

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 02-0854	Issue Date: SEP 24 2002	CB#: 344 D014001
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Location of Construction: 60 Pennell Ave	Owner Name: Rich Arthur F Jr &	Owner Address: 60 Pennell Ave	Phone: 7-2951
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone:

Past Use: Single Family	Proposed Use: Single Family	Permit Fee: \$121.00	Cost of Work: \$13,850.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: U Type: 5B BOCA 99	

Proposed Project Description: Demo 20' x 20' Garage and Replace with 20' x 20' Garage/Detached	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: 07/26/2002	Zoning Approval	
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

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: 9/24/02	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 checked="" 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: 9/24/02
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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

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

Application ID Number: 2-0854



Department: Zoning

Status: Approved

Reviewer: Tammy Munson

Comments: Trying to expand a nonconforming garage. Went to board of appeals and was denied - permit approved to rebuild same size under section 14-385

Approval Date: 09/24/2002

Given On Date: 07/30/2002

<input checked="" type="checkbox"/> OK to Issue Permit	Name	Tammy Munson	Date	09/24/2002	Date 2	
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Create Date: 07/30/2002

By: gad

Update Date: 09/24/2002

By: imm

Application ID Number: 2-0854



Department: Building

Status: Approved

Reviewer: Tammy Munson

Comments:

Owner went to Board of Appeals to expand a non-conforming structure and was denied - Owner is aware of non-conforming rights of rebuilding.

Approval Date: 09/24/2002

Given On Date: 07/30/2002

OK to Issue Permit Name: Tammy Munson Date: 09/24/2002 Date 2:

Create Date: 07/30/2002 By: gad Update Date: 09/24/2002 By: tmm

UNHEATED BUILDINGS

Additional measures are required when using a FPSF on an unheated building. While a drainage layer is only recommended under wing insulation for heated buildings, a 6-inch drainage layer is always required under unheated FPSF designs. Additionally, the horizontal ground insulation extends not only as a wing beyond the perimeter of the building, but continues under the entire unheated portion of the building. This insulation layer can be installed either directly under the slab as shown in Figure 18, or entirely at one level as shown in Figure 19. In either case, the compressive load of the building on the insulation must be determined to compare to the compressive resistance of the foam (see design examples). The horizontal insulation must have a minimum of 10 inches of soil cover.

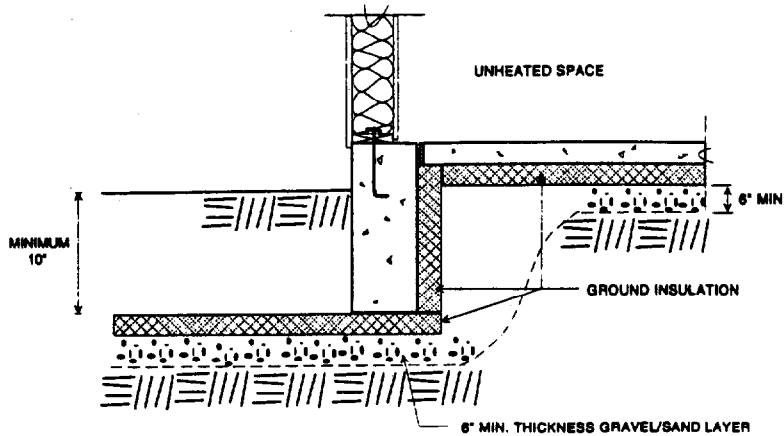


Figure 18. FPSF Design for Unheated Space with Independent Slab and Stem Wall.

