

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that ABBIE MCGILVERY

Located At 34 CASTINE AVE

Job ID: 2012-07-4393-ALTR

CBL: 309- E-015-001

has permission to build a 15' x 9'7" storage shed  
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

*N/A*

*Abbie McGilvery*

7/12/12

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD



# PORTLAND MAINE

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Acting Director of Planning and Urban Development  
Gregory Mitchell

Job ID: 2012-07-4393-ALTR

Located At: 34 CASTINE AVE

CBL: 309- E-015-001

## **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. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
3. This permit is being approved under section 14-425 allowing for the two bump outs that don't extend more than two feet and therefore are not part of the footprint.
4. Section R105.2 of the International Residential Code states that structures 200 square feet or under are exempt from building code review. This structure has not been reviewed for codes or safety under the building codes. The owner takes full responsibility for structural integrity.

**City of Portland, Maine - Building or Use Permit Application**

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

|  |  |   |  |
|--|--|---|--|
| Job No:<br>2012-07-4393-ALTR                                   | Date Applied:<br>7/3/2012  | CBL:<br>309- E-015-001  |  |
| Location of Construction:<br>34 CASTINE AVE                    | Owner Name:<br>ABBIE MCGILVERY   | Owner Address:<br>34 CASTINE AVE,<br><br>PORTLAND, ME 04103   | Phone:<br>207-650-8825   |
| Business Name:   | Contractor Name:<br>Don McGilvery  | Contractor Address:<br>93 Newall Road, Yarmouth 04096   | Phone:<br>207-650-8825   |
| Lessee/Buyer's Name:   | Phone:   | Permit Type:<br>BLDG  | Zone:<br>R-3   |
| Past Use:<br><br>Single family dwelling                        | Proposed Use:<br><br>Same: Single family dwelling –<br>to build storage/garage – 15' x<br>9'7" | Cost of Work:<br>\$4000.00  | CEO District:  |
|  |  | Fire Dept:<br><br><input type="checkbox"/> Approved<br><input type="checkbox"/> Denied<br><input checked="" type="checkbox"/> N/A | Inspection:<br>Use Group:<br>Type:<br><i>N/A</i><br>Signature: |
| Proposed Project Description:<br>Build 144 sf storage / garage |  | Pedestrian Activities District (P.A.D.)   |  |
| Permit Taken By: Gayle   |  | <b>Zoning Approval</b>  |  |

|   |  |   |   |
|---|--|---|---|
| <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> | <p><b>Special Zone or Reviews</b></p> <input type="checkbox"/> Shoreland<br><input type="checkbox"/> Wetlands <i>US 17 section</i><br><input type="checkbox"/> Flood Zone <i>14-435 for</i><br><input type="checkbox"/> Subdivision <i>knobumparts</i><br><input type="checkbox"/> Site Plan<br><br><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM<br>Date: <i>OK w/condition</i><br><i>7/12/12 ABM</i> | <p><b>Zoning Appeal</b></p> <input type="checkbox"/> Variance<br><input type="checkbox"/> Miscellaneous<br><input type="checkbox"/> Conditional Use<br><input type="checkbox"/> Interpretation<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Denied<br>Date: | <p><b>Historic Preservation</b></p> <input checked="" type="checkbox"/> Not in Dist or Landmark<br><input type="checkbox"/> Does not Require Review<br><input type="checkbox"/> Requires Review<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Approved w/Conditions<br><input type="checkbox"/> Denied<br>Date: <i>ABM</i> |
|   | <b>CERTIFICATION</b>   |   |   |

