

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

Location of Construction: 29 Sonnet Lane (29 Sonnet)		Owner: John DeMarco		Phone: 774-4932	Permit No: 981210
Owner Address: SAA		Lessee/Buyer's Name:		Phone:	BusinessName:
Contractor Name: Quality Design Terry Herr		Address: 17 Kelly Road, Falmouth ME 04105		Phone: 761-5405	
Past Use: 1 fam dwelling		Proposed Use: Garage Same with Garage		COST OF WORK: \$ 12,000	PERMIT FEE: \$ 80.00
Proposed Project Description: Construct Garage (30x26)		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: 13 Type: 5B	
		Signature:		Signature:	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: Approved <input type="checkbox"/>		Signature:	
		Approved with Conditions: <input type="checkbox"/>		Date:	
Denied <input type="checkbox"/>		Signature:		Date:	
Permit Taken By:		Date Applied For: October 16, 1998			

PERMIT ISSUED
Permit Issued:
OCT 26 1998
CITY OF PORTLAND

Zone: K-3 CBL: 206-E-005
Zoning Approval: [Signature] 10/20/98
Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

Zoning Appeal
 Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied
Date: [Signature] still no steps

PERMIT ISSUED WITH REQUIREMENTS

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 provisions of the code(s) applicable to such permit

10-19-98

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT 3
MIL/MW

COMMENTS

12/8/98 Checked OK to pour footing,
walls will be poured over weekend
Mr. Hou will call before backfill.

3/2/99 Checked 1 hour fire-rated enclosure between
house + garage + 1 1/2 hour fire door installed
between garage + living space.

Needs steps installed on front entry.

Slislor checked site. Still no front steps. called owner to connect on

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

BUILDING PERMIT REPORT

DATE: 22 Oct. 1998 ADDRESS: 29 Sonnet Lane CBL 286-E-005
REASON FOR PERMIT: To Construct a 26'x30' attached private garage.
BUILDING OWNER: John DeMarco
CONTRACTOR: Quality Design
PERMIT APPLICANT: _____
USE GROUP R-3 (u) BOCA 1996 CONSTRUCTION TYPE 513

CONDITION(S) OF APPROVAL

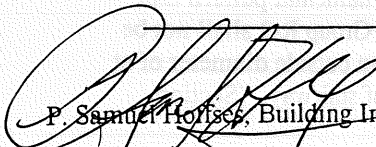
This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *2, *2.6, *5, *24, *26, *29, *31, *8, *10

- ~~1.~~ This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- ~~2.~~ Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- 2.5 Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- ~~2.6~~ Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- ~~5.~~ Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- ~~8.~~ Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42" , except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- ~~10.~~ Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread. 7" maximum rise.(Section 1014.0)
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4

12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)
13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. Section 1010.1
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1)hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) Section 710.0
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Table 302.1.1
16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
 In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2
17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. Section 921.0
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
21. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)
- * 24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
25. All requirements must be met before a final Certificate of Occupancy is issued.
- * 26. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).
27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
28. Please read and implement the attached Land Use-Zoning report requirements.
- * 29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.
30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- * 31. Your plan shows, that you will be using an 8" steel beam, but your application did not have any design specification for this beam
Before work is started, please submit to this office this information -

33.


 P. Samuel Hoffsch, Building Inspector

cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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>29 SOMET LAVE</u> <u>SOMET SANNET</u>			
Tax Assessor's Chart, Block & Lot Number Chart# <u>286</u> Block# <u>E</u> Lot# <u>005</u>		Owner: <u>John DeMarco</u>	
Owner's Address: <u>29 SOMET LAVE</u>		Lessee/Buyer's Name (If Applicable)	Telephone#:
		Cost Of Work: <u>\$ 12,000</u>	Fee <u>\$80</u>
Proposed Project Description:(Please be as specific as possible) <u>BARAGE</u>			
Contractor's Name, Address & Telephone <u>Quality Design, 17 Kelly Rd Falmouth, ME 04105 781-5405</u>			Rec'd By:

