

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

INSPECTION

PERMIT

Permit Number: 061176

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED

SEP - 5 2006

CITY OF PORTLAND

This is to certify that FARRELL WILLIAM E JR property owner
 has permission to 1 1/2 story detatched 24' x 28 garage
 AT 160 LEXINGTON AVE 338 M020001

provided that the person or persons who accept 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 leased or occupied. 24 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

Thomas M. Munkley 8/31/06
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or

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

06-1176 CBL: 338 M020001

Location of Construction: 160 LEXINGTON AVE	Owner Name: FARRELL WILLIAM E JR	Owner Address: 136 HENNESSY DR	Phone:
Business Name:	Contractor Name: property owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R3
Past Use: Residential 2 unit <i>legal use - 2</i>	Proposed Use: Residential 2 unit - 1 1/2 story detached 24 x 28 garage <i>nothing on it (per municipality - 94-0711)</i>	Permit Fee: \$90.00	Cost of Work: \$7,000.00
Proposed Project Description: Single Family 1 1/2 story detached 24 x 28 garage		CITY OF PORTLAND	
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3</i> Type: <i>SB</i> <i>IRC 2003</i>
		Signature:	Signature: <i>Jim 8/31/06</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
		Signature:	Date:

Taken By dmartin	Submitted For: 08/09/2006	Zoning Approval		
<p>1.</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	Zoning Appeal	Historic Preservation
		<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"/> <i>OK w/ conditions</i> Date: <i>8/31/06</i> <i>AKM</i>	<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:	Not in District or Landmark Does Not Require Review <input type="checkbox"/> Requires Review Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>AKM</i> Date:

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1176	Date Applied For: 08/09/2006	CBL: 338 M020001
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Location of Construction: 160 LEXINGTON AVE	Owner Name: FARRELL WILLIAME JR	Owner Address: 136 HENNESSY DR	Phone:
Business Name:	Contractor Name: property owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Detached	

Residential 2 unit 1 1/2 story detached 24 x 28 garage

1 1/2 story detached 24 x 28 garage

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 08/25/2006**Note:** */25/06. Bill Farrell, the owner, has chosen Lexington Avenue as the front of his property.**Ok to Issue:**

- 1) This property shall remain as two dwelling units. Any change of use shall require a separate permit application for review and approval.
- 2) The height of the garage is based on the number submitted by the owner which is 16'. The garage may not be higher than 18'.
- 3) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
- 4) 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 **Reviewer:** Tom Markley **Approval Date:** 09/14/2006**Note:****Ok to Issue:**

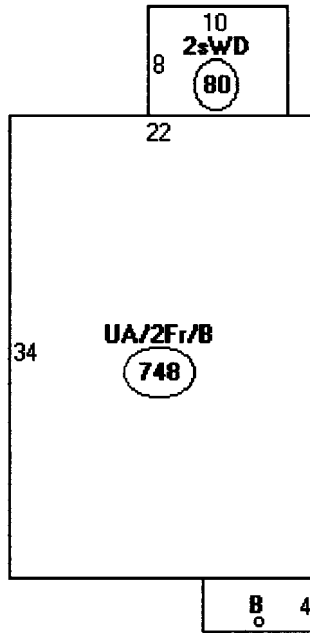
- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 2) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 3) The design load spec sheets for any engineered beam(s) must be submitted to this office.

Comments:

8/25/2006-amachado: Left message for Bill Farrell. Question of what he is considering his front yard. Is it Lexington Ave. or is it Luke St. ?

8/25/2006-amachado: Spoke to Bill Farrell. He is considering Lexington Ave. his front and understands that from now on it will be considered the front of his lot.





Descriptor/Area

A: UA/2Fr/B
748 sqft

B: OFP
32 sqft

C: 2sWD
80 sqft

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	338 M020001
Location	160 LEXINGTON AVE
Land Use	TWO FAMILY
 Owner Address	 FARRELL WILLIAM E JR 136 HENNESSY DR PORTLAND ME 04103
 Book/Page	 17256/001
Legal	338-M-20-21 LUKE ST LEXINGTON AVE 160-168 10486 SF

Current Assessed Valuation

Land	Building	Total
\$65,900	\$123,000	\$194,900

Property Information

Year Built 1900	Style Old Style	Story Height 2	Sq. Ft. 1496	Total Acres 0.241		
Bedrooms 3	Pull Baths 2	Half Baths	Total Rooms 7	Attic Unfin	Basement Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date 01/29/2002	Type LAND + BLDING	Price \$139,000	Book/Page 17256-001
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Picture and Sketch

Picture	Sketch	Tax Map
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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.

New Search!

