

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that RUTH THOM

Located At 27 SKYLARK RD

Job ID: 2012-02-3242-DRG

CBL: 347- E-005-001

has permission to Construct detached garage

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 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

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

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2012-02-3242-DRG

Located At: 27 SKYLARK RD

CBL: 347- E-005-001

Conditions of Approval:

Zoning

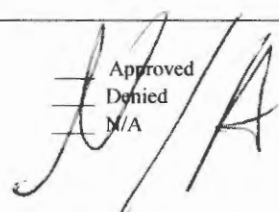
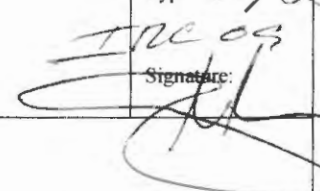
1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
3. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
4. It is understood that the ½ story above the garage will NOT be used for habitation and is only for the storage of materials



Building

1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
3. There must be a 36" high guardrail enclosing the stairs with balusters spaced maximum 4"oc and with a graspable handrail.

City of Portland, Maine - Building or Use Permit Application

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

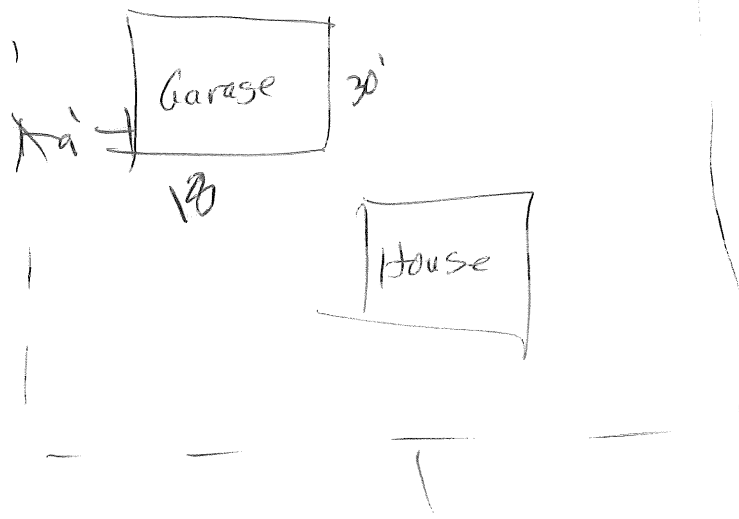
Job No: 2012-02-3242-DRG	Date Applied: 2/8/2012	CBL: 347- E-005-001	
Location of Construction: 27 SKYLARK RD	Owner Name: RUTH THOM	Owner Address: 27 SKYLARK RD PORTLAND, ME 04103	Phone:
Business Name:	Contractor Name: Pro Garage Maine - Russel Wainwright	Contractor Address: 1059 PRESCOTT RD, MANCHESTER MAINE 04351	Phone: (207) 319-4590 749-3903
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Detached	Zone: R-3
Past Use: Single Family Dwelling	Proposed Use: Same: Single Family Dwelling - to construct an 18' x 30' detached garage with 1/2 floor above for storage	Cost of Work: \$12,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> M/A	Inspection: Use Group: R-3/ Type: U/5B
		Signature: 	Signature: 
Proposed Project Description: Installing new detached garage		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Brad		Zoning Approval	

<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>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>___ Maj ___ Min ___ MM</p> <p>Date: <i>OK with conditions</i> 2/8/12</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: </p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: </p>
	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

3-13-12



BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Required Inspections:

Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



General Building Permit Application

R-3

~~# 2012-40668~~ 2012-02-3242

10425 #

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: 27 SkyLark Rd. 04103		
Total Square Footage of Proposed Structure/Area 560 (18' by 30')	Square Footage of Lot 10,425	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# 347 Block# E005 Lot# 001	Applicant: (must be owner, lessee or buyer) Name Ruth Thom Address 27 SkyLark Rd City, State & Zip Portland ME 04103	Telephone: 749 3903
Lessee/DBA	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: \$11,700 C of O Fee: \$ Historic Review: \$ Planning Amin.: \$ Total Fee: \$ 140.00
Current legal use (i.e. single family) <u>garage</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? <u>n/a</u> Proposed Specific use: <u>no change</u> Is property part of a subdivision? <u>no</u> If yes, please name <u>n/a</u> Project description: <u>18' x 30' garage</u>		
Contractor's name: <u>Pro Garage Maine</u> Email: _____		
Address: <u>1059 Prescott Rd</u>		
City, State & Zip: <u>Manchester ME 04357</u> Telephone: <u>319-4590</u>		
Who should we contact when the permit is ready: <u>Russell Wainwright</u> Telephone: <u>749-3903</u>		
Mailing address: <u>27 see above</u>		