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

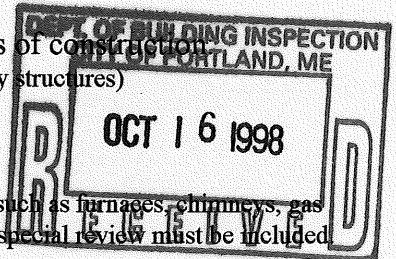
If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

4) Building Plans (Sample Attached)

A complete set of construction drawings showing all of the following elements of construction

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included



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/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>Terry Horr</u>	Date: <u>10/16/98</u>
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Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

O:\INSP\CORRESP\MNUGENT\APADSFD.WPD

TERRY HARR

Applicant: Terry Hoar
Address: 29 Sonnet Lane

Date: 10/20/98
C-B-L: 206-ES

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1965

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - construct 26' x 30' garage

Sewage Disposal - city

Lot Street Frontage -

Front Yard - 25' req - 47' shown

Rear Yard - 25' req - 49' shown

Side Yard - 0' req - 11' shown

Projections -

Width of Lot -

Height - 1 story shown

Lot Area - 6,500^{sq} ft 9,259^{sq} ft

Lot Coverage/ Impervious Surface - 25% = 2,314.75^{sq} ft

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

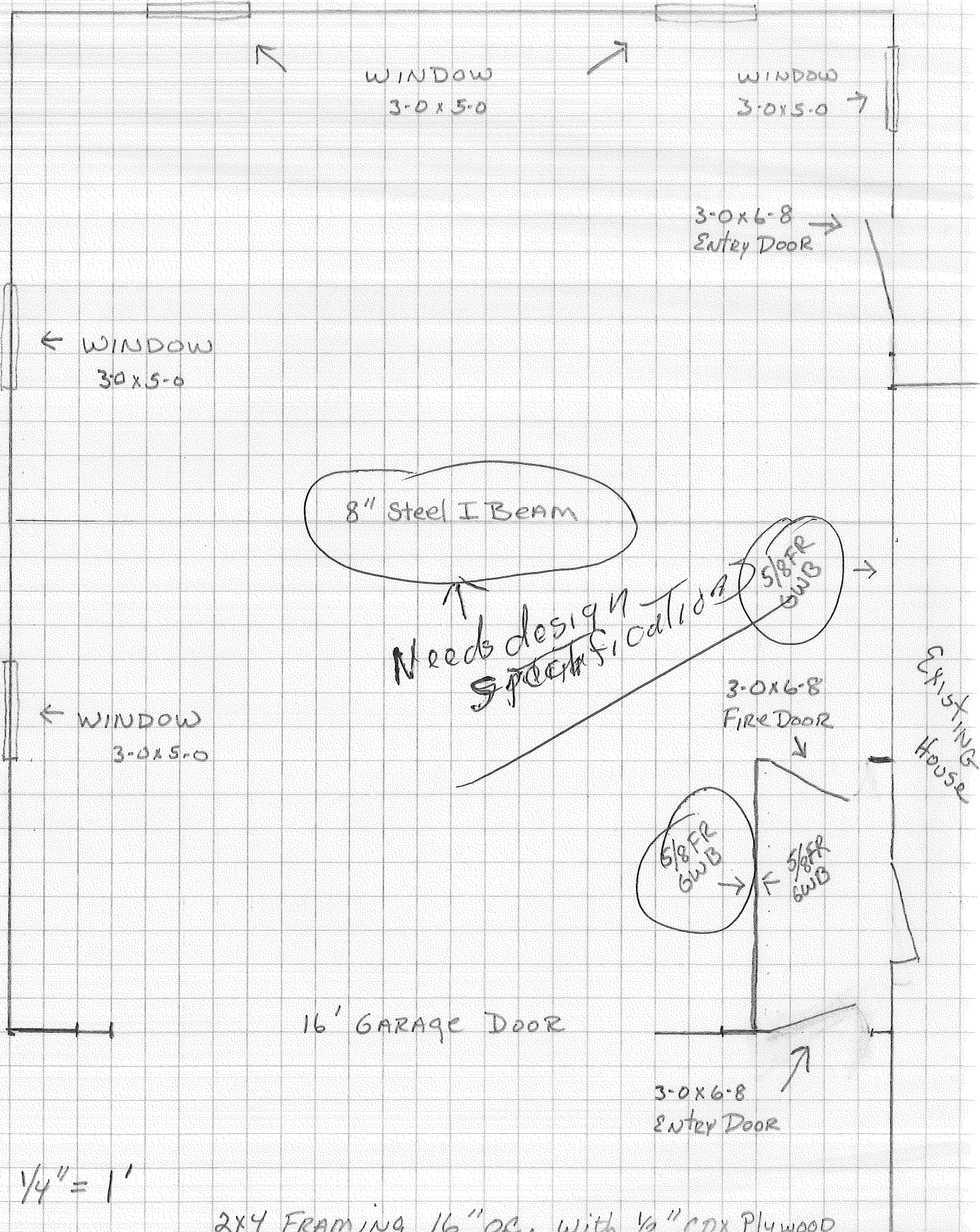
Shoreland Zoning/ Stream Protection -

Flood Plains -

Handwritten calculations:

$$11 \times 24 = 264 \text{ sq ft}$$
$$21 \times 25 = 525 \text{ sq ft}$$
$$26 \times 30 = 780 \text{ sq ft}$$