$4 \times 4 = 16$
 $4 \times 4 = 16$
 $4 \times 4 = 16$
 $8 \times 4 = 32$
 $3 \times 4 = 12$
 $8 \times 10 = 80$
 $38 \times 10 = 380$
1584

GARAGE

160 LEXINGTON AVE

SCALE

$1/4" = 4'$

R3 - lot size 10,486

Front - 25' req - 46' given OK

rear - 25' req - 26' given OK

Side - $(1/2 \text{ by } 8)$ 12' given OK

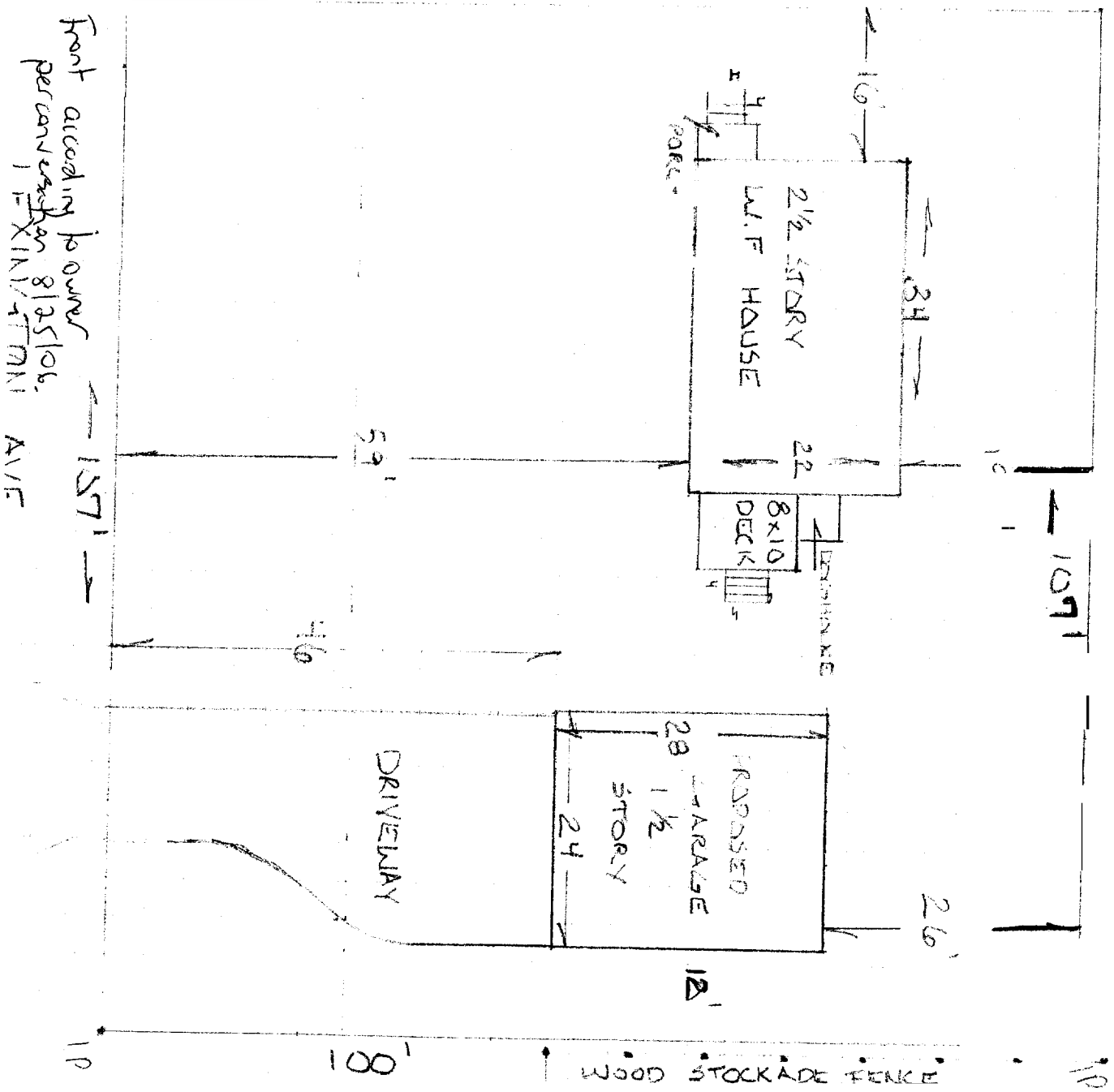
side street 20'

