

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

Location of Construction: 69 Lane Ave		Owner: Bowie, Larry	Phone: 797-9897	Permit No: 980720
Owner Address: SAA 04103		Lessee/Buyer's Name:	Phone:	BusinessName:
Contractor Name:		Address:		Phone:
Past Use: 1-fam	Proposed Use:	COST OF WORK: \$ 7,000.00	PERMIT FEE: \$ 55.00	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: JUL - 2 1998 CITY OF PORTLAND </div>
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: 4 Type: 511 BOCA 90 Higher	
		Signature:	Signature:	
Proposed Project Description: Construct Garage (24 x 28) <i>Called again 10/11</i>		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: OK - taken on 10/11 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"/>
Permit Taken By: MG	Date Applied For: 29 June 1998			Zone: CBL: 310-B-023 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

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
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..

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

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: 29 June 1998 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

7

COMMENTS

7-10-98 Sub back as OK Not ready to pour yet
7-13-98 Ready to pour slab

10/15/99 Completed AR

Inspection Record

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

BUILDING PERMIT REPORT

DATE: 2 July 98 ADDRESS: 69 Lane Ave. 310-D-023
REASON FOR PERMIT: To Construct 24'x28' Detached private garage
BUILDING OWNER: Larry Bowie
CONTRACTOR: SAA
PERMIT APPLICANT: _____
USE GROUP U BOCA 1996 CONSTRUCTION TYPE 5B

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, *26 *29

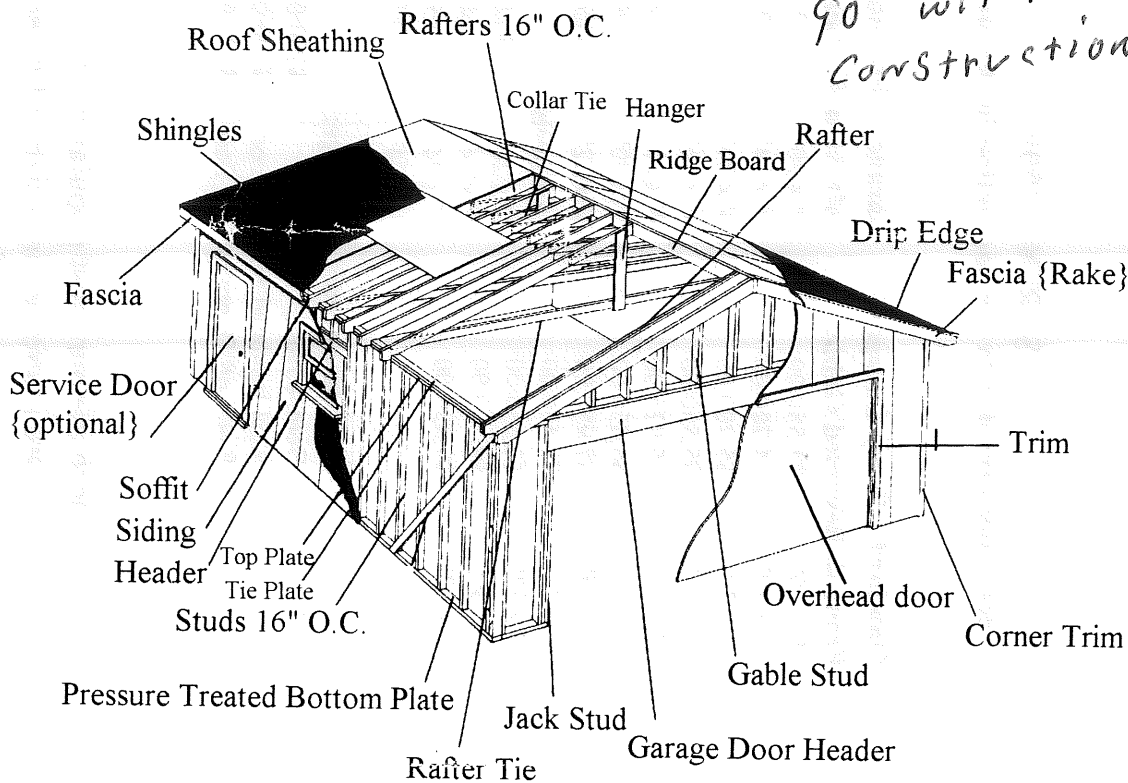
1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approval from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- 2.5 Foundation 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.
3. Precaution must be taken to protect concrete from freezing.
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 ½ inch gypsum board or the equivalent applied to the garage means of ½ 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).
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".
9. Headroom in habitable space is a minimum of 7'6".
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.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
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

