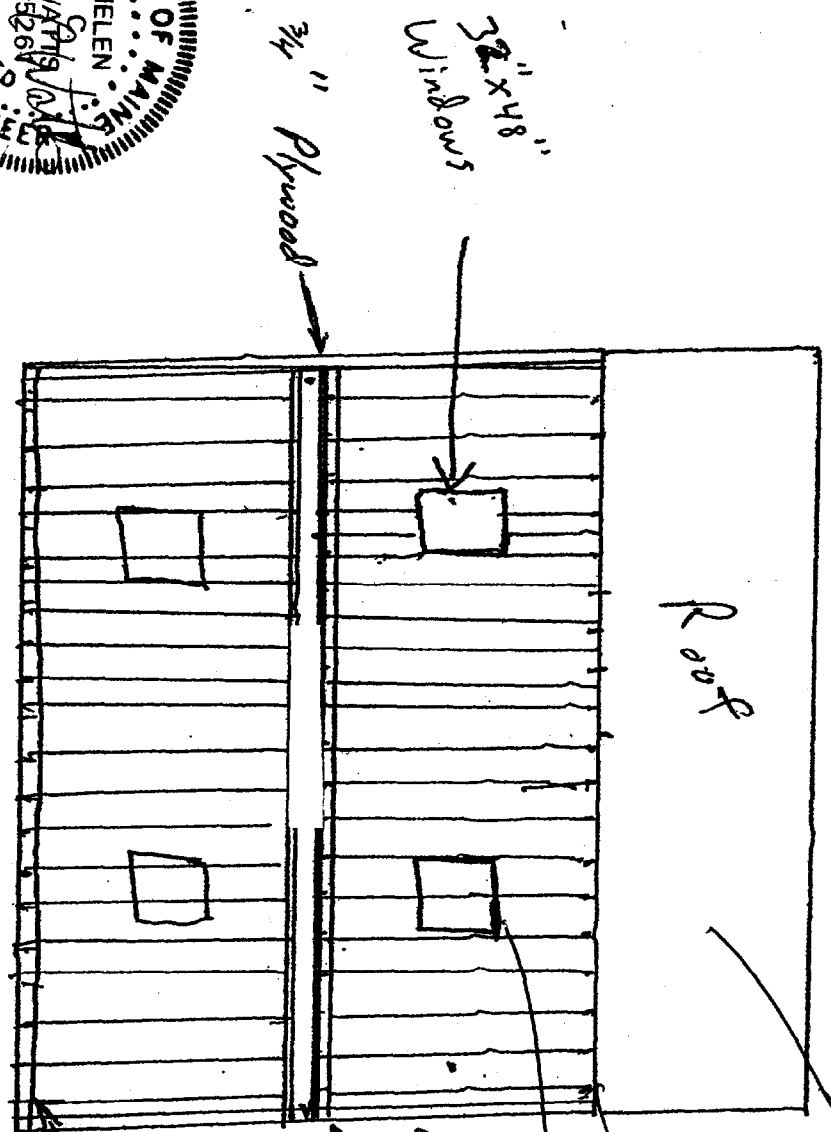
Side View

LIVE LOADING:
50 PSF (ENTIRE FLOOR)
OR
2000# ON 20"² (POINT LOADING)
FOR PASSENGER CARS, NOT TRUCKS/BUSES
42 PSF SNOW LOAD