$$1569 \text{ sq ft}$$

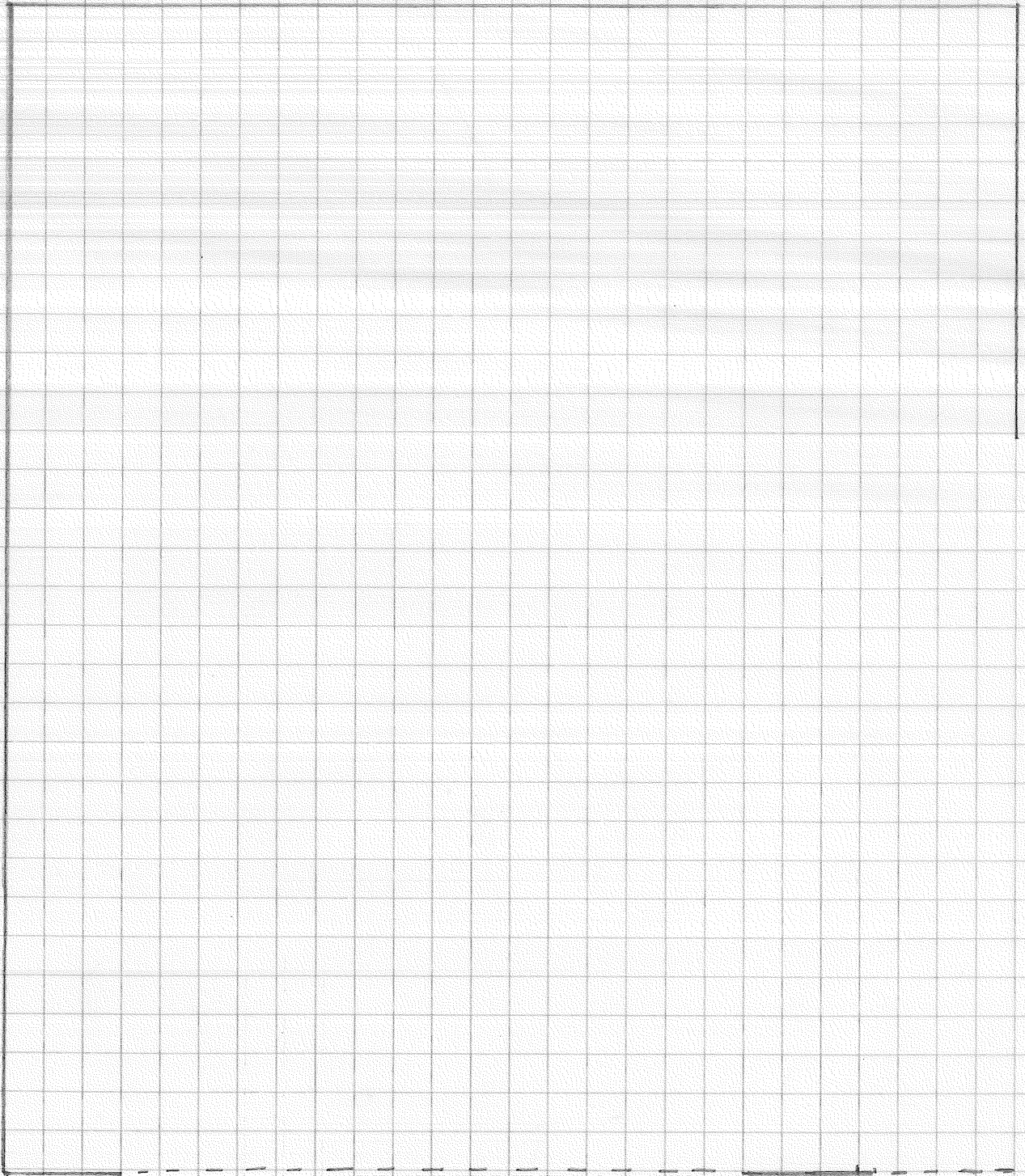


1/4" = 1'

1st Floor Plan

2x4 Framing 16" OC. with 1/2" CDX Plywood sheathing

