

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

BUILDING INSPECTION

## PERMIT

Please Read Application And Notes, If Any, Attached

**PERMIT ISSUED**

Permit Number: 070710

JUL 13 2007

**CITY OF PORTLAND**

This is to certify that ALLEY BRUCE E & JANE M SULLIVAN ITS/Robert R

has permission to add 3 season mud room between house & garage

AT 92 REGAN LN 348 C056001

provided that the person or persons, firm or corporation accepting 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 permit on project before this building or part thereof is lashed or closed-in. 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

7/13/07 *[Signature]*  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

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.

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 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

~~HSB~~ If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

~~NO~~ CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date

CBL: 348 C56 Building Permit #: 07-0710

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

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

Permit No: 07-0710	Issue Date: 7/2/07	CBL: 348 C056001
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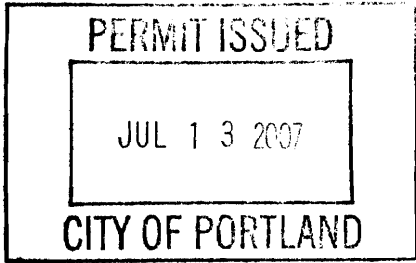
Location of Construction: 92 REGAN LN	Owner Name: ALLEY BRUCE E & JANET M SU	Owner Address: 92 REGAN LN	Phone:
Business Name:	Contractor Name: Robert Raposa	Contractor Address: 37 Higgins St Portland	Phone: 2076504447
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family Home - add 3 season mud room between house & garage	Permit Fee: \$170.00	Cost of Work: \$15,000.00	CEO District: 5
Proposed Project Description: add 3 season mud room between house & garage		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB I REC 2003	
		Signature:	Signature: <i>CEWA</i> 7/2/07	
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: Idobson	Date Applied For: 06/18/2007	<b>Zoning Approval</b>		
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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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input checked="" type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan <i>AK.</i>	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>7/2/07 CE</i>	Date: _____	Date: <i>7/1/07 CE</i>



**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

<b>Permit No:</b> 07-0710	<b>Date Applied For:</b> 06/18/2007	<b>CBL:</b> 348 C056001
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<b>Location of Construction:</b> 92 REGAN LN	<b>Owner Name:</b> ALLEY BRUCE E & JANET M SU	<b>Owner Address:</b> 92 REGAN LN	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Robert Raposa	<b>Contractor Address:</b> 37 Higgins St Portland	<b>Phone</b> (207) 650-4447
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family Home - add 3 season mud room between house & garage	<b>Proposed Project Description:</b> add 3 season mud room between house & garage
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<b>Dept:</b> Zoning	<b>Status:</b> Approved	<b>Reviewer:</b> Chris Hanson	<b>Approval Date:</b> 07/02/2007
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<p>1) 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.</p> <p>2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.</p>			

<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Chris Hanson	<b>Approval Date:</b> 07/02/2007
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<p>1) Fastener schedule per the IRC 2003</p> <p>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.</p> <p>3) Frost protection must be installed per the enclosed detail as discussed w/owner/contractor.</p> <p>4) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.</p>			

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** 348 C056001  
**Location** 92 REGAN LN  
**Land Use** SINGLE FAMILY  
  
**Owner Address** ALLEY BRUCE E & JANET M SULLIVAN JTS  
 92 REGAN LN  
 PORTLAND ME 04103  
  
**Book/Page** 20454/066  
**Legal** 348-C-56  
 REGAN LN 90-94  
 7500 SF

*R-3*  
*35% Cot cov.*  
*1 1/2 stories 8-*  
*2 - 14'*  
*35%*  
*2,625*  
*Allow.*

Current Assessed Valuation

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$67,100	\$127,600	\$194,700

Property Information

<b>Year Built</b> 1984	<b>Style</b> Gambrel	<b>Story Height</b> 2	<b>Sq. Ft.</b> 1440	<b>Total Acres</b> 0.172	
<b>Bedrooms</b> 3	<b>Full Baths</b> 1	<b>Half Baths</b> 1	<b>Total Rooms</b> 6	<b>Attic</b> None	<b>Basement</b> Full

Outbuildings

<b>Type</b> GARAGE-WD/CB	<b>Quantity</b> 1	<b>Year Built</b> 1987	<b>Size</b> 14X20	<b>Grade</b> D	<b>Condition</b> A
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Sales Information

<b>Date</b> 10/01/2003	<b>Type</b> LAND + BLDING	<b>Price</b>	<b>Book/Page</b> 20454-66
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Picture and Sketch