lot coverage $35\% = 3670.1$ OK

1584 OK
 $16'$ according to plan.

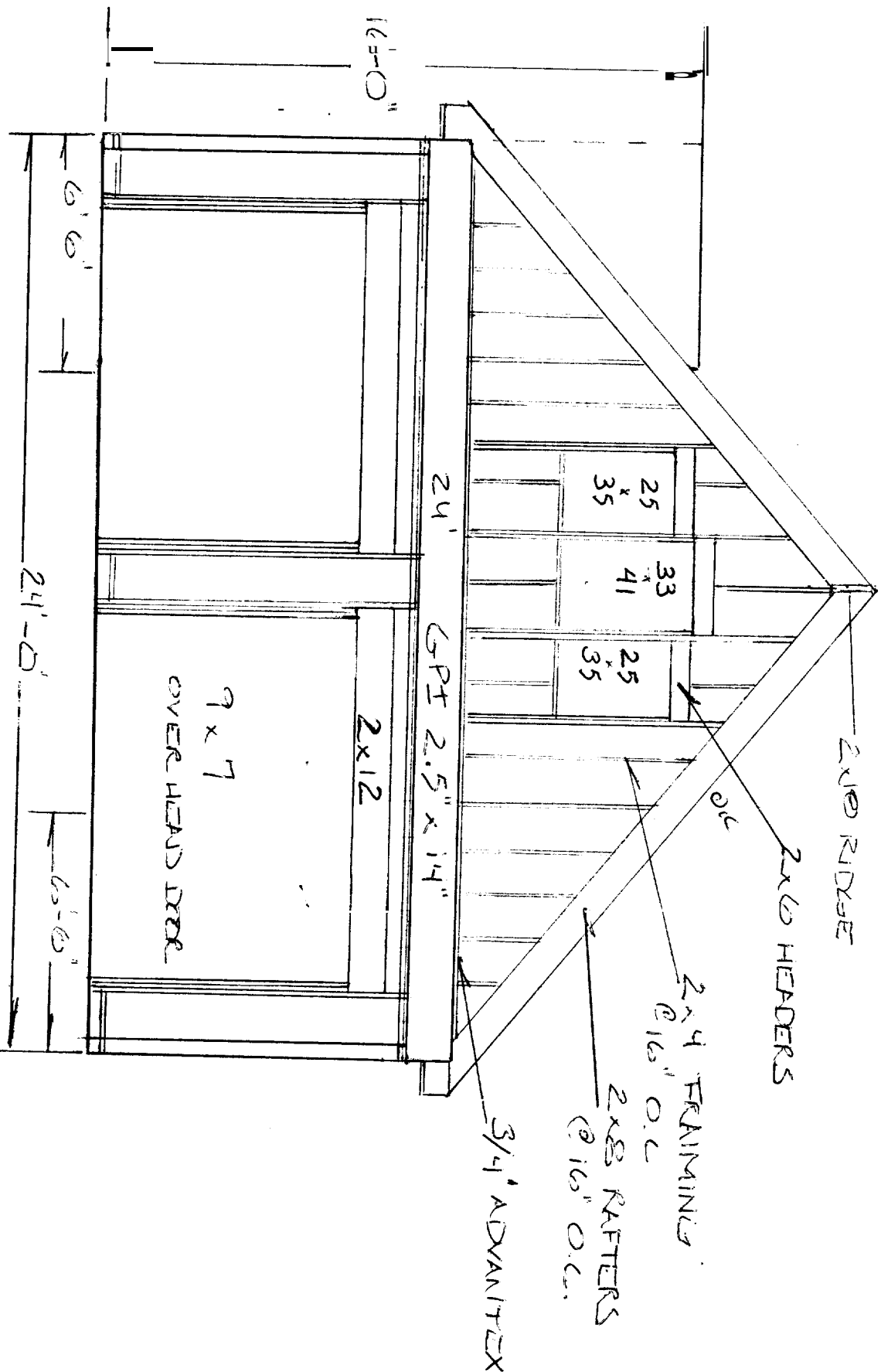
PAPER ST. LUKE

PLAT PLAN