29 SONET LANE



$\frac{1}{4}'' = 1'$

FOUNDATION -

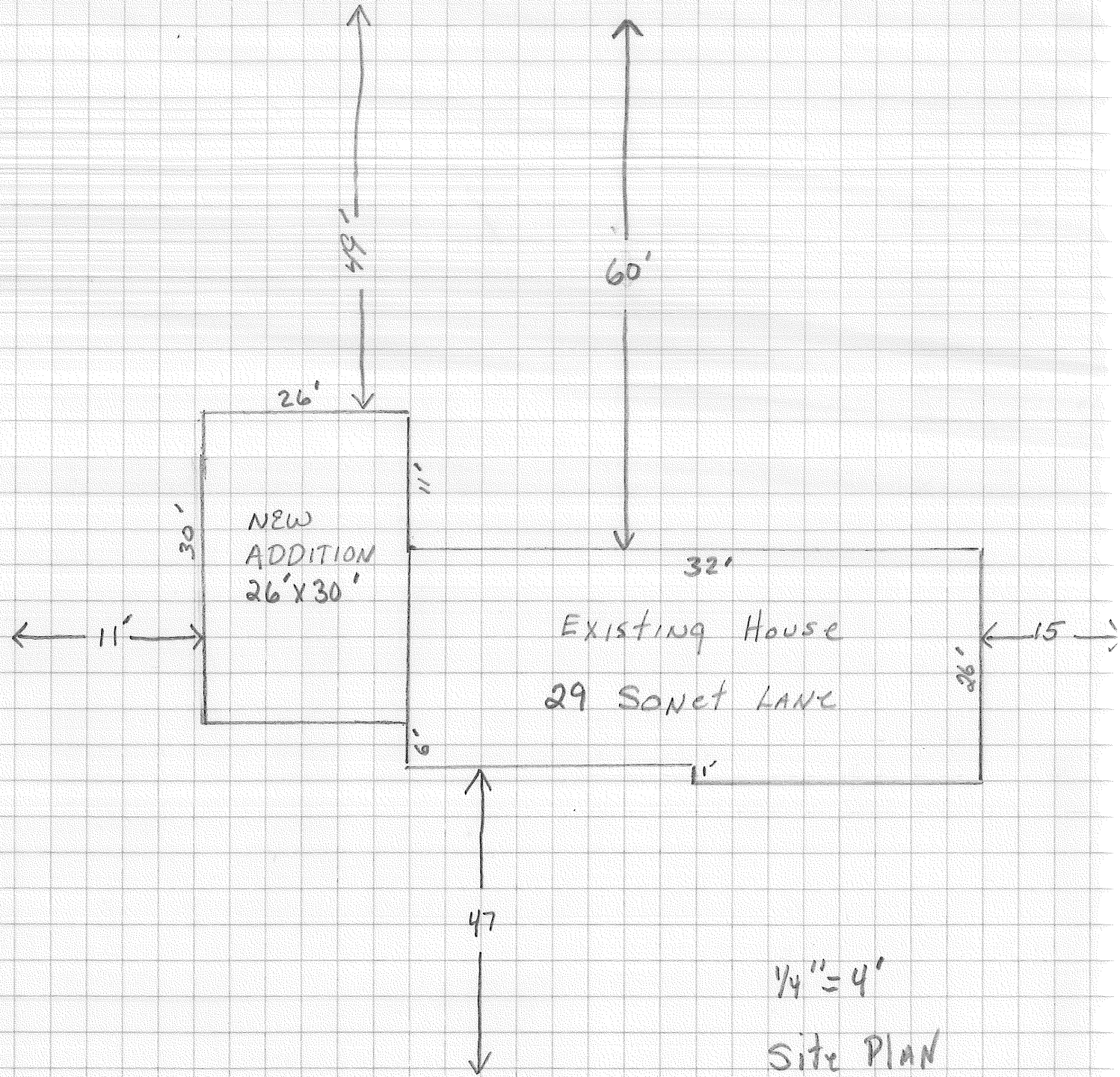
12" Footing with 3' Frost wall 1' Above GRADE