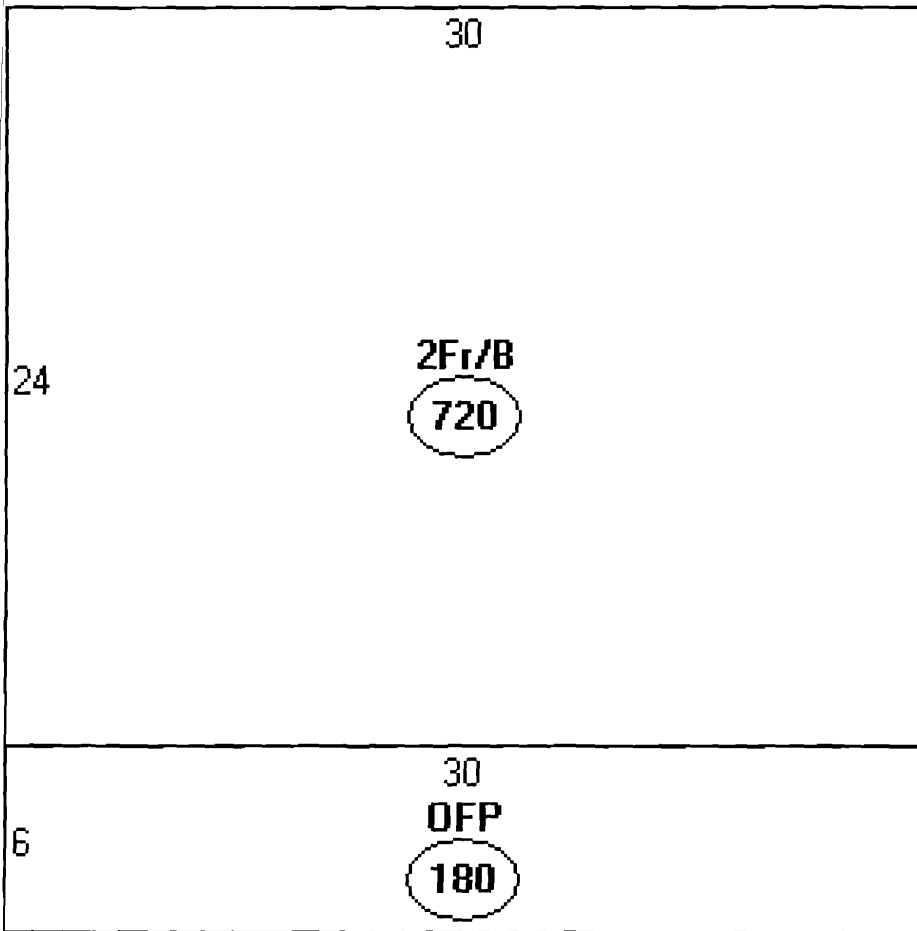
[Picture](#)      [Sketch](#)      [Tax Map](#)

[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!](#)





Descriptor/Area

A: 2Fr/B  
720 sqft

B: OFP  
180 sqft



# 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.

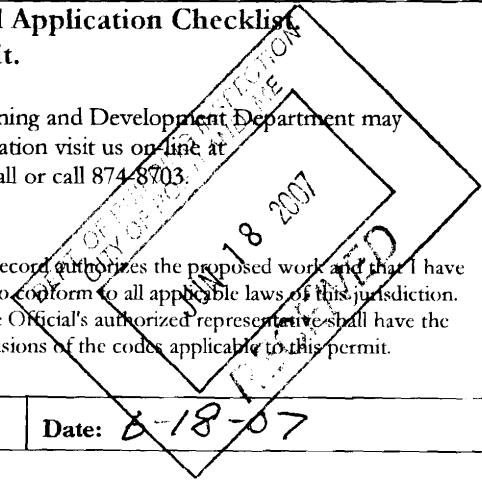
Location/Address of Construction: <u>92 Regan Ln. Portland, ME 04103</u>		
Total Square Footage of Proposed Structure <u>576 w/ existing garage</u> <u>296 without existing garage</u>	Square Footage of Lot <u>7500</u>	
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>348-C-56</u> <u>21</u>	Owner: <u>Bruce Alley</u>	Telephone: <u>207-797-4450</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>Robert Raposa</u> <u>37 Higgins Street</u> <u>Portland, ME 04103</u> <u>207-650-4447</u>	Cost Of Work: \$ <u>15,000</u> Fee: \$ _____ C of O Fee: \$ _____
Current legal use (i.e. single family) <u>single family</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>3 season mud room entryway</u> Is property part of a subdivision? <u>NO</u> If yes, please name <u>NO</u> Project description: <u>Remove Roof off existing garage including trusses,</u> <u>Build New roof over garage with mud room Between</u> <u>House + Garage</u>		
Contractor's name, address & telephone: <u>Robert J Raposa 37 Higgins St. Portland, ME</u> <u>207-650-4447</u> <u>04103</u> Who should we contact when the permit is ready: <u>Contractor (Robert Raposa)</u> Mailing address: <u>37 Higgins St.</u> Phone: <u>207-650-4447</u> <u>Portland, ME 04103</u>		

Please submit all of the information outlined in the Commercial Application 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 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.