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, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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: Ruth Thom Date: 2/8/12

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

Pro Garage Maine

1059 Prescott Rd.
Manchester, ME 04351
(207) 319-4590

This is an estimate for an 18'x30' garage for:
Russell Wainwright / *Ruth Thom*
27 Skylark Rd.
Portland, ME 04103

Two story by definition
This two-story with a 12'/12' pitch includes:

- 6" rebar reinforced concrete slab
- 2"x4" wall construction, 16" OC, 10' high
- 2"x12" headers
- 2"x12" rafters, 24" OC
- 2"x12" floor joists 16" OC
- 5/8" plywood sheathing on roof
- 1/2" plywood sheathing on walls with house wrap
- 8'x10' insulated garage door
- 2 windows and 1 entry door
- 30 yr. architectural shingles
- Pine clapboards (rough side out)
- Pine trim

RECEIVED
FEB 08 2012
DEPT. OF REVENUE & TAXATION
201-725-2000 ext. 2000

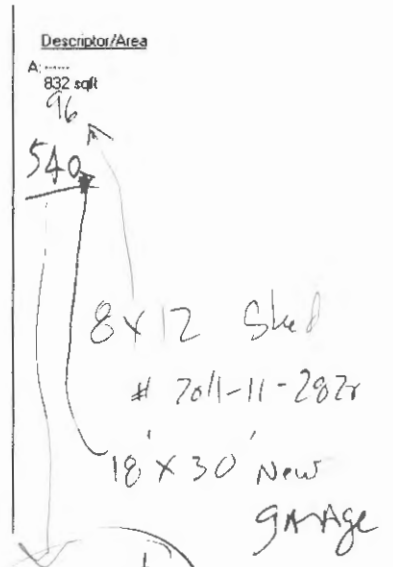
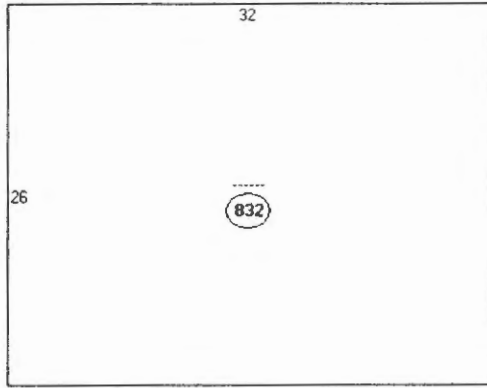
Total **\$11,700.00**

*2 extra windows and 1 entry door is an additional \$400

If these terms are acceptable, please sign and date below.

Signature _____ **Date** _____

Signature _____ **Date** _____



OK 1468 ϕ

10,425 x 35% = 3648.75 ϕ max lot cov

Marge Schmuckal - 27 Skylark Rd - Garage floor plans - please give to Marge

From: "Thom, Ruth M" <RThom@UNUM.COM>
To: "bjs@portlandmaine.gov" <bjs@portlandmaine.gov>
Date: 2/9/2012 7:46 AM
Subject: 27 Skylark Rd - Garage floor plans - please give to Marge
Attachments: 27 Skylark Rd-Garage Floor Plans.pdf

Hi Brad, Marge left a voicemail with Russell regarding the garage floor plans. Can you please get this to her? I don't have her email but you provided us with your business card that has an email address on it (thank you)!

Upstairs – description and usage plans:

✓ Stairs – the stairs will be built against the back wall of the garage, and will be built with 2 x 12 stringers; treads will be 12" by 4' x 1 ¾ x 7 ½ " rise with railings. See attached drawing for layout plans.

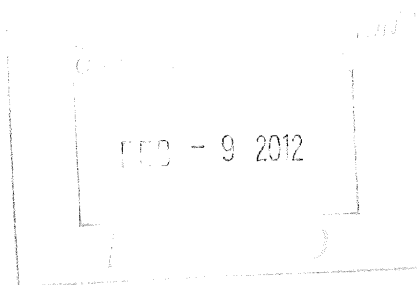
Plans for use of upstairs of the Garage – The immediate use of the upstairs will be for storage only. Down the road, we are thinking it will be a hopy shop for my husband when he retires.

Please feel free to call my husband Russell if you have additional questions about the plans, or if you need additional information.

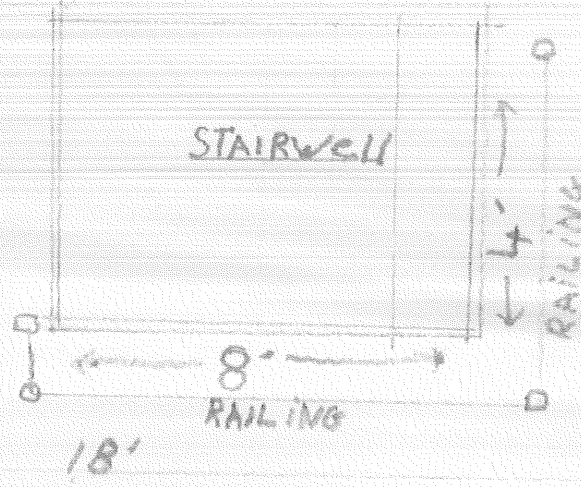
Russell's cell is 207-749-3903.