FONGEMIE GARAGE
HELEN C. WATTS, P.E.
CRITERIUM-MOONEY ENGINEERS
P/N 02-212



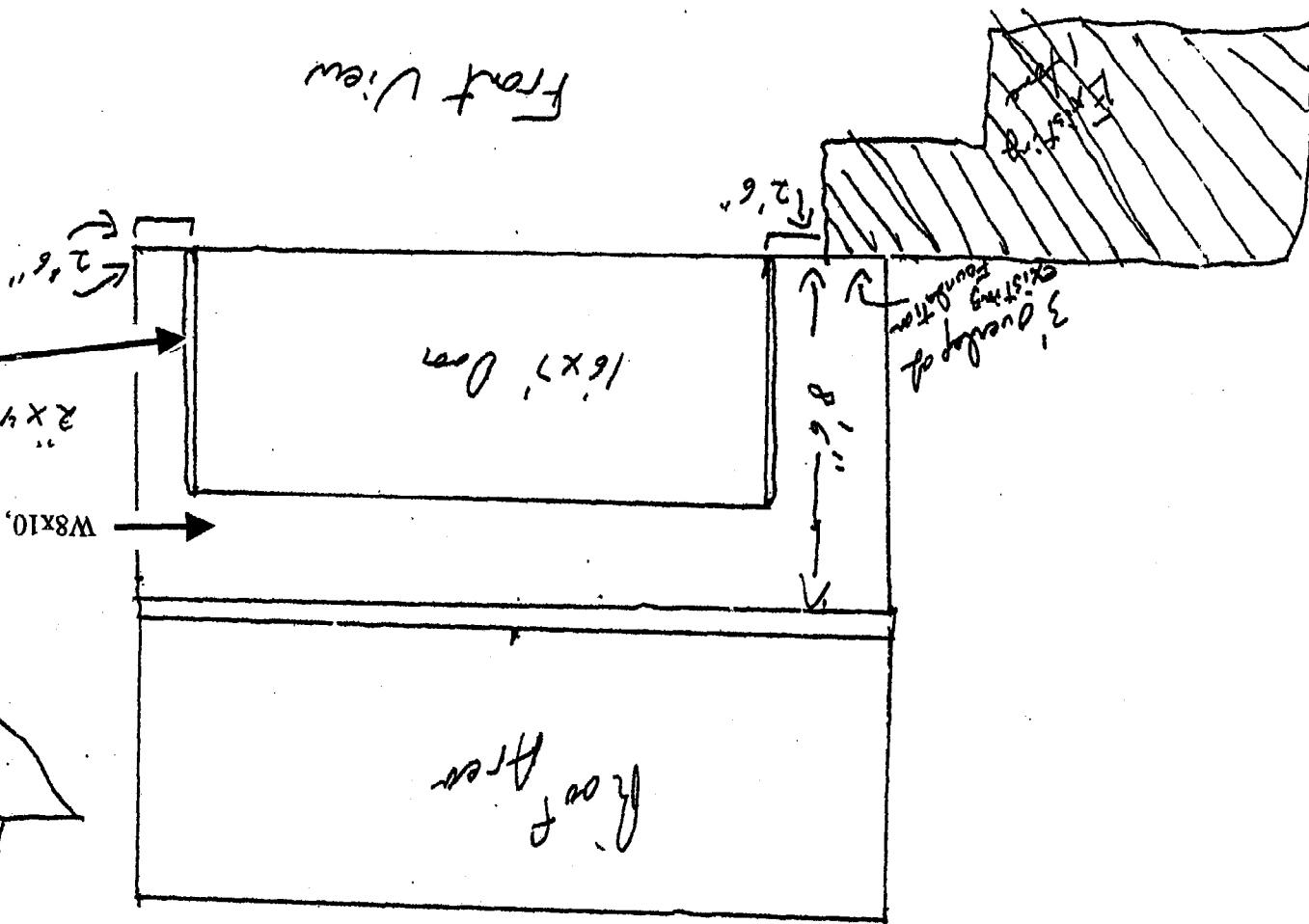
Rear View



ASPHALT SHINGLES
#15 FELT
DRIPLINE 2-2x10 HEADERS
2" x 4" 16" O.C.
4" Cement Slab w rebar
2x10 @ 18" O.C.
4" Cement Slab
2x6 @ 16" OC JOISTS SUPPORTING SLAB
@ 12" OC DIRECTLY BELOW

02-212

Front View



SUPPORTS: 3-2x4s, FULLY NAILED

2"x4" Wall Construction @ 16" o.c.

W8x10, or GLULAM 2,400 psi, 3" x 12"