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 of applicant: <u>[Signature]</u> <u>Robert J. Raposa</u>	Date: <u>8-18-07</u>
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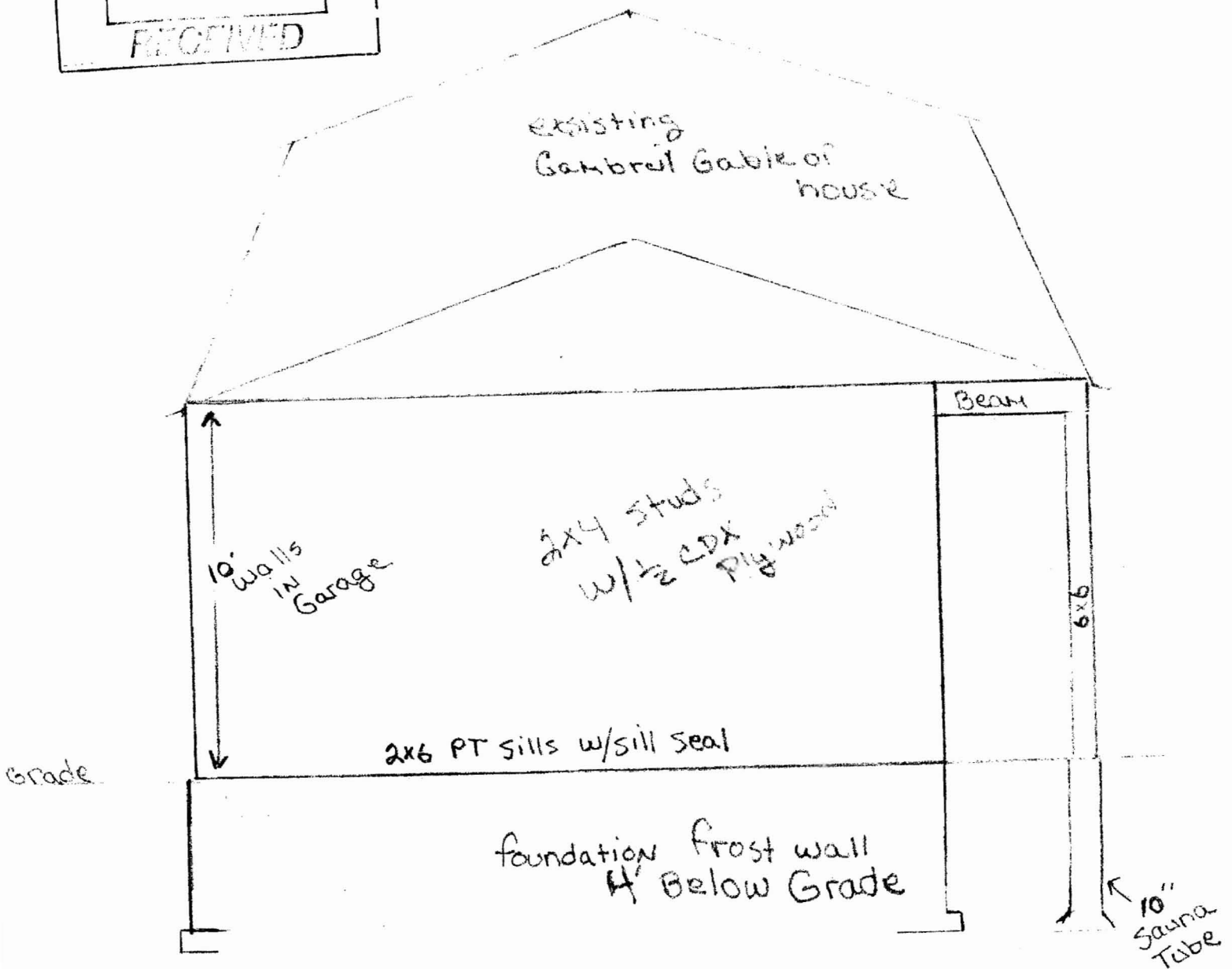
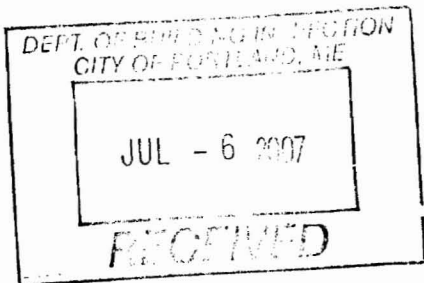


This is not a permit; you may not commence ANY work until the permit is issued.