Frost wall 8" wide

FOUNDATION

Quality Design
17 Kelly Road
Falmouth, ME 04105
(207) 781-5405

29 SONET LANE
PORTLAND 04102

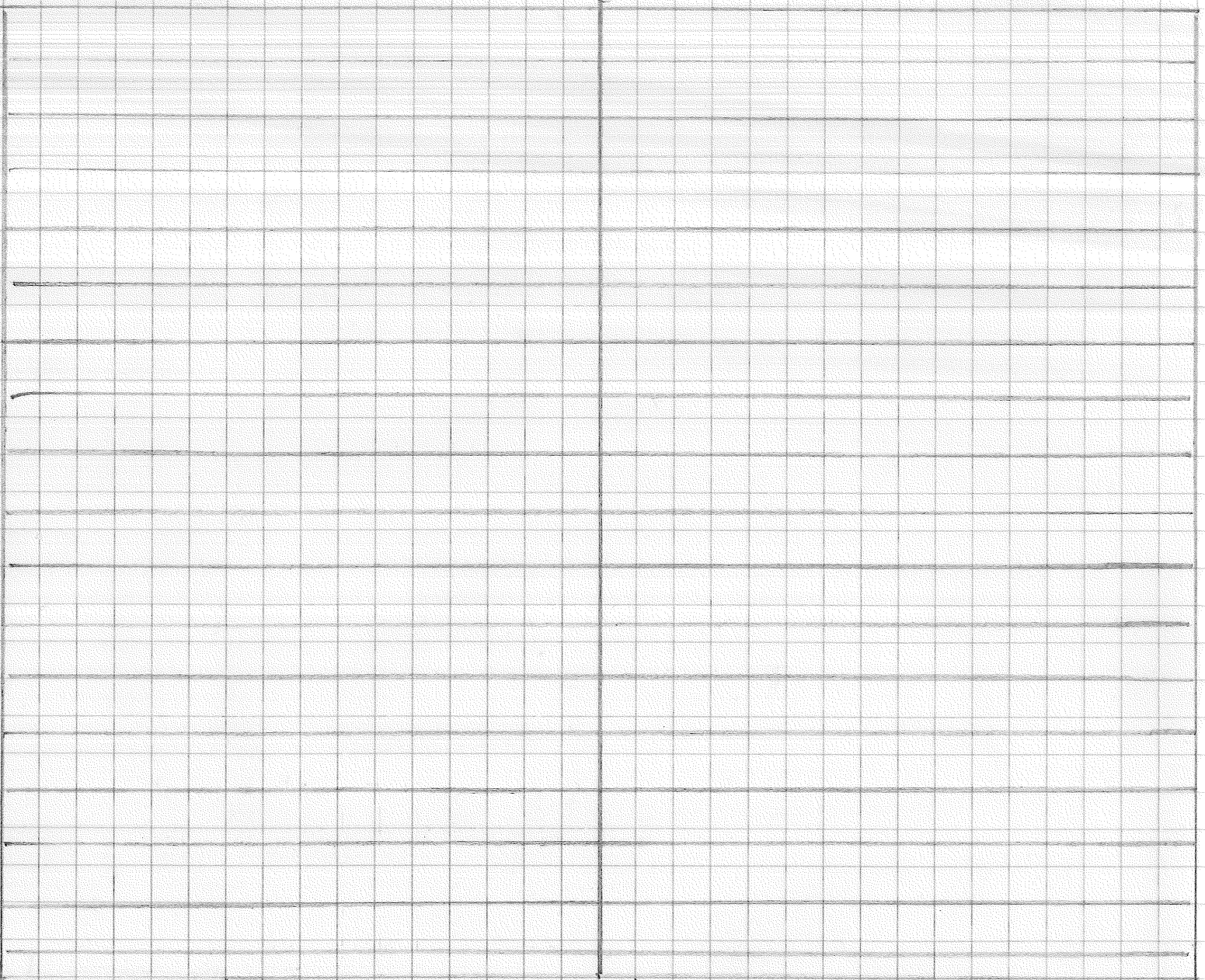


Quality Design
17 Kelly Road
Falmouth, ME 04105