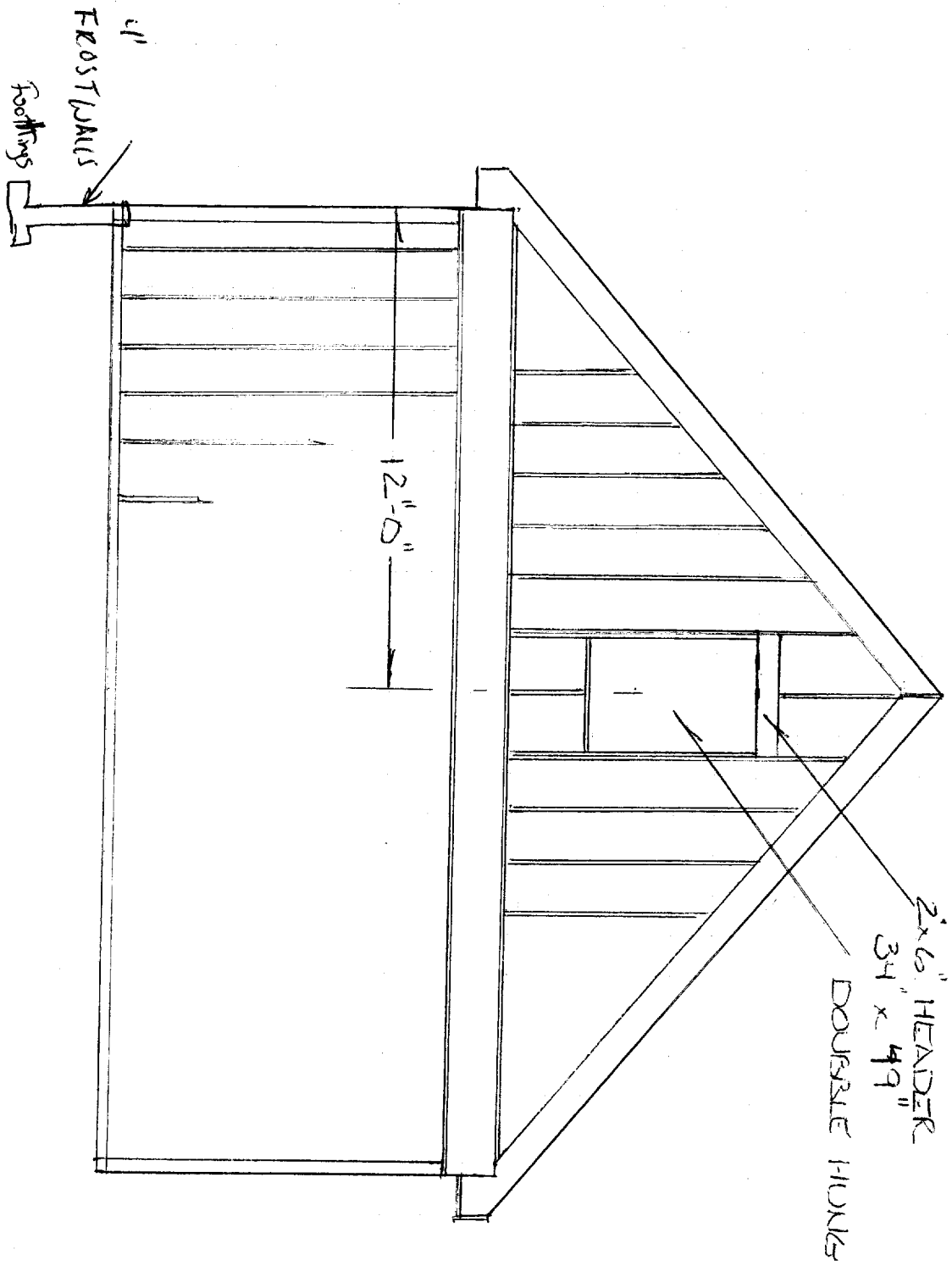


Front according to owner
 person's plan 8/25/06.
 LEXINGTON AVE

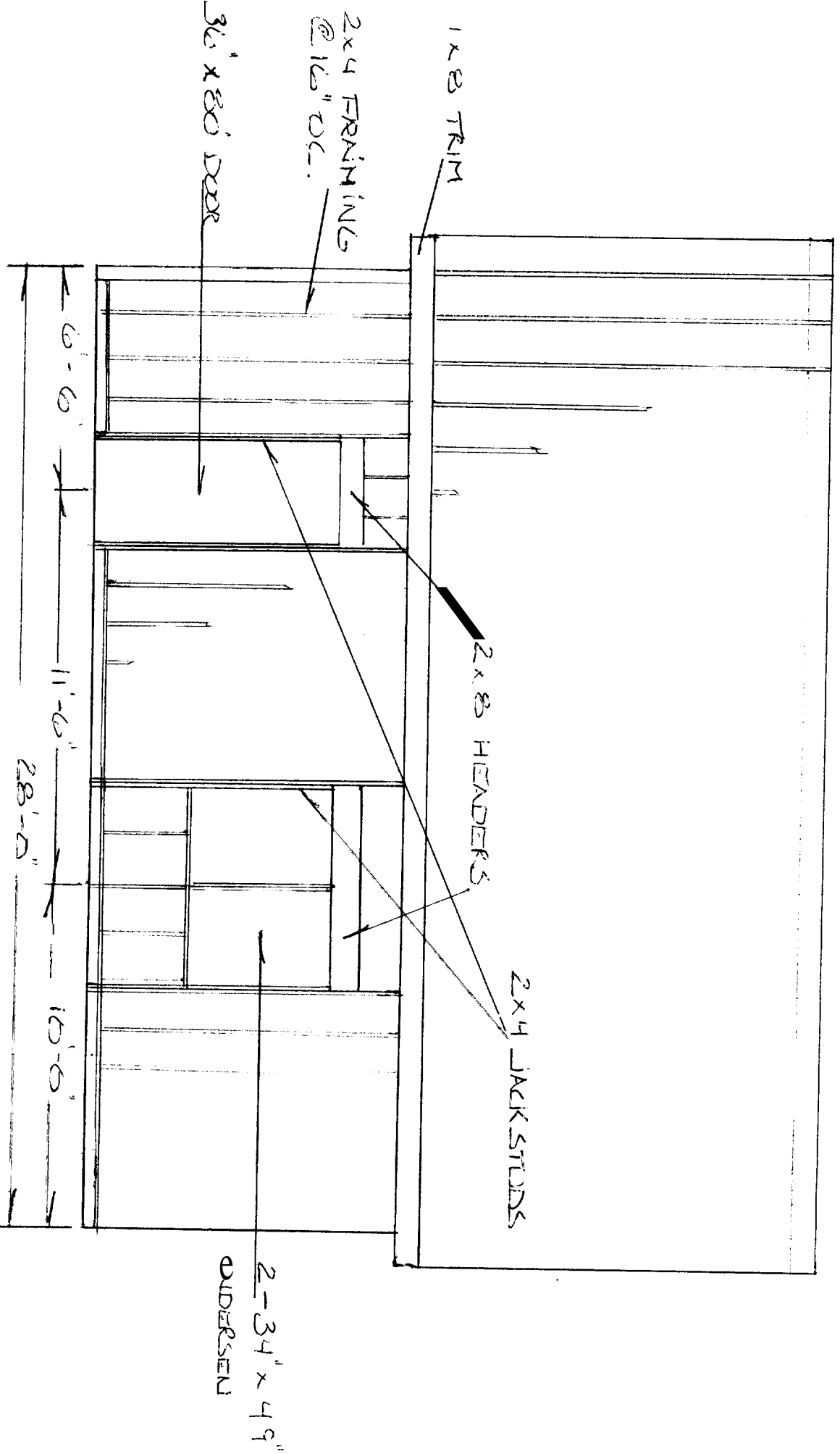