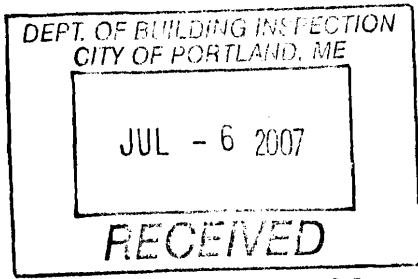


side view

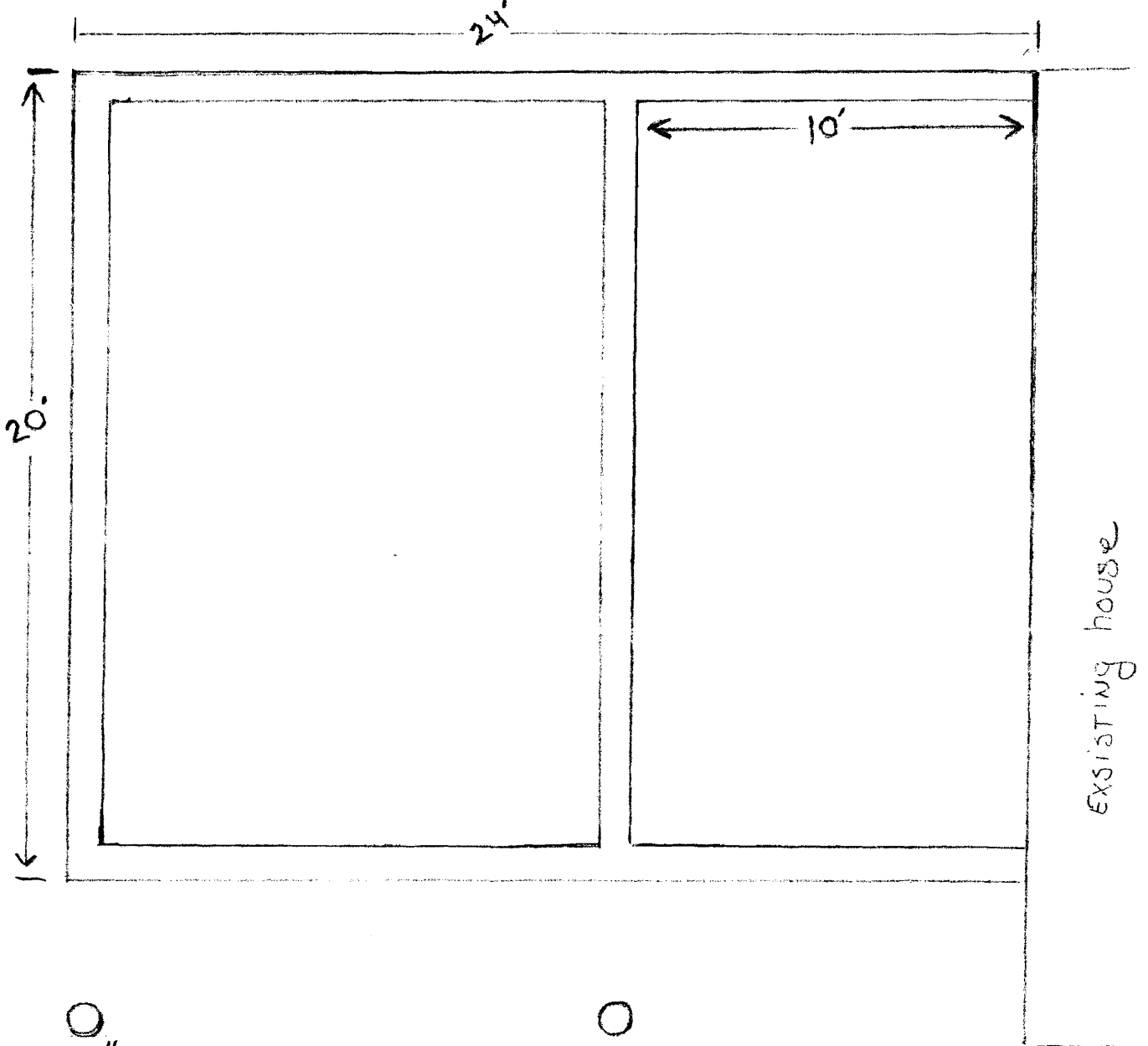
92 Regan Ln  
Portland, ME



92 Regan Ln  
Portland, ME



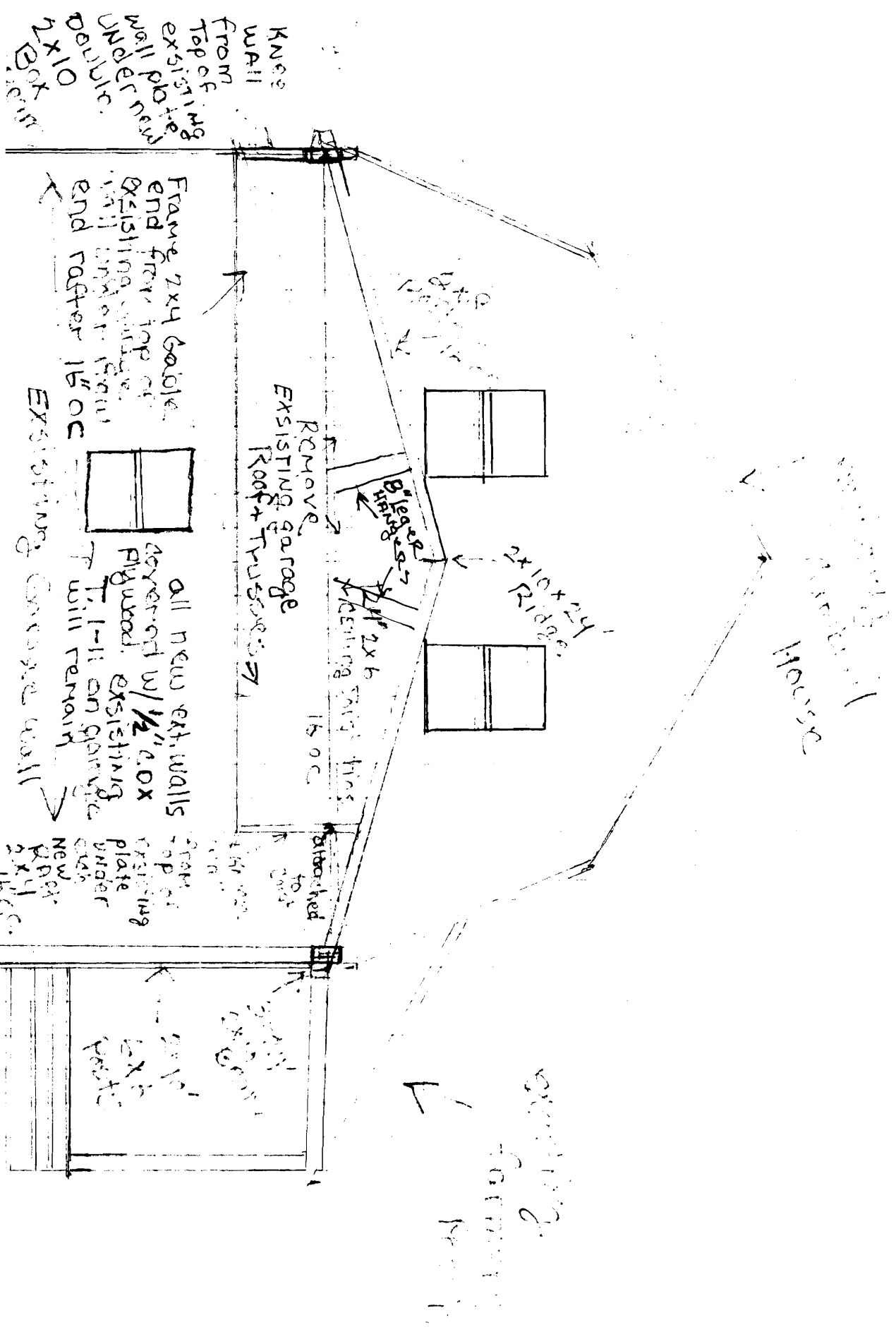
Foundation Plan 4' frost walls



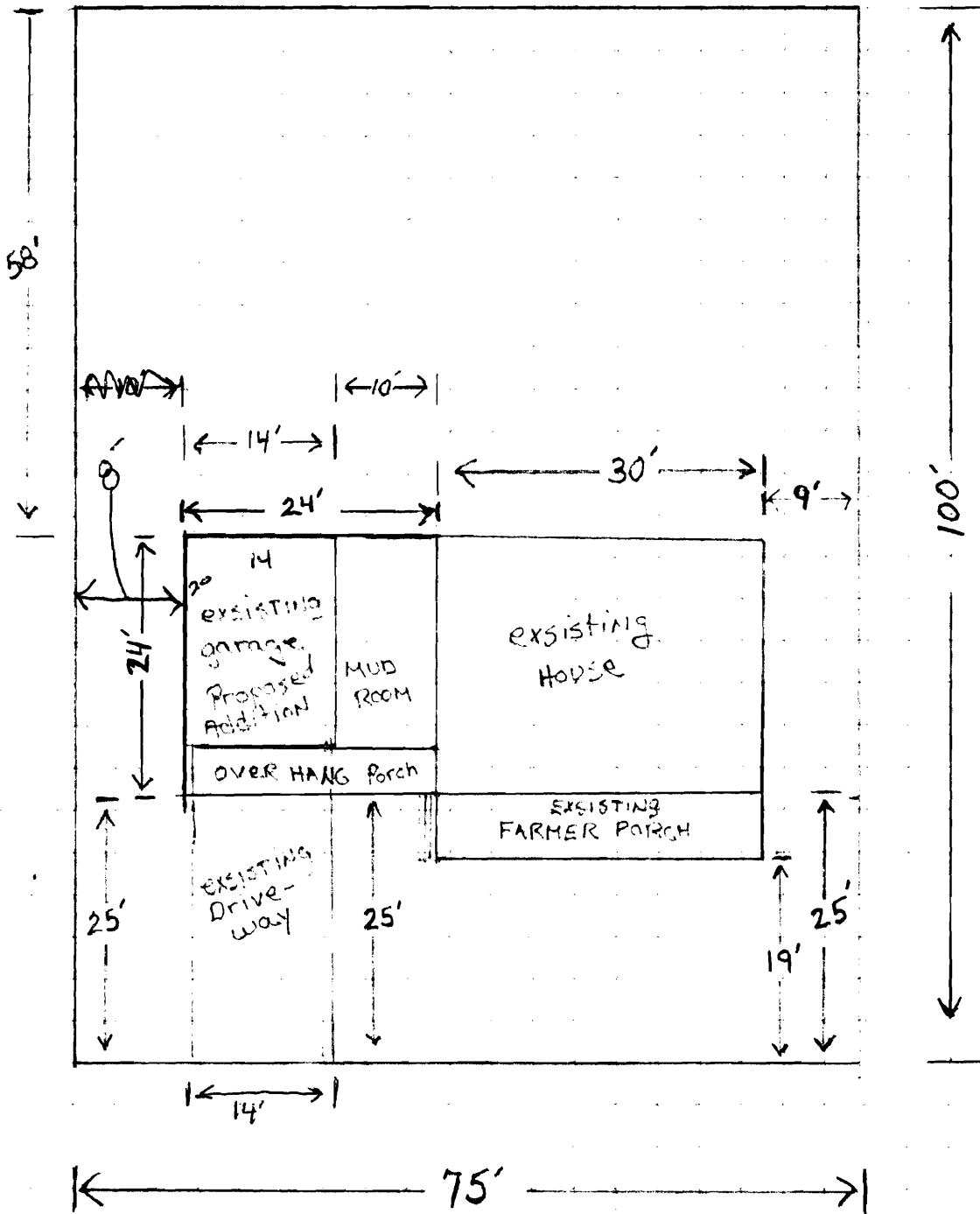
○  
10" Sawna tube  
4' Deep

○  
10" Sawna tube  
4' Deep

Side view of roof at 92 Regan Ln Fairland



# PLOT PLAN



Proposed addition is built over the existing garage. Although; It does not go any closer to abutting property line. Nor does the overhang go past the 25' setback.