(207) 781-5405

1/4" = 4'
SITE PLAN

Quality Design
17 Kelly Road
Falmouth, ME 04105
(207) 781-5405

29 SONET LANE



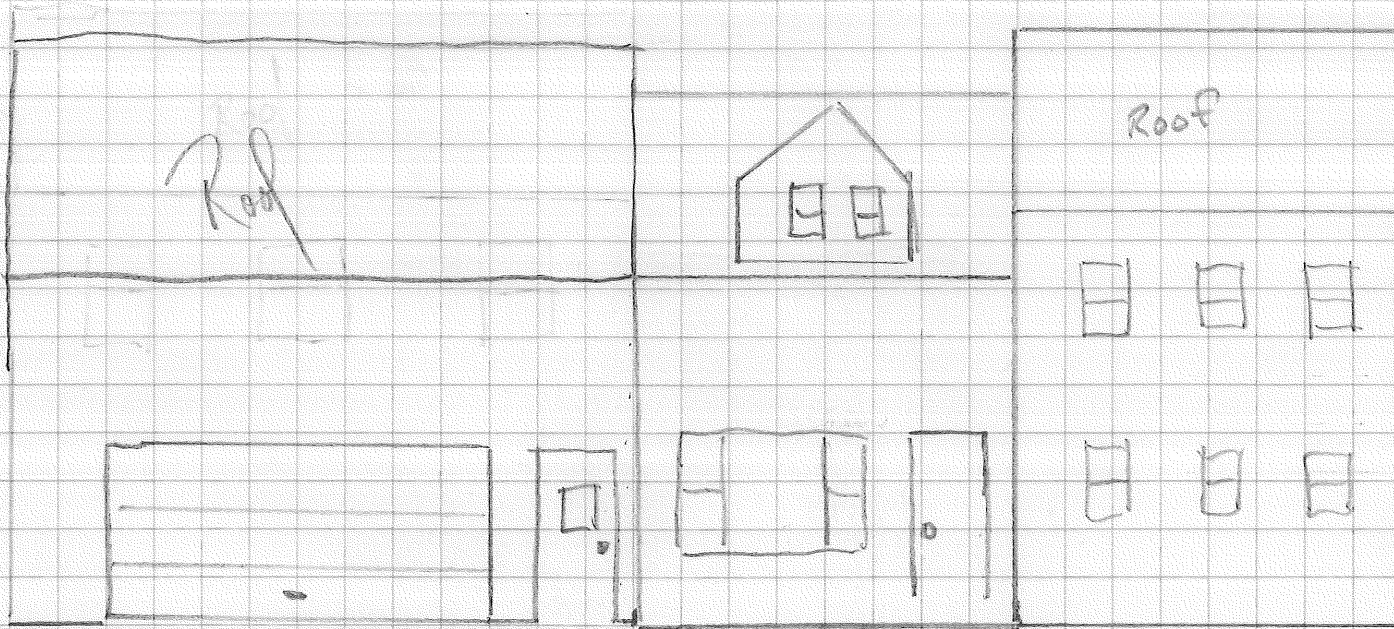
Existing Roof

Existing Road

2x4 TRUSSES 16" O.C W/
1/2 CDX + CLIPS -