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

R-3

2012 07 4393

66

R-3



# 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: <b>34 Castine Avenue (R3 ZONE)</b>  |  |  |
| Total Square Footage of Proposed Structure/Area<br><b>143.7 SF</b>  | Square Footage of Lot<br><b>6,930 SF</b>   | Number of Stories<br><b>1</b>  |
| Tax Assessor's Chart, Block & Lot<br>Chart# <b>309</b> Block# <b>E 015</b> Lot# <b>407</b>  | Applicant: (must be owner, lessee or buyer)<br>Name <b>Abbie Mcgilvery</b><br>Address <b>34 Castine Ave</b><br>City, State & Zip <b>Portland, Me 04103</b> | Telephone:<br><b>650-8825</b>  |
| Lessee/DBA<br>  | Owner: (if different from applicant)<br>Name <b>N/A</b><br>Address <b>N/A</b><br>City, State & Zip <b>N/A</b>  | Cost of Work: \$ <b>3,500.00</b><br>C of O Fee: \$ _____<br>Historic Review: \$ _____<br>Planning Amin.: \$ _____<br>Total Fee: \$ _____ |
| Current legal use (i.e. single family) <b>Single Family</b><br>If vacant, what was the previous use? <b>N/A</b><br>Proposed Specific use: <b>Storage / Garage</b><br>Is property part of a subdivision? <b>N/A</b><br>Project description: <b>N/A</b> | Number of Residential Units <b>1</b><br><b>extensions being shown on rear &amp; side yds not being shown on plot plan</b>                                  | <b>143.7 SF Storage / Garage</b>   |
| Contractor's name: <b>SELF Don McGilvery</b><br>Address: <b>93 Newell Rd</b><br>City, State & Zip: <b>Town of York 04091</b><br>Who should we contact when the permit is ready: <b>SELF 4850809</b><br>Mailing address: _____                         | Email: <b>abbiemcgilvery@gmail.com</b><br>Telephone: _____<br>Telephone: <b>650-8825</b>   |  |

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](http://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: Date: **7/3/12**

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



## Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at [www.portlandmaine.gov](http://www.portlandmaine.gov), in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

One (1) complete set of construction drawings must include:

- Cross sections w/framing details *SEE SKETCHES*
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams *NIA*
- Detail any new walls or permanent partitions
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing *NIA*
- Window and door schedules *SEE SKETCHES*
- Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation/sound transmission ratings (if applicable) *NIA*
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2009 *NIA*
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions *NIA*
- Electronic files in pdf format are also required *NIA*
- Proof of ownership is required if it is inconsistent with the assessors records *NIA*

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed. *NIA*

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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 visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 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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## Receipts Details:

**Tender Information:** Check , BusinessName: Donald R Mc Gilvery, Check Number: 166

**Tender Amount:** 60.00

## Receipt Header:

**Cashier Id:** gguertin

**Receipt Date:** 7/3/2012

**Receipt Number:** 45605

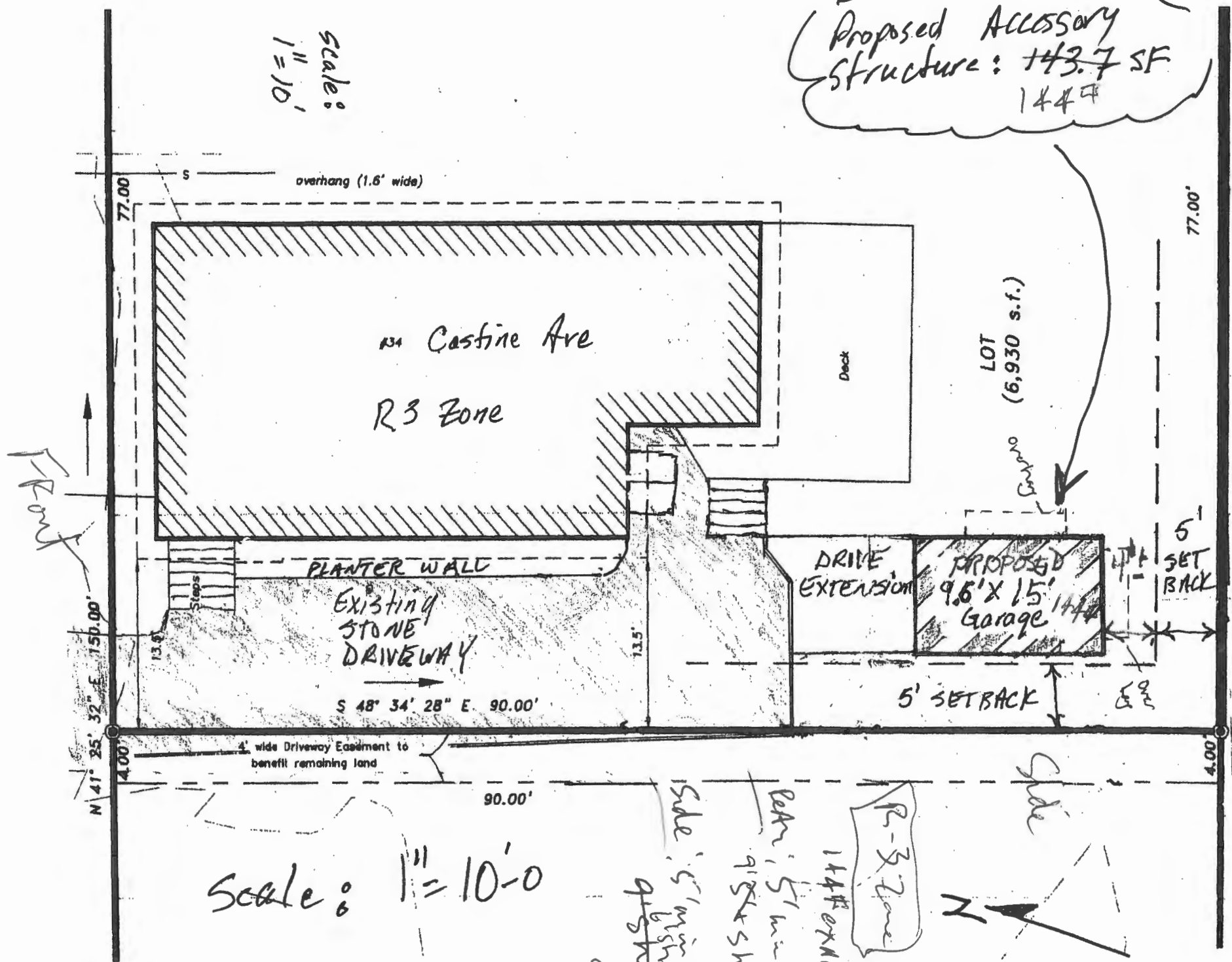
## Receipt Details:

|  |       |                |           |
|--|-------|----------------|-----------|
| Referance ID:  | 7126  | Fee Type:      | BP-Constr |
| Receipt Number:  | 0     | Payment Date:  |           |
| Transaction Amount:  | 60.00 | Charge Amount: | 60.00     |
| Job ID: Job ID: 2012-07-4393-ALTR - 143.7 storage / garage |       |                |           |
| Additional Comments: 34 Castine Ave. Donald McGilvery      |       |                |           |

Thank You for your Payment!

Scale: 1" = 10'

Proposed Accessory Structure: 143.7 SF  
144 SF



Scale: 1" = 10'-0"

Side 5' min Allowed by Show

Back 5' min Allowed by Show

9' Setback

OK

R-3 Zone

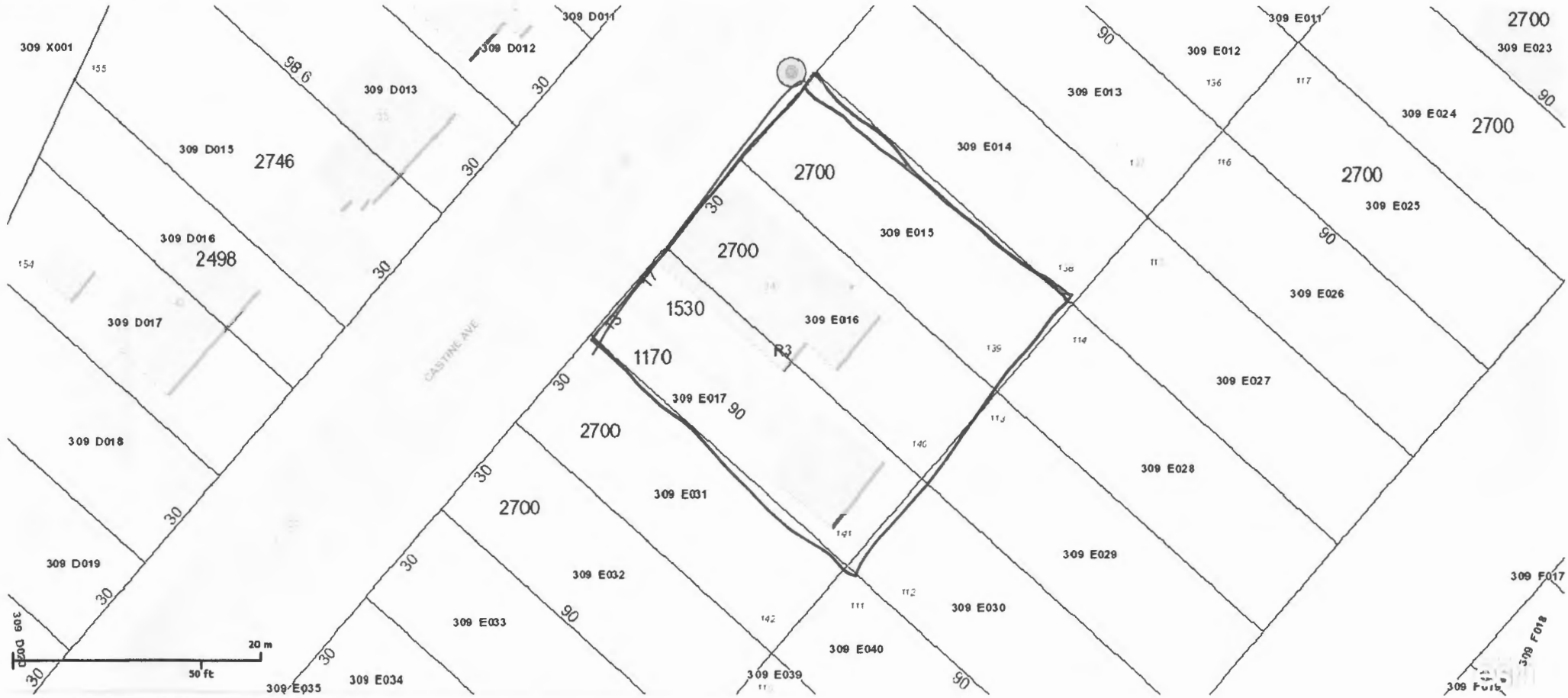
144 SF exactly

7/3/12



# 34 castine St

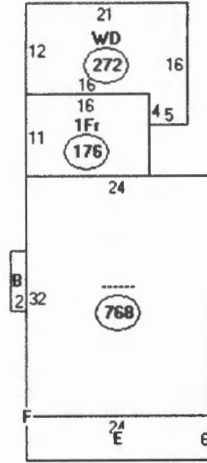
309-E-15-17



Copyright 2011 Esri. All rights reserved. Fri Jul 6 2012 11:40:36 AM.

R-3 Zone





| Descriptor/Area |          |
|-----------------|----------|
| A: -----        | 768 sqft |
| B: FBAY         | 16 sqft  |
| C: 1Fr          | 176 sqft |
| D: WD           | 272 sqft |
| E: EP           | 144 sqft |
| F: RG1          | 400 sqft |