S. P. Rankin Garages

Standard 1 Story Plan

24x28

Sam
I would like to go with this construction



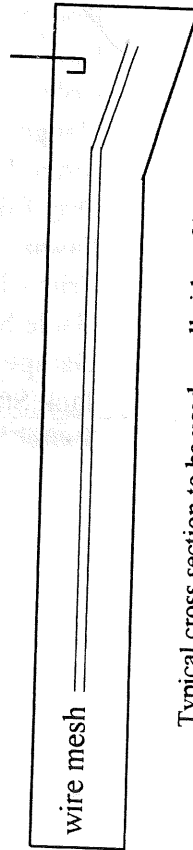
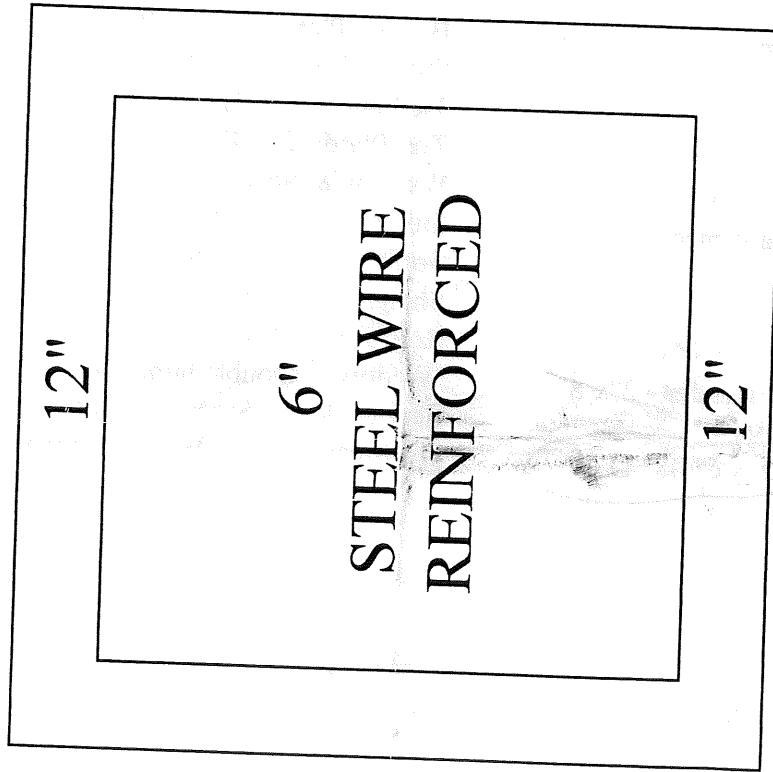
- ✓ Roof Sheathing - 1/2" plywood
- ✓ Rafters - 2"x 8" 16" O.C.
- Collar Tie - 2"x 4"
- Hanger - 2"x 4"
- Ridge Board - 2"x 6"
- Drip Edge Galvanized
- Fascia - Pine
- Trim - Pine
- Gable Studs - 2"x 4" 6
- Garage Door Header - 2"x 8"
- Jack Stud - 2"x 4"
- Rafter Tie - 2"x 6" 48" O.C.

- Bottom Plate - 2"x 4" Pressure Treated
- Studs - 2"x 4" 16" O.C. *change to 2x6 16 oc*
- Tie Plate - 2"x 4" 6
- Top Plate - 2"x 4" 6
- Window & Service Door Headers - 2"x 6"
- Siding - T-111 5/8"
- Soffit - AC 3/8" Pine
- Shingles - 20 year
- Roof Pitch - 5/12
- Windows - Double hung 24"x32" {optional}
- Service door - Steel insulated {optional} *36" x 80"*
- Overhead Doors - Wood or Steel, *36" x 80"*

Prepared by
S.P. Rankin, P. O. Box 291
Westbrook, Maine 04098
Telephone {ME} #1-800-794-9881
Telephone {NH} #1-800-473-9881

CONCRETE SLAB LAYOUT

6" THICK
12" EDGES



Typical cross section to be used on all sides of building.

S. P. Rankin

P.O. Box 291, Westbrook, ME 04098
Telephone {ME} #1-800-794-9881
Route 125 #252, Epping, NH 03042
Telephone {NH} #1-800-473-9881

SPRING 1998

Prices may vary due to the fluctuation in the lumber market.