SHINGLES TO MATCH EXISTING
1/4" = 1"
Roof PLAN

29 sonet

Quality Design
17 Kelly Road
Falmouth, ME 04105
(207) 781-5405



Shingles to match

Siding is
4 1/2" vinyl

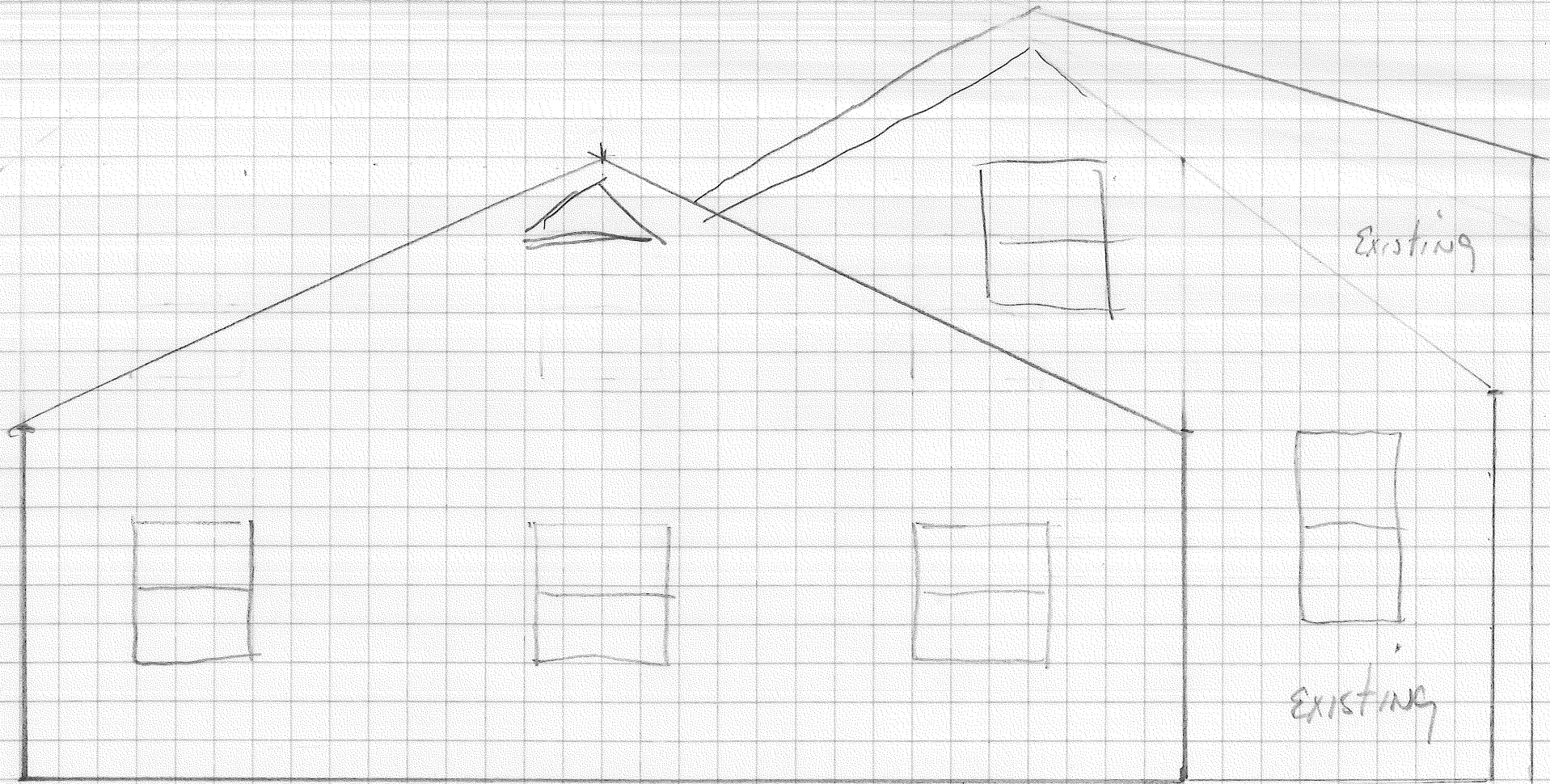
1/4" = 2'