144 = 9.5 x 15

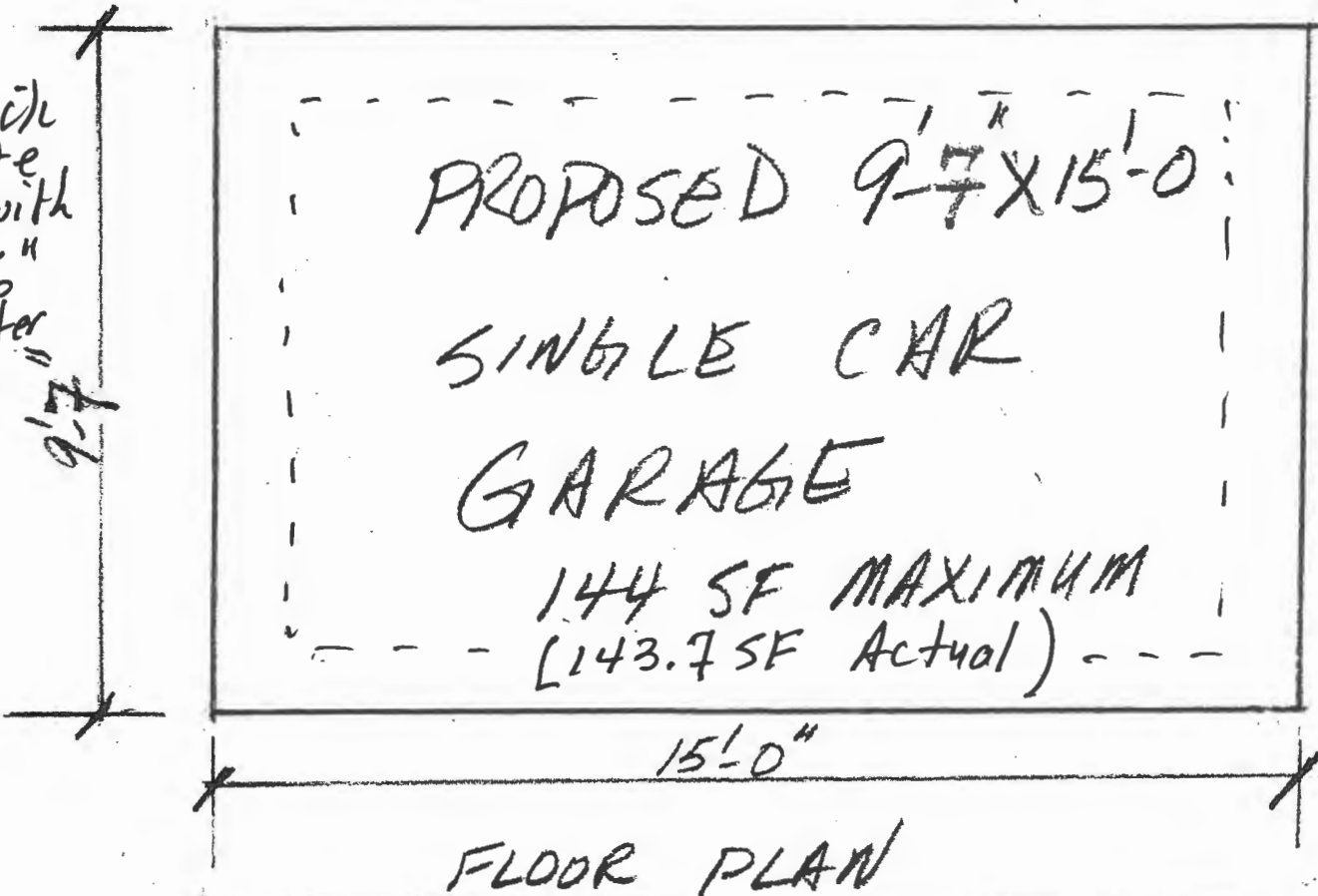
1776

all

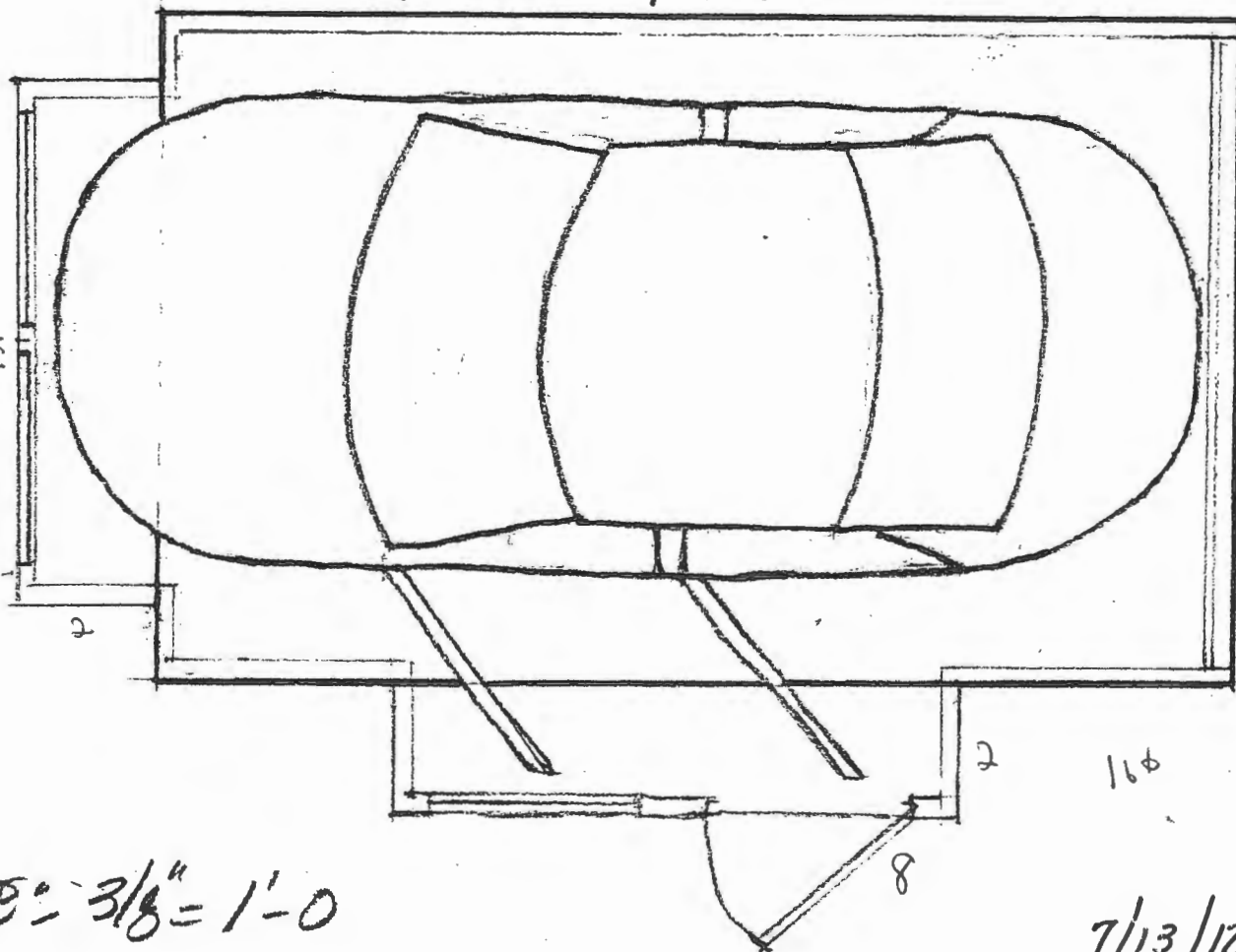
$6930 \text{ sqft} \times 35\% = 2425.5 \text{ sqft}$  max lot cov.