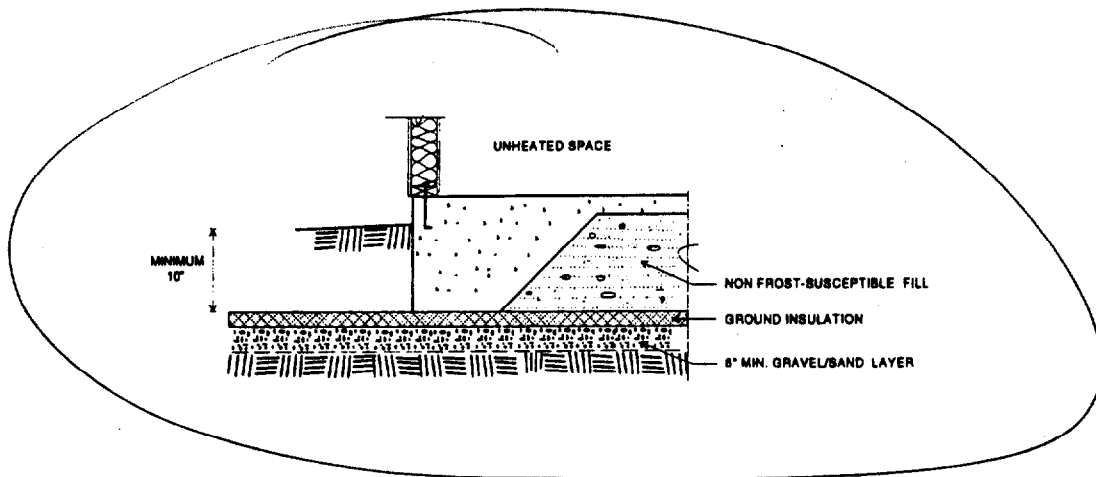
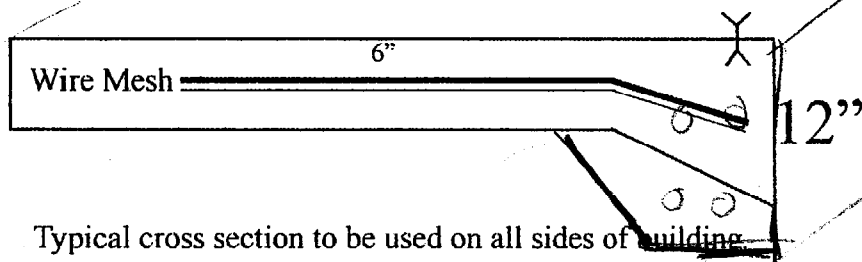
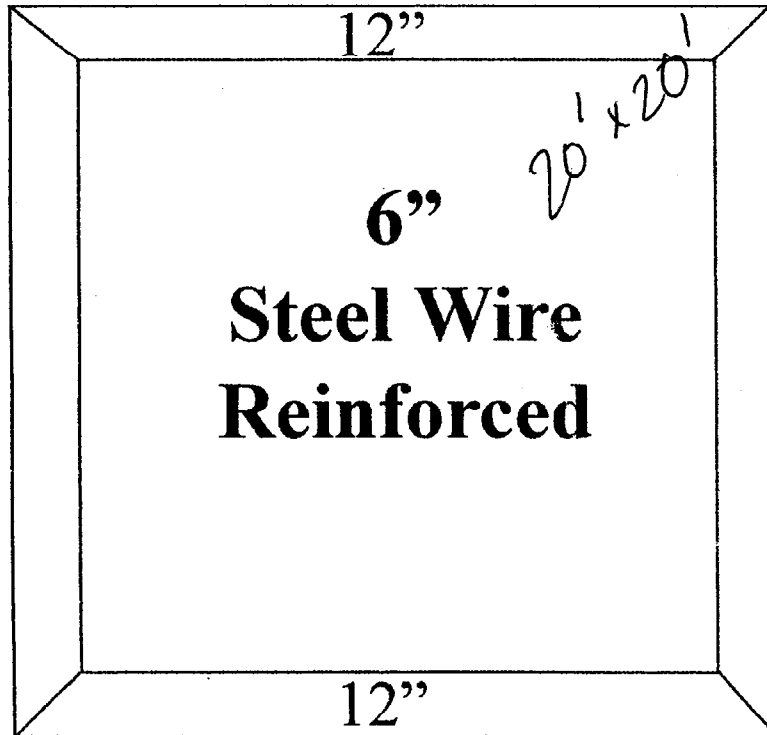


Figure 19. FPSF Design for Unheated Buildings with Insulation in Single Plane.