Standard 1 Story Garages

Front & Reversed Gables

14' x 20'	\$4,550.00
16' x 20'	\$4,700.00
18' x 20'	\$5,200.00
18' x 24'	\$5,550.00
20' x 20'	\$5,975.00
20' x 24'	\$6,850.00
24' x 24'	\$7,950.00
24' x 26'	\$8,450.00
24' x 28'	\$8,850.00
24' x 30'	\$9,200.00
24' x 32'	\$9,850.00

Garages with 2nd floor

Loft Area & Stairway

20' x 20'	\$ 9,000.00
20' x 24'	\$ 9,900.00
24' x 24'	\$11,500.00
24' x 26'	\$12,550.00
24' x 28'	\$12,900.00
24' x 30'	\$14,000.00
24' x 32'	\$15,500.00

Gambrels

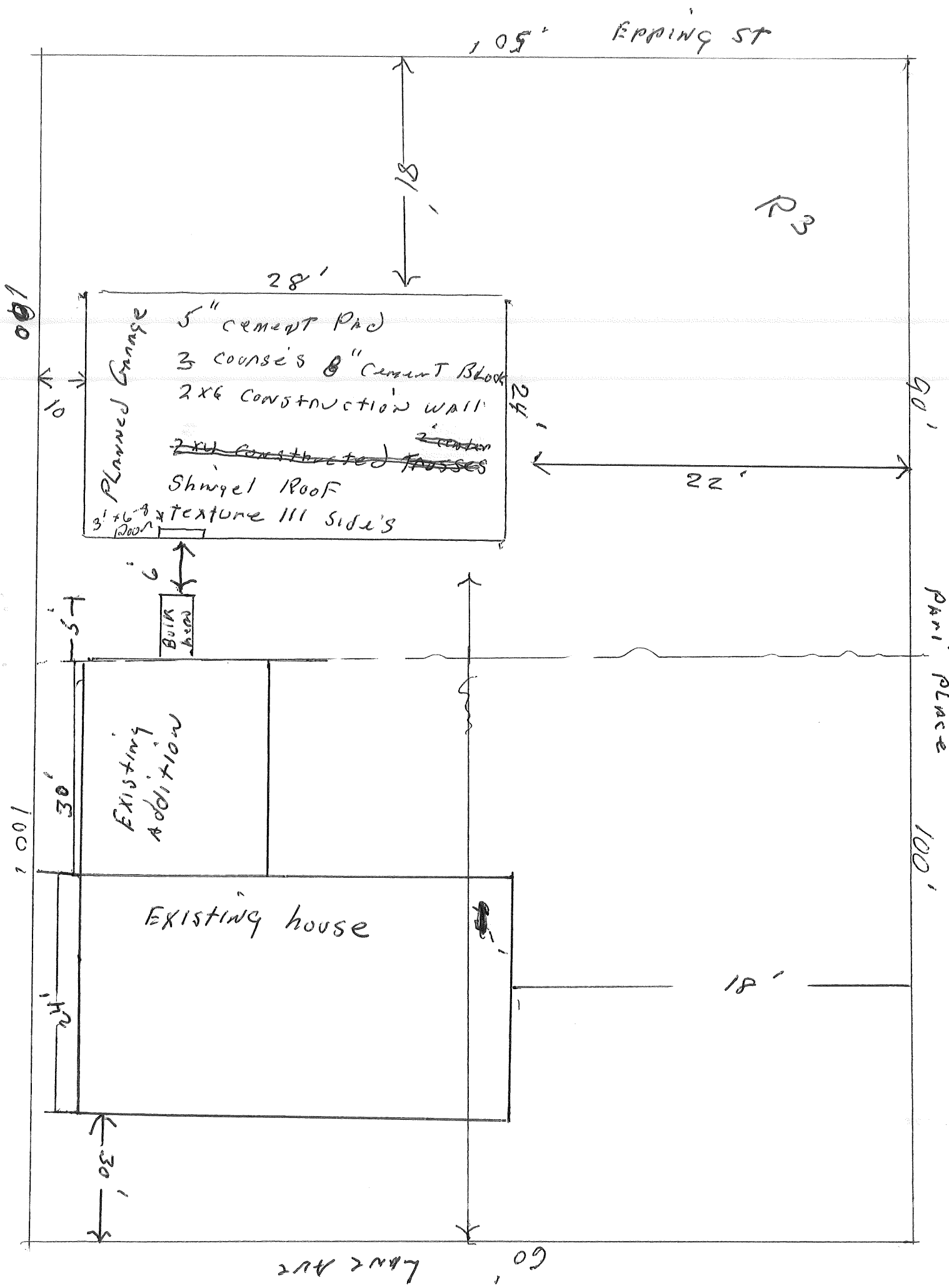
20' x 20'	\$12,000.00
20' x 24'	\$14,000.00
22' x 24'	\$15,500.00
24' x 24'	\$17,000.00