# SLAB-ON-GRADE FOUNDATION

5"± Thick  
Concrete  
slab with  
1 1/2" x 6"  
Perimeter  
haunch



REAR  
5'-0"  
7'-6"

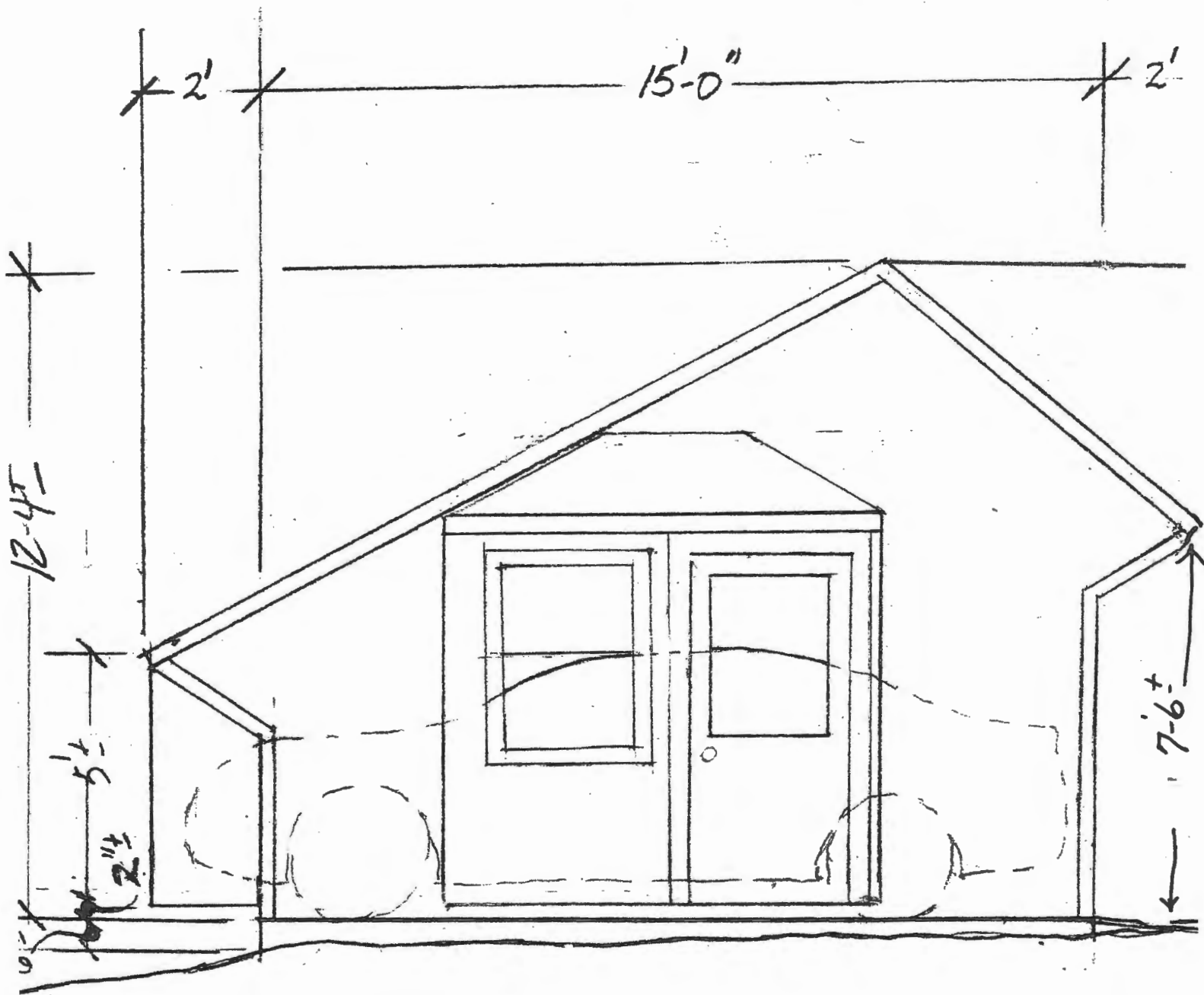


SCALE = 3/8" = 1'-0"

7/13/12

Section 14-425. Cornice eave, sill, canopy or other similar architectural feature.