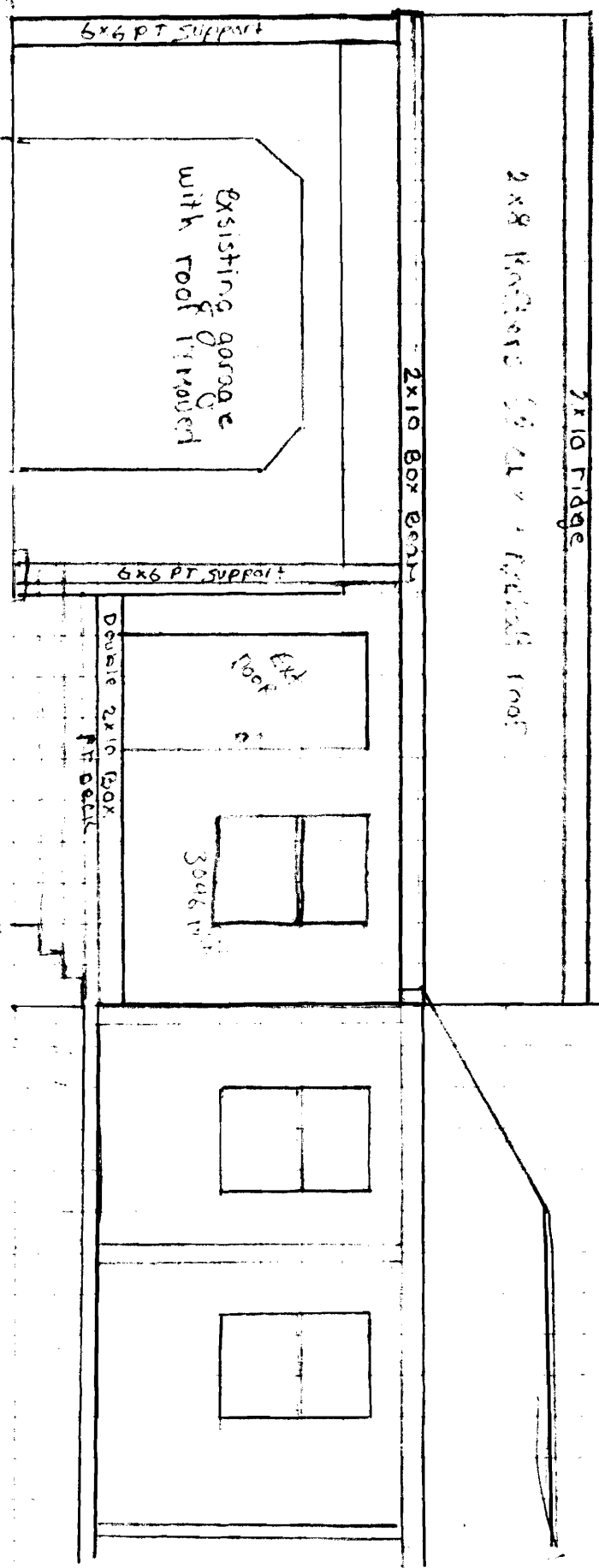
DO NOT BE TYING BACK AND FRONT RAFTERS TOGETHER WITH 2x4 2x6 16" OC WITH 1x8 LEDGER BOARD HANGERS

We propose to Remove existing garage roof, Build a 24'x24' 2x10 Box Beam Ring in Line with with top wall plates of the existing house. The front 24' <sup>BOX</sup> BEAM being 3=24' 2x10 sistered together attached to house on top of 2=2x6 Jack studs resting on and attached to front deck. The opposite end will be supported with 2=6x6 columns attached to 2=4'x10" Galva tube footings 4' deep, the side and back Box Beam will both be 2=24' 2x10 sistered together supported with 2x4 knee walls 16oc attached to the top plate of existing garage walls. We will then frame roof with a 24' 2x10 Ridge and 2x8 Rafter 16" on center pitched 4" per foot. We will cover roof w/ 5/8 CDX plywood 1x8 + water 3' up with 15lb felt over rest, covered w/ asphalt shingles. We will then frame a 10'x20' floor in Between existing house + Garage with a 2x10 Box doubled on front + Back in-line with existing floor of house. Joist will be 10' 2x10 16" OC. attached to box of house and garage. Box will be anchored to both garage + house and joist will be attached with hangers. We will cover with 3/4 4x8 T&G sheathing. We will then frame back front walls with 2x4 16" O.C. under box beam to floor. We will frame both gable walls with 2x4 16" O.C. we will cover all exterior walls with 1/2 4x8 CDX, leave the existing T-M on garage and wrap entire building with Tyvek and apply MDF. Bevel siding to match house. we will cover gable inside garage from floor to roof with 3/4" fire code sheetrock. (SEE DRAWINGS for wall layout + info)