FRONT VIEW

Quality Design
17 Kelly Road
Falmouth, ME 04105
(207) 781-5495

29 SONNET LANE

Siding is 4 1/2" vinyl!



1/4" = 1'

END VIEW

QUITCLAIM DEED
(33 M.R.S.A. 775)

72642

IRMA DEMARCO, of Portland, In the County of Cumberland and State of Maine, for consideration paid, do hereby grant unto JOHN B. DEMARCO, of said Portland, whose mailing address is 29 Sonnet Lane in Portland, Maine 04102, with QUITCLAIM COVENANTS, the following described real estate, to wit:

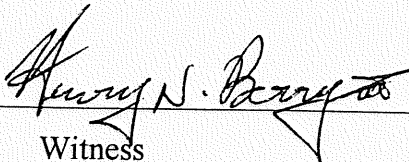
A certain lot or parcel of land, together with the buildings thereon, situated on Sonnet Lane in the City of Portland, County of Cumberland, and State of Maine, and being Lot number 169 as shown on Plan of Longfellow Woods, Section F, which plan is recorded in the Cumberland County Registry of Deeds in Plan Book 65 at Page 72.

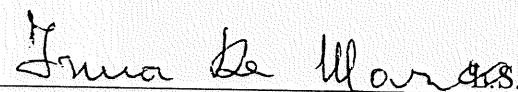
Being the same premises described in a certain warranty deed from Raymond D. Shibles and Carolyn A. Shibles to UMBERTO DEMARCO and IRMA DEMARCO, dated September 1, 1972, and recorded in the Cumberland County Registry of Deeds in Book 3294 at Page 253. The said UMBERTO DEMARCO is deceased and the said IRMA DEMARCO is the surviving joint tenant of a life estate in the premises hereby conveyed.

WITNESS my hand and seal this 13th day of the month of October, A.D. 1998.

SIGNED, SEALED, AND DELIVERED

IN PRESENCE OF:


Witness


IRMA DEMARCO

Grantor

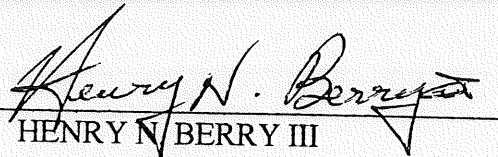
PAGE TWO

STATE OF MAINE
CUMBERLAND, ss:

October 13, A.D. 1998

Then personally appeared the above named IRMA DEMARCO and acknowledged the foregoing instrument to be her free act and deed.

Before me,


HENRY N. BERRY III

Notary Public

My Commission Expires October 26, 2004

RECEIVED
RECORDER REGISTRY OF DEED

1998 OCT 13 PM 4:07

CUMBERLAND COUNTY

John B O'Brien