\* NOTE: SIDE ELEVATION TOWARDS NEIGHBOR IS A FLAT FACADE FOLLOWING THE FOUNDATION SLAB WITH NO BAY WINDOW PROTECTION (not a bay window).

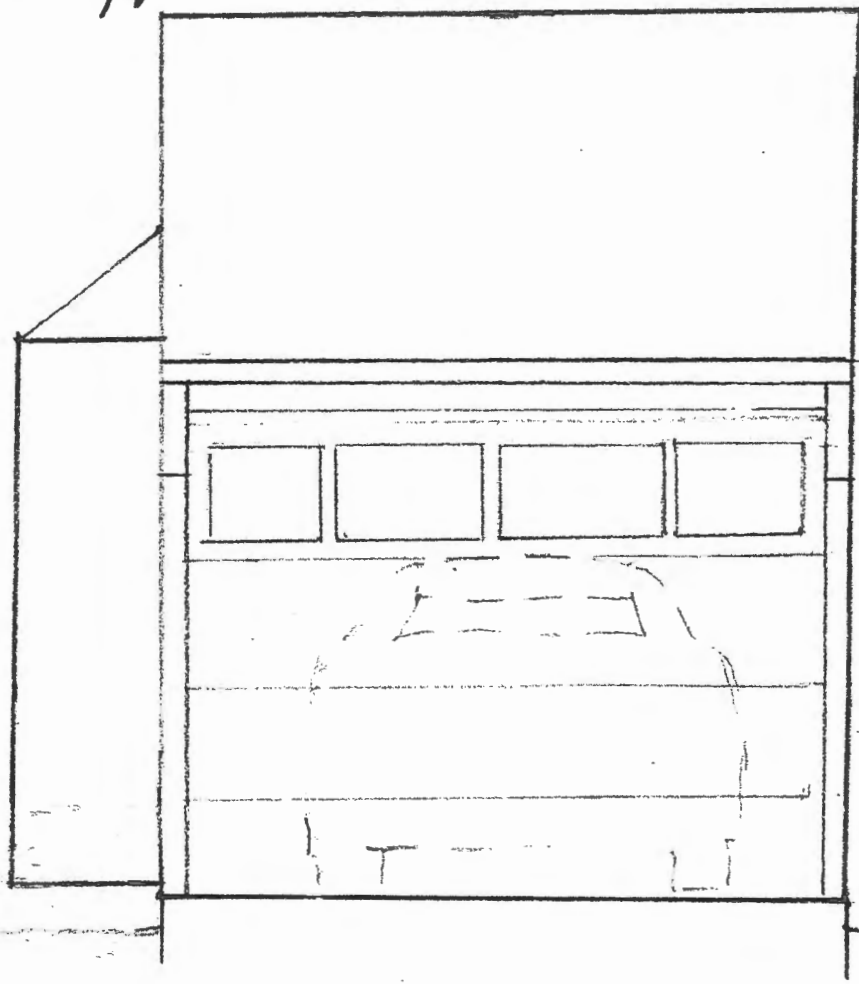
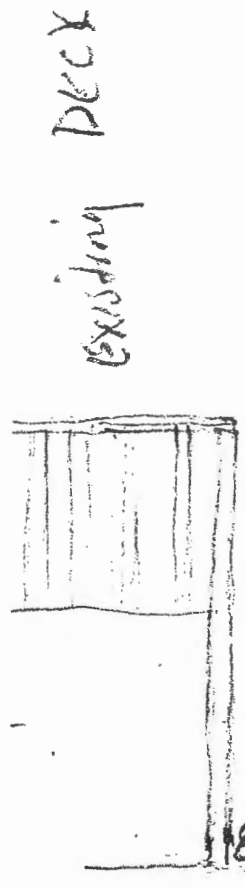