FRONT ELEVATION



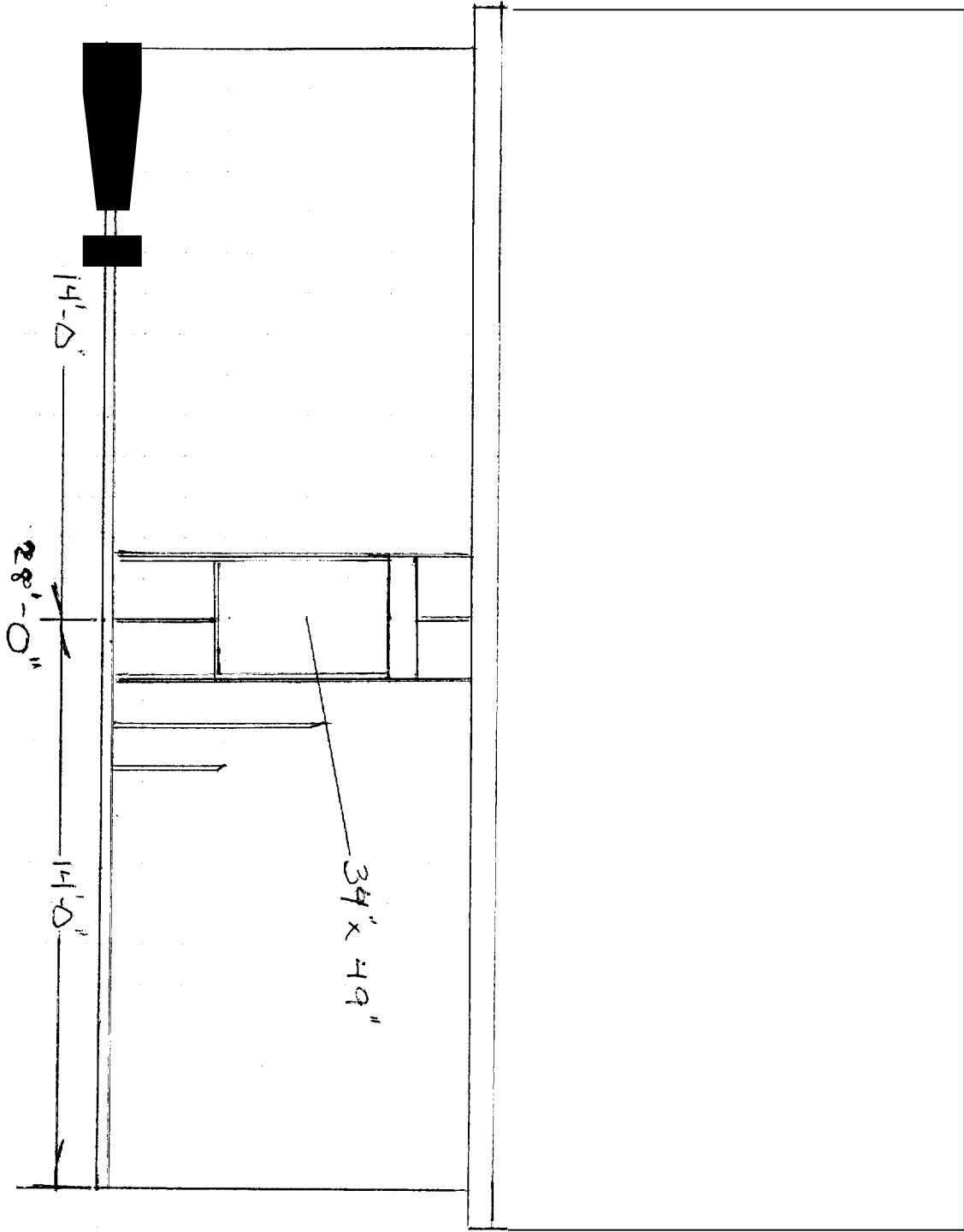
REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