Both ends

Front View

Feet  
10  
Road



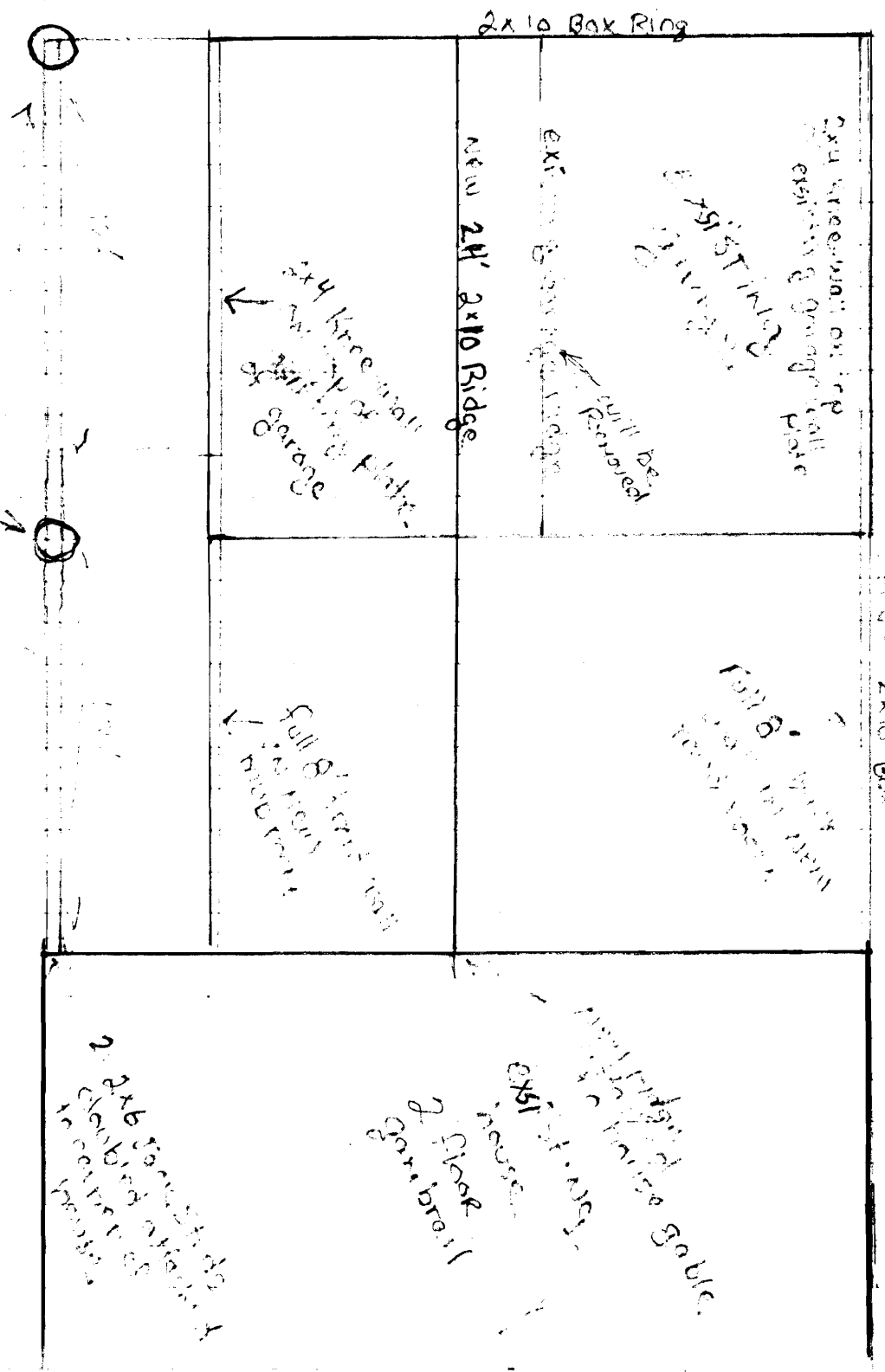
10' x 10'

10' x 10' Deck  
10' x 10' Deck  
10' x 10' Deck

10' x 10' Deck  
10' x 10' Deck  
10' x 10' Deck  
10' x 10' Deck

Roof plan for 92' Ragon between house + Garage  
 New roof over existing garage.

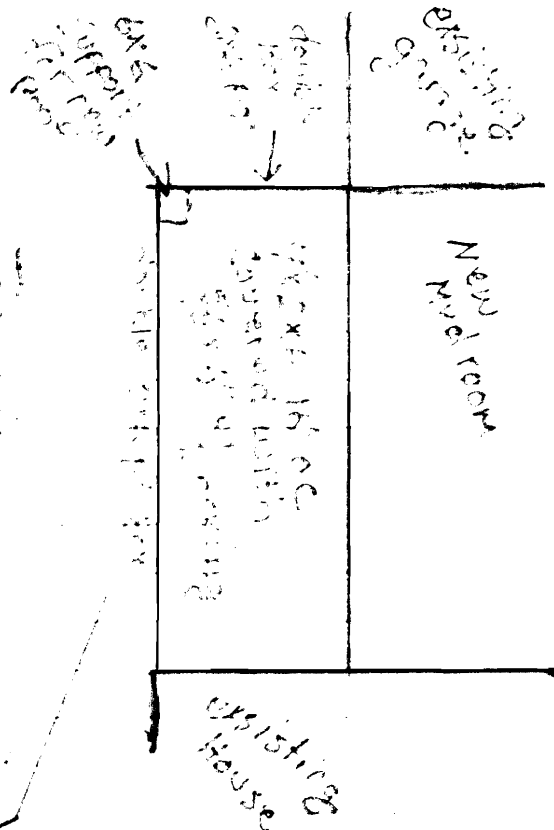
Re-roofing  
 Existing Garage frame  
 New with  
 2x8 Rafters  
 16" on center  
 3" Pitch and front  
 Wall + Rafters  
 Tied together  
 with 2x4 2x6  
 16" on center