Concrete Slab Layout

6" Thick
12" Edges



Typical cross section to be used on all sides of building

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

Spring 2002

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

Standard 1 Story Garages Front & Reversed Gables

14' x 20'	\$ 5,700.00
16' x 20'	\$ 6,000.00
18' x 20'	\$ 6,400.00
18' x 24'	\$ 6,800.00
20' x 20'	\$ 7,500.00
20' x 24'	\$ 8,000.00
24' x 24'	\$ 8,900.00
24' x 26'	\$ 9,400.00
24' x 28'	\$ 9,800.00
24' x 30'	\$10,100.00
24' x 32'	\$10,750.00
24' x 36'	\$13,400.00

Garages with 2nd floor Loft Area & Stairway

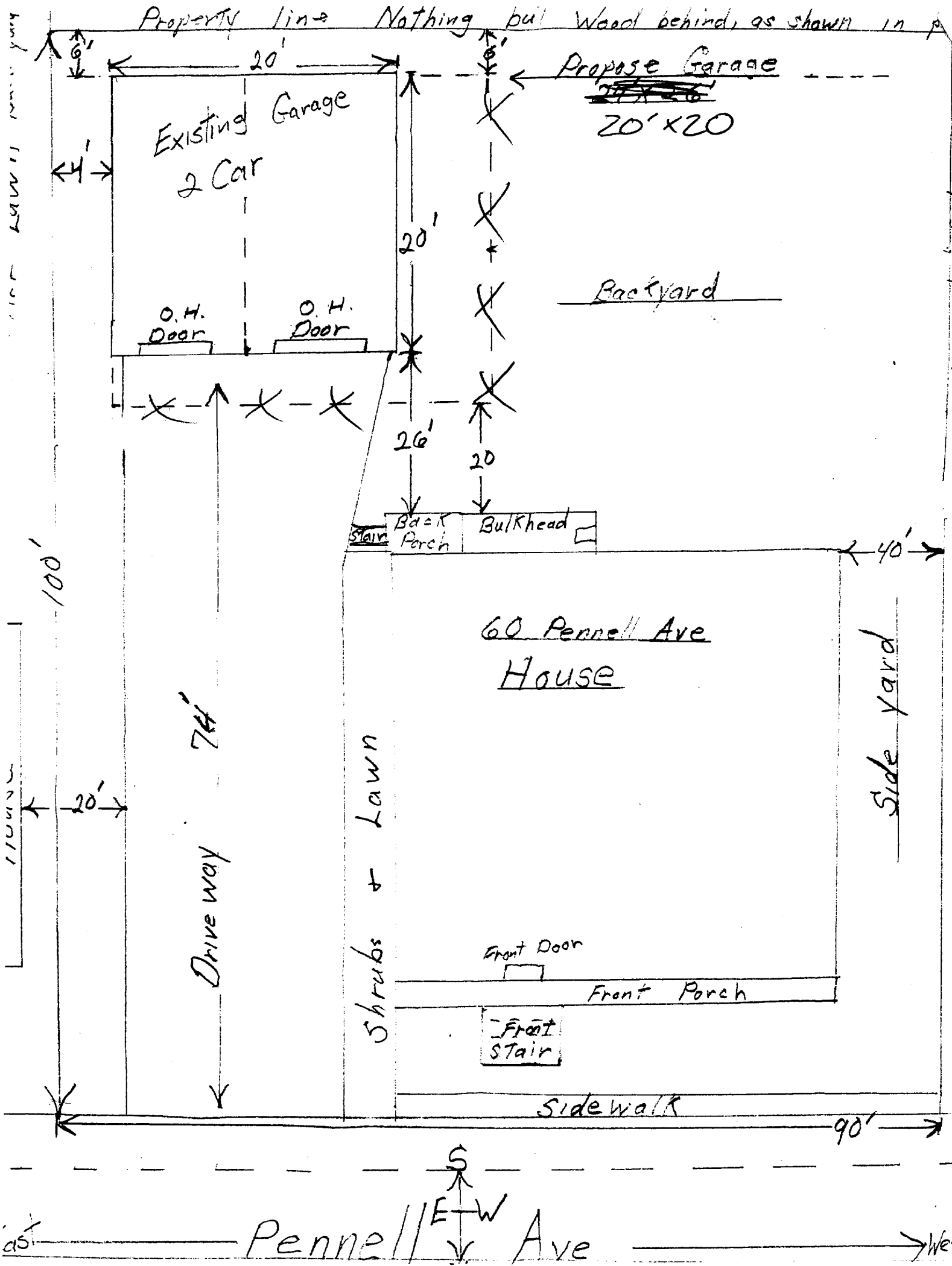
20' x 20'	\$10,200.00
20' x 24'	\$11,100.00
24' x 24'	\$12,800.00
24' x 26'	\$13,850.00
24' x 28'	\$14,300.00
24' x 30'	\$15,300.00
24' x 32'	\$16,800.00
24' x 36'	\$18,400.00
Gambrels	
20' x 20'	\$12,500.00
20' x 24'	\$14,500.00
22' x 24'	\$16,000.00
24' x 24'	\$17,500.00
24' x 26'	\$19,000.00