PLAT PLAN

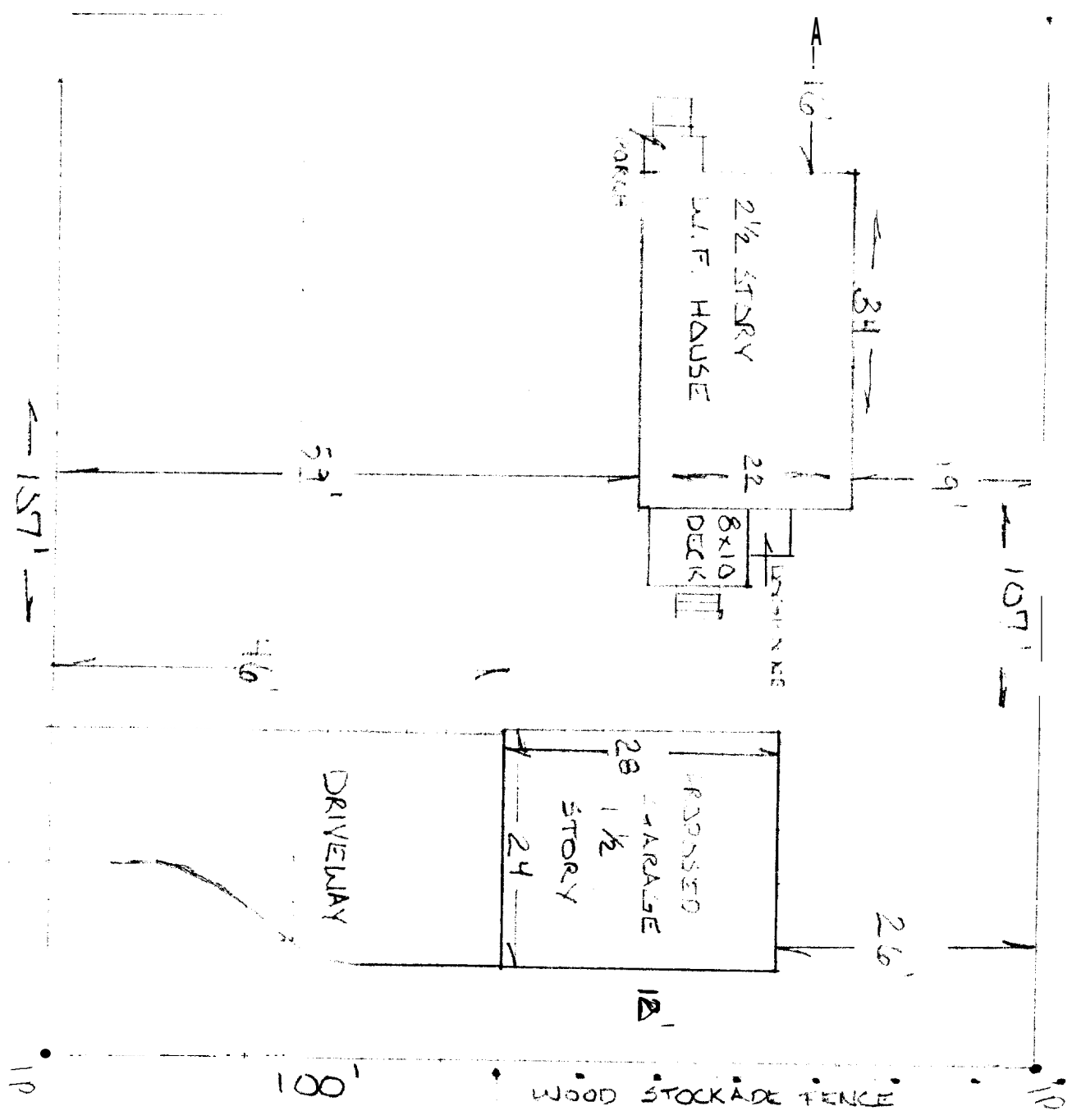
PARADE

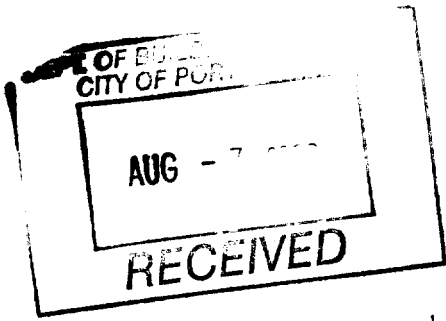
1600 LEXINGTON AVE.

SCALE
1/4" = 4'

PAPER ST. LUKE

LEXINGTON AVE.





RIDGE VENT
2x10 RIDGE

30 YEAR ASPHALT

15 LB ROOF FELT

7/16 OSB SHEATHING

2x4 COLLAR TIE
@ 32' O.C.

12

2x8 RAFTER @ 16" O.C.

10

8" ALLUM.
DRIPEDGE

3/4" SHEATHING

~~2x10 @ 16" O.C.~~ GPI 2.5" x 14"

TRIM
VENT

HEADERS NOT
NECESSARY
2x4 @ 16" O.C.

~~STEEL I BEAM
TO R.C.~~

8'-8" ✓

4-5
LEATHER
CEDAR
SLATS
GLUE
WRAP

12" ANCHOR BOLTS
EVERY 6'

12" CONC. ON PERIMETER

7/16 OSB
SHEATHING

4x6 PT SILLS

4" SLAB W/ REBAR & MESH

1' FROST
WALLS

GPI 2.5" x 14"

24'