Additional cost to garage:

Double Hung Window	\$100.00
Steel Insulated Service Door	\$200.00
Pine Loft Doors for 2nd floor	\$175.00

These are our most popular models, if you are interested in a size not listed, please feel free to call for more information.

Above prices include concrete slab & overhead garage doors.

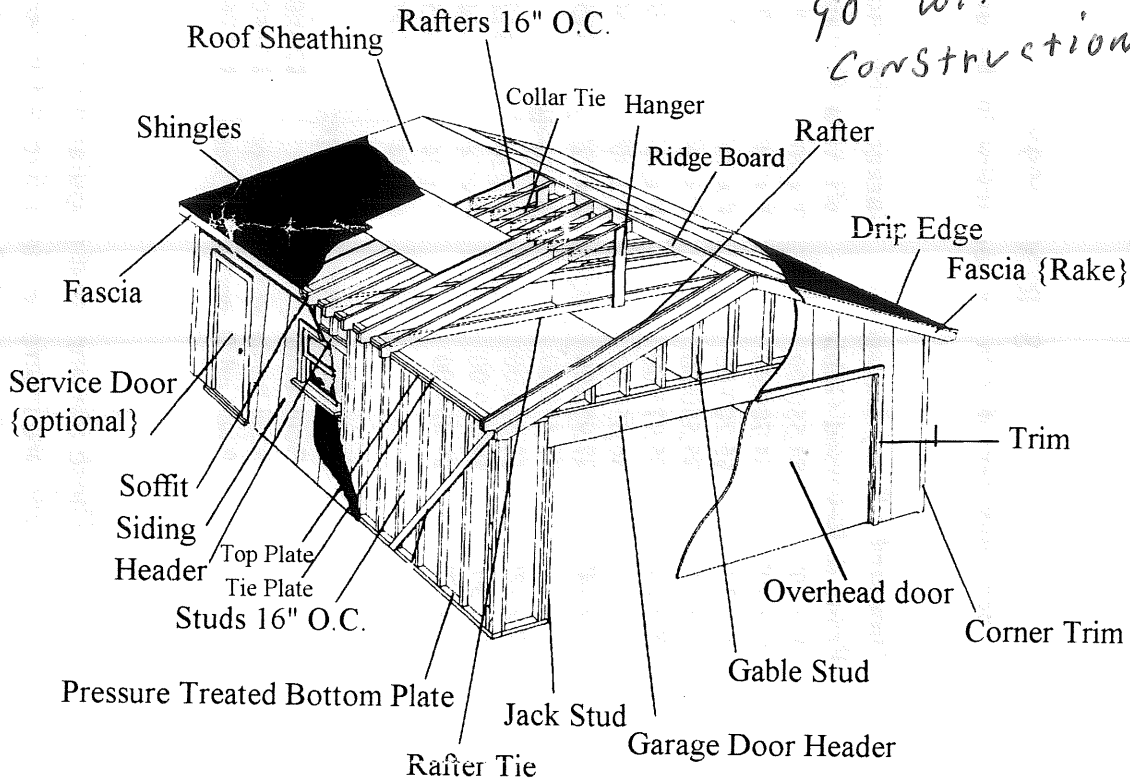


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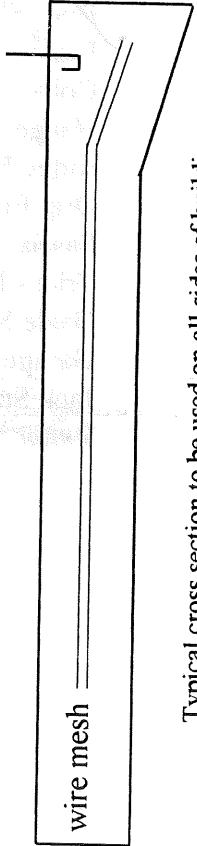
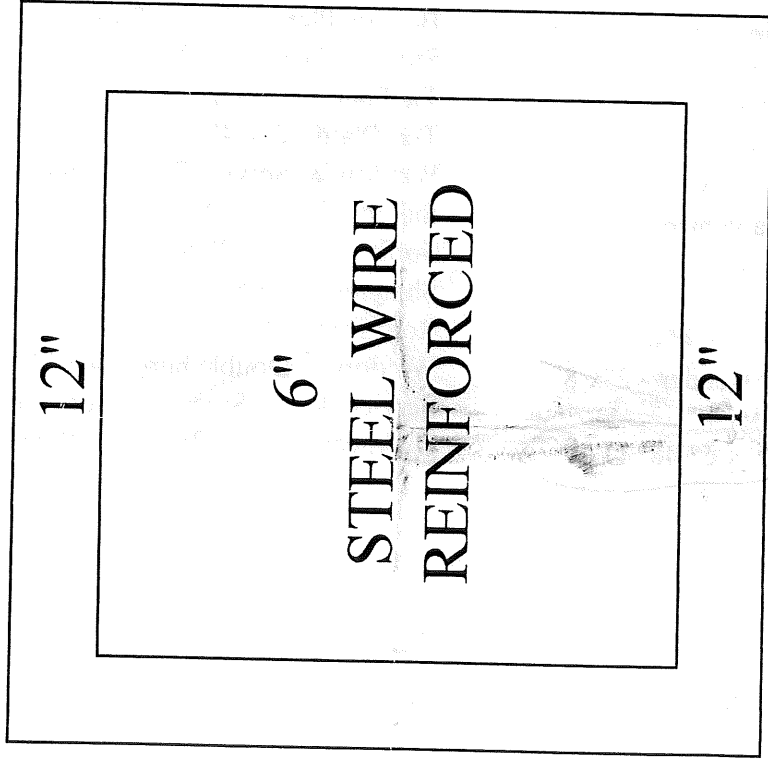
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18' x 24'	\$5,550.00	24' x 26'	\$12,550.00
20' x 20'	\$5,975.00	24' x 28'	\$12,900.00
20' x 24'	\$6,850.00	24' x 30'	\$14,090.00
24' x 24'	\$7,950.00	24' x 32'	\$15,500.00
24' x 26'	\$8,450.00	Gambrels	
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**Building 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>69 Lane Ave Port, ME 04103</u>			
Tax Assessor's Chart, Block & Lot Number <u>310</u> <u>0</u> <u>023</u> Chart# Block# Lot#	Owner: <u>Larry E Bowie</u>	Telephone#: <u>7979897</u>	
Owner's Address: <u>69 Lane Ave Port ME</u> <u>04103</u>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$ 7000</u>	Fee: <u>\$ 55</u>