Thank you!!

Ruth Thom/Russell Wainwright
Office (207)575-9404
Cell (207)253-9454
Fax (207)575-3370



BACK WALL



2ND

FLOOR

30'

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
FEB - 9 2012
RECEIVED

WINDOW

WINDOW (FRONT WALL)

BACK WALL



DOOR 6"

4'x4'
LANDING

STAIRS TO
2ND FLOOR

1 ST

FLOOR

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

FEB - 9 2012

RECEIVED

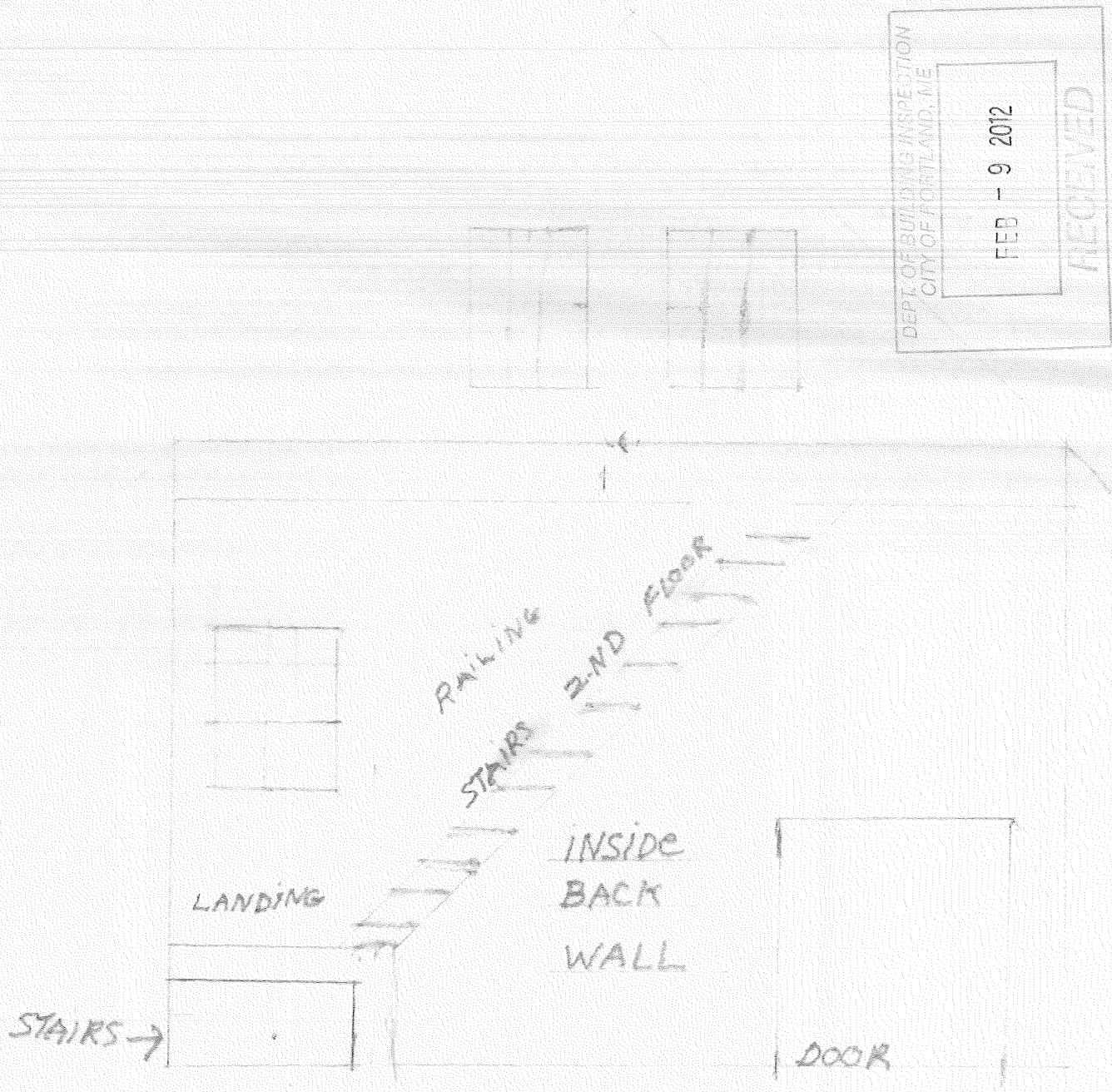
OVERHEAD DOOR
8' X 10'