LARGE FOUNDATION

FOUNDATION

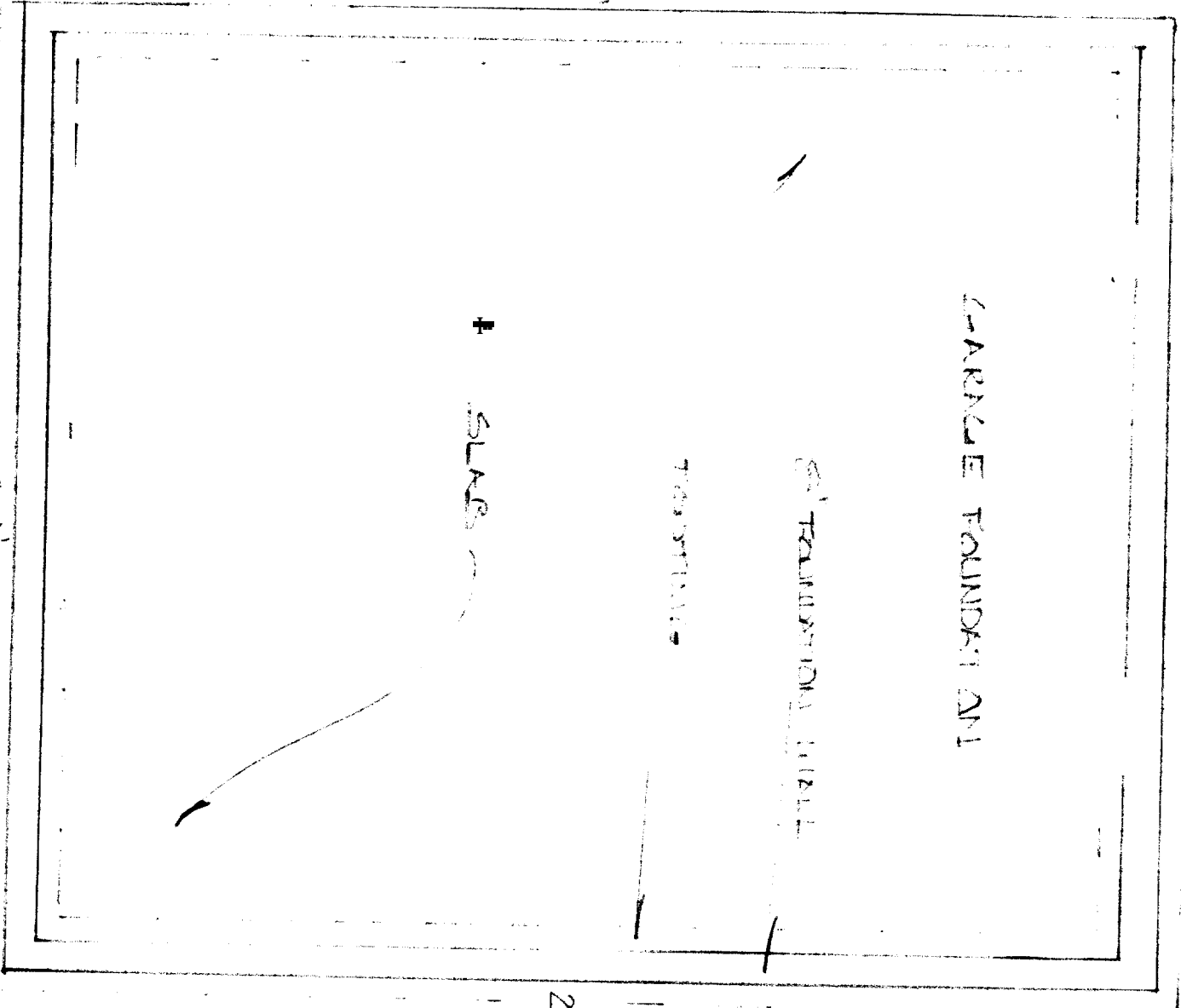
FOUNDATION

SLAB

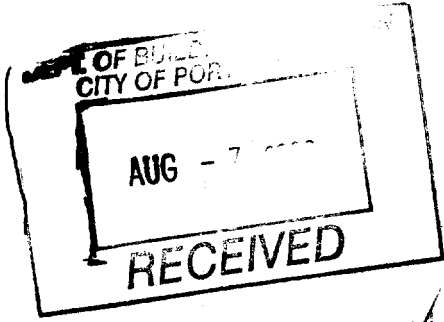
28'

28'

24'



RIDGE VENT

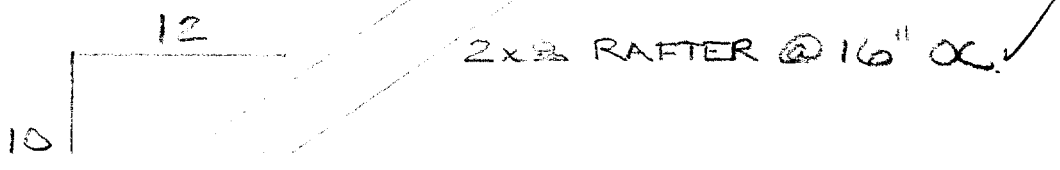


30 YEAR ASPHALT

15 LB ROOF FELT

7/16 OSB SHEATHING

2x4 COLLAR TIE @ 32" O.C.



1/2" ALLUM. DRIP EDGE

3/4" SHEATHING

~~2x8 @ 16" O.C.~~ GPI 2.5" x 14"

ENT. HEADERS AS NECESSARY 2x4 @ 16" O.C.