Proposed Project Description:(Please be as specific as possible) <u>Concrete Slab 24x28 Garage</u>			
Contractor's Name, Address & Telephone <u>owner</u>		Rec'd By: <u>MY</u>	

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

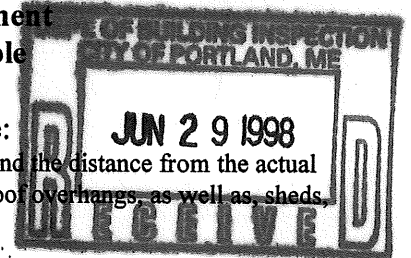
- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by 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

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Signature of applicant: <u>Larry E Bowie</u>	Date: <u>6-26-98</u>
--	----------------------

Site Review Fee: \$150.00/Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

Applicant:

Date:

7/1/98

Address:

69 Lane Ave

C-B-L:

310-D-23

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Existing

Zone Location -

R-3

Interior or corner lot -

Proposed Use/Work -

Sewage Disposal -

- Lot Street Frontage -

Front Yard -

NA

Rear Yard -

25' req - 8' shown

Side Yard -

8' req - 10' & 22' shown

Projections -

2' req on side st - ok

Width of Lot -

Height -

1 story

Lot Area -

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

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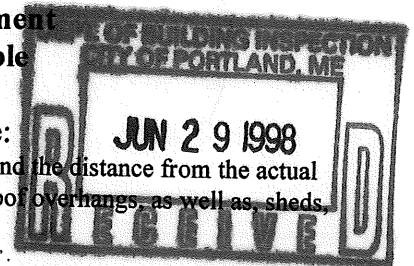
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