DOOR
36"

FRONT WALL



DOOR



DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

FEB - 9 2012

RECEIVED

21' To Peak

SCANNED



Dept. of Building Inspections
City of Portland Maine

FEB 08 2012

RECEIVED

PINE CLAPBOARDS
ROUGH SIDE OUT

1/4" = 1' → not totally scaled exactly
18' X 30' GARAGE



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

2/8 2012

Received from Ruth Thom

Location of Work 27 Skyline

Cost of Construction \$ 11,700 Building Fee: 12000

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 140 _____

Building (IL) Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

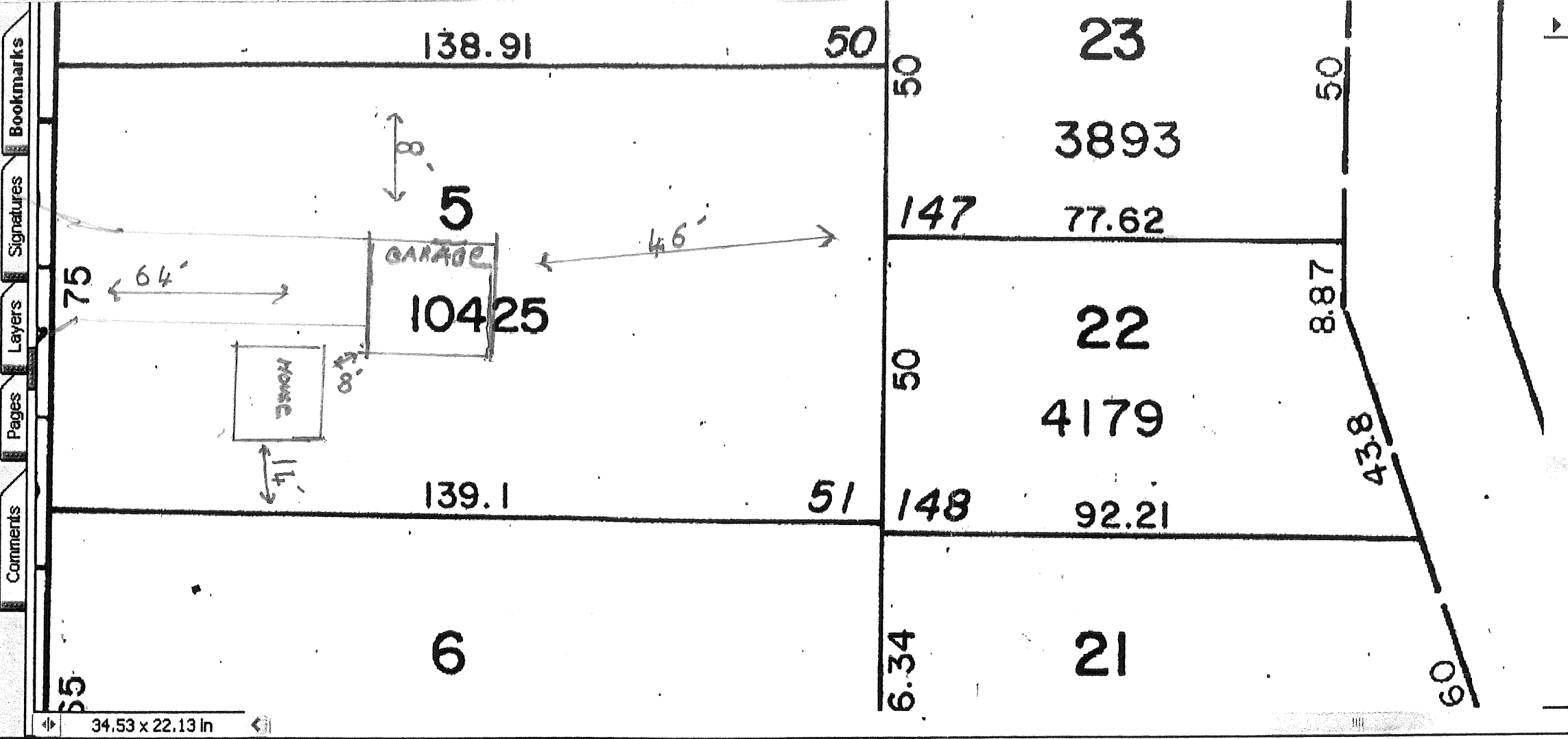
CBL: 347 E005 001

Check #: 833 Total Collected \$ 140 _____

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: (B5)

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy



SCANNED

RECEIVED
FEB 08 2012
Dept. of Building Inspections
City of Portland Maine