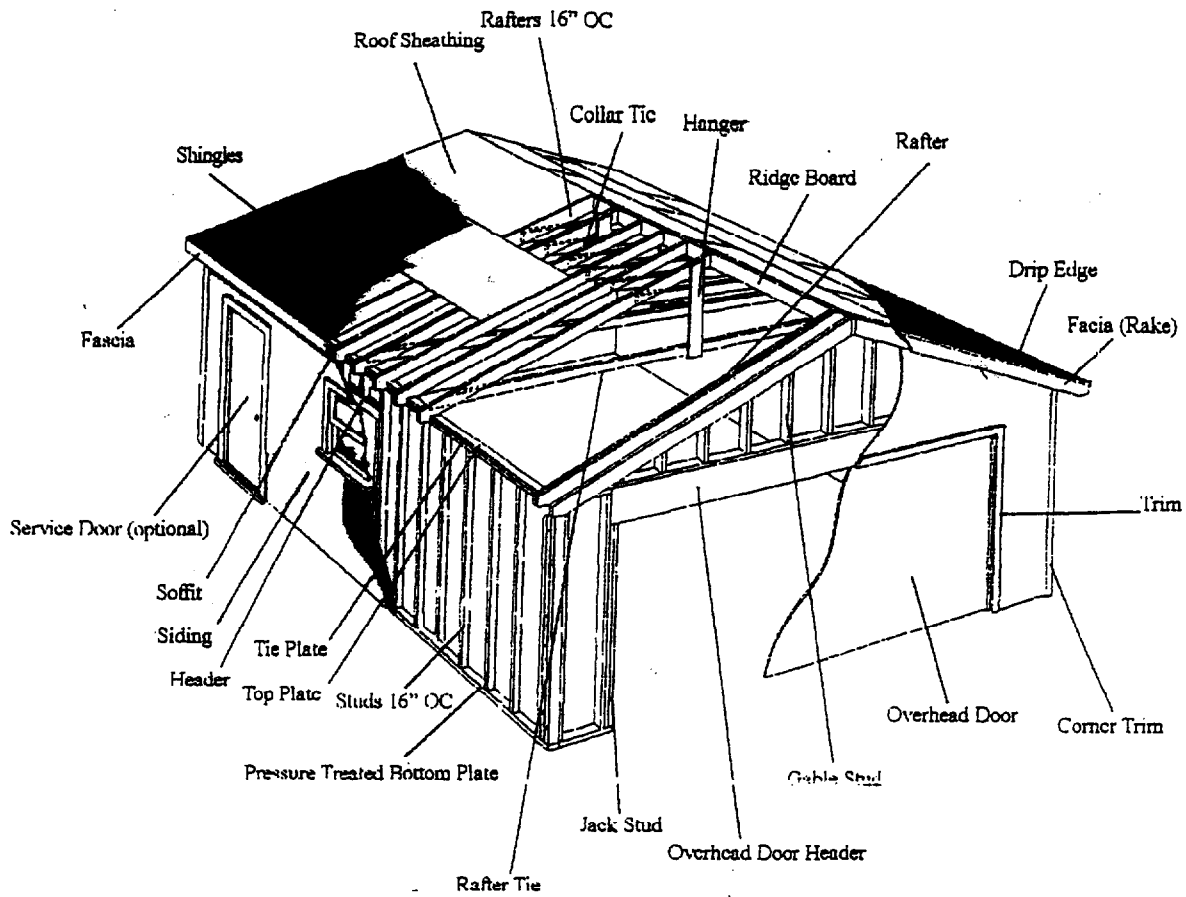
Additional cost to garage

Double Hung Window	\$150.00
Steel Insulated Service Door	\$225.00
Pine Loft Doors for 2nd floor	\$250.00
Loft beam	\$ 75.00

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

Above prices include concrete slab & overhead garage doors only





20 x 20

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"
 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.
 Tie Plate - 2"x 4"
 Top Plate - 2"x 4"
 Window & Service Door Headers - 2"x 6"
 Siding - T-111 5/8" Fir
 Soffit - AC 3/8" Pine
 Shingles - 20 year
 Roof Pitch - ~~5/12~~ Don't know
 Overhead Doors - Wood or Steel
 Windows - Double Hung 24" x 32" {optional}
 Service Door - Steel Insulated {optional}

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

14-205
EXACTLY AS SHOWN
Permit Number: 020854

Please Read Application And Notes, If Any, Attached

This is to certify that Rich Arthur F Jr &/Applicant
has permission to Demo 20' x 20' Garage and Replace with 20' x 26' Garage/Decked
AT 60 Pennell Ave Call 344 D014001

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 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 written permission procured before this building or part thereof is altered or enclosed-in.
HEAR 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

PERMIT DENIED

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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

Permit No: 02-0854	Issue Date:	CBL: 344 D014001
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PERMIT DENIED

Location of Construction: 60 Pennell Ave	Owner Name: Rich Arthur F Jr &	Owner Address: 60 Pennell Ave	Phone: 797-2951
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone:

Past Use: Single Family	Proposed Use: Single Family	Permit Fee: \$121.00	Cost of Work: \$13,850.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: PERMIT DENIED Type:	

Proposed Project Description:
 Demo 20' x 20' Garage and Replace with ~~24' x 26'~~ Garage/Detached
 20x20

Signature: _____ Signature: _____

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
 Action: Approved Approved w/Conditions Denied
 Signature: _____ Date: _____