Scale:  $\frac{3}{8}'' = 1'-0''$

SIDE ELEVATION (REVISED)  
TOWARDS HOUSE

7/3/12

ALL WALL FRAMING TO BE 2x4 @ 16" OC  
RIDGE BEAM TO BE 2- 2x10 laminated together  
EAVE BEAMS TO BE 2- 2x10 laminated together  
FRONT ROOF FRAMING: 2x8 @ 16" OC  
REAR ROOF FRAMING: 2x10 @ 16" OC

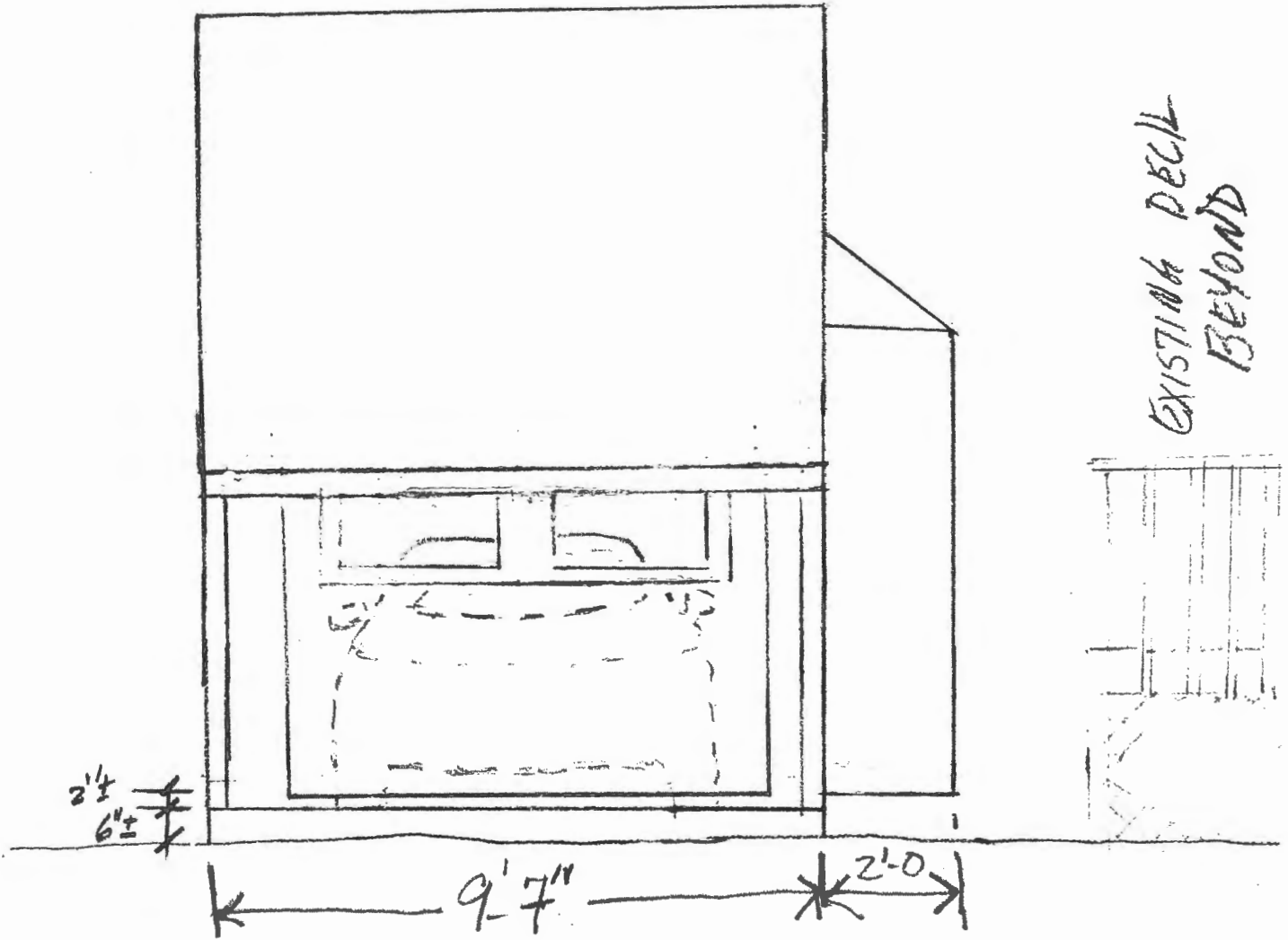


Roof Plywood:  
5/8" CDX

WALL SHEATHING  
1/2" chip Board

FRONT ELEVATION  
SCALE = 3/8" = 1'-0

7/3/12



REAR ELEVATION

SCALE =  $\frac{3}{8}'' = 1'-0$