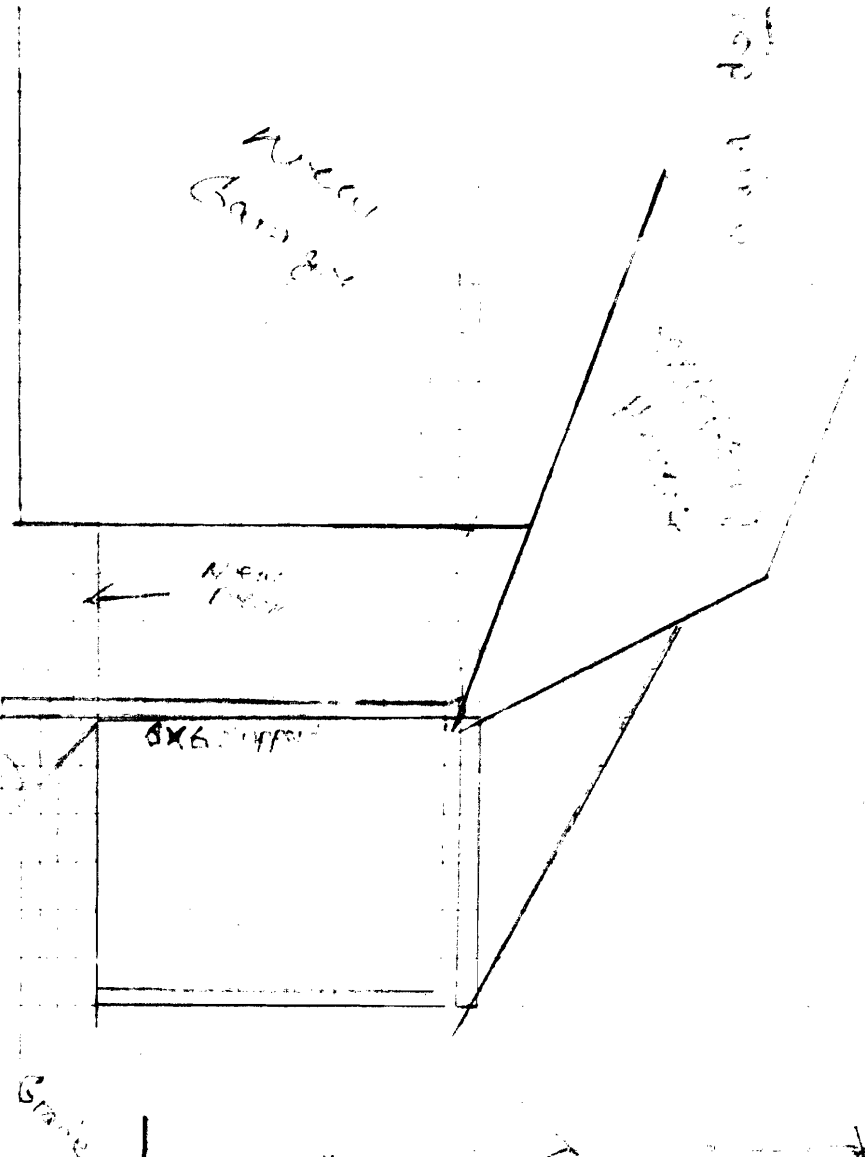
2x4 2x6  
 16" on center  
 2x4 2x6  
 16" on center  
 2x4 2x6  
 16" on center

3 = 2x4x2x10 plus 94' Plywood Eternit

FRONT VIEW

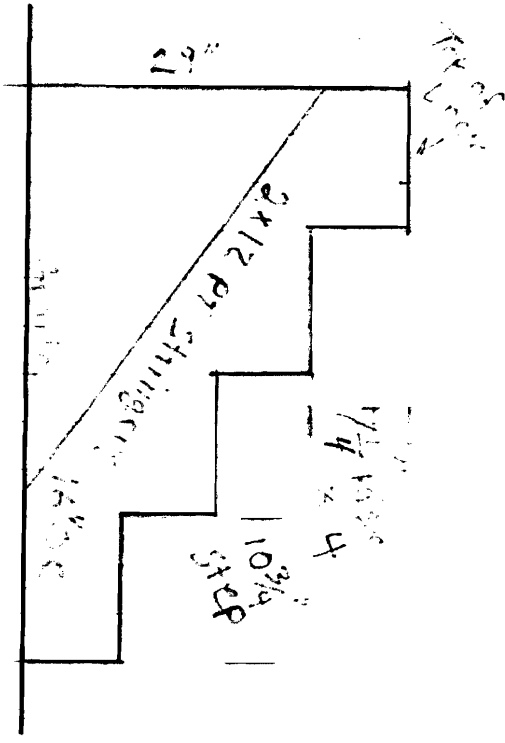
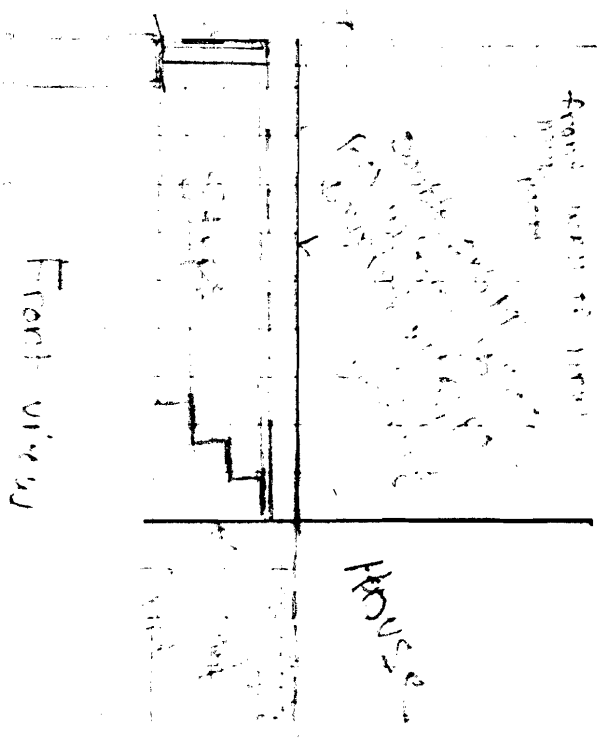


Front + Deck  
Steps



Side view

2 1/2" just air



Dimensions



EXISTING INSIDE WALL  
 AT GARAGE WALL BE  
 2x4 FLOOR JOIST  
 WITH FIRE RATING  
 OVER.

2x4 JOIST BRIDGE, LOCKING  
 FORWARD TO IS BEING