Permit Taken By: gad	Date Applied For: 07/26/2002	Zoning Approval	
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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..	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: _____
	PERMIT DENIED		

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

Inspection Services
Michael J. Nugent
Manager



Planning & Economic Development
Lee Urban
Director

CITY OF PORTLAND

August 1, 2002

Arthur Rich
60 Pennell Avenue
Portland, Maine 04103

RE: 60 Pennell Avenue
Permit: 02-0854
CBL: 344-D-014

Dear Mr. Rich;

Permit # 02-0854 is DENIED in accordance to section 14-385 (expansion of non-conforming structure) of the Portland Zoning Ordinance.

You may appeal this decision to the Zoning Board of Appeals with 30 days of this letter under a Practical Difficulty Variance.

Enclosed you will find your submissions.

The business hours are 8:00 a.m. to 4:00 p.m. weekdays.

Sincerely,

Jodine L. Adams
Office Manager

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

M-205
EXAMINED BY [Signature]
Permit Number: 020854

Please Read
Application And
Notes, If Any,
Attached

This is to certify that Rich Arthur F Jr &/Applicant

has permission to Demo 20' x 20' Garage and Replace with 20' x 26' Garage/Decked

AT 69 Pennell Ave City of Portland, Oregon 97205 Phone: 344 D014001

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 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 written permission procured before this building or part thereof is altered or closed-in.
HEAVY 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

PERMIT DENIED

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

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 ceases 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.

Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

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 or use. NOTE: There is a \$75.00 fee per 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.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature]
Signature of applicant/designee

9/24/02
Date

[Signature]
Signature of Inspections Official

Date

CBL: 344-0-14 Building Permit #: 02-0854