~~STEEL I BEAM TO SPEC.~~

TO LEATHER EDGAR LAPS OVER IRAP

8'-8"

5/8" x 5/8" MESH

12" ANCHOR BOLTS EVERY 6'

12" CONC DIM PERIMETER

1/2 OSB SHEATHING

4x6 PT SILLS

4" SLAB W/ REBAR & 6" MESH

FROST WALLS 4FT

24'

28'

GARAGE FOUNDATION

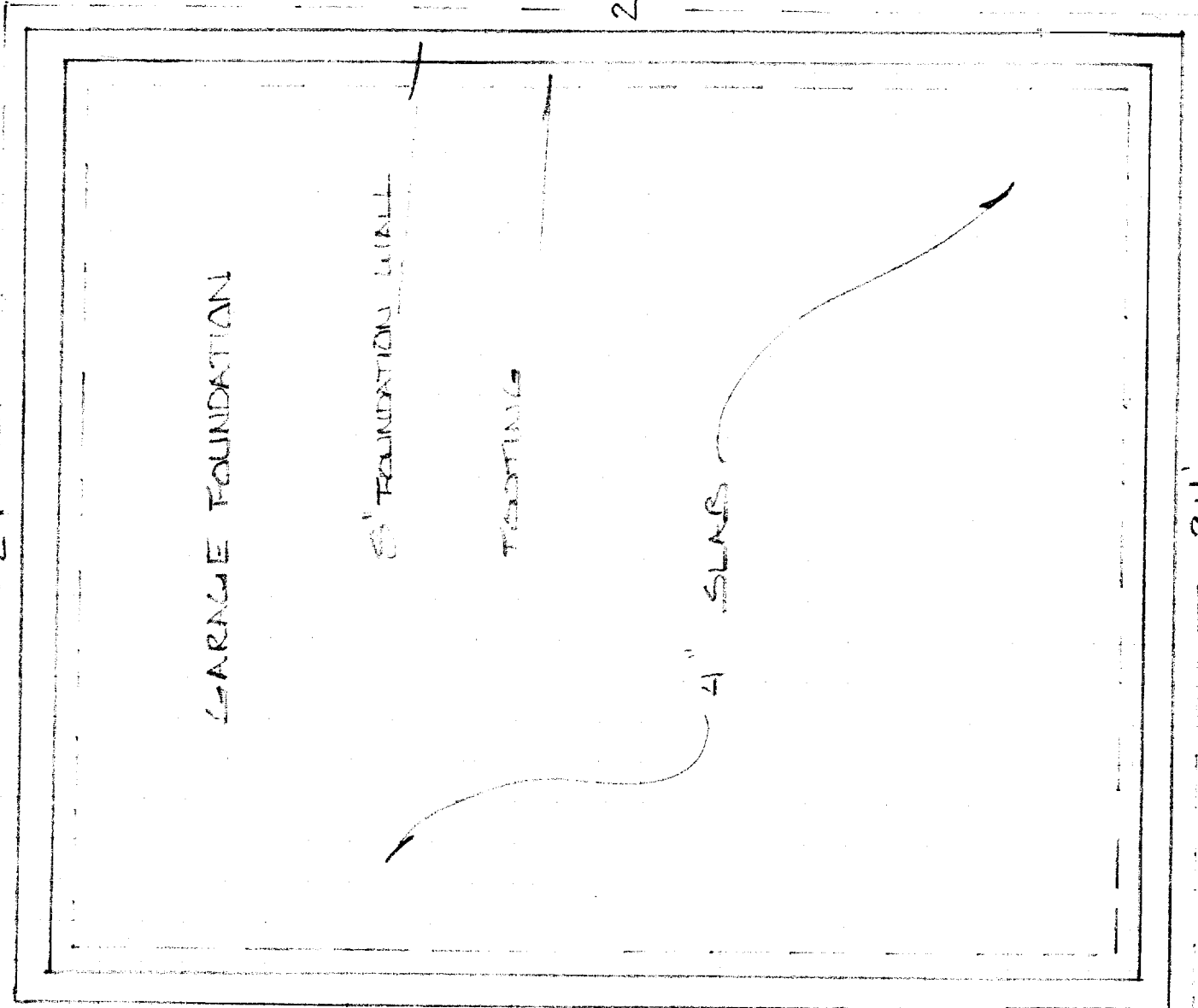
6" FOUNDATION WALL

FOOTING

4" SLABS

24'

28'



City of Portland, Maine - Building or Use Permit

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

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Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	
Proposed Use: Residential 2 unit 1 1/2 story detached 24 x 28 garage		Proposed Project Description: 1 1/2 story detached 24 x 28 garage	

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 08/25/2006

Note: */25/06. Bill Farrell, the owner, has chosen Lexington Avenue as the front of his property. **Ok to Issue:**

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- 4) 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:** Pending **Reviewer:** Residential Plan Review **Approval Date:**

Note: **Ok to Issue:**

Comments:

8/25/2006-amachado: Left message for Bill Farrell. Question of what he is considering his front yard. Is it Lexington Ave. or is it Luke St. ?

8/25/2006-amachado: Spoke to Bill Farrell. He is considering Lexington Ave. his front and understands that from now on it will be considered the front of his lot.

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 completed 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,

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- 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. NOTE: THIS IS NOT A PERMIT. A SEPARATE PERMIT IS REQUIRED FOR THIS 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,

N/A CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature]
Signature of Applicant/Designee

9-5-06
Date

[Signature]
Signature of Inspections Official

9/5/06
Date

CBL: 338 M 020 Building Permit #: 061176

9/18/06 - Checked setbrcks - ok - checked
Forms for Postings for first wall - ok - ok
to pour cement